



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
February 3, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, February 3, 2021.

NOTICE OF ELECTRONIC MEETING AND HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Historic Preservation Board members will connect electronically. Public comments will be accepted virtually as described below.

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

Exhibit A: Determination of Substantial Health and Safety Risk

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

- Statewide COVID cases and hospitalizations remain high;
- Based on metrics established by the statewide COVID-9 Transmission Index, Summit County moved to the High Risk designation on October 22, 2020; and
- Park City is a resort community continually hosting visitors from areas which may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days, and is set to expire on March 3, 2021.

Dated: February 3, 2021

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from January 6, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.REGULAR AGENDA

- 5.A. 1003 Norfolk Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the circ. 1900 Footprint and Construction of a New Addition. PL-20-04495
(A) Public Hearing (B) Possible Action
[1003 Norfolk Avenue Staff Report](#)
[Exhibit A: Draft Action Letter](#)
[Exhibit B: Existing Plans and Elevations](#)
[Exhibit C: Physical Conditions Report and Historic Preservation Plan](#)
[Exhibit D: Existing Conditions Photographs](#)
[Exhibit E: Historic Site Inventory Form](#)
- 5.B. 1128 Park Avenue - Stipulated Remand for Historic District Design Review from Board of Adjustment Appeal- Historic Preservation Board Review for Material Deconstruction – The Applicant is Proposing the Material Deconstruction of the Landmark Historic Site Consisting of Removal of Historic Material for the Proposed Restoration of the circ. 1909 Historic Cross-T Footprint. PL-20-04484
(A) Public Hearing (B) Possible Action
[1128 Park Avenue Staff Report](#)
[Exhibit A: Draft Action Letter](#)
[Exhibit B: November 18, 2020 HPB Final Action Letter](#)
[Exhibit C: Historic Site Inventory Form](#)
[Exhibit D: SWCA Technical Memorandum](#)
[Exhibit E: January 15, 2021 Proposed Plans and Elevations](#)
[Exhibit F: Historic Preservation Plan](#)
- 5.C. 901 Woodside Avenue – Historic District Design Review – Historic Preservation Board Review for Material Deconstruction – The Board Approved the Material Deconstruction of the Landmark Historic Site on August 7, 2019. The Applicant has Revised the Proposed Material Deconstruction of the Foundation for Construction of a Basement Addition and Garage. PL-18-04030.
(A) Public Hearing (B) Possible Action
[901 Woodside Avenue Staff Report](#)
[Exhibit A: Draft Action Letter](#)
[Exhibit B: August 7, 2019 Historic Preservation Board Final Action Letter](#)
[Exhibit C: SWCA Memorandum](#)
[Exhibit D: August 7, 2019 Historic Preservation Board Approved Plans](#)
[Exhibit E: December 28, 2020 Revised Proposal](#)

- 5.D. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address Shared Driveways and Common Parking Structures within the Historic Residential Medium Density Zoning District, amending LMC Chapter 15-2.4 and LMC Chapter 15-15. (A) Public Hearing (B) Possible Recommendation to the Planning Commission on February 17, 2021 and the City Council on February 25, 2021.

[Staff Report LMC Amendment Shared Parking Structures in HRM](#)

[Exhibit A: Draft Ordinance](#)

[Exhibit B: Preservation Consultant Input](#)

6.WORK SESSION

- 6.A. Historic District Grant Program

7.ADJOURN

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

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JANUARY 6, 2021

BOARD MEMBERS IN ATTENDANCE: Chair Randy Scott, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Randy Scott, Doug Stephens, Tana Toly

EX OFFICIO: David Everitt, Deputy City Manager; Caitlyn Barhorst, Mark Harrington, Jessica Nelson

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

David Everitt introduced himself to the Board, and noted that the Building, Planning, Engineering, and Economic Development Departments are within his portfolio in the City. Mr. Everitt stated that he will be sitting in as the interim Planning Director until the new Planning Director comes on Board February 1st.

Determination of the Health and Safety Risk under the OPMA

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

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

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

Chair Scott read from Exhibit A, Determination of Substantial Health and Safety Risk. On January 6, 2021, the Board Chair determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code Section 52-4-207(4) requires this determination and the facts upon which it is based, which include Governor Herbert declared a Covid-19 State of Emergency on November 8, 2020. Summit County has extended its emergency declaration and public health emergency declaration through January 8, 2021. Statewide Covid cases and hospitalizations are increasing.

This determination is valid for 30 days and is set to expire on February 6, 2021.

Dated January 6, 2021.

Election of Board Chair

Board Member Lola Beatlebrox nominated Randy Scott as the HPB Chair for one year. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

ROLL CALL

Chair Scott called the meeting to order at 5:08 p.m. and noted that all Board Members were present.

ADOPTION OF MINUTES

Planner Beatlebrox referred to page 7, second paragraph, and changed the word sight to correctly read **site**.

Chair Scott referred to the first page of the Minutes and noted that after they had elected him as Chair Pro Tem for the meeting, the next item was Roll Call. The Minutes reflect that it was Chair Stephens who opened the meeting, but it should actually read **Chair Scott**.

Chair Scott referred to the public notice which indicates that Chair Scott read the public notice; however, it then says that Chair Stephens read exhibit A. He corrected to the Minutes to accurately reflect that Chair Scott read Exhibit A.

Board Member Stephens concurred with the corrections stated by Chair Scott.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of December 2, 2020 as corrected. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

No eComments were submitted and no hands were raised on Zoom.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Caitlyn Barhorst announced that February 12, 2021 would be her last day with the City. Her position will be posted soon, and that recruitment will start as soon as possible. If the Board members had questions, they should email her. Planner Barhorst expected to be at the HPB Meetings in January and February.

The Board members were sorry that Caitlyn was leaving. Board Member Beatlebrox also understood that Bruce Erickson was staying on until June, and she was surprised to hear that a new Planning Director would come on board in February.

David Everitt stated that Mr. Erickson had set June as the limit for how long he was willing to stay. However, since they were able to hire someone rather quickly, Mr. Erickson was comfortable making the transition sooner.

Mr. Everitt stated that Caitlyn Barhorst has been an asset to the Planning Department, as well as for preservation in the City, and he was sorry to see her leave.

Chair Scott stated that in her short time with the City, he has been impressed with Caitlyn's progress and how much she learned. Everyone he talks to that has been involved with Caitlyn always have positive things to say. Chair Scott thanked her for all she has done.

CONTINUATIONS – (Public hearing and continue to date specified)

- 5.A. 1003 Norfolk Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the circ. 1900 Footprint and Construction of a New Addition.
(Application PL-20-04495)

Planner Barhorst noted that this item was also continued at the last meeting. She has been trying to work with the applicant and the holidays made it difficult to schedule onsite visits to get more clarification about the project. She requested that the Board continue this item to February 3, 2021.

Chair Scott opened the public hearing. No eComments were submitted and no hands were raised on Zoom. Chair Scott closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE 1003 Norfolk Avenue to February 3, 2021. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

WORK SESSION

Open and Public Meetings Act Training

City Attorney Mark Harrington showed a video clip from the movie A Bridge of Spies to begin his Open and Public Meetings Act training. He explained that he shows this clip because the challenges with the Open and Public Meetings Act is that the rules are written for guarantee of an open and public process. Mr. Harrington stated that this can be particularly difficult in a small town because public officials are approached at the supermarket, they overlap one another at parties, or they run into people at social or athletic outings. Part of being a public official in a small town is having that contact.

City Attorney Harrington stated that very seldom will someone deliberately hide communication with the public or commit a deliberate criminal act. More often, it is someone who tells a white lie or did not think the rules apply to a particular situation. Some are surprised when they find that the rules apply to their neighbor talking to them about a specific issue because their role is to listen to the people they represent. Mr. Harrington stated that sometimes a public official will convince themselves that a higher purpose or a higher good justifies ignoring this bureaucratic rule. Mr. Harrington stated that the point of the video he showed is that the Board is expected to follow the rules.

City Attorney Harrington stated that the basic principle is that the Board is appointed to represent the public and they should conduct their business publicly. He remarked that because 95% of the HPB business is administrative, nearly all of their business should be done solely in an HPB meeting. However, when the Board is in a legislative capacity such as reviewing code amendments or design guidelines for changes, they can talk to each other one on one; but not as a quorum, or they can talk to the public outside of a meeting. Otherwise, the HPB should conduct their business in a formally noticed meeting.

City Attorney Harrington presented a few of the slides that were included in the Staff report. Mr. Harrington reiterated that the general spirit of the Act is that all business is conducted at the meeting in public. He pointed out that due to the pandemic, the State and the City took special steps to enable virtual meetings. The full set of rules for was listed in the Staff report and he encouraged the Board to read them.

City Attorney Harrington outlined the basic. A quorum constitutes a meeting, which is a simple majority of the Board. He noted that if enough Board members attend a social event, that would constitute a quorum, they can all socialize as long as they do not talk HPB business or congregate together. Mr. Harrington stated that it is a two-part issue. One is the convening a majority of Board

members, and the second is having a discussion of something they have authority over.

City Attorney Harrington showed another slide which provided another example of serial discussions outside of a meeting. Whether they run into each other collectively, or if the Board members have a chain of calls or communicate in a group email about an HPB matter, those are all violations of the Act. He particularly cautioned against using email and discouraged hitting "reply all" when they respond to administrative matters; especially on something substantive. They need to avoid the appearance of having a debate electronically in violation of having that discussion in a public meeting. Mr. Harrington stated that the Staff takes care of noticing and agendas. Sometimes problems occur and they have had to redo the agenda. He pointed out that they are able to change the agenda up to 24 hours before the meeting. The intent is to make sure the meeting is noticed, the public knows when and where the meeting will be held, and that they have the opportunity to participate.

City Attorney Harrington stated that electronic opportunities can also be new dangers. Electronic meetings provide the opportunity for the public and the Board to have increased participation. The danger is that electronic meetings also present more opportunities for behind-the-scenes communication. Mr. Harrington discouraged the use of chat functions. State law prohibits the Board members from texting or using electronic communications between one another during a meeting to have a private discussion off the mic.

City Attorney Harrington commented on the importance of making sure they keep their debates on the record to give the applicant and the public the opportunity to respond to any points being made. It is not that they are doing anything intentionally in secret, but the purpose is to give everyone the opportunity to hear the same information and respond if they deem appropriate. Mr. Harrington stated that if inadvertently a discussion occurs outside of the meeting or an encounter could not be avoided, it can be remedied by disclosing it at the next meeting.

Board Member Stephens understood that during a site visit they should not discuss what they are seeing with the other Board members. Mr. Harrington stated that following a site visit the Staff and the Board summarize what occurred at the site visit at the start of the meeting. Pointing to specific things and asking questions during a site visit is fine as long as it is disclosed at the meeting. The biggest concern with site visits is when the applicant tries to make their case to a Board or Commission differently than they would during a public meeting. Mr. Harrington stated that if during a site visit a Board member feels they are in a situation that crosses the line of compliance with the Open Meetings Act, they should raise the issue with the Staff or the Chair and request a different format.

They should never second-guess themselves and the Staff welcomes any questions or concerns on the spot.

Board Member Hutchings asked if the obligation to disclose a conversation applies to a member of the public. He recalled a previous site visit where a neighbor attended to make comments about the project. Mr. Harrington replied that the obligation to comply with the Act does not apply to the public. That situation would come under the ex parte contact rule. The Board should disclose that contact at the start of the meeting. A technical or procedural question does not need to be disclosed. Any conversations regarding the merits of the application must be disclosed. They should identify who it came from and the substance of the communication as though that person's comments occurred at the meeting.

City Attorney Harrington stated that most of the legal advice comes from his office and enforcement; however, in the case of the Open and Public Meetings Act, the Attorney General and the County Attorney are the primary enforcement authority. He noted that the Act is a law and a Misdemeanor Class B. If it is violated, a different government attorney could be the prosecutor. Mr. Harrington stated that if a Board member ever has a question about a situation it is always better to be proactive and seek an opinion from the City Attorney's Office.

REGULAR AGENDA

- 6.A. 316 Ontario Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Landmark Historic Site – The Applicant is Proposing Material Deconstruction Consisting of Excavating into the Hillside for the Construction of a Detached Garage Accessed from Ontario Avenue.

Planner Caitlyn Barhorst reviewed was the material deconstruction review for 316 Ontario Avenue. The proposal was to excavate into the site to accommodate a detached single-car garage to allow parking along the steep portion of Ontario Avenue for the historic structure.

Planner Barhorst presented the drawings that were submitted. She noted that the house sits at the top of the property, which then slopes down to Ontario. The proposed garage would sit at the front of the property. The applicant had obtained a variance last year to allow for the detached accessory structure at the front setback because it is not an allowed use in the zone. Similar to past projects along Ontario, the applicant was seeking to have parking and a bunker style garage.

Planner Barhorst recommended a condition of approval to require some type of green roof at the top of the structure to help retain the site character. The applicant would like to use it as a patio so it would not need to be solid green. They were looking for something that would buffer the hardscaped edge and lean towards the existing landscaping.

The Staff recommended that the Historic Preservation Board conduct a public hearing and consider approving the material deconstruction in accordance with the findings of fact, conclusions of law, and conditions of approval found in the draft action letter.

Board Member Hodgkins questioned why there was a railing on top if the Staff was proposing a green roof. Planner Barhorst understood that the intent is to have a deck or patio space on the roof. She thought railing would be required because of the height drop off. Planner Barhorst pointed out that the patio area would be further back, and the railing would be hidden behind the green roof. Mr. Hodgkins thought it looked like the patio was at the front edge of the garage. Planner Barhorst replied that the drawings showed it in the front; however, the Staff goal was to retain as much landscaping as much as possible with a strip of green roof and the patio behind it. Board Member Hodgkins thought it was much better to have the railing obscured by the line of sight. Planner Barhorst noted that once the revision comes forward, the railing may not be needed, but that will not be determined until the Staff review.

Board Member Hutchings asked for clarification of the actual historic material deconstruction in this application. Planner Barhorst replied that the definition of material deconstruction includes disassembling non-historic material. In this case the historic site is being altered drastically for the character of the site. The determination of material deconstruction was made a year ago and the applicant has been working on the application since then.

Board Member Hodgkins pointed out that the applicant was also proposing new hardscape in terms of access to the house by taking out the existing stairs and putting in new ones. Planner Barhorst remarked that the applicant was drastically changing the open space to hardscape.

Board Member Beatlebrox was not able to tell from the drawing where the set of stairs go up. Planner Barhorst indicated the driveway and noted that the stairs will be to the right of the bunker style structure excavated into the hillside, up and behind it. Board Member Hodgkins asked for the material of the garage. Planner Barhorst replied that it would be concrete.

Board Member Hodgkins commented on the Guidelines under Site Design in the Staff report. He noted that Part 1(b) talks about topography and grading. Item 2 states that the historic character should not be significantly altered by

substantially changing the proportions of the built and/or paved area to the open space. Mr. Hodgkins noted that the Staff report indicated that this complies, and he wanted to know if it complies because the applicant was granted a variance to locate the garage in front. In his opinion this changes the proportions of the built paved area to the open space. Planner Barhorst stated that the intent of the guidelines is to help mitigate as much as possible the applicant's right to develop their property. A variance was granted for the construction of the detached garage. In reviewing the Guidelines, Item 2 is where she pulled out the condition of approval to further try to mitigate the impacts of the paved area that is significantly changed. She thought the condition would provide potential mitigation to help against the visual impact.

Board Member Beatlebrox asked if there are similar garages currently on Ontario. Planner Barhorst replied that 422 Ontario at the top of Shorty stairs has a garage that was added to a historic structure. The site directly next to 316 Ontario has one but it is not historic. She noted that 422 Ontario was given a height exception because the garage is attached to an elevator shaft.

Board Member Beatlebrox asked if there was any discussion about covering the concrete with wood or siding to make it more like the clapboard. Planner Barhorst replied that it was not discussed. They used typical foundation/garages for uphill projects, which is to have a stone clad type finish or the concrete board form. Both are in the design guidelines for that kind of foundation material. Planner Barhorst stated that if there was a desire to explore another material to further mitigate the site alteration, that could be added as a condition of approval.

Board Member Hodgkins asked if the concrete is required to be colored. Planner Barhorst replied that typically they do not allow for colored concrete.

Board Member Stephens thought the concrete blended better with the natural landscaping and rock. He believed this was more of a design issue, which is out of their purview. Planner Barhorst pointed out that the driveway will be where the existing staircase is located, and where that ends is where the face of the garage will start. Due to the steepness, there will be retaining walls on either side of the garage as needed. In terms of materials, she thought either the concrete board form was appropriate or possibly stone clad. They do not want the garage to look historic because it is not historic. The concrete distinguishes the garage as an addition to the site.

Board Member Hodgkins agreed; however, there is also the piece of compatibility. The board form works, but it all depends on how good it is and how detailed it is. Mr. Hodgkins thought the success to this project was the green roof. If it is done well it will look much better than not having it.

Chair Scott opened the public hearing.

No hands were raised on Zoom and no eComments were submitted.

Chair Scott closed the public hearing.

Brad Brainard, the applicant, stated that the property to the south shown in the photograph is adjacent to his house. It is a similar principle but recessed further than his proposal. Chair Scott agreed that it this proposal is a different circumstance. Mr. Brainard remarked that another benefit was to have a place to keep the trash cans off the street.

Board Member Beatlebrox asked where Mr. Brainard parks now. Mr. Brainard replied that parking is random and wherever space is available. He commented on places where parking might be available at different times. Parking is more limited in the winter.

Chair Scott summarized that the primary area of concern for the Board is what this project will look like and feel like when it is completed, and how it will contribute or prevent taking away from the historic form of the Landmark Site. He thanked Planner Barhorst for adding the condition about greenscape.

Chair Scott asked if views are within the HPB purview. Board Member Hutchings was unclear exactly what is within their purview. In his opinion, this project does not seem to touch the historic material. Mr. Hutchings believed that adding a garage on this site would significantly change the historic view. However, if this was two separate lots and someone wanted to build a house with a garage, they could not stop them from doing it. There are new houses next to historic homes, which changes the historic landscape, and they do not stop that either. Mr. Hutchings was in complete support of the garage because it makes the home livable and it is practical; however, if the question is whether it alters or changes the historic view, the answer is yes. He was unsure house the HPB would even have a say in this matter.

Chair Stephens agreed with Board Member Hutchings. He thought this was more of an HDDR issue. Mr. Stephens believed they were creating another hoop for the applicant to jump through. He supported the project, but he was unsure what they were looking at that the HPB could actually rule on. This has gone through the Board of Adjustment and it will go through the HDDR to determine if the design of the garage meets and supplements the design of the house. Mr. Stephens reiterated that the Board is not a design review Board and he felt they were getting outside of their purview. Chair Scott agreed.

Board Member Hutchings asked what type of motion the Board should make. If they vote to approve, they would be saying that it is within their purview.

Board Member Beatlebrox referred to the historic homes past what used to be the old Kimball Arts Center. The lots were excavated and the garages were placed underneath with the historic house on top. Those were the only sites she could think of that were similar to this project.

Board Member Hodgkins thought there were a lot of similarities around town. He noted that some projects requested to raise the house two feet in order to add a garage underneath, but excavating the site totally changed the look of the historic house from the street. Mr. Hodgkins stated that he has spoken out against garages in the past; however, he felt this project was different because it is detached and not becoming part of the historic structure. He asked if there was an exception for garages. In looking at the section of the Code related to topography and grading it does not seem that garages are allowed based on the fact that the historic character of the site should not be significantly altered.

City Attorney Harrington remarked that the Board could go one of two ways. The Staff felt that the degree of the change warranted some review by the HPB, even though the material definition may be outside of their purview. The Board could take the action proposed because their discretion to interpret "significantly altered" is really meant for the historic structure and site as opposed to the geography of the site as a whole. Due to the unusual nature of the separation and prior approval for the structure which made it the equivalent of a permitted use, he agreed that it is primarily an HDR issue, but the Staff did their best to err on the side of caution and bring it to the Board for review because the property is being altered. Mr. Harrington believed the Board could make these findings in the context that the historic structure is directly not being altered, and that mitigation measures are being taken to protect the front entryway and view corridor as reflected in the modified condition of approval.

City Attorney Harrington stated that the Board also has the option to go in the other direction and determine that it does not trigger the definition of material deconstruction and, therefore, the application is not necessary.

Board Member Hutchings stated that if the Board is being asked to determine whether it changes the historic structure, his answer would be no it does not. However, if the question is whether it changes the nature of the historic site, he would have to say yes. Mr. Hutchings remarked that if it changes the historic but there are mitigating measures, that gets into design, which is outside of the Board's purview. Mr. Hutchings hesitated to rule on this item because their ruling could be interpreted in different ways.

City Attorney Harrington thought Board Member Hutchings' comment was a little black and white. He pointed out that "significantly altered" is always in the context of the continue historic significance of the structure and site. Any addition or garage almost always significantly alters the site, yet there are still

permitted and encouraged for off-street parking purposes and other reasons if they can be done compatibly. Mr. Harrington stated that the Staff encourages starting with the question of whether the proposal significantly alters the property's eligibility or significance if the addition occurs as proposed. If the answer to that question is no, then they need to look at other factors that are significantly altering. Mr. Harrington remarked that additions and other permissible options such as raising or adding a structure behind are all done to preserve property rights so people who own historic structures are not punished. They are able to have the same property rights as their neighbors, but to do it in a manner that is compatible to the continued historic eligibility of the property.

Board Member Stephens clarified that his concern is the application process. He could support this project going forward as permitted, but he did not think they should always err on the side of caution. He recalled from the Staff report that in order to build this garage the applicant has gone through the Board of Adjustment process, a steep slope CUP, an HPB meeting, and also a plat amendment. He thought the HPB meeting was an unnecessary step. Mr. Stephens pointed out that the applicant still needs to go through the HDDR process and then the building permit process. For future reference, he did not think these items should come before the HPB.

City Attorney Harrington stated that the Board could give that clarity to Staff in the future. He encouraged them to modify the standards, so it is clear that these external issues are part of the HDDR and not material deconstruction. However, in fairness to this applicant, he recommended that the HPB vote this evening to move it forward.

Board Member Hutchings supported Mr. Harrington's recommendation to move forward on this application but not have these types of issues come to the HPB in the future.

Board Member Bealebrox commended the applicant for living in a Landmark house even with the difficulties of trying to find parking and hauling groceries and packages to the house. She thought it was important to make a historic home livable.

Chair Scott appreciated this project coming before them because there are things they can learn and recommend to future applicants in terms of site design.

MOTION: Board Member Hodgkins moved to APPROVE the material deconstruction of the Landmark historic site at 316 Ontario Avenue as it complies with the criteria outlined in the LMC as outlined in the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the draft action letter in Exhibit A. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 316 Ontario

1. The property is located at 316 Ontario Avenue.
2. The Legal Description is All Lot 8 & S 1/2 Lot 9 BLK 56 Snyder's Addition to Park City. Parcel Number SA-365. At the time of this Historic Preservation Board review, this Lot is under review of a plat amendment. Upon recordation of the plat, the legal description and parcel number with Summit County will be updated to reflect the change.
3. The property is located in the Historic Residential- Low Density (HRL) Zoning District.
4. The property at 316 Ontario Avenue is designated as Landmark on the Park City Historic Sites Inventory.
5. On November 1, 2020 the Planning Department received a complete Historic District Design Review application.
6. Staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on December 21, 2020, 2020. Staff mailed courtesy notice to property owners within 100 feet on December 15, 2020, 2020 The Park Record published notice on December 23, 2020.
7. The Historic Single-Family Dwelling was constructed prior to circ. 1900.
8. The Minimum Lot Area for a Single-Family Dwelling is 3,750 square feet. This Lot contains 2,444 square feet.
9. The applicant has submitted a Plat Amendment application (PL-20-04641) that has not been reviewed at the time of this Historic Preservation Board action.
10. The applicant has submitted a Steep Slope Conditional Use Permit (CUP) application (PL-20-04640) that is currently under review per LMC 15-2.1-6.
11. The proposed addition complies with the required Front Setbacks, as per the October 15, 2019 Board of Adjustment approved variance (PL-19-04311).
12. The proposal complies with the Side Setbacks. The south Side Setback is five feet (5') and the north Setback is five feet (5') with the Conditional Use Permit application to approve the construction of the basement addition within the Setback.
13. Per LMC § 15-11-12.5(A)(2) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
14. The proposed Material Deconstruction consisting of excavating into the hillside for the construction of a detached accessory structure (garage) accessed from Ontario Avenue has been reviewed for compliance with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:

A. Universal Guidelines:

15. The Design Review Committee, Development Review Committee, and Planning and

Legal Departments reviewed this application.

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

Conclusions of Law – 316 Ontario

1. The proposal complies with the applicable Land Management Code requirements pursuant to LMC § 15-2.1 Historic Residential- Low Density (HRL) District.

2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 316 Ontario

1. This approval is subject to all Conditions of Approval found in the October 15, 2019 Board of Adjustment approved variance.

2. Final building plans and construction details shall reflect substantial compliance with the January 6, 2021 Historic Preservation Board approved plans. Any changes, modifications, or deviations from the approved design that have not been approved.

in advance by the Planning and Building Departments may result in a stop work order.

3. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.

4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their designee prior to construction.

5. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials.

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 constructed.

9. The applicant shall also request an inspection through the Building Department following any modification to the cribbing and/or shoring.

10. The historic site shall be returned to original grade following construction of the detached accessory structure (garage). The site shall be re-graded so that all water drains away from the structure and does not enter the historic structure.

11. The roof of the detached accessory structure shall be constructed as a green roof at the Right-of-Way facing edge so as to minimize the appearance of the new structure.

12. A complete landscape plan shall be submitted at the time of the building permit application and will be reviewed per LMC § 15-5-5(N). Existing landscape features that contribute to the character of a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained. Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed but shall be replaced with similar vegetation near the original location. A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered. Landscape plans shall balance water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the site. Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used. Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site. The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way. Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, mitigate against Urban Heat Island effect, and/or screen utility areas. Installing plantings in areas like medians, divider strips, and traffic islands shall be considered. Provide a detailed landscape plan that respects, particularly for areas visible from adjacent public rights-of-way the manner and materials historically used in the Historic Districts. When planning for the long 50 term sustainability of a landscape system, consider all landscape relationships on the site, the relationship between the site and its structure(s), as well as the relationship between plants and other plants on site. See LMC § 15-5-5(N) for Water Wise Landscaping with existing plant materials and site features that contribute to the historic significance of the site. Landscape plans should balance water efficient irrigation methods and Water Wise Landscaping with existing plant materials and site features that contribute to the historic significance of the site.

Use to advantage storm water management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to water retention and permeability of the historic site. Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation. Consider the use of Water Wise Landscaping or permaculture strategies for landscape design to maximize water efficiency and soil productivity; these systems should be designed to maintain the historic character of areas viewable from adjacent public rights-of-way.

13. New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple boardformed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.

The Historic Preservation Board Meeting adjourned at 6:25 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: Material Deconstruction
Application: PL-20-04484
Author: Caitlyn Barhorst, Historic Preservation Planner
Date: February 3, 2021
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and approve the proposed Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in Exhibit A: Draft Action Letter.

Description

Applicant: Gary Bush represented by Architect Jonathan DeGray
Location: 1003 Norfolk Avenue
Zoning District: Historic Residential (HR-1) District
Historic Designation: Landmark
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

Acronyms

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

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

Executive Summary

The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of the Restoration of the circ. 1900 footprint and construction of an addition. The existing historic accessory structure is proposed to be restored and turned into a single-car detached garage.

Background

On November 1, 2020, the Planning Department received a complete Historic District Design Review application. The property located at 1003 Norfolk Avenue is designated as Landmark of the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)). The subject property is located in the Historic Residential (HR-1) Zoning District.

The item was continued at the December 2, 2020 and January 6, 2021 HPB meetings.

The following is a list of Planning Department applications for the proposed project:

Permit Number	Application Type	Review Authority	Review Status
PL-20-04484	Historic District Design Review	Planning Department Staff	Under Review*
PL-20-04607	Conditional Use Permit for an exception to the Building Setback	Planning Commission	Approved.

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

History of Development on the Site

Built prior to 1900, the Structure located at 1003 Norfolk Avenue is a one story T/L cottage* with a gable roof. As seen in the 1900 Sanborn Fire Insurance Map, the front porch was an L shape and wrapped around the side-facing cross gable. An addition was constructed circ. 1907, and in two parts enclosed the L porch on the south elevation facing 10th Street, and constructed a shed addition in the location of the current kitchen. The property also went an addition dated outside of the Historic Era, which can be seen as the chimney and roof peak built over the Historic L cottage form.

Image 1: 2020 Photograph



Figure 1: Sanborn Fire Insurance Maps (circ. 1907-1941)



Image 1: Tax Photo circ. 1940 of 1009 Norfolk Avenue showing accessory structure. The circ. 1940 tax photo record for 1003 Norfolk Avenue are not available.



Image 2: Circ. 1981 photograph



Image 3: Circ. 1995 photograph



Image 3: Circ. 2007 photograph



Image 4: Circ. 2013 photograph



Image 5: 2020 photograph



Proposal

The applicant proposed to Restore the Historic Structure to the circ. 1900 footprint as documented in the Sanborn Map below. With this proposal, the circ. 1907 addition and non-historic additions are proposed to be removed.

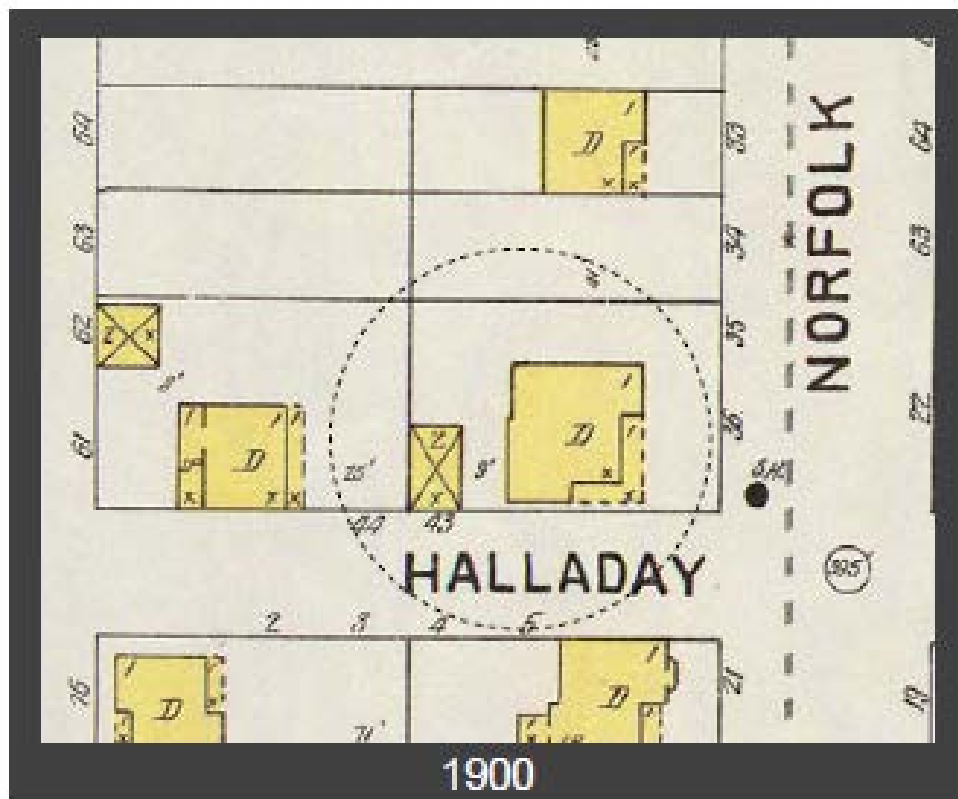
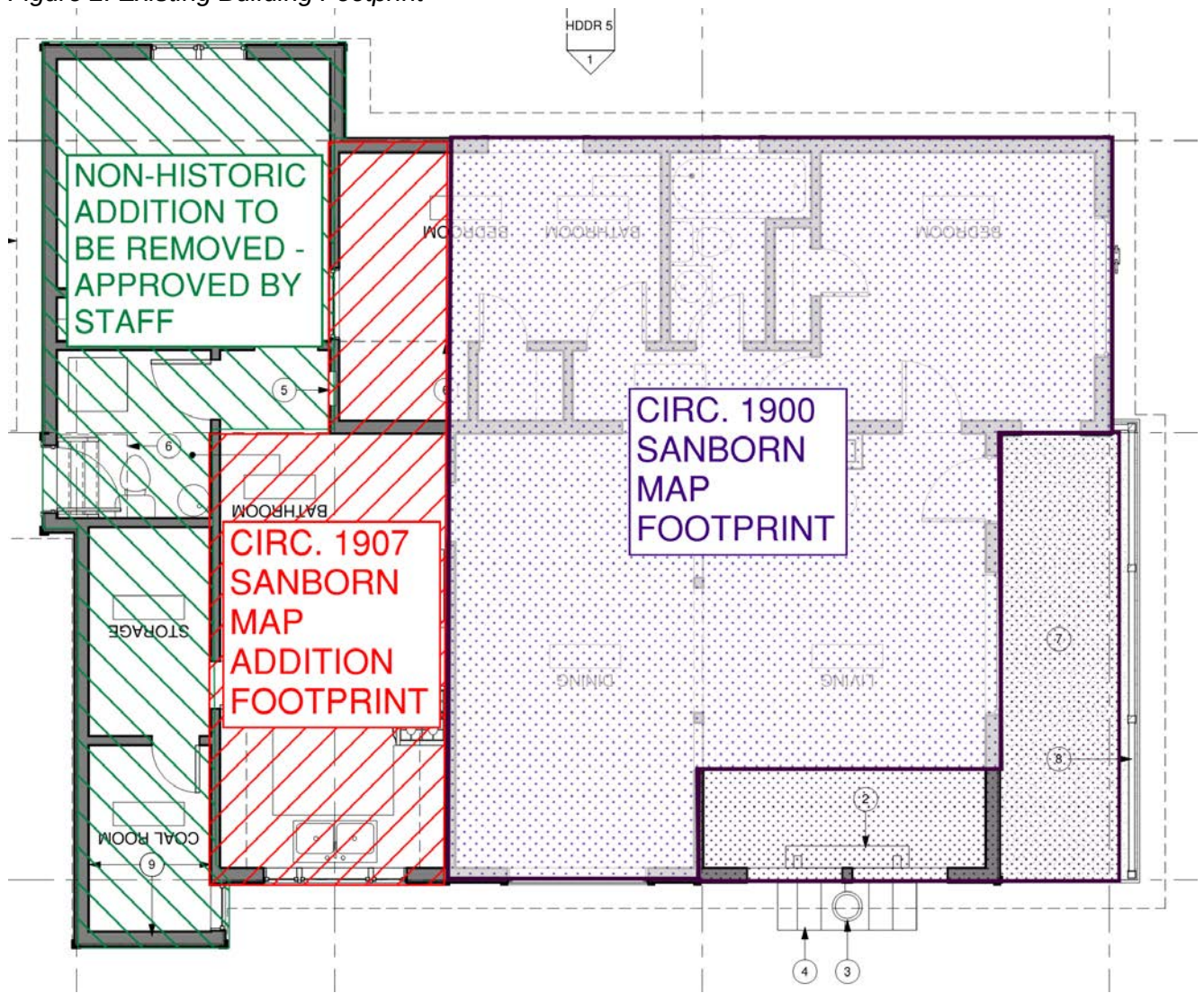
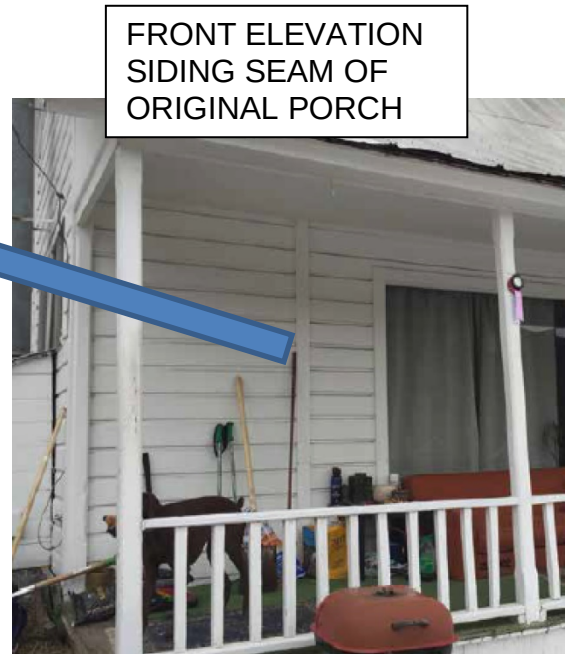
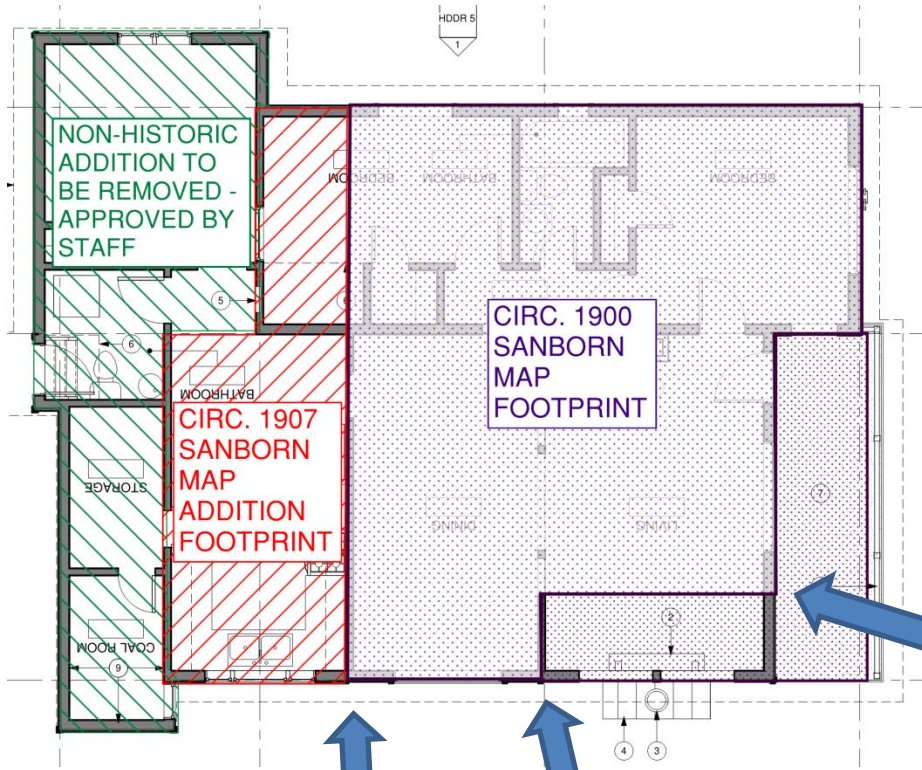


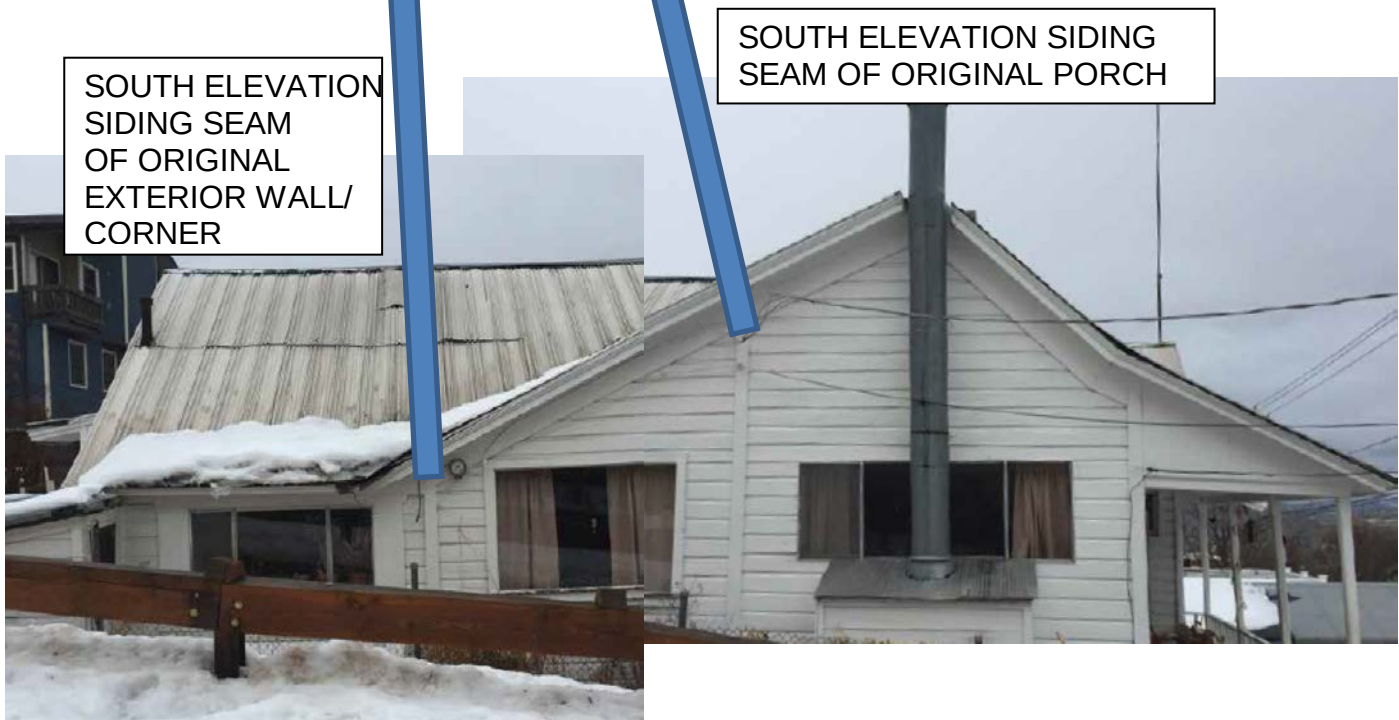
Figure 2: Existing Building Footprint



The applicant has provided existing conditions photographs (Exhibit D), staff has provided a selection of images to further document the physical evidence in analysis of the proposed Restoration, including removing the circ. 1907 addition and restoration of the original L-shaped front porch as evidenced by exterior siding joints in the structure.



FRONT ELEVATION
SIDING SEAM OF
ORIGINAL PORCH



SOUTH ELEVATION
SIDING SEAM
OF ORIGINAL
EXTERIOR WALL/
CORNER

SOUTH ELEVATION SIDING
SEAM OF ORIGINAL PORCH

Analysis

Per [LMC § 15-13-12.5\(A\)\(2\)](#) The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.

Staff has reviewed the proposed Material Deconstruction for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines. Staff has found that the proposal complies with the applicable Design Guidelines.

A. Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
 - *Complies; the site will continue to be used as a single-family dwelling and the distinctive features are proposed to be restored.*
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
 - *Complies; the additions to the building are proposed to be removed for the restoration of the original circ. 1900 historic footprint.*
3. The historic exterior features of a building should be retained and preserved.
 - *Complies; the historic exterior features are proposed to be restored to the circ. 1900 historic footprint.*
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
 - *Complies; the applicant is not proposing removal of any distinctive materials, components, finishes or examples of craftsmanship.*
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
 - *Complies; per the submitted Historic Preservation Plan, the applicant proposes to repair rather than replace all deteriorated or damaged historic features and elements.*
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
 - *Complies; the proposed restoration includes restoring incompatible windows to those that would have been seen in the proposed 1900 restoration period.*
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.

- *Complies; the applicant has not proposed to introduce architectural elements or details.*

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

- *Complies; the applicant is not proposing to use any treatments that cause known damage to historic materials.*

9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.

- *Complies; the proposed exterior alterations to the historic structure*

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

- *Complies; the essential form and integrity of the historic property and its environment could be restored if the proposed new construction were to be removed in the future.*

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

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

- *Complies; The applicant proposes to preserve, maintain, and repair the historic exterior materials.*

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

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

- *Complies; the applicant desires to construct an addition to achieve additional square footage that cannot be accommodated by solely altering interior spaces.*

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

- *Complies; the addition is proposed to be located on the tertiary façade.*
- (3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.
- *The Administrative Staff Review of the Historic District Design Review will confirm compliance with this Design Guideline.*
- (4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.
- *The Administrative Staff Review of the Historic District Design Review will confirm compliance with this Design Guideline.*
- (5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.
- *Complies; the proposed material deconstruction is for the restoration of the circ. 1900 historic footprint.*
- (6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.
- *The Administrative Staff Review of the Historic District Design Review will confirm compliance with this Design Guideline.*
- (7) Maintain and preserve additions to structures that are significant to the era/period of restoration.
- *Complies; the proposed restoration removes additions to the structure that are not significant to the circ. 1900 footprint.*
- (8) In-line additions shall be avoided.
- *Complies; the proposed addition is not in-line with the Historic Structure.*

b. Transitional Elements

The Administrative Staff Review of the Historic District Design Review will confirm compliance with this section of the Design Guidelines.

Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and approve the proposed Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in Exhibit A: Draft Action Letter.

Department Review

The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on November 18, 2020. Staff mailed courtesy notice to property owners within 100 feet on November 18, 2020. The *Park Record* published notice on November 18, 2020. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may approve the proposed Material Deconstruction of 1003 Norfolk Avenue;
- The Historic Preservation Board may deny the proposed Material Deconstruction of 1003 Norfolk Avenue;
- The Historic Preservation Board may request additional information and continue the discussion to March 3, 2021.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Existing Plans and Elevations

Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Existing Conditions Photographs

Exhibit E: Historic Site Inventory Form



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

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, February 3, 2021 for a duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: 1003 Norfolk Avenue
Project Number: PL-20-04495
Type of Item: Administrative – Material Deconstruction
Hearing Date: February 3, 2021

Board Action: **APPROVED** – The Historic Preservation Board conducted a public hearing and found that the proposed Material Deconstruction of the Landmark Historic Site at 1003 Norfolk Avenue complies with the criteria in the Land Management Code, as outlined in the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The property is located at 1003 Norfolk Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Landmark on the Historic Sites Inventory.
3. The legal description of the property is Lots 1 & 2 Block 16 Snyder's Addition to Park City. SA-164.
4. On November 1, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application for the property at 1003 Norfolk Avenue.
5. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
6. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one-story T/L Cross-wing cottage style house with a single-story L-shaped front porch and footprint to the south-west corner of the T cottage.
7. The 1907 Sanborn map shows an addition to the west which brought the footprint closer to the accessory structure on site and enclosed the southern-side of the L-shaped porch.

