PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
May 2, 2018

AGENDA

MEETING CALLED TO ORDER AT 5:00 PM
ROLL CALL
ADOPTION OF MINUTES OF April 18, 2018
PUBLIC COMMUNICATIONS – ***Items not scheduled on the regular agenda***
STAFF/BOARD COMMUNICATIONS AND DISCLOSURES
CONTINUATIONS

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 and Continue to May 16, 2018

PL-17-03580 *21*
Planner Grahn

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

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.
Public Hearing and Possible Action.

PL-16-03379 *23*
Planner Tyler

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

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.
Public Hearing and Possible Action.

PL-17-03686 *43*
Planner Grahn

ADJOURN

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

PARK CITY MUNICPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF APRIL 18, 2018

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

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

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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 4, 2018

MOTION: Board Member Holmgren moved to APPROVE the minutes of April 4, 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 thanked the Board for their willingness to have a second meeting in April. They were also scheduled to meet twice in May on May 2nd and May 16th.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 1011 Empire Avenue –Historic District Design Review – Material Deconstruction on Significant Site. The applicant is proposing to impact the following: stacked stone retaining walls, picket fence, and at-grade steps dating post-1981; demolition of additions on the west and south elevations built between 1941-1981, addition to the north elevation built c.1981, and basement expansion addition made in 1995; removal of portions of the c.1900 roof form; removal of portion of the west elevation; demolition of foundation dating from c.1900, c.1981, and c.1995; demolition of c.1995 deck; removal of non-historic and contemporary windows and doors; demolition of post-1960s garage.
(Application PL-17-03519)

Planner Grahn reported that the house at 1011 Empire Avenue was originally constructed around 1900 and it remained in the McDonald and Henderson family for several decades. The first major changed occurred by 1929 when the existing full-width porch was added. By 1941 an addition was added off the north side. She clarified that the addition has been removed.

Planner Grahn stated that the house remained in the same form; however, a number of material alterations had occurred. As shown in the 1941 site plan, a garage was added. Based on the method of construction in the photographs, the Staff believed the garage was added after 1960. There were also a number of material changes, which included aluminum siding, decorative shutters, and replacing an upper window with a slider. She indicated a lean-to that was used for storing fire wood that had been enclosed. A shed addition was added off the side in 1981. In 1995 the basement was expanded to be underneath the porch. The house was used in the early 1990s as a bed and breakfast.

Planner Grahn noted that stairs were built in the front. The retaining walls in the front are not historic, and there is a sidewalk. The applicant was proposing to redo the site by adding a basement level addition that comes in off the garage into the basement. It will have a green roof and the house will sit on top to maintain the integrity of the site. The applicant was also proposing to go through the plat amendment process and subdivide this lot to accommodate new development. She pointed to the lot that was already at the building permit stage. Planner Grahn presented a photo of the house as it exists today. The retaining walls shown are random stacked stones. The stones are narrow and the walls do not line up with any of the historic photos. Planner Grahn commented on several non-historic additions that the applicant was proposing to remove, which included the addition on the south side, an addition on the north side, a non-historic chimney, a deck, and a one-story addition on the west elevation.

Planner Grahn stated that this house was having minimal changes. The house needs a new foundation, but the structure, the roof, and the exterior walls are in fairly good condition. She believed the applicant was moving in the right direction to restore the original form without adding a large addition. Any re-structuring that needs to occur is proposed to be done from the interior. The roof does not need to be removed and rebuilt. The exterior walls need minimal maintenance and repairing rotted boards where necessary. The applicant was proposing to remove 26 linear feet of the back wall in order to add an addition, but the addition is set in from the walls and will be shorter in height than the existing historic house.

Planner Gran believed the foundation dates between 1981 and 1995. It is not historic and does not contribute to the historical significance of the house. The

addition would be removed and a new foundation will be poured. Planner Grahn stated that the deck on the north side that was added in the 1980s and 1990s will be removed. The applicant was proposing to restore the original railings and some of the porch details.

Planner Grahn stated that there are no historic doors currently on the house. The applicant is proposing to put in a replacement door on the front door that is consistent with the appearance of a historic door. The doors would be removed as part of removing the additions. Planner Grahn noted that there were minimal windows on the house and the windows were all original. She had highlighted the historic windows in green. The applicant was requesting to temporarily remove the windows to restore the wood windows. The windows shown in red were either part of a non-historic additions and some of the window openings would be covered by the new addition.

Planner Grahn reported that the applicant was requesting permission to demolish the garage. She reiterated that the Staff believed the garage was built after the 1960s based on construction methods used, the materials, and the fact that post-1960s was when most people could afford two cars and two-car garages became popular.

Planner Grahn introduced the project architect, Bill Van Sickle, who was present to answer questions.

Board Member Hodgkins asked if the building was being raised. Planner Grahn replied that it would be temporarily raised. It would have to be put up on cribbing, excavated underneath, and a new foundation poured. She did not believe the actual elevation of the house would change. It will be put back in its current location. Planner Grahn stated that the conditions of approval that were previously discussed to address problems with lifting were reflected in this recommendation for approval.

Board Member Hodgkins asked if the house changed elevation when the current foundation was put in. Planner Grahn did not know for sure; however, in comparing the photographs, it looks like the house always had a fairly tall porch skirt around the edge. She assumed some regrading was done when the garage was added, which might be when the retaining walls were done.

Board Member Hodgkins asked if a historic house can be raised two or three different times with different renovations. He noted that lifting is limited to two feet to keep it closer to its original elevation. Planner Grahn thought it was a good question and one the Staff has been working on. She pointed out that a lot of the first foundations were in the 1950s through the 1970s. However, there are no records to show whether the house was lifted at that point or what actually occurred. They best they can do is compare photographs and other documented

evidence. Foundations that were added in the 1980s forward typically do have a building permit, which makes it easier to determine whether or not the house was lifted.

Board Member Hutchings asked if the Board was deciding on the addition this evening. Chair Stephens answered no, they were only talking about the deconstruction and demolition portions. Chair Stephens assumed from the report that everything related to demolition and removal of materials was all non-historic. Planner Grahn replied that he was correct. It was being done in an attempt to restore the original house.

Board Member Hodgkins commented on the replatting and asked if there were new sites on either side of the property. Planner Grahn presented the survey and pointed to the property that was currently platted as four lots of record. It was platted as Lots 3, 4, 5 and 6 of the block by the surveyor in the 1800s or 1900s. When the historic house was built there was also a lot next to it. The historic house has an interior lot line running through it. The applicant was proposing to combine three lots so each one becomes 1-1/2 and the historic house no longer sits over an interior lot line. She pointed to the lot that was already a legal lot of record because it was platted as a clean lot. That was able to be developed. The other lots were going through the plat amendment process to clean up the interior lot lines and to create 1-1/2 lots. Planner Grahn stated that the plat amendment process is fairly common in Old Town because most of the houses were built over the interior lot lines.

Chair Stephens clarified that with this application, four lots would be turned into three lots. Bill Sickle, the project architect, answered yes. There would be one single lot, which already exists, and then the other lots.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Scott moved to APPROVE the material deconstruction of non-historic and non-contributory materials at 1011 Empire Avenue, pursuant to the Finding of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

<u>Finding of Fact – 1011 Empire Avenue</u>

1. The property is located at 1011 Empire Avenue.

2. The site is designated as Significant on the Historic Sites Inventory.
3. On November 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1011 Empire Avenue; it was deemed complete January 31, 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.1900 by Roderick W. MacDonald who did not own the land until 1903 when the Townsite Company transferred it to MacDonald.
5. The house first appears on the 1907 Sanborn Fire Insurance map. By 1929, the full-width front porch was constructed across the façade.
6. Sometime between 1960 and 1991, a new two-car garage was constructed at the front of the lot.
7. By the 1981 historic resource survey, the original lattice porch skirt had been replaced with new horizontal aluminum siding, the porch railings replaced, decorative wood shutters added to the exterior, and a lien-to addition constructed to the south side of the house.
8. In 1991, additional modifications were made to the front deck and stair and the north side addition was remodeled. The basement addition was expanded beneath the historic front porch in 1995, introducing windows on the porch skirt.
9. A number of existing site features were constructed after 1941, including a picket fence, stacked stone wall, and landscape steps to the house. The applicant proposes to retain the non-historic picket fence as it does not detract from the character of the site or neighborhood. The concrete landscape steps will be reconstructed. The existing stacked stone wall differs from the one depicted in the ca.1941 tax photograph as it is a rectangular stacked stone wall and not a rubble stone wall; the applicant will maintain this wall, where feasible, but remove a portion of it to accommodate a new driveway. 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 and are not included in the proposed scope of work.
10. There are several additions to the historic house. The earliest of these, constructed sometime after 1941, are the addition across the west side of the house and a shed roof enclosure on the south side of the house. Another addition was constructed across the north elevation, prior to 1981, and included a wrap-around deck that extends from the historic porch and around this later addition. This addition includes a large rectangular chimney. Finally, in 1995, the basement was expanded beneath the front porch and new windows were added. The applicant is proposing to remove these additions to restore the original rectangular form and appearance of the house. The material deconstruction is required for this restoration; however, these additions have also been found to be non-contributing to the historic integrity and historical significance of the structure.
11. The applicant proposes to improve the structural stability of the roof and floor

structures by sistering the existing historic members with new materials. The work will be completed from the interior of the structure. The proposed work is routine maintenance and will not change the design or general appearance of the elements of the structure. The work does not require Historic Preservation Board Review (HPBR).
12. The roof is in overall good condition; however, a portion of the roof on the north side will need to be reconstructed in order to restore the original house form when the north addition is removed; the proposed scope of work is necessary to restore the original house form. The applicant is also proposing to construct one new shed dormer on both the north and south sides of the historic roof form, beyond the midpoint of the historic building. These exterior changes will not damage or destroy the exterior architectural features of the subject property as the dormers will be placed beyond the midpoint of the historic structure and will not damage or destroy any features that are compatible with the character of the historic site.
13. The exterior walls are in good condition. The applicant is proposing to repair the walls as needed and repaint. The proposed work is routine maintenance and does not require HPBR.
14. The applicant is proposing to construct a small, two-story addition to the back of the historic house on the west side. The addition will impact about 26 linear feet of the historic wall plane on the west side. The proposed work mitigates any impact that will occur to the historical significance of the building as the addition is to the back of the building and will not be largely visible from the primary right-of-way.
15. The basement has been expanded at least twice to accommodate the addition along the north side of the building, prior to 1981, and then again beneath the historic porch in 1995. The applicant is proposing to remove the existing foundation and pour a new foundation. 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.
16. The original full-width porch on the façade of the historic house is original and likely constructed between 1907 and 1929. The porch posts and railings have been replaced several times, and were likely built to their current appearance in 1995 when the basement was expanded beneath the porch skirt. The applicant proposes to maintain the porch, but the porch skirt will be rebuilt with the new basement and clad in lattice, similar to that seen in historic photographs of this building. The proposed material deconstruction on the historic front porch is required for the restoration of the building.
17. The porch was extended into a deck that wraps around the north side addition likely between 1995 and 2007. The applicant is proposing to remove this non-historic addition that includes the wrap-around deck. This addition has been found to be non-contributory to the historic integrity or historical significance of the structure and site.
18. There are no historic doors on this building. The historic front door opening is

original, but the door is new. The applicant is proposing to remove this door, make repairs, and replace it. The other doors on the building are located on non-historic additions that are proposed to be removed. The proposed work on the front door is routine maintenance and does not require HPBR. The other doors are on additions that have been found to be non-contributing to the historic integrity of the house.
19. There are existing historic windows on the east and south elevations of the historic house that are in good condition. The applicant proposes to remove these temporarily for repairs and then re-install them. The proposed scope of work is routine maintenance and does not require HPBR.
20. The existing windows on the basement-level of the east elevation are from 1995 and other picture and double-hung windows are located on non-historic additions on the west and north elevations. The removal of these windows is necessary for the restoration of the historic house. The other windows are on additions that have been found to be non-contributing to the historic integrity or historical significance of the structure.
21. On the west elevation, two second story windows will be removed to accommodate the construction of a new addition. The proposed scope of windows mitigates any impacts that will occur to the historical significance of the building.
22. The garage was likely constructed between 1960 and 1991, when two-car garages became popular as American families could afford two automobiles. The applicant is proposing to demolish the garage. This addition does not contribute to the historic integrity or historical significance of the site.

Conclusions of Law – 1011 Empire Avenue

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 – 1011 Empire Avenue

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. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

3. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.
4. 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.
5. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
6. 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.
7. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
8. 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.
9. 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.
10. 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.

2. 158 Main Street –Historic District Design Review – Material Deconstruction on Significant Site. The applicant is proposing to impact the following: non-historic sidewalk, non-historic concrete block retaining wall, c. 1997 driveway, contemporary stone retaining wall, non-historic wood-steel fence, contemporary wood patio, c.1948 concrete block

foundation, portions of c.1997 concrete foundation, c.1997 roofing materials, c.1997 additions to the rear elevation, c.1997 front porch, c.1997 doors and windows. (Application PL-17-03464)

Planner Grahn reported that Ruth Gezelius had provided public comment in the form of photographs from the 1990s. She handed out the photographs to the Board. Planner Grahn explained that it was showing the previous remodel. Ms. Gezelius had no comments on what the Board was reviewing this evening, but she wanted to provide evidence and documentation of what occurred in the 1990s.

Planner Grahn stated that the house at 158 Main Street was built around 1886. It first appears on the 1889 Sanborn map. It was a hall-parlor and had a small covering over the stoop. There was an addition running east and west and a second addition. By 1900 the house was expanded and it looks like they were trying to even out the walls of the back addition. In 1907 the wrap-around porch was introduced, and by 1927 a roof structure was rebuilt to cover all the rear additions. The Staff believed that was when the truncated roof form appeared. The house remained the same in the 1941 tax photo; however, it was starting to show signs of deteriorating. The historic site inventory form indicates a number of different profiles of siding, and it appears they were reworking a few things at that time.

Planner Grahn reported that sometime between the 1940s and 1968 the house appears to be remodeled again, but with some of the post-war architectural styles such as wider siding and pictures windows. The wrap-around porch was removed, and the Staff believes it was removed to accommodate the addition of a driveway. Planner Grahn presented a photo of the house in 1982. The pictures windows were replaced with slider windows, but the house remains similar to the photo from the 1960s.

Planner Grahn stated that between 1997 and 1998 the house was significantly remodeled. The owner had received a $10,000 grant at that time, and from looking at documentation and photos it appears the roof was rebuilt and the walls were restructured from the interior. The window openings were used, but the windows were replaced with double-hung windows. They tried to bring back some of the historic character of the site. Planner Grahn thought this applicant was taking it another step further to try to restore it more accurately.

Planner Grahn presented the site. The applicant was proposing to completely redo the site. Some of the retaining walls, the rear deck, the sidewalk, and the driveway would all be altered. They were all non-historic features of the site. She pointed to the historic house, the one-car garage, and a small bedroom addition that was added in 1997 and 1998. When a new foundation was poured for the house, the foundation underneath the garage was backfilled with gravel.

The applicant is able to use the existing foundation, but they intend to remove the gravel and come in lower to use the current elevation of the garage as more living space. Planner Grahn emphasized that the garage is not historic and no historic material would be affected.

Planner Grahn indicated the truncated roof and some of the additions. She showed what the structure looked like in 1997 prior to the remodel that occurred. The structure is in fairly good condition, and the applicant only proposing to do routine maintenance and upgrading the structure where needed. The roof was also in good condition. The applicant believed that any structural upgrades could be made to the attic. However, the applicant was planning to use the truncated roof form to add in a rooftop deck.

Planner Grahn noted that the applicant was proposing to pour a new foundation. The current basement is from 1997, but there are issues with the foundations and it will be upgraded. The same conditions of approval would apply to this application as far as limiting the number of days the house can be up on cribbing, making sure it is structurally sound on the cribbing, etc. The applicant was proposing to raise the house two feet.

Planner Grahn stated that historically the house had a wraparound porch. In 1997 an eyebrow was added. The applicant was proposing a wider version. They have talked about creating a full-width porch that mimics the wrap-around porch, which would require a conditional use permit from the Planning Commission if they decide to do it. There are no historic doors on the house. The applicant was proposing to replace the existing doors with new doors that comply with the design guidelines. All the windows were replaced in 1997. She had highlighted the non-historic windows in blue. There was a window that was evident when the foundation was poured in the 1990s, and the applicant intends to replace that window. They were also adding windows beyond the midpoint. There are two double-hung windows in the openings of the 1950 picture windows, and the applicant was proposing to bring back a single double-hung windows consistent with what existed historically. A standard condition of approval was added to address how the replacement windows on the façade have to exactly match what was there.

The applicants and the project architect were present to answer questions.

Chair Stephens recalled that the Staff report requested discussion regarding the roof. Planner Grahn explained that the applicant was proposing to maintain the original truncated roof form. Chair Stephens asked if they planned to retain the size and dimensions, as well as the form. Planner Grahn replied that they were not changing the dimensions of the flat spot on the roof. They were proposing to utilize the flat spot to create a rooftop deck. Instead of just having a membrane, there would be decking and railings around it. The architect did not believe the

deck would be visible from the street or detract from the character of the historic building.

Chair Stephens wanted to know what historic material the Board was being asked to review with regards to the roof. Planner Grahn stated that they were only reviewing the existing material on the roof that would be removed, based on compliance with the criteria. Chair Stephens asked if they were talking about restructuring and reframing the house.

Kevin Horn, the project architect, explained that the only change is to provide access on to the existing roof. The roof will remain the same but it will be replaced with a more permanent durable membrane. Chair Stephens asked if the roof would be accessed from below the flat portion of the roof. Mr. Horn stated that the rear addition, which is not part of the historic building, would be removed and replaced with a new addition. The new addition will have access to the roof from inside the building.

Board Member Beatlebrox asked if it would be a green roof. Mr. Horn answered no. At one time they considered a green roof. He noted that the access would be at the rear portion of the roof, and the railings will be back from the ridgeline so it will not be visible from the sidewalk. Ms. Beatlebrox wanted to know what the design guidelines say about rooftop decks. Planner Grahn stated that this application was vested before the Guidelines were revised. There was a misunderstanding by the applicant that every flat roof has to be green, but that is not the case. They may eventually decide to do a green roof, but it was not required by Code. Planner Grahn showed the view from the street and pointed out that the railing was not visible. She also presented a roof plan and explained what the applicant was proposing. Ms. Beatlebrox asked about the adjacent neighbors. Planner Grahn stated that they would need to be careful about following the LMC and the Design Guidelines; however, that did not fall under their purview this evening.

Chair Stephens recalled that the flat roof on the addition in the rear goes all the way through and up to the ridgeline on the original historic house. Mr. Horn answered yes. Planner Grahn presented photos to help the Board understand what the house would look like without the existing additions. Chair Stephens stated that the discussion should focus on removal of non-historic materials; however, he thought it would eventually be a design issue. He assumed the Staff would work with the applicant, but he thought it would be difficult because Park City is not a town with only one elevation. The house will be visible from various views and a flat truncated roof is different from a deck.

Board Member Beatlebrox suggested that they relook at roof decks in the next iteration of Guideline revisions. Director Erickson stated that the current Guideline revisions that were recently approved have rigorous controls on decks.

He was confident that Planners Grahn and Tyler had addressed the issue as best as possible. Director Erickson believed this plan was consistent with the Code at the time the application was submitted. The Planning Department consulted with the Community Development Director to make sure they were consistent with the Guidelines and with the needs of the architect. Director Erickson concurred with Planner Grahn's recommendation, subject to public input.

Chair Stephens asked why a conditional use permit would be required for a full-width front porch. Planner Grahn replied that it was due to the front and side setback. It can be done, but the Planning Commission needs to approve an addition to a historic building.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Hutchings moved to APPROVE the material deconstruction of non-historic and non-contributory materials and 158 Main Street, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 158 Main Street

1. The property is located at 158 Main Street.
2. The site is designated as Significant on the Historic Sites Inventory.
3. On July 25, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 158 Main Street; it was deemed complete on August 1, 2017. 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.1886 by Joseph Webber.
5. The house first appears on the 1889 Sanborn Fire Insurance map as a hall-parlor with centered front entry porch. There were two small additions on the back of the house in 1889.
6. Under the ownership of Annie and William Reynolds, a third rear addition was constructed to the back of the house, as indicated by the 1900 Sanborn Fire Insurance Map.
7. By the time of the 1907 Sanborn Fire Insurance Map, a wraparound porch had been added across the front (west) and side (north) of the house. An accessory

building labeled —All for —Automobile‖ had also been constructed in the backyard and was identified by the address 158 ½ Main Street.
8. Then, under the ownership of M.N. —Nimmol‖ and Mae Matheson, the addition on the southeast corner of the house was extended and a new gable roof was constructed over the entire rear addition. This is evident in the 1929 Sanborn Fire Insurance map.
9. From 1939 to 1975, the house was owned by John M. and Margaret C. Leahy. The 1941 Sanborn Fire Insurance map and the c.1941 tax photograph reflect the house changes that were made to the house by 1929.
10. The first major remodel to the house was made in 1949. The house was upgraded with shake shingle siding, a patterned shingle roof, and an eyebrow porch roof over the front entrance. The 1949 tax card also shows a 20 foot by 18 foot garage, with a dirt floor. Staff finds that the wraparound porch was likely removed at this time in order to make room for a driveway along the north side of the property. The changes made to the house during the 1948 remodel reflect Postwar housing styles.
11. The 1968 tax photo shows the wide siding profile, large divided light picture windows on the façade, and a new gabled roof overhang above the front door.
12. In 1982, Ellen Beasley conducted a reconnaissance level survey to determine eligibility for the National Register of Historic Places (NRHP) and found that the house was —non-contributing‖ likely due to the changes that had occurred between 1948 and 1968.
13. On September 30, 1997, the Sardarini Replat was recorded with the Summit County Recorder's Office.
14. Between 1997 and1998, a new 505 square foot addition was made to the back of the 954 square foot historic house. The addition was one story in height and included a bedroom, bathroom, and attached one-car garage. At the time of the application, a two-car garage in the backyard was approved to be demolished. This was approved by the Historic District Commission in July 1997.
15. In 1998, the site received a $10,000 ($1,250 for painting the house and $8,750 for other repairs) Historic District Grant from the City to cover the costs of replacing the roof sheathing and material, mechanical upgrades, window replacement, water supply line replacement, as well as drain repair.
16. During the 1997-1998 remodel, only the walls of the historic house were preserved and braced in-place. The roof was entirely rebuilt to accommodate structural upgrades and new roofing materials. The walls were framed from the interior of the wall planes. The aluminum windows on the façade were replaced with wood doublehung windows, using the same picture window openings from 1948.
17. The applicant is proposing to remove a concrete block wall that runs across the north property line; the driveway; as well as a stone retaining wall, wood-steel fence, and wood patio in the backyard. The proposed work mitigates any impacts that will occur to the visual character of the neighborhood. These additions to the site are not historic and do not contribute to the historic integrity or historical significance of the structure/site.

18. The applicant is proposing to alter the rear addition that was constructed during the 1997-1998 renovation that includes living space and a one-car garage. 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. These additions do not contribute to the historic integrity or historical significance of the structure.
19. The applicant is not proposing to modify the wood frame structure that was built during the 1997-1998 remodel. Any changes to the structure are routine maintenance and do not require Historic Preservation Board Review for Material Deconstruction.
20. The applicant proposes to remove the attic structure from the interior to create a vaulted ceiling on the interior. Any structural upgrades to accommodate this will be made from the interior. This material deconstruction mitigates any impacts that will occur to the architectural integrity of the building and any impact that would compromise the structural stability of the historic house.
21. The applicant is proposing to maintain the original roof form but utilize the flat portion of the historic truncated roof as a rooftop deck. The proposed work mitigates any impact that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; the impact will not change the historical significance of the building, and the impact will not detract from the architectural integrity of the building, or compromise the structural stability of the historic building.
22. The exterior walls were repaired and maintained during the 1997-1998 remodel. Some of the boards have rotted and have been replaced over time due to rot. Much of the siding is not original, but likely milled to match the original during the 1997-1998 remodel. These repairs are routine maintenance and do not require HPB review.
23. The foundation was largely replaced during the 1997-1998 remodel but maintained the existing elevation of the house. The applicant is proposing to raise the house 2 feet in order to mitigate drainage issues. The applicant will remove the fill from the footing level of the foundation to create a basement-level garage. New foundation level windows already exist close to the driveway and the applicant will expand these to meet egress requirements. The proposed foundation work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels. 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.
24. Historically, this house had a wraparound porch that extended across the full-width of the façade and along the north side of the house. The porch was removed early on, likely in an effort to make roof on the site for a driveway leading to the two-car garage that was constructed before 1949. The existing porch appears to have been built during the 1997 remodel and is very simple in form; it is small in scale and not reflective of historic porch styles. Applicant proposes to expand the existing porch and construct a partial-width, centered hip

roof porch over the front door. 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, and will not impact the architectural integrity of the building.
25. There are no existing historic doors on the house. The existing non-historic doors are in good condition, but they are inefficient. The applicant is proposing to replace these doors with new doors that comply with the Design Guidelines. 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.
26. The existing windows on the house are in good condition, per the applicant's Physical Conditions Report; however, these windows are all replacement windows. There are no historic windows on the house.
27. The windows on the façade have been altered from the original dimensions, but mimic the dimensions of the picture windows installed during the 1948 remodel. The applicant is proposing to restore the original window openings on the façade and replace these windows with new casement windows. 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.
28. On the north elevation, new windows will be added to the basement level foundation. The existing window on this level will be expanded to meet egress and a second foundation-level window will be constructed to the east. 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.
29. On the south elevation, the two windows behind the original hall-parlor will be removed. These windows are behind the midpoint of the structure and are not visible from the primary right-of-way. 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.
30. On the east (rear) elevation, the only window on the historic house as well as those on the new additions will be removed as it will be blocked by a new addition. The window on the back of the garage gable is proposed to be removed as well. Again, staff finds the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Conclusions of Law – 158 Main Street

1. The proposal complies with the Land Management Code requirements pursuant to the HR-2 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 – 158 Main Street

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on March 28, 2018. Any changes, modifications, or deviations from the 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 will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
3. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.
4. 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.
5. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
6. 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.
7. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
8. 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.
9. 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.
10. 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. Replacement windows on the façade shall exactly match the historic windows in size, dimensions, glazing pattern, depth, profile, and material.