8. A series of non-historic additions took place after the 1941 Sanborn map, including a gabrel-roof overbuild that can be seen protruding from the historic ridgeline.
9. The circ.1941 tax assessment photograph of this property is unavailable. There are no known historic photographs of this property at the time of writing this report.
10. The proposed Material Deconstruction for the restoration of the circ. 1900 footprint has been reviewed for compliance with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:

A. Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
 - *Complies; the site will continue to be used as a single-family dwelling and the distinctive features are proposed to be restored.*
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
 - *Complies; the additions to the building are proposed to be removed for the restoration of the original circ. 1900 historic footprint.*
3. The historic exterior features of a building should be retained and preserved.
 - *Complies; the historic exterior features are proposed to be restored to the circ. 1900 historic footprint.*
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
 - *Complies; the applicant is not proposing removal of any distinctive materials, components, finishes or examples of craftsmanship.*
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
 - *Complies; per the submitted Historic Preservation Plan, the applicant proposes to repair rather than replace all deteriorated or damaged historic features and elements.*
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
 - *Complies; the proposed restoration includes restoring incompatible windows to those that would have been seen in the proposed 1900 restoration period.*
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
 - *Complies; the applicant has not proposed to introduce architectural elements or details.*
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

- *Complies; the applicant is not proposing to use any treatments that cause known damage to historic materials.*

9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.

- *Complies; the proposed exterior alterations to the historic structure*

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

- *Complies; the essential form and integrity of the historic property and its environment could be restored if the proposed new construction were to be removed in the future.*

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

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

- *Complies; The applicant proposes to preserve, maintain, and repair the historic exterior materials.*

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

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

- *Complies; the applicant desires to construct an addition to achieve additional square footage that cannot be accommodated by solely altering interior spaces.*

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

- *Complies; the addition is proposed to be located on the tertiary façade.*

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

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

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

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

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

- *Complies; the proposed material deconstruction is for the restoration of the circ. 1900 historic footprint.*

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

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

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

- *Complies; the proposed restoration removes additions to the structure that are not significant to the circ. 1900 footprint.*

(8) In-line additions shall be avoided.

- *Complies; the proposed addition is not in-line with the Historic Structure.*

b. Transitional Elements

The Administrative Staff Review of the Historic District Design Review will confirm compliance with this section of the Design Guidelines.

Conclusions of Law

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

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board February 3, 2021 for the Material Deconstruction of the Historic foundation for the construction of the basement addition. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant

shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.

5. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
9. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
10. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
11. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
12. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
13. The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.
14. Per LMC 15-11-9 Preservation Policy, 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.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Caitlyn Barhorst, at (435) 615-5067 or Caitlyn.barhorst@parkcity.org

Regards,

Randy Scott
Historic Preservation Board Chair Pro-Tem

CC: Caitlyn Barhorst, Historic Preservation Planner

DRAFT

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1003 NORFOLK RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

REMODEL / ADDITION

1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

LEGEND

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

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

CODE ANALYSIS

APPLICABLE CODES

2015 IRC	2018 IBC
2018 IPC	2018 IMC
2017 NEC	2018 IFGC
2018 IECC	2018 IFC

OCCUPANCY: R2

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

AREA CALCULATIONS (S/F)				
LIVING AREA	(E) HISTORIC TO REMAIN	(E) NON-HISTORIC TO BE REMOVED	NEW	TOTAL
LOWER LEVEL			1493	1493
MAIN LEVEL	839	519	577	1416
UPPER LEVEL			440	440
TOTAL			3349	3349
PATIO/PORCH/STEPS				445
CRAWL SPACE				160
GARAGE				205
DISTURBED AREA				1415
LOT AREA				3750
PROPOSED FOOTPRINT				1493
ALLOWABLE FOOTPRINT				1519

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- 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.
- 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.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- 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.
- 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.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- 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.
- ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11
- TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
- EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	Iof I	RECORD OF SURVEY & TOPOGRAPHIC MAP
		ARCHITECTURAL
3	AB0.1	AS-BUILT FLOOR PLANS
4	AB0.2	AS-BUILTS ELEVATIONS
5	AI.1	BEFORE / AFTER IMAGES
6	AI.2	BEFORE / AFTER IMAGES
7	AI.3	3D IMAGES
8	AI.4	3D IMAGES
9	A0.1	ARCHITECTURAL SITE PLAN
10	A0.2	LANDSCAPE PLAN
11	A1.1	LOWER LEVEL PLAN
12	A1.2	MAIN LEVEL PLAN
13	A1.3	UPPER LEVEL PLAN
14	A1.4	ROOF PLAN
15	A2.1	EAST & SOUTH ELEVATIONS
16	A2.2	WEST & NORTH ELEVATIONS
17	A3.1	BUILDING SECTIONS
18	A3.2	BUILDING SECTIONS
19	A6.1	DOOR, WINDOW AND ROOM SCHEDULES

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

1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

REMODEL / ADDITION

1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

COVER SHEET

REVISIONS:

DATE:
SEPTEMBER 16, 2020

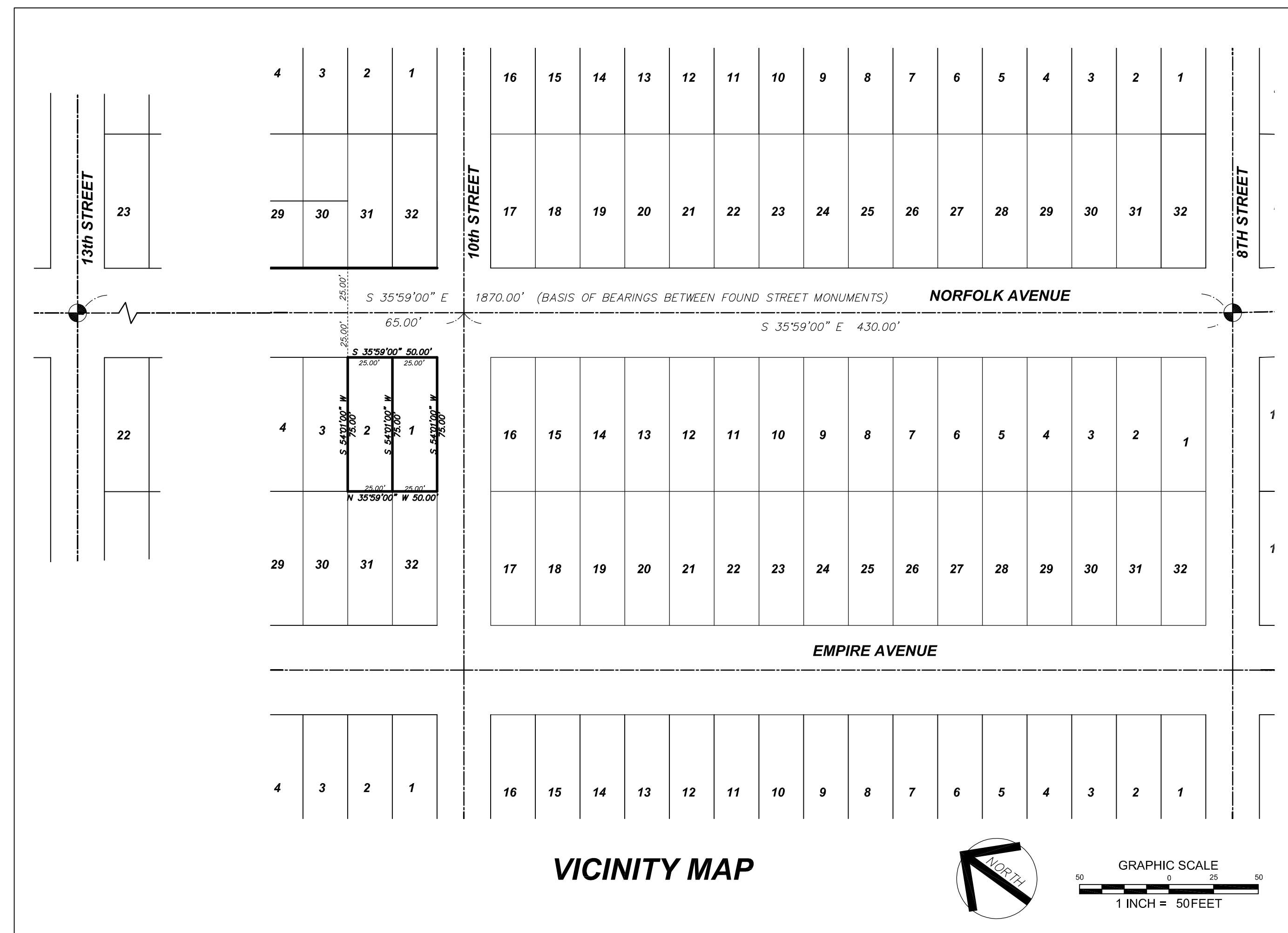
PROJECT NUMBER:
2007-02

SHEET NUMBER:

Aa

RECORD OF SURVEY & AS-BUILT MAP

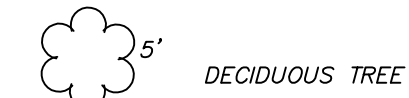
**LOT 1 & LOT 2, BLOCK 16 OF
SNYDERS ADDITION TO PARK CITY
LYING WITHIN THE NORTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH**

**VICINITY MAP**

LEGEND

- | | |
|---|---|
|  | FOUND STREET MONUMENT |
|  | SET 5/8" REBAR W/ PINK
PLASTIC CAP STAMPED:
"M.NELSON PLS. 8910903" |
|  | FOUND REBAR W/ CAP (AS DESCRIBED) |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | SEWER CLEAN OUT |
|  | SANITARY SEWER MANHOLE |
|  | CATCH BASIN |
|  | UTILITY LATERAL |
|  | WATER METER |
|  | ELECTRIC METER |
|  | WATER VALVE |
|  | UTILITY POLE |
|  | OVERHEAD ELECTRICAL POWER LINE |

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PROPERTY & TO SHOW EXISTING CONDITIONS AT THE TIME OF SURVEY.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS AND LOTS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARING AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

EXISTING BUILDING LOCATION IS TO FASCIA. ACTUAL FOUNDATION LOCATION MAY DIFFER.

SURVEY COMPLETED: 10-13-2015

SEE SAID OFFICIAL "SNYDERS ADDITION TO PARK CITY" PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.
NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT; THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

LEGAL DESCRIPTION:

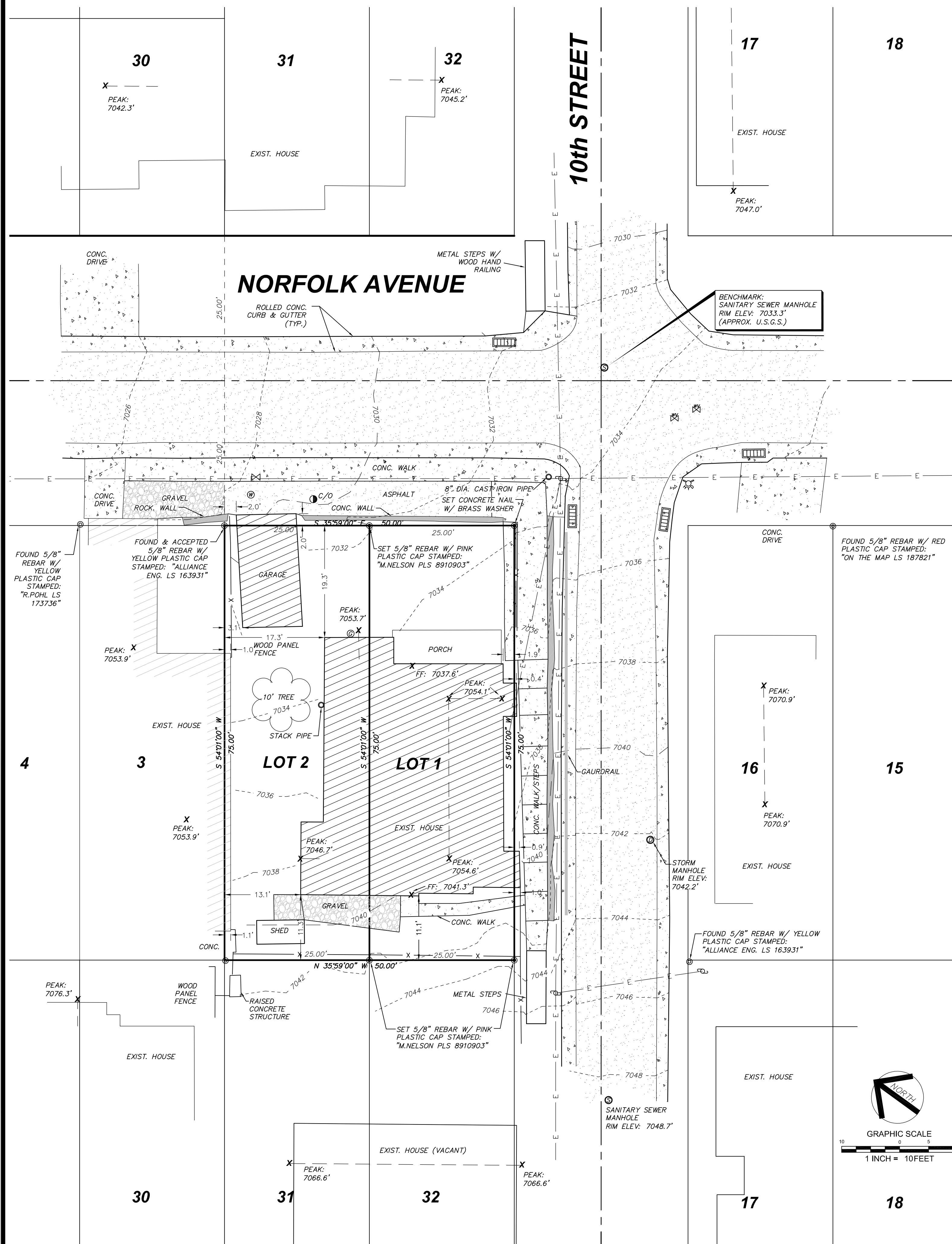
ALL OF LOTS 1 & 2 BLOCK 16 SNYDERS ADDITION TO PARK CITY, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

SURVEYOR'S CERTIFICATE

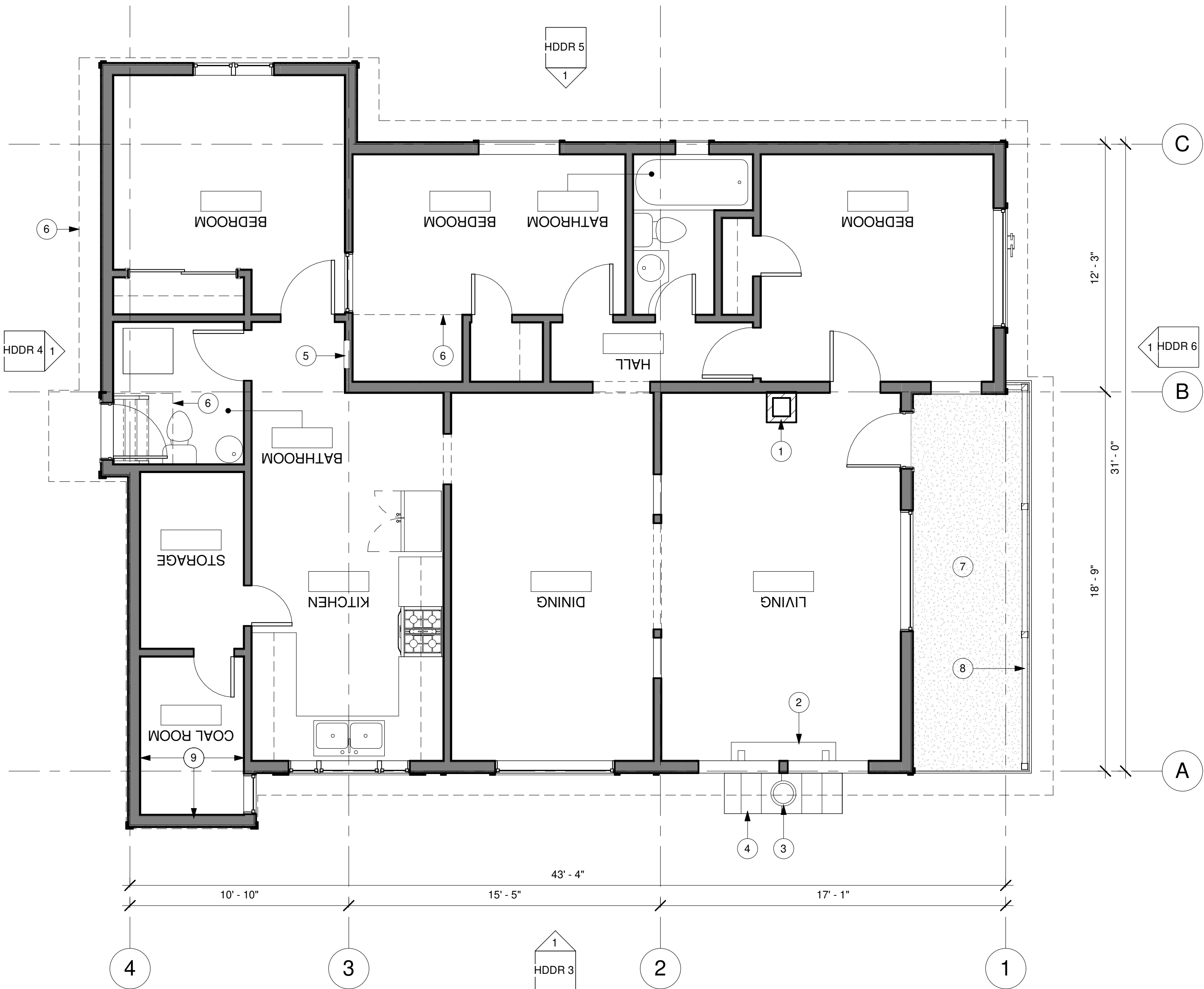
I, MARTINA NELSON, OF SANDY UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

MARTINA NELSON

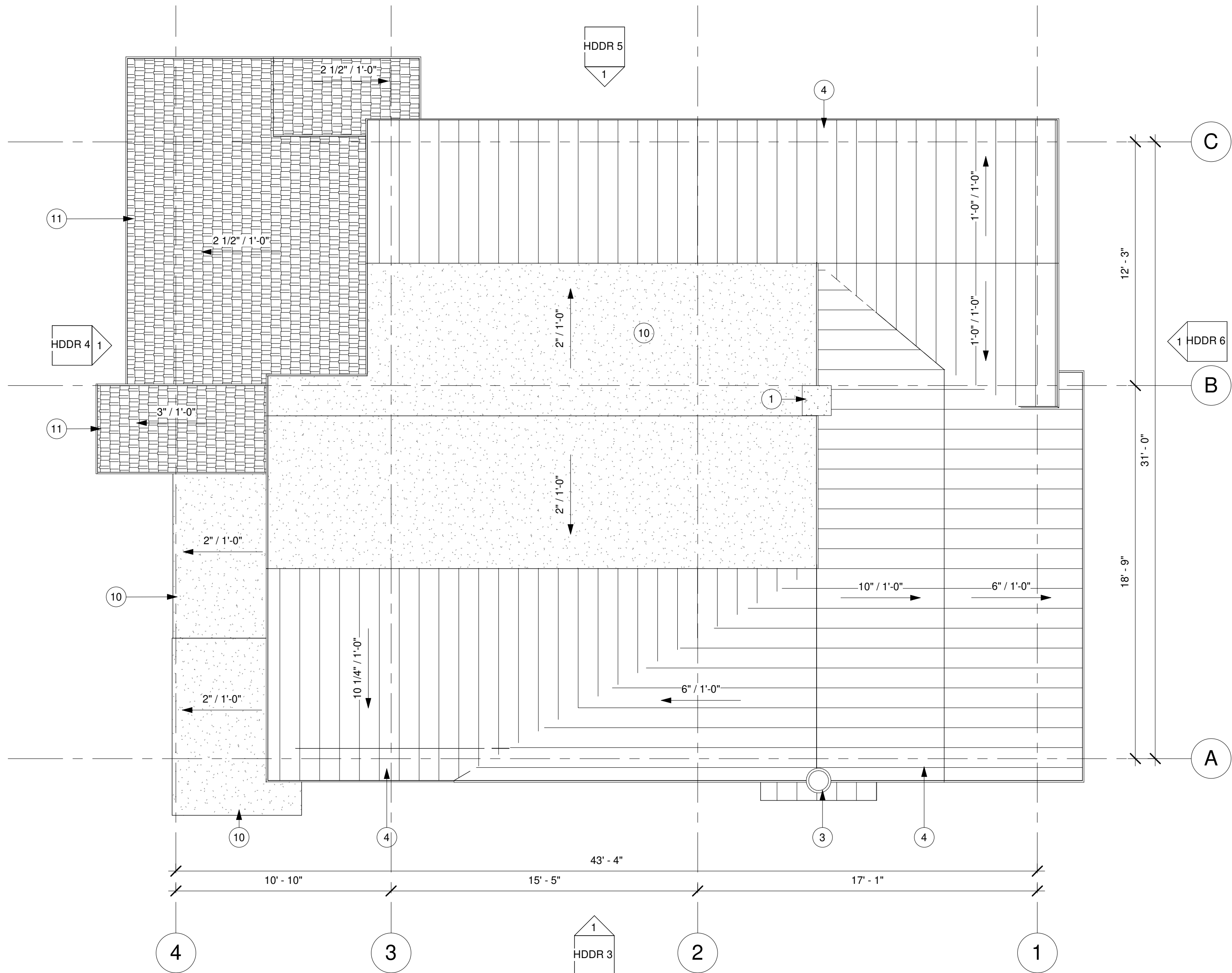
DATE: _____



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



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



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

GENERAL NOTES	KEY NOTES
ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION	1 BRICK CHIMNEY
EXISTING 2x FRAMED WALL	2 WOOD BURNING FIREPLACE
EXISTING CONCRETE WALL	3 12" DIAMETER METAL FIREPLACE EXHAUST
EXISTING CMU WALL	4 METAL ROOFING
	5 ELECTRICAL PANEL / BREAKER BOX IN WALL
	6 DASHED LINE INDICATES PROJECTION ABOVE
	7 WOOD DECKING W/ TURF FINISH ON 2x JOISTS
	8 26" HIGH GUARDRAIL
	9 EXPOSED STRUCTURE WALL
	10 EXPOSED ADHESIVE ROOF MEMBRANE
	11 ASPHALT SHINGLE ROOFING

Jonathan DeGray
A r c h i t e c t
P.O. Box 1674, 614 Main Street, Suite 202, Park City, Utah 84060
Tel: 435-649-7283, E-mail: degraj@jondeggray.com

PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
1003 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PLANS

REVISIONS:

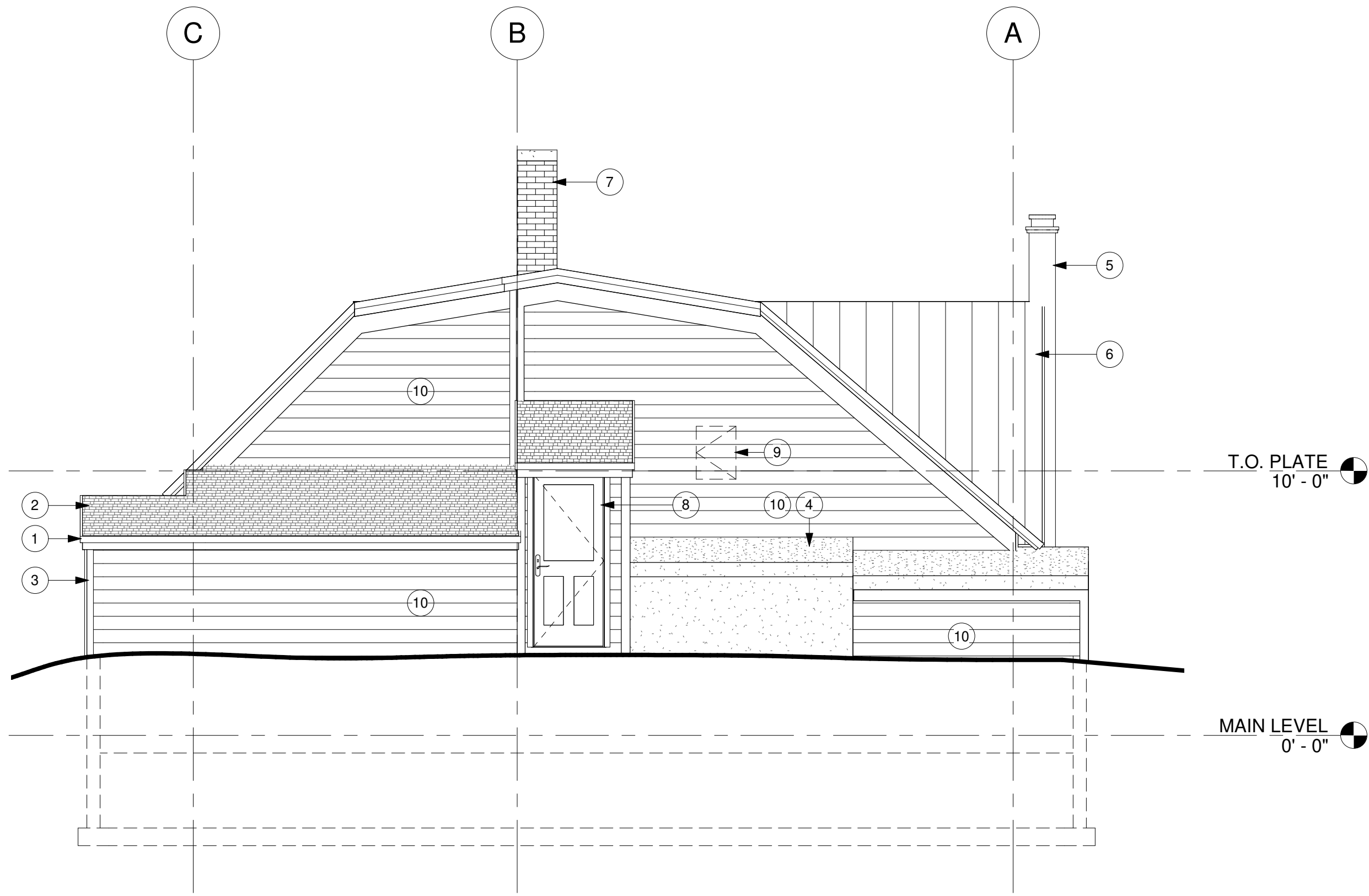
DATE:

PROJECT NUMBER:

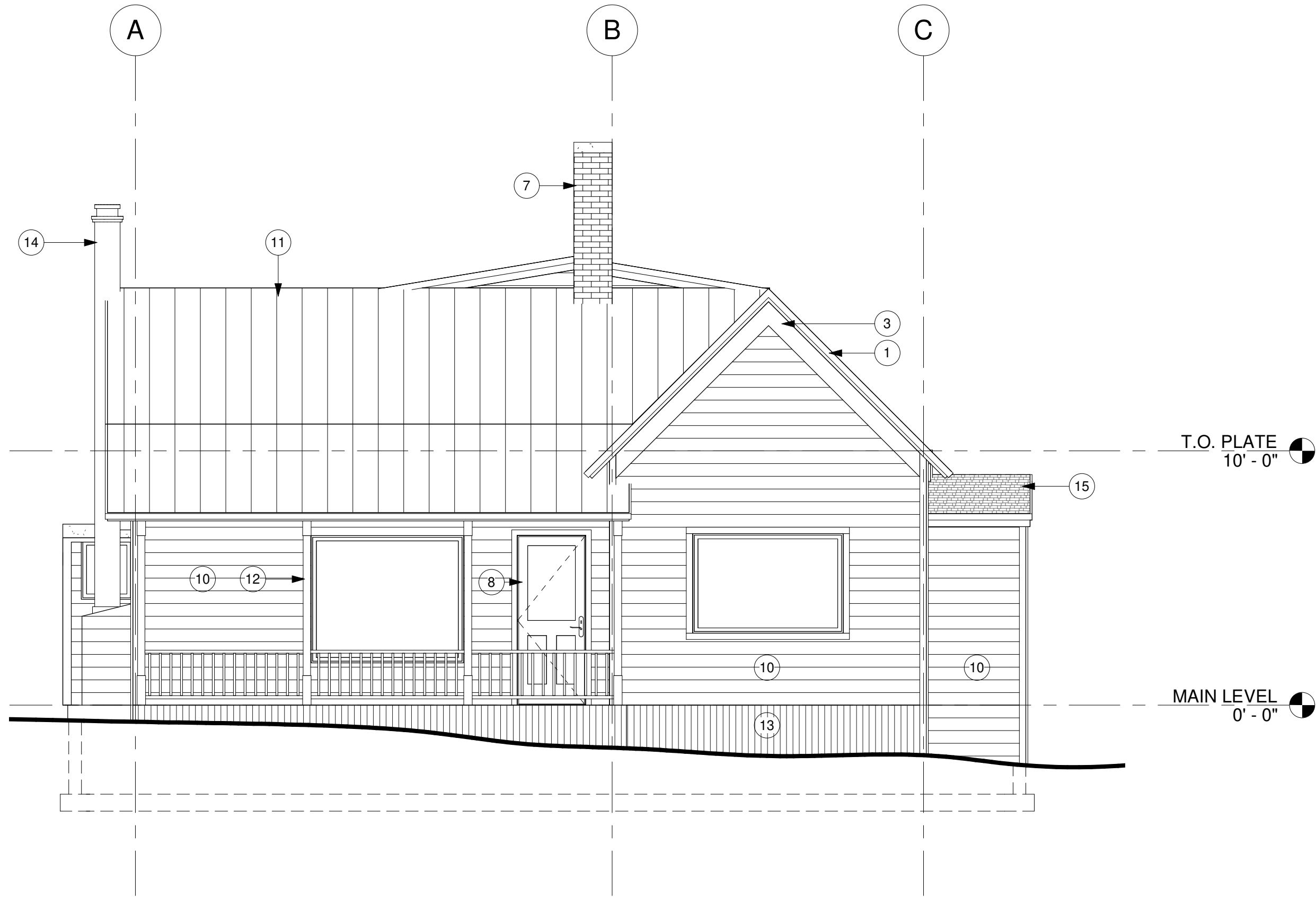
SHEET NUMBER:

AB0.1

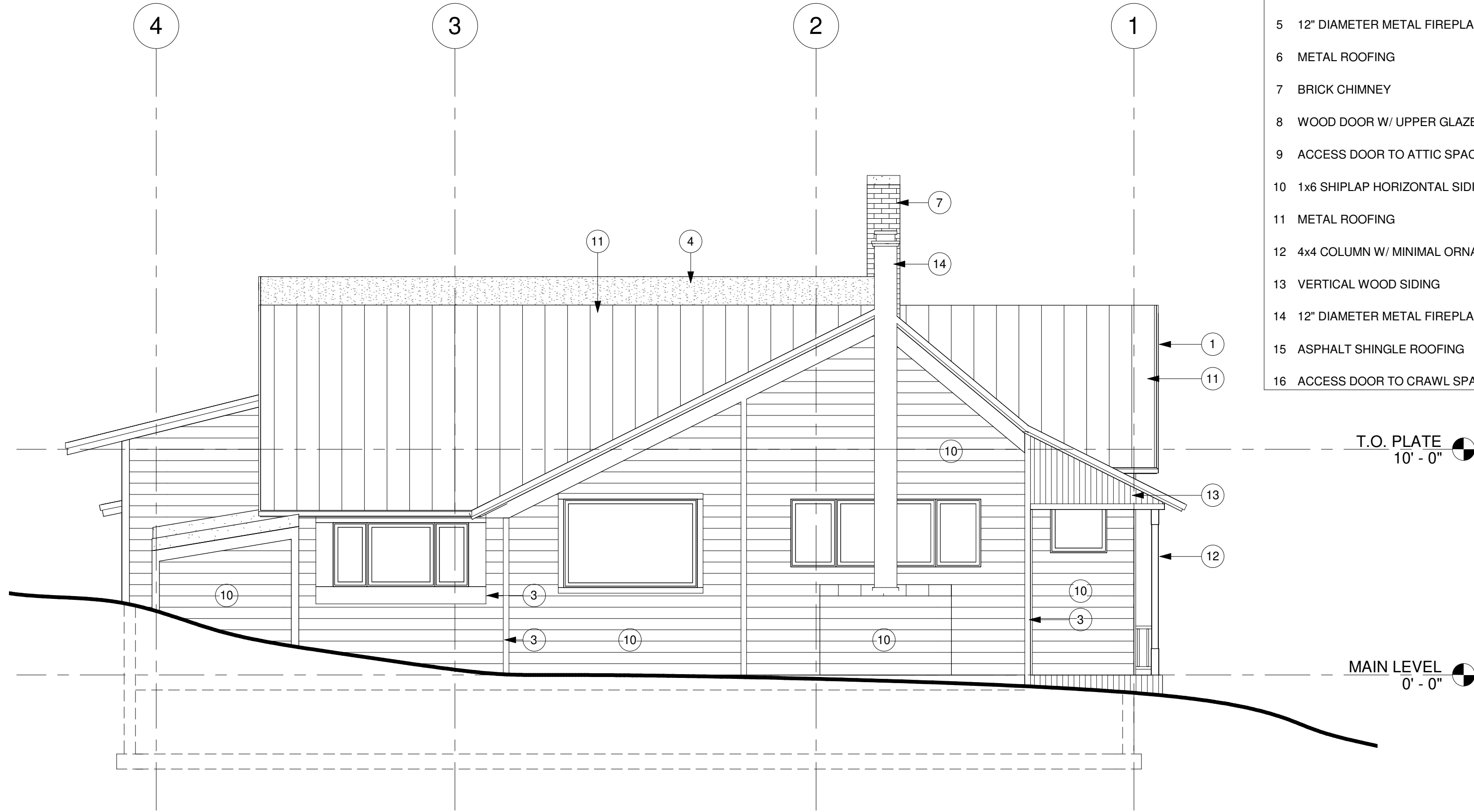
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



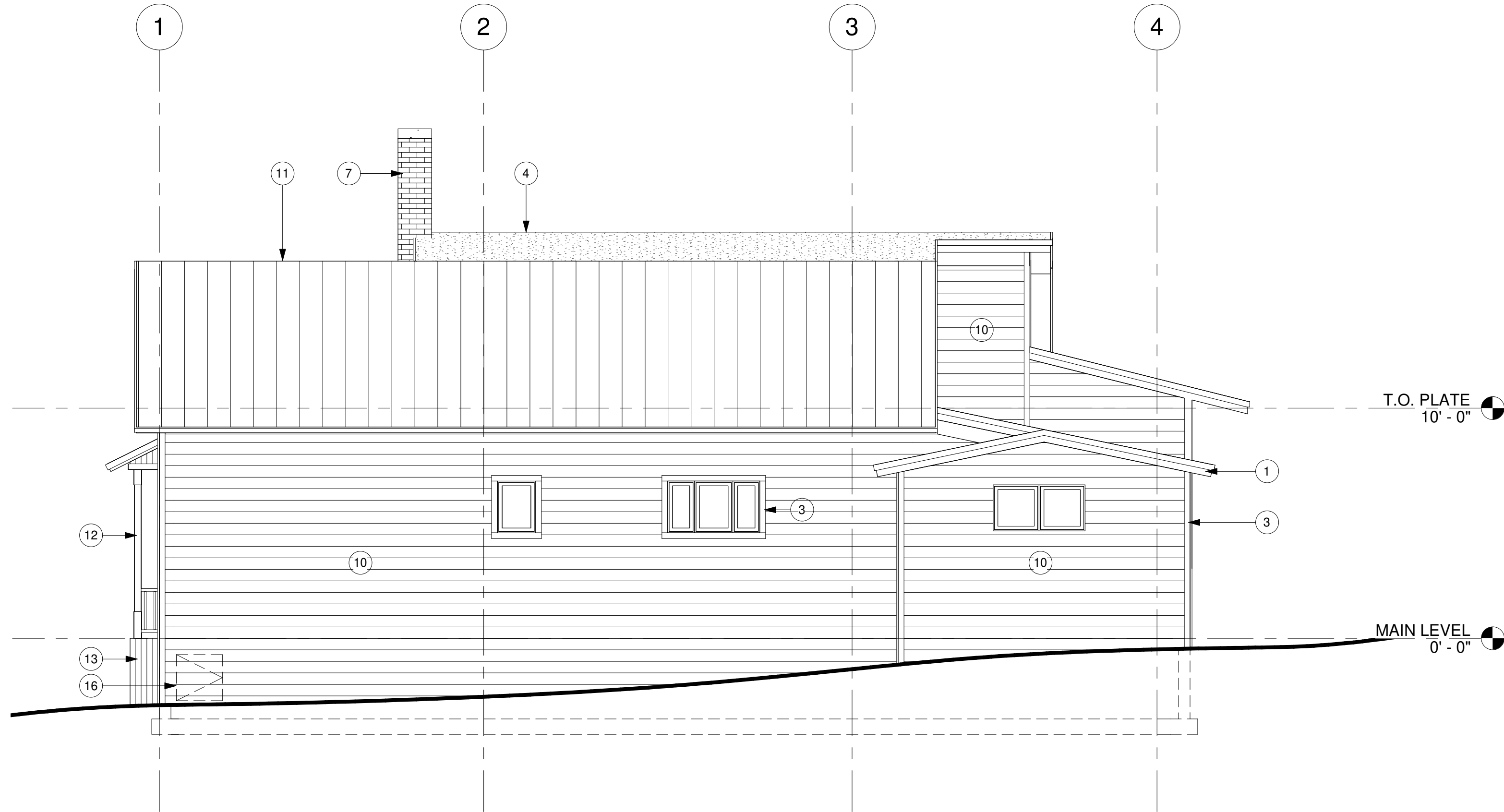
2 EAST ELEVATION
1/4" = 1'-0"



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



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



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

KEY NOTES

- 1x FASCIA
- ASPHALT SHINGLE ROOFING
- 1x TRIM
- EXPOSED ADHESIVE ROOF MEMBRANE
- 12" DIAMETER METAL FIREPLACE EXHAUST
- METAL ROOFING
- BRICK CHIMNEY
- WOOD DOOR W/ UPPER GLAZED LIGHT
- ACCESS DOOR TO ATTIC SPACE
- 1x6 SHIPLAP HORIZONTAL SIDING
- METAL ROOFING
- 4x4 COLUMN W/ MINIMAL ORNAMENT, TYP.
- VERTICAL WOOD SIDING
- 12" DIAMETER METAL FIREPLACE EXHAUST
- ASPHALT SHINGLE ROOFING
- ACCESS DOOR TO CRAWL SPACE BELOW HOUSE

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 202, Park City, Utah 84060
Tel. 435-649-7283, E-mail: deggrayj@western.net

PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
1003 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
NORTH & EAST ELEVATIONS

REVISIONS:

DATE:
Issue Date

PROJECT NUMBER:
Project Number

SHEET NUMBER:

AB0.2



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Gary Bush
ADDRESS: 1003 Norfolk Avenue

TAX ID: SA-164 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Gary Bush
MAILING ADDRESS: P.O. Box 113
Park City, Utah 84060

PHONE #: (435)640 - 3688 FAX #: () -
EMAIL: bushconstruction@qwest.net

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.

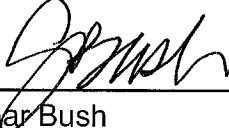
ACKNOWLEDGMENT OF RESPONSIBILITY

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.

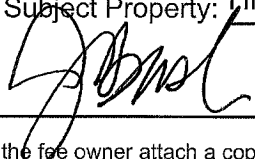
I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: 
Name of Applicant: Gary Bush
Mailing P.O. Box 113
Address: Park City, Utah 84060

Phone #: (435)640 -3688 Fax #: () -
Email: bushconstruction@qwest.net
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: Gary Bush
Mailing Address: P.O. Box 113
Park City, Utah 84060
Street Address/ Legal 1003 Norfolk Ave SA-164
Description of Subject Property: Historic Single Family Home
Signature:  Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant 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: EARLY 1900's

Describe existing feature:

Based on the 2008 Historic Site Form in the Historic Site Inventory, the gradual rise in the site from the street edge to the house resembles an early twentieth century yard due to its informal landscaping. An original secondary structure, which is a garage/storage shed, is located on the Northeastern most corner of the site. The simple gable roofed garage was constructed at the same time of the original house construction. The chainlink fence above the concrete retaining wall seems to be a later addition to the front yard.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☒ Fair

☐ Poor

The concrete retaining wall separating the front yard from the asphalt section for off street parking has deteriorated with multiple large cracks.

Photo Numbers: 1,2,3

Illustration Numbers: i1: 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: 1904, mid 1900's

Describe existing feature:

The main level floor structure is original from 1904 with the exception of where the kitchen, bathroom/laundry room, northwest bedroom are. These spaces were later additions, but all additional and original areas are made up of 2x8 joists being supported by a combination of 4x4 and 6x6 wood posts and beams within the crawl space below. The 1x4 finish flooring is installed right over the 2x8 joists with no separation from the elements. The main living space and attic space are separated by a combination of varied height 2x4 wood joist drop ceilings. The attic space reveals a mixture of original 2x4 roof construction along with additional roof structure built over the old with 2x6's. The added roof take place above the added interior spaces. Both the original and additional roofs have 1x6 skip sheathing. The original L cottage, or "cross-wing" roofs are underneath an added central, broad gable-roofed structure. The rear Northwest additional bedroom has a 2x6 shed roof over it.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The crawl space shows us severe deterioration in the joists, posts, and beams along with outdated, and unsafe connection methods (simple nailing and bracing). The roof structures, both old and new, are without any weather barrier and the convoluted over build methods are not of suitable construction.

Photo Numbers: 10,11,12,13

Illustration Numbers: i2: A i4: 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: ROOFS

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

Estimated date of construction: 1904, late 1900's

Describe existing feature:

The wood constructed roof, consisting of intersecting gables, are part of the houses original construction from 1904, however it is noticeable that the central broad gable-roofed portion is not original based on its asphalt roofing and evident overbuild construction. The rear Northwest additional shed roof is also an addition with asphalt shingles. The original roof structures, minus the portion above the kitchen space, have metal standing seam roof material that was most likely added when the new interior spaces were created, sometime in the mid 1900's. The roofs construction, old and new, consist of 1x6 wood skip sheathing on 2x joists.

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

Overall the roof, original and additional, are in poor condition. The valleys are smothered in a tar material while the ridges seem to be in deteriorating shape. The joints where the new and old roofs meet are poorly sealed and materials seem to hang freely where they shouldn't. The entire roof does not contain a weather barrier, further endangering the integrity of the entire structure.

Photo Numbers: 14,15,16,17,18 Illustration Numbers: i4: A i6: A i7: A i8: A i9: 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: BRICK CHIMNEY

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

The brick chimney is original from 1904 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, broad gabled part of the roof. On the exterior it contains is a simple square rising of all brick until it hits a 4"-6" concrete cap. The chimney is located on the interior within the living room and is no longer functional.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

The intact bricks are all in good condition on the exterior and interior.

Photo Numbers: 19,20,21

Illustration Numbers: i12: B i4: B i6: B i7: B
i8: B i9: 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 (EAST)

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

In appearance, the wall construction of the front facade has been unaltered from its original state. The original wall from 1904 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on 6x6 posts stemming from a buried concrete foundation wall with unknown depth and size. 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

There is little deterioration to the front facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 25,26,27

Illustration Numbers: il2: C i7: C

Element/Feature: SIDE FACADE (SOUTH)

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

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The wall construction of the south facade has been altered from its original state. The interior wall separating the kitchen and dining room separates the original from the new. The part of the exterior wall outside of the kitchen is a later addition made to match the original. The original wall from 1904, and the addition are constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The original wall rests on 6x6 posts stemming from a buried concrete foundation wall with unknown depth and size. The new portion rests on a concrete foundation wall. On the exterior are 1x painted wood corner boards and 1x trim pieces around all windows and doors. An added low shed roof with a metal exhaust pipe protrude from this facade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is little deterioration to the south facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 28,29

Illustration Numbers: il2: D i8: C

Element/Feature: REAR FACADE (WEST)

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

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The wall construction of the rear facade is made up of original construction from 1904 as well as additional construction during the mid 1900's. The wall portions surrounding the interior storage and coal room are original, whereas the walls at the bathroom/laundry room, and bedroom were additions. The original wall from 1904, and the additional walls are constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The walls rest on a concrete foundation wall with unknown depth and size. The original portion of the wall surrounding the main floor storage space is constructed completely out of concrete. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the rear door is located on this facade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

There is deterioration to the rear facade where joints and intersections from new and old construction meet. Also some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 30,31,32

Illustration Numbers: il2: E i9: C

6. Foundation

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

Element/Feature: FOUNDATION

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

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The original concrete foundation walls are very hidden within the crawl space and are buried in most places. Some of the top portion of the concrete is visible, but much of the 2x framed exterior walls are buried as well making it hard to determine the terminations of both materials. The size and depth of the foundation is unknown. Many wood posts within the crawl space seem to be unsupported below, and are haphazardly placed. The newer added portions of the house seem to have foundation walls that are apparent on the exterior, with the 2x framing sitting above them properly.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The condition of the visible concrete foundation walls are good, but the height of these walls in most cases puts the structural integrity of the building in jeopardy where the wood framing meets the ground.

Photo Numbers: 35,36,37,38

Illustration Numbers: i6: C i7: D i8: D i9: D

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: 1904

Describe existing feature:

The Front Porch seems to be from its original state. The porch has a 70" depth and is made up of (4) supporting 4x4 posts holding up the shed roof above it with a 26" high railing at the front edge. The railing is made up of 2x4 bottom and top rails with 1 1/2"x1 1/2" verticals. The bottom of the porch meets the ground below with a vertical wood finish. The approach from the street consists of a sloped concrete path and (2) steps to reach the porch level. The porch is made up of 2x8 joists below.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The porch sags a little bit towards the front where the wall below meets the ground. Due to the proximity to the earth this 2x wood wall has evident moisture penetration and has shifted subtly over time. The railing itself is too low, and the vertical spacings are too wide.