The Meeting adjourned at 5:35 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board

Historic Preservation Board
Staff Report

Planning Department

Author:	**Anya Grahn, Historic Preservation Planner**
Subject:	**Reconstruction & Material Deconstruction Review**
Address:	**115 Sampson Avenue**
Project Number:	**PL-17-03580**
Date:	**May 2, 2018**
Type of Item:	**Administrative – Reconstruction & Material Deconstruction Review**

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and continue the item to May 16, 2018, to give the applicant additional time to explore preservation methods for this "Significant" historic house.

Topic:

Address:	424 Woodside Avenue
Zoning:	Historic Residential Low-Density (HR-L) District
Designation:	Significant
Applicant:	Silver Potato LLC (Joseph Sponholz and Nancy Bronstein), represented by architect Jon Degray
Proposal:	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.

Historic Preservation Board
Staff Report

Planning Department

Author:	**Hannah M. Tyler, Planner**
Subject:	**Reorientation and Relocation Review**
Address:	**424 Woodside Avenue**
Project Number:	**PL-16-03379**
Date:	**May 2, 2018**
Type of Item:	**Administrative – Reorientation (Rotation) and Relocation**

Summary Recommendation:
Staff recommends the Historic Preservation Board review the Reorientation (Rotation) and Relocation of the Significant Structure at 424 Woodside Avenue, conduct a site visit, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law.

Topic:

Address:	424 Woodside Avenue
Zoning:	Historic Residential (HR-1) District
Designation:	Significant
Applicant:	Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal:	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 and relocate the building ten (10) feet to the east from Woodside Avenue.

Background:
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. On April 4, 2018, the HPB conducted a Site Visit at 424 Woodside Avenue, held a Public Hearing, discussed the Site Visit, and continued the item to May 2, 2018 at the request of the applicant. The applicant requested the continuance because their attorney, the applicant and two of the board members were not available and to allow for them to submit a supplemental engineer's report.

On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions and possible solutions to those existing conditions. The supplemental engineer's report is included as Exhibit 1. The Chief Building Official and City Engineering Department have analyzed the applicant's supplemental engineer's report and provided a response in Exhibit 3. The Chief Building Official and City Engineering Department found that Option 1, which suggests the installation of a perforated storm drain along the west face of the structure and under the driveway slab, is a valid option supported by City Staff.

On April 16, 2018, a letter was submitted by Joe Tesch (Exhibit 2).

Below is a list of all of the previous meeting dates that have occurred for this application. .

1. July 19th, 2017 (Public Hearing and Continuation)
2. October 4th, 2017 (Public Hearing and Continuation)

3. December 5th, 2017 (Public Hearing, **Discussion**, Continuation)
4. February 7th, 2018 (Public Hearing and Continuation)
5. March 7th, 2018 (Public Hearing, **Discussion**, Continuation)
6. April 4th, 2018 (Public Hearing, **Discussion**, Continuation)

Background on the application itself can be found in the December 5, 2017 (Exhibit 4) and March 7, 2018 (Exhibit 5) Staff Reports.

Historic Preservation Board – Review:
The Historic Preservation Board will base their findings on the following Land Management Code language:

15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure
Staff has already conducted an analysis and recommends the Historic Preservation Board find that the applicant's proposal does not comply with LMC 15-11-13, as indicated in the March 7, 2018 HPB Staff Report (Exhibit 5).

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites.

A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.
    1. For either a Landmark or Significant Site all the following shall be met:
        a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
        b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
    2. . . . (Landmark structures)
    3. For Significant sites, at least one of the following shall be met:
        a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
        b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
        c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
            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; and

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; and
3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Process:

The HPB will review the Application for compliance with the "Criteria for Relocation and/or Reorientation of the Historic Structure." The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department thirty (30) days of the Historic Preservation Board decision. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters. The appeal authority shall determine the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

Notice:

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.

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) and Relocation of the Significant Structure at 424 Woodside Avenue, conduct a site visit, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law.

Finding of Fact:

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 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:

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.

Exhibits:

Exhibit 1	Applicant's Supplemental Engineer's Report dated April 16, 2017
Exhibit 2	Letter Submitted by Joe Tesch dated April 16, 2018
Exhibit 3	Chief Building Official's and City Engineering Department's Response to Applicant's Supplemental Engineer's Report
Exhibit 4	December 6, 2017 Historic Preservation Board Packet, see page 17
Exhibit 5	December 6, 2017 Historic Preservation Board Meeting Minutes, see page 2
Exhibit 6	March 7, 2018 Historic Preservation Board Packet, see page 47
Exhibit 7	March 7, 2018 Historic Preservation Board Draft Meeting Minutes, see page 2
Exhibit 8	April 4, 2018 Historic Preservation Board Packet, see page 47
Exhibit 9	April 4, 2018 Historic Preservation Board Draft Meeting Minutes, see page 9

EXHIBIT 1
Applicant's Supplemental Engineer's Report
dated April 16, 2018

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

April 16, 2018

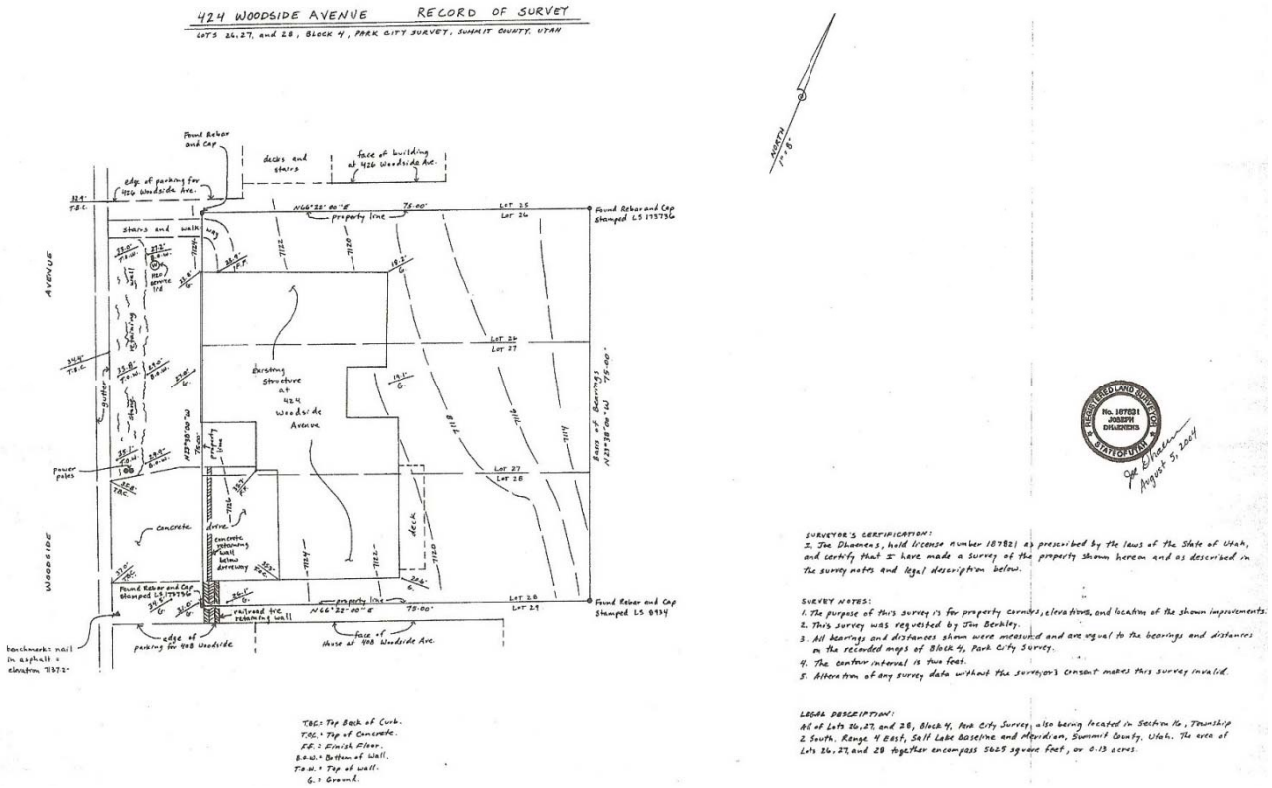
Mr. Jonathan DeGray
Architect representing
Owner of 424 Woodside Avenue
Park City Utah, 84060

RE: 424 Woodside Avenue

Dear Mr. DeGray:

The purpose of this letter is to address the drainage issues relating to 424 Woodside Avenue.

There is a house on the north side of the lot and with a garage and driveway on the south side. A record of survey performed by Joseph Dhaenens in August of 2004 shows that the west edge of the northern structure may encroach west into the Woodside Avenue Right of Way. There is approximately 15 to 20 feet of horizontal separation from the east roll gutter off of Woodside Avenue to the west face of the house. The house is approximately 10 feet below the road. There are small windows on the west side of the house that have limited clearance from the roof and adjacent grade.



There is a drainage issue occurring based on the location of the house relative to the road. The effect is compounded by the roof providing additional rain and snow runoff. During the winter the space between Woodside Avenue and the house is used for snow storage. The surrounding residences have limited landscaping area adjacent to driveways and entries and I would assume this location receives additional snow storage. The compounding effect of snow removal from the road and the house's roof sloping to the west as well as having very limited clearance from the ground buries the west facing window during heavy snow events creating a hazardous condition. The house has temporary wood boards installed to protect the windows during the winter. The landscape area between the house and the road has a series of rock walls that creates benches in the landscaping, which does help the snow storage.

Possible solutions include:

1. Install a perforated storm drain and gravel trench along the west face of the house and under the driveway slab. Extend the pipe to the east side and daylight the pipe into a landscape area. This solution will help with rain events during the summer and would assist with snow melt runoff during the spring and some warm winter days. In general a perforated pipe with a fabric sock in gravel is limited to allowing a lot of water to flow during freezing temperatures, so the system would not perform optimally in the winter months. The system would become useful during the warm spring days when the snow melt season begins. The long term benefits of this solution are limited due to the need to keep the pipe free of sediment to operate efficiently and the storm drain pipe and gravel would need to be replaced after a significant amount of years.

2. Re-position the house and gain more horizontal separation from Woodside Avenue. In addition to horizontal clearance, it would be beneficial to raise the floor elevation of the house so windows are not below the road as much as they currently exist. If the house was positioned with a setback off the property line, it would allow for more area for snow storage off of Woodside. The west walls of the house would still be buried and the snowmelt and water infiltration would still adversely affect the buried west wall. It would be beneficial to the house to raise the floor elevation to create less buried wall and have more vertical clearance from roof and windows for snow storage.

The second option would a permanent drainage solution for the residence and would help prevent the west wall of the house from damage due to buried earth that is saturated with water from rain and snowmelt.

Sincerely,

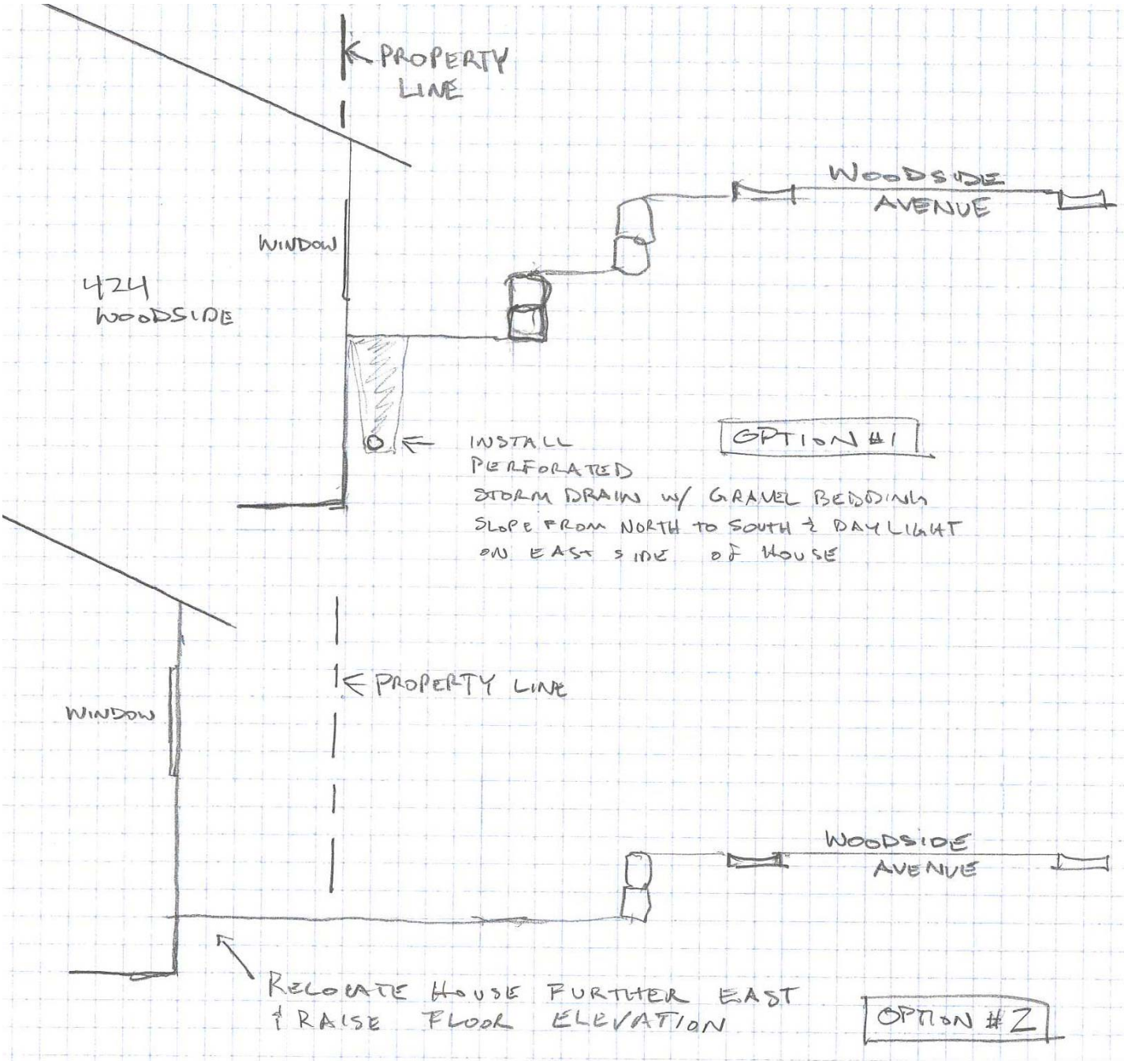
ALLIANCE ENGINEERING, INC.

Michael Demkowicz, PE

X:\AE\Forms\Form Letter with Letterhead.doc

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS



323 Main Street P.O. Box 2664 Park City, Utah 84060 435-649-9467 435-649-9475

EXHIBIT 2
Letter Submitted by Joe Tesch
dated April 16, 2018

TESCH
LAW OFFICES
A Professional Law Corporation

Joseph E. Tesch
joet@teschlaw.com

Stephanie K. Matsumura
stephaniem@teschlaw.com

85 North Main Street
Kamas, Utah 84036

MAILING ADDRESS:
PO Box 3390
Park City, Utah 84060-3390
Tel: (435) 649-0077
Fax: (435) 649-2561

April 13, 2018

Historic Preservation Board
Park City Municipal Corporation

Re: 424 Woodside Avenue

Dear Board,

As you know, I represent the Applicant requesting a reorientation and slight relocation of this historically significant home.

Some comments deserve clarification from a legal point of view and I respectfully provide these observations:

1. Unlawful Limitation on Discussion of Raising the Home.

   In discussing reorientation some members expressed a reluctance to hear comments about raising the home since reorientation was perceived to be the only relevant issue. That position is inaccurate and amounts to ignoring the elephant in the room. Applicant has filed a complete Application including remodel plans and elevations including raising the home. When deciding the merits of the issues you must include a discussion of how it would affect the Application as whole including the preservation and enhancement of the structure. Otherwise your decision is without proper context. The Applicant is on record with its complete Application showing that the purpose of the reorientation and relocation is to accommodate the reconstruction of the home above street level so it can have a viable, visible historic significance placement and a remodel consistent with the requirements of modern day living as opposed to an out of sight and therefore insignificant building with very limited occupancy appeal. This purpose is obviously part of the Application and is therefore a relevant and important point for consideration.

   If you are concerned that the raising of the home may not be approved or that the Applicant may make significant amendments to the Application which would alter your decision, you could qualify approval of the reorientation and relocation by stating that it is conditional so that if the applicant makes substantial amendments to its Application or fails to obtain approval, including approval to raise the home, the approval granted becomes null and void.

2. Discussion of Failure to Mitigate Unique or Hazardous Conditions.

   The Planning Director and at least one Board member argued strenuously that the Applicant hadn't taken enough action to mitigate the unique and hazardous conditions shown in Applicant's written testimony and photographs.

   These comments are irrelevant and outside of your purview since there is no ordinance requirement for an Applicant to spend perhaps an economically infeasible amount of money or any money at all, to mitigate current conditions. The fact there is no requirement that mitigation is in any way required or relevant is demonstrated by a reading of the Land Management Code Section 15-11-13, subparagraph 2.b. which talks about whether relocation will abate a hazardous condition "at the present setting and enhance the preservation of the structure" (emphasis added). See also subsection 3 which also fails to require any mitigation. It is simply out of your purview. You and the Planning Department and the Chief Building Inspector are all required to take the home as it currently exists, not how speculatively it, or a neighboring property, might be altered to change the existing conditions. Apparently the confusion regarding mitigation may come from the criteria in LMC Section 15-11-19 regarding Certificates of Appropriateness for Demolition (CAD), which under Subsection B excludes from economic hardship conditions due to a failure, inter alia to perform normal maintenance and repairs. That is not, however, a consideration for reorientation or relocation.

3. Hazardous Conditions.

   Both the Planning Director and the Chief Building Official have indicated under LMC Section 15-11-13, subsection A.3.b. that they did not find "hazardous conditions." However, hazardous conditions is not defined in any section of the LMC, the state statutes or the IBC. Please require these officials to provide the definition of hazardous conditions which they applied. If they applied their own personal definition, it must be considered arbitrary and their conclusion to be in error.

Sincerely,
Tesch Law Offices, P.C.

Joseph E. Tesch

JET/ajp

EXHIBIT 3
Chief Building Official's and City Engineering Department's Response to Applicant's Supplemental Engineer's Report

PARK CITY
1884

Building • Engineering • Planning

April 18, 2018

Jonathan DeGray
614 Main Street #302
Park City, UT 84060

CC: Hannah Tyler, Park City Municipal Corporation; File

RE: 424 Woodside Avenue, Park City, UT 84060

Mr. DeGray,

We are in receipt of a letter from Michael Demkowicz at Alliance Engineering noting 2 options for a solution to a drainage concern on the west side of the property located at 424 Woodside Ave. Upon review of the letter and options, it is determined that option 1 is a valid option supported by City Staff. Option 1 suggests the installation of a perforated storm drain along the west face of the structure and under the driveway slab. This is in line with current practices in similarly oriented structures throughout the City.

Please let me know if you have any questions.

Sincerely,

Dave Thacker
Chief Building Official

PARK CITY
1884
Engineering

April 25th, 2018

Hannah Tyler, Park City Municipal Corporation

CC: Anya Grahn, Laura Newberry, Elizabeth Jackson

Re: 424 Woodside Avenue –Drainage Analysis

Hannah,

The Engineering Department has reviewed the letter submitted by Alliance Engineering concerning a drainage issue at 424 Woodside Avenue. The letter notes two solutions to reduce drainage towards the home. Option 1 consists of installation of perforated storm drain along the west face of the home and discharging in the rear of the structure within the landscape area. This option is consistent with best practices throughout the City and is supported by staff. Please note storm water runoff shall not be directed over the property line. Roof gutters along the west sloping roof would also have a positive effect to route drainage away from the home.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Corey Legge, E.I.T, ENV-SP
Staff Engineer

Historic Preservation Board
Staff Report

Planning Department

Author:	**Anya Grahn, Historic Preservation Planner**
Subject:	**Material Deconstruction and Reconstruction Review**
Address:	**945 Norfolk Avenue**
Project Number:	**PL-17-03686**
Date:	**May 2, 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 945 Norfolk Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Landmark on the City's Historic Sites Inventory (HSI).

Topic:

Address:	945 Norfolk Avenue
Designation:	Landmark
Applicant:	Sunshine Rose, Inc. (Architect Jon Degray)
Proposal:	Material Deconstruction of 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.

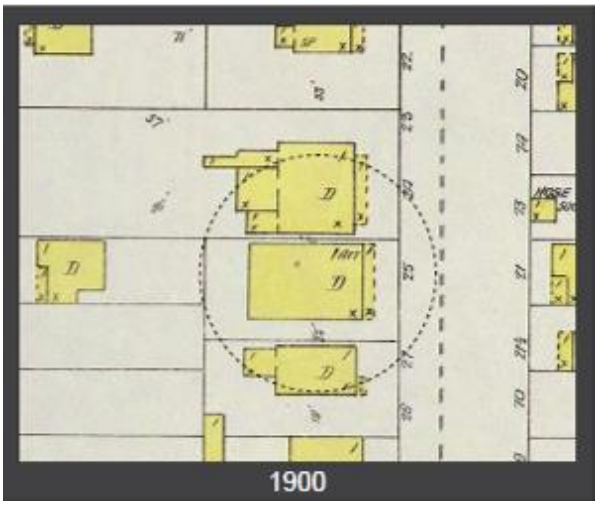
Background:
On March 13, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 945 Norfolk Avenue. The application was deemed complete on March 19, 2018. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on the Historic Preservation Board's (HPB) Review for Material Deconstruction approval.

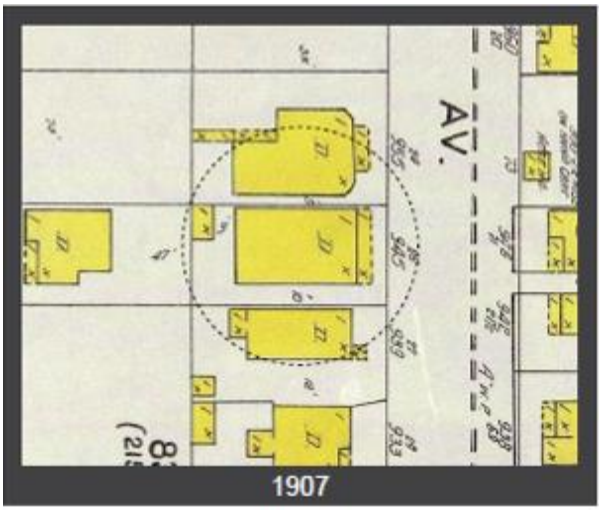
History of Development on this Site
In 1896, Nathaniel J. Williams purchased this site and took out a $700 mortgage from Elsworth J. Beggs, a local carpenter known for constructing some of Park City's more elaborate houses. Williams was born in Brazil in 1871 to John T. and Mary Williams. He worked for a time as a miner. According to a 1942 obituary for Mrs. N.J. Williams[1], Nathaniel J. and his wife Elanora moved to Salt Lake City shortly after marrying.

1 Elanora Williams obituary. (1942, March 12) *Park Record*, p. 8.

Nathaniel owned this house for thirty (30) years, sharing it with his parents who were sometimes listed as partial owners or occupants. In 1926, he sold it to his sister Mae W. Paxton, a school teacher. Mae was one of four students in the first graduating class at the Park City High School, then the Lincoln School, in 1902. She lived in the house until 1965 when she moved to Salt Lake City; Mae died in 1969.

Based on staff's Sanborn Fire Insurance map analysis, this house has remained largely unchanged from the time of its construction.


1900



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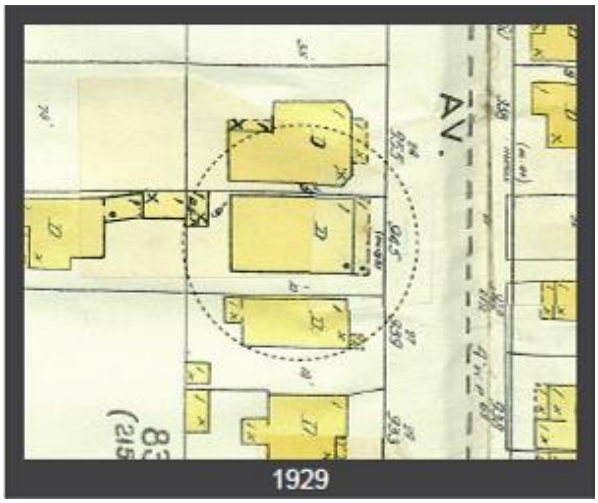
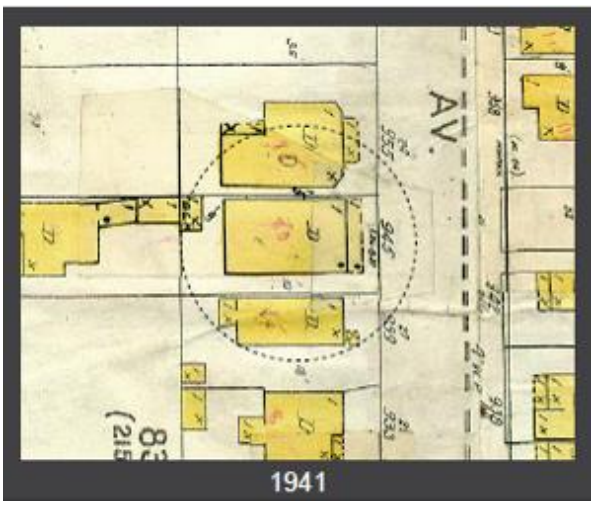


1929



1941

The first photograph of the house that staff has encountered is from the c.1941 tax assessment. The photograph shows a full-width hip-roof porch with turned posts, decorative brackets, and a lattice-inspired decorative railing. The porch has a wide staircase that leads to a concrete retaining wall at the street.

c.1941 Tax Photograph

In 1982, Ellen Beasley completed the first National Register for Historic Places (NRHP) survey. She found that the house was "Contributory" (See Exhibit F). By the time of her survey, the decorative porch railings and ornate brackets had been removed; however, the posts remained.

Park City Survey Worksheet, 1982

In 1984, the NRHP nomination for the Mining Boom Era Residences Thematic District was completed. The house was identified as one of four houses in the NRHP nomination to have the same roof, porch, and façade arrangements as the basic

pyramid house, but were a larger 1.5 story variation of the traditional one-story form. The extended variation transformed the traditional one-story four-room pyramid-roof cottage (similar to those seen on Marsac Avenue) into a 1.5 story six-room house. Dormers were constructed on the east, west, and south sides of the house to create additional living space in the attic. The 1984 survey notes that the house was supported on battered concrete piers with a dugout basement.

1984 NRHP Photo

In 1994, the historic house at 945 Norfolk Avenue received a Historic District Grant for $2,000 to repair the historic house. Improvements included upgrading the heating system, sealing the foundation, improving the existing stairs, repainting, re-roofing, and plumbing. Staff has found no evidence that a Façade Easement was required in exchange for the grant.

In July 1994, the Planning Department received a Historic District Review application to construct a new garage with an apartment above. The proposal was a design by Wally Cooper of CRSA Architecture and included a four-car garage (2 side-by-side tandem spaces) as well as a new 1,200 square foot apartment. The garage structure measures approximately 24 feet wide by 40 feet deep. The garage design mimicked the roof form, dormers, materials, and detailing of the historic house. The structure was attached to the historic house through a shared staircase that led from the main level of the two houses down to the driveway. The Historic District Commission (HDC) approved the plans.

At the time of the HDC's approval, the use was considered a "Duplex" and the house and garage were proposed to be connected by a breezeway. The breezeway does not currently exist, and staff believes it may never have been built.

In 1995, then-owners Katherine and Brian Gardener submitted a plat amendment application to the Planning Department to combine "All of Lots 10, 11, & 12, Blk. 15,

Snyders Addition to Park City." On March 16, 1995, the Park City Council approved the plat amendment as part of Ordinance 95-13 (see page 236). The plat was recorded with the Summit County Recorder on July 16, 1996.

The building permit for the construction of the garage-accessory apartment building extended from 1995 to 1998. The 1995 site plans for the new garage addition shows basement steps on the south side of 945 Norfolk Avenue with a note stating "Existing Structure to Remain As-Is"; this has led staff to believe that the basement beneath the historic house was already constructed by 1995. The Building Inspection Reports from 1997 mentions that the garage in front of 945 Norfolk Avenue was unfinished and the inspector could not sign off because there was no landscaping. A Certificate of Occupancy was finally issued for the project in August 1998.

In 2009, the Historic Sites Inventory (HSI) was adopted with this site designated as Landmark. By the time of the 2007 reconnaissance level survey that led up to the creation of the HSI, a handrail was added to the front porch and the front porch steps had been relocated to the south side of the house.

2007 Reconnaissance Level Survey Photo

Recently, several Historic District Design Review Pre-applications (HDDR Pre-app) were submitted when this property was put up for sale. On October 19, 2017, the current owner submitted a HDDR Pre-app for the development of the site; a HDDR application was then submitted on March 13, 2018. The application was deemed complete on March 19, 2018. The applicant is proposing to subdivide the lot. In doing so, the historic house will be restored at 954 Norfolk Avenue and the new lot will be redeveloped. The applicant is proposing to demolish the existing garage-accessory apartment at 943 Norfolk Avenue; it is not a historic structure and has a separate address. The HDDR is currently under review by the Planning Department.

On March 6, 2018, the applicant also submitted an application to subdivide the existing lot into two (2) lots of record. The application was deemed complete on March 8, 2018. It is scheduled for review by Planning Commission on May 9, 2018 and City Council on May 31, 2018.

Material Deconstruction

The historic house has been minimally changed over time. The most noteable changes have occurred to the porch, where the porch steps were relocated to the south elevation sometime before 1982, the original railings and decorative brackets were removed prior to 1982, and a new railing was introduced by 1983.

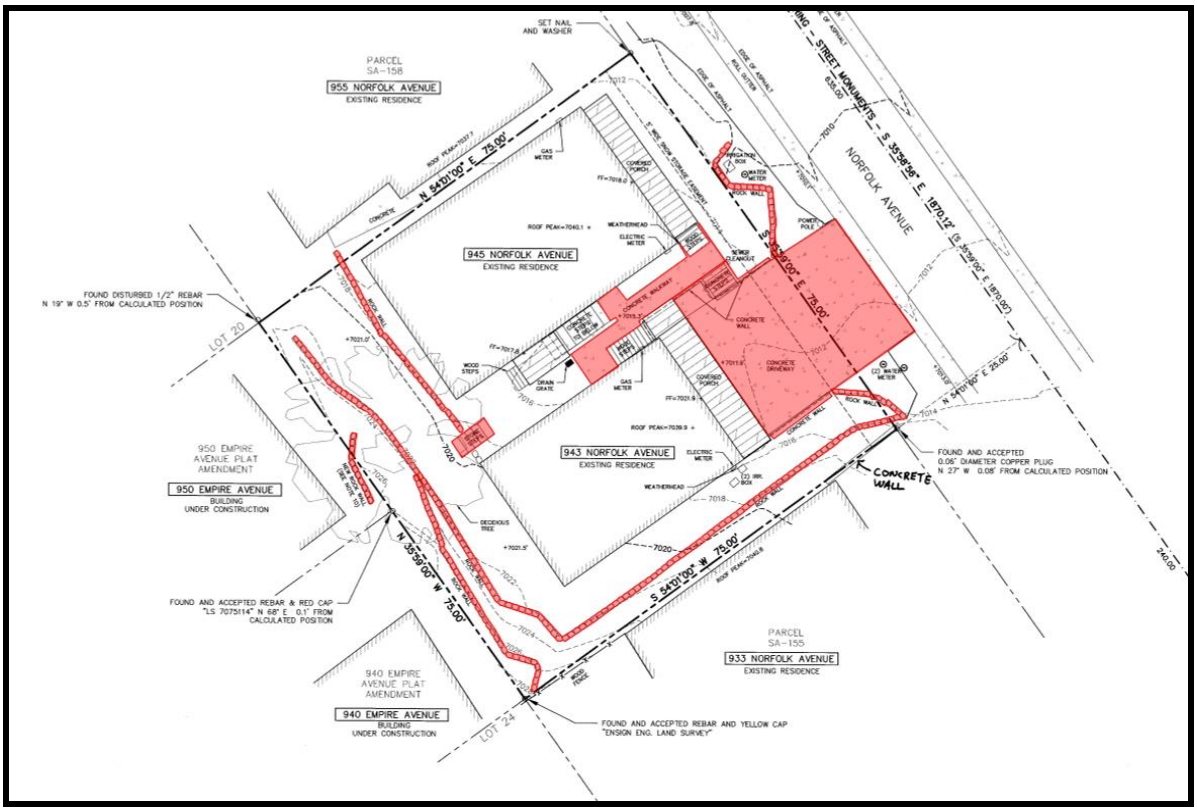
1. SITE DESIGN

   The most significant change to the site occurred during the construction of the basement and garage-accessory apartment addition at 943 Norfolk Avenue. In comparing the tax assessment and historic resource survey photographs, staff believes that the grade of the front yard may have been slightly altered between 1983 and 2009 when the basement was constructed. The applicant is not proposing to alter grade again, except to install a driveway leading to a basement-level garage. There are existing non-historic retaining walls in the right-of-way that are proposed to be removed as part of the redevelopment of this site. The applicant will also remove the concrete driveway, walkways, and stairs that were constructed during the 1995-1998 construction of the garage.

   Between the two structures at 943-945 Norfolk Avenue, there are a number of improvements that serve both buildings. These include a concrete walkway, driveway, concrete and stone stairs, and stone retaining walls. These improvements will encroach over the proposed lot line between the two buildings as part of the subdivision applications. As such, the applicant will need to remove these improvements in order to meet the Conditions of Approval of the plat amendment.

   In the backyard, there are a series of large boulder retaining walls that exist. The architect believes these walls are about twenty (20) years old. The applicant intends to remove these retaining walls as part of the redevelopment of the site and re-landscape the backyard to incorporate a patio space.

   These improvements have been highlighted in red in the following site map.



Staff finds that these improvements to the site are not historic and do not contribute to the historic integrity or historical significance of the site. Further, 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.

2. STRUCTURE

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. Staff finds that the Material Deconstruction is required for the rehabilitation of the building.

3. ROOF

The existing roof form is the original c.1896 construction with a truncated hip roof and gable dormers on the front and sides. Sometime before the c.1941 tax photograph, the wood shakes were replaced with a patterned asphalt shingle. These shingles appeared to have been replaced again after 1941 and in 1994 when the existing roof was introduced. The roofing material is in fair condition with some signs of discoloring due to aging and exposure to the elements. The white paint on the fascia and soffit has deteriorated and requires new paint; however, the wood is in good condition.

The roof structure is consistent with its age. It consists of rough sawn 2x4s supporting 1x6 perpendicular skip sheathing. Wood shingles were then nailed to

the sheathing. The roof is showing signs of sagging and deterioration from the lack of a waterproof membrane and deterioration of the structural members. The Structural Engineer's Report (Exhibit E) states that a portion of the roof is fire damaged and in very poor condition. At a minimum, this portion of the roof will need to be rebuilt. The structural engineer also recommends upgrading or replacing the existing roof joists as they are no longer functioning at their required capacity. The roof deck does not have any capacity of shear diaphragm value.

The applicant believes there may be an opportunity to strengthen the existing roof structure by sistering the rafters and reframing the dormers; however, it is going to depend on the condition of the original structure. The applicant will not be able to evaluate the existing structure's condition until the interior demolition has been done. Because the dormers are smaller in span than the pyramid roof, there may be an opportunity to save these intact.

Because there are so many unknowns, staff has added the following Conditions of Approval to address these issues:

#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.

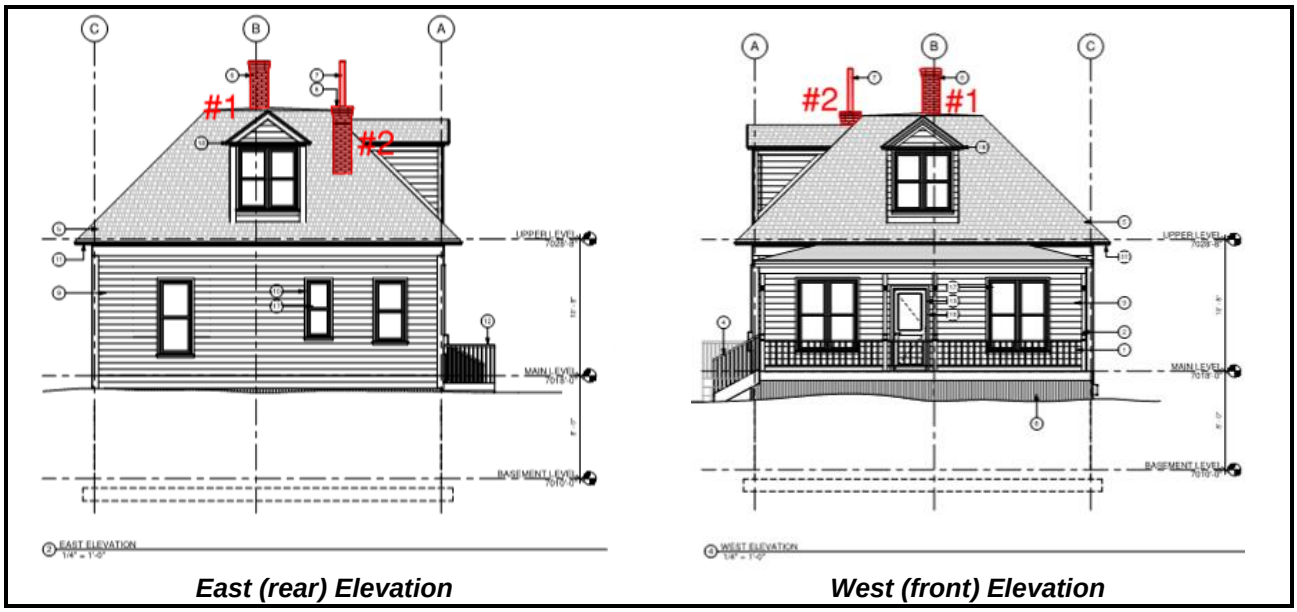
#3. The applicant shall also submit a structural engineer's report to the Historic Preservation Planner and Building Department outlining the defects in the roof that prevent the new structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall 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.

Staff finds the proposed Material Deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.

4. CHIMNEY

There are two (2) existing brick chimneys on the house and staff believes both of these are likely original and date from 1896. These chimneys were constructed with a slight ornamental finish at the top. The chimney towards the front of the house and on the truncated roof is in good condition, though it has been disconnected from any source on the interior (#1). The second chimney, located on the rear (east) elevation terminates at an angle within the wall, and it may have originally serviced the kitchen stove; this chimney is in deteriorated condition (#2).

The chimneys are identified and highlighted in red below.



East (rear) Elevation *West (front) Elevation*

Because the front chimney (#1) is unreinforced masonry and does not meet building code, it will need to be rebuilt. The applicant has proposed a new fireplace in the living room that will be vented through the reconstructed chimney in the same location that it is today. Staff finds that the proposed Material Deconstruction of the front chimney is necessary for its restoration.

Because the second chimney (#2) is on the rear (west) elevation, is not visible from the right-of-way, and is in poor condition, staff finds that this chimney can be removed without compromising the historic integrity of the Landmark house. Further, the salvaged bricks from the second chimney can be used to repair and reconstruct the historic chimney on the front of the house. Staff finds the proposed scope of work mitigates any impacts that will occur to the historical significance of the building and will not impact the architectural integrity or structural stability of the historic building.

To ensure an accurate reconstruction, staff has added Condition of Approval #4 stating that the applicant shall provide construction details documenting the historic chimney at the time of the building permit. The reconstruction shall exactly match the historic chimney and its detailing in size, material, profile, and style.

5. EXTERIOR WALLS

Exterior walls are in good condition, minus some deterioration of siding materials, particularly at the bottoms of the wall. The applicant proposes to repair defects where necessary, but the historic siding can largely remain in place and intact. Staff finds that any Material Deconstruction necessary to repair the siding is necessary for its restoration.

Close-up of siding condition.

6. FOUNDATION

The applicant believes the concrete block (CMU) foundation was constructed within the last twenty (20) years; however, staff has not been able to verify the exact date of construction. Staff believes the concrete foundation was likely added before 1995 as the concrete stairs leading to the basement were shown on the 1995 building permit site plan.

Per the structural engineer's report and the applicant's analysis, the foundation is in poor condition. The structural engineer believes the concrete blocks were not solid grouted, which has caused moisture penetration and deterioration. There are water leaking spots and lines. The structural engineer recommends reconstructing the foundation with reinforced concrete walls and new footings.

Photo of the interior of the basement. Note the signs of efflorescence on the walls. The heavy timber framing is new and was likely installed when the basement was constructed.

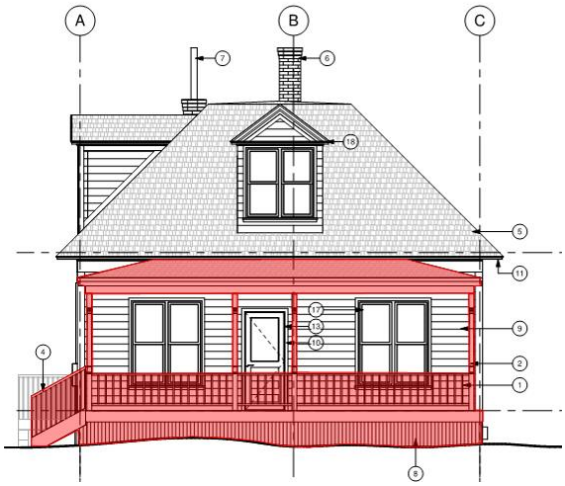
The applicant is proposing to demolish and rebuild the existing basement foundation. As part this, a new basement-level garage will be constructed beneath the porch and finished space will be added to the basement level. The site will be re-graded to minimize the appearance of the new foundation. Staff finds that this basement addition does not contribute to the historic integrity or historical significance of the house or site. Additionally, 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.

Staff has added Conditions of Approval #5 through #11 to control excavation and ensure no harm to the historic house while it is lifted.

7. PORCH

The front porch has been minimally altered. By 1983, the lattice-inspired original railings and ornamental brackets present in the c.1941 tax photograph had been removed. Sometime prior to 1995, the existing railings were introduced. The applicant believes that only the turned posts, decking, bead board ceiling, and hip-roof shape of the porch are original.

The porch is in fair condition. The deck and roof are currently sagging substantially toward the street, demonstrating a lack of structural integrity. The bottom of the porch posts show signs of deterioration and do not meet the bearing capacity of the roof. The trim and porch ceiling also show signs of deterioration and likely require replacement.



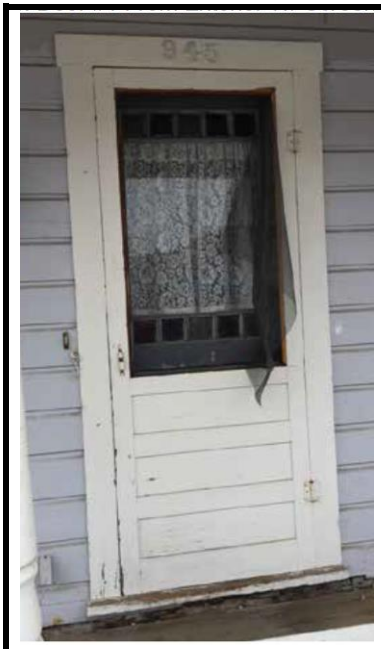
Façade (West Elevation)

Deterioration and detachment of historic front porch

The applicant is proposing to reconstruct the entire front porch. On the south elevation, the porch steps will be removed and a new central staircase on the façade will be constructed; this new central staircase will replicate the staircase seen in the historic c.1941 tax photograph. Because the existing railings do not match the original lattice-inspired railing shown in the c.1941 tax photograph and the railing does not meet International Building Code (IBC) requirements, the applicant has proposed a taller railing to meet IBC requirements. The new railing will reconstruct the original lattice-inspired porch railings. New posts will be constructed that are modified in their profile slightly to ensure that the railing does not meet the post at a decorative turn. The new porch posts will also ensure IBC requirements for structural supports. Staff finds that the proposed Material Deconstruction on the porch is necessary for its restoration.

8. DOORS

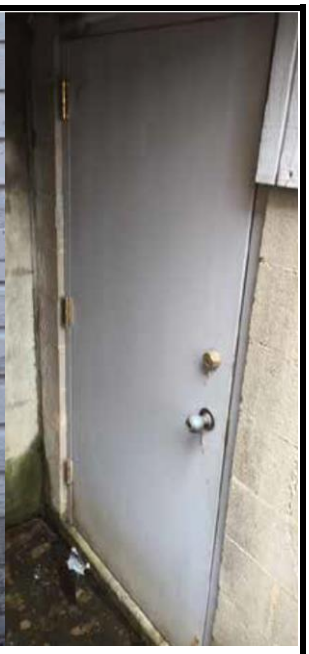
There are three existing doors on this historic house. The front door is in fair condition, but is no longer energy efficient and shows signs of deterioration. It has



Screen Door (Front Door, East Façade)

Front Door (East Façade)

Backdoor (South Elevation)



Basement Door (South Elevation)

been shielded by an original screen door; however, this door is warped, deteriorated, and the screen is damaged. The backdoor on the south elevation is also in fair condition and also shows signs of wood rot and paint deterioration. The third door is a contemporary steel door on the basement level.

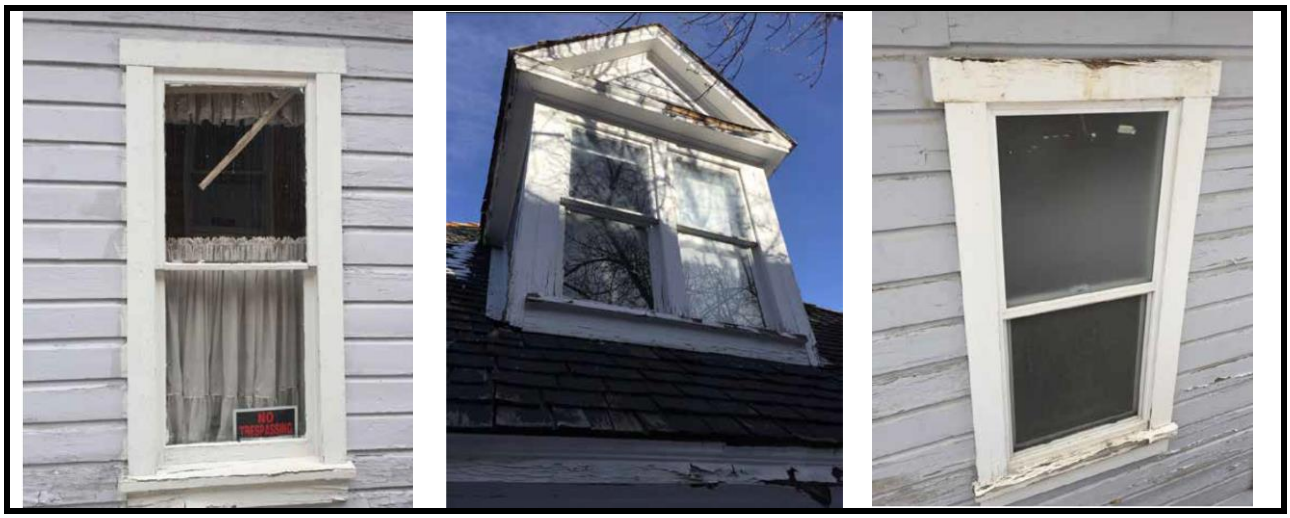
The applicant is proposing to remove the historic doors and reconstruct these doors with new low-e tempered glass. The applicant will replace the contemporary steel basement door with a new wood door. Staff finds that the proposed Material Deconstruction is necessary in order to restore the historic house. In order to ensure that the historic details are accurately recreated, staff has added the following Condition of Approval:

#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.

9. WINDOWS

There are a total of twelve (12) original window openings on this historic house. Three (3) windows on the rear (west) elevation have been replaced with new double-hung windows to match the existing appearance on the house. The original wood windows are in varying degrees of fair condition with paint deterioration, wood rot, detachment of members, detached and rotted trim, and other damage. Because of the poor condition and energy inefficiency of the historic windows, the applicant is proposing to replace all of the windows with new wood windows.

The photos below show common deterioration problems of the original windows:



Staff finds that much of the wood rot on the windows may be able to be addressed through window restoration. The applicant has consented to having a window restoration specialist inspect the windows and determine their potential for restoration prior to replacing them in-kind. Staff finds that any proposed Material Deconstruction is necessary in order to restore the original wood windows; however, staff understands they may be beyond repair and has incorporated the following Conditions of Approval:

#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.

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 945 Norfolk Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Landmark on the City's Historic Sites Inventory (HSI).

Finding of Fact:
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. The salvaged bricks from the second chimney can be used to repair and reconstruct the first chimney. The proposed scope of work mitigates any impacts that will occur to the historical significance of the house and will not impact the architectural integrity or structural stability of the historic house.
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:

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:

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 chimney at the time of the building permit. The reconstruction shall exactly match the historic chimney and its 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.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction
Exhibit B – Historic Sites Inventory Form
Exhibit C – Updated Plans, dated April 13, 2018
Exhibit D – Physical Conditions Report + Historic Preservation Plan
Exhibit E – Structural Engineer's Report
Exhibit F – 1982 NRHP Reconnaissance-level Survey

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.