Photo Numbers: 39,40,41

Illustration Numbers: i2: F i4: C i6: D i7: E i8: 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: around 2000

Describe existing feature:

The central heating system appears to be from the past 20 years and is functioning. The water heater too is from the recent years. Both are located in the unfinished crawl space below the house. All of the electrical fixtures and switches seem to be in their original locations from 1904, 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: 42,43,44,45,46,47,48

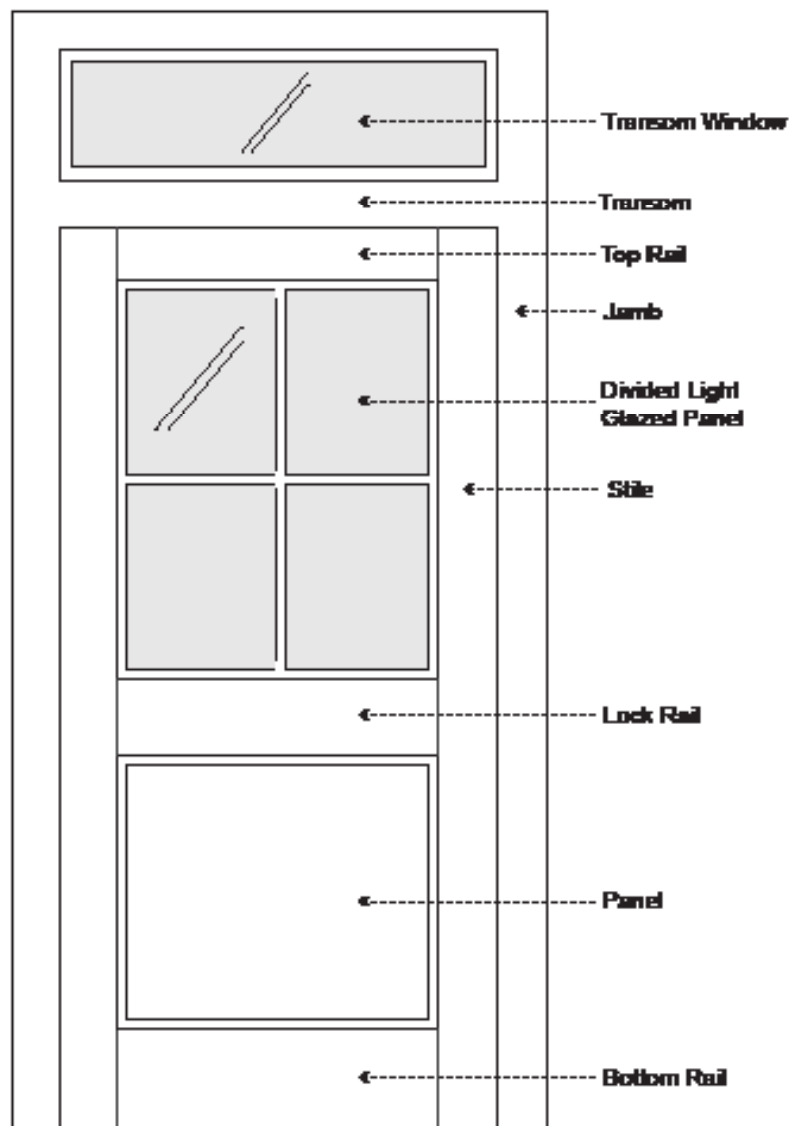
Illustration Numbers: i2: G i7: F i8: F

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

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

Number of historic doors on the structure: 1

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: 2

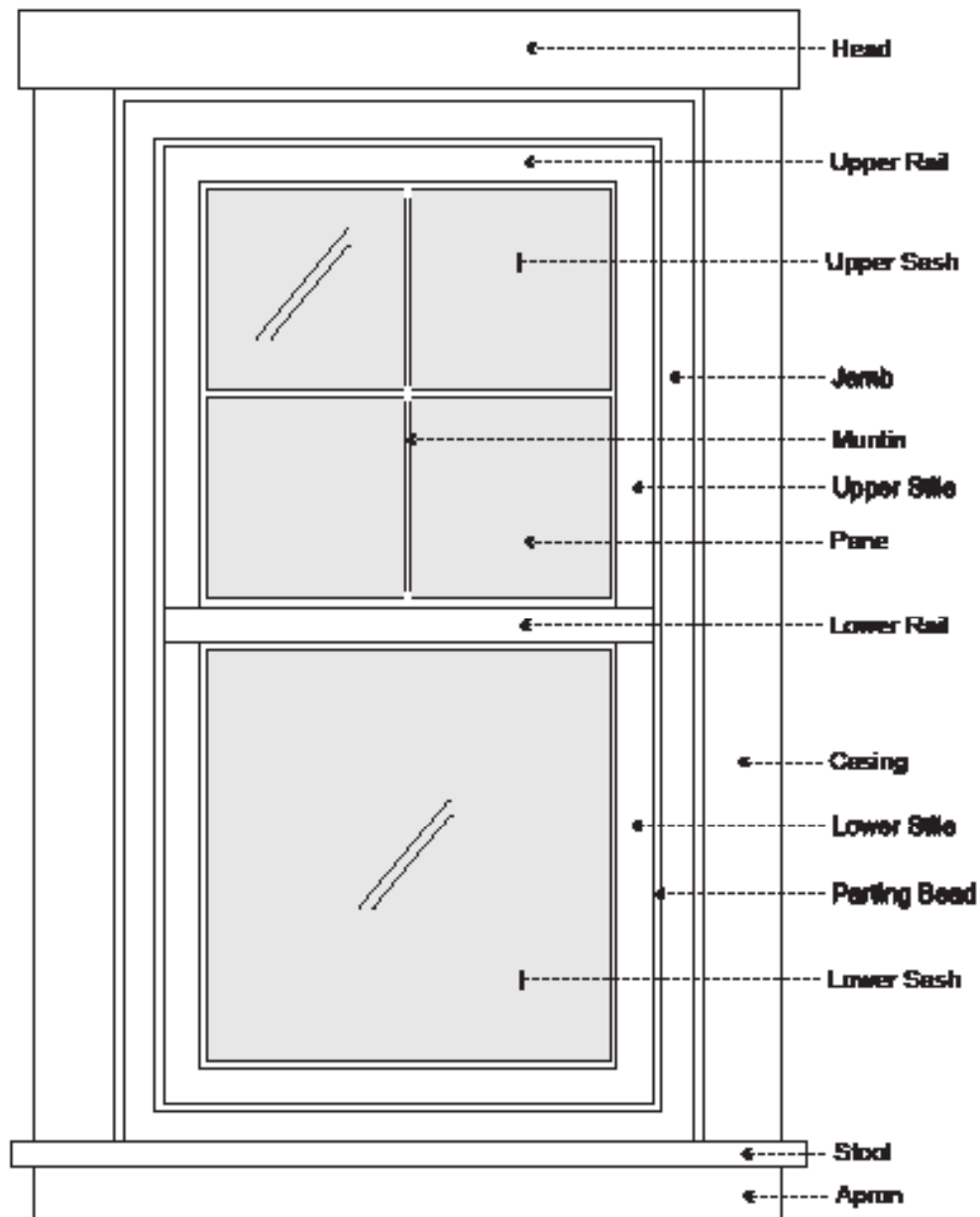
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	The front door is in fair condition with deterioration	49,50	YES
2	Good	The rear door is in fair condition with deterioration at the bottom panels and bottom rail.	51,52	NO
	Fair			
	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.



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

Window Survey Form

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

Number of historic windows on the structure: 7

Number of existing replacement/non-historic windows: 4

Number of windows completely missing: 0

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

Number of windows to be replaced: 11

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	Deterioration of Head, Casing, and Stool	53	YES
2	Fair	Deterioration of stool. Possibly inoperable.	54	YES
3	Fair	Deterioration of stool. Rotting on Lower rail. Lower and upper stiles in poor condition. Possibly inoperable.	55	NO
4	Fair	Deterioration of stool, apron, jamb, stiles, and rails. Possibly inoperable.	56	NO
5	Fair	Deterioration of stool and apron. Detached interior rails. Possibly inoperable.	57	YES
6	Fair	Deterioration of head and stool. Possibly inoperable.	58	NO
7	Fair	Deterioration of stool. Possibly inoperable.	59	YES
8	Fair	Stool half missing. Possibly inoperable.	60	NO
9	Fair	Almost no paint. Possibly inoperable.	61	YES
10	Fair	Deterioration of stool and apron Lower rails and stiles in poor condition. Possibly inoperable.	62	YES
11	Fair	Deterioration of stiles and rails. Possibly inoperable.	63	YES
	Fair			
	Fair			

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

11. Interior Photographs

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

Element/Feature: MAIN LEVEL

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The original interior consists of what are now the living room, dining room, hall, bathroom, and the two northeastern-most bedrooms. Apart from new paint, everything within these spaces seems unaltered from their original condition. The additional interior spaces consist of the kitchen, rear bathroom/laundry room, and the northwestern bedroom. It seems these new spaces were built, not only to expand the space, but also to link the original house interiors to the original freestanding coal and storage shed. Now all spaces are linked on the interior. Within this new linked interior, done sometime in the mid 1900's, maybe some finishes have changed, but the floors, walls, and ceilings seem unaltered. Original wainscot and molding is in good shape, and the ceilings are all around 100" tall. The layout is simple with (3) bedrooms on the North side along with a bathroom. The more public spaces are on the south side with the front door opening to the living room. The back part of the house consists of the original storage space and coal room, with an added bathroom adjacent to the added bedroom. The house is currently in use with tenants inside.

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, doors are loose and old, and cracking in finishes is evident.

Photo Numbers: 64-88

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: Late 1900's

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 5 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, but the new flat rear portion of the yard is thought to have been done when the new interior spaces were added. Along with these new interiors came an additional storage shed to the rear Northwest corner of the site.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

All grading seems to be in good condition. The exterior shed materials are deteriorating.

Photo Numbers: 4,5,6

Illustration Numbers: i1: B

Element/Feature: SIDE YARDSThis involves: ☒ An original part of the building☐ A later additionEstimated date of construction: 1904

Describe existing feature:

The Northwest and Southeast side yards are untouched and original from 1904 containing only minimal plantings and gravel. The Southeast facing side yard contains a later addition of a low shed roof with a metal exhaust pipe. This was constructed in the mid 1900's, most likely when the addition of the new interior spaces took place.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The side yards are small and consisting of no real elements to remark on.

Photo Numbers: 7,8,9 Illustration Numbers: i1: C

Element/Feature: LOW SHED ROOF AND METAL EXHAUST

This involves: ☐ An original part of the building
☒ A later addition Estimated date of construction: Mid 1900's

Describe existing feature:

The low shed roof and metal exhaust pipe rising above the roof line are later additions. We assume this because the metal pipe cuts right through the roof with an unfinished method, and the shed roof itself contains asphalt roofing material. This addition came with an interior wood burning fireplace, and is thought to have taken place when the additional interior spaces were created.

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

All joints and intersections are of poor quality and aesthetically displeasing. The cut through the original roof seems of poor quality and craftsmanship.

Photo Numbers: 22,23,24 Illustration Numbers: i2: H i4: D i7: G i8: G i9: E

Element/Feature: EXTERIOR WALLS (CONTINUED) NORTH FACADE

This involves: ☒ An original part of the building
☒ A later addition Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The wall construction of the north facade is made up of original construction from 1904 as well as additional construction during the mid 1900's. The wall portions surrounding the two northern-most bedrooms as well as the bathroom are original, whereas the walls at the Northwest corner bedroom were additions. The original wall from 1904, and the additional walls are constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on 6x6 posts stemming from a buried concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the rear door is located on this facade.

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

There is deterioration to the north facade where joints and intersections from new and old construction meet. Also some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 33,34 Illustration Numbers: i1: I i6: E

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



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Gary Bush

ADDRESS: 1003 Norfolk Avenue

Park City, Utah 84060

TAX ID: SA-164 _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

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

EMAIL: degrayarch@qwestoffice.net

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 (HDDR) 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 the 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: _____

Name of Applicant: Jonathan DeGray

NORFOLK 1003

Physical Conditions Report
Supporting Photographs

Photos: Site Design - Front Yard

Photo #1: Side View of Front Yard



Photo #2: Secondary Garage Structure



Photo #3: Concrete Retaining Wall & Fence



Photos: Site Design - Rear Yard

Photo #4: Side View of Rear Yard



Photo #5: Shed Structure at Northwest Corner



Photo #6: Rear Yard Grading



Photos: Site Design - Side Yards

Photo #7: North Side Yard



Photo #8: South Side Yard



Photo #9: Low Shed Roof at Southern Side Yard



Photos: Structure - Floors and Roof

Photo #10: Posts & Beam Supporting Floor



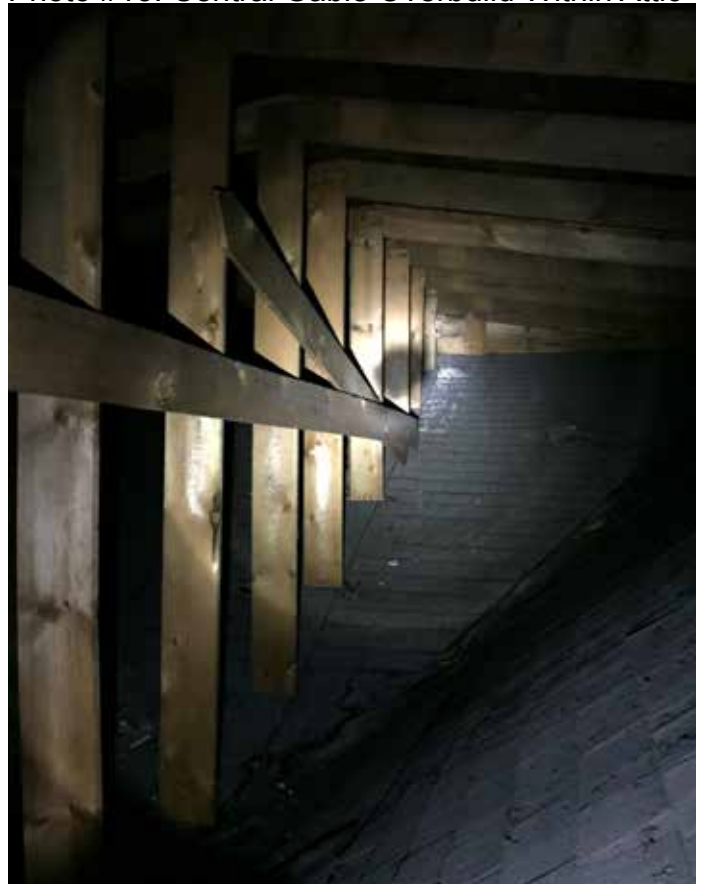
Photo #11: B.O. 2x8 Main Floor Structure



Photo #12: Attic Space W/ Intersecting Roofs



Photo #13: Central Gable Overbuild Within Attic



Photos: Roof

Photo #14: Original Roof Shape From Southeast Corner



Photo #15: Roof From Rear With Overbuilds and Additions



Photos: Roof

Photo #16: Roofs Over Coal/Storage/Rear Entry



Photo #17: Detail of Roof Layers



Photo #18: View of Overbuilt Roof Above Kitchen



Photos: Front Chimney

Photo #19: Chimney From Southeast



Photo #20: Chimney From South



Photo #21: Front Chimney Within Living Room



Photos: Low Shed Roof and Metal Exhaust

Photo #22: Side View



Photo #23: Low Shed Roof



Photo #24: Metal Exhaust Pipe



Photos: Exterior Walls - Front Facade

Photo #25: Front Facade



Photo #26: Gable Roofed Wall Close Up



Photo #27: Close Up At Porch



Photos: Exterior Walls - South Facade

Photo #28: South Facade



Photo #29: South Facade



Photos: Exterior Walls - Rear Facade

Photo #30: Rear Facade



Photo #31: Close Up At Attic Entry



Photo #32: Left Side Overbuild



Photos: Exterior Walls - North Facade

Photo #33: North Facade



Photo #34: North Facade



Photos: Foundation

Photo #35: Exposed Foundation At Addition



Photo #36: Exposed Foundation At Addition

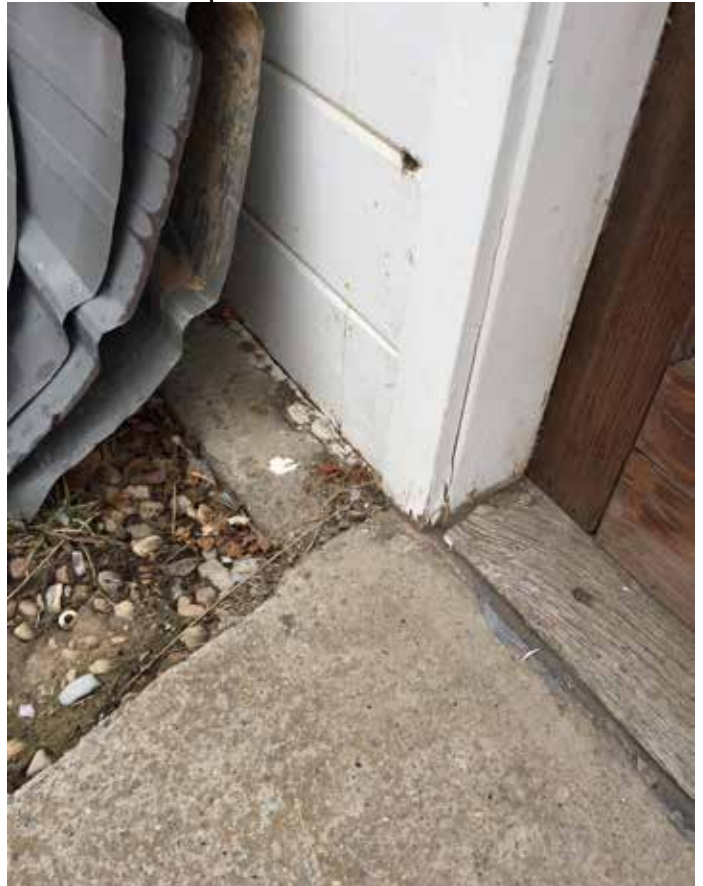


Photo #37: Crawl Space W/ Lack of Foundation



Photo #38: T.O. Foundation Within Crawl Space



Photos: Front Porch

Photo #39: Front Porch



Photo #40: Detail At Railing



Photo #41: T.O. Column At Roof



Photo #42: Heating Unit On Side In Crawl Space



Photo #43: Water Heater In Crawl Space



Photo #44: Gas Meter At Front Of House



Photo #45: Electrical Meter On Side of Facade



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

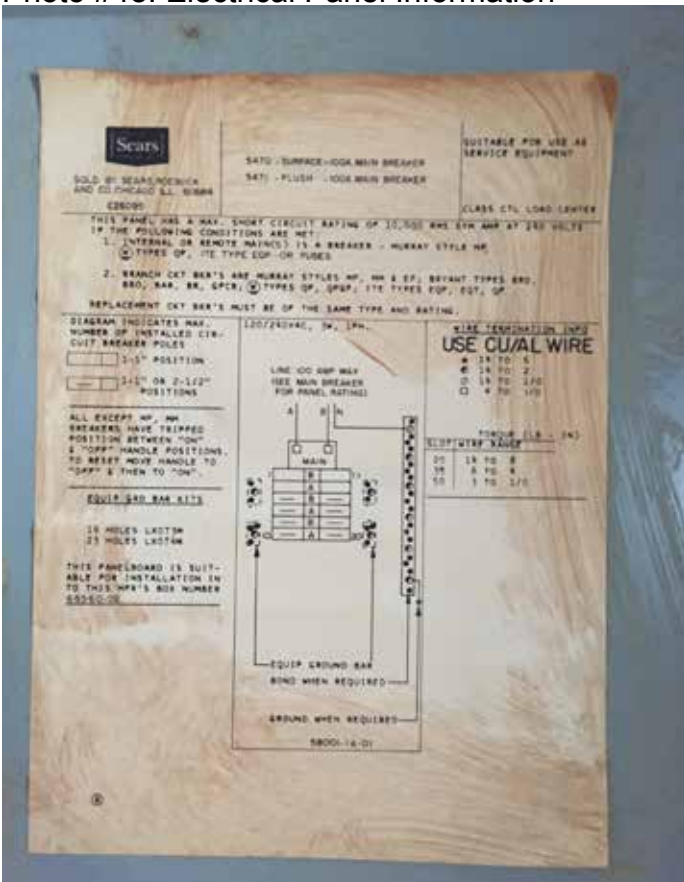
Photo #46: Ducting and Plumbing in Crawl Space



Photo #47: Electrical Panel In Kitchen



Photo #48: Electrical Panel Information



Photos: Doors

Photo #49: Door #1 From Exterior W/ Screen



Photo #50: Door #1 Detail



Photo #51: Door #2 From Exterior



Photo #52: Door #2 Detail



Photos: Windows

Photo #53: Window #1 From Exterior



Photo #54: Window #2 From Exterior



Photo #55: Window #3 From Exterior



Photo #56: Window #4 From Exterior



Photos: Windows

Photo #57: Window #5 From Exterior



Photo #58: Window #6 From Exterior



Photos: Windows

Photo #59: Window #7 From Exterior



Photo #60: Window #8 From Exterior



Photos: Windows

Photo #61: Window #9 From Exterior



Photo #62: Window #10 From Exterior



Photo #63: Window #11 From Exterior



Photo #64: Living Room From Dining Room



Photo #65: Living Room From Dining Room



Photo #66: Living Room



Photo #67: Dining Room From Living Room



Photo #68: Dining Room



Photo #69: Dining Room



Photo #70: Kitchen



Photo #71: Kitchen



Photo #72: Bedroom 1



Photo #73: Bedroom 1



Photos: Interior - Main Level

Photo #74: Bathroom



Photo #75: Bathroom



Photo #76: Bathroom



Photo #77: Bathroom



Photo #78: Bedroom 2



Photo #79: Bedroom 2



Photo #80: Bedroom 3



Photo #81: Bedroom 3



Photo #82: Coal Room



Photo #83: Coal Room



Photo #84: Coal Room



Photos: Interior - Main Level

Photo #85: Storage Room



Photo #86: Storage Room



Photo #87: Bathroom/Laundry Room



Photo #88: Bathroom/Laundry Room



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1003 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-164

Current Owner Name: GROSE CHARLES K & EVA L TRUSTEES Parent Parcel(s):

Current Owner Address: PO BOX 545, PARK CITY, UT 84060-0545

Legal Description (include acreage): LOTS 1 & 2 BLK 16 SNYDERS ADDITION TO PARK CITY, 0.09 AC

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
- ☒ prints: 1995 & 2006
- ☐ historic: c.

Drawings and Plans

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular style

No. Stories: 1

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

Number of associated outbuildings and/or structures: ☒ accessory building(s), # 1; ☐ structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- ☒ Good (Well maintained with no serious problems apparent.)
- ☐ Fair (Some problems are apparent. Describe the problems.):
- ☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☐ Uninhabitable/Ruin

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

Foundation: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in wooden drop or novelty siding.

Roof: The roof is sheathed in standing seam metal roofing materials. A square red brick chimney sits on the ridgeline of the roof.

Windows/Doors: Visible windows in the available photographs include large single fixed panes and aluminum sliders, both in horizontal window openings. The view of the entry door is obscured by the aluminum screen/storm door.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This frame cross-wing house is clad in wooden drop/novelty siding and has several visible additions to the rear, the first a shed addition changing the form of the house to a saltbox, the second a broad gable-roofed structure and the last, shed-roofed. Each addition can be seen by a break in the siding pattern. A metal stove pipe rising from a small shed-roofed addition runs along the side gable-end. The shed-roofed front porch is in the L and has a wooden railing with square balusters. The porch entrance is to the side.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot slopes slightly up towards the rear and the road with sidewalk steps runs alongside the house. A frame single-car front-gabled garage is located in front on the street. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

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

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

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

5 SIGNIFICANCE

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

Date of Construction: c. 1904¹

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

¹ Summit County Recorder.

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: Accessory building. Camera facing west, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

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







Historic Preservation Board Staff Report

Subject: Material Deconstruction
Application: PL-20-04484
Author: Caitlyn Barhorst
Date: February 3, 2021
Type of Item: Administrative



Summary Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and approve the proposed Material Deconstruction of 1128 Park Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Draft Action Letter (**Exhibit A**).

Description

Applicant: Mark Alter, represented by Kevin Horn, Architect
Location: 1128 Park Avenue
Zoning District: Historic Residential- Medium Density (HRM) District
Historic Designation: Landmark
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

Acronyms

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

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

Executive Summary

The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of historic material for the proposed restoration of the circ. 1909 Historic cross-T footprint.

Background

On July 27, 2020, the Planning Department received a complete Historic District Design Review application. The property located at 1128 Park Avenue is designated as Landmark of the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)). The subject property is located in the Historic Residential- Medium Density (HRM) Zoning District.

The following is the timeline of the HPB meetings and Site Visits with links to relevant staff reports and meeting minutes.

- September 2, 2020. [Agenda](#), [Staff Report](#), [Minutes](#). Item continued to October 6, 2020 with request for interior demolition and a site visit by HPB.
- September 16, 2020 Site Visit.
- October 6, 2020. Applicant and Planning Department Staff and Planning Director met with the applicant at the applicant's request. The proposal was updated verbally by the applicant and presented as such to HPB but not updated in the Staff Report published with the packet.
- October 7, 2020. [Agenda](#), [Staff Report](#), [Minutes](#). Item continued to November 4, 2020 with request for additional interior demolition and an additional site visit by HPB.
- November 3, 2020 Site Visit.
- November 4, 2020. [Agenda](#), [Staff Report](#), [Minutes](#). The HPB reviewed 3 proposals (#1, 2A, and 2B). Board member Hodgkins moved to Deny Proposal 1 Board member Holmgren seconded, the motion passed 4-3. Board members Hodgkins, Holmgren, Hutchings, and Toly voted in favor of the motion. Board members Beatlebrox, Stephens, and Scott voted against the motion.
- November 18, 2020 HPB issued the written determination of the November 4, 2020 motion. Final Action Letter can be seen as **Exhibit B**.

Appeal and Remand

On December 18, 2020, the Planning Department received an application for an appeal of the November 18, 2020 Historic Preservation Board decision for the Material Deconstruction at 1128 Park Avenue. The appeal was received within 30 days of the written action issued by HPB. Upon presentation of new information and additional historical records researched by staff, new facts are available that are presented in this staff report to be reviewed by the Historic Preservation Board regarding the proposed Material Deconstruction. The applicant and staff agreed to jointly request a remand from the BOA so that the HPB could re-consider the new information and staff's revised positive recommendation. On January 26, 2021 the Board of Adjustment (BOA) remanded the item back to HPB. The applicant retains their right to appeal back to the BOA.

Proposal

The applicant is proposing the Material Deconstruction of the Landmark Historic site consisting of removal of historic material for the Restoration of the circ. 1909 Historic footprint. The proposed circ. 1909 Restoration date of the cross-T addition is based on the mortgage records that show the owner at that time Charles Rolfe mortgaged the property for \$150, a likely amount to cover the cost of materials for the addition.¹

¹ 1983 Utah State Historical Society Historic Preservation Office Structure/ Site Information Form, seen in Exhibit C: Historic Site Inventory Form.

Presentation of New Information

Following the submittal of the appeal, Staff has since been continuing research for the property and has discovered photographic evidence that provides additional information relating to the phases of construction that were not previously contemplated by the applicant, staff, or the Historic Preservation Board. Staff has provided the following analysis based on the additional findings.

Planning Department staff consulted with SWCA Environmental Consultants to provide an investigation into the historic integrity of the shed addition that is proposed to be removed. For the complete Technical Memorandum provided by Architectural Historian Megan Daniels, see **Exhibit D**. Staff has copied pages 2-3 of the memorandum below. For clarity and to keep the staff analysis identified separately, the SWCA Memorandum is copied in Times New Roman font:

Analysis

The applicant poses that the house was constructed in four phases, which are listed below with substantiating or contradicting evidence from the historic research and physical evidence.

- Phase 1: original house, ca. 1900

I concur that the original front-gabled shotgun type house was constructed ca. 1905 based on historic Sanborn Fire Insurance Maps and title research conducted by CRSA for the Intensive Level Survey documentation.

- Phase 2: stem wing, ca 1909

I concur that the side-gabled stem wing was constructed ca. 1909 based on historic Sanborn maps, tax research conducted for the 1983 Utah Historic Site Form (when the property was mortgaged), and the extant shingled roof of the front-gabled volume below the roof of the stem wing.

- Phase 3: infill addition between 1909 – 1929 (as seen on Sanborn map; removed)

A small addition was constructed along the east (rear) elevation of the stem wing and flanked the south elevation of the original house. Based on the 1929 and 1941 updates to the 1907 Sanborn map, the addition was constructed concurrent with or after the stem wing, but before 1929. The addition was recessed behind the south elevation of the stem wing and flush with east (rear) elevation of the original shotgun house. Based on the lack of physical remnants, this rear addition was presumably removed and replaced with the extant shed addition, or it was expanded to the extent that its original form is no longer discernable within the existing house; it therefore does not retain integrity sufficient to convey its significance.

- Phase 4: two extant shed additions to the original house and the stem wing after 1941

I concur that at least two distinct alterations appear to have occurred after 1941. The roof of the shed addition is constructed on top of the extant roof of the stem-wing. While this indicates that the shed addition post-dates the stem wing, it does not confirm that the shed addition was constructed outside the period of significance. Patched siding or ghost lines intersecting the

existing side-by-side horizontal window in the south elevation of the shed addition could be evidence of a tall, vertical double-window being replaced. This would generally be expected of construction prior to 1930.

However, there is substantial physical evidence that the existing shed addition has replaced the earlier rear addition or is the result of alterations and expansions of the rear addition. The south elevation of the shed addition is now flush with south elevation of the stem-wing which indicates construction or alteration after 1941. Based on partial demolition performed by the applicant, the existing shed addition is constructed of 2 x 4 framing whereas the original house and stem-wing are constructed of single wall construction using rough sawn lumber. A vertical wall joint in the south elevation of the shed addition and a pitch break in the ceiling of the kitchen and the bathroom indicate the existing shed addition was itself expanded outside the period of significance. Based on the interior finishes, the horizontal one-over-one window in the kitchen, and transfer of title in 1964, these additions may have occurred ca. 1965.

A photograph, not previously available, taken after 1950 indicates that, by that time, the shed roof addition was constructed flush with both the east (rear) elevation of the original shotgun house and the south wall of the stem wing (Figure 1). The photograph also indicates an enclosed exterior staircase along the rear elevation of the original shotgun house and an angled rear entry. This would indicate that the existing interior entry and staircase to the cellar were enclosed after 1950, at which time the roof of the original shotgun house was extended to encompass the staircase and the adjacent closet. The existing bathroom addition was then adjoined to the rear of the extended shotgun as indicated by the cantilevered floor plate of the bathroom over the cellar staircase.

Figure 1

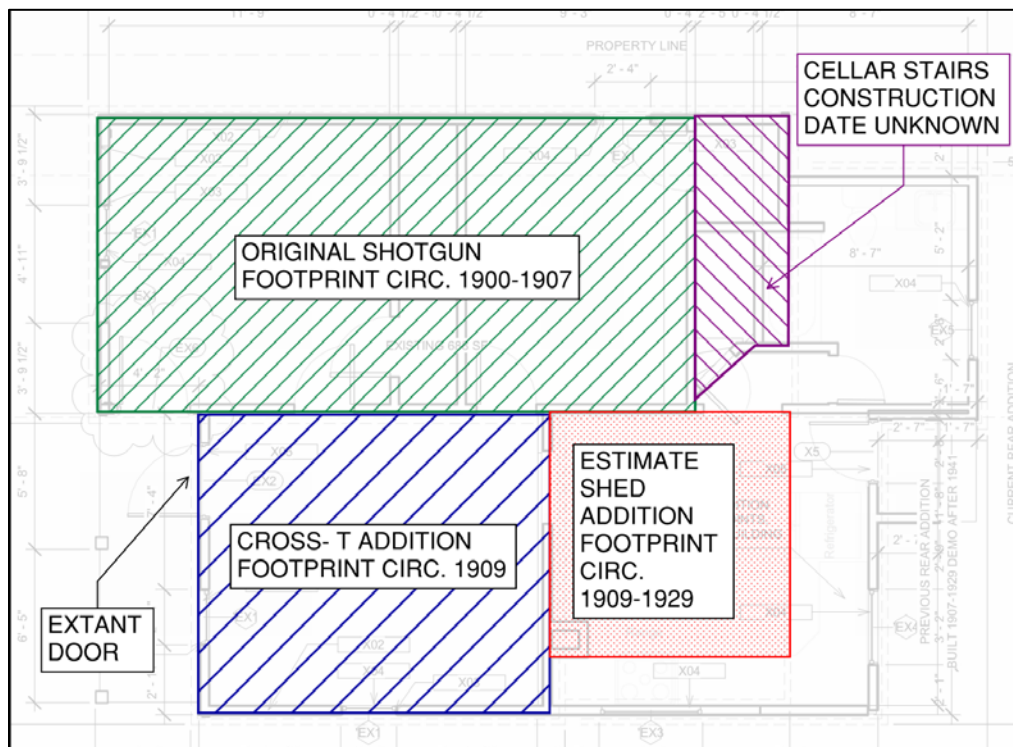
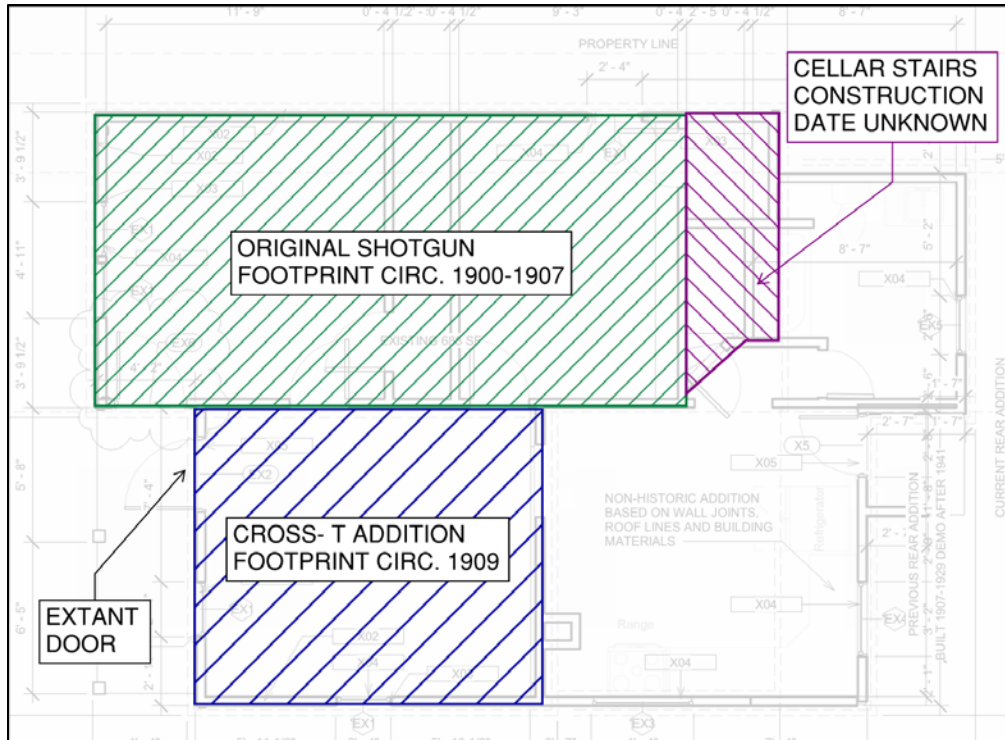


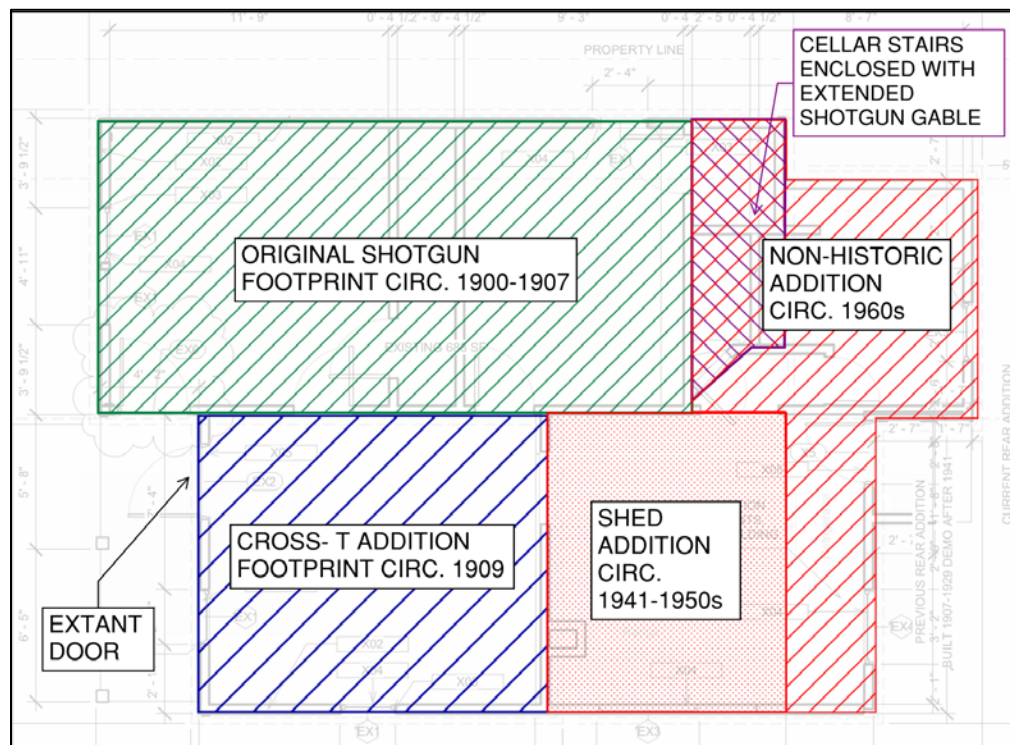
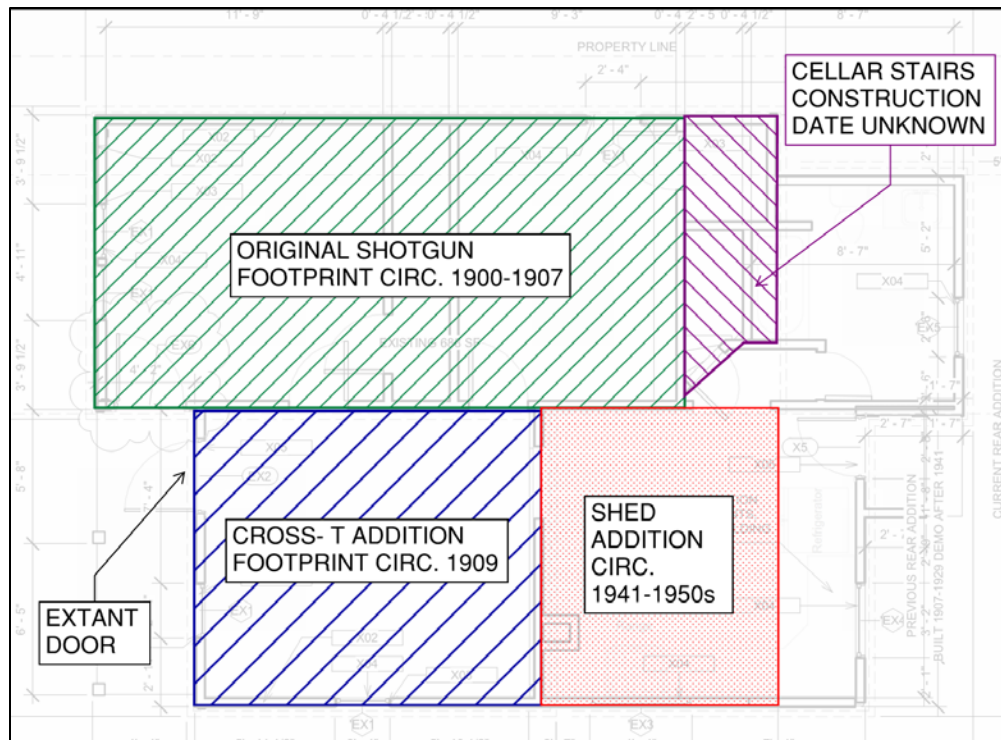
The chronology of the additions to the rear of the property is not entirely certain. In particular, there is not sufficient evidence to confirm with certainty that the shed addition to the stem-wing is a post-1941 replacement of the historic rear addition illustrated in the 1929 and 1941 updates to the 1907 Sanborn map. However, there is evidence that the addition has been expanded and altered after the period of significance for the property. As a result of those alterations, the shed addition does not retain historic integrity and does not contribute to the historic significance of 1128 Park Avenue within the context of the NRHP thematic nomination (Residences of the Mining Boom Era, 1872 – 1929) or the Mature Mining Era defined on the Park City Historic Sites Inventory Form.

- Confirming the location of an exterior door leading from the shotgun volume to the front porch, as visible in the ca. 1941 tax photo
- Confirming whether the porch itself is original to construction – it does not appear on any of the Sanborn maps

As the additional photograph confirms the physical evidence of the East (rear) facing gable of the original Shotgun house having been extended to enclose the cellar staircase, staff finds the following chronologic diagrams most accurately documents the phases of construction based on the information known at the time of writing this report.





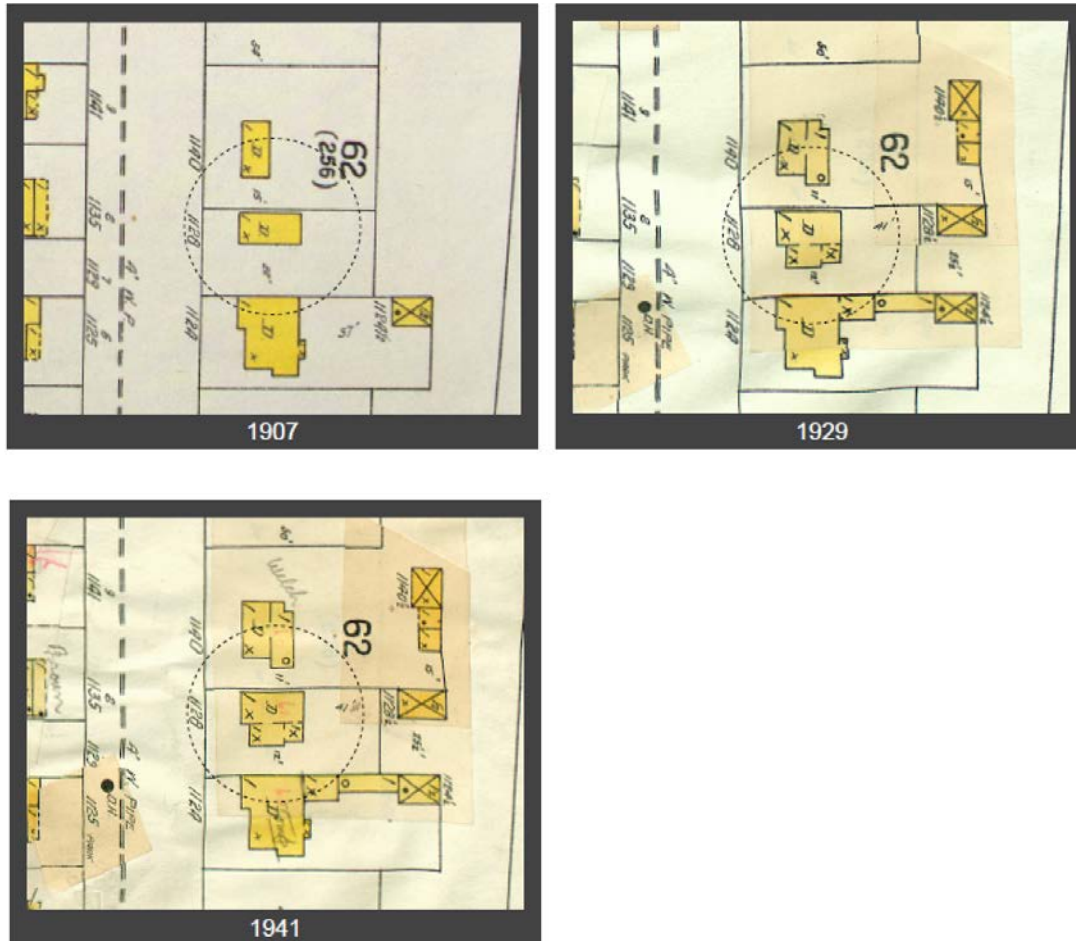


With the additional construction phase(s) evidenced by existing conditions and the circ. 1950s photograph, staff recommends approval of the proposed Material Deconstruction based on the following key points:

1. Sanborn Fire Insurance Maps

The footprint documented in the 1929 and later 1941 Sanborn map both show the footprint of the south elevation having a small offset wall plane, which does not match the existing conditions.

Sanborn Fire Insurance Maps (circ. 1907-1941)



2. Historic Integrity

The earliest known photograph of the property is from the circ. 1940 tax assessment. In this photo, the shed addition is visible, and has a continuous wall plane rather than offset as drawn in the 1941 Sanborn Map. The discrepancy between the photograph and map creates a condition unable to be confirmed with the records available at the time of writing this report.



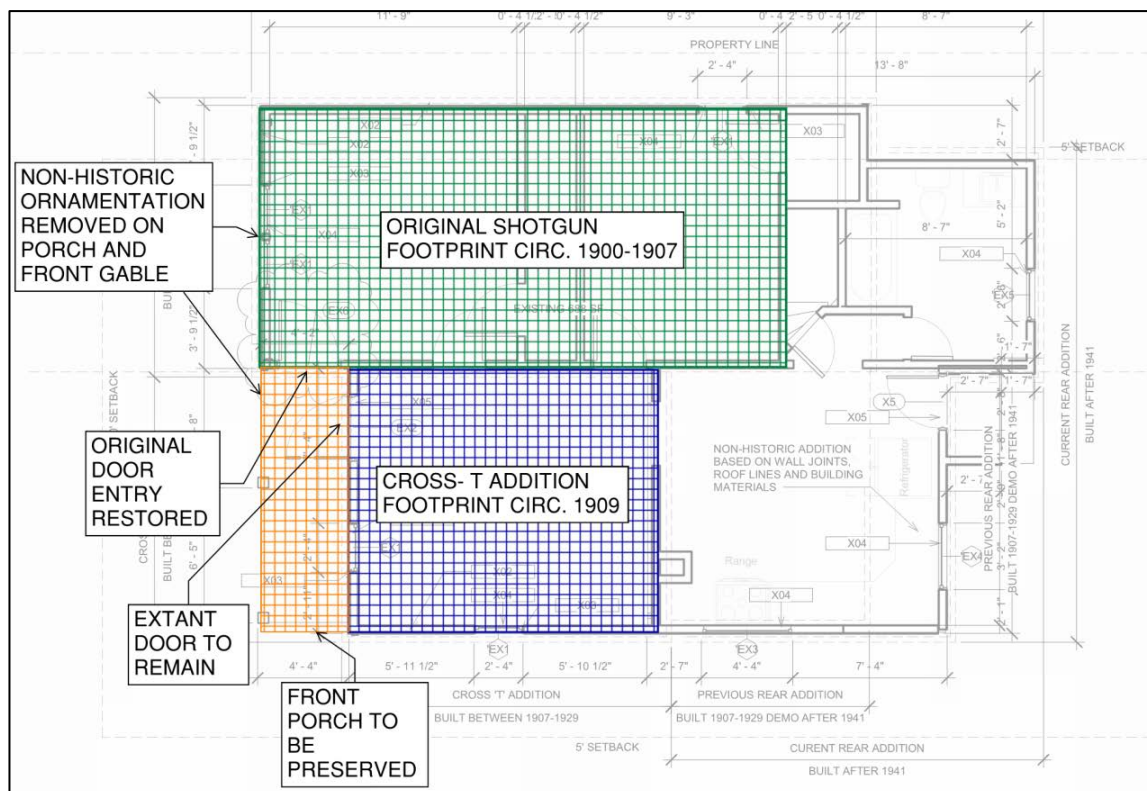
Tax Photo circ. 1940

3. Additions Constructed outside Historic Era (1894-1930)

The circ. 1950s photograph clearly documents an even further phase of additions that are not extant today. This evidence adds to the complexity of non-contributory additions constructed both during and outside of the designated Period of Historic Significance. The exact construction date of the shed addition cannot be determined.