945 NORFOLK RESIDENCE

945 NORFOLK AVENUE
PARK CITY, UT 84060
HISTORIC PRESERVATION SET

CONSULTANTS

ARCHITECTURAL
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SUITE 208, HOLLADAY, UTAH 84117
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EMAIL: sheneng@msn.com

LEGEND

- BRICK & STONE
- EARTH
- CONCRETE
- CONCRETE MASONRY UNIT
- STEEL (LARGE SCALE)
- RIGID INSULATION
- ROUGH WOOD
- BLOCKING
- ALUMINUM (LARGE SCALE)
- GRAVEL
- FINISHED WOOD
- BATT OR BLOWN INSULATION
- PLASTER, SAND, GROUT, MORTAR
- STEEL (SMALL SCALE)
- BITUMINOUS PAVING
- PLYWOOD
- GYPSUM BOARD

- OFFICE 103 — ROOM NAME & NUMBER
- FLOOR, POINT ELEV.
- CENTER LINE
- ROUND, DIA.
- CHANNEL
- ANGLE
- DETAIL (A / A1.1)
- SECTION CUT, DETAIL (A / A1.1)
- BUILDING SECTION (AA / A3.1)
- KEYED NOTES
- WINDOW TYPE
- DOOR NUMBER
- REVISION
- INTERIOR WALL ELEV. (A, B, C, D / AA1.0)
- WALL TYPE

CODE ANALYSIS

APPLICABLE CODES
2015 IRC 2015 IBC
2015 IPC 2015 IMC
2014 NEC 2015 IFGC
2015 IECC 2015 IFC

OCCUPANCY: R3

CONSTRUCTION TYPE: VB

BUILDING TO BE FIRE SPRINKLED:
CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

BACKFLOW PREVENTERS (3 TOTAL)
1. LAWN SPRINKLER SYSTEM
2. BOILER
3. FIRE SPRINKLER SYSTEM

DEFERRED SUBMITTALS
1. PREFAB FIREPLACES & GAS LOG
2. RADIANT HEAT SUBMITTAL
3. HEATING & COOLING EQUIPMENT
4. BOILER OR FURNACE
5. STEAM SHOWER
6. HVAC LOAD CALCULATIONS
7. HVAC DUCT SYSTEMS
8. ROOF AND DECK MEMBRANES
9. GAS PIPING DIAGRAM
10. ROCK RETAINING WALLS

AREA SQUARE FOOT CALCULATIONS

	EXISTING	NEW	TOTAL
BASEMENT LEVEL	1095	872	-
MAIN LEVEL	1116	1116	-
UPPER LEVEL	560	678	-
TOTAL LIVING SPACE	2771	2666	-
ALLOWABLE LIVING SPACE	-	-	-
GARAGE	N/A	223	-
FOOTPRINT	1187	1187	-
ALLOWABLE FOOTPRINT	1540	1540	-
LOT AREA	2850	2850	
LOD FENCE		-	
DISTURBED AREA		-	

INDEX TO DRAWINGS

#	Sheet #	SHEET DESCRIPTION
GENERAL		
1	A0.0	COVER SHEET
SURVEY		
2	1of1	SURVEY MAP
AS-BUILTS		
3	AB0.1	AS-BUILTS FLOOR PLANS
4	AB0.2	AS-BUILTS FLOOR PLANS
5	AB0.3	AS-BUILTS ELEVATIONS
ARCHITECTURAL		
6	A0.1	SITE PLAN
7	A0.2	LANDSCAPE PLAN
8	A1.1	BASEMENT LEVEL PLAN
9	A1.2	MAIN LEVEL PLAN
10	A1.3	UPPER LEVEL PLAN
11	A1.4	ROOF PLAN
12	A2.1	NORTH AND EAST ELEVATIONS
13	A2.2	SOUTH AND WEST ELEVATIONS
14	A3.1	BUILDING SECTIONS
15	A5.1	GENERAL NOTES AND DETAILS
16	A5.2	DETAILS
17	A6.1	DOOR, WINDOW, ROOM SCHEDULE

ABBREVIATIONS

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

GENERAL NOTES

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

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

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

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

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

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

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

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

Exhibit C

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

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

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

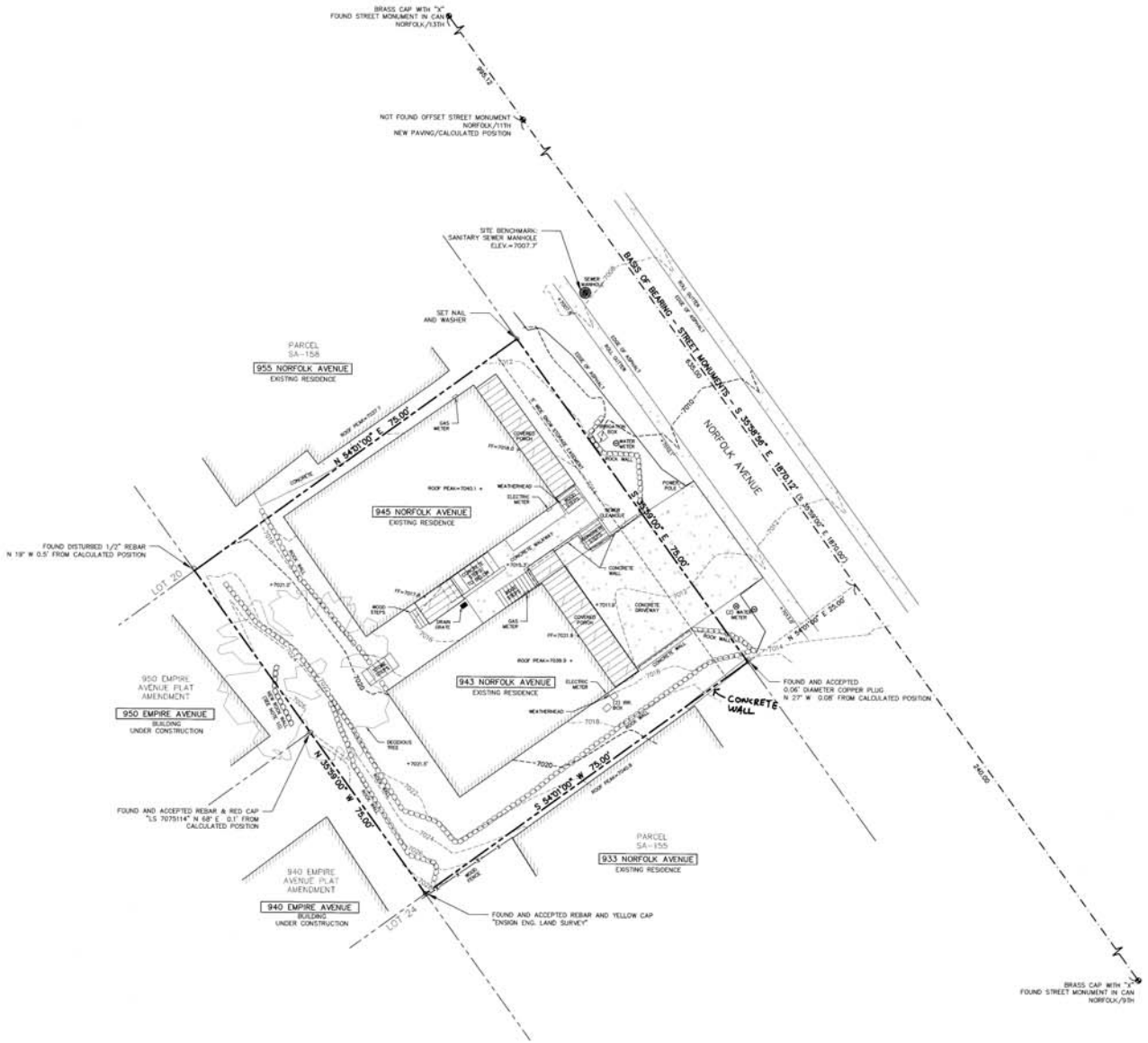
DATE:
April 16th, 2018

PROJECT NUMBER:
-

SHEET NUMBER:
A0.0

THE GARDNER PARCEL SURVEY

LOCATED IN THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
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. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR
No. 7248891
CHARLES GALATI
9-13-17
State of Utah

LEGAL DESCRIPTION

All of The Gardner Parcel Subdivision according to the official plat recorded as entry No. 459013 on file in the Summit County Recorder's Office.

Contains 5,625 SQ. FT.

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 August 17, 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 future subdivision of the property.
4. A Title Report was not provided to the surveyor and only easements shown on The Gardner Parcel Subdivision were located as part of this survey. Other easements may exist.
5. Recorded deeds, The Gardner Parcel Subdivision, 940 Empire Avenue Plat Amendment, 950 Empire Avenue Plat Amendment, recorded surveys S-1770, S-1516, S-1129, S-6015, S-8155, S-8220 and physical evidence found in the field were all used to determine the boundary as shown on this plat.
6. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
7. Property corners were set or found as shown.
8. Record bearing and distances when different than measured are in parenthesis ( ).
9. Site Benchmark: Sanitary Sewer Manhole Elevation=7007.7' as shown.
10. There is a rock wall encroaching in the property pertinent to the construction in the adjacent property.

LEGEND

- ● Set Nail & Washer (As-Noted)
- ○ Found Monument (As-Noted)
- ◉ Found Street Monument (As-Noted)

10' 0 10' 20'

(435) 649-9467
Wynne Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
357 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
JUAN CARRASCO
STEVE CONANT
CHIP TOWSUDEN
JASON WYNNE

DATE: 9/13/17

EXISTING CONDITIONS & TOPOGRAPHIC MAP
THE GARDNER PARCEL
943 & 945 NORFOLK

FOR: RENEE KIDD
JOB NO.: 5-8-17
FILE: X:\SnydersAddition\dwg\srv\srvy2017\050817-Gardner Parcel Survey

SHEET 1 OF 1

GENERAL NOTES

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

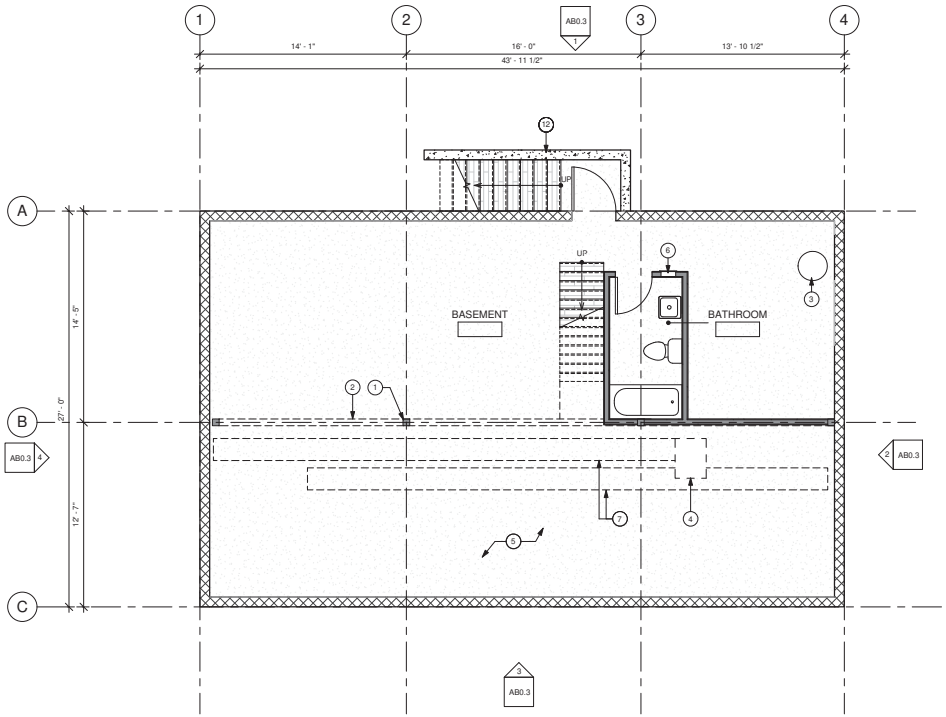
EXISTING 2x FRAMED WALL

EXISTING CONCRETE WALL

EXISTING CMU WALL

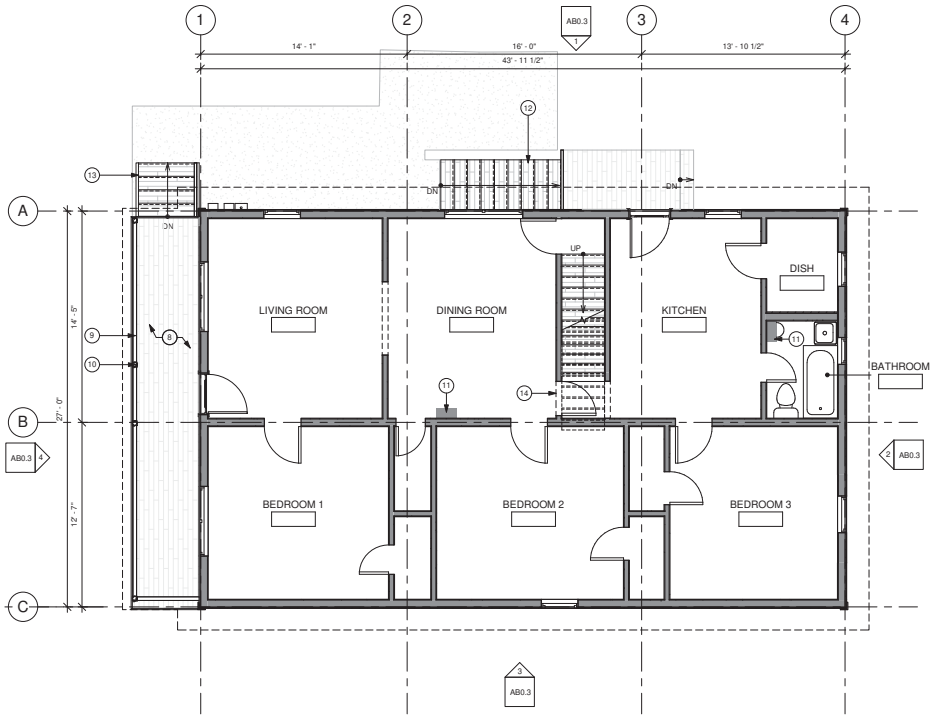
KEY NOTES

1. 6x6 COLUMN SUPPORTING BEAM ABOVE, TYP.
2. GANGED LVL BEAM ABOVE HOLDING ORIGINAL FLOOR JOISTS
3. WATER HEATER
4. CENTRAL HEATING UNIT
5. EXPOSED CONCRETE SLAB @ BASEMENT LEVEL
6. ELECTRICAL PANEL
7. HEATING SYSTEM DUCTING ABOVE
8. WOOD DECKING W/ 2x10 FRAMING BELOW
9. 30" WOOD RAILING AROUND FRONT PORCH
10. 4x4 COLUMN W/ ORNAMENTATION
11. B.O. BRICK CHIMNEY
12. CONCRETE STAIR AND RETAINING WALL
13. WOOD STAIR TO PORCH
14. DASHED LINE INDICATES PROJECTIONS ABOVE
15. ATTIC SPACE SHOWING EXPOSED, ROUGH SAWN 2x4 ROUGH SAWN RAFTERS AND FLOOR JOISTS
16. SOLID WOOD RAILING
17. WOOD SHAKE ROOF
18. BRICK CHIMNEY
19. 4" METAL EXHAUST PIPE ADDED TO BRICK CHIMNEY



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

NORTH



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

NORTH

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

SHEET DESCRIPTION:
AS-BUILTS FLOOR PLANS

REVISIONS:

DATE:
April 16th, 2018

PROJECT NUMBER:
-

SHEET NUMBER:
AB0.1

GENERAL NOTES

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

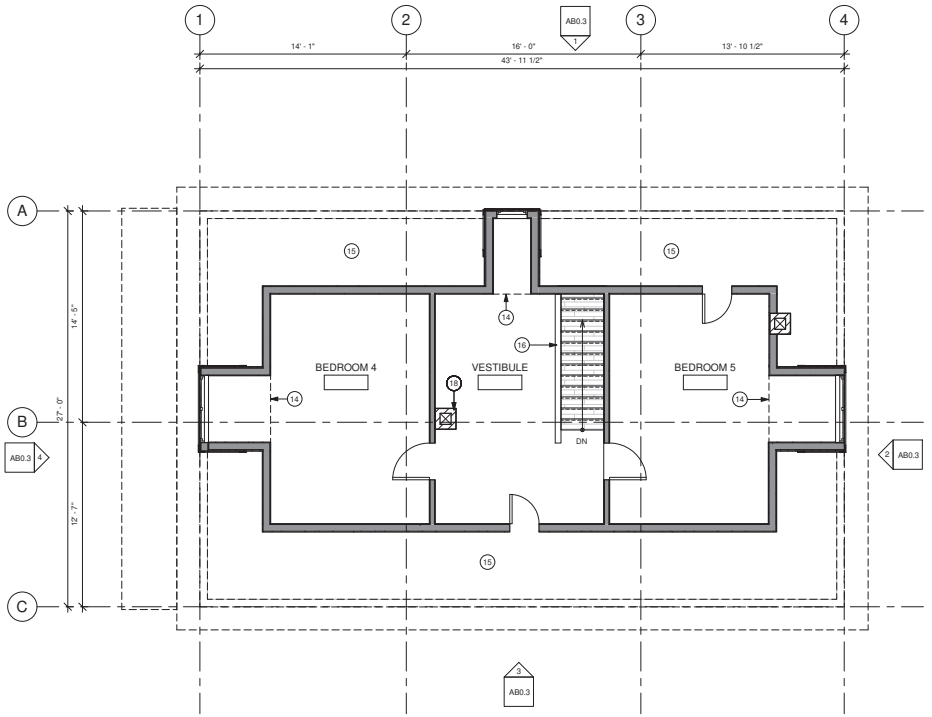
EXISTING 2x FRAMED WALL

EXISTING CONCRETE WALL

EXISTING CMU WALL

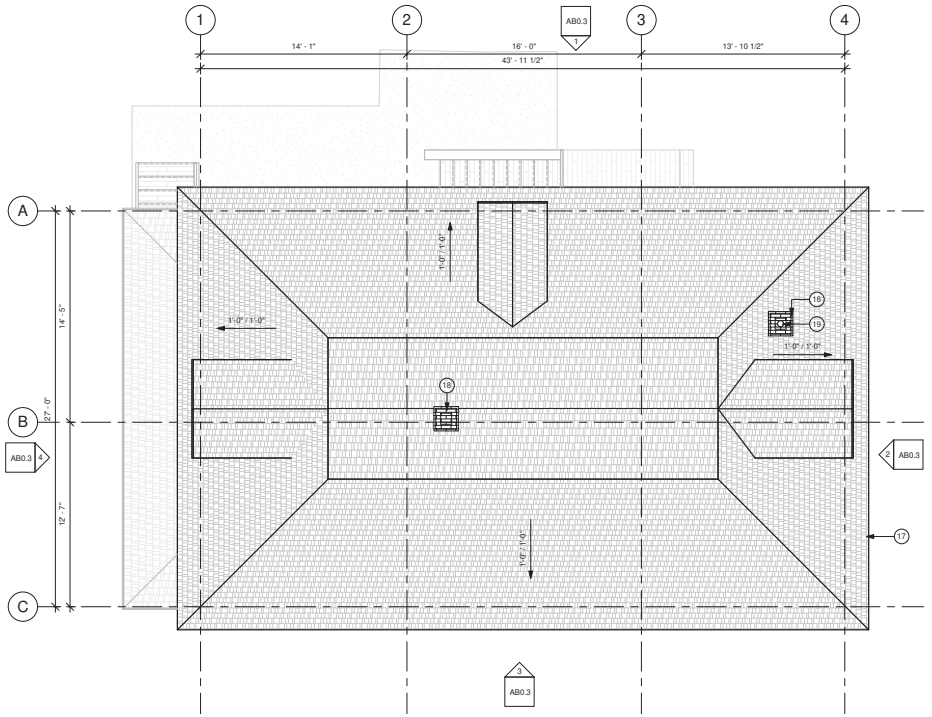
KEY NOTES

1. 6x6 COLUMN SUPPORTING BEAM ABOVE, TYP.
2. GANGED LVL BEAM ABOVE HOLDING ORIGINAL FLOOR JOISTS
3. WATER HEATER
4. CENTRAL HEATING UNIT
5. EXPOSED CONCRETE SLAB @ BASEMENT LEVEL
6. ELECTRICAL PANEL
7. HEATING SYSTEM DUCTING ABOVE
8. WOOD DECKING W/ 2x10 FRAMING BELOW
9. 30" WOOD RAILING AROUND FRONT PORCH
10. 4x4 COLUMN W/ ORNAMENTATION
11. B.O. BRICK CHIMNEY
12. CONCRETE STAIR AND RETAINING WALL
13. WOOD STAIR TO PORCH
14. DASHED LINE INDICATES PROJECTIONS ABOVE
15. ATTIC SPACE SHOWING EXPOSED, ROUGH SAWN 2x4 ROUGH SAWN RAFTERS AND FLOOR JOISTS
16. SOLID WOOD RAILING
17. WOOD SHAKE ROOF
18. BRICK CHIMNEY
19. 4" METAL EXHAUST PIPE ADDED TO BRICK CHIMNEY



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

NORTH



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

NORTH

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AS-BUILTS FLOOR PLANS

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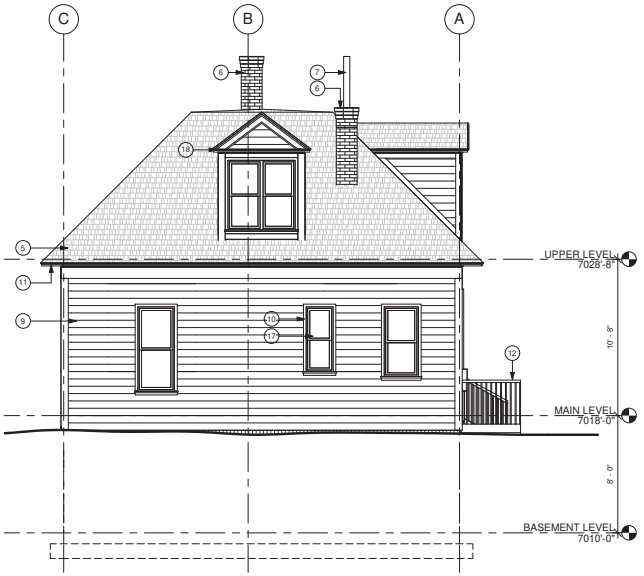
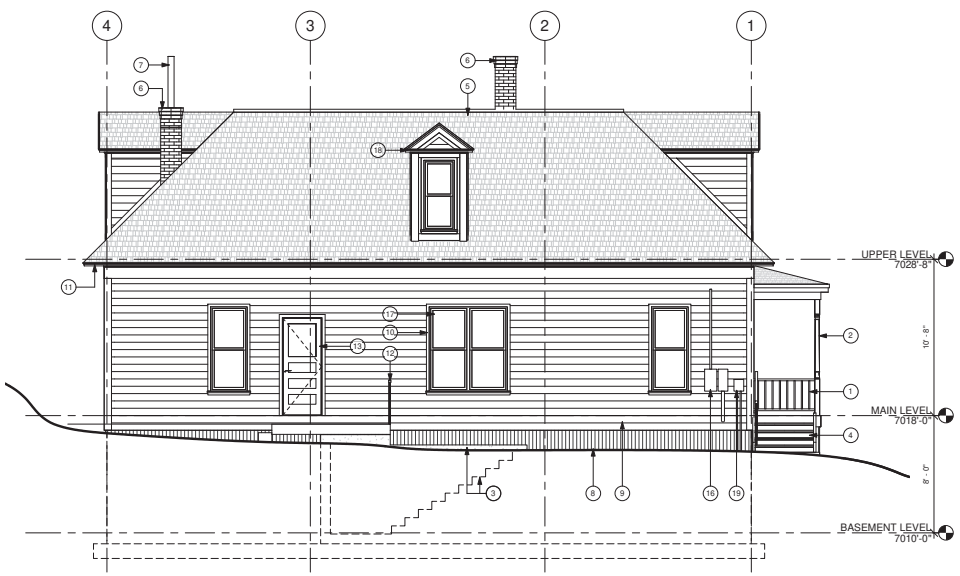
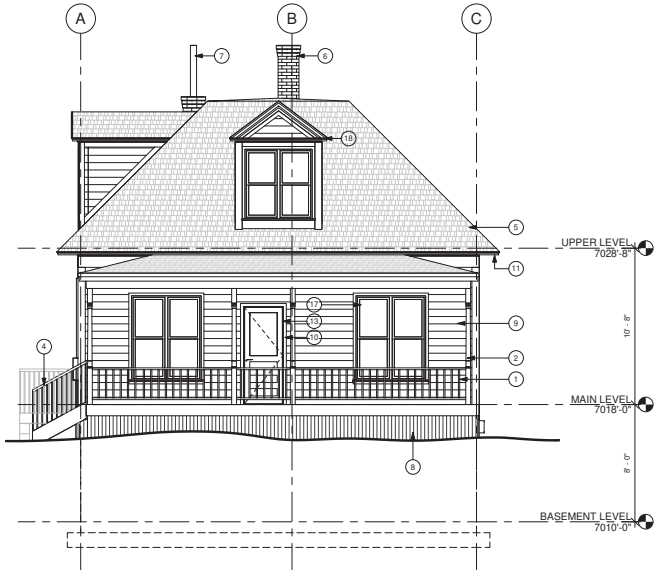


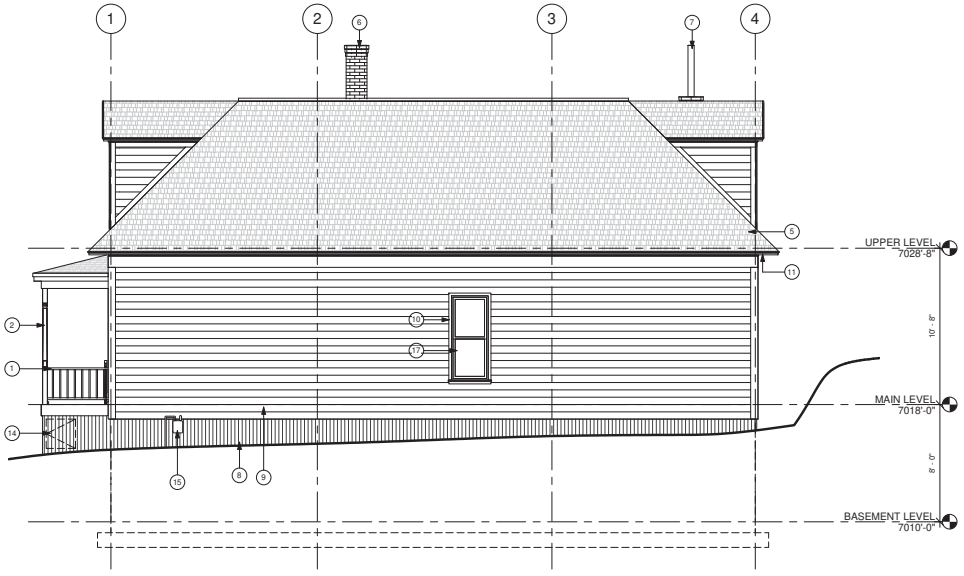
2 EAST ELEVATION
1/4" = 1'-0"



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



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



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

GENERAL NOTES

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

KEY NOTES

1. 30" WOOD RAILING AROUND FRONT PORCH
2. 4x4 COLUMN W/ ORNAMENTATION
3. CONCRETE STAIR AND RETAINING WALL
4. WOOD STAIR TO PORCH
5. WOOD SHAKE ROOF
6. BRICK CHIMNEY
7. 4" METAL EXHAUST PIPE ADDED TO BRICK CHIMNEY
8. WOOD COVERBOARD W/ VERTICAL LINEAR GROOVES
9. 6" HORIZONTAL SHIPLAP SIDING
10. 1x TRIM AROUND WINDOWS AND DOORS, TYP.
11. 1x FASCIA AND SOFFIT MOLDING
12. 42" WOODEN RAILING
13. WOOD DOOR PAINTED WHITE W/ UPPER LIGHT GLAZED PANEL AND LOWER WOOD PANEL
14. ACCESS DOOR TO CRAWL SPACE BELOW FRON PORCH
15. GAS METER
16. ELECTRICAL METER
17. SINGLE PANE GLASS WINDOW, TYP.
18. 1x ORNAMENTATION @ DORMERS
19. SPRINKLER SYSTEM BOX

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945 NORFOLK RESIDENCE
945 NORFOLK AVENUE
PARK CITY, UTAH 84060

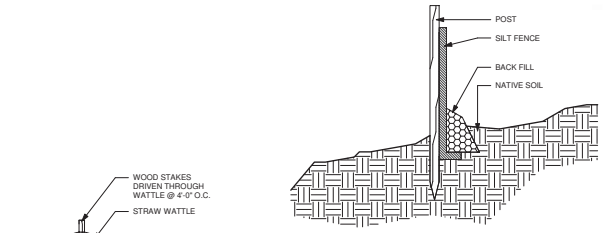
SHEET DESCRIPTION:
AS-BUILTS ELEVATIONS

REVISIONS:

DATE:
April 16th, 2018

PROJECT NUMBER:
-

SHEET NUMBER:
AB0.3



1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH STRAW BALES.