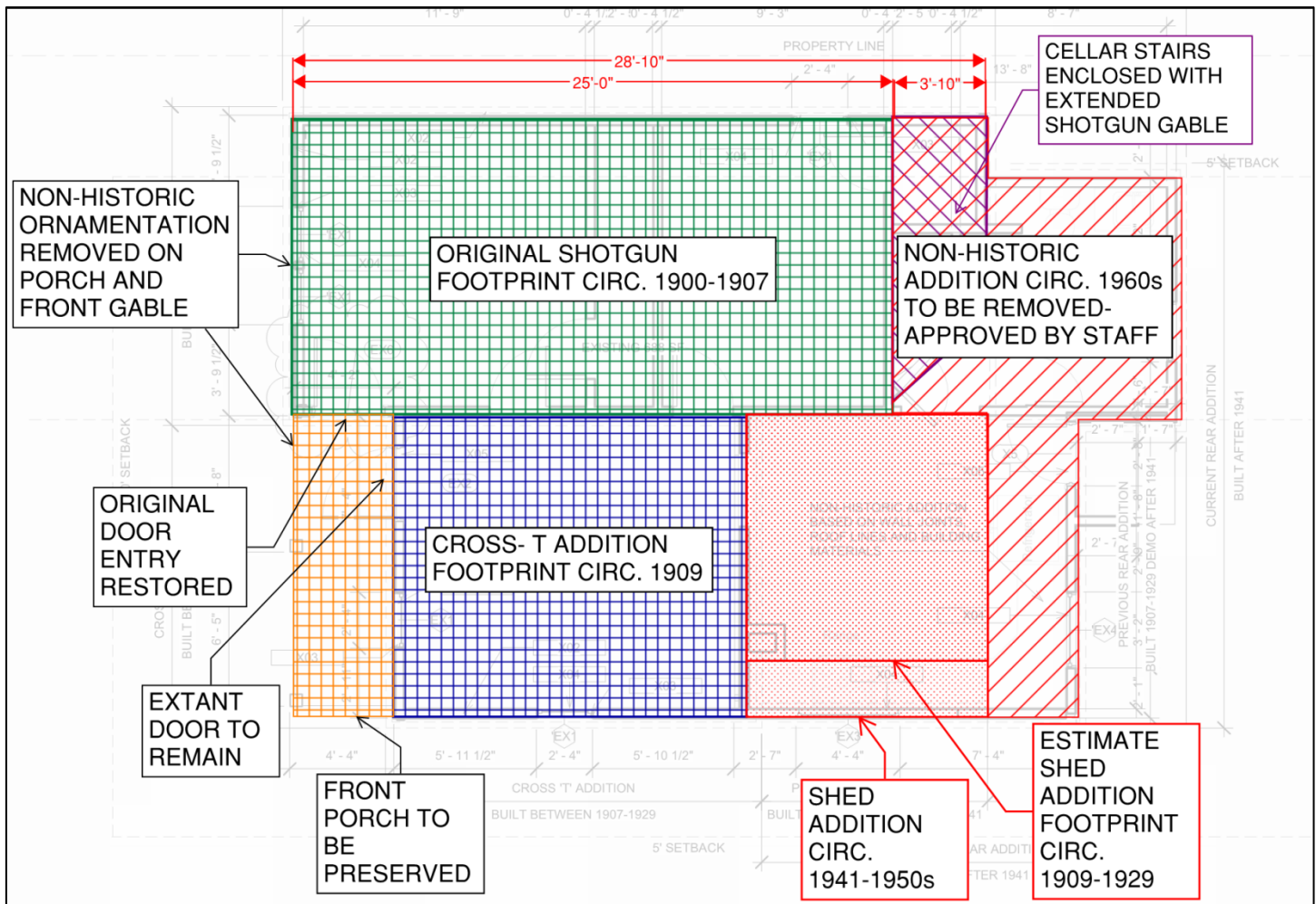
Revised circ. 1909 Historic Footprint

Based on the additional findings, staff recommends the footprint be restored to the following condition. The following diagrams are overlaid above the applicant's submitted existing footprint drawing.



The applicant proposes to preserve the front porch and restore the original shotgun south-facing entry door. The non-historic ornamentation will be removed. The circ.1960s addition, including the enclosure of the cellar stair, is a non-historic addition to be removed and approved by staff per [LMC § 15-11-12.5\(A\)\(1\)\(b\)](#).

The HPB shall review the proposed removal of the shed addition as documented below. Staff has provided a further breakdown of the proposal as recommended for approval based on the findings of fact as seen in the draft action letter.

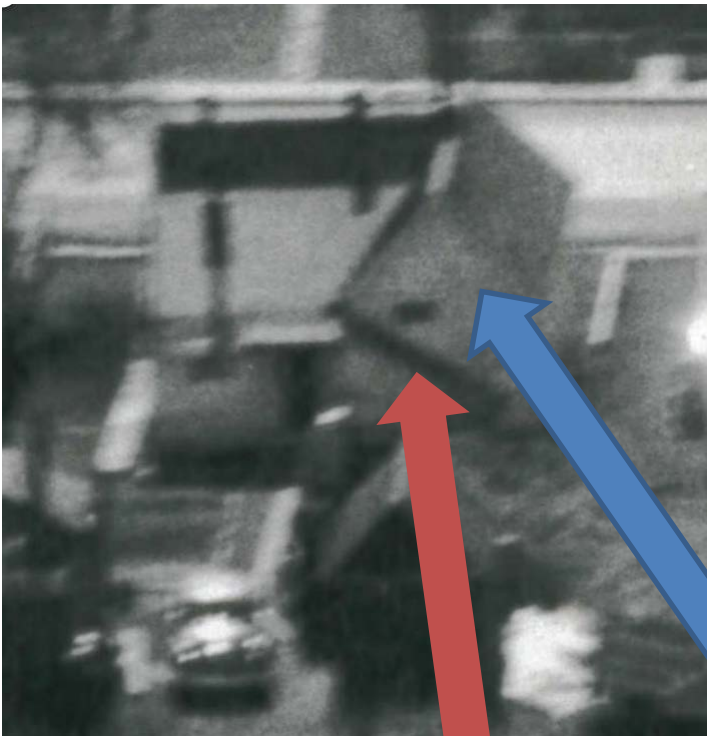


Based on the photograph and existing conditions, staff has concluded the original east-end of the Shotgun was roughly between 4 feet short of the current exterior wall of the east-facing gable. Staff posits the cellar stairs were enclosed with an extension of the original shotgun gable, which took place following the circ. 1950s photograph.

Photograph looking north into enclosed area above cellar staircase.



Photograph circ. 1950s



Cellar staircase enclosed by a non-extant angled roof

Original Shotgun Gable east-end exterior wall.

Architectural floor plan of a historic property with various additions and setbacks. The plan shows a green grid area labeled "ORIGINAL SHOTGUN FOOTPRINT CIRC. 1900-1907", a blue grid area labeled "CROSS-T ADDITION FOOTPRINT CIRC. 1909", and an orange grid area labeled "ORIGINAL DOOR ENTRY RESTORED". Other features include a "FRONT PORCH TO BE PRESERVED", "EXTANT DOOR TO REMAIN", and "NON-HISTORIC ADDITION BASED ON WALL JOINTS, ROOF LINES AND BUILDING MATERIALS". The plan also indicates "CURRENT REAR ADDITION BUILT AFTER 1941" and "PREVIOUS REAR ADDITION BUILT 1907-1929 DEMO AFTER 1941". Setbacks are marked as 5' and 13'-8". Dimensions are provided for various sections, such as 28'-10" and 25'-0" for the main footprint, and 4'-4" and 5'-11 1/2" for the porch area.

Staff has reviewed the proposed Material Deconstruction for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines. Staff has found that the proposal complies with the applicable Design Guidelines.

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.

2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.

- 122

3. The historic exterior features of a building should be retained and preserved.
 - *Complies; the historic exterior features are proposed to be retained and preserved.*
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
 - *Complies; no distinctive materials, components, finished, or examples of craftsmanship are proposed to be altered.*
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
 - *Complies; per the submitted Historic Preservation Plan, the applicant proposes to repair rather than replace all deteriorated or damaged historic features and elements.*
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
 - *Not applicable; the applicant does not propose to maintain any features that do not contribute to the significance of the building.*
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
 - *Complies; the applicant has not proposed to introduce architectural elements or details.*
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
 - *Complies; the applicant is not proposing to use any treatments that cause known damage to historic materials.*
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.
 - *Complies; the proposal does not destroy historic materials, features, and spatial relationships that characterize the proposed restoration of the circ. 1909 footprint.*
10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

- *Complies; the essential form and integrity of the historic property and its environment could be restored if the proposed new construction were to be removed in the future.*

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

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

- *Complies; The applicant proposes to preserve, maintain, and repair the historic exterior materials.*

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

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

- *Complies; the applicant desires to construct an addition to achieve additional square footage that cannot be accommodated by solely altering interior spaces.*

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

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

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

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

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

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

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

- *Complies; the material proposed to be removed does not contribute to the circ. 1909 restoration footprint.*

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

- *The Administrative Staff Review of the Historic District Design Review will confirm compliance with this Design Guideline.*
- (7) Maintain and preserve additions to structures that are significant to the era/period of restoration.
- *Complies; the proposed circ. 1909 restoration footprint proposes to maintain the cross-T addition that is significant to the era/period of restoration.*
- (8) In-line additions shall be avoided.
- *Complies; the proposed addition is not in-line with the Historic Structure.*

b. Transitional Elements

The Administrative Staff Review of the Historic District Design Review will confirm compliance with this section of the Design Guidelines.

Recommendation

Staff recommends the Historic Preservation Board review the revised proposal, hold a public hearing, and take Final Action to approve the proposed Material Deconstruction of the Landmark Historic Site located at 1128 Park Avenue.

Department Review

The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on January 20, 2021. Staff mailed courtesy notice to property owners within 100 feet on January 20, 2021. The *Park Record* published notice on January 20, 2021. LMC [§ 15-1-21](#).

Public Input

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

Exhibits

Exhibit A: Draft Action Letter

Exhibit B: November 18, 2020 HPB Final Action Letter

Exhibit C: Historic Site Inventory Form

Exhibit D: SWCA Technical Memorandum

Exhibit E: January 15, 2021 Proposed Plans and Elevations

Exhibit F: January 15, 2021 Historic Preservation Plan



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

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, February 3, 2021 for a duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: 1128 Park Avenue
Project Number: PL-20-04484
Type of Item: Administrative – Material Deconstruction
Hearing Date: February 3, 2021

Board Action: **APPROVED** – The Historic Preservation Board conducted a public hearing and found that the proposed Material Deconstruction of the Landmark Historic Site at 1128 Park Avenue complies with the criteria in the Land Management Code, as outlined in the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The property is located at 1128 Park Avenue.
2. The Legal Description is All Lot 8 & S 1/2 Lot 9 BLK 56 Snyder's Addition to Park City. Parcel Number SA-365. This Lot is part of the Double H Plat Amendment approved by Ordinance 2019-28. Upon recordation of the plat, the legal description and parcel number with Summit County will be updated to reflect the change.
3. The property is located in the Historic Residential- Medium Density (HRM) Zoning District.
4. The property at 1128 Park Avenue is designated as Landmark on the Park City Historic Sites Inventory.
5. On July 27, 2020 the Planning Department received a complete Historic District Design Review application.
6. Staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on January 20, 2021. Staff mailed courtesy notice to property owners within 100 feet on January 20, 2021. The *Park Record* published notice on January 20, 2021.
7. The Historic Single-Family Dwelling was constructed circ. 1907 as a shotgun house.

8. Between circ. 1907 and 1929, a series of two additions occurred as documented in the Sanborn fire insurance maps. The South-facing cross T gable addition was constructed circ. 1909 based on the mortgage records that show the owner at that time Charles Rolfe mortgaged the property for \$150.
9. A circ. 1950s photograph documents the condition of the cellar staircase having been enclosed by an exterior angled roof enclosure. This building element is not extant today.
10. A series of further non-historic rear additions took place sometime following the circ. 1950 photograph.
11. Staff is currently reviewing the proposed addition for compliance with LMC 15-13 Design Guidelines for Historic Districts and Historic Sites.
12. The Minimum Lot Area for a Single Family Dwelling is 1,875 square feet. This Lot contains 2,812.50 square feet.
13. The applicant has submitted a Conditional Use Permit (CUP) application (PL-20-04607) that is currently under review per LMC 15-2.4-6 Existing Historic Structures. The request is to construct a basement addition beneath the existing historic structure's footprint that currently does not meet setbacks. This CUP application was approved by the Planning Commission on September 23, 2020.
14. The proposed addition complies with the required Front and Rear Setbacks. The minimum Front and Rear Setbacks are ten feet (10') each; the Applicant is proposing a ten foot (10') Rear Setback for the addition.
15. The proposal complies with the Side Setbacks. The south Side Setback is five feet (5') and the north Setback is five feet (5') with the Conditional Use Permit application to approve the construction of the basement addition within the Setback.
16. The proposal complies with LMC 15-2.4-7, with a maximum height of twenty-seven feet (27') from Existing Grade. The maximum height of the proposed structure is 27 feet (27'). Per LMC 15-2.4-5(A) Any proposed building height exceptions will be reviewed by the Planning Director. No proposed building height exceptions are approved with this action letter.
17. On September 2, 2020, the Historic Preservation Board approved the Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation including lifting the existing floor elevation by two feet (2') for the construction of a basement. The applicant proposed to lift the Historic Structure from its existing USGS elevation of 6925' - 8 ½" to a new elevation of 6927' - 8 ½" in order to accommodate the new basement foundation.
18. Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
19. Staff has reviewed the proposed Material Deconstruction for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines. Staff has found that the proposal complies with the applicable Design Guidelines.

A. Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
 - *Complies; the distinctive circ.1909 cross-T footprint is proposed to be preserved.*
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
 - *Complies; the proposed restoration retains the circ. 1909 footprint.*
3. The historic exterior features of a building should be retained and preserved.
 - *Complies; the historic exterior features are proposed to be retained and preserved.*
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
 - *Complies; no distinctive materials, components, finished, or examples of craftsmanship are proposed to be altered.*
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
 - *Complies; per the submitted Historic Preservation Plan, the applicant proposes to repair rather than replace all deteriorated or damaged historic features and elements.*
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
 - *Not applicable; the applicant does not propose to maintain any features that do not contribute to the significance of the building.*
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
 - *Complies; the applicant has not proposed to introduce architectural elements or details.*
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
 - *Complies; the applicant is not proposing to use any treatments that cause known damage to historic materials.*
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.

- *Complies; the proposal does not destroy historic materials, features, and spatial relationships that characterize the proposed restoration of the circ. 1909 footprint.*

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

- *Complies; the essential form and integrity of the historic property and its environment could be restored if the proposed new construction were to be removed in the future.*

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

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

- *Complies; The applicant proposes to preserve, maintain, and repair the historic exterior materials.*

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

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

- *Complies; the applicant desires to construct an addition to achieve additional square footage that cannot be accommodated by solely altering interior spaces.*

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

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

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

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

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

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

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

- *Complies; the material proposed to be removed does not contribute to the circ. 1909 restoration footprint.*

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

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

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

- *Complies; the proposed circ. 1909 restoration footprint proposes to maintain the cross-T addition that is significant to the era/period of restoration.*

(8) In-line additions shall be avoided.

- *Complies; the proposed addition is not in-line with the Historic Structure.*

b. Transitional Elements

The Administrative Staff Review of the Historic District Design Review will confirm compliance with this section of the Design Guidelines.

20. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

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

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC [§ 15-2.4](#) Historic Residential Medium Density (HRM) District.
2. The proposal complies with the Land Management Code requirements pursuant to LMC [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board February 3, 2021 for the Material Deconstruction of the Historic foundation for the construction of the basement addition. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.

5. The applicant shall provide documentation of the original shotgun entry door upon building permit issuance. The applicant shall work with the Planning Department to revise the proposed door detail and dimensions to reflect the findings determined on-site.
6. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
7. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. 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.
9. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
11. 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.
12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
13. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
14. The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.
15. Per LMC 15-11-9 Preservation Policy, 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.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Caitlyn Barhorst, at (435) 615-5067 or caitlyn.barhorst@parkcity.org

Regards,

Randy Scott
Historic Preservation Board Chair

CC: Caitlyn Barhorst, Historic Preservation Planner

DRAFT



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

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, November 4, 2020 for a duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: 1128 Park Avenue
Project Number: PL-20-04484
Type of Item: Administrative – Material Deconstruction
Hearing Date: November 4, 2020

Board Action: **DENIED** – The Historic Preservation Board conducted a public hearing and found that the proposed Material Deconstruction of the Landmark Historic Site at 1128 Park Avenue does not comply with the criteria in the Land Management Code, as outlined in the following Findings of Fact and Conclusions of Law.

Findings of Fact

1. The property is located at 1128 Park Avenue.
2. The Legal Description is All Lot 8 & S 1/2 Lot 9 BLK 56 Snyder's Addition to Park City. Parcel Number SA-365. This Lot is part of the Double H Plat Amendment approved by Ordinance 2019-28. Upon recordation of the plat, the legal description and parcel number with Summit County will be updated to reflect the change.
3. The property is located in the Historic Residential- Medium Density (HRM) Zoning District.
4. The property at 1128 Park Avenue is designated as Landmark on the Park City Historic Sites Inventory.
5. On July 27, 2020 the Planning Department received a complete Historic District Design Review application.
6. Staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on August 17, 2020. Staff mailed courtesy notice to property owners within 100 feet on August 19, 2020. The *Park Record* published notice on August 19, 2020.
7. For the September 16, 2020 site visit, staff published notice on the City's website and posted notice on the property on September 15, 2020. The *Park Record* published notice on September 12, 2020. For the November 3, 2020 site visit, staff published notice on the City's website, and posted notice on the property on October 30, 2020. The *Park Record* published notice on October 31, 2020.

8. The Historic Single-Family Dwelling was constructed circ. 1895.
9. The Minimum Lot Area for a Single Family Dwelling is 1,875 square feet. This Lot contains 2,812.50 square feet.
10. The applicant has submitted a Conditional Use Permit (CUP) application (PL-20-04607) that is currently under review per LMC 15-2.4-6 Existing Historic Structures. The request is to construct a basement addition beneath the existing historic structure's footprint that currently does not meet setbacks. This CUP application was approved by the Planning Commission on September 23, 2020.
11. The proposed addition complies with the required Front and Rear Setbacks. The minimum Front and Rear Setbacks are ten feet (10') each; the Applicant is proposing a ten foot (10') Rear Setback for the addition.
12. The proposal complies with the Side Setbacks. The south Side Setback is five feet (5') and the north Setback is five feet (5') with the Conditional Use Permit application to approve the construction of the basement addition within the Setback.
13. The proposal complies with LMC 15-2.4-7, with a maximum height of twenty-seven feet (27') from Existing Grade. The maximum height of the proposed structure is 27 feet (27'). Per LMC 15-2.4-5(A) Any proposed building height exceptions will be reviewed by the Planning Director. No proposed building height exceptions are approved with this action letter.
14. On September 2, 2020, the Historic Preservation Board approved the Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation including lifting the existing floor elevation by two feet (2') for the construction of a basement. The applicant proposed to lift the Historic Structure from its existing USGS elevation of 6925' - 8 1/2" to a new elevation of 6927' - 8 1/2" in order to accommodate the new basement foundation.
15. Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
16. The proposed Material Deconstruction of the Historic shed addition has been reviewed for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:
 - A. Universal Guidelines:**
 1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
 - *Does not comply; the applicant proposes to remove the Historic shed addition, a distinctive feature.*
 2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
 - *Does not comply; the applicant proposes to remove the Historic shed addition, a change to a building that has acquired historic significance in its own right.*
 3. The historic exterior features of a building should be retained and preserved.
 - *Does not comply; the applicant proposes to remove the Historic shed addition, a historic exterior feature.*

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
 - *Does not comply; the applicant proposes to remove the Historic shed addition, a distinctive component to the Landmark Historic Site.*
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
 - *Complies; per the submitted Historic Preservation Plan, the applicant proposes to repair rather than replace all deteriorated or damaged historic features and elements.*
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
 - *Not applicable; the applicant does not propose to maintain any features that do not contribute to the significance of the building.*
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
 - *Complies; the applicant has not proposed to introduce architectural elements or details.*
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
 - *Complies; the applicant is not proposing to use any treatments that cause known damage to historic materials.*
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.
 - *Does not comply; the proposed new construction destroys historic materials, features, and spatial relationships that characterize the historic building by proposing to remove the Historic shed addition.*
10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.
 - *Complies; the essential form and integrity of the historic property and its environment could be restored if the proposed new construction were to be removed in the future.*

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

- (2) Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged

historic exterior materials using recognized preservation methods appropriate to the specific material.

- *Complies; The applicant proposes to preserve, maintain, and repair the historic exterior materials.*

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

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

- *Complies; the applicant desires to construct an addition to achieve additional square footage that cannot be accommodated by solely altering interior spaces.*

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

- *Does not comply; the addition is proposed to be located on the tertiary façade, however the removal of the Historic shed addition compromises the architectural character of the historic structure by removing a contributing Historic feature.*

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

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

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

- *Does not comply; the proposed Transitional Element of the addition entirely removes the roof form of the Historic shed addition.*

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

- *Does not comply; Based on the submitted information by the applicant, significant loss of historic material is proposed with the removal of the Historic shed addition.*

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

- *Does not comply; the Transitional Element does not comply with the specific guidelines (below) regarding Transitional Elements.*

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

- *Does not comply; Based on the submitted information by the applicant, the Historic shed addition contributes to the Historic Integrity of the Landmark Historic Site.*

(8) In-line additions shall be avoided.

- *Complies; the proposed addition is not in-line with the Historic Structure.*

b. Transitional Elements

1. In-line additions should be avoided and generally are not appropriate.
 - *Complies; the proposed addition is not in-line with the Historic Structure.*
2. A transitional A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure's footprint may include additions to the historic structure made within the historic period that have gained historic significance in their own right.
 - *Does not comply; the proposal removes an addition to the historic structure made within the historic period that has gained historic significance in its own right.*
3. When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.
 - *Not applicable; the addition is greater than 50%.*
4. On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').
 - *Complies; the width of the Historic elevation is 25'-2" and the transitional element is 17'-4" and is set in from the corners by a minimum of two feet.*
5. In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. All other previous guidelines apply.
 - *Not applicable; no additions to the secondary façade are proposed.*
6. The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.
 - *Complies; the depth of the transitional element on the south elevation is 5'-6" adjacent to the 14'-2" elevation, and the depth of the transitional element on the north elevation is 9'-0" adjacent to the 25'-2" elevation.*
7. The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.
 - *Complies; the highest point of the transitional element is a minimum of two feet lower than the highest ridgeline of the historic structure.*
8. Balconies and decks may be attached to the secondary facades of a transitional element; however, no roof deck is permitted on the transitional element.
 - *Not applicable; no balcony or roof deck is proposed on the transitional*

element.

9. When an existing non-historic or non-contributory addition is used as a transitional element, the preceding guidelines for transitional elements shall not apply.

- *Not applicable; the applicant is not proposing to use a non-historic or non-contributory addition as the transitional element.*

17. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

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

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-2.4 Historic Residential Medium Density (HRM) District, including § 15-2.4-1 through § 15-2.4-5 and § 15-2.4-11
2. The does not comply with the Land Management Code requirements pursuant to LMC § 15-2.4-12 Architectural Review.
3. The proposal does not comply with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Caitlyn Barhorst, at (435) 615-5067 or Caitlyn.barhorst@parkcity.org

Regards,



11/18/20

Randy Scott
Historic Preservation Board Chair Pro-Tem

CC: Caitlyn Barhorst, Historic Preservation Planner

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Charles Rolfe House**

Address: 1128 PARK AVE

AKA: 1130 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number: SA-365

Current Owner Name: HOSENFELD/HOLT FAMILY LLC Parent Parcel(s):

Current Owner Address: PO BOX 579; PARK CITY, UT 84060-0579

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 56 LOT: 8; 0.06 AC

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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

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

☐ Uninhabitable/Ruin

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

Foundation: Not verified.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in standing-seam metal material.

Windows/Doors: Paired and single double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T/L cottage remains as it was described in the National Register nomination (see Structure/Site Form, 1983). Minor alterations include the addition of decorative porch elements that do not appear in the early photographs. The changes are minor and do not affect the site's original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from what is described in the National Register nomination and early photos.

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

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

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

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

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

Date of Construction: c. 1895¹

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

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

1. Historic Era:

¹ National Register nomination.

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

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

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

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

6 PHOTOS

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

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

Photo No. 2: Southwest oblique. Camera facing northeast, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, 1983.

Photo No. 4: West elevation. Camera facing east, tax photo.

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



Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1130 Park UTM: 12 457660 4499900
 Name of Structure: Park City, Summit County, Utah
 Charles Rolfe House T. R. S.
 Present Owner: Helen L. and Kenneth W. Holt
 Owner Address: c/o Fairmont School
 1557 West Marble Street, Anaheim, CA 92802
 Year Built (Tax Record): Effective Age: Tax #: SA 365
 Legal Description: Kind of Building:
 All of Lot 8, South half Lot 9 Block 56, Snyder's
 Addition to Park City Survey.
 Less than one acre.

STATUS/USE 2

Original Owner: Unknown Construction Date: 1895 Demolition Date: c. 1895
 Original Use: Residence Present Use: Residence
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
☐ Excellent ☐ Site ☐ Unaltered ☒ Significant ☐ Not of the ☐ National Landmark ☐ District
☒ Good ☐ Ruins ☒ Minor Alterations ☐ Contributory ☐ Historic Period ☐ National Register ☐ Multi-Resource
☐ Deteriorated ☐ Major Alterations ☐ Not Contributory ☐ State Register ☐ Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: ☐ Front ☐ Side ☐ Rear ☐ Other Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☒ Abstract of Title ☒ Sanborn Maps ☒ Newspapers ☐ U of U Library
☒ Plat Records/Map ☐ City Directories ☐ Utah State Historical Society ☐ BYU Library
☒ Tax Card & Photo ☐ Biographical Encyclopedias ☐ Personal Interviews ☐ USU Library
☐ Building Permit ☒ Obituary Index ☐ LDS Church Archives ☐ SLC Library
☐ Sewer Permit ☒ County & City Histories ☐ LDS Genealogical Society ☒ Other Census Records

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

Salt Lake Tribune. November 20, 1966, p. C-7. Charles Rolfe obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition, but, unlike most houses of this type which have a cross-wing added to an existent hall and parlor house, the cross-wing section of this house was the original section, and the stem-wing was the later addition. According to the Sanborn Insurance Map of 1907, this house was originally a shotgun house, a long rectangular house oriented gable end to the street. When the stem-wing was added, the two roof edges did not meet, and a section of the stem-wing roof projects up over the roof edge of the cross-wing. A pair of double hung sash windows topped with a single pedimental window head is set into the gable end of the cross-wing, and there is a door and single window on the stem-wing. A porch spans the west side of the stem-wing. A shed extension was added to the rear of the house. It is complementary to the house in scale and materials. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The house does not maintain its original integrity as a shotgun house. It,
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Charles Rolfe House at 1130 Park is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. In most cases this type of T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house. This T/L cottage, however, was created by adding a stem-wing to an existing shotgun house. It is the only documented extant example in Park City of a T/L cottage that was originally a shotgun house. Even though the normal process by which a T/L cottage by addition was generally created was reversed in this house, the house is still significant because it documents the most common and acceptable major method of expanding a small mining town cottage-adding a wing to an existing building.

Judging from its appearance, this house was probably built in the mid-1890s, but the exact date of its construction and the name of its original owner are not known. The 1907 Sanborn Insurance Map, which was the first to cover this area, indicates that the original "shotgun" portion of the house was built by that time. The stem-wing addition on the south side of the house was probably built in 1909, when the owner, Charles Rolfe, mortgaged the property for \$150, a likely amount to cover the cost of materials for the addition. Due to insufficient property records, it is not known when Rolfe bought the property or how long he owned it. He was probably not the original owner, since his name does not appear on the 1900 census records as a resident of a house on Park Avenue. Rolfe, born in 1883, was a dairy farmer and probably did not own this house until after his marriage in 1905.

(See continuation sheet)

1130 Park

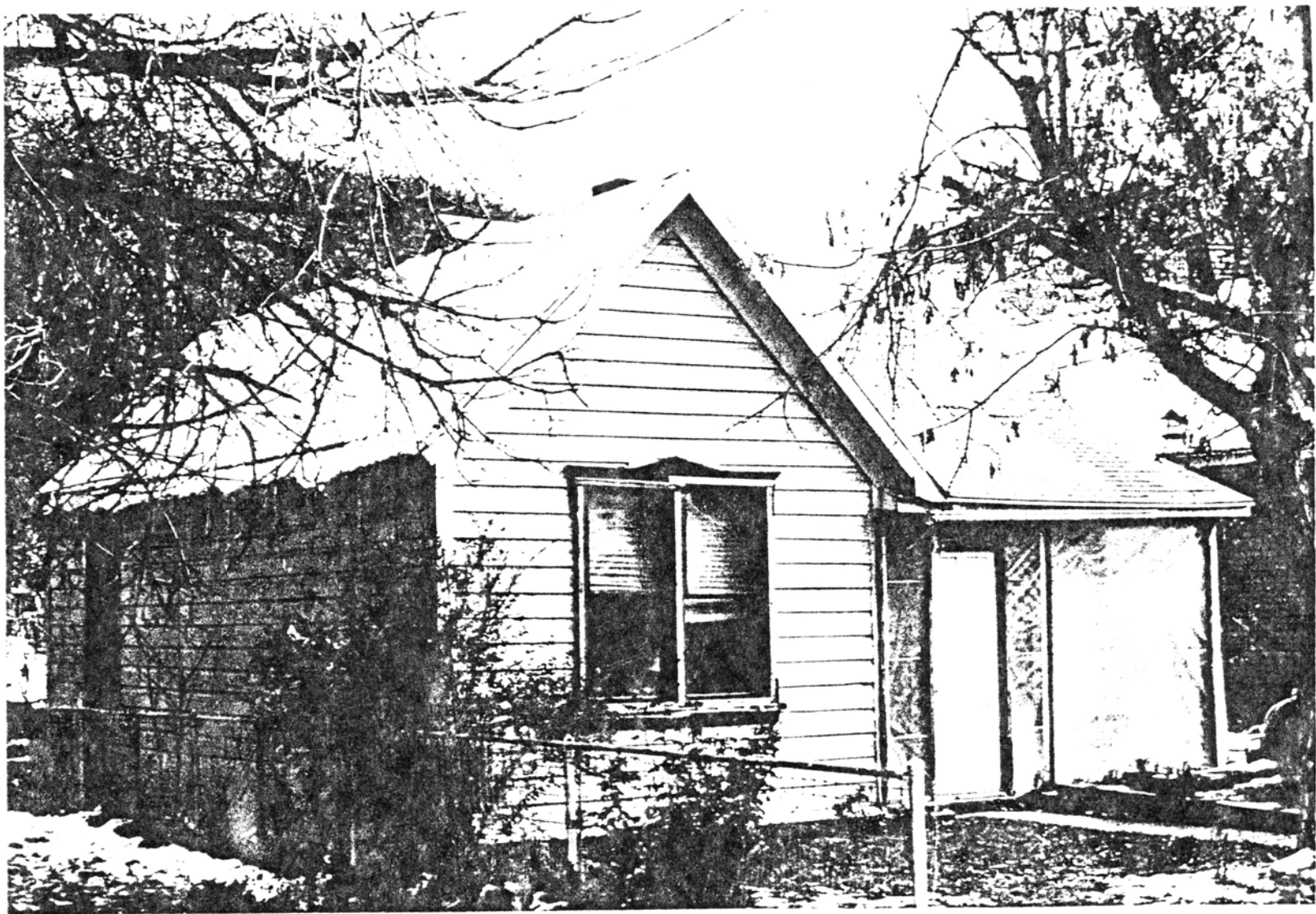
Description continued:

however, was altered to a larger, equally acceptable form, the T/L cottage, and retains its integrity as a T/L cottage. It is the only documented extant example of a shotgun house that was enlarged to a T/L cottage.

History continued:

David C. McLaughlin of the Park City Townsite Corporation was the owner of this and much of the surrounding property from 1893 until 1905. It is possible that he had this house built as rental property, but it is more likely that it was built by someone who had "bought" this land through an unofficial property transaction - a common occurrence in the early decades of Park City's settlement.

Other owners of this property after Rolfe include Frank Archer (c.1915-24), and Peter V. Offret and family (1924-64).







TECHNICAL MEMORANDUM

To: Caitlyn Barhorst
Planning Department
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

From: Megan Daniels, Architectural Historian

Date: January 14, 2021

Re: **Assessment of Significance, 1128 Park Avenue, Park City, Utah**

This letter is written in response to an Appeal of Park City Historic Preservation Board Action: Denial of Request for Material Deconstruction by Final Action dated November 18, 2020 for the residence at 1128 Park Avenue in Park City, Utah. The applicant requests that the Board of Adjustment reverse HPB's denial of the material deconstruction application and allow for the designated Landmark property to be restored to its historically significant era. The dwelling has been deemed historically significant under the "Park City Mining Boom Era Residences" thematic nomination certified by the Keeper of the National Register of Historic Places (NRHP) in 1984. The period of significance identified in the NRHP nomination is 1872 – 1929. The applicant also notes that the "Mature Mining Era," the period defined on the Park City Historic Sites Inventory Form within which the dwelling is historically significant, extends from 1894 – 1930. Under either context, post-1930 additions and alterations would be outside of the period of significance.

This intent of this analysis is to determine if the shed addition to the rear of the side-gabled stem-wing was constructed within the period of significance and would therefore have become significant in its own right and, if so, whether or not the shed addition retains the integrity to convey that significance and contribute to the overall significance of the property.

Ownership Chronology of 1128 Park Avenue

- 1894 – 1905 David C. McLaughlin of the Park City Townsite Corporation
- ca. 1905 – 3rd District Court to A.W. McEnery / H. McEnery / W.A. McEnery
- 1909 Charles Rolfe mortgage form Julius Frankel for \$150
- **Tax sale**
- 1917 from Summit County to Frank Archer
- 1924 from Frank Archer, et ux to Peter and Lucy Offret
- 1963 Petr V. Offret to Vincent L. & Phyllis Offret, et al
- 1964 from Vincent L. & Phyllis Offret, et al to Kenneth W. & Hellen L. Holt

- 1998 from Kenneth W. & Hellen L. Holt to Hosenfeld/Hold Family LCC

Analysis

The applicant poses that the house was constructed in four phases, which are listed below with substantiating or contradicting evidence from the historic research and physical evidence.

- Phase 1: original house, ca. 1900

I concur that the original front-gabled shotgun type house was constructed ca. 1905 based on historic Sanborn Fire Insurance Maps and title research conducted by CRSA for the Intensive Level Survey documentation.

- Phase 2: stem wing, ca 1909

I concur that the side-gabled stem wing was constructed ca. 1909 based on historic Sanborn maps, tax research conducted for the 1983 Utah Historic Site Form (when the property was mortgaged), and the extant shingled roof of the front-gabled volume below the roof of the stem wing.

- Phase 3: infill addition between 1909 – 1929 (as seen on Sanborn map; removed)

A small addition was constructed along the east (rear) elevation of the stem wing and flanked the south elevation of the original house. Based on the 1929 and 1941 updates to the 1907 Sanborn map, the addition was constructed concurrent with or after the stem wing, but before 1929. The addition was recessed behind the south elevation of the stem wing and flush with east (rear) elevation of the original shotgun house. Based on the lack of physical remnants, this rear addition was presumably removed and replaced with the extant shed addition, or it was expanded to the extent that its original form is no longer discernable within the existing house; it therefore does not retain integrity sufficient to convey its significance.

- Phase 4: two extant shed additions to the original house and the stem wing after 1941

I concur that at least two distinct alterations appear to have occurred after 1941. The roof of the shed addition is constructed on top of the extant roof of the stem-wing. While this indicates that the shed addition post-dates the stem wing, it does not confirm that the shed addition was constructed outside the period of significance. Patched siding or ghost lines intersecting the existing side-by-side horizontal window in the south elevation of the shed addition could be evidence of a tall, vertical double-window being replaced. This would generally be expected of construction prior to 1930.

However, there is substantial physical evidence that the existing shed addition has replaced the earlier rear addition or is the result of alterations and expansions of the rear addition. The south elevation of the shed addition is now flush with south elevation of the stem-wing which indicates construction or alteration after 1941. Based on partial demolition performed by the applicant, the existing shed addition is constructed of 2 x 4 framing whereas the original house and stem-wing are constructed of single wall construction using rough sawn lumber. A vertical wall joint in the south elevation of the shed addition and a pitch break in the ceiling of the kitchen and the bathroom indicate the existing shed addition was itself expanded outside the period of significance. Based on the interior finishes, the horizontal one-over-one window in the kitchen, and transfer of title in 1964, these additions may have occurred ca. 1965.

A photograph, not previously available, taken after 1950 indicates that, by that time, the shed roof addition was constructed flush with both the east (rear) elevation of the original shotgun house and the south wall of the stem wing (Figure 1). The photograph also indicates an enclosed exterior staircase along

the rear elevation of the original shotgun house and an angled rear entry. This would indicate that the existing interior entry and staircase to the cellar were enclosed after 1950, at which time the roof of the original shotgun house was extended to encompass the staircase and the adjacent closet. The existing bathroom addition was then adjoined to the rear of the extended shotgun as indicated by the cantilevered floor plate of the bathroom over the cellar staircase.



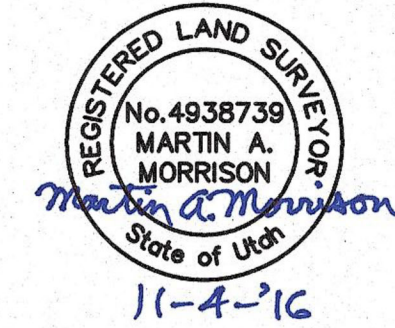
Figure 1. Detail of ca. 1950 photograph of 1128 Park Avenue, facing west.

Finding

The chronology of the additions to the rear of the property is not entirely certain. In particular, there is not sufficient evidence to confirm with certainty that the shed addition to the stem-wing is a post-1941 replacement of the historic rear addition illustrated in the 1929 and 1941 updates to the 1907 Sanborn map. However, there is evidence that the addition has been expanded and altered after the period of significance for the property. As a result of those alterations, the shed addition does not retain historic integrity and does not contribute to the historic significance of 1128 Park Avenue within the context of the NRHP thematic nomination (Residences of the Mining Boom Era, 1872 – 1929) or the Mature Mining Era defined on the Park City Historic Sites Inventory Form.

The applicant proposes to restore the house at 1128 Park Avenue to its appearance between ca. 1900 and 1929, at a time when the stem wing was added but prior to the construction of the first shed-roofed addition. While it is possible that the shed-roofed addition was constructed at the same time as the stem wing, this has not been confirmed. Prior to finalizing a restoration plan, it is recommended that the applicant conduct additional physical investigation to ascertain the pre-1929 appearance of the dwelling, including the following:

- Confirming the location of an exterior door leading from the shotgun volume to the front porch, as visible in the ca. 1941 tax photo
- Confirming whether the porch itself is original to construction – it does not appear on any of the Sanborn maps

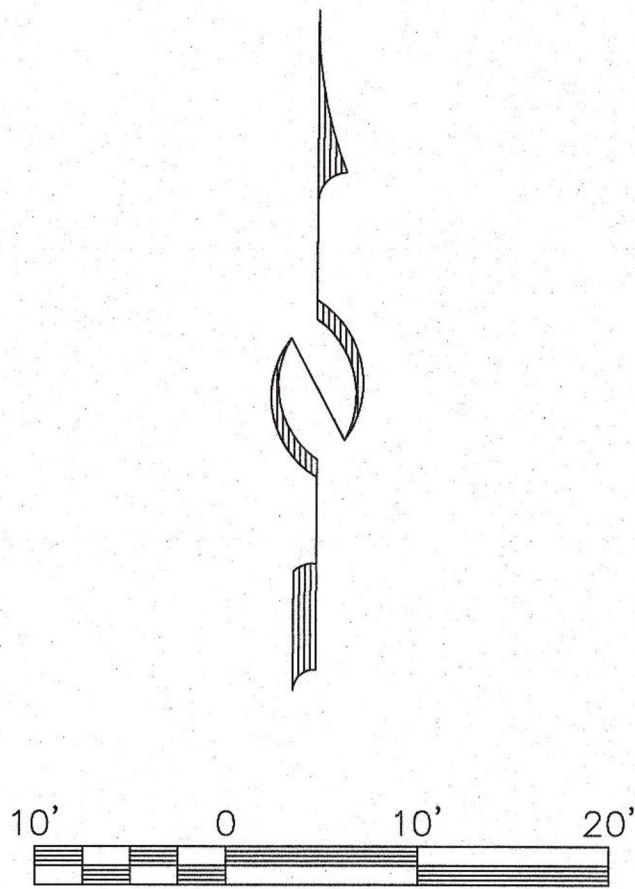
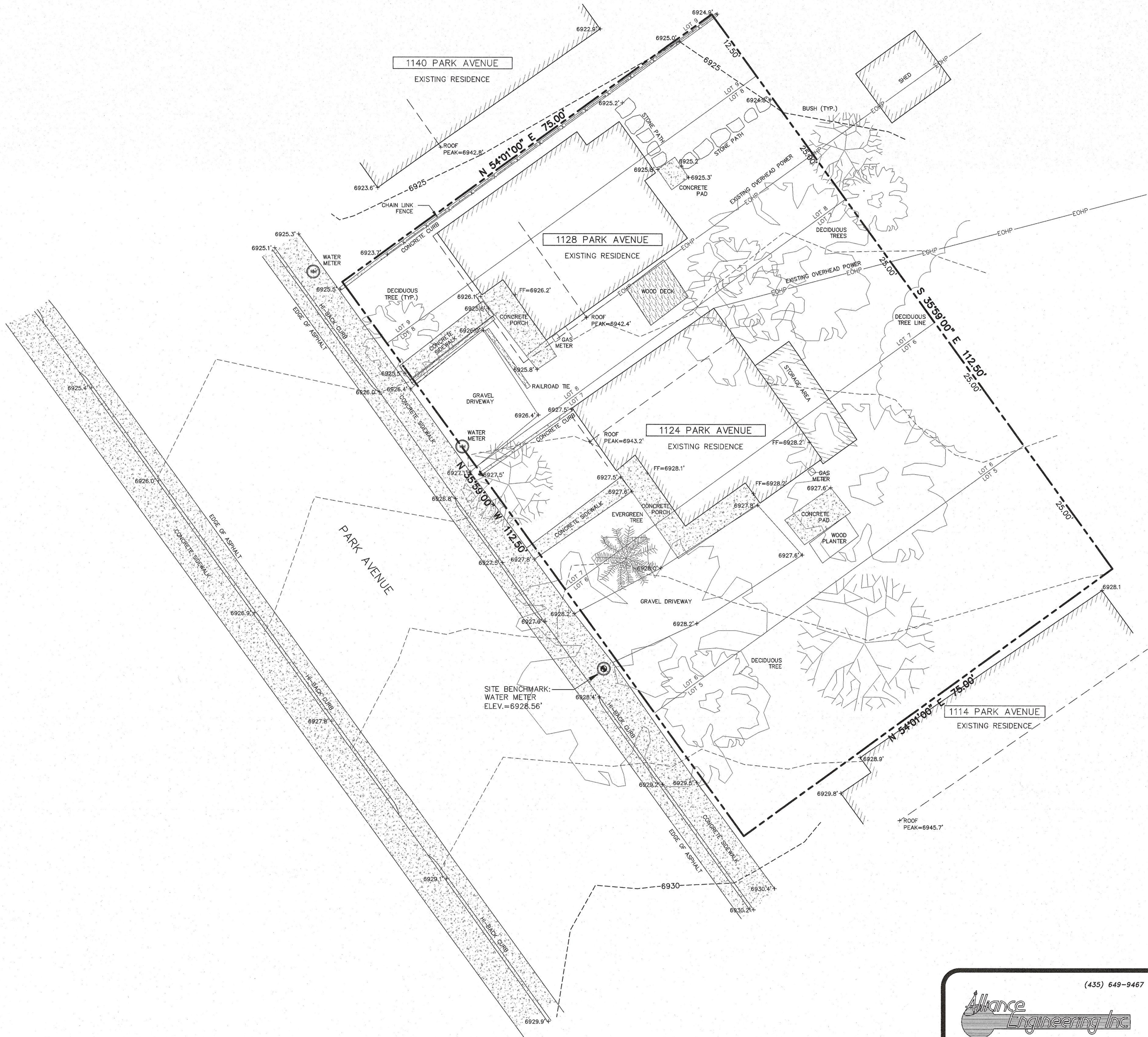


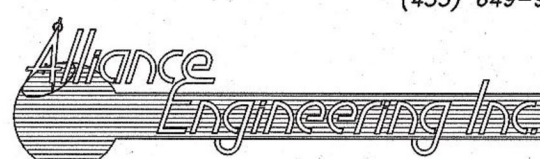
SURVEYOR'S CERTIFICATE

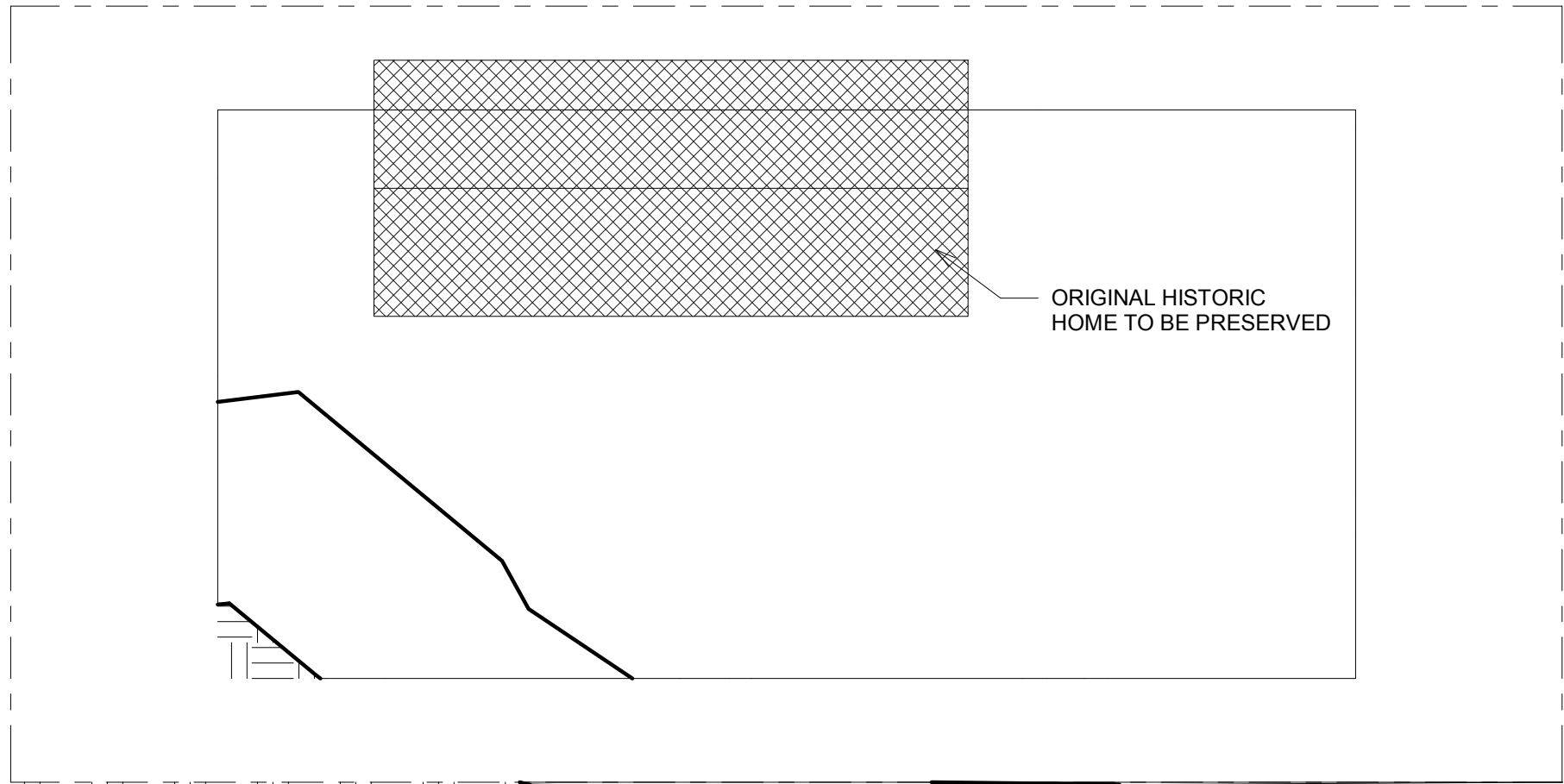
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described herein. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

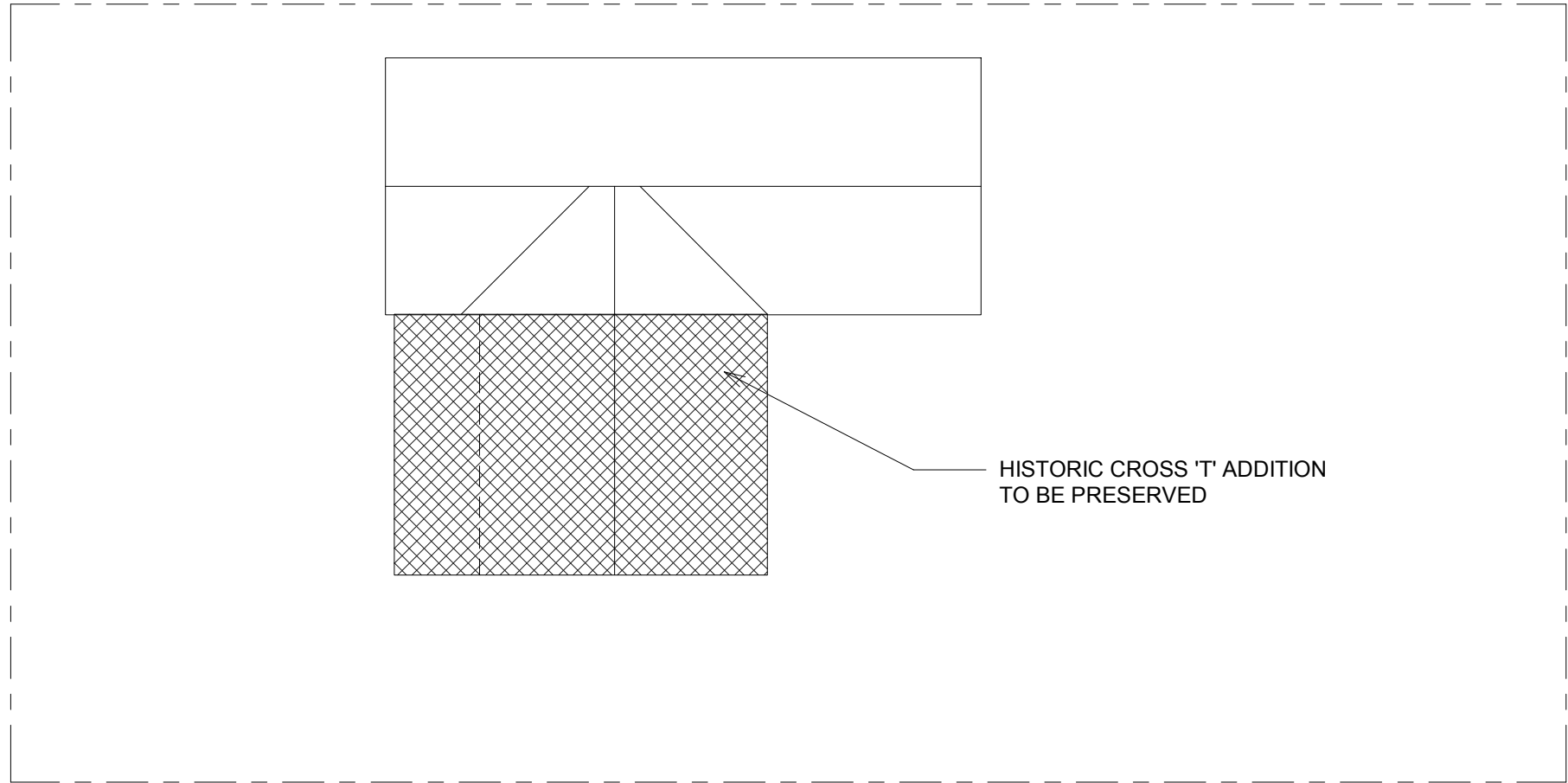
1. Site Benchmark: Water Meter Lid
Elevation=6928.56'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey completed on August 19, 2016.
4. The two southerly property corners were found.



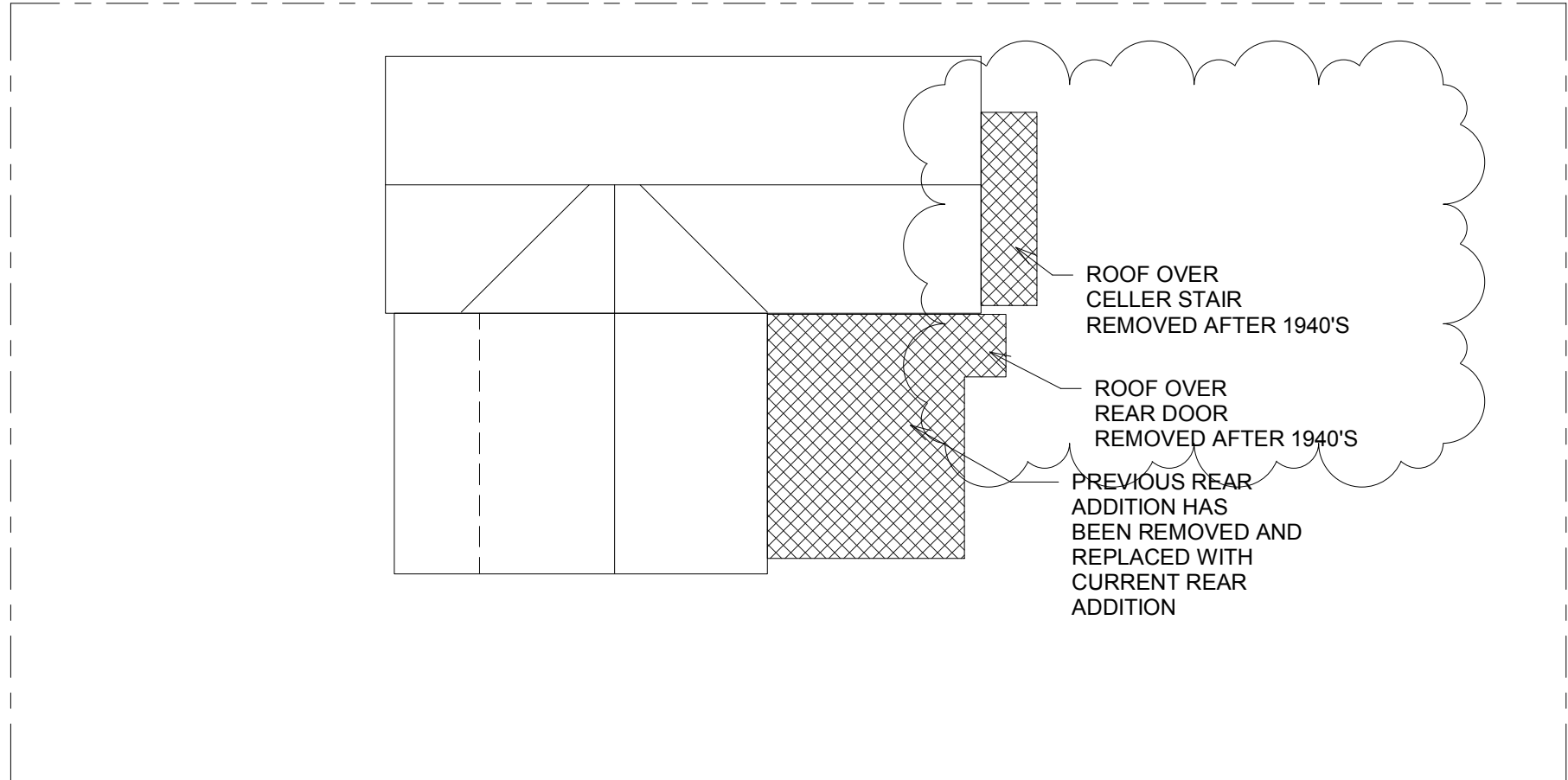
 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING MARTY MORRISON RYAN BETZ	EXISTING CONDITIONS & TOPOGRAPHIC MAP 1124 & 1128 PARK AVENUE BLOCK 56, SNYDER'S ADDITION		SHEET 1 OF 1
DATE: 11/4/16				



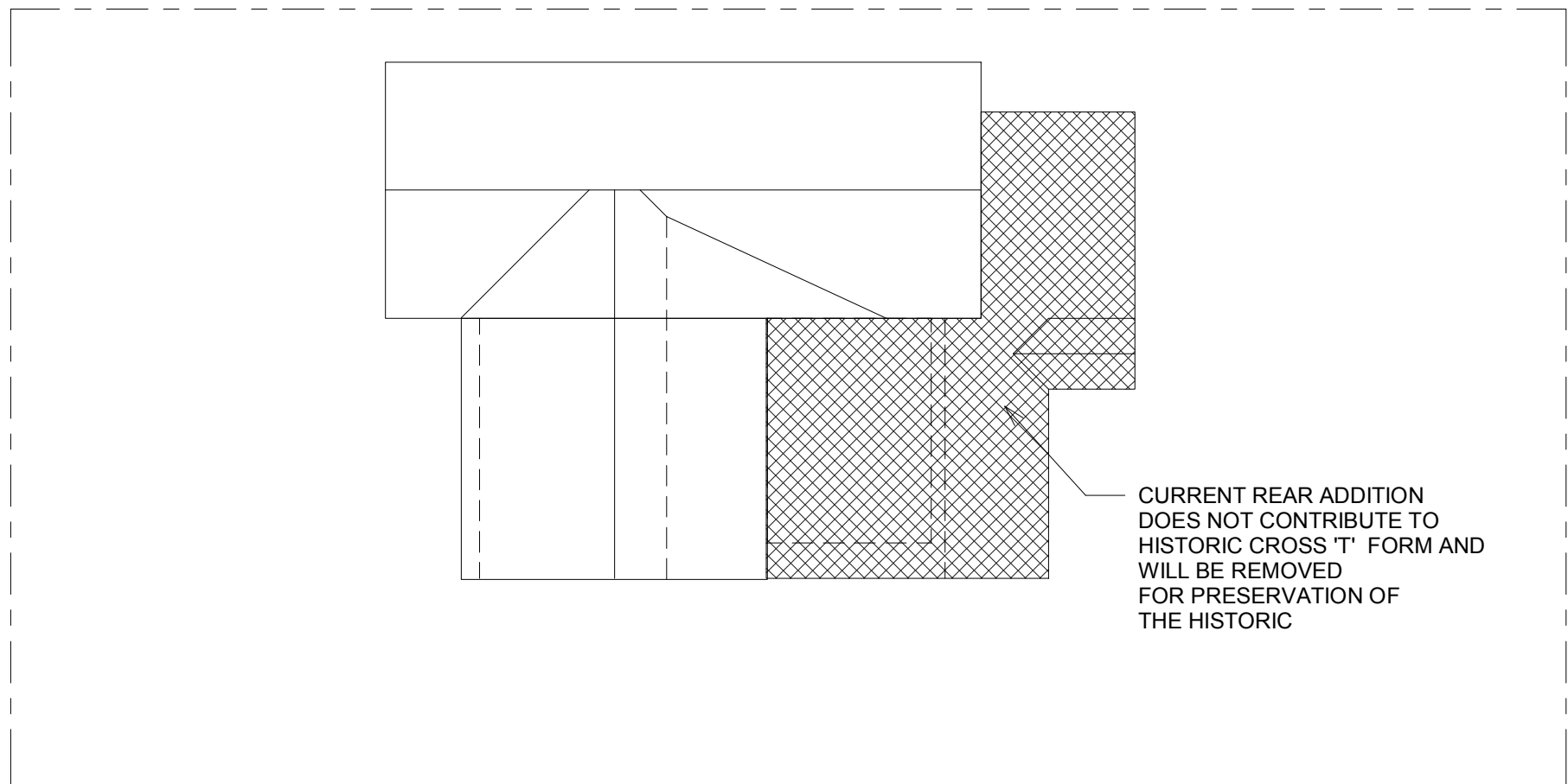
ORIGINAL HISTORIC HOME BUILT BETWEEN 1900-1907



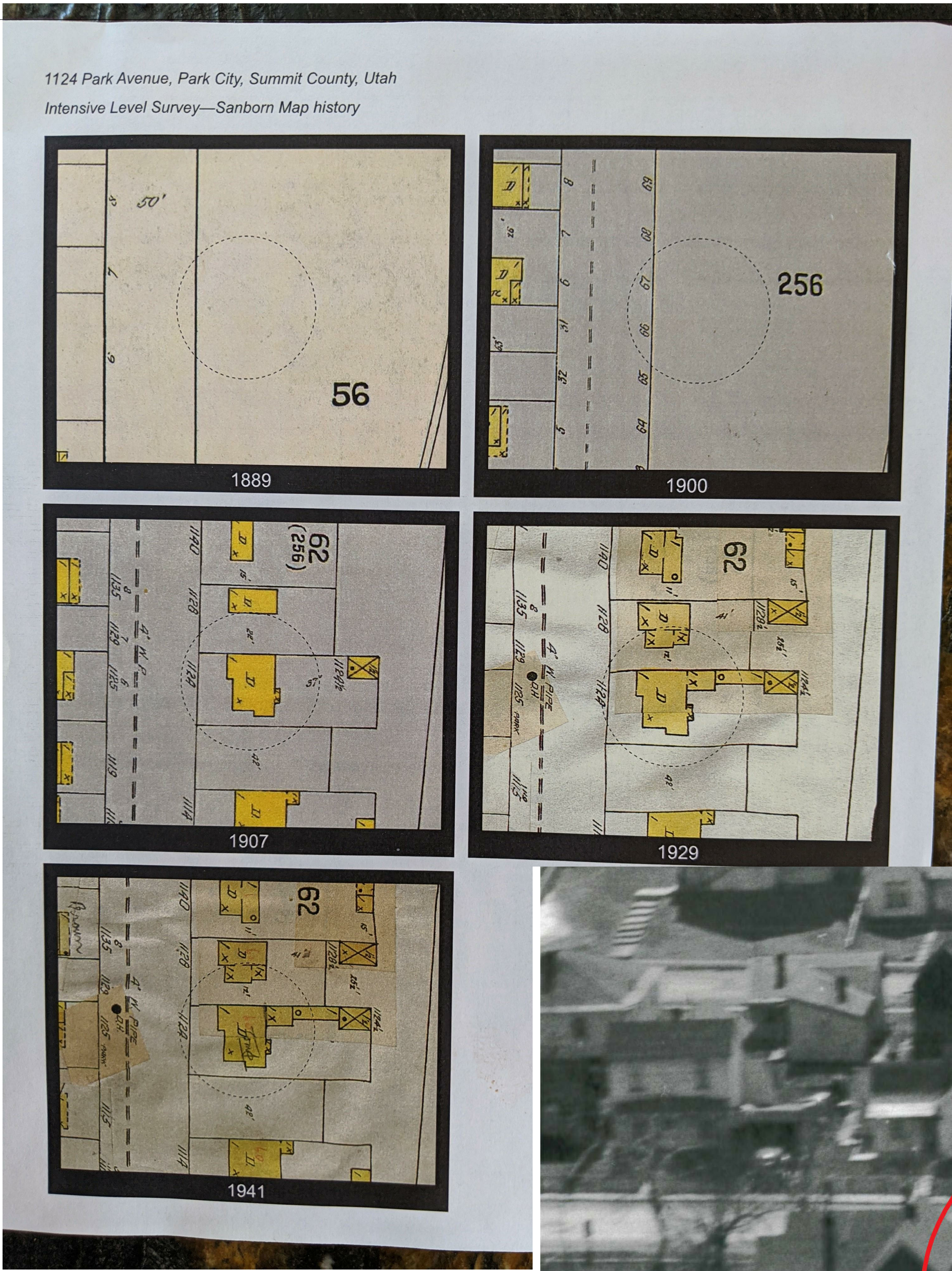
CROSS 'T' ADDITION BUILT BETWEEN 1907-1929



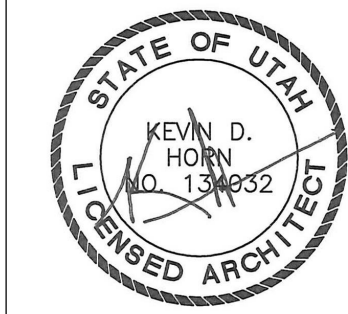
REAR ADDITION BUILT BETWEEN 1907-1929 DEMOLISHED AFTER 1941



CURRENT REAR ADDITION BUILT AFTER 1941



PHOTOGRAPH CIRCA 1940



MARK ALTER &
MARGI SHAH
131 VALLEY RD
ARDMORE PA 19003

HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful UT 84011
phone: 801.232.9333

1128 PARK AVE
RESIDENCE
1124 Park Ave.
Park City UT

Revision	Description	Date	No.
1			

Project number 2001
Date

HISTORIC
PHASES

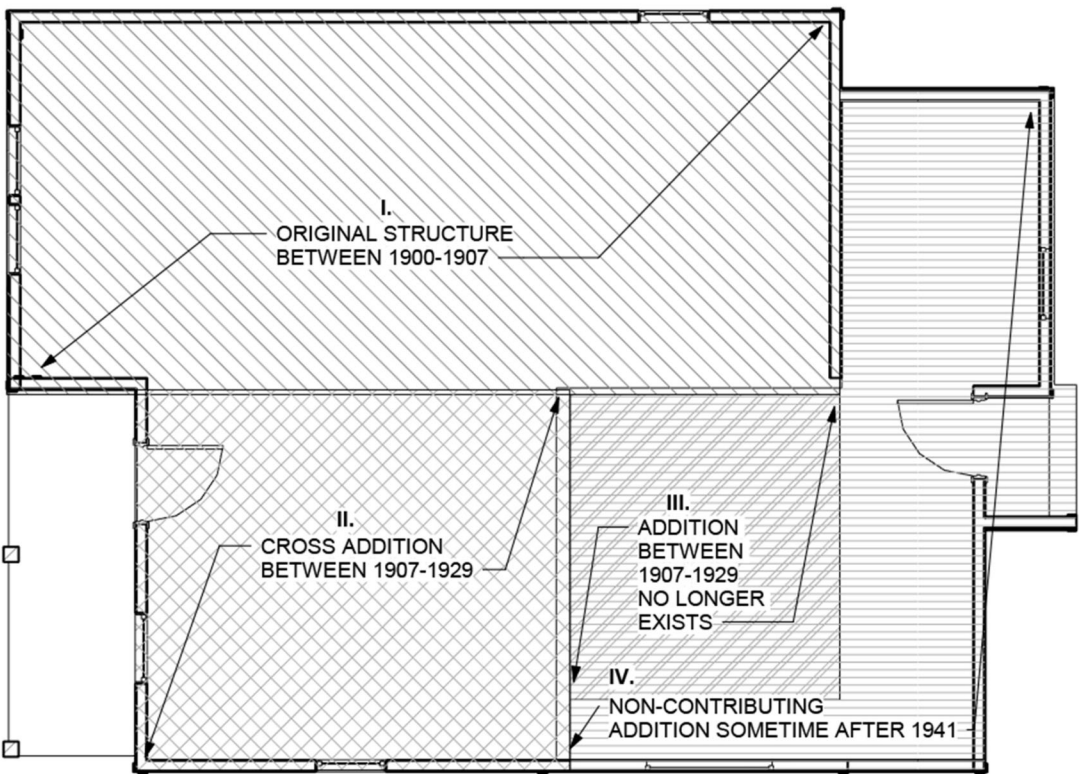
E1.01

Scale 1/8" = 1'-0"

Project number	2001
Date	

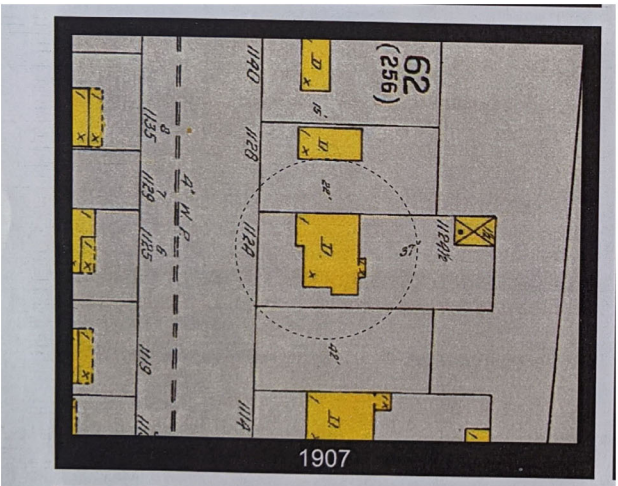
The purpose of this memo is to demonstrate that the current rear addition on this historic home is non-contributing to the character and history of the home as recorded in the Sanborn maps.

The current structure consists of 4 separate phases between 1900 and 1941 and sometime thereafter as shown in the floor plan diagram below:



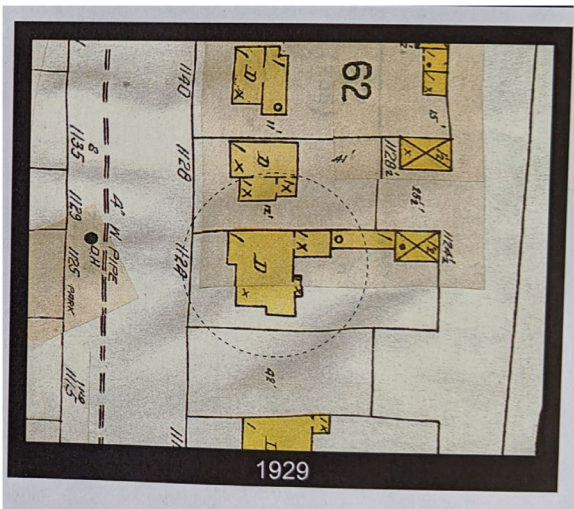
HORN AND PARTNERS, L.L.C.
P.O. Box 386, Bountiful, UT 84011.0386
Phn: 801.933.4676 or 801.295.4676 Fax: 801.299.1111
www.hornandpartners.com

- I. The original 1 bedroom house is a single gable end structure and shows up on Sanborn 1907 map. This structure is confirmed by the rock foundation wall under the south wall.

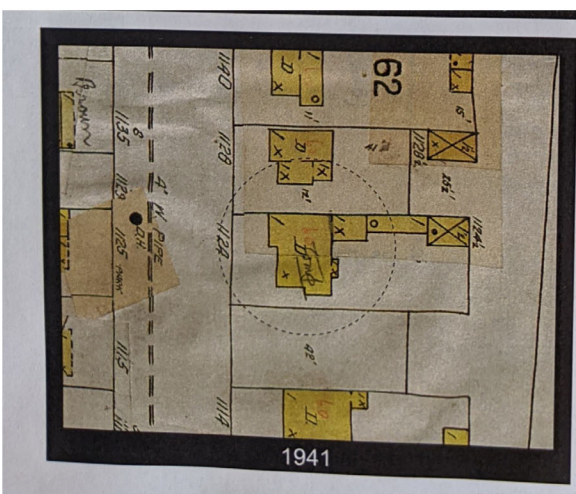


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- II. Sometime between 1907 and 1929 a cross gable structure was added and a 2nd addition added behind. The cross gable addition is evidenced by the roof structure and shingles in the attic.



This cross gable addition is also evidenced from the south elevation showing a gable with a centered window and a vertical siding joint as shown below:



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- III. An infill addition was constructed behind the cross gable addition ending at the east wall of the original structure and a couple of feet short of the south wall. This addition is confirmed by the photos below showing the east side of the cross gable roof from the attic above the current rear addition.



This is the addition shown on the 1941 Sanborn map below, but no longer exists as will be shown item IV on the next page.



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- IV. Sometime after 1941 the Sanborn map addition was removed and two additions were constructed flush with the south wall of the cross gable and extending later past the original east wall. This addition was in two sub phases which is apparent from an additional vertical joint in the siding and from the interior ceiling slope change resulting in the low wall height at the rear.



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Non-Contributing

With the forging information, the phase IV and final addition has become "non-contributing" to the history and character of the home. Besides the awkward wall joints and the illegal interior ceiling height, there is a rear door enclosure and an additional windows facing east that diminish the appropriateness of the additions. The door enclosure is not complimentary to the historic look of the home and the windows of this addition do not contribute to the historic window scale and shape of the history of this home and the district (HDDR would not allow these windows to be installed). See photo below



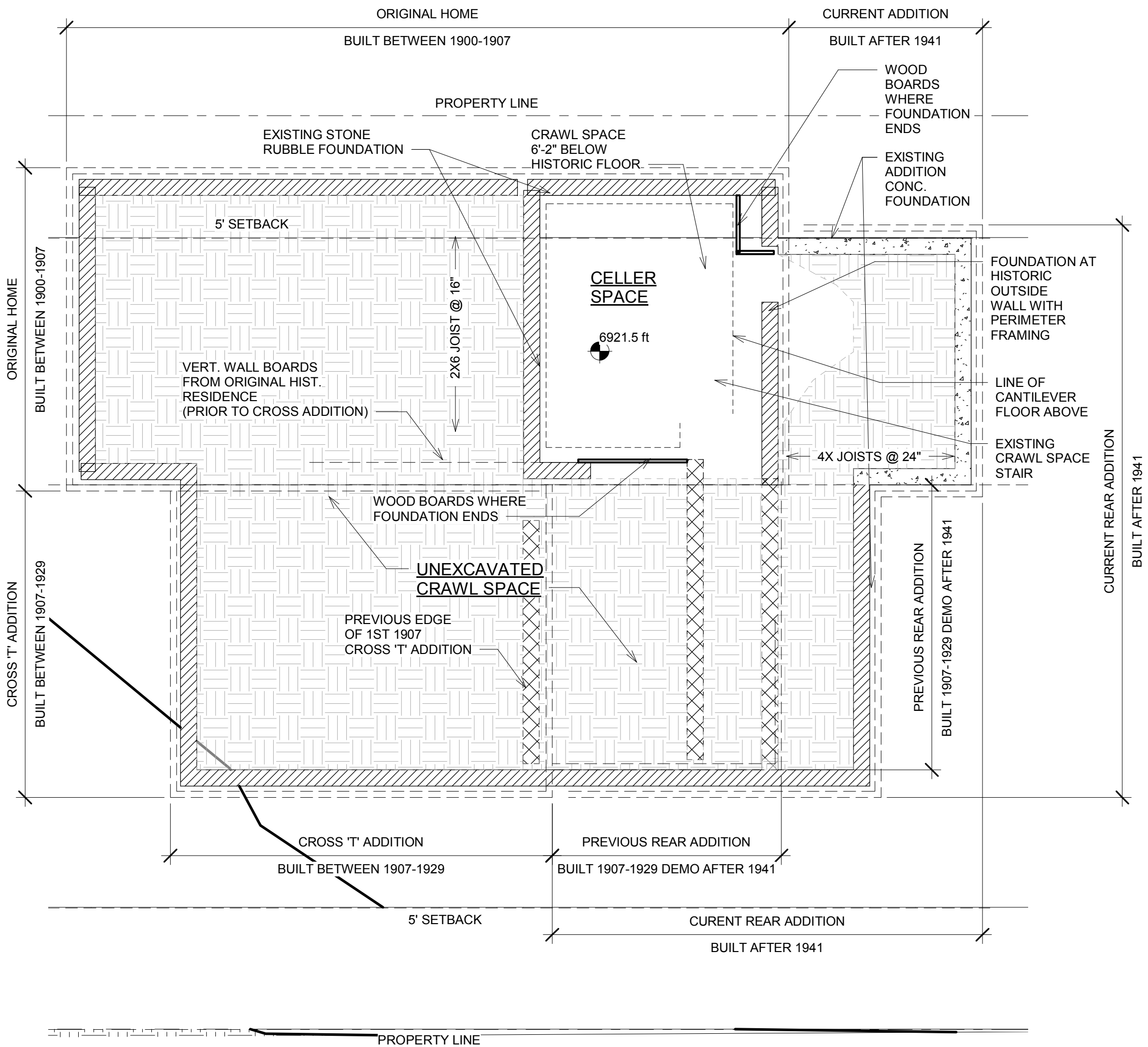
We propose to remove the phase IV non-contributing addition and provide a compliant "transitional element" and rear addition to the home.

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Phn: 801.933.4676 or 801.295.4676 Fax: 801.299.1111
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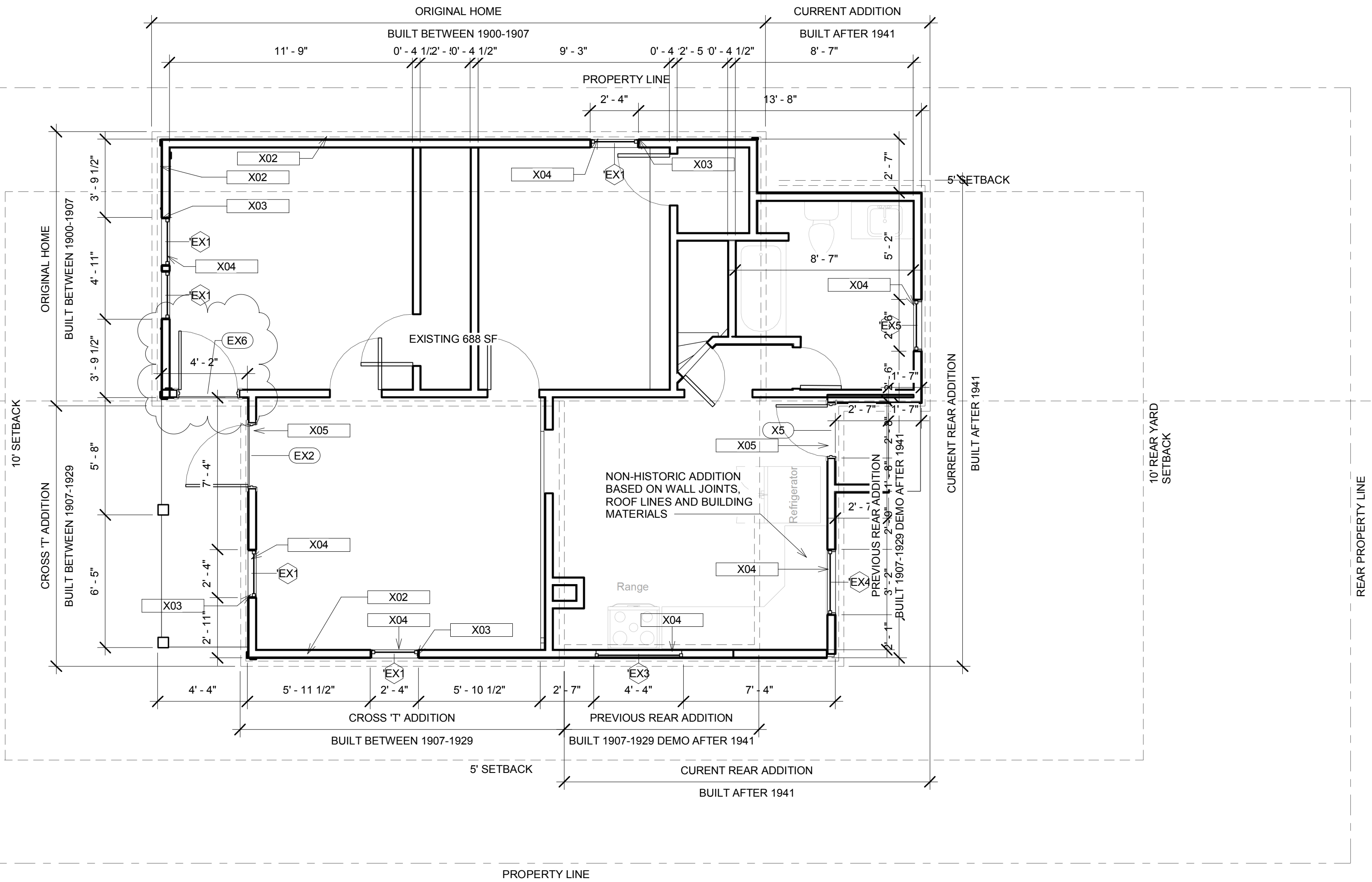
EXIST. DOORS					
Mark	Size	Function	Type	Hardware Group	Comments
EX1	36" x 80"	Exterior	A		EXIST. ENTRY
EX2	36" x 80"	Exterior	A		EXIST. ENTRY
EX3	30" x 80"	Interior	H		
EX4	30" x 80"	Interior			
EX6	34" x 80"	Exterior	A		RESOTRED ENTRY

EXIST. WINDOW SCHEDULE			
Type Mark	Width	Height	Notes
'EX1	2' - 4"	5' - 0"	REBUILD WOOD WINDOW TO MATCH HISTORIC
'EX3	4' - 4"	2' - 6"	
'EX4	3' - 2"	2' - 3"	
'EX5	2' - 6"		
'EX10	2' - 4"	2' - 0"	

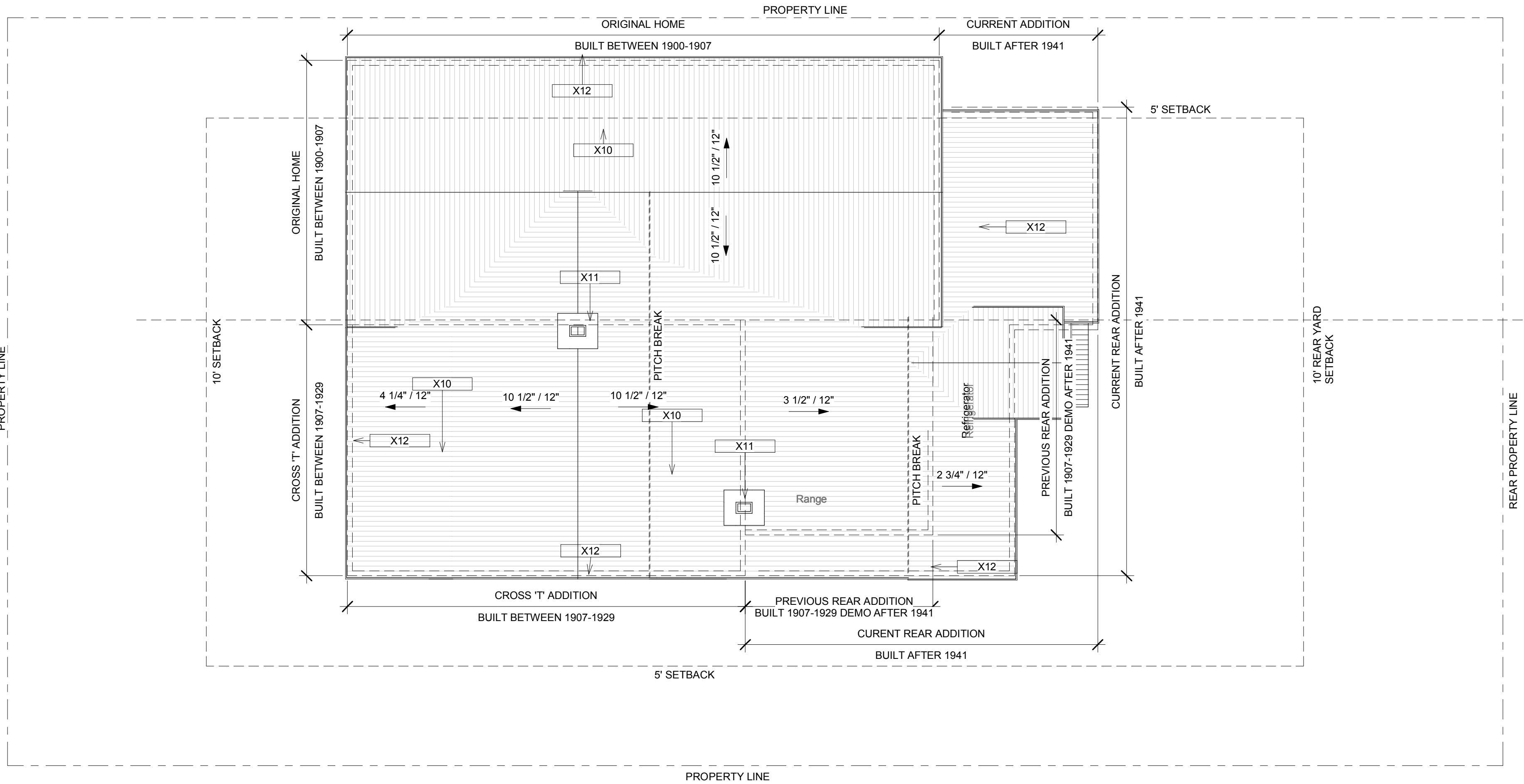
EXISTING NOTES	
Key Value	Keynote Text
X01	EXISTING FOUNDATION
X02	EXISTING DROP NOVALTY SIDING
X03	EXISTING 1X6 WINDOW TRIM
X04	EXISTING DOUBLE HUNG WOOD WINDOW
X05	EXISTING WOOD DOOR
X06	EXISTING WOOD FIXED/CASEMENT WINDOW
X07	EXISTING 2X8 WOOD FASCIA AND SOFFIT
X10	EXISTING METAL ROOF PANELS
X11	EXISTING BRICK CHIMNEY
X12	EXISTING 2X6 FASCIA AND WOOD SOFFIT
X13	EXISTIG WOOD DETAIL - PAINTED
X14	EXISTING FRONT WINDOW DETAIL
X15	EXISTING 4X4 WOOD COLUMN



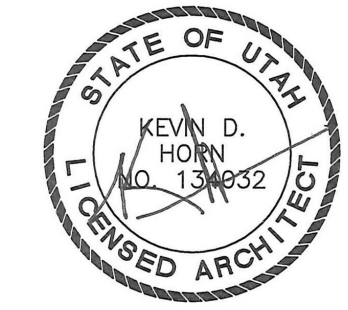
③ HIST. CRAWL
1/4" = 1'-0"



① LEVEL 1 EXISTING
1/4" = 1'-0"



② ROOF EXISTING
1/4" = 1'-0"



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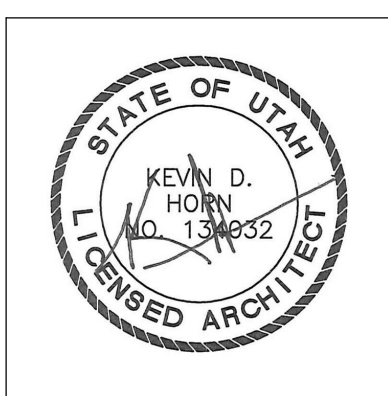
1128 PARK AVE
RESIDENCE
1124 Park Ave.
Park City UT

No.	Date	Description
1	Date 1	Revision 1

Project number 2001
Date

EXISTING PLANS

E2.01
Scale 1/4" = 1'-0"



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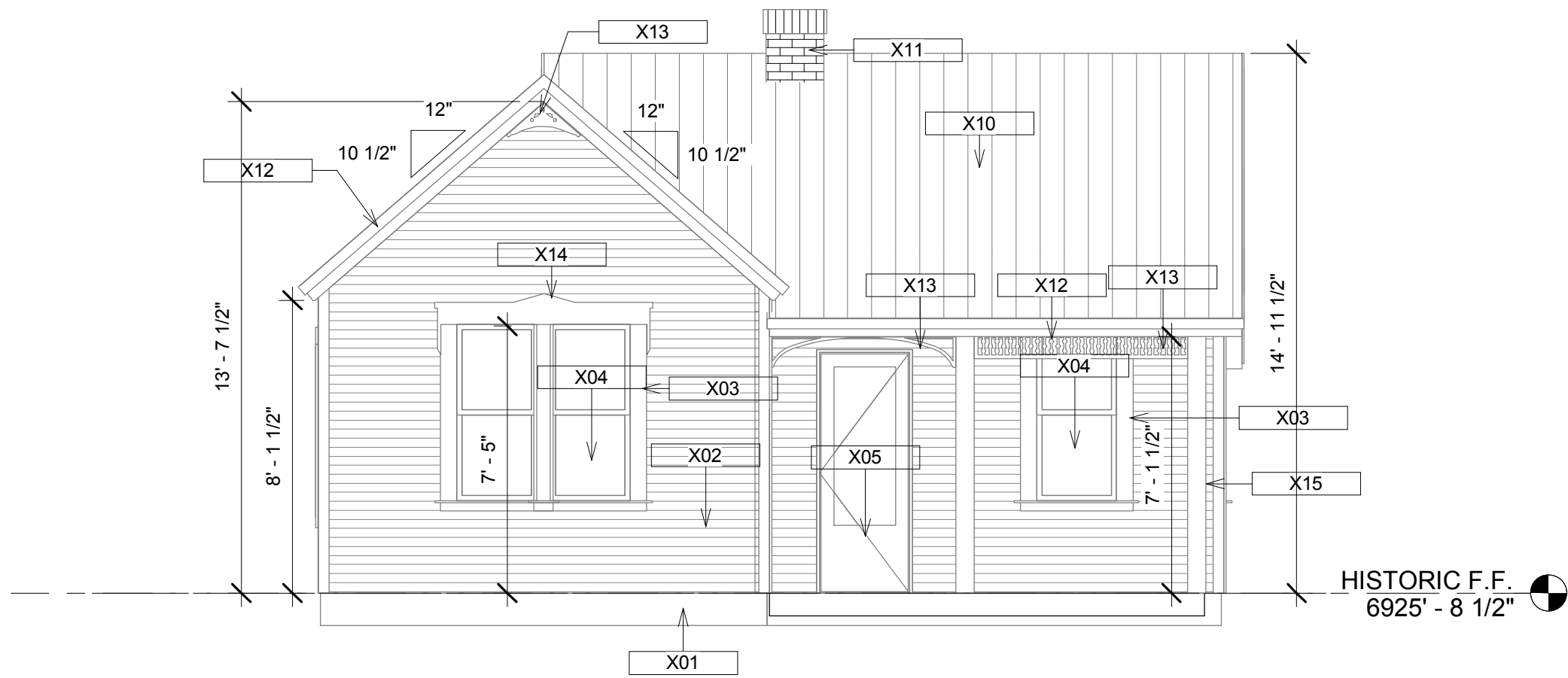
Revision		Description	
No.	Date	No.	Date
1			