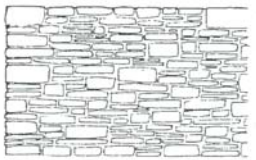
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.

3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.

4. THE STORM WATER PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.

3 A0.1 SILT FENCE SECTION
3/4" = 1'-0"

4 A0.1 STRAW WATTLE SECTION
3/4" = 1'-0"



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

2 A0.1 STACKED STONE DETAIL
3/4" = 1'-0"

SITE PLAN NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.

STABILIZATION CONSTRUCTION ENTRANCE

1. FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE . DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1
3. MINIMUM SLOPE FOR DRAINAGE= 2%
4. DRAIN AWAY FROM BUILDING
5. CONTAIN DRAINAGE ON PROPERTY
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT

UTILITY NOTES

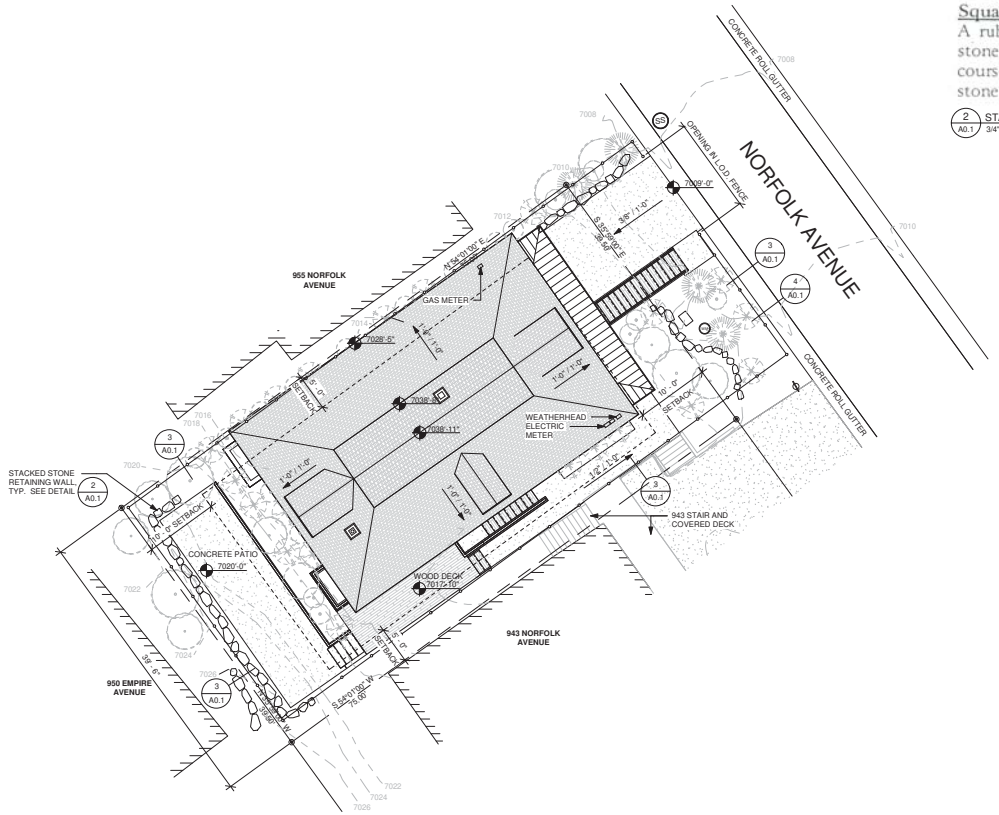
1. ALL UTILITY LINES TO BE UNDERGROUND
2. ABOVE GRADE UTILITY BOX TO BE IN SCREEN LOCATION

SNOW REMOVAL

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

SYMBOL LEGEND

- INDICATES SURFACE DRAINAGE
- -7060- EXISTING GRADE
- -7060- PROPOSED GRADE
- SETBACK LINE
- PROPERTY LINE
- L.O.D. FENCE
- SEWER MANHOLE
- SIGN
- POWER POLE
- FOUND REBAR W/ CAP
- WATER SERVICE LID



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

NORTH

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945 NORFOLK RESIDENCE
945 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SITE PLAN

REVISIONS:

DATE:
April 16th, 2018

PROJECT NUMBER:
-

SHEET NUMBER:
A0.1

PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	14	PICEA PUNGENS	COLORADO BLUE SPRUCE	14'-16'	15' O.C.	
	17	POPULOUS TREMULOIDES	ASPEN	3" DIA	6'-8" O.C.	
SHRUBS						
	10	CORNUS SERICEA "BAILSEYE"	RED TWIG DOGWOOD	5 GAL.		SPACING AS NOTED ON PLAN
	12	ARTEMESIA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGE	5 GAL.		SPACING AS NOTED ON PLAN
	8	JUNIPERUS OSTHOSPERMA	UTAH JUNIPER	5 GAL.		SPACING AS NOTED ON PLAN
GROUND COVER						
		PACHISTIMA CANBYI	DWARF MTRN. LOVER	4" POTS		
		NATIVE GRASS SEED MIX (REVEG. MIX)		1LB/1500SF	HYDRO-SEED	SEE SEED MIX BELOW

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

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

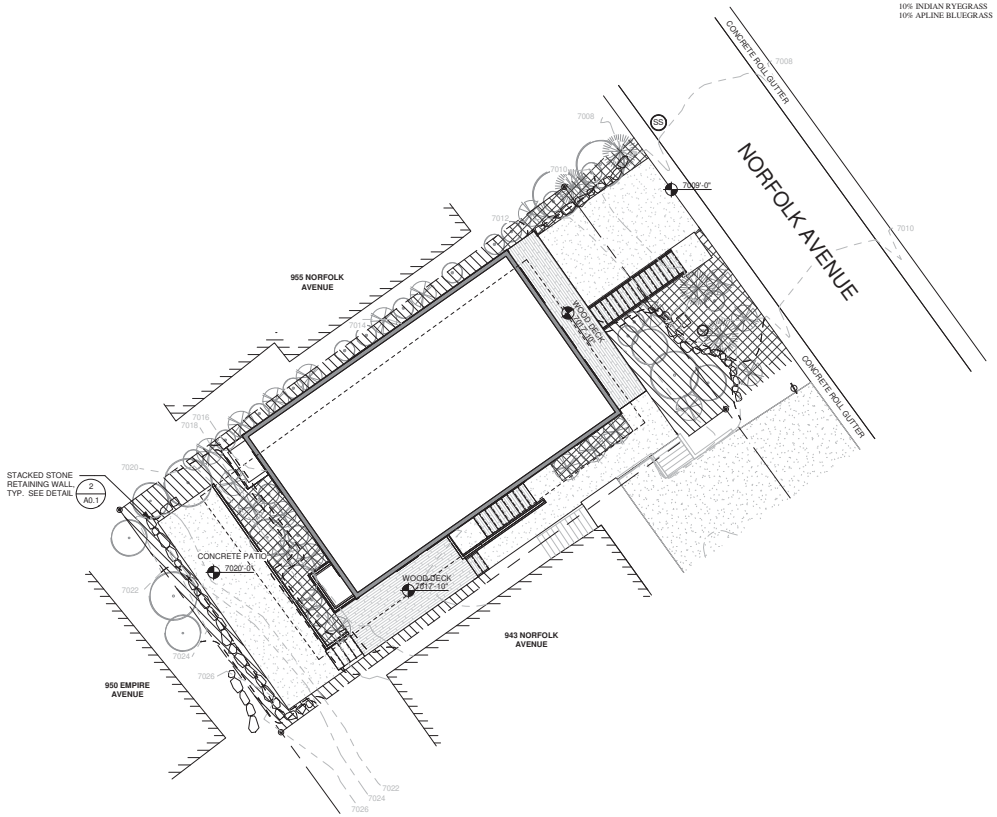
*IN ADDITION, ADD 10 LBS/ACRE EACH OF LINUM LEWISII AND PENSTEMON EATONII WITH NATIVE GRASS SEED MIXTURE

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 NURSERYMAN'S STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCY, THE ILLUSTRATES LOCATIONS SHALL DICTATE 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 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCK 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.
14. FOR PLANTING BACK FILL SOIL MIX, SEE SPECIFICATIONS.

VEGETATION NOTES

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



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

NORTH

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

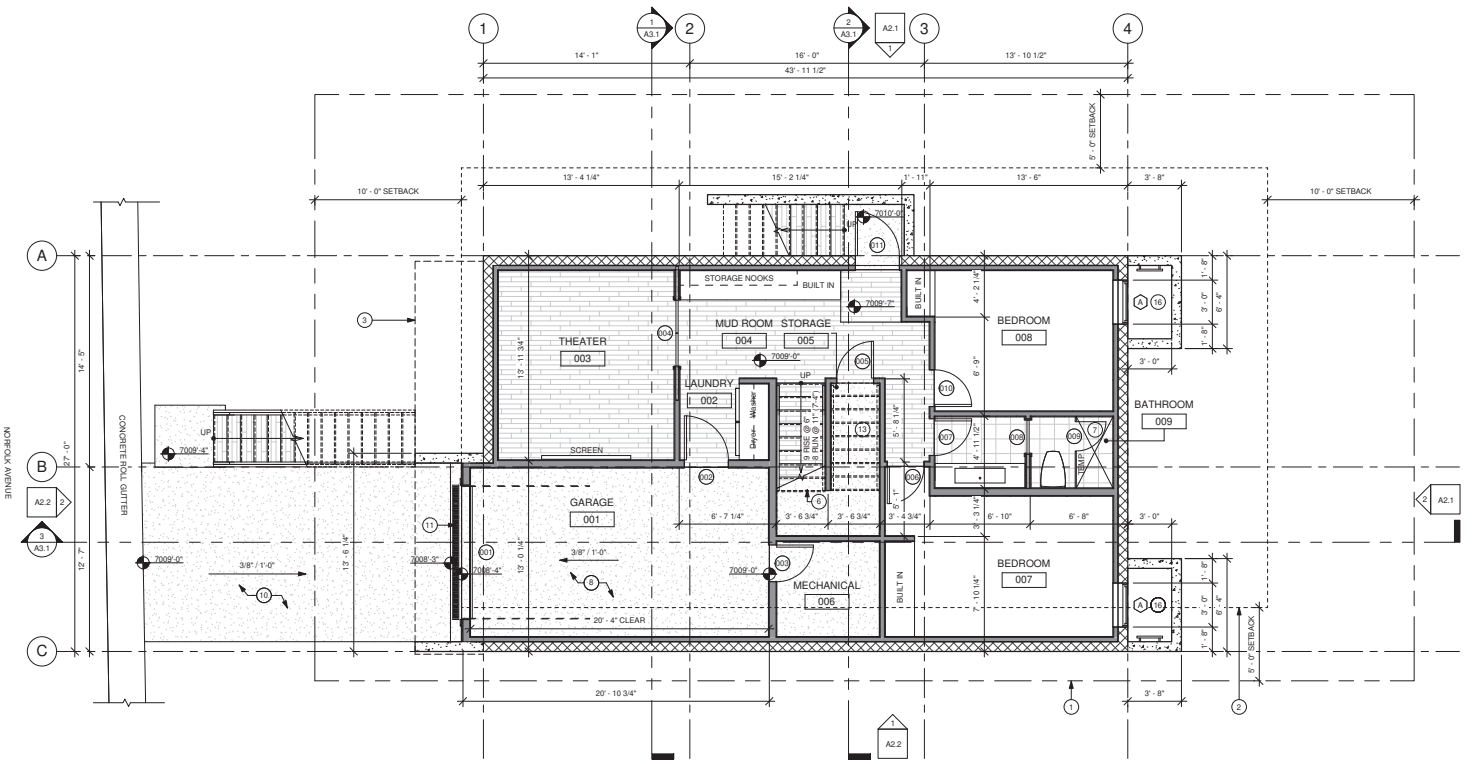
SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

DATE:
April 16th, 2018

PROJECT NUMBER:
-

SHEET NUMBER:
A0.2



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

NORTH

GENERAL NOTES

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

CMU WALL

2x FRAMED WALL

CONCRETE WALL

1. EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-19 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

KEY NOTES

1. PROPERTY LINE
2. SET BACK LINE
3. DASHED LINE INDICATES ELEMENTS ABOVE
4. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
5. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
6. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
7. 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
8. 5/8" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
9. 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
10. 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
11. SLOTTED GALVANIZED STEEL GRATING DRIVEWAY SLOT/TRENCH DRAIN W/ CAST IRON GRATES
12. DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
13. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
14. 36" HIGH WOOD RAILING TO MATCH EXISTING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4".
15. 36" HIGH WOOD GUARD RAILING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4". 4x4 VERTICAL WOOD POSTS AND END POSTS.
16. 3' CLEAR CONCRETE LIGHT WELL W/ STEEL EGRESS LADDER
17. REBUILT BRICK CHIMNEY W/ CONNECTION TO NEW MAIN FLOOR FIREPLACE
18. SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2

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945 NORFOLK RESIDENCE
945 NORFOLK AVENUE
PARK CITY, UTAH 84060

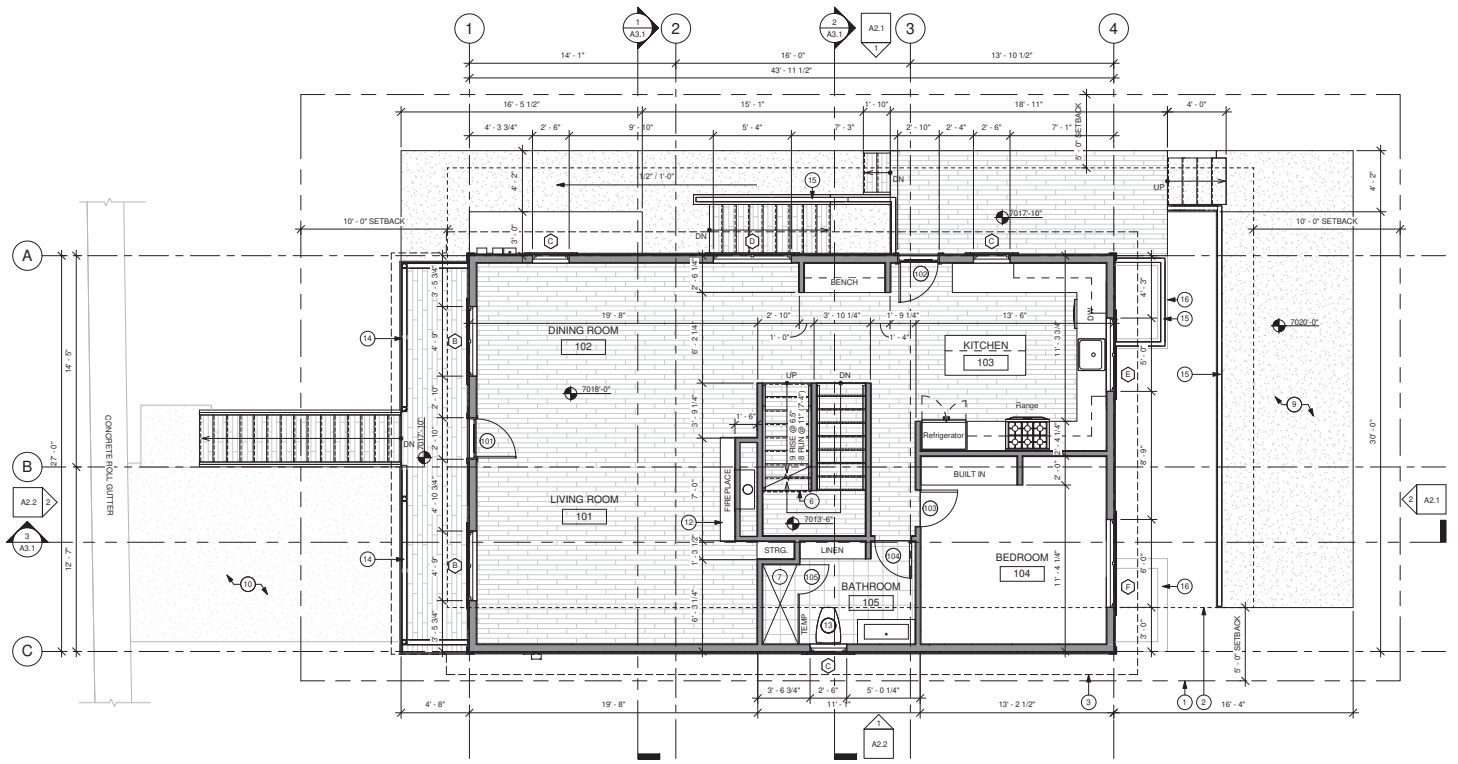
SHEET DESCRIPTION:
BASEMENT LEVEL PLAN

REVISIONS:

DATE:
April 16th, 2018

PROJECT NUMBER:
-

SHEET NUMBER:
A1.1



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

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PROJECT DESCRIPTION:
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945 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MAIN LEVEL PLAN

REVISIONS:

DATE:
April 16th, 2018

PROJECT NUMBER:
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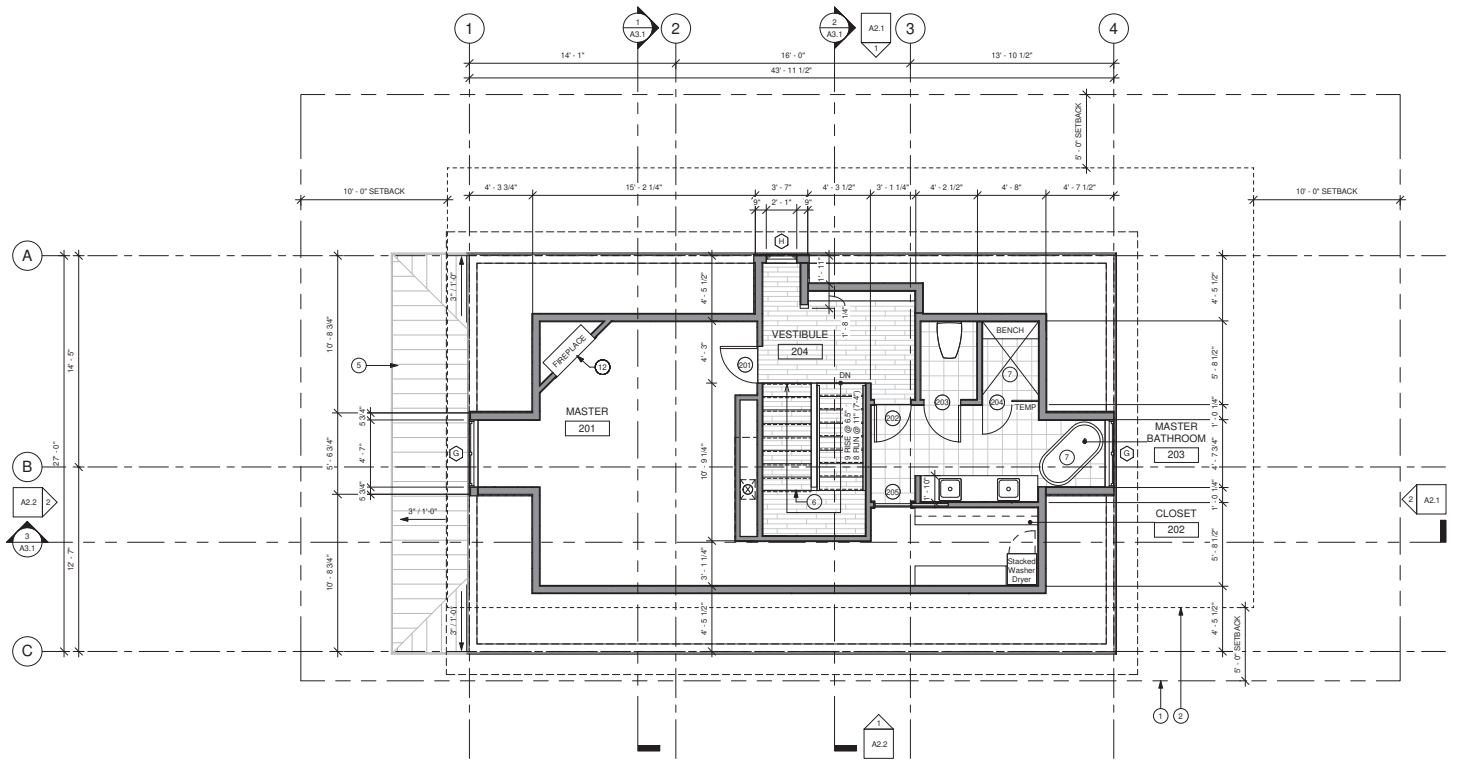
SHEET NUMBER:
A1.2



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

NORTH

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2x FRAMED WALL

CONCRETE WALL

1. EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-19 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

KEY NOTES

1. PROPERTY LINE
2. SET BACK LINE
3. DASHED LINE INDICATES ELEMENTS ABOVE
4. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
5. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
6. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
7. 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
8. 5/8" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
9. 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
10. 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
11. SLOTTED GALVANIZED STEEL GRATING DRIVEWAY SLOT/TRENCH DRAIN W/ CAST IRON GRATES
12. DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
13. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
14. 36" HIGH WOOD RAILING TO MATCH EXISTING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4".
15. 36" HIGH WOOD GUARD RAILING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4". 4x4 VERTICAL WOOD POSTS AND END POSTS.
16. 3' CLEAR CONCRETE LIGHT WELL W/ STEEL EGRESS LADDER
17. REBUILT BRICK CHIMNEY W/ CONNECTION TO NEW MAIN FLOOR FIREPLACE
18. SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2

Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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

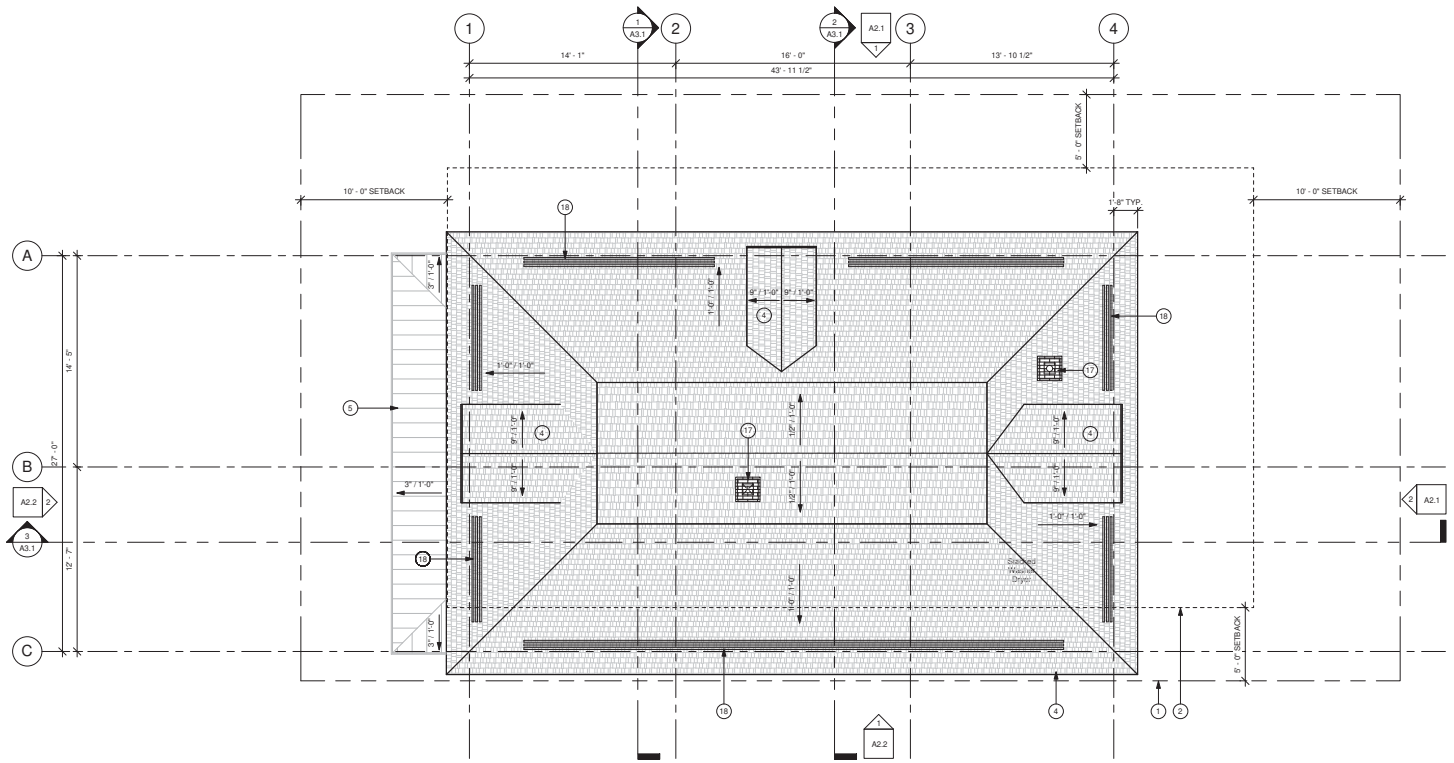
SHEET DESCRIPTION:
UPPER LEVEL PLAN

REVISIONS:

DATE:
April 16th, 2018

PROJECT NUMBER:
-

SHEET NUMBER:
A1.3



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

NORTH

GENERAL NOTES

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

CMU WALL

2x FRAMED WALL

CONCRETE WALL

1. EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-19 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

KEY NOTES

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3. DASHED LINE INDICATES ELEMENTS ABOVE
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PROJECT DESCRIPTION:
945 NORFOLK RESIDENCE
945 NORFOLK AVENUE
PARK CITY, UTAH 84060

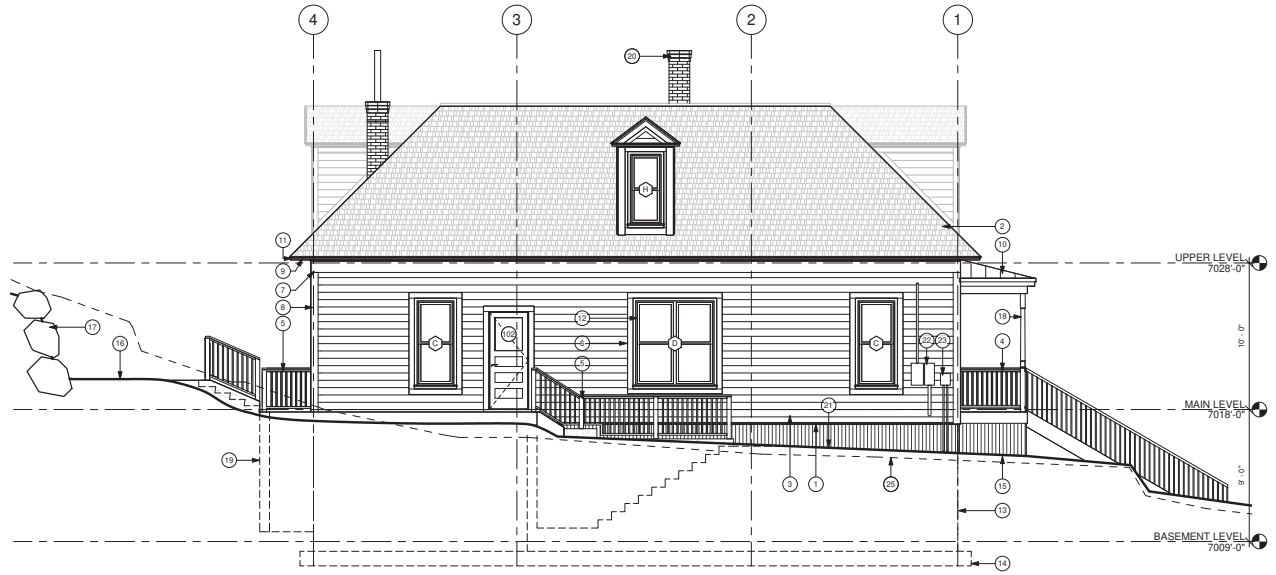
SHEET DESCRIPTION:
ROOF PLAN

REVISIONS:

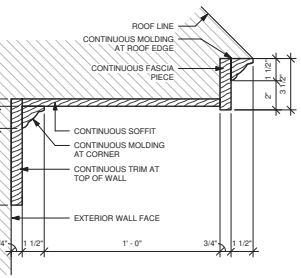
DATE:
April 16th, 2018

PROJECT NUMBER:
-

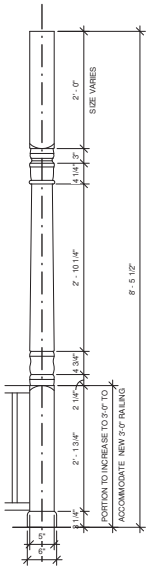
SHEET NUMBER:
A1.4



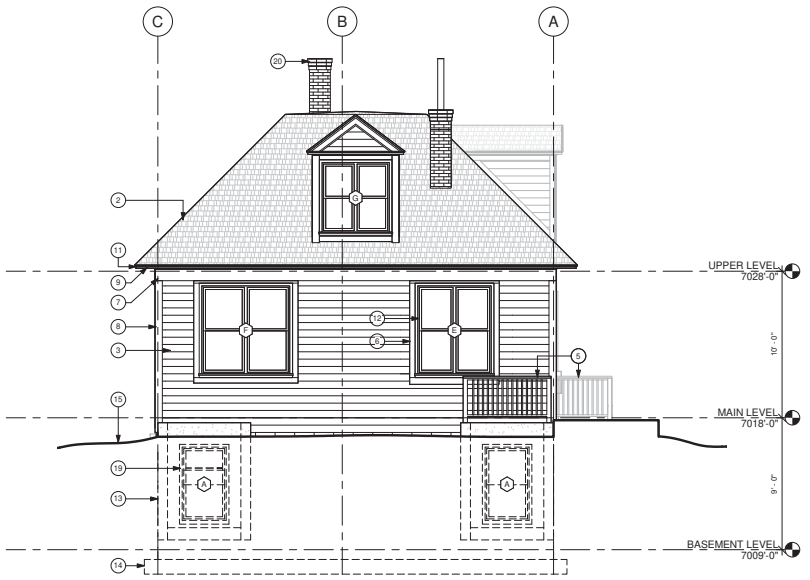
1 NORTH ELEVATION
1/4" = 1'-0"



4 HISTORIC SOFFIT TRIM
A2.1 3" = 1'-0"



3 HISTORIC COLUMN DETAIL
A2.1 1" = 1'-0"



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

GENERAL NOTES

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

KEY NOTES

1. 1x3 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING W/ TRIM ABOVE, SEE DETAIL 3/A2.2
2. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (35SF PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
3. 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING
4. 36" HIGH WOOD RAILING TO MATCH EXISTING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4".
5. 36" HIGH WOOD GUARD RAILING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4". 4x4 VERTICAL WOOD POSTS AND END POSTS.
6. 1x4 WOOD TRIM AT WINDOW AND DOOR PERIMETERS TO MATCH EXISTING, TYP.
7. 1x8 WOOD TRIM AT WALL/ROOF INTERSECTION TO MATCH EXISTING
8. 1x4 WOOD TRIM AT CORNER CONDITIONS TO MATCH EXISTING, TYP.
9. 1x WOOD FASCIA AND SOFFIT MOLDING, SEE HISTORIC DETAIL 4/A2.1
10. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
11. CONTINUOUS 1x3 BRONZE DRIP EDGE OVER FASCIA AND SOFFIT MOLDING
12. ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS TO MATCH EXISTING, TYP. - SEE SCHEDULE
13. FOUNDATIOON LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
14. FOOTING LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
15. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
16. 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
17. STACKED STONE RETAINING WALL, SEE DETAIL 2/A0.1
18. TURNED WOOD POST TO MATCH EXISTING, TYP. - SEE DETAIL 3/A2.1
19. WINDOW WELL DASHED BELOW GRADE
20. REBUILT BRICK CHIMNEY W/ CONNECTION TO NEW MAIN FLOOR FIREPLACE
21. 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE.
22. ELECTRICAL METER
23. WEATHERHEAD BOX
24. GAS METER
25. LINE INDICATES EXISTING GRADE

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

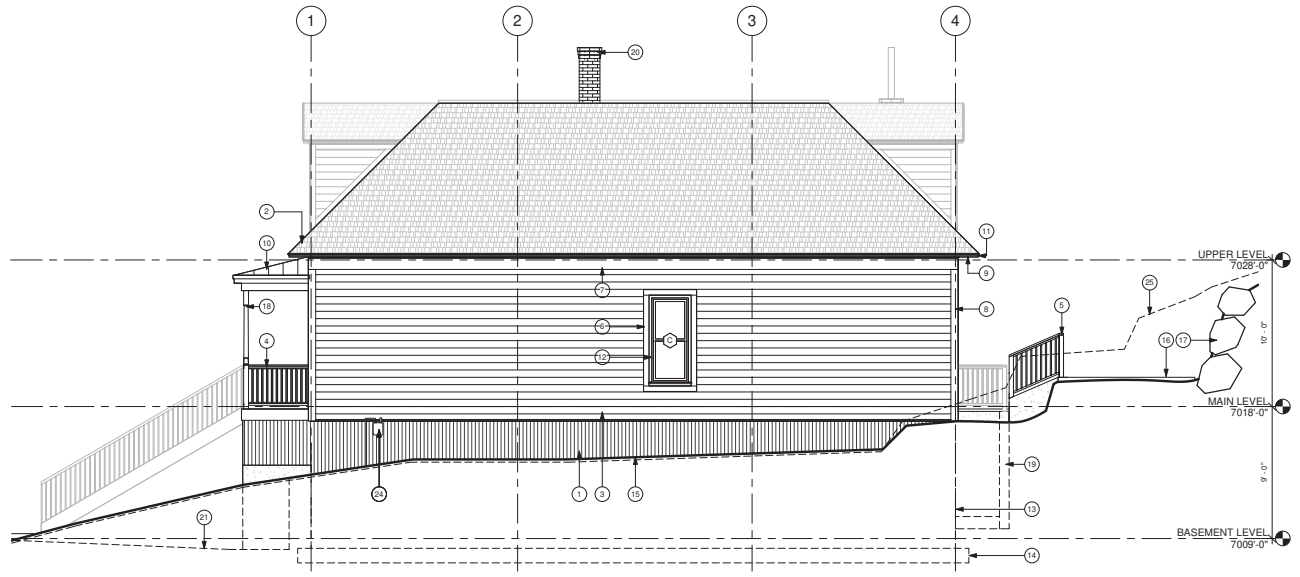
SHEET DESCRIPTION:
NORTH AND EAST ELEVATIONS

REVISIONS:

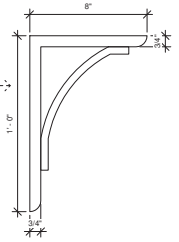
DATE:
April 16th, 2018

PROJECT NUMBER:
-

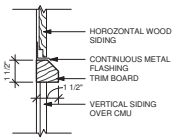
SHEET NUMBER:
A2.1



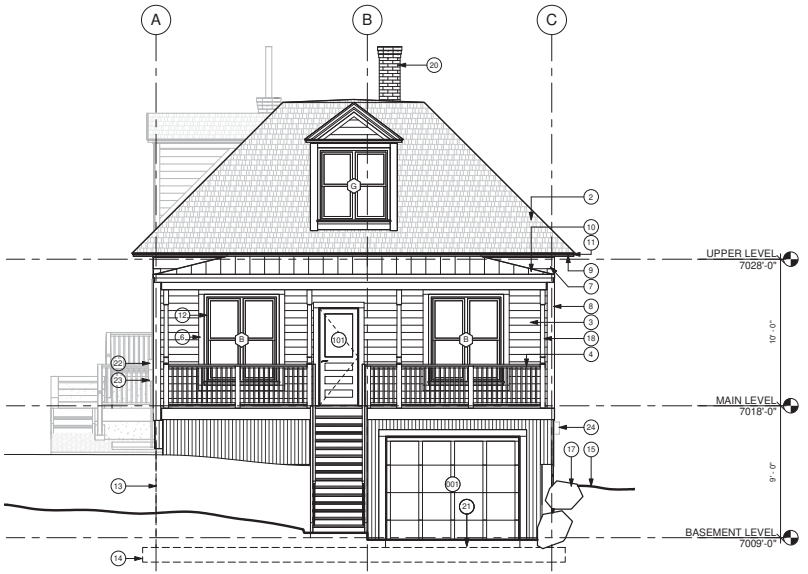
1 SOUTH ELEVATION
1/4" = 1'-0"



4 HISTORIC BRACKET DETAIL
A2.2 3" = 1'-0"



3 PLINTH/TRIM BOARD DETAIL
A2.2 3" = 1'-0"



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

GENERAL NOTES

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

KEY NOTES

1. 1x3 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING W/ TRIM ABOVE, SEE DETAIL 3/A2.2
2. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
3. 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING
4. 36" HIGH WOOD RAILING TO MATCH EXISTING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4".
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7. 1x8 WOOD TRIM AT WALL/ROOF INTERSECTION TO MATCH EXISTING
8. 1x4 WOOD TRIM AT CORNER CONDITIONS TO MATCH EXISTING, TYP.
9. 1x WOOD FASCIA AND SOFFIT MOLDING, SEE HISTORIC DETAIL 4/A2.1
10. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
11. CONTINUOUS 1x3 BRONZE DRIP EDGE OVER FASCIA AND SOFFIT MOLDING
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13. FOUNDATIOON LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
14. FOOTING LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
15. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
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18. TURNED WOOD POST TO MATCH EXISTING, TYP. - SEE DETAIL 3/A2.1
19. WINDOW WELL DASHED BELOW GRADE
20. REBUILT BRICK CHIMNEY W/ CONNECTION TO NEW MAIN FLOOR FIREPLACE
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22. ELECTRICAL METER
23. WEATHERHEAD BOX
24. GAS METER
25. LINE INDICATES EXISTING GRADE

Jonathan DeGray
A r c h i t e c t
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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

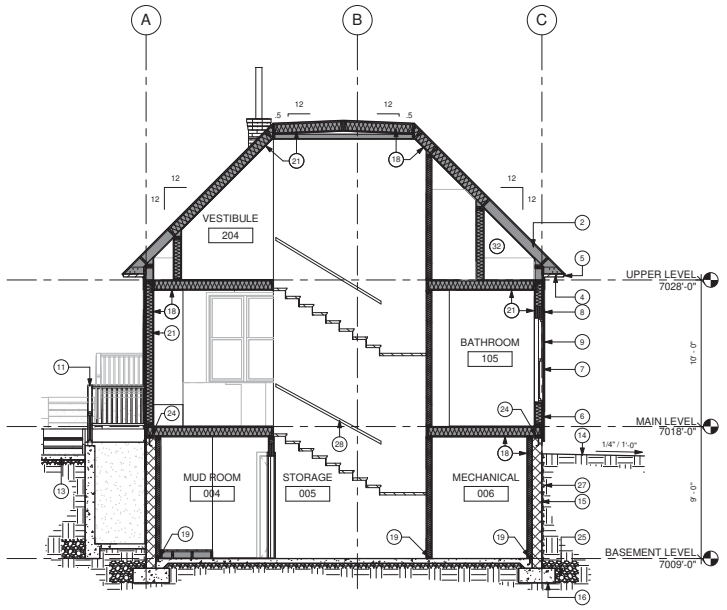
SHEET DESCRIPTION:
SOUTH AND WEST ELEVATIONS

REVISIONS:

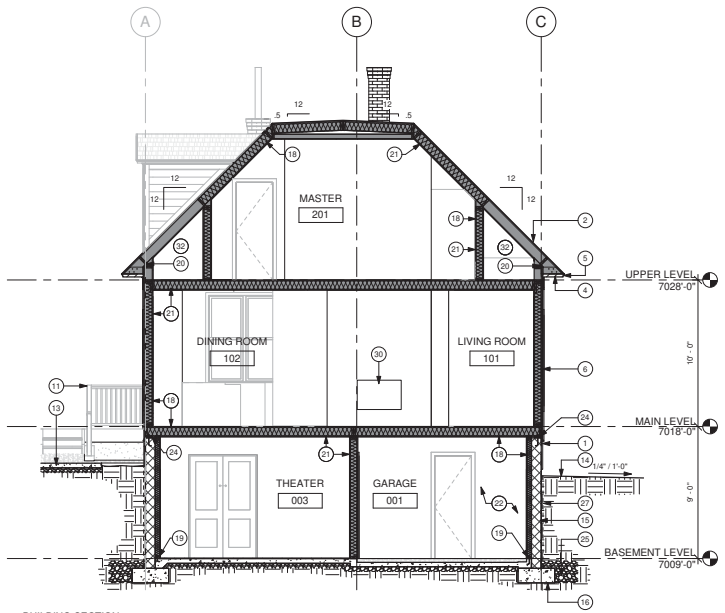
DATE:
April 16th, 2018

PROJECT NUMBER:
-

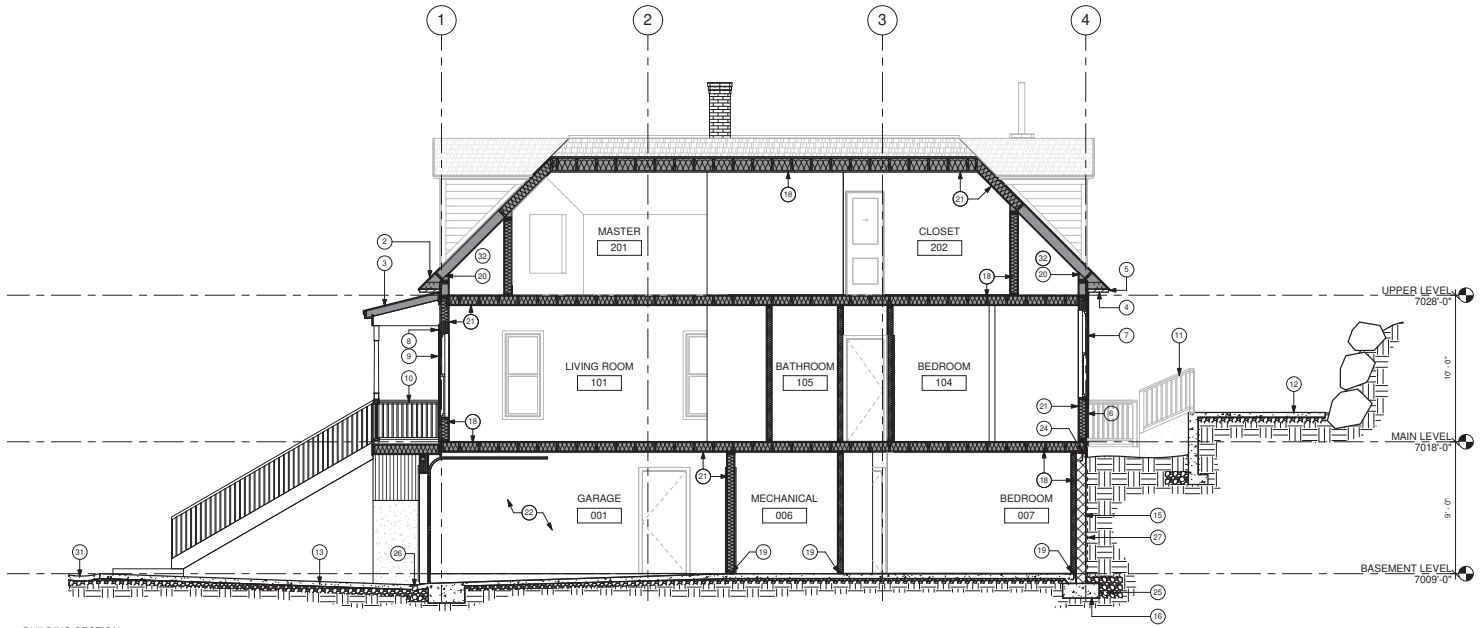
SHEET NUMBER:
A2.2



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



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



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

GENERAL NOTES

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

KEY NOTES

1. 1x3 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING W/ TRIM ABOVE, SEE DETAIL 3/A2.2
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7. ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE
8. 1x4 WINDOW/DOOR HEAD TO MATCH EXISTING - PAINTED W/ METAL FLASHING
9. 1x4 WINDOW SILL / JAMB TRIM PIECE TO MATCH EXISTING - STAINED
10. 36" HIGH WOOD RAILING TO MATCH EXISTING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4".
11. 36" HIGH WOOD GUARD RAILING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4". 4x4 VERTICAL WOOD POSTS AND END POSTS.
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13. 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE.
14. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3.
15. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING
16. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
17. 3' CLEAR CONCRETE LIGHT WELL W/ STEEL EGRESS LADDER
18. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ BIB INSULATION R-39-TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ 7" CLOSED CELL INSULATION R-49 - TYP.
19. ALL LUMBER IN CONTACT W/ CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
20. HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
21. 1/2" GYP. BD. ON W MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
22. 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
23. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. -IRC R302.11.
24. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CMU W/ CONCRETE FILLING, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL BE 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
25. 4" PERF. DRAINAGE PIPE WRAPPED IN FILTER FABRIC IN 12" CF FREE DRAINING GRAVEL TIED INTO STORM DRAIN.
26. SLOTTED GALVANIZED STEEL GRATING DRIVEWAY SLOT/TRENCH DRAIN W/ CAST IRON GRATES
27. DRAINAGE MATT ON WATERPROOF MEMBRANE
28. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES AND DETAILS SEE SHEET A5.1
29. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS
30. DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS
31. CONCRETE ROLL GUTTER
32. ATTIC SPACE

Jonathan DeGray
Architect
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Tel. 435-649-7262, E-mail: degrayarch@qwestoffice.net

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

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

DATE:
April 16th, 2018

PROJECT NUMBER:
-

SHEET NUMBER:
A3.1

Exhibit D

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Thad Wong for Sunshine Rose, Inc.

ADDRESS: 945 Norfolk Avenue

Park City, UT 84060

TAX ID: GAR-ALL OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ■ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Thad Wong for Sunshine Rose, Inc.

MAILING ADDRESS: 806 N. Peoria St.

Chicago, IL 60642

PHONE #: (773) 251 - 6600 FAX #: ( ) -

EMAIL: thadwong@atproperties.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: Thad Wong for Sunshine Rose, Inc.

Mailing Address: 806 N. Peoria St.

Chicage, IL 60642

Phone #: (773) 251 - 6600 Fax #: ( ) -

Email: thadwong@atproperties.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: Thad Wong for Sunshine Rose, Inc.

Mailing Address: 806 N. Peoria St.

Chicago, IL 60642

Street Address/ Legal Description of Subject Property: 945 Norfolk Ave. GAR-ALL

Signature: _____ Date: 3-8-18

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 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: FRONT YARD

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: BEFORE 1980's

Describe existing feature:

Based on the 2008 Historic Sire Form in the Historic Site Inventory, the gradual rise in the site from the street edge to the house is not the original. Based on the tax photo, the original design of the front landscaping consisted of a 30"-36" concrete retaining wall at the street holding back a more or less level landscaped area. The stairs to the original front porch cut through the front yard and to the street. The alterations pushed the front entrance to the side of the front porch.

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

The landscaping seems to be unrefined in any way, and has no clear delineation between features such as plantings, grass, or barriers.

Photo Numbers: 1,2,3 Illustration Numbers: ill4: A ill6: A

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: FLOORS, CEILINGS, AND ROOF STRUCTURE

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: 1896

Describe existing feature:

The main and upper level floor structure, as well as the roof structure are original from 1896. The basement level concrete slab is a new addition from the past 20 years, somewhere around the construction of the neighboring Norfolk 943 property from 1997. The main level floor is made up of 2x8 wood joists with wood sheathing above and unfinished gypsum wallboard below. The upper floor is a 2x4 rough sawn wood structure with wood sheathing above and finished gypsum wallboard below. The roof structure is made up of rough sawn 2x4 wood joists under perpendicularly oriented 1x6 wood skip sheathing before the wood shakes above.

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

The 1997 basement level concrete slab contains large cracking, but nothing dramatic. The main floor structure is shored up by a new beam and (4) new columns in the basement space. The members of the main floor and upper floor are in good condition. The roof construction is in good condition, but contains no waterproof membrane.

Photo Numbers: 10,11,12 Illustration Numbers: ill1: A ill2: A ill3:A

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: HIP ROOFS AND DORMER ROOFS

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

The wood constructed, truncated hip roof along with the roofs of the gable dormers are part of the houses original construction from 1896, however it is noticeable that the roof finish material has been updated since its original construction. The original shingles have been replaced with wood shakes sometime before the 1980's. The original wood 1x fascia and soffit moldings are all intact and in decent condition. All ridge shakes are less discolored than the main roof shakes updated sometime in the 1990's. The roofs construction consists of wood shakes on 1x6 wood skip sheathing on 2x4 rough sawn joists.

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

Overall the roof is in fair condition minus the discoloring sue to aging and the exposure to the elements. The white paint on the fascia and soffit is peeling severely, but the integrity of the wood is decent.

Photo Numbers: 13,14,15,16,17,18,19 Illustration Numbers: ill4: B ill5: A ill6: B ill7: A

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: FRONT CHIMNEY

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

The front brick chimney is original from 1896 on the Historic Site Inventory. It is centered on the roof when looking from the front facade of the house and located at the top, flat portion of the roof. On the exterior it contains slight ornament at the top as it thickens with layering of brick. The front chimney is located on the interior within the dining room and terminates at an angle at the wall. It is constructed of standard brick construction.

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

The intact bricks are all in good condition on the exterior. On the interior some discolor is evident, and the chimney seems to be disconnected to any source.

Photo Numbers: 20,21,22 Illustration Numbers: ill2: B ill3: B ill4: C ill5: B ill6: C ill7: B

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: FRONT FACADE (NORTHEAST)

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

In appearance, the wall construction of the front facade has been unaltered from its original state. The original wall from 1896 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall now rests on a new CMU foundation wall built in the past 20 years, around 1997. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the front porch and its roof attach to the front of this wall.

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

Aside from peeling paint and minimal deterioration the front facade is in good condition. More deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 26,27,28 Illustration Numbers: ill2: C ill5: C

Element/Feature: SIDE FACADE (SOUTHEAST)

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

In appearance, the wall construction of the Southeast facade has been unaltered from its original state. The original wall from 1896 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall now rests on a new CMU foundation wall built in the past 20 years, around 1997. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the new wood porch and concrete stair to the basement, built in 1997, protrude from this wall.

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

Aside from peeling paint and minimal deterioration the Southeast facade is in good condition. More deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 29,30,31 Illustration Numbers: ill2: D ill6: D

Element/Feature: REAR FACADE (SOUTHWEST)

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

In appearance, the wall construction of the rear facade has been unaltered from its original state. The original wall from 1896 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall now rests on a new CMU foundation wall built in the past 20 years, around 1997. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows.

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

Aside from peeling paint and minimal deterioration the rear facade is in good condition. More deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 32,33,34,35 Illustration Numbers: ill2: E ill7: D

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 WALLS

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: 1997

Describe existing feature:

Based on the Historic Site Form the original foundation was made up of “battered concrete piers”. Since then the basement has been dug out and a new CMU foundation has been put underneath the existing house for a more substantial foundation. Along with the new CMU foundation came new concrete footings and slab on the basement level.

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

The integrity of the CMU foundation wall is good, but a decent amount of efflorescence is evident especially at the bottom of the wall where the foundation meets the slab.

Photo Numbers: 39,40,41 Illustration Numbers: ill1: B

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: FRONT PORCH

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: 1990's

Describe existing feature:

The Front Porch has had some significant alterations throughout the 20th century. As seen in the tax photo dating to the early 1900's the railing consists of a latticed design with more ornament at the tops of the columns as well as a centralized stair to the street. In 1983 the railings were absent as well as the front stair and ornament. Only the columns and new side stair are evident. The picture from 1995 and 2006 show a new 1x vertical railing with 2x top and bottom rails and a side stair. According to this evidence the only portion of the porch that is original is the columns, the decking, and the hip roof shape. The current, all wood porch is made up of painted white wood columns, railing and trim, a wood decking with 2x8 joists below, and a hipped roof with new wood shakes above.

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

The deck is currently sagging substantially toward the street. Peeling paint and deterioration to the bottom of the columns is evident. Deterioration to the trim pieces on the underside of the roof as well as the ceiling of the roof is apparent. A central sag in the roof near the two central columns shows significant loss of integrity to the structure of the roof.

Photo Numbers: 42,43,44,45 Illustration Numbers: ill2: F ill4: D ill5: D ill6: E

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: ALL SYSTEMS

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: 1997

Describe existing feature:

The central heating system appears to be from the past 20 years when the new basement/foundation was done. The water heater too is from the same addition, but the original water heater is located in the main level bathroom, but not functional. All of the electrical fixtures and switches seem to be in the original locations from 1986, but some fixtures were updated from the originals.

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

All mechanical systems, utility systems, service equipment, and electrical equipment will be replaced and relocated.

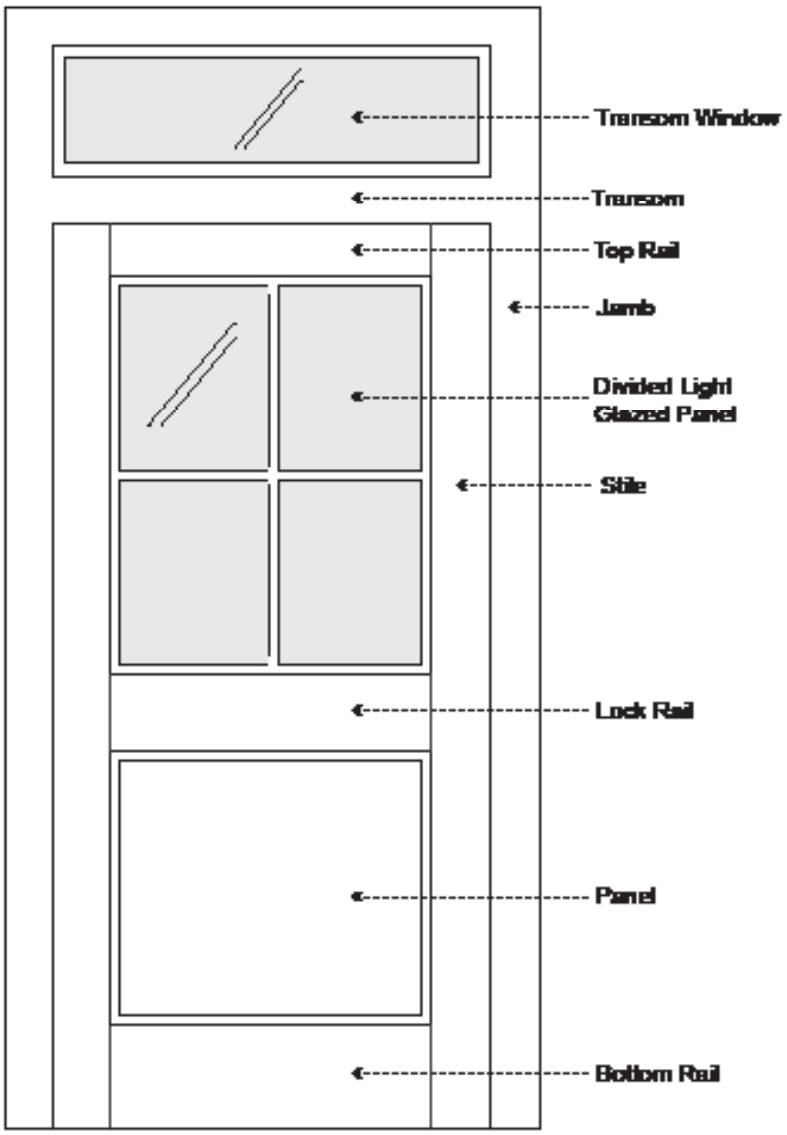
Photo Numbers: 46,47,48,49,50,51,52,53 Illustration Numbers: ill1: C,D ill2: G,H,I ill4: E ill6: H

9. Door Survey

Basic Requirements

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

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



Door Survey Form

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

Number of historic doors on the structure: 2

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 3

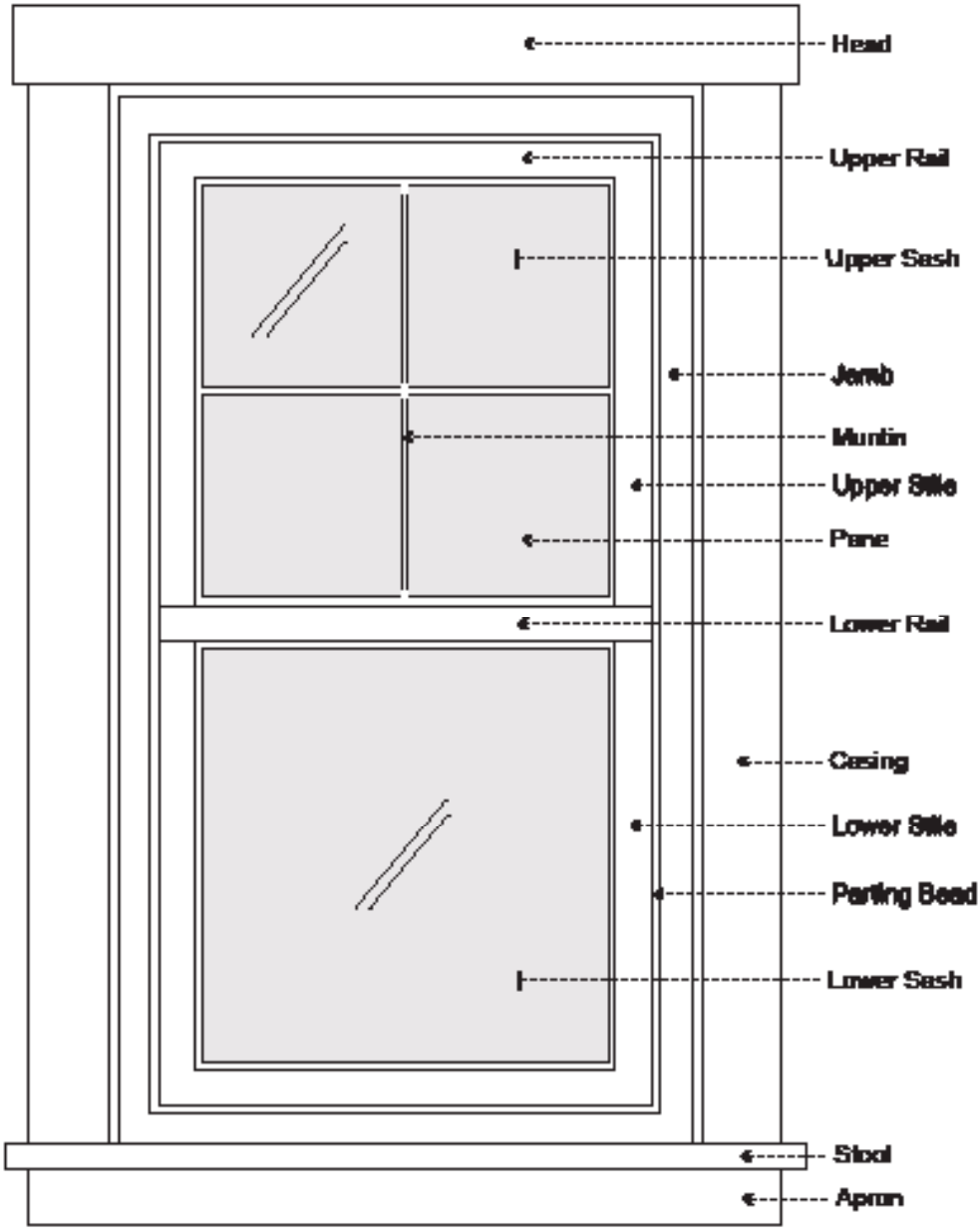
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair FAIR	The front door is in fair condition with deterioration	54,55,56	YES
2	Good FAIR	The rear door is in fair condition with deterioration at the bottom panels and bottom rail.	57,78	YES
3	Fair GOOD	The new basement entry door is of hollow metal and in good condition.	59	NO
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



Window Survey Form

Total number of window openings on the exterior of the structure: 12

Number of historic windows on the structure: 12

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: 12

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	Deterioration of stool. Possibly inoperable.	60	YES
2	Fair	Deterioration of stool. Possibly inoperable.	61	YES
3	Fair	Deterioration of stool. Rotting on Lower rail. Lower and upper stiles in poor condition. Possibly inoperable.	62	YES
4	Fair	Deterioration of stool, apron, jamb, stiles, and rails. Possibly inoperable.	63	YES
5	Fair	Deterioration of stool and apron. Detached interior rails. Possibly inoperable.	64	YES
6	Fair	Deterioration of head and stool. Possibly inoperable.	65	YES
7	Fair	Deterioration of stool. Possibly inoperable.	66	YES
8	Fair	Stool half missing. Possibly inoperable.	67	YES
9	Fair	Almost no paint. Possibly inoperable.	68	YES
10	Fair	Deterioration of stool and apron Lower rails and stiles in poor condition. Possibly inoperable.	69	YES
11	Fair	Deterioration of stiles and rails. Possibly inoperable.	70	YES
12	Fair	Deterioration of stool and apron. Possibly inoperable.	71	YES
	Fair			

11. Interior Photographs

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

Element/Feature: BASEMENT LEVEL

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: 1997

Describe existing feature:

The basement level is completely new from 1997 with new slab, foundation, and exterior entrance with concrete stairs. The space is open except for the enclosed bathroom.

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

Already signs of moisture entering the space through efflorescence in the foundation walls. The basement is unfinished.

Photo Numbers: 72,73,74,75,76,77,78 Illustration Numbers: illustration 1

Element/Feature: MAIN LEVEL

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

Everything on the interior of the main level seems to be original from 1896. Maybe some finishes have changed, but the moldings, walls, and ceilings seem unaltered. The ceilings are all 10' high. The layout is simple with (3) bedrooms on the North side of the house with the public spaces on the south side. Every room contains at least one window, some with two. The house is not currently in use as no furniture is inside and no appliances are connected.

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

The interior can definitely use some care as the floors are worn down, some finishes are peeling off, a few doors are pulled off, and all appliances are disconnected.

Photo Numbers: 79,80,81,82,83,84,85,86,87,88,89, 90,91,92,93,94,95 Illustration Numbers: illustration 2

Element/Feature: UPPER LEVEL

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

The Upper level, or attic space, has a ceiling following the pitch and shape of the roof, and low ceiling dormer window areas. The walls are all painted with the floor carpeted and the ceiling containing a wood finish. There are (2) bedrooms and a central space where the stairs come up. One bedroom faces Northeast and one faces Southwest, and both are the same size.

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

The interior can definitely use some care as floors are worn down and finishes are peeling off.

Photo Numbers: 96,97,98,99,100,101 Illustration Numbers: illustration 3

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Supplemental Sheets Supplemental Page 1 of 4

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: REAR YARD

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: N/A

Describe existing feature:

The rear of the site is much higher than the front of the site near the street. The gradual slope meets the back fence at a level estimated about 10 feet above the main level. It is thought that this gradual slope has always been part of the site as it follows the natural slope of the area. Large boulder retaining walls are thought to be in addition to the original design and added in the last 20 years.

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

The retaining wall and gradual sloping seem to be in good condition.

Photo Numbers: 4,5 Illustration Numbers: ill4: F ill6: G

Element/Feature: SIDE YARDS

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: N/A

Describe existing feature:

The Northwest facing side yard is untouched and original from 1896 containing only minimal plantings and gravel. The Southeast facing side yard contains later addition of a concrete walkway and concrete stair to the basement level. This was constructed in the last 20 years. Above the stair to the basement is a new wood deck with wood railing and stair. Also constructed in recent years. The site around it is minimally altered.

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

The added wood deck has minimal protection from the elements. The bottom of the concrete stair has no apparent drainage.

Photo Numbers: 6,7,8,9 Illustration Numbers: ill5: E ill7: D

Element/Feature: REAR CHIMNEY

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

The rear red brick chimney is original from 1896 based on the Historic Site Inventory. It is located at the Southwest corner on the exterior and within the bathroom on the main level. The chimney terminates at an angle within the wall and seems to have serviced the kitchens stove before being detached. On the exterior the chimney contains a 4” diameter galvanized metal pipe extension added in recent years.

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

Crumbling and deterioration of brick near the top of the rear chimney due to aging is apparent. The intact bricks are all in decent condition.

Photo Numbers: 23,24,25 Illustration Numbers: ill2: J ill3: C ill4: G ill5: F ill6: H ill7: E

Element/Feature: EXTERIOR WALLS (CONTINUED) NORTHWEST FACADE

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1896

Describe existing feature:

In appearance, the wall construction of the Northwest facade has been unaltered from its original state. The original wall from 1896 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall now rests on a new CMU foundation wall built in the past 20 years, around 1997. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows.

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

The Northwest facade shows significant paint peeling, but does not show any significant damage to the original wood siding. More deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 36,37,38 Illustration Numbers: ill2: K ill4: H

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
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

■ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Thad Wong for Sunshine Rose, Inc.

ADDRESS: 945 Norfolk Ave.
Park City, UT 84060

TAX ID: GAR-ALL OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

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

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.

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDRs) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by th Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

   According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

   - **Preservation**. If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
   - **Rehabilitation**. If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
   - **Restoration**. If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
   - **Reconstruction**. If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: http://www.nps.gov/tps/how-to-preserve/briefs.htm.

Site Design

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

Element/Feature: SITE

This involves: ■ Preservation ■ Restoration
□ Reconstruction □ Rehabilitation

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

The front portion of the site is to return to and replicate the conditions seen in the tax photo as close as possible, with the exception of a new driveway leading to the new basement level garage.

The Northern side yard is to be preserved.

The South side yard is to be preserved with the exception of a new wood deck from the side door and new stair leading to the new rear yard patio.

The rear yard will receive new grading to contain a new concrete patio 2'-0" above the existing main level. This will require the construction of a new boulder retaining wall.

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: STRUCTURE

This involves: ■ Preservation □ Restoration
□ Reconstruction ■ Rehabilitation

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

The existing wood framed building walls will be demolished from the interior. The existing structure will be evaluated and the building frame will be brought up to code standards. All historic material will be saved where possible.

Note: Due to existing conditions of the building structure there is no plan to lift the structure. All modifications would be in place.

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 STRUCTURE AND MATERIALS

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 roof structure is made up of 2x4 rough sawn lumber supporting 1x6 perpendicular skip sheathing with wood shingles above. Due to the poor condition of the sagging roof and lack of any waterproof membrane, the proposal aims to preserve the existing roof pitches, shape, and location 100% while rehabilitating the integrity of the materials used. The roof will be rebuilt to meet code standards.

The separate roof over the front porch will also receive a new structure and be rebuilt to meet code standards.

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: (2) BRICK CHIMNEYS

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 two brick chimneys protruding through the existing roof are in decent condition with little repair required.

The scope of work aims to rebuild the chimneys to match the existing appearance and to utilize the existing bricks. The chimneys will not be functional. At the roof line the chimneys will be structurally supported, reinforced, and in their exact locations.

Exterior Walls

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

Element/Feature: EXTERIOR WALLS - MAIN LEVEL

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 four main level existing exterior walls are to remain, and reinforced from the interior. All historic material will be saved while the wall envelope will be updated to meet code standards. Their location will not change, nor will their bottom sills or top plates. All window and door locations are to remain

Element/Feature: EXTERIOR WALLS - UPPER LEVEL

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 upper level exterior walls consist of the dormer window wing walls. The walls will all remain in their place and receive reinforcing from the interior. All historic material will be saved while the wall envelope will be updated to meet code standards.

Foundation

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

Element/Feature: FOUNDATION

This involves: ■ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The existing CMU foundation walls are to be maintained, but receive new interior 2x4 furring walls. The proposed basement level drops the existing slab by -1'-0", from 7010'-0" to 7009'-0", which may require these foundation walls to drop with them. Further investigation will take place during construction, however no structural integrity is to be sacrificed. Since these foundation walls were built in 1997, there would be no historic alterations.

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: FRONT 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 Norfolk facing front porch is to be minimally altered. All alterations are due to required improvements such as increasing the handrail to 3'-0" tall and making the spacing in the verticals less than 4" wide. The new garage door will meet the face of the front porch, rather than the existing porch meeting only the ground, risking deterioration. A new centralized staircase will be added to the front of the porch, rather than the shared entrance currently being used along with Norfolk 943. All of the members of the existing front porch are to be replicated to match the current appearance, but with newer, and treated materials.

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: MAIN LEVEL 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:

The front door, door 101 (See design application set), and side door, door 102 (See design application set), will be replicated. The existing single pane glazing will be replaced with insulated, low-e tempered glass. All railings and paneling will be replicated, but with more protective measures.

Element/Feature: BASEMENT LEVEL 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:

Door 012 (See design application set), a metal door from the recent construction of the basement will be replaced with a new wood door to match doors 101 and 102. Door 001 is a new garage door opening through the existing CMU foundation wall.

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 window locations are to be maintained with the exception of the (3) rear windows. This windows will be removed to make way for (2) larger windows to match the existing double hung appearance used on the house. All of the remaining windows will be replicated and updated to code. (2) new openings in the basement CMU wall will allow for (2) new double hung windows to match the existing windows. (See design application set)

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: MECHANICAL SYSTEM, UTILITY SYSTEM, SERVICE EQUIPMENT & ELECTRICAL

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 MEP systems will be replaced with new equipment and located to meet the requirements of the new design.

Additions

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: 3-8-18

Name of Applicant: Jonathan DeGray

Photos: Site Design - Front Yard

Photo #1: Street Elevation w/ Front Yard

Photo #2: North Corner w/ Front Yard

Photo #3: Front Yard

Photos: Site Design - Rear Yard

Photo #4: Southwest Corner

Photo #5: Southeast Corner

Photos: Site Design - Side Yards

Photo #6: Northwest Side Yard

Photo #7: Southeast Side Yard

Photo #8: Added Wood Deck

Photo #9: Added Concrete Stair

Photos: Structure - Floors and Roof

Photo #10: Basement Level Slab With New Beam and Columns Holding Main Level Floor

Photo #11: Underside of Main Level Floor

Photo #12: Roof and Upper Floor Structure

Photos: Roof

Photo #13: Roof From Northeast Corner

Photo #14: Roof From Rear

Photo #15: Attic Space Roof Construction

Photos: Roof

Photo #16: Front Facade Dormer

Photo #17: Side Facade Dormer

Photo #18: Rear Facade Dormer

Photo #19: Underside of Soffit Molding

Photos: Front Chimney

Photo #20: Exterior w/ Front Chimney

Photo #21: Bottom Of Chimney At Interior

Photo #22: Front Chimney On 2nd Floor

Photos: Rear Chimney

Photo #23: Rear Chimney From Southeast

Photo #24: Chimney Within Bathroom

Photo #25: Disconnected Bottom

Photos: Exterior Walls - Front Facade

Photo #26: Front Facade

Photo #27: Close Up At Window

Photo #28: Close Up At Door

Photos: Exterior Walls - Southeast Facade

Photo #29: Southwest Facade

Photo #30: Southwest Facade

Photo #31: Close Up

Photos: Exterior Walls - Rear Facade

Photo #32: Rear Facade

Photo #33: Rear Facade

Photo #34: Close Up At Bottom Of Wall

Photo #35: Close Up Near Window

Photos: Exterior Walls - Northwest Facade

Photo #36: Northwest Facade

Photo #37: Northwest Facade

Photo #38: Close Up

Photos: Foundation

Photo #39: Foundation Wall From Basement

Photo #40: T.O Foundation Wall

Photo #41: View From Underneath Porch

Photos: Front Porch

Photo #42: Front Porch

Photo #43: Underside Of Porch Roof

Photo #44: Close Up At B.O. Column

Photo #45: View Underneath Porch

Photos: Mechanical Systems, Utility Systems, Service Equipment and Electrical Equipment

Photo #46: Central Heating Unit

Photo #47: Water Heater

Photo #48: Old Water Heater

Photo #49: Gas Meter

Photos: Mechanical Systems, Utility Systems, Service Equipment and Electrical Equipment

Photo #50: Thermostat Located In Kitchen

Photo #51: Central Heating Vent In Dining Room

Photo #52: Electrical Meter and Sprinkler Box

Photo #53: Electrical Panel In Basement

Photos: Doors

Photo #54: Door #1 From Exterior W/ Screen

Photo #55: Door #1 From Exterior

Photo #56: Door #1 From Interior

Photo #57: Door #2 From Exterior

Photos: Doors

Photo #58: Door #2 From Exterior

Photo #59: Door #3 From Exterior

Photos: Windows

Photo #60: Window #1 From Exterior

Photo #61: Window #2 From Exterior

Photo #62: Window #3 From Exterior

Photo #63: Window #4 From Exterior

Photos: Windows

Photo #64: Window #5 From Exterior

Photo #65: Window #6 From Exterior

Photo #66: Window #7 From Exterior

Photo #67: Window #8 From Exterior

Photos: Windows

Photo #68: Window #9 From Exterior

Photo #69: Window #10 From Exterior

Photo #70: Window #11 From Exterior

Photo #71: Window #12 From Exterior

Photos: Interior - Basement

Photo #72: Stairway to Basement From Main

Photo #73: Bathroom

Photo #74: West Corner Of Basement

Photo #75: South Corner Of Basement

Photos: Interior - Basement

Photo #76: North and West Corners Of Basement

Photo #77: South Corner of Basement

Photo #78: North Corner of Basement

Photos: Interior - Main Level

Photo #79: Living Room - 1

Photo #80: Living Room - 2

Photo #81: Dining Room - 1

Photos: Interior - Main Level

Photo #82: Dining Room - 2

Photo #83: Bedroom 1 - 1

Photo #84: Bedroom 1 -2

Photos: Interior - Main Level

Photo #85: Bedroom 2 -1

Photo #86: Bedroom 2 -2

Photo #87: Bedroom 3 -1

Photos: Interior - Main Level

Photo #88: Bedroom 3 -2

Photo #89: Kitchen - 1

Photo #90: Kitchen - 2

Photos: Interior - Main Level

Photo #91: Wash Room - 1

Photo #92: Wash Room - 2

Photo #93: Bathroom - 1

Photo #94: Bathroom - 2

Photo #95: Bathroom - 3

Photos: Interior - Upper Level

Photo #96: Upper Central Space - 1

Photo #97: Upper Central Space - 2

Photo #98: Upper Bedroom 1 - 1

Photos: Interior - Upper Level

Photo #99: Upper Bedroom 1 - 2

Photo #100: Upper Bedroom 2 - 1

Photo #101: Upper Bedroom 2 - 2

Illustration 1 - Basement Level Plan
1/8” = 1’-0”