Project number 2001
Date

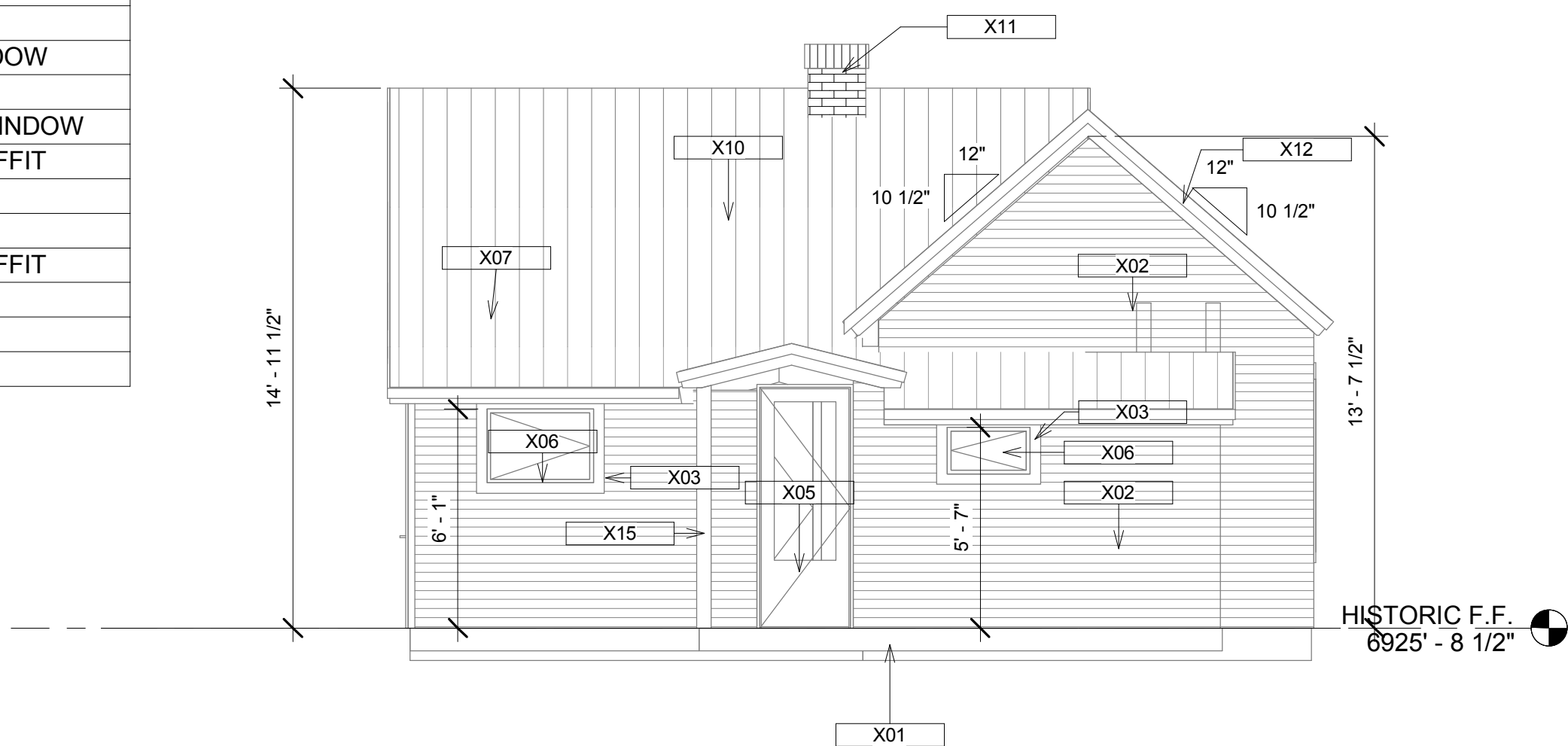
EXISTING
ELEVATIONS

E3.01
Scale 1/4" = 1'-0"

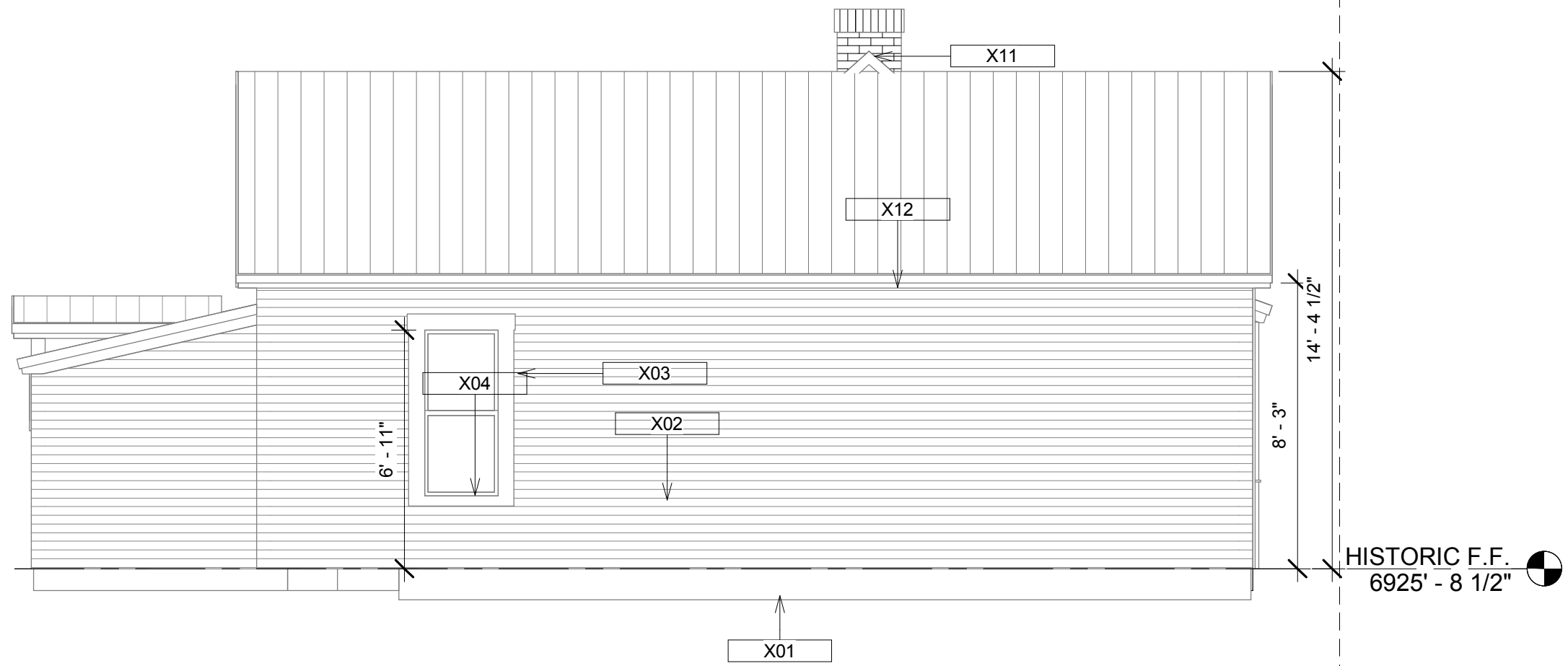
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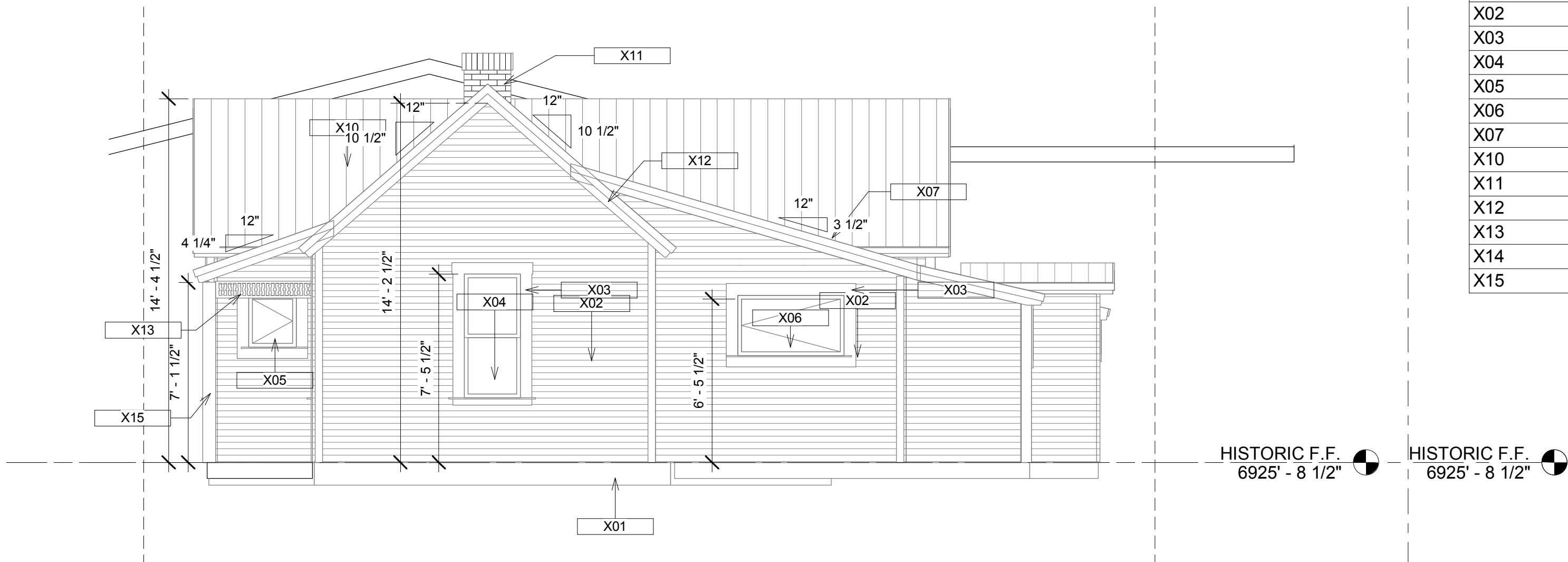
1 WEST ELEVATION EXISTING
1/4" = 1'-0"



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



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

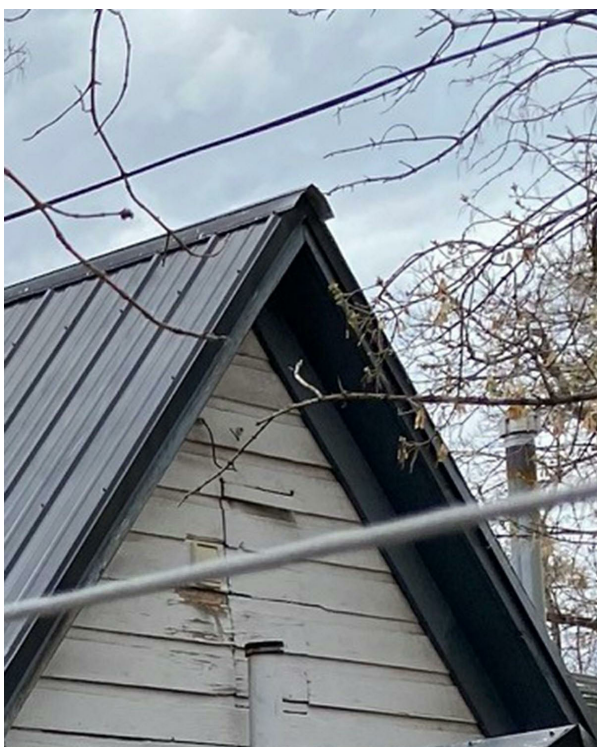


4 SOUTH ELEVATION EXISTING
1/4" = 1'-0"

EXISTING NOTES	
Key Value	Keynote Text
X01	EXISTING FOUNDATION
X02	EXISTING DROP NOVALTY SIDING
X03	EXISTING 1X6 WINDOW TRIM
X04	EXISTING DOUBLE HUNG WOOD WINDOW
X05	EXISTING WOOD DOOR
X06	EXISTING WOOD FIXED/CASEMENT WINDOW
X07	EXISTING 2X8 WOOD FASCIA AND SOFFIT
X10	EXISTING METAL ROOF PANELS
X11	EXISTING BRICK CHIMNEY
X12	EXISTING 2X6 FASCIA AND WOOD SOFFIT
X13	EXISTIG WOOD DETAIL - PAINTED
X14	EXISTING FRONT WINDOW DETAIL
X15	EXISTING 4X4 WOOD COLUMN



EXISTING BRICK
CHIMNEY



GABLE AND SOFFITS



SIDING & CORNER TRIM



PORCH DETAIL - AFTER
1950



GABLE DETAIL - AFTER 1950



PORCH & ENTRY DOOR
DETAIL - AFTER 1950



FRONT WINDOW CASING
AND DETAIL

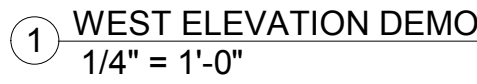
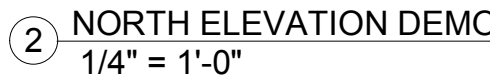


1128 PARK AVE
RESIDENCE
1124 Park Ave.
Park City UT

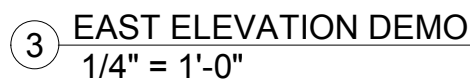
Project number	20
Date	

D1.01

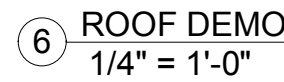
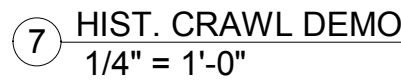
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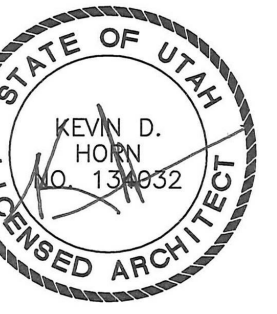
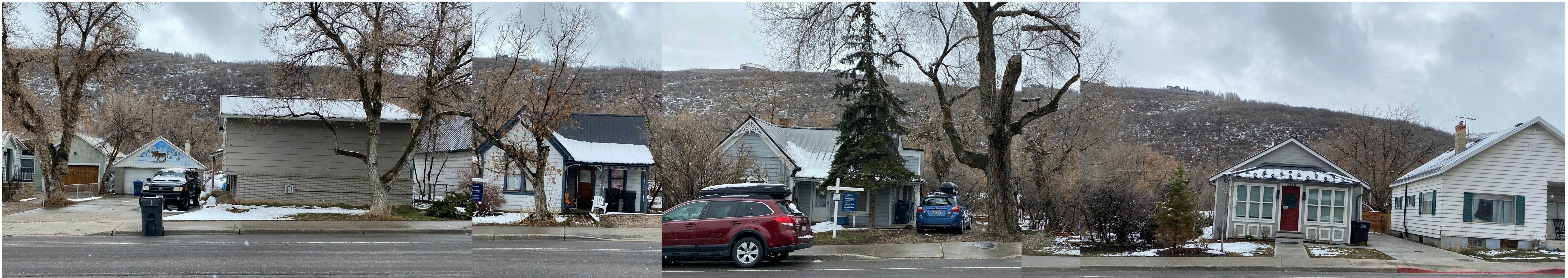


- 5 LEVEL 1 DEMO
1/4" = 1'-0"



PRESERVATION NOTES	
Key Value	Keynote Text
P-1	PRESERVE EXISTING WALL AND EXTERIOR FINISH
P-2	PRESERVE AND REFURBISH HISTORIC DOOR
P-3	PRESERVE AND REFURBISH HISTORIC WINDOW
P-4	PRESERVE EXISTING COLUMNS AND TRIM
P-5	EXISTING PORCH TO REMAIN, REPAIR FRAMING AND FLOOR FINISH
P-6	SHORE WALLS, FLOOR AND ROOF FOR LIFTING THE HOUSE
P-7	NEW ROOF FINISH PER ROOF PLAN
P-8	REMOVE PORTIONS OF ROOF TO SHORE HISTORIC ROOF FORM
P-9	PRESERVE AND REPAIR HISTORIC BRICK CHIMNEY
P-10	PRESERVE AND REPAIR FASCIA AND SOFFIT AND TRIM
P-11	PRESERVE AND REPAIR CASING AND TRIM





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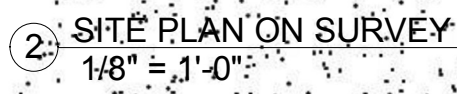
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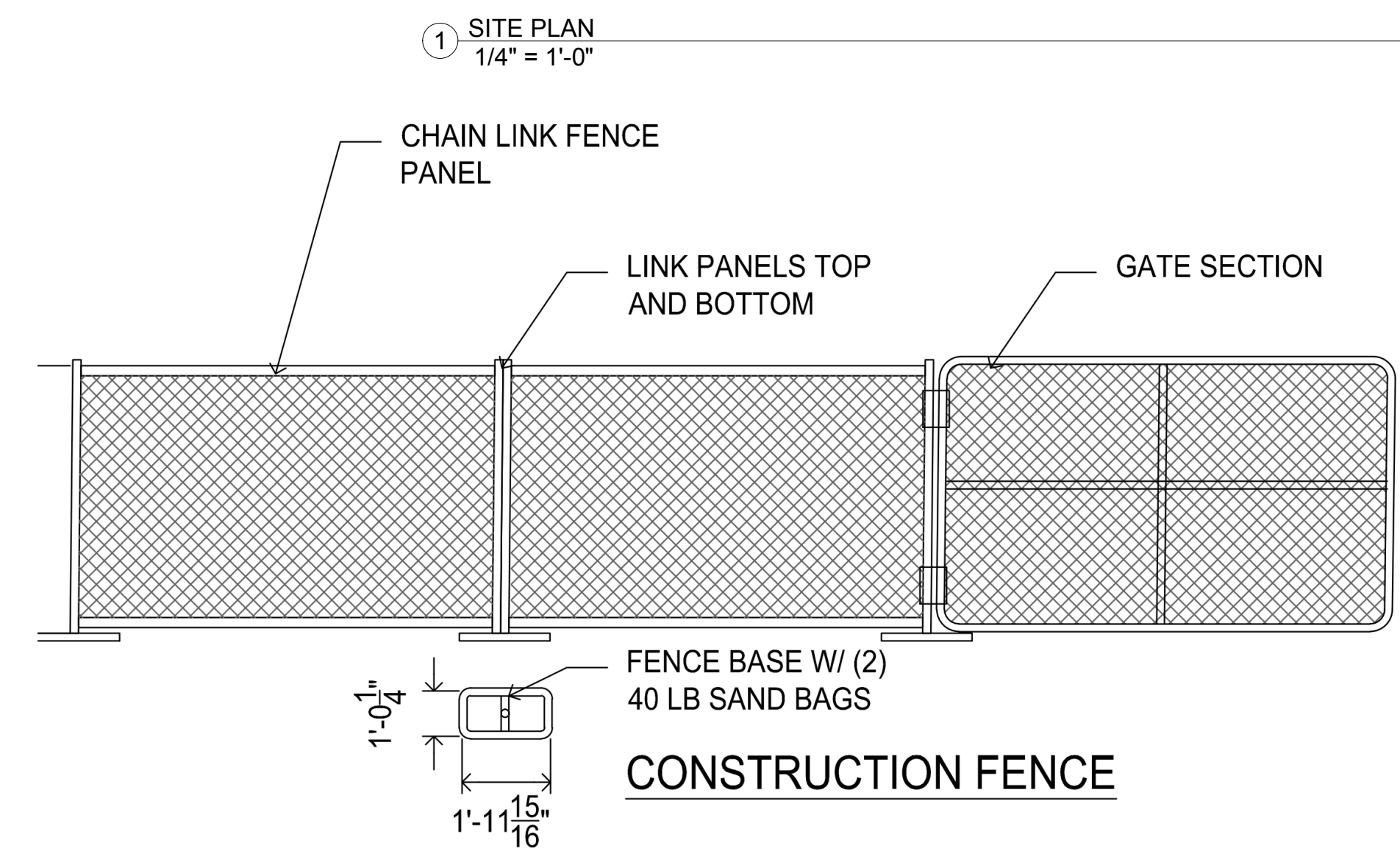
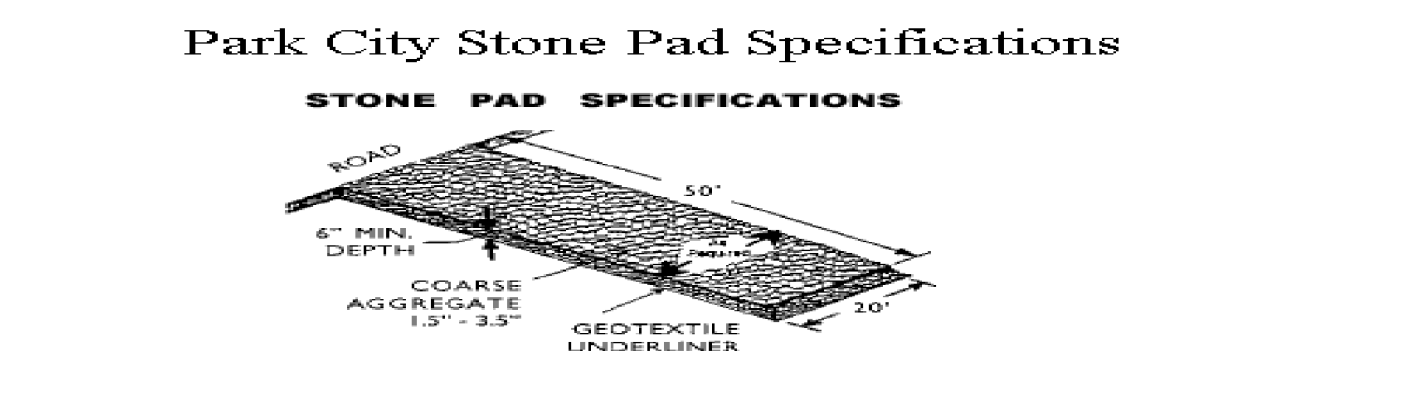
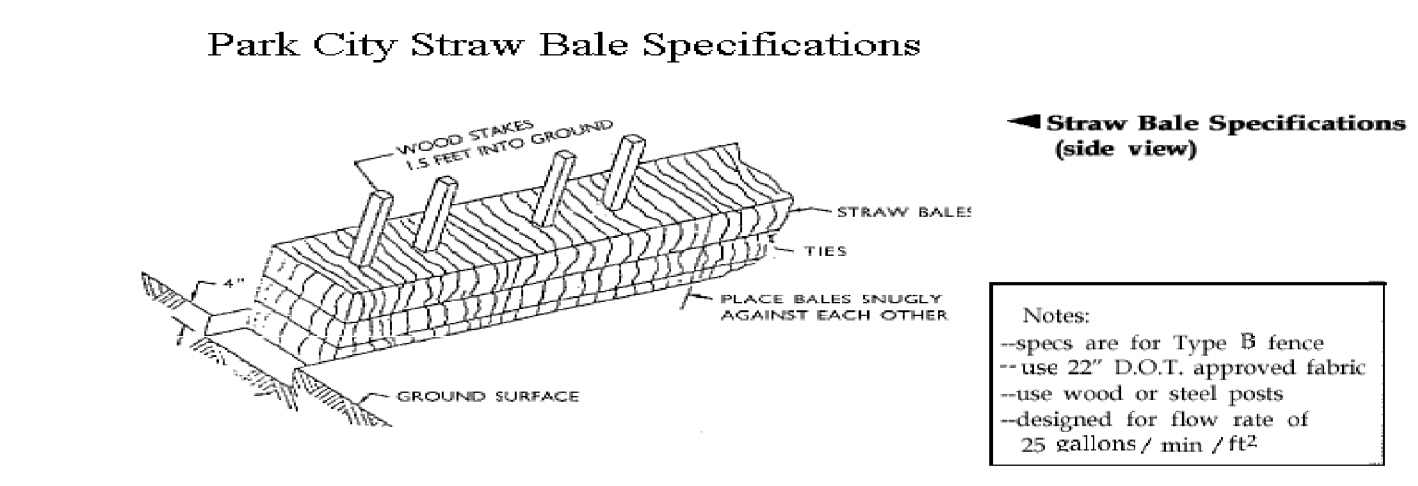
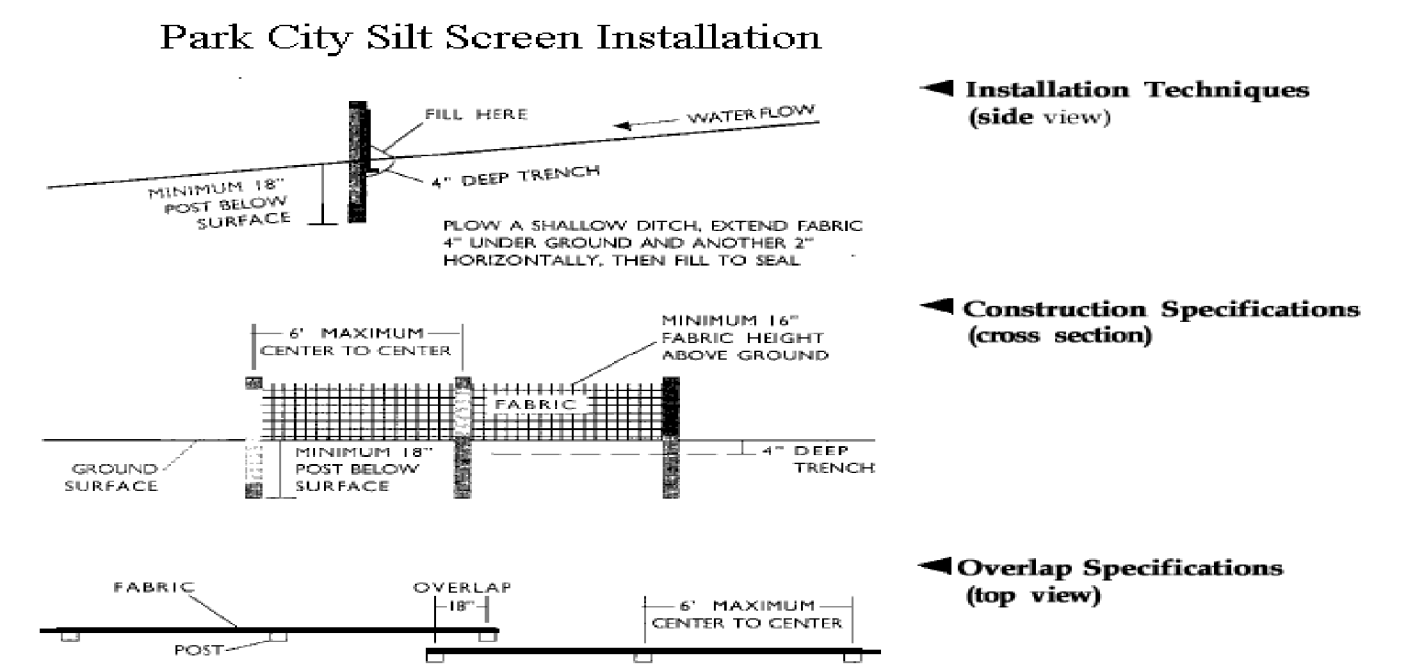
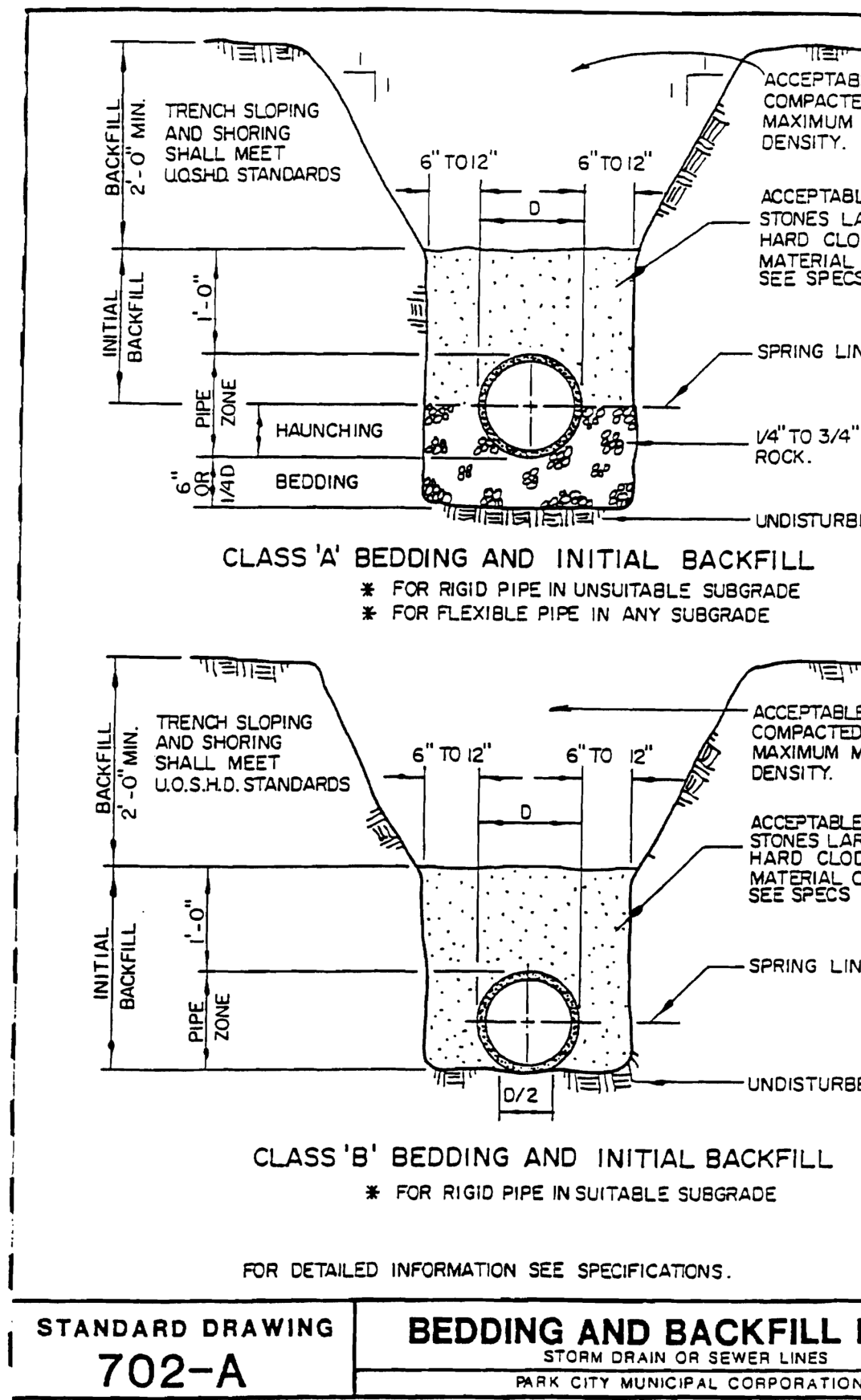
Project number	2001
Date	

SITE PHOTOS

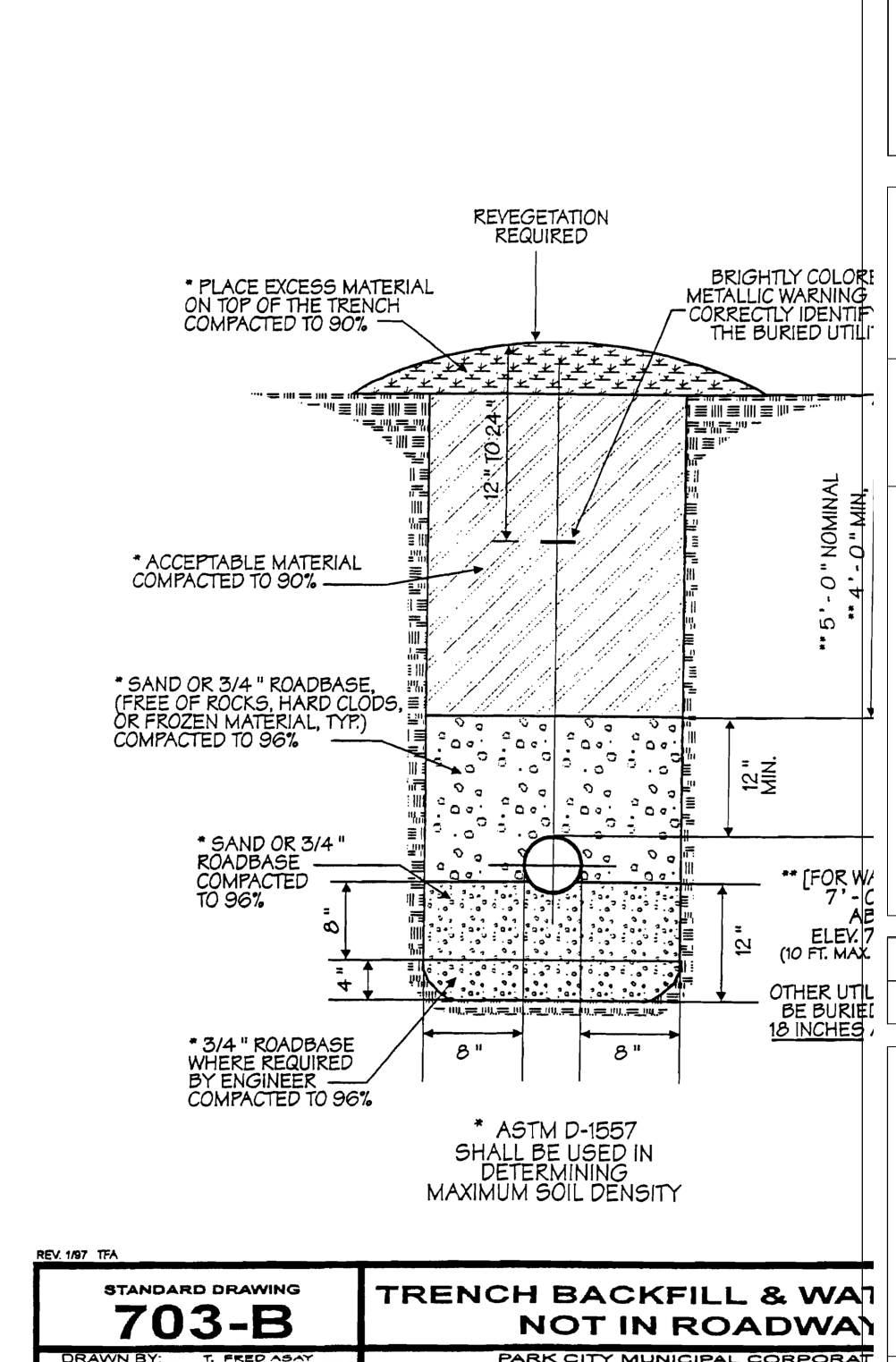
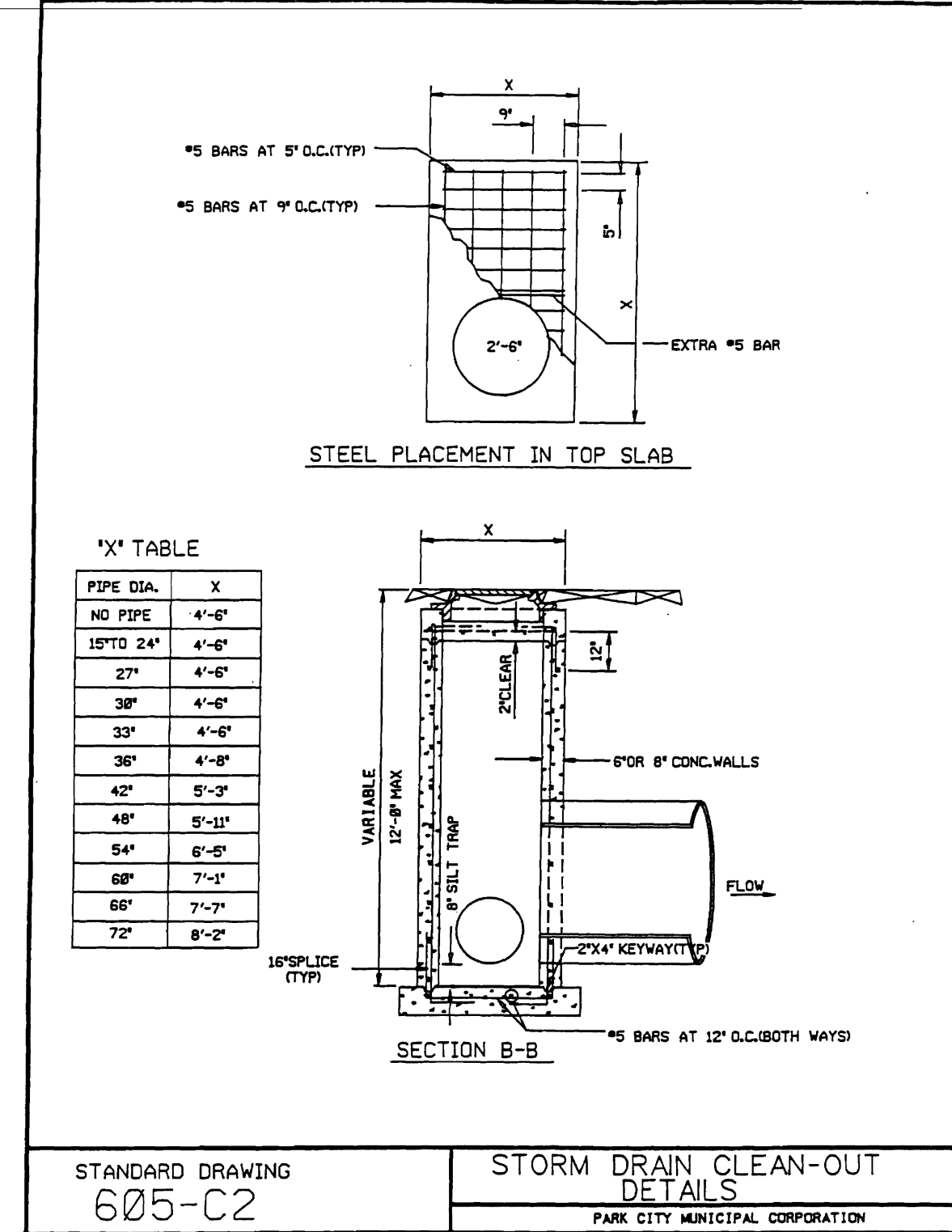
P1.01

Scale





- NOTES:
1. PLAT TO BE RECORDED PRIOR TO PERMIT
 2. SOILS CERTIFICATE OF COMPLIANCE TO BE OBTAINED
 3. N/A
 4. ELECT. SERVICE IS PROVIDED FROM NEW POLE IN SE CORNER
 5. PROVIDE 1.5" METER AND 2" WATER LINE AS NOTED
 6. PROVIDE REQUIRED DISTANCE SEPARATION BETWEEN WATER AND SEWER
 7. ROW PERMIT TO REQUIRED FOR ANY WORK IN THE RIGHT OF WAY



STATE OF UTAH

KEVIN D. HORN

NO. 134632

LICENSED ARCHITECT

MARK ALTER & MARGI SHAH

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1128 PARK AVE

RESIDENCE

1124 Park Ave.

Park City UT

No.

Date

Description

Project number 2001

Date

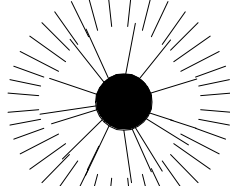
SITE PLAN

S1.01

Scale 1/4" = 1'-0"

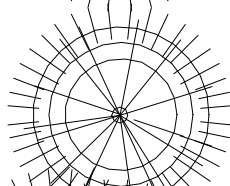
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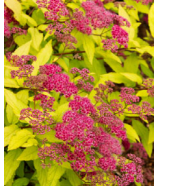


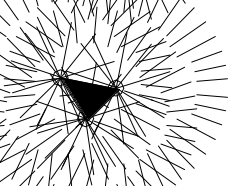
DENSE YEW
(TAXUS X MEDIA DENSIFORMIS)





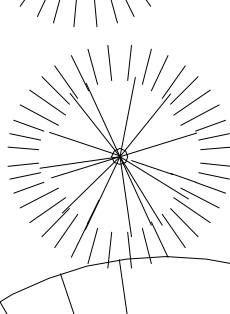
PRAIRIE DROPSEED GRASS
(SPOROBOLUS HETEROLEPIS)





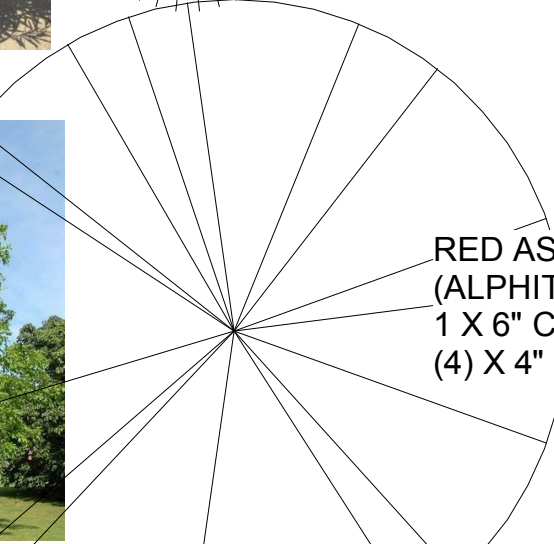
GOLDFLAME SPIRAEA
(SPIRAEA JAPONICA)





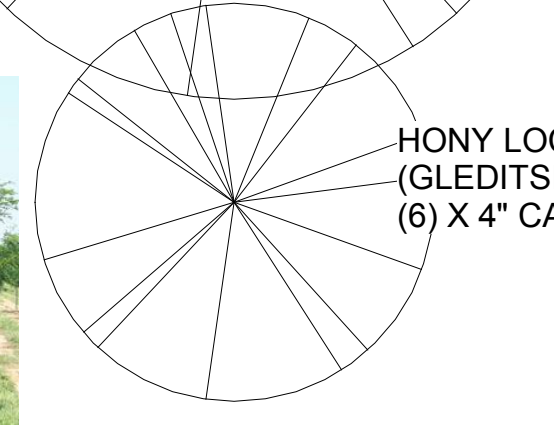
NERIUM OLEANDER EVERGREEN
(NERIUM OLEANDER)



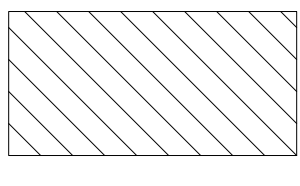


RED ASH
(ALPHITONIA EXCELSA)
1 X 6" CALIPER
(4) X 4" CALIPER

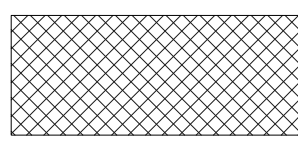




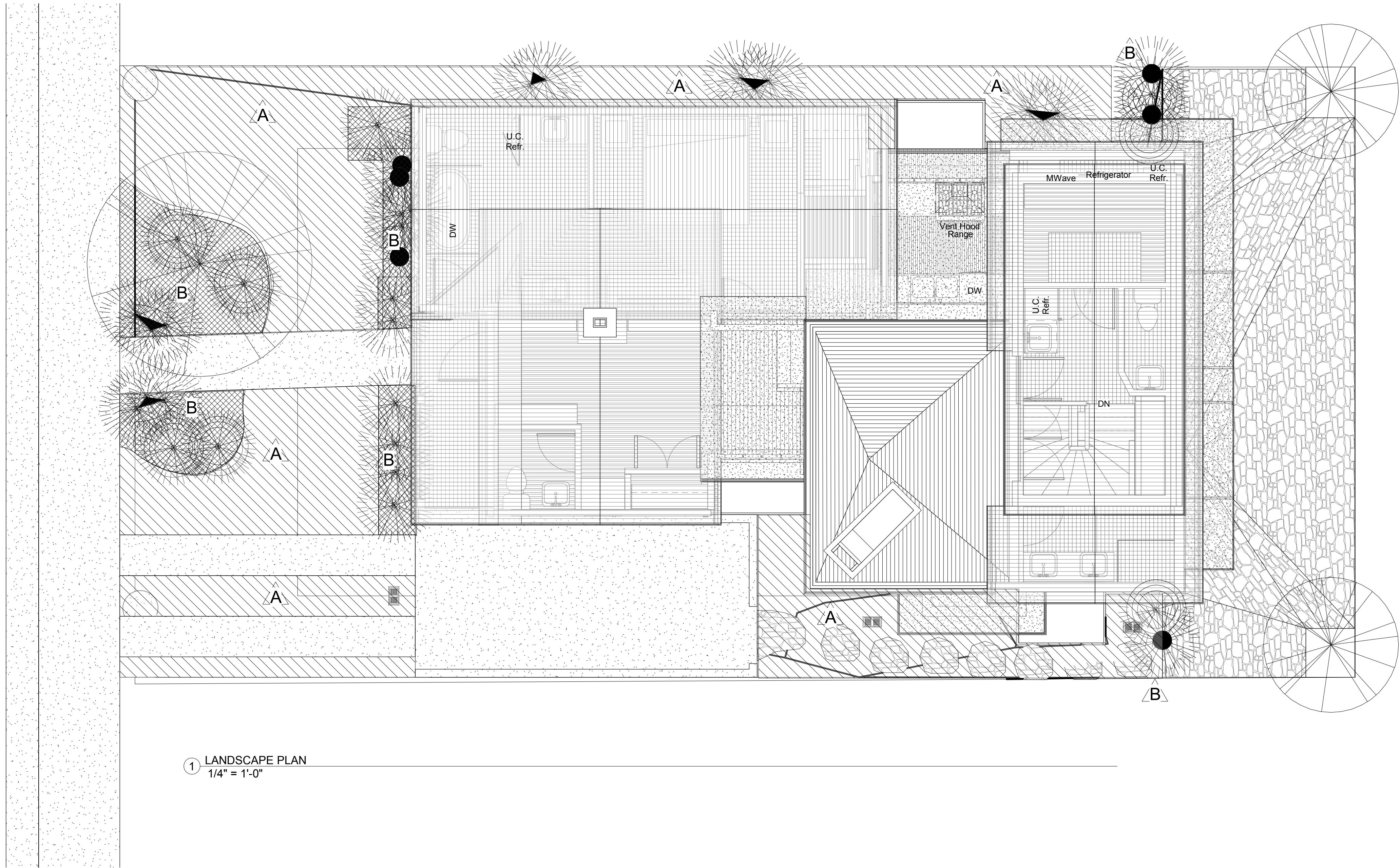
HONY LOCUST
(GLEDITSIA TRIACANTHOS)
(6) X 4" CALIPER



TURF: BUFFALOW GRASS
(BOUPELOUA DACTYLOIDES)



MULCH & SHRUB
AREA W/ BORDER



Irrigation Notes

Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.

Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

- 

Area pop-up spray heads for turf.
- 

Area tall spray heads for shrubs.
- 

Drip system.

Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.

All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.

Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.

Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.

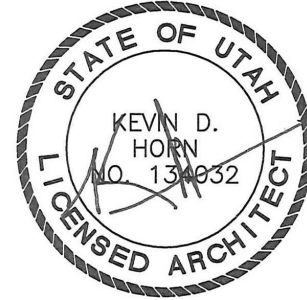
All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations.

All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.

The project shall be swept clean of dirt and debris prior to completion of the project. The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.

The contractor shall comply with all warranties and guarantees set forth by the Owner, and in case shall that period be less than one year following the date of completion and acceptance.

The contractor shall line all planting areas with weed barrier fabric, and bark.



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1128 PARK AVE
RESIDENCE
1124 Park Ave.
Park City UT

Description	Date	No.

Project number2001

Date

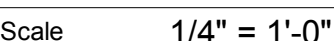
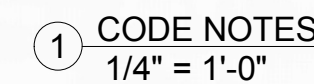
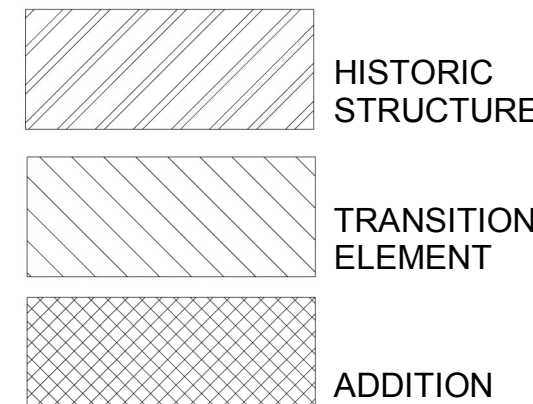
LANDSCAPE

L1.01

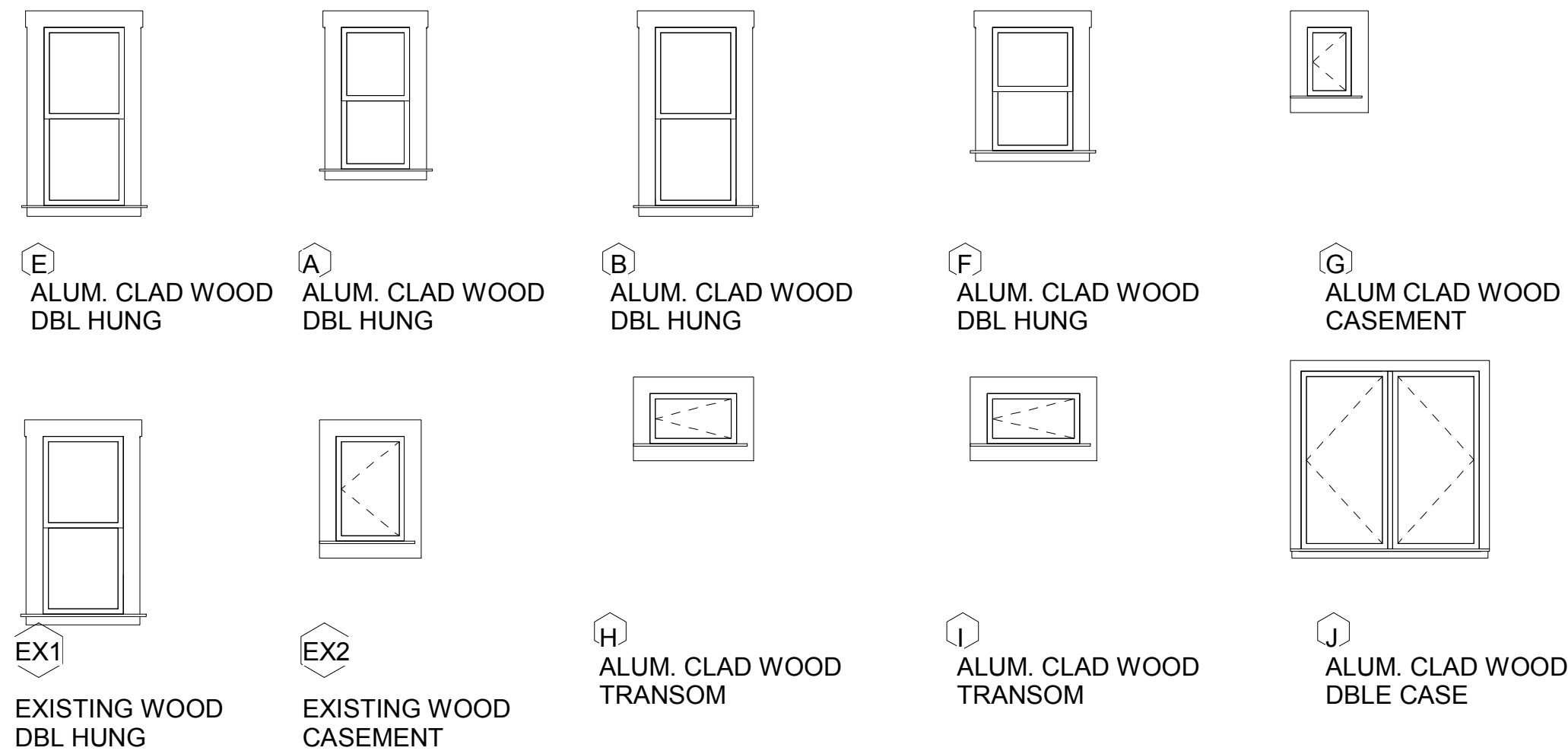
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131

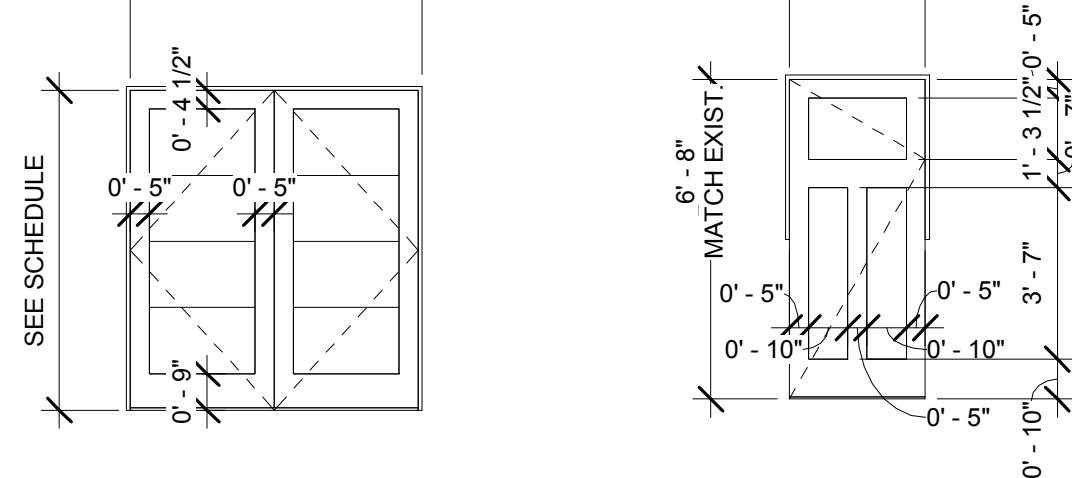


WINDOW SCHEDULE			
Type Mark	Width	Height	Notes
'EX1	2' - 4"	5' - 0"	REBUILD WOOD WINDOW TO MATCH HISTORIC
'EX3	4' - 4"	2' - 6"	
'EX4	3' - 2"	2' - 3"	
'EX5	2' - 6"		
'EX10	2' - 4"	2' - 0"	
A	2' - 0"	4' - 0"	ALUM. CLAD WOOD
B	2' - 6"	6' - 0"	ALUM. CLAD WOOD
E	2' - 4"	5' - 0"	ALUM. CLAD WOOD
G	1' - 4"	2' - 0"	ALUM. CLAD WOOD
I	2' - 8"	1' - 6"	ALUM. CLAD WOOD
J	5' - 0"	5' - 0"	ALUM. CLAD WOOD

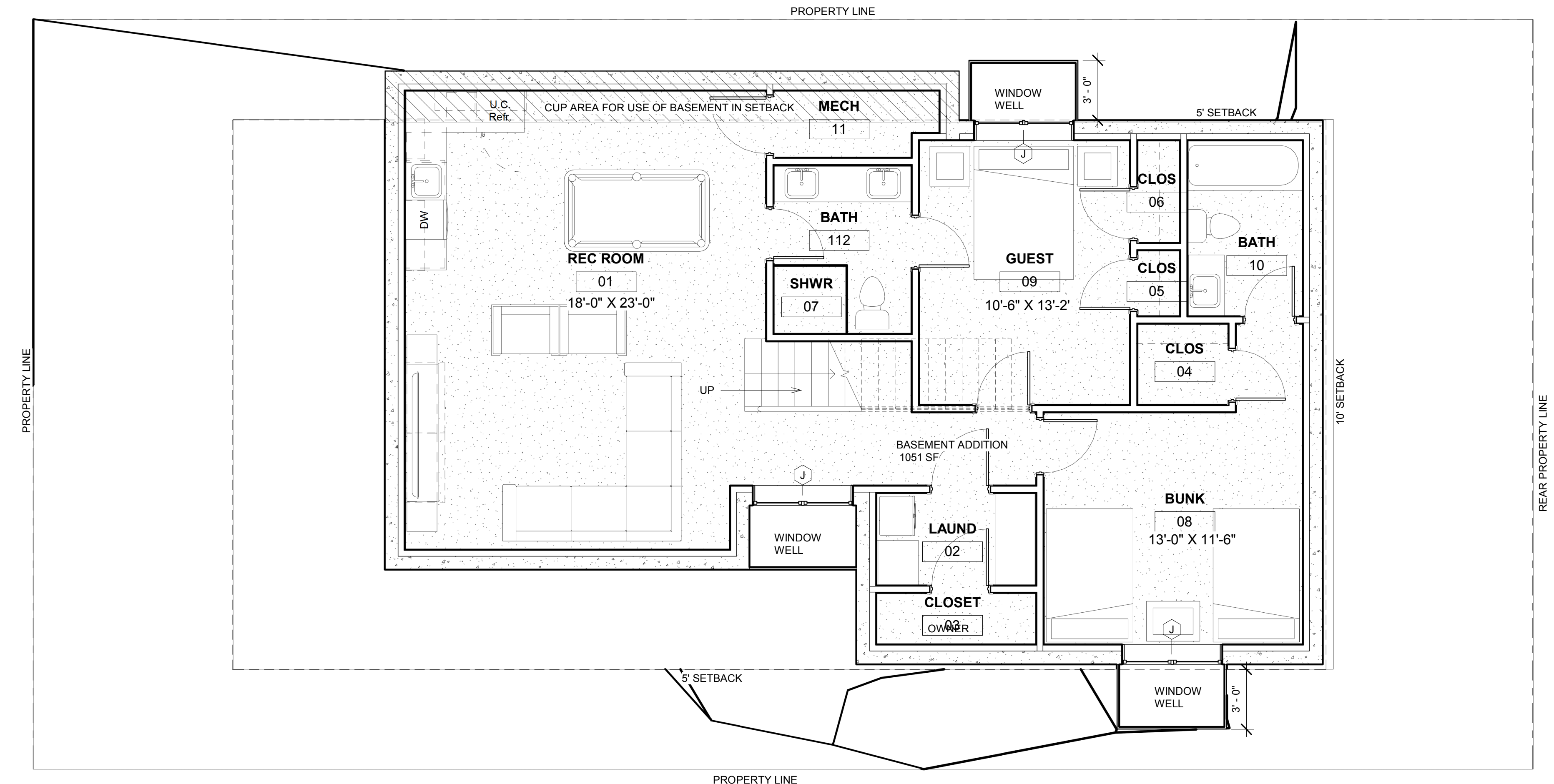
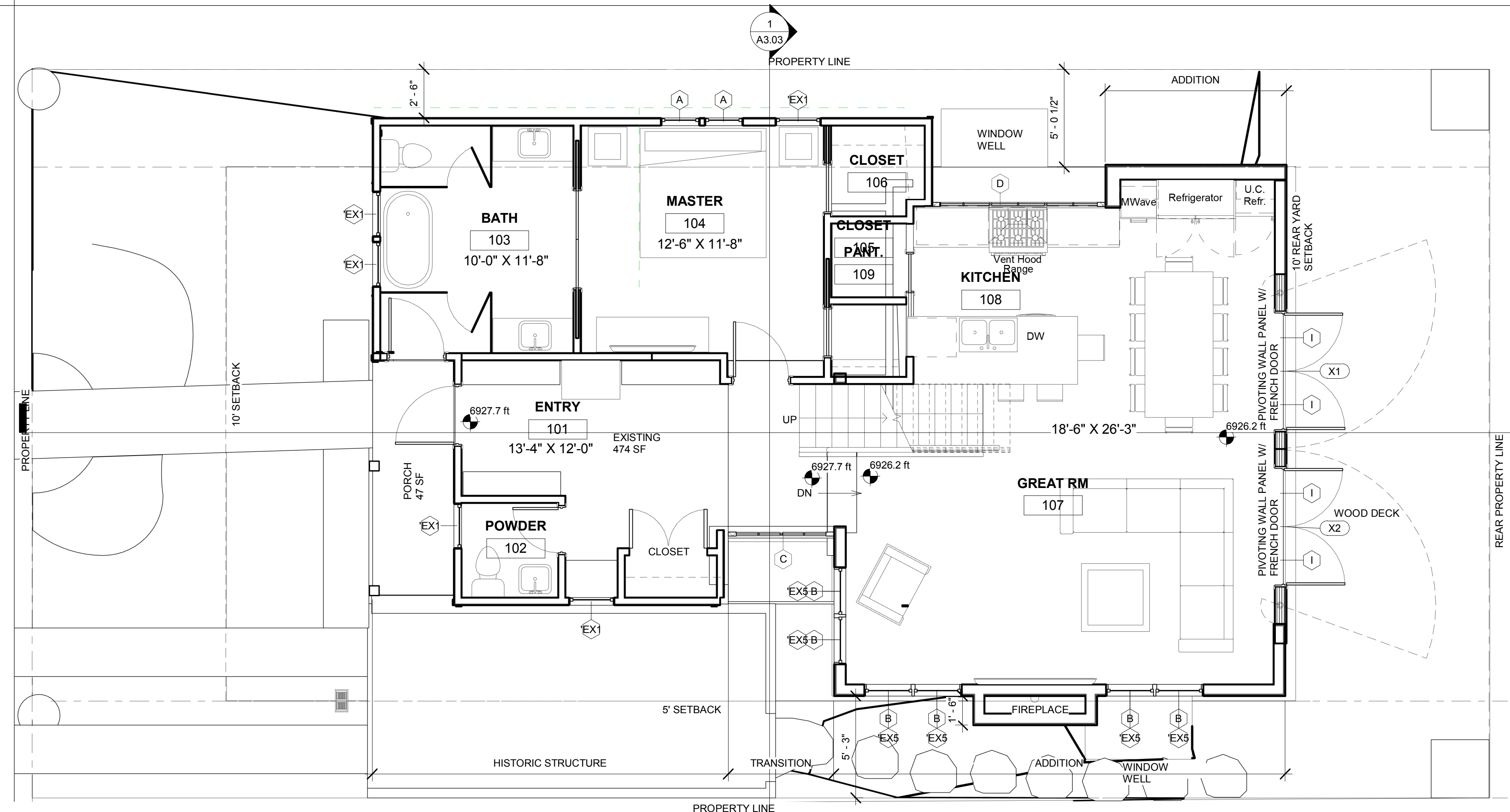


○ WINDOW TYPE
1/4" = 1'-0"

EXT. DOORS					
Mark	Size	Function	Type	Hardware Group	Comments
EX1	36" x 80"	Exterior	A		EXIST. ENTRY
EX2	36" x 80"	Exterior	A		EXIST. ENTRY
EX3	30" x 80"	Interior	H		
EX4	30" x 80"	Interior			
EX6	34" x 80"	Exterior	A		RESOTRED ENTRY
X1	72" x 80"	Exterior	B		NEW FRENCH
X2	72" x 80"	Exterior	B		NEW FRENCH
X3	60" x 80"	Exterior	B		NEW FRENCH
X4	60" x 80"	Exterior	B		NEW FRENCH
X5	30" x 68"	Exterior	A	2'-10" HATCH EXIST	

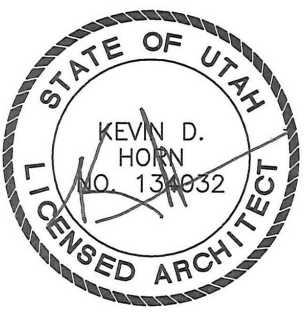


○ EXT. DOOR TYPES
1/4" = 1'-0"



② LOWER LEVEL
1/4" = 1'-0"

1120 SF



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1128 PARK AVE
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Park City UT

[illegible]

Project number	2001
Date	

FLOOR PLANS

A2.01

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



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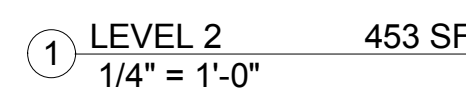
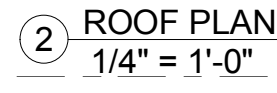
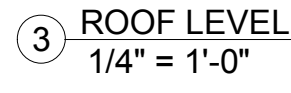
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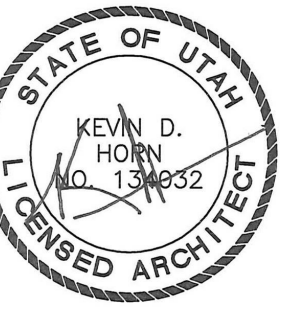
Project number	20
Date	

FLOOR PLANS

A2.02

Scale $1/4" = 1'$





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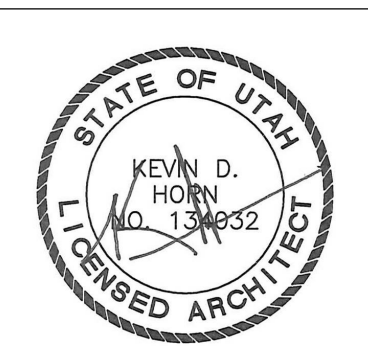
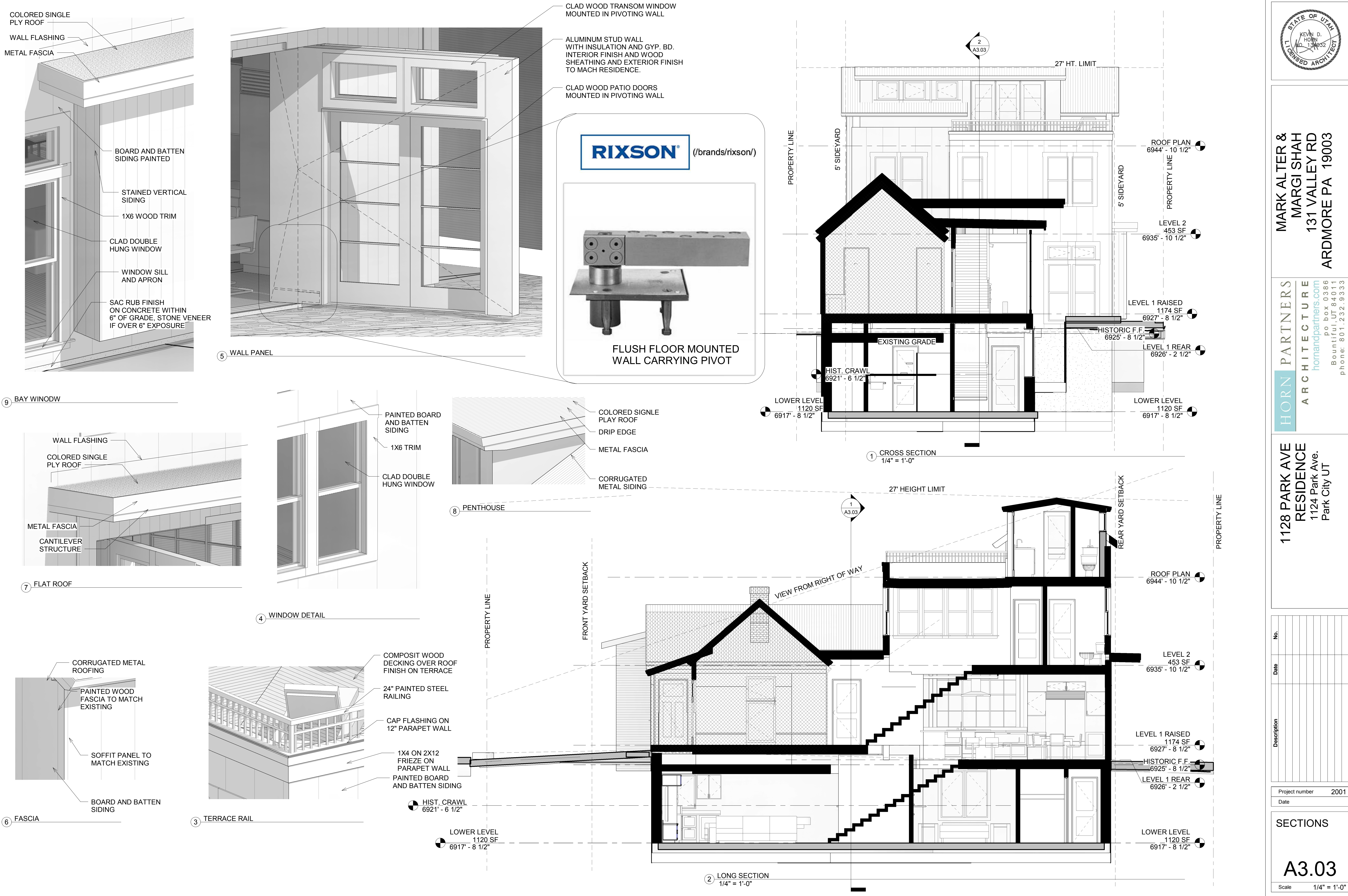
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Project number	2001
Date	

3D VIEWS

A3.02

ale



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131 VALLEY RD
ARDMORE PA 19003

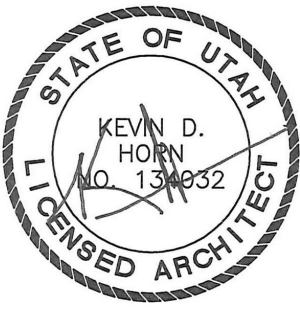
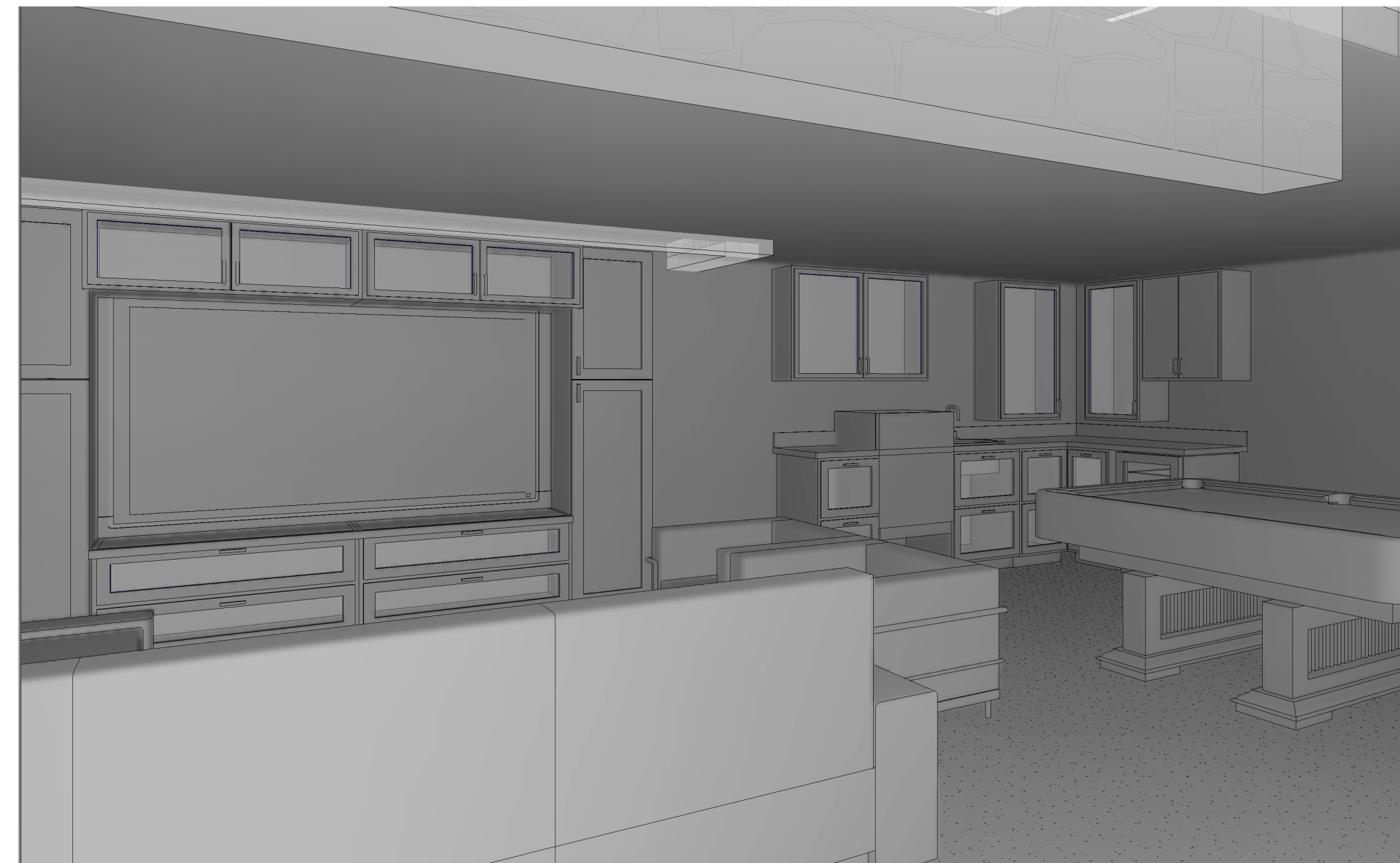
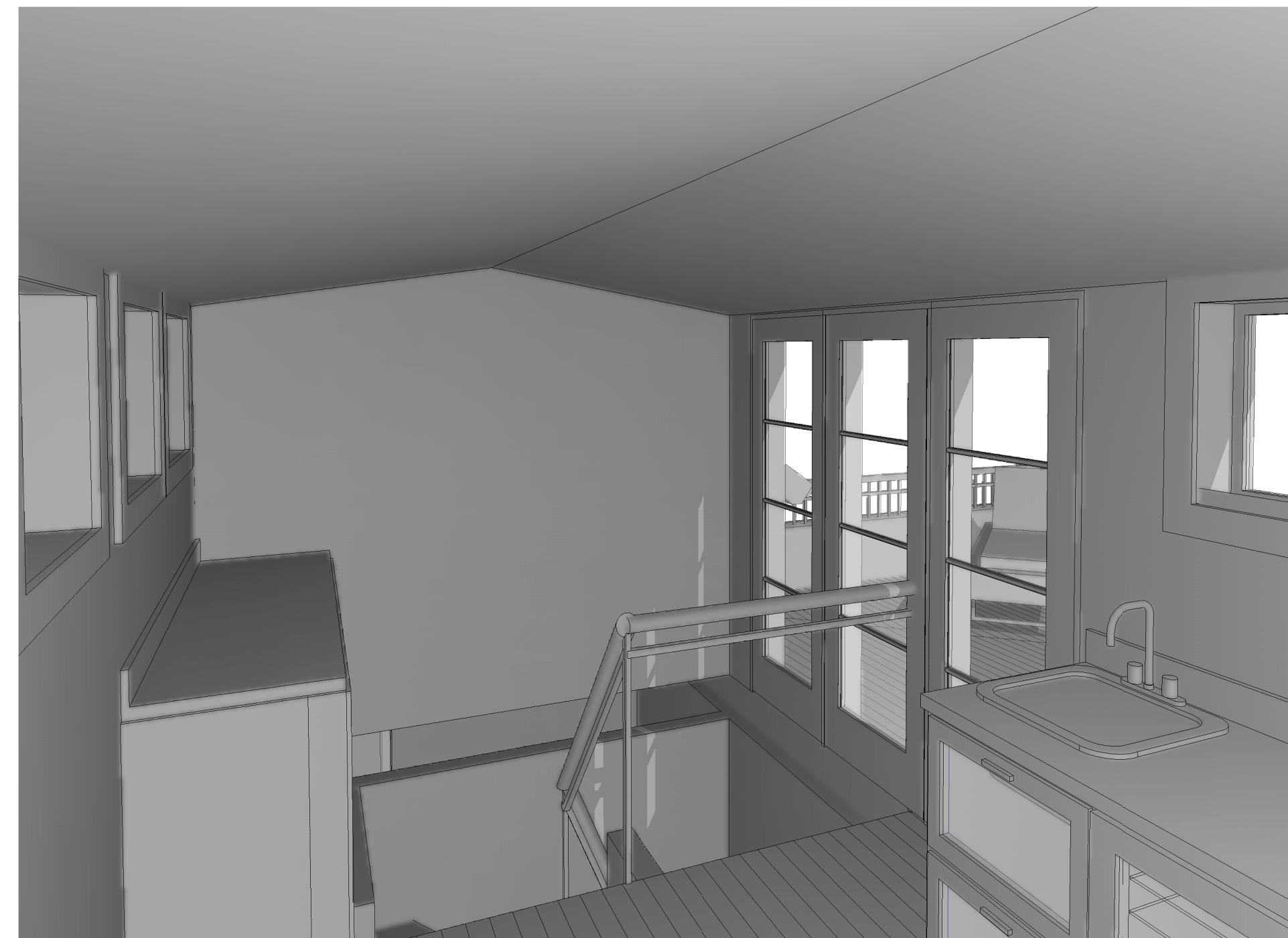
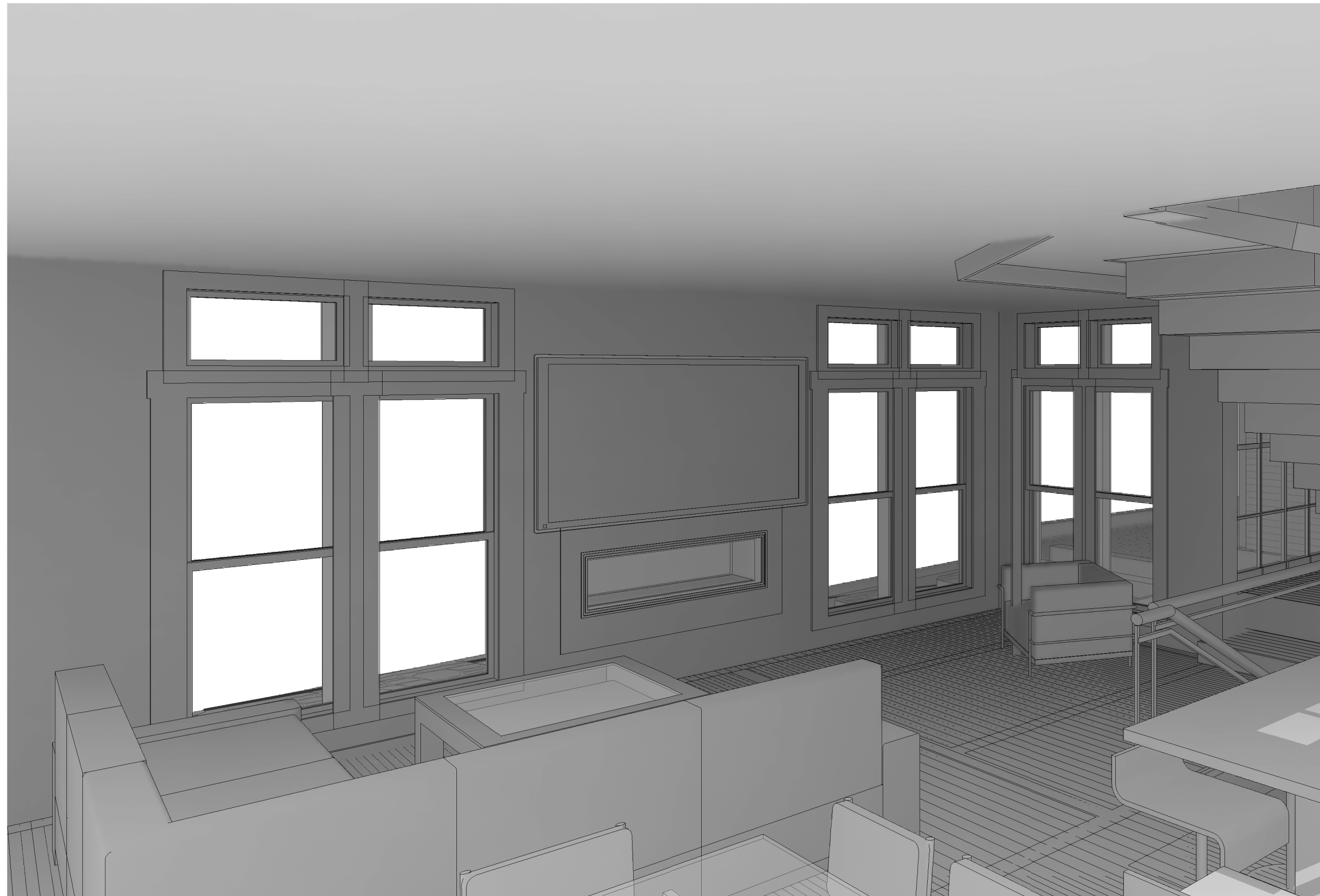
HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful UT 84011
phone: 801.232.9333

1128 PARK AVE
RESIDENCE
1124 Park Ave.
Park City UT

No.	Date	Description

Project number 2001
Date

SECTIONS
A3.03
Scale 1/4" = 1'-0"



MARK ALTER &
MARGI SHAH
131 VALLEY RD
ARDMORE PA 19003

HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
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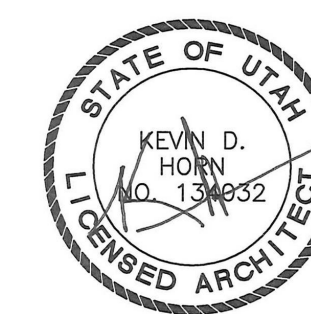
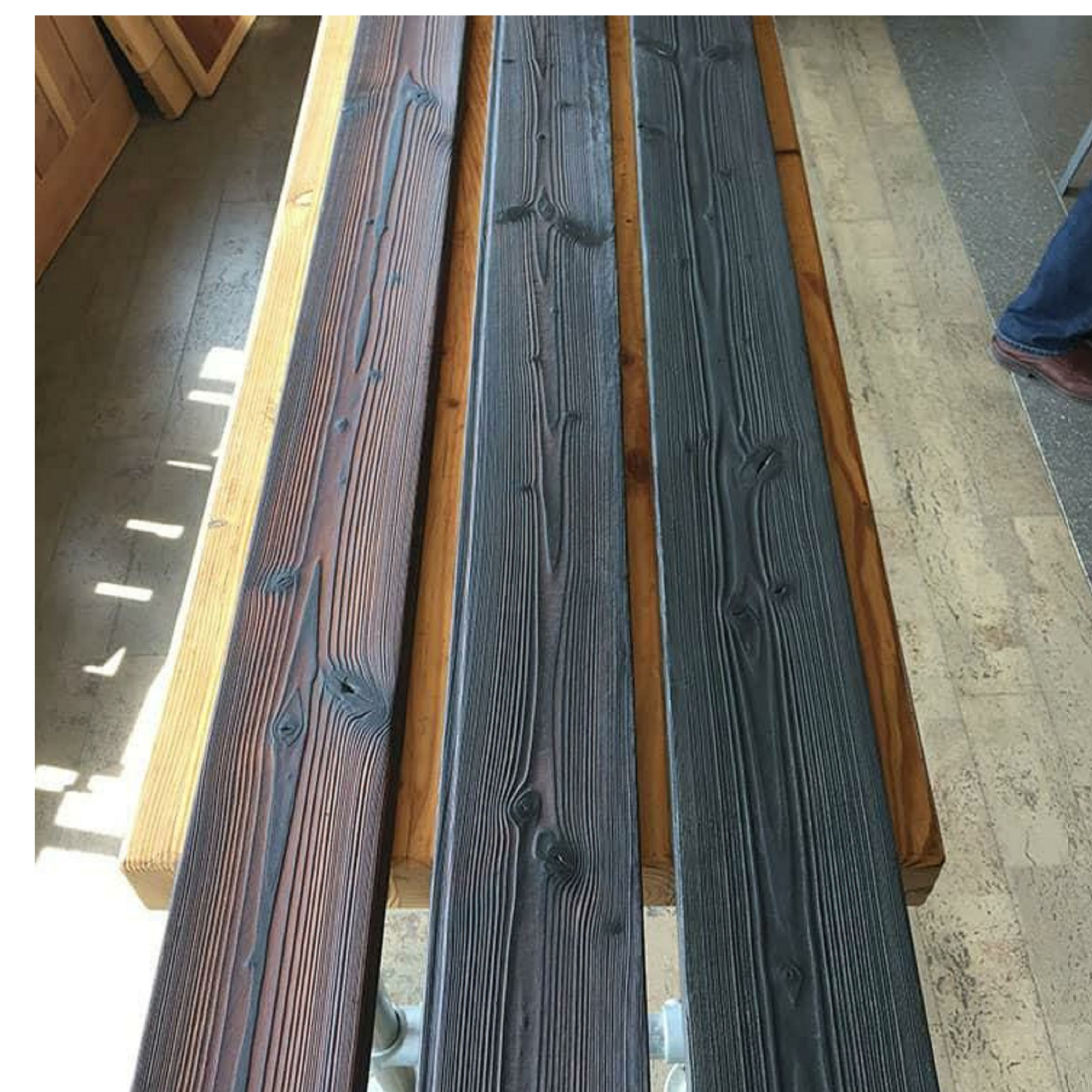
1128 PARK AVE
RESIDENCE
1124 Park Ave.
Park City UT

[illegible]

Project number	200
Date	

INTERIOR VIEWS

A5.01



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MARGI SHAH
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phone: 801.232.9333

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RESIDENCE
1124 Park Ave.
Park City UT

[illegible]

Project number	2001
Date	

EXTERIOR FINISHES

A8.01

Scale

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



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK

☐ SIGNIFICANT

DISTRICT: HRM

NAME: Alter Residence

ADDRESS: 1128 Park Avenue

TAX ID: SA-365 OR

SUBDIVISION: _____ OR

SURVEY: Park City LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Kevin Horn, architect

PHONE #: (801) 232 - 9333 FAX #: () -

EMAIL: kevin@hornandpartners.com

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 (HDDR) 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 the 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: **GRADING**

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 site is relatively flat with only 2' slope. The structure is low and will be raised 24" with minimal transition grading as required.

SEE 1

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: **Roof, floor, 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:

Roof, Floor and foundation structure will be replaced from the interior without removing roof or walls unless it is determined in construction that the roof section needs to be removed to properly install reinforcing to preserve the historic roof lines.

SEE 2, 3, 4



2



FOUNDATION



4



ROOF

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: **Metal Roof**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Metal roof has been replaced with a non-historic "b" shape metal profile. this will be replaced with a corrugated metal roof appropriate to the period. Snow retention devices will be installed.

SEE 5

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: **Central Brick Chimney**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

There is a central brick chimney that will be restored. A secondary chimney/vent stack is part of the non-contributing addition to be removed.

SEE 6

5



ROOF



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: **West**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The west facade is the primary historic facade and will be preserved with existing siding, detailing and reconstructed wood windows. The porch will be preserved and the original shotgun house entry door restored. Since a 1940's photo shows the front without the victorian gable and porch details, those will be removed.

SEE 7

Element/Feature: **North**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The north facade will have window modification to meet current light and ventilation requirements. The existing and new windows will be of matching historic wood. A transitional element will be added for the addition.

SEE 8





Element/Feature: **East**

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 east facade will be removed for the new addition except for the upper gable of the original historic structure. The gable contains a window opening that was boarded up and may be reopened with a historic gable window facing the rear.

SEE 9

Element/Feature: **South**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The south wall of the original historic home will be preserved. The subsequent additions will be removed and replaced with a transitional element for the addition.

SEE 10





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: **Replace 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:

Lift structure and install new foundation

SEE 11

Porches

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

Element/Feature: **Porch roof**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Porch will be preserved and leveled with the historic detailing.

SEE 12



FOUNDATION

12



PORCH

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: **Entry**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The entry door will be preserved with functioning hardware and repainted finish. It is likely that a door existed on the porch facing south that accessed the original shotgun house. Further deconstruction will be done to determine if this door will be replaced at the location where a window now exists, if no historic framing exists then the current window will be preserved.

SEE 13

Element/Feature: **Rear Door**

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:

Rear door will be removed with the non-contributing addition.

SEE 14

13



FRONT DOOR



REAR DOOR

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: **West**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The west windows will be preserved and brought into working function with the existing historic wood materials.

SEE 15, 17

Element/Feature: **North and South**

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 windows that are part of the historic portion of the home will remain and be preserved. Other windows will be removed with the not-contributing addition.

East windows are not historic and will be removed for the addition

SEE 16, 18









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: **Heating**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

Existing heating is poorly functioning in the crawl space and is not energy efficient. New heating system will be installed.

SEE 19

Additions

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

Element/Feature: **Addition**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

A new transitional element will be constructed connecting the new addition in the rear of the home. The transitional element and distance from the existing ridge line will make the addition mostly screened from the right of way. The upper most portion of the addition will be partially visible but substantially subordinate to the historic structure due to its distance from the historic structure.

SEE 20



20



ADDITION



200

Supplemental Sheets

Supplemental Page ____ of ____

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

Element/Feature: **DETAILS**

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:

Various detail on the west historic elevation currently exist but they do not appear in the 1950's photo. These will be removed to preserve the home in its more historic state.

see 21

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

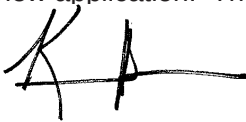
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling 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: 1-15-21

Name of Applicant: Kevin Horn, architect

Historic Preservation Board Staff Report

Subject: 901 Woodside Avenue – Revision of Material Deconstruction Proposal
Author: Caitlyn Barhorst, Historic Preservation Planner
Project Number: PL-18-04030
Date: February 3, 2021
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposed revision to the August 7, 2019 approved Material Deconstruction, hold a public hearing, and consider approving the Material Deconstruction at 901 Woodside Avenue pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Draft Action letter (**Exhibit A**).

Description

Applicant: Jerry Fiat, represented by Architect Jonathan DeGray
Address: 901 Woodside Avenue
Historic Designation: Landmark
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

Acronyms

HPB Historic Preservation Board
LMC Land Management Code
HDDR Historic District Design Review
HSI Historic Sites Inventory
CUP Conditional Use Permit

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

Executive Summary

The applicant is proposing the Material Deconstruction of the Landmark Historic Site located at 901 Woodside Avenue consisting of removal of the historic foundation for construction of a basement and garage addition. The HPB shall review a revision to the August 7, 2019 approved proposal, as explained in the “Proposal” section below.

Background

The property located at 901 Woodside Avenue is designated as Landmark on the City’s Historic Sites Inventory (HSI) (See [Historic Site Form](#)). The subject property is located in the Historic Residential (HR-1) Zoning District.

The Planning Department received a complete Historic District Design Review (HDDR) application for the property at 901 Woodside Avenue on April 19, 2019. The Material Deconstruction of the Historic Foundation for 901 Woodside Avenue was unanimously approved on August 7, 2019 by the Historic Preservation Board ([Staff Report](#) and [Minutes](#), page 11). The Final Action Letter is included as **Exhibit B**. Staff approval of the HDDR was pending with the only remaining item being the necessary CUP approval for the driveway in the public right of way by the Planning Commission.

The Planning Department received a complete Conditional Use Permit (CUP) on April 19, 2019. The Conditional Use Permit was for a Private Driveway within a Platted, Unbuilt City Street in order to access the HPB Approved Material Deconstruction for the basement garage addition. The proposal was subject to the standards for private driveways within platted, unbuilt city streets as written in LMC § 15-3-5. Per [LMC § 15-1-10\(E\)](#), the proposal was subject to review according to the Conditional Use Permit Criteria.

After several Planning Commission public hearings, the Planning Commission deadlocked on a 3-3 vote, and consequently the application was deemed denied. The City Council “called-up” the application for Council review and the Council denied use of the right of way for the private driveway by final action on January 9, 2020. The applicant appealed that decision to Third District Court, but the litigation was put on hold while the applicant explores design alternatives.

Sensitive to prior staff and HPB feedback regarding the character defining features of the extant stone stairway and bay window/ foundation, the applicant re-examined front facing garage options on both the north and south sides. With staff input, the best option was determined to re-design the garage on the south side. If the material deconstruction is re-approved, the applicant will still need to obtain City Council approval for the reduced encroachment into the unbuilt right of way.¹

On December 28, 2020 the Planning Department Received a revised set of plans altering the location of the garage addition in order to lessen the encroachment into the public right of way.

History of Development on the Site

For a more detailed site history, see the August 7, 2019 [Staff Report](#). The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, one-story T/L Cross-wing cottage style house with a single-story L-shaped front porch and bay window on the east (front) elevation. The Sanborn Fire Insurance map indicates that it is a wood frame structure with a terra cotta chimney (labeled TC on the map).

1 On February 6, 2020, City Council repealed LMC § 15-3-5 Driveway Standards for Private Driveways Within Platted Unbuilt City Streets, (see [Ordinance 2020-12](#), [Staff Report](#) starting page 93, and [Minutes](#) page 5). A CUP is no longer required, and while a new process in the LMC is pending, the City Council still retains final approval for the proposed encroachments.

The 1900 Sanborn Fire Insurance map shows that the house as a two-story wood frame structure with a one-story L-shaped porch and a large addition in the rear, which means the house was most likely lifted and a new first level was constructed beneath the original form. The L-shaped front porch was recorded as two-story in the 1907 Sanborn map. The house remained unchanged through 1929, with where the front porch used to be recorded as two-story in the 1941 Sanborn Map and a section of the back circ. 1900 L-shaped addition removed.

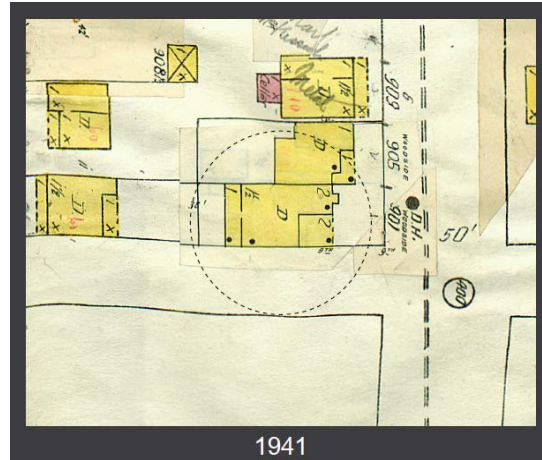
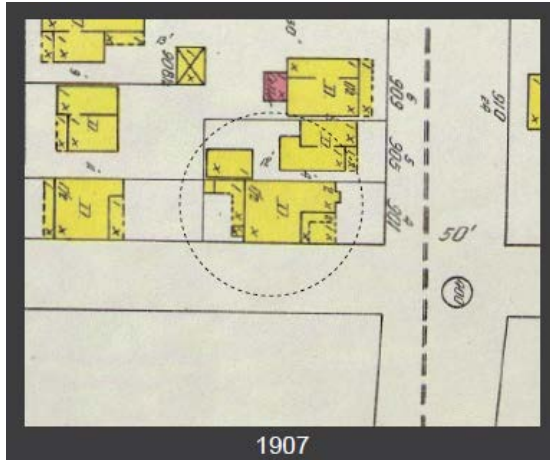
According to a Memorandum prepared by Anne Oliver, Primary Investigator at SWCA Environmental Consultants (**Exhibit C**):

“On the interior, the building bears evidence of distinctive construction techniques. On the first floor and the rear half of the second floor, the walls are framed with wood studs (Figure 4). By contrast, the front half of the second floor is of single-wall construction, built using vertical planks without studs or other framing (Figure 5). The presence of Type B cut nails in the plank walls (commonly used through the 1880s) in contrast to the wire nails found in the stud walls (which quickly displaced cut nails in the 1890s) indicates that the second-story plank walls are older than the first-story stud walls. Sanborn Fire Insurance maps document that in 1889 the building was originally one story and that before 1900 a second story was added.”