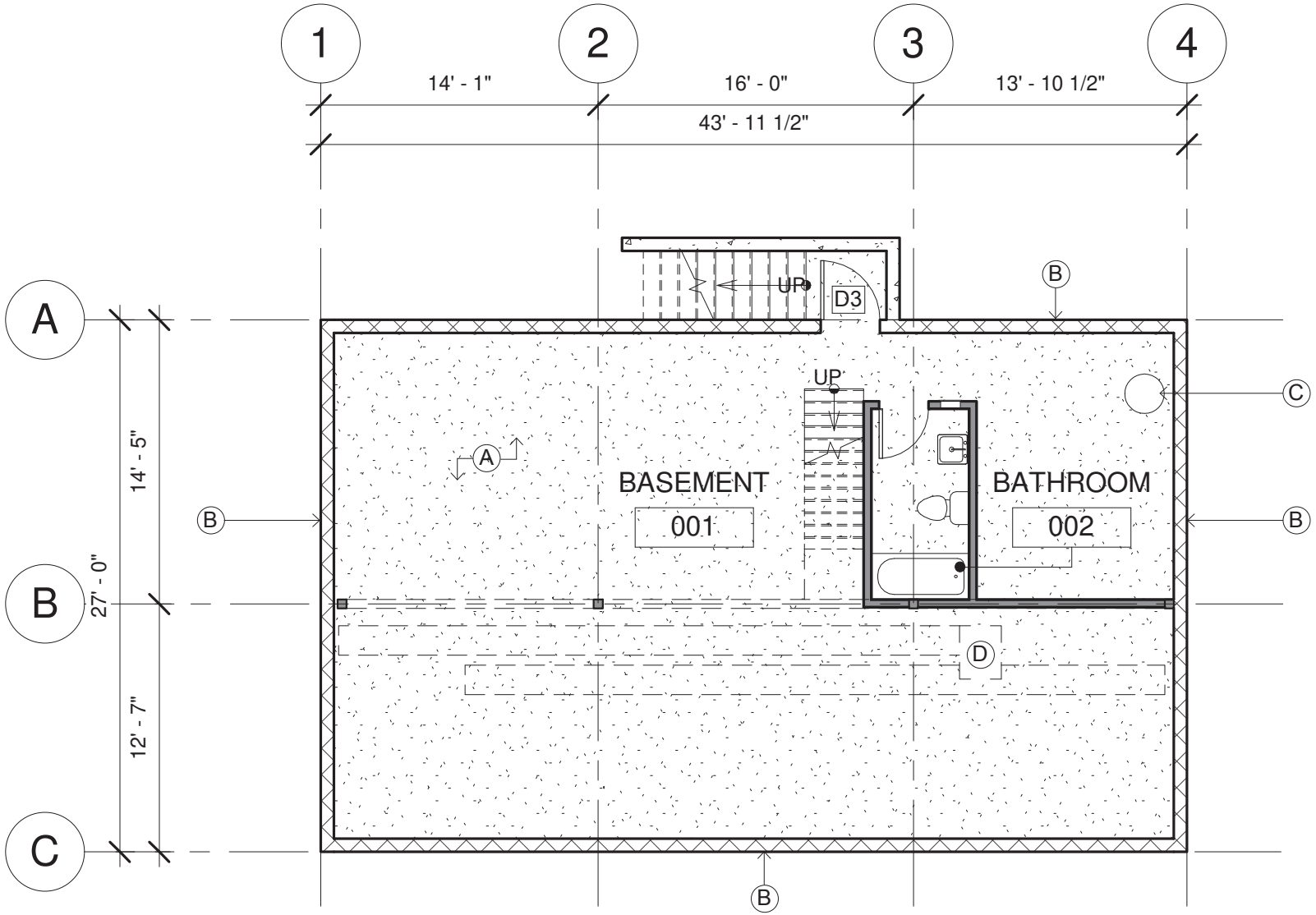


Illustration 2 - Main Level Plan
1/8” = 1’-0”

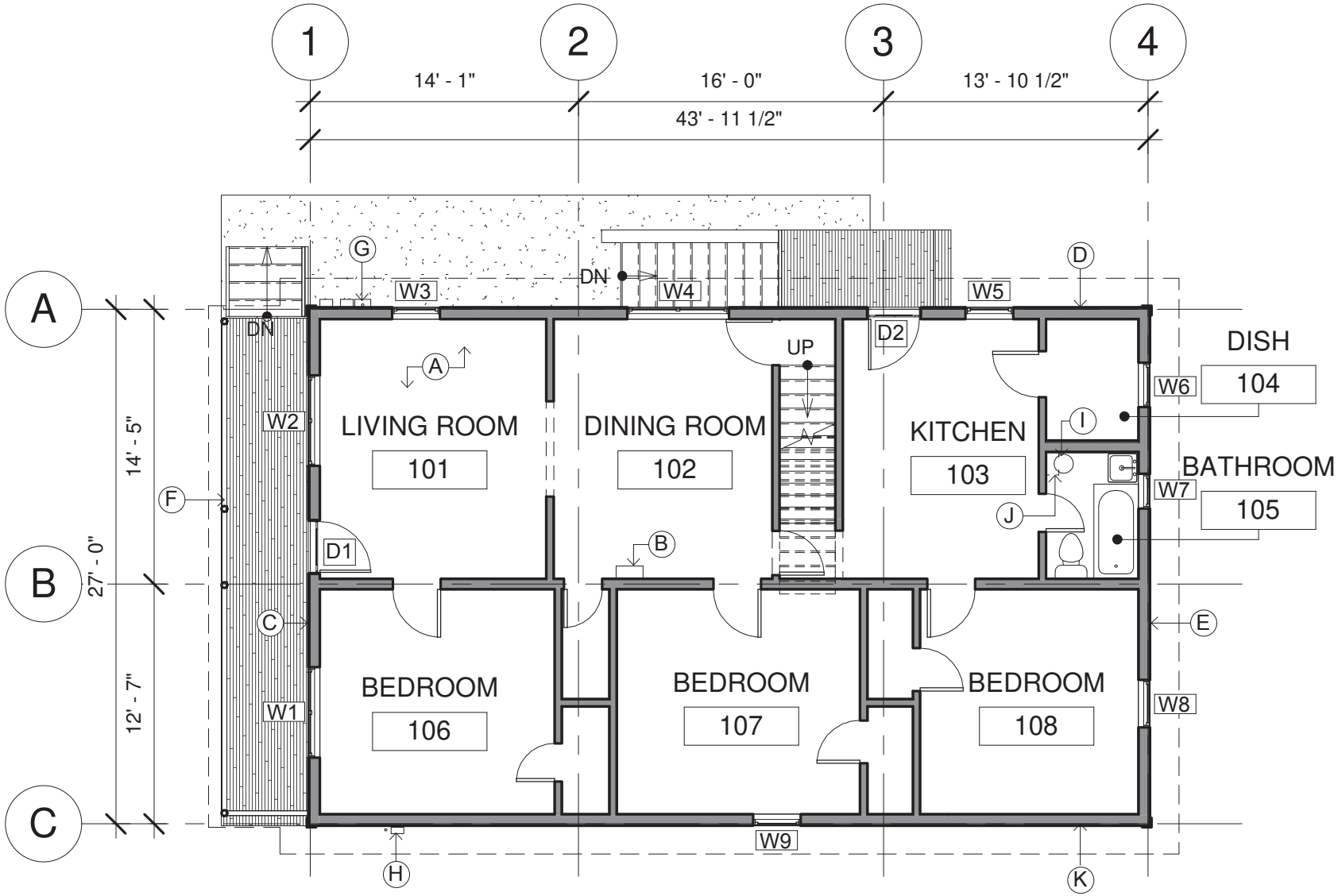


Illustration 3 - Upper Level Plan
1/8” = 1’-0”

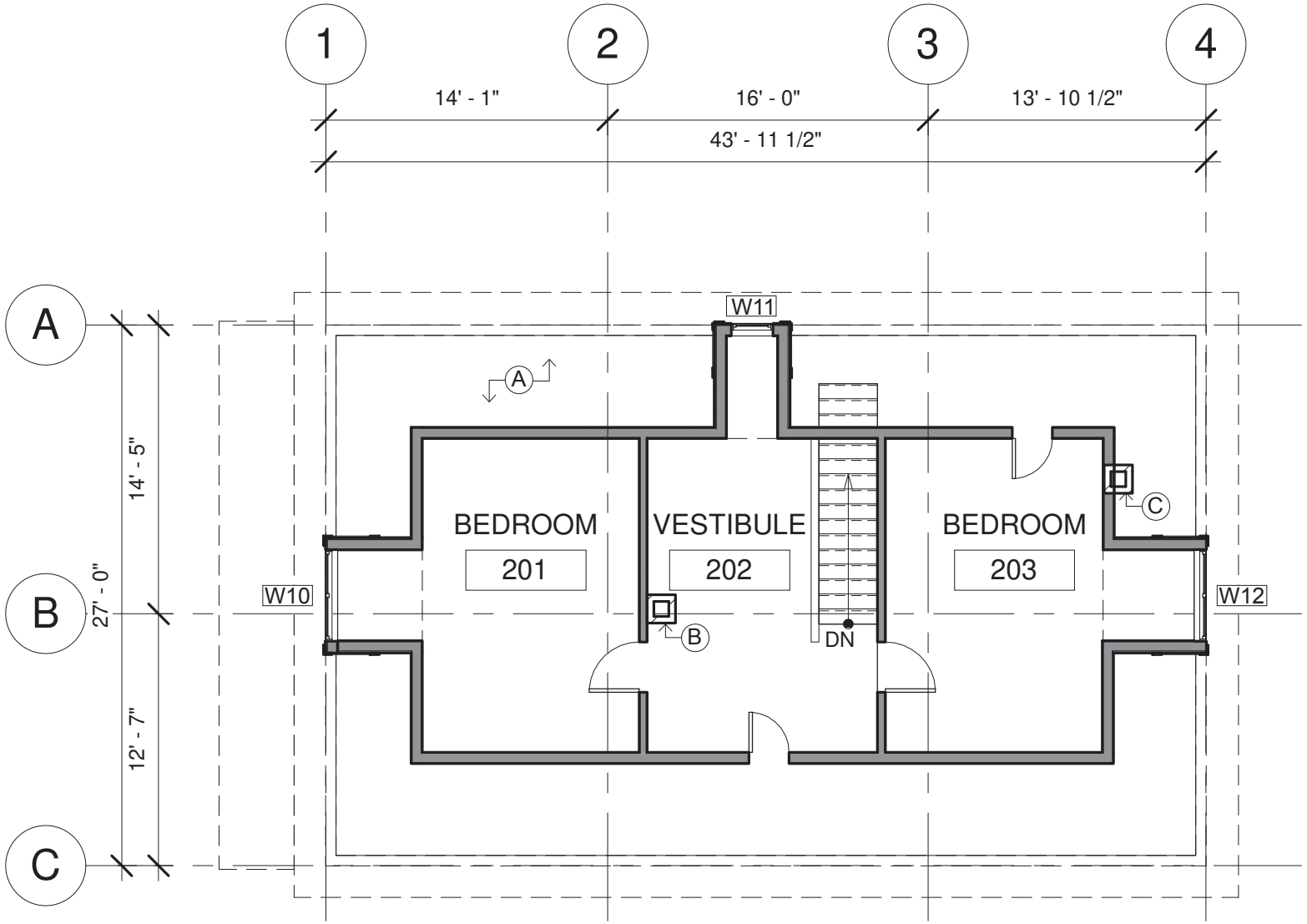


Illustration 4 - North Elevation
1/8” = 1’-0”

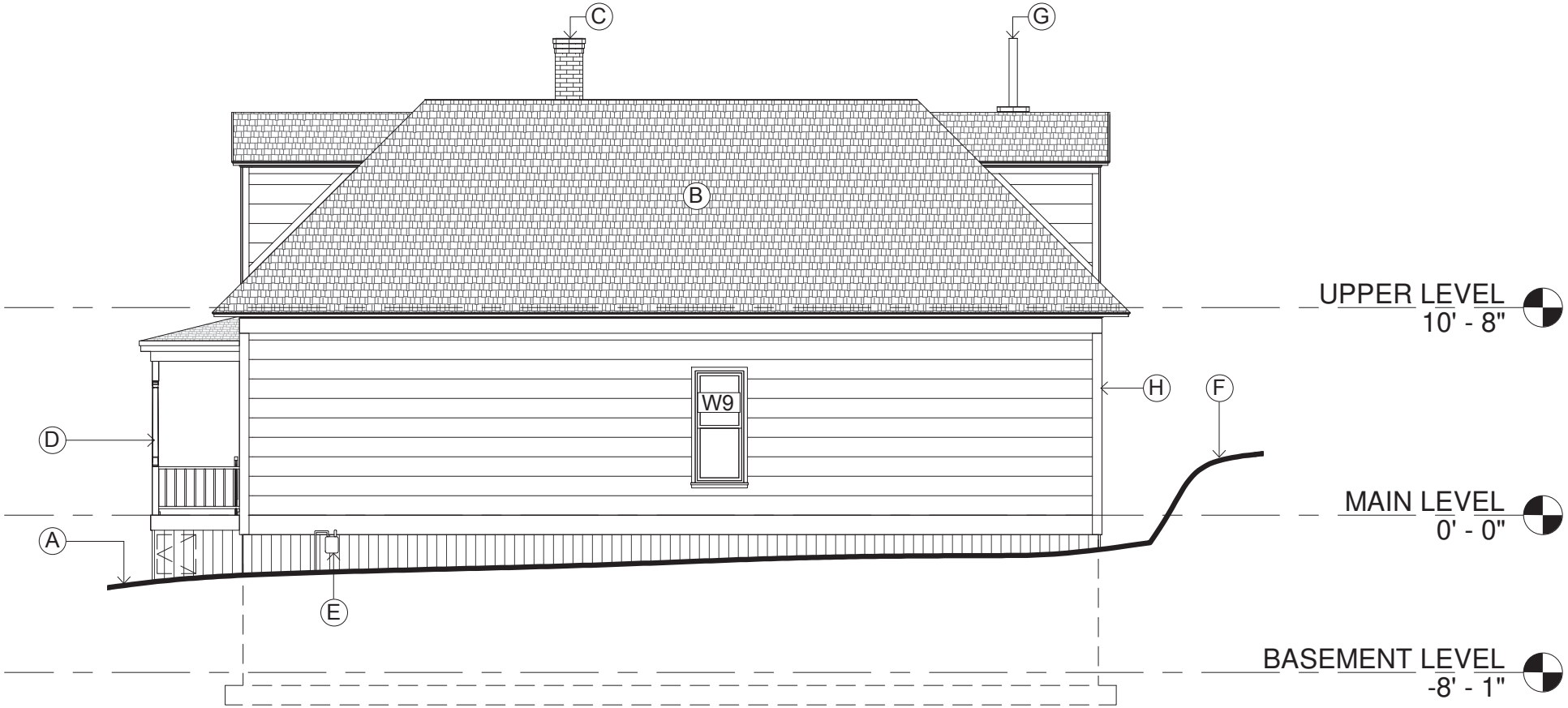


Illustration 5 - East Elevation
1/8” = 1’-0”

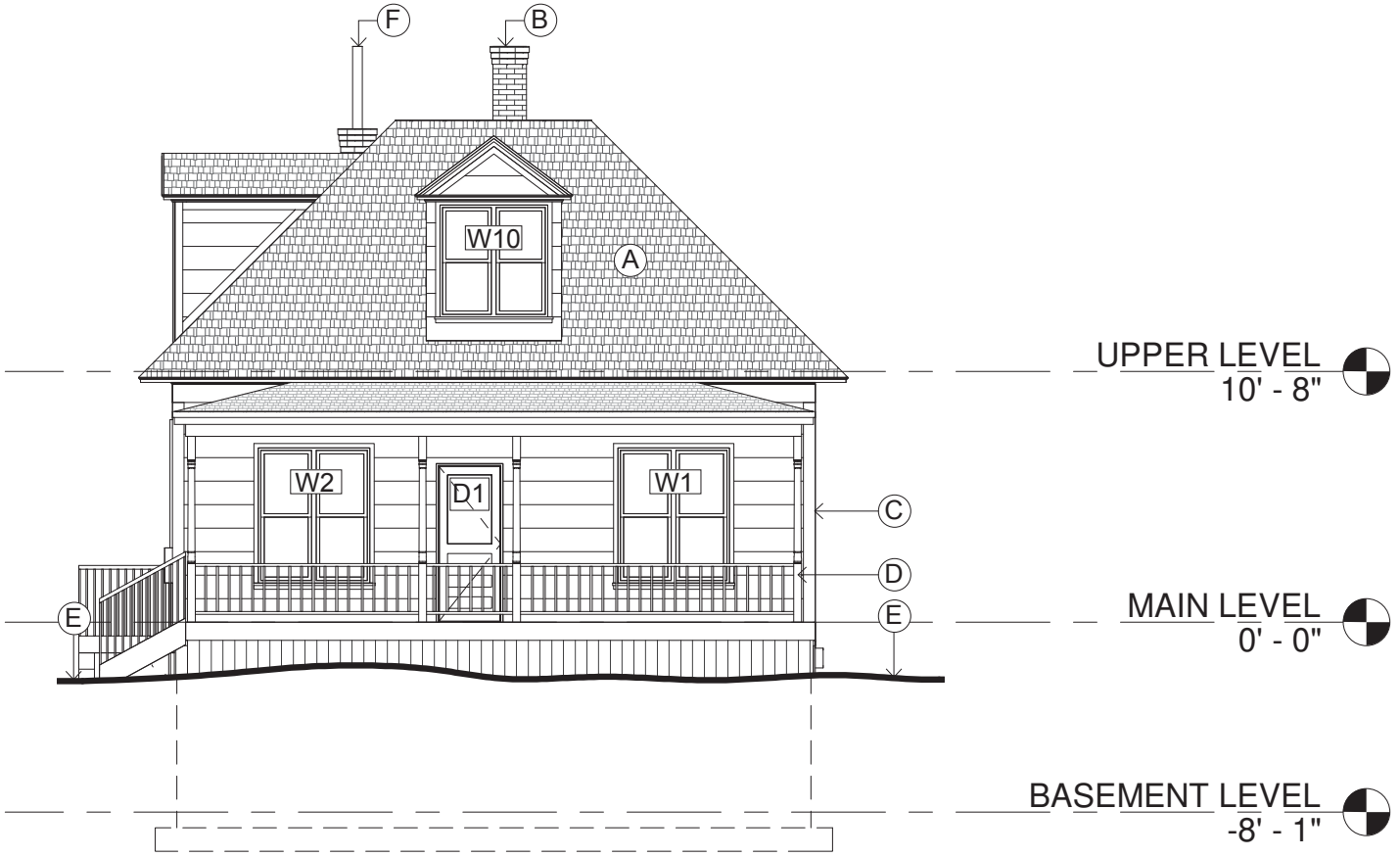


Illustration 6 - South Elevation
1/8” = 1’-0”

Illustration 7 - West Elevation
1/8” = 1’-0”

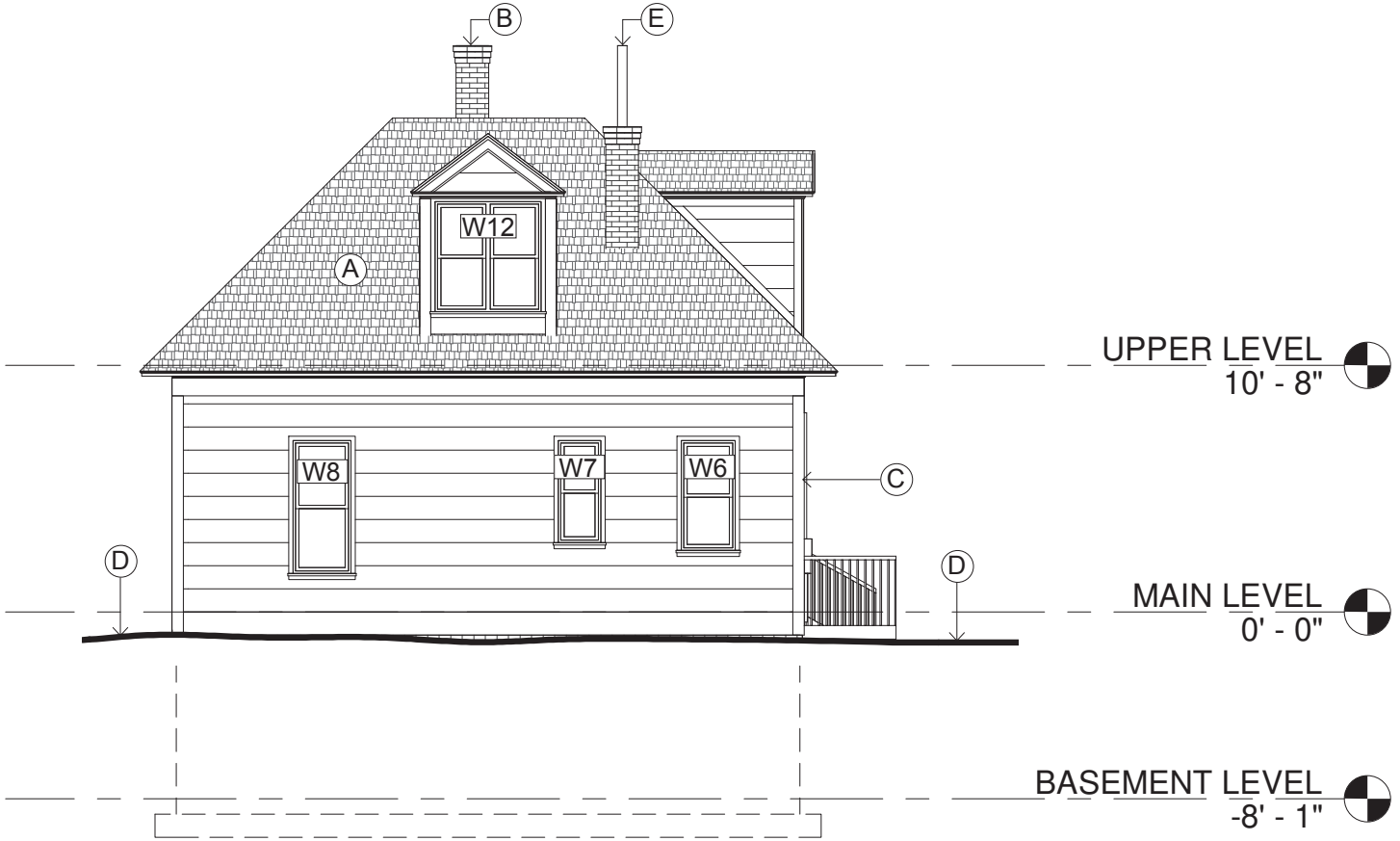


Exhibit E

945-1

Shen Engineers, Inc. Structural/Seismic Consultants
2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

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

March 23, 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 945 Norfolk Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on March 19, 2018 with the architect Jon DeGray. The conclusions on the house are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest installing new roof ridge and valley beams and installing new deeper(9 1/2" or 7 1/4") roof joists. At one area we found that the roof joists and deck sheathing were fire-burned and in really bad condition. They have to be taken out with new roof joists.

2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.

3. The existing (basement) floor joists are original 2x6 sistered with 2x8 @ 24" on center spanning 10'-0" to 12'-0. They were upgraded from the original and in good condition. The new deep LVL beams were installed in the middle of the space. They are in pretty good shape. The basement foundation walls are newly built with CMU walls. But I feel the CMU walls were not solid grouted. The wall has a lot of cracks and there are a lot of water leaking spots and lines. It's the owners/GC/Architect's call to keep them or re-build them. Our suggestion is to re-build them with reinforced concrete walls plus the new footings.

4. All the existing headers above the main floor need to be upgraded. We will review each one of them when design is available.

5. The existing exterior walls are 2x4 @ 24" on center with 1x6 planks installed horizontally. The exterior walls are all not strong enough 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.

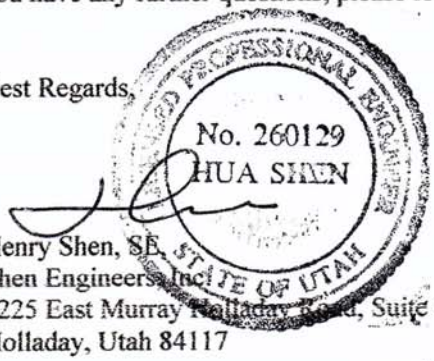
945-2

6. Most of the interior walls were built with two layers of 1x10 planks. they need to be torn down and be built with new 2x4 wood stud walls.

7. We suggest upgrading the existing building to re-sheathing the walls and lifting and moving the whole house for new concrete footing and foundation walls.

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

Exhibit F

PARK CITY SURVEY WORKSHEET

SITE NO. SA 157

Name of site _____ Subdivision _____

Address 945 Norfolk Block 15 Lot(s) 12 & ½ 11

Owner Lawernce & Emma DeLand Present Zoning HR-1

Owner Address 5971 Lakeside Drive Salt Lake City, Utah 84121

PRIMARY STRUCTURE

View se oblique

Date of photo 2/82

Negative File 6/34

Physical description: 1½-story frame; square with hip roof; front and side dormers with gable roofs and 1/1 openings; attached porch with turned posts; 3-bay; single door; paired 1/1 windows.

Features of interest: _____

Building materials: wood Building type/style hip roof

Modifications: None to minor X Moderate _____ Major _____

Explain: Porch details missing.

Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residence Original use: residence

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example X Contributes to district X

Comment: _____

Address 945 Norfolk
Site no. _____

SECONDARY STRUCTURE(S)

Physical description:

View _____

Date of photo _____
Negative file _____

Modifications: None to minor _____ Moderate _____ Major _____
Condition: Good _____ Fair _____ Deteriorated _____
Present use: _____ Original use: _____
COMMENT: _____

HISTORICAL DATA

Date of construction/primary structure: 1890's Alterations: _____
Sources for documentation: Sanborn maps

Original owner: _____
Additional information of interest (attach lengthy histories): _____

SIGNIFICANCE OF SITE TO DISTRICT

	Significant	Contributory	Non-contributory	Intrusion
Primary structure, pre-1930		X		
Secondary structure				
Primary structure, post-1930				

Comment: _____

Form completed by: Ellen Beasley Date: April, 1982