In combination, this information strongly suggests that what is now the second floor on the front half of the house was the first floor of the original one-story house. It is likely that the original plank-walled house was either raised or dismantled and re-erected in the 1890s to become the second floor on top of a new stud-framed first floor. Other physical evidence (such as nail holes and lighter areas on the wood) indicates that the wood plank walls on the sides and rear of the original house were once finished with battens on the exterior side (Figure 6). It appears that the façade of the original one-story house was originally finished with the drop siding and decorative shingles present today.”

Figure 1 – Sanborn Fire Insurance Maps dated 1889-1941





The first photograph of this house appeared as part of the circ.1941 tax assessment. At the time of the 1949 and 1958 tax assessments it was clad in Bricktex asphalt siding and shows the second-floor porch was enclosed with a shed roof sometime after circ. 1900 and pre-circ. 1907. The original pitch of the L-shaped roof can be seen in Figure 2, and was changed before circ. 1982 when windows were added to the second-floor and enclosed the porch as livable space. The first floor porch was also opened up and wood columns were added prior to circ. 1982.

Figure 2 – Photo of 901 Woodside from the circ. 1941 tax assessment



Figure 3 - 901 Woodside Avenue from the 1982 Reconnaissance Level Survey



Figure 4 - Photo of 901 Woodside Avenue from the 2019 HDDR Application



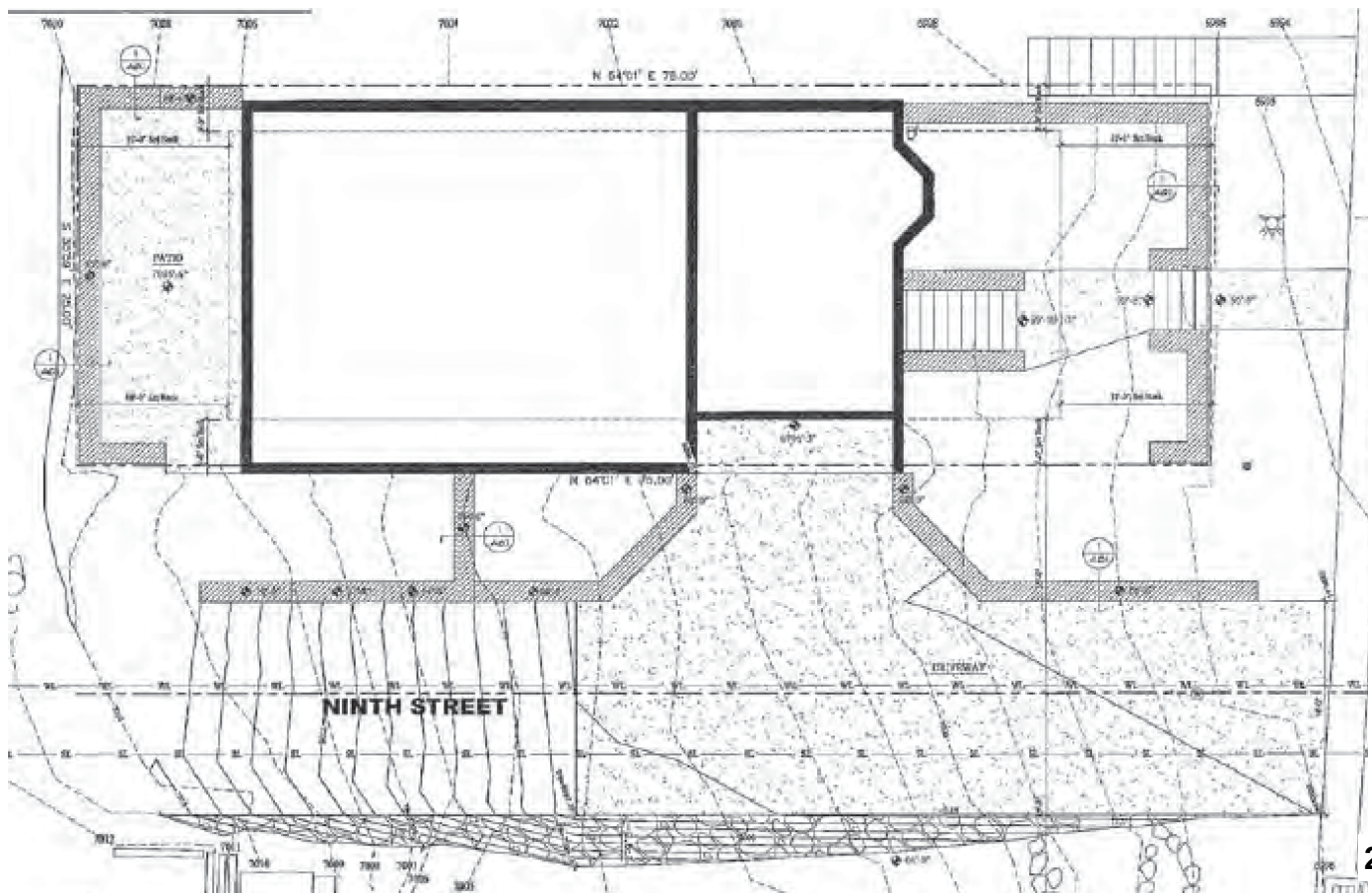
Proposal

The Historic Preservation Board reviewed and approved the following location and associated Material Deconstruction for the basement garage addition (**Exhibit D**).

South Elevation showing location of garage entry



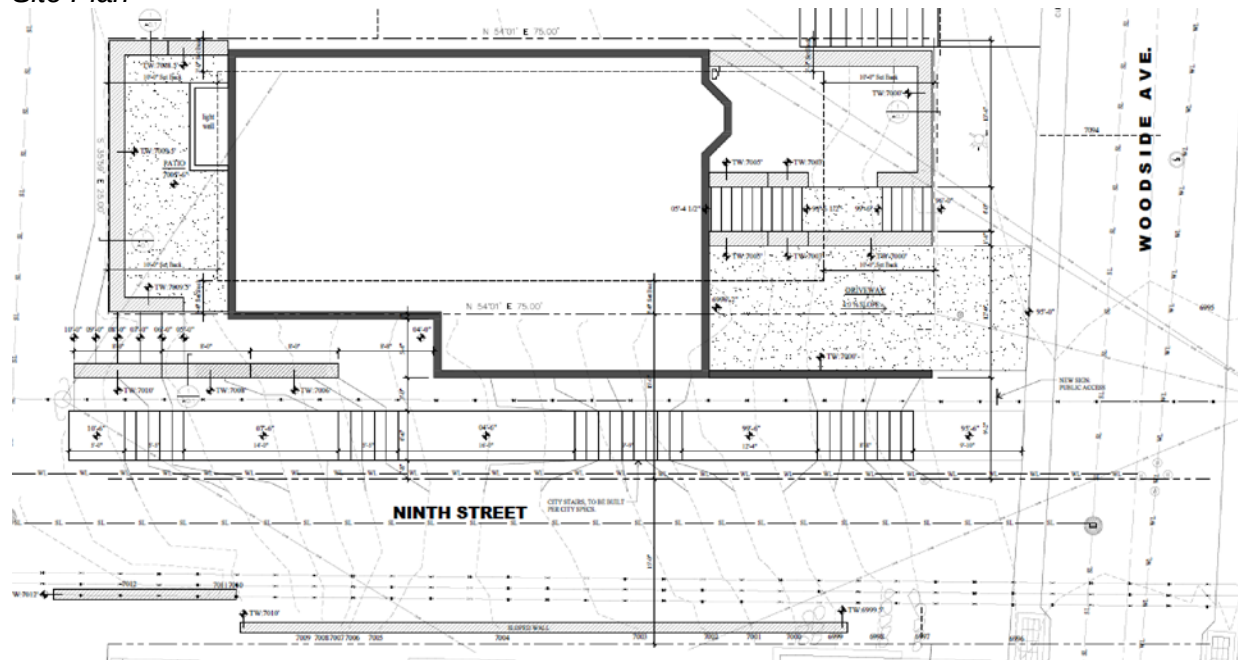
Site Plan showing location of driveway within the platted un-built 9th Street.



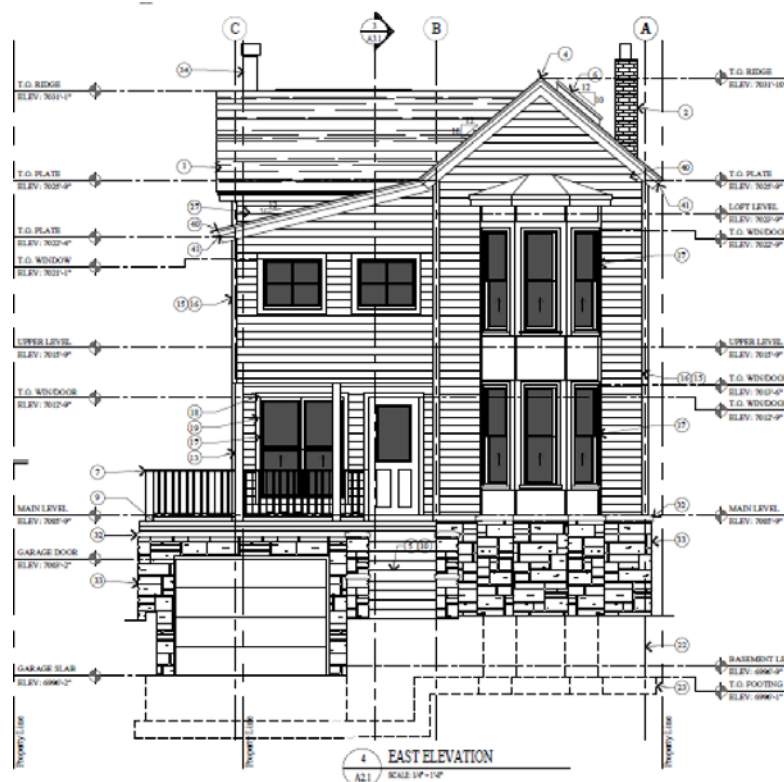
3D Renderings seen at the November 13, 2019 Planning Commission meeting



Site Plan



East Elevation



Analysis

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

B. Specific Guidelines:

2. Primary Structures

b. Foundation

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

- *Complies, The building orientation will remain the same as the historic placement; original grade will be returned where feasible at the perimeter of the site following construction of the garage.*

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

- *Complies, The applicant proposes to raise the structure no more than two (2) feet from its original floor elevation.*

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

- *Complies, see Condition of Approval #13.*

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

- *Complies, see Condition of Approval #13.*

(5) A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

- *Complies, see Condition of Approval #13.*

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

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

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

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

Department Review

The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on January 20, 2021. Staff mailed courtesy notice to property owners within 100 feet on January 18, 2021. The *Park Record* published notice on January 20, 2021. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may approve the proposed Material Deconstruction of the Historic foundation of 1128 Park Avenue;
- The Historic Preservation Board may deny the proposed Material Deconstruction of the Historic foundation of 1128 Park Avenue; or
- The Historic Preservation Board may request additional information and continue the discussion to October 7, 2020.

Exhibits

Exhibit A: Draft Action Letter

Exhibit B: August 7, 2019 Historic Preservation Board Final Action Letter

Exhibit C: 2019 SWCA Memo

Exhibit D: August 7, 2019 Historic Preservation Board Approved Plans

Exhibit E: December 28, 2020 Revised Proposal



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

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, February 3, 2021 for a duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: 901 Woodside Avenue
Project Number: PL-18-04030
Type of Item: Administrative – Material Deconstruction
Hearing Date: February 3, 2021

Board Action: **APPROVED** – The Historic Preservation Board conducted a public hearing and found that the proposed Material Deconstruction of the Landmark Historic Site at 1128 Park Avenue complies with the criteria in the Land Management Code, as outlined in the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The property is located at 901 Woodside Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Landmark on the Historic Sites Inventory.
3. On April 18, 2019, the Planning Department received a complete Historic District Design Review (HDDR) application for the property at 901 Woodside Avenue.
4. On April 19, 2019, the Planning Department received a complete Conditional Use Permit Application (PL-19-04152) was deemed complete on. The applicant was requesting 1.) a setback exception for construction of a basement using the footprint of the Historic Structure per LMC § 15-2.2-4 and 2.) construction of a private driveway within Platted, Unbuilt City Streets per LMC § 15-3-5.
5. August 14, 2019 – Planning Commission. The item was unanimously continued to a date certain.
6. September 11, 2019 – Planning Commission. The item was continued to September 25, 2019.
7. September 25, 2019 – Planning Commission. The item was continued to November 13, 2019.

8. November 13, 2019 – Planning Commission. The motion for approval made by Commissioner Sletten was seconded by Commissioner Thimm. The motion failed on a 3-3 split vote. Commissioners Sletten, Van Dine, and Thimm voted in favor of the motion. Commissioners Suesser, Kenworthy, and Hall voted against the motion.
9. December 19, 2019 – City Council Call Up of a Conditional Use Permit for a Private Driveway within a Platted, Unbuilt City Street.
10. On February 6, 2020, City Council repealed LMC § 15-3-5 Driveway Standards for Private Driveways Within Platted Unbuilt City Streets through Ordinance 2020-12.
11. On December 28, 2020 the Planning Department Received a revised set of plans altering the location of the garage addition in order to lessen the encroachment into the public right of way.
12. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
13. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, one-story T/L Crosswing cottage style house with a single-story L-shaped front porch and bay window on the east (front) elevation.
14. The 1900 Sanborn Fire Insurance map shows that the house as a two-story wood frame structure with a one-story L-shaped porch and a large addition in the rear, which means the house was most likely lifted and a new first level was constructed beneath the original form. The L-shaped front porch was recorded as two-story in the 1907 Sanborn map. The house remained unchanged through 1929, with where the front porch used to be recorded as two-story in the 1941 Sanborn Map and a section of the back circ. 1900 L-shaped addition removed.
15. The first photograph of this house appeared as part of the circ.1941 tax assessment. At this time of the 1949, and 1958 tax assessments it was clad in Bricktex asphalt siding and shows the second-floor porch was enclosed with a shed roof sometime after circ. 1900 and pre-circ. 1907. The original pitch of the L-shaped roof can be seen in Figure 2, and was changed before circ. 1982 when windows were added to the second-floor and enclosed the porch as livable space. The first floor porch was also opened up and wood columns were added prior to circ. 1982.
16. The owner of the property received a Historic District Grant in 1987 for \$4,850 and in 1990 for \$1,000. There are no records of any building permits documenting the work done using the Grant money.
17. The proposed Material Deconstruction of the Historic foundation has been reviewed for compliance with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:
 - B. Specific Guidelines:
 2. Primary Structures
 - b. Foundation
 - (1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.

- *Complies, The building orientation will remain the same as the historic placement; original grade will be returned where feasible at the perimeter of the site following construction of the garage.*
- (2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.
- *Complies, The applicant proposes to raise the structure no more than two (2) feet from its original floor elevation.*
- (3) A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
- *Complies, see Condition of Approval #13.*
- (4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.
- *Complies, see Condition of Approval #13.*
- (5) A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.
- *Complies, see Condition of Approval #13.*
- (6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.
- *Complies, grade will be returned following construction. No incompatible retaining walls are proposed.*
- (7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.
- *Complies, the new foundation will be made of board formed concrete.*

Conclusions of Law

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

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board September 2, 2020 for the Material Deconstruction of the Historic foundation for the construction of the basement addition. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.

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

14. Per LMC 15-11-9 Preservation Policy, 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.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Caitlyn Barhorst, at (435) 615-5067 or Caitlyn.barhorst@parkcity.org.

Regards,

Randy Scott
Historic Preservation Board Chair

CC: Caitlyn Barhorst, Historic Preservation Planner



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

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on August 7, 2019 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address: 901 Woodside Avenue
Project Number: PL-18-04030
Type of Item: Administrative – Material Deconstruction
Hearing Date: August 7, 2019

Board Action: **APPROVED** – The Historic Preservation Board conducted a public hearing and found that the proposed Material Deconstruction of the Landmark Historic Site at 901 Woodside Avenue would have no negative impact on the historic character of the Historic Site, surrounding neighborhood or the Historic District. The proposed Material Deconstruction complies with the criteria set forth in the Land Management Code. The Historic Preservation Board made the determination based on the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact:

1. The property is located at 901 Woodside Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Landmark on the Historic Sites Inventory.
3. On February 15, 2019, Planning Department received a Historic District Design Review (HDDR) application for the property at 901 Woodside Avenue. It was deemed complete on April 18, 2019 as the applicant was working with the Planning Department to update the Panelization plan.
4. The Conditional Use Permit Application (PL-19-04152) was deemed complete on April 19, 2019. The applicant is requesting 1.) a setback exception for construction of a basement using the footprint of the Historic Structure per [LMC § 15-2.2-4](#) and 2.) construction of a private driveway within Platted, Unbuilt City Streets per [LMC § 15-3-5](#). The application has not been approved at the time of this report as it is pending review by the Planning Commission.

5. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
6. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, one-story T/L Crosswing cottage style house with a single-story L-shaped front porch and bay window on the east (front) elevation.
7. The 1900 Sanborn Fire Insurance map shows that the house as a two-story wood frame structure with a one-story L-shaped porch and a large addition in the rear, which means the house was most likely lifted and a new first level was constructed beneath the original form. The L-shaped front porch was recorded as two-story in the 1907 Sanborn map. The house remained unchanged through 1929, with where the front porch used to be recorded as two-story in the 1941 Sanborn Map and a section of the back circ. 1900 L-shaped addition removed.
8. The first photograph of this house appeared as part of the circ. 1941 tax assessment. At this time of the 1949, and 1958 tax assessments it was clad in Bricktex asphalt siding and shows the second-floor porch was enclosed with a shed roof sometime after circ. 1900 and pre-circ. 1907. The original pitch of the L-shaped roof can be seen in Figure 2, and was changed before circ. 1982 when windows were added to the second-floor and enclosed the porch as livable space. The first floor porch was also opened up and wood columns were added prior to circ. 1982.
9. The owner of the property received a Historic District Grant in 1987 for \$4,850 and in 1990 for \$1,000. There are no records of any building permits documenting the work done using the Grant money.
10. The applicant is proposing to remove all non-historic site additions and construct new retaining walls, steps, and foundation with a basement level garage addition. The proposed scope of work mitigates any impact that will occur to the Historic significance of the Site.
11. The applicant proposes to Reconstruct the roof using salvageable Historic material. Staff has determined there is existing Historic material in the roof structure. The applicant is not proposing to alter the Historic roof form.
12. The applicant is proposing to reconstruct the chimney as a non-functional feature using the salvageable bricks on the exterior of the roof.
13. Portions of the original horizontal drop-siding remain. The applicant is proposing to install siding that matches the original in profile, detailing, and sizing.
14. The applicant is proposing to construct a new concrete foundation with a basement and basement-level garage. The salvageable Historic stone shall be used to face the new foundation.
15. The Historic porch has been altered within the Historic period. The applicant is not proposing to reconstruct the original form of the house or the structure as the changes made to the Structure have acquired Historic importance in their own right as the major alterations were done prior to circ. 1900.
16. The applicant is proposing to replicate the Historic front door and replace the other non-historic doors.
17. There are a total of twenty-three (23) windows. All windows have been replacement at a time outside the Historic period. The Preservation Plan notes that all windows

will be replaced. The three (3) rear window openings will be altered to install double-hung windows to match the rest of the house.

18. The HPB found compliance with the following applicable Design Guidelines:

A. Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features. The applicant is proposing to remove the non-historic site additions and use it as it was historically.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved. The applicant is proposing to remove all non-historic changes.
3. The historic exterior features of a building should be retained and preserved. The applicant is not proposing to alter any Historic features.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. The applicant is proposing to restore the porch to the Historic form.
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. The applicant is proposing to re-use the salvageable Historic materials. Conditions of Approval were added to ensure the protection of the Historic roof form.
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
7. Each site should be recognized as a physical record of its time, place and use. The proposed work does not change the appearance of the site.
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. No chemical or physical treatments are proposed.
9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the size or building. The proposed work complies.
10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored. The proposed work mitigated any impacts on the historic site.

B. Specific Guidelines:

A. Site Design

A.1.1 Maintain existing front and side yard setbacks of Historic Sites. The applicant is not proposing to alter the existing location.

A.1.2 Preserve the original location of the main entry, if extant. The applicant is not proposing to alter the location of the entry.

A.1.3 Maintain the original path or steps leading to the main entry, if extant. The applicant is proposing to construct new steps as the existing are non-historic and unsafe.

A.5.3 The historic character of the site should not be significantly altered by substantially changing the proportion of built or unpaved space. The proposed scope of work of the driveway will not substantially change these proportions.

B. Primary Structures

B.1.1 Maintain the original roof form, as well as any functional and decorative elements. The applicant is not proposing to alter the Historic roof form.

B.2.1 Primary and secondary façade components should be maintained in their original location on the façade. The applicant is not proposing to alter the façade.

B.3.1 A new foundation should not raise or lower the historic structure generally more than two (2) feet from its original floor elevation. The applicant is not proposing to lift the structure more than two (2) feet from its original floor elevation.

B.3.2 The original placement, orientation, and grade of the historic building should be retained. The applicant is not proposing to change any of these features.

B.4.1 Maintain historic door openings, doors, and door surrounds. The applicant is not proposing to alter these elements.

B.4.2 New doors should be allowed only if the historic door cannot be repaired. Replacement doors should exactly match the historic door in size, material, profile, and style. The applicant is proposing to replace the non-historic door with one that will match what is seen Historically in the District.

B.5.1 Maintain historic window openings, windows, and window surrounds. There are no existing Historic windows. The applicant is not proposing to alter the window openings. Staff has added the Condition of Approval to determine the Historic window openings, sizing, and detailing.

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

- a. Criterion 1: The proposed work is not Routine Maintenance.
- b. Criterion 2: The proposed Material Deconstruction is required.
- c. Criterion 3: The proposed work does not damage or destroy the exterior architectural features.
- d. Criterion 4: The proposed work mitigates any impacts that will occur to the visual character of the neighborhood; Historical significance of the Structure; architectural integrity of the Structure; and structural stability. All proposed Material Deconstruction complies with applicable Design Guidelines.
- e. Criterion 5: The proposed work will not compromise the historical importance of other structures on the property and on adjacent properties. The applicant is proposing to remove all non-historic features.
- f. Criterion 6: All non-historic additions and site features are proposed to be removed and are non-contributory.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal submitted on April 16, 2019. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department if changes are made.
3. The applicant shall maintain the original T/L cottage style roof form and Historic roof form additions.
4. The reconstructed roof form shall re-use all salvageable Historic material in their original location, if possible.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
6. The applicant shall salvage the existing chimney bricks. Any bricks that can be made safe and/or serviceable shall be reused to reconstruct the chimney after review under the Historic District Guidelines. The applicant shall provide construction details documenting the Historic chimney at the time of the building permit. The reconstructed chimney shall be on the exterior of the Structure and shall not be required to be functional.
7. Written plans detailing the disassembly and reassembly steps and procedures shall be submitted and approved by the Planning and Building Departments as part of the building permit.
8. The applicant shall document through photographic means the disassembly of the building. As each component is disassembled, its physical condition shall be noted, particularly if it differs from the condition stated in the pre-disassembly documentation.
9. The wall panels shall be protected with rigid materials, such as sheets of plywood. The wall panels shall be securely stored on-site until needed for reassembly. The City may hold a portion of the financial guarantee should further damage or destruction occurs to the panels while they are stored on site.
10. When reassembling the structure, its original orientation and siting shall be approximated as close as possible.
11. Should the historic chimney not be able to be removed in one piece, the applicant shall disassemble the chimney in the largest workable pieces possible. All the elements of the chimney shall be systematically separated from the chimney. The markings shall be removable or made on surfaces that will be hidden from view when the chimney is reassembled. The process of the disassembly shall be recorded through photographic means.

12. 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 Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the removal of the historic materials in writing prior to any removal of the materials. The Historic Preservation Plan shall be updated, as necessary, to reflect the conditions of the original wood siding.
13. The salvageable Historic stone foundation shall be reused to face the new foundation. Where the Historic material cannot be reused, the foundation veneer shall match the original in shape, dimension, profile, and color.
14. The new foundation shall not raise or lower the Historic Structure more than two feet (2') from its original floor elevation.
15. The applicant shall submit for written approval from the Historic Preservation Planner prior to installation of the selected replacement door.
16. The replacement windows on the Historic Structure shall be wood windows.
17. No alterations of the Historic window openings shall be made.

If you have any questions, concerns, or comments regarding this final action letter, please do not hesitate to contact the Caitlyn Barhorst at (435) 615-5067 or caitlyn.barhorst@parkcity.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Douglas Stephens", followed by a long horizontal line.

Douglas Stephens
Historic Preservation Board Chair

CC: Caitlyn Barhorst
Historic Preservation Planner

Exhibit B

SWCA Memorandum

Memorandum

To: Planning Department, Park City Municipal Corporation, Utah
From: Anne Oliver, Principal Investigator, SWCA Environmental Consultants
Date: July 1, 2019
Re: Description and History of 901 Woodside Avenue

Introduction

The property at 901 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory as a Landmark Site. One building, a historic residence, stands on the property. The property owner proposes to make changes to the building and, prior to providing guidance regarding these changes and to ensure compliance with PCMC historic preservation ordinances, the PCMC Planning Department has requested a summary description and history of the building.

Building Description

The residence at 901 Woodside Avenue is a northeast-facing, two-story, single-family dwelling (Figures 1-3). The cross-wing type, Victorian Eclectic style residence is sited on the southwest side of Woodside Avenue and faces the street; a public right-of-way and staircase directly adjacent to the lot on the southwest side connect Woodside Avenue and Norfolk Avenue. The building footprint occupies much of the lot, although the property does have small front and rear yards.

The building stands on a foundation of rock-faced, coursed sandstone, replaced or augmented with concrete in some areas. The walls are clad with wood drop siding with the exception of the two-story bay window on the projecting wing, which is clad with wood fish-scale shingles. The cross-wing gable roof has a rear shed-roofed addition; both roofs are covered with composite shingles. The eaves are enclosed with wood fascia and soffit and the gables have decorative wood gingerbread work that is early or original to construction.

The building is accessed via doors on the northeast and southwest sides. The building's windows are primarily wood-framed, one-over-one sash windows in varying configurations (including units of two and three on the second story of the front porch). The building has a two-story front porch that also stands on a foundation of rock-faced, coursed sandstone. The porch has wood decking and is supported on the first floor by square wood posts. Wood railings with square balusters and rails extend between the posts. The second story of the porch is enclosed with wood siding and windows and has a shed roof. The building also has an enclosed former one-story porch on the southwest (rear) side.

On the interior, the building bears evidence of distinctive construction techniques. On the first floor and the rear half of the second floor, the walls are framed with wood studs (Figure 4). By contrast, the front half of the second floor is of single-wall construction, built using vertical planks without studs or other framing (Figure 5). The presence of Type B cut nails in the plank walls (commonly used through the 1880s) in contrast to the wire nails found in the stud walls (which quickly displaced cut nails in the 1890s) indicates that the second-story plank walls are older than the first-story stud walls. Sanborn Fire Insurance maps document that in 1889 the building was originally one story and that before 1900 a second story was added. In combination, this information strongly suggests that what is now the second floor on the front half of the house was the first floor of the original one-story house. It is likely that the original plank-walled house was either raised or dismantled and re-erected in the 1890s to become the second floor on top of a new stud-framed first floor. Other physical evidence (such as nail holes and lighter areas on the wood) indicates that the wood plank walls on the sides and rear of the original house were once finished with battens on the exterior side (Figure 6). It appears that the façade of the original one-story house was originally finished with the drop siding and decorative shingles present today.

The building has wood floors throughout. Other interior features also provide evidence of alterations made to the building. The southwest (rear) side of the building had a porch added between 1889 and 1900 (as shown in the 1900 Sanborn map), which was enclosed by 1941. Evidence of this enclosure remains in the form of original porch posts and decorative wood brackets now found on the interior side of the wall (Figure 7). The original wood drop siding also remains on what was once the rear exterior wall of the 1890s addition but which became an interior wall when the rear porch was enclosed (Figure 8).

History

The Historic Site Form for 901 Woodside Avenue states that the single-family dwelling was built in ca. 1905.¹ However, the house had already been built by 1889 when it appears on a Sanborn map (Figure 9). At that time it was a one-story, wood-framed and wood-sided dwelling (marked by the yellow color and letters DWG). It had an L-shaped plan and an L-shaped front porch (marked by a dashed line) set into the corner of the building and facing Woodside Avenue. It also had a wood-shingled roof (marked by a small x on the map) and a terra cotta brick chimney (marked by the letters TC). As noted above, physical evidence suggests that the original building was of single-wall construction. Based on similar examples of L-cottages in Park City, it is likely that the roof was a cross-gabled roof in the same configuration as it exists today.² The Sanborn map does not document any outbuildings on the property.

The first transaction date for the property is in 1883 between George G. Snyder and David C. McLaughlin; it is possible that the building was constructed shortly before or after this transaction,

¹ Dina Blaes, Historic Site Form – Historic Sites Inventory for 901 Woodside Avenue, 2008. On file with Park City Municipal Corporation and available online at: <https://www.parkcity.org/home/showdocument?id=1227>.

² Dina Williams-Blaes and Trent Jameson. *Design Guidelines for Historic Districts and Historic Sites, Park City, Utah*, 2009:14.

dating the house to the early or mid-1880s.³ In 1890, McLaughlin sold the property to Frank Harding (who was employed as postmaster for Park City in 1889). Harding held it until 1896, when he sold it to Walter Scott, who sold it to Atlissa L. Scott less than two months later. Atlissa Scott owned the property until 1912.

The 1900 Sanborn map indicates that significant changes had been made to the building during the 1890s (Figure 10). The building recorded on the 1900 map is two stories tall. Although the map makes it clear that the original building footprint was retained, a rear addition (also two stories) has also been added to the original house, and a one-story, L-shaped porch has been built along the rear wall of the addition. The building (including the addition and all porches) remains wood framed and clad with wood siding, and has a wood shingle roof and terra cotta chimney. As discussed in the description section, physical evidence strongly suggests that the original, plank-walled house became the second floor of the larger house during these alterations, and was supported by a new, stud-walled first floor. A plank-walled structure could not have supported a stud-walled second story and, instead, it appears that the original house was either raised or dismantled and reconstructed to form the second story.

The 1907 Sanborn map documents continued changes to the building (Figure 11). The original L-shaped, one-story front porch had a second story added. On the first story only, the porch had also been expanded to fill the arms of the cross wing and had become square in shape. Also, a small section on the south end of the back porch had been removed.

In 1912 Atlissa Scott sold the property to Nelis Christian Andersen, who in turn sold it to Norah O'Neil in 1914. The property changed owners five times between 1915 and 1929; these frequent changes in ownership may reflect the economic instability Park City experienced following World War I.

The 1929 Sanborn map does not document any changes from 1907 (Figure 12). In 1929 James Heber Wiley took ownership of the property and continued to hold it until 1937, when it passed to his son, Max R. Wiley.

The 1941 Sanborn map documents further changes to the building (Figure 13). The front porch was again altered so it was fully two stories. Based on the black dots present on the building, it had been re-roofed with composite shingles. The back porch had also been altered through the removal of its projecting wing and by being lengthened to extend across the entire rear wall of the building. Additionally, between 1929 and 1941 the neighboring house at 905 Woodside Avenue was expanded to the southeast so that its southeast wall abutted the northwest wall of 901 Woodside Avenue. A tax photo dating to ca. 1940 shows the building as it would have appeared at the time of the Sanborn map (Figure 14). It is similar in appearance and configuration to the present. However, the exterior is clad with faux-brick-patterned composite siding (Bricktex) with the exception of the exterior walls under the front porch, where the original drop siding is visible. The front porch is supported on the first floor by a thick column and enclosed with low half-walls that served as railings. The upper story of the porch is

³ Daniel Carmen. Historic Site Form—Historic Sites Inventory for 901 Woodside Avenue, 2015. CRSA Architecture. On file with Park City Municipal Corporation.

largely enclosed with the exception of four window openings that appear to be unglazed. The window openings do not match the size or configuration of the present window openings. The roofing material is unclear from the photo.

Max Wiley owned the property until 1954. A 1949 tax card provides additional information about the property during this time. It notes that the walls were clad with “Bricktex” and mentions the building’s two-story front porch and one-story rear porch, as well as a cellar. According to a 1949 tax card, in that year the lot also had a two-car garage measuring 18 feet by 20 feet; the card states that the garage was built in 1931, although it does not appear on the 1941 Sanborn map.⁴

A tax card dating to 1958 indicates that the building had undergone no significant changes, although no garage is noted.⁵ The card does state that the floors of the residence were finished with pine.

901 Woodside Avenue changed ownership multiple times between 1954 and the present. The Bricktex siding was removed prior to 1995 (Figure 15)⁶. The front porch was also altered to fully enclose the upper level and to update the posts and railings of the lower level. Between 2013 and 2019 the neighboring building at 905 Woodside Avenue (which had abutted the northwest wall of 901 Woodside Avenue) was altered so that the buildings no longer touch.⁷

Conclusion

Park City’s historic preservation ordinances are contained in Chapter 11 of the Land Management Code, and define the criteria for designating sites to the Park City Historic Sites inventory. Of relevance in this instance, any building (main, attached, detached, or public), accessory building, and/or structures may be designated a Landmark Site if it is at least 50 years old; retains integrity of location, design, setting, materials, workmanship, feeling, and association; and is significant in local history or architecture associated with an era that has made a significant contribution to the broad patterns of our history.

Park City’s Historic Site Forms state that a property “must represent an important part of the history or architecture of the community” and that it must be significant under one (or more) of three historic eras: the Settlement and Mining Boom Era (1868-1893); the Mature Mining Era (1894-1930); and/or the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The Historic Site Form for 901 Woodside Avenue states that the property is significant under the Mature Mining Era. However, the expanded analysis conducted for this memorandum reveals that the property was constructed in the preceding Mining Boom Era. Between 1889 and 1900 the house was greatly altered and updated to suit the changing needs and tastes of its owners. The most important alterations during this period consisted of the addition of a second story (through the construction of a new first floor upon which the original building was likely placed to serve as a second story), a rear addition, and a back porch, resulting in an

⁴ Blaes 2008.

⁵ Ibid.

⁶ Ibid.

⁷ Carmen 2015.

almost entirely new layout and roof form. The front porch was also expanded and had a partial second story added ca. 1907, and was then converted so it was entirely two stories ca. 1941. The house is an excellent example of how older historic properties in Park City are remodeled and updated to accommodate changing needs, tastes, and technologies throughout their lives. Only minor exterior changes have been made to the building since the early 1940s, giving it a high degree of integrity and justifying the property's designation as a Landmark Site.

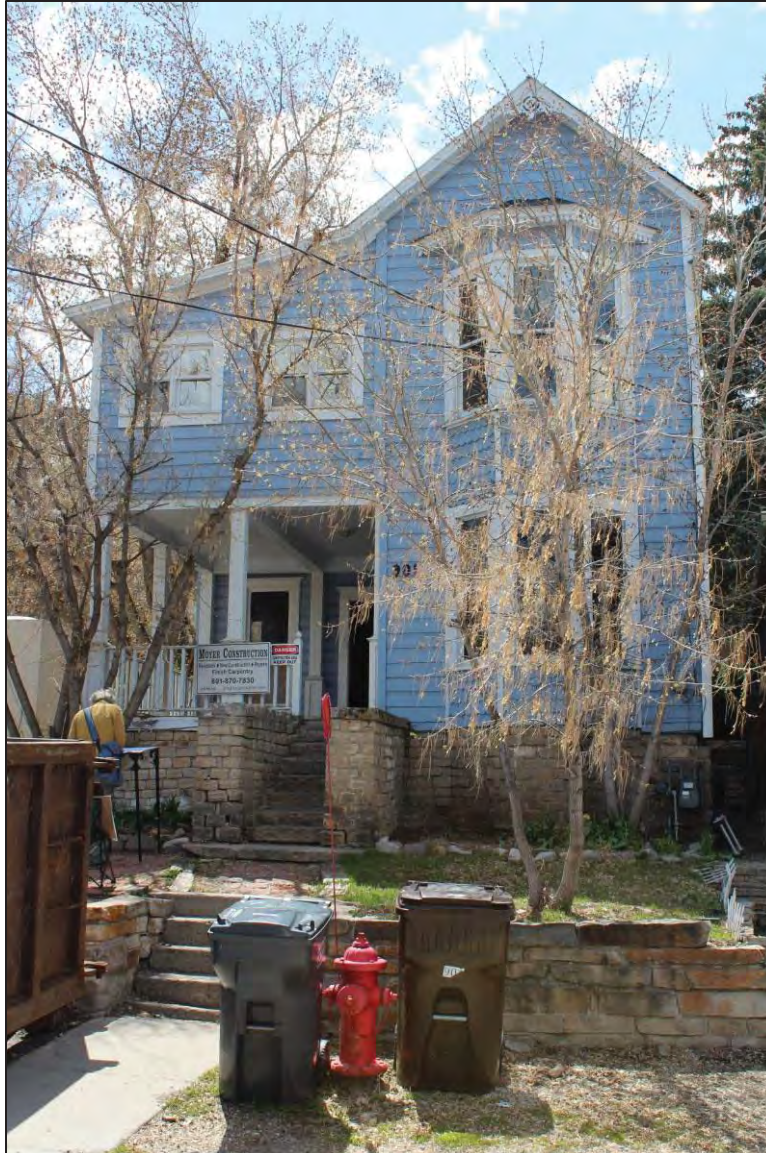


Figure 1. General view of house at 901 Woodside Avenue, facing southwest.



Figure 2. General view of house at 901 Woodside Avenue, facing west.



Figure 3. General view of house at 901 Woodside Avenue, facing southwest.



Figure 4. General view of interior, including non-historic staircase, facing northwest. Note the stud wall framing on this level.



Figure 5. Detail of vertical plank wall construction on the second story, facing northwest. This was likely a wall of the original one-story house that was either raised or dismantled and re-erected to form a second story above the original footprint of the house when major modifications were made in the 1890s. The Type B cut nails present in the plank walls were commonly used through the 1880s. The use of cut nails declined in the 1890s when wire nails became available and these are the nails found on the first story and 1890s rear addition of the house.



Figure 6. Detail of vertical plank construction at the top of an interior second-story wall, facing east. The lighter marks at the edges of the planks mark the former location of battens and indicate that this was once an exterior wall, most likely of the original one-story house. The remnants of a wood shingle roof are also visible at the top of this wall, an indication that the one-story house was not dismantled but rather raised in one piece in the 1890s, prior to the construction of the two-story, shed-roofed rear addition.



Figure 7. Original rear porch post and bracket, facing southwest. This porch dates to the 1890s rear addition and was enclosed by 1941.



Figure 8. Original drop siding on a former exterior wall at the rear of the house, facing northwest. This wall dates to the 1890s addition and became an interior wall when the rear porch was enclosed by 1941.

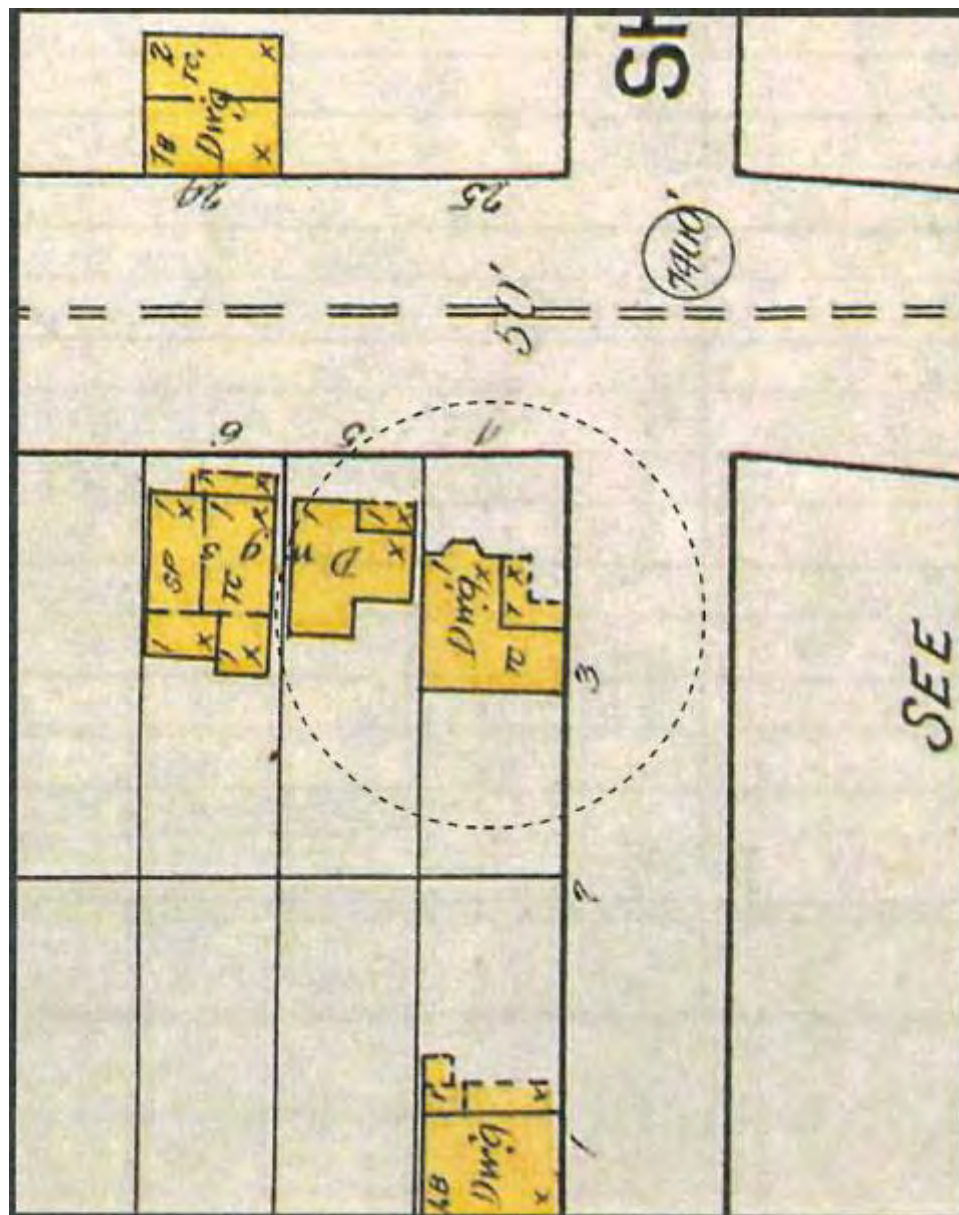


Figure 9. Sanborn Fire Insurance Co. map from 1889 showing original one-story house at 901 Woodside Ave (indicated by circle). From Carmen 2015.

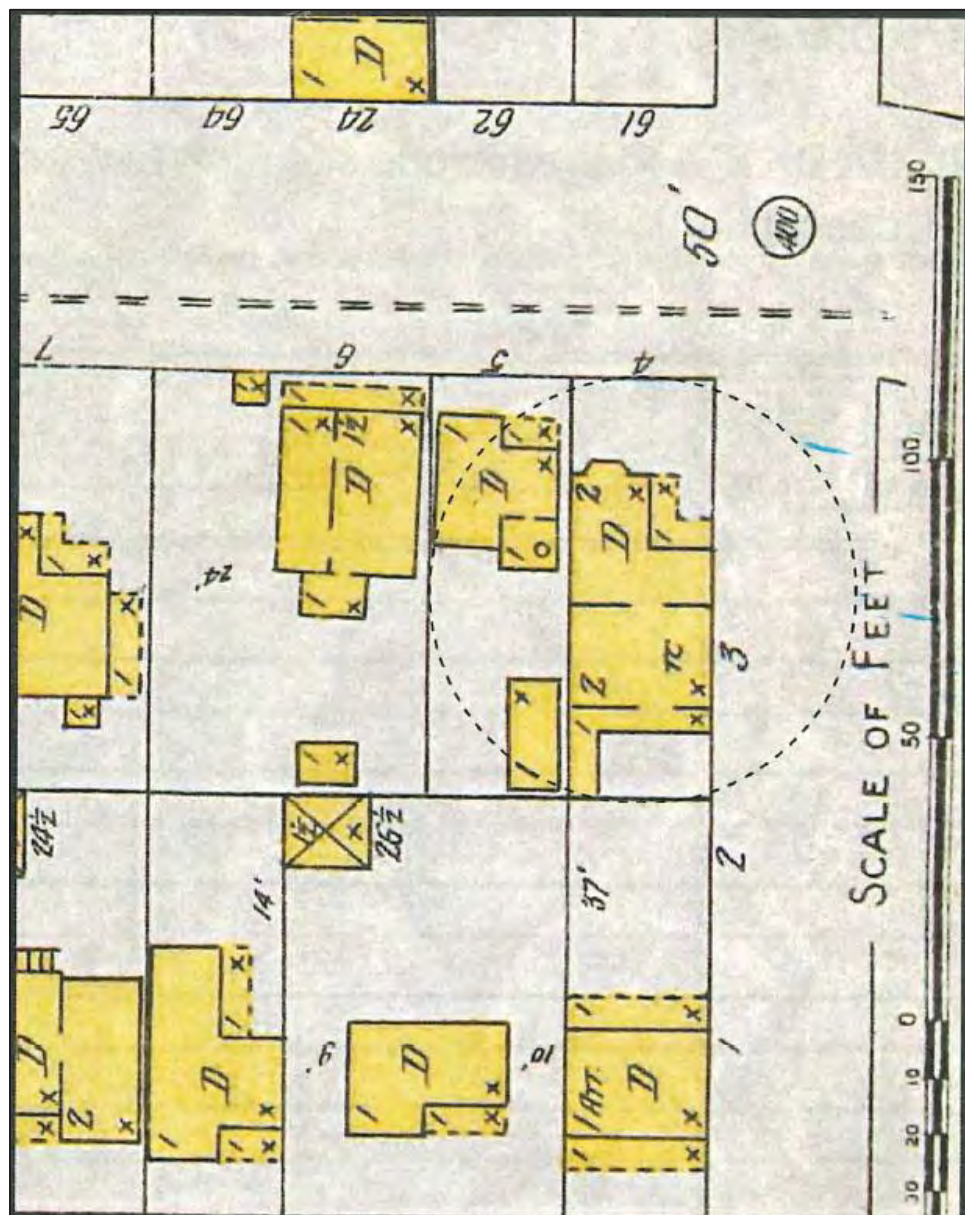


Figure 10. Sanborn Fire Insurance Co. map from 1900 showing house at 901 Woodside Ave (indicated by circle). Changes since 1889 include the creation of a two-story house on the footprint of the original one-story house, a large two-story rear addition, and an enclosed one-story, L-shaped rear room that was likely a porch originally (and may have been misdrawn as an enclosed room on this map given its depiction as a porch on the 1907 map). From Carmen 2015.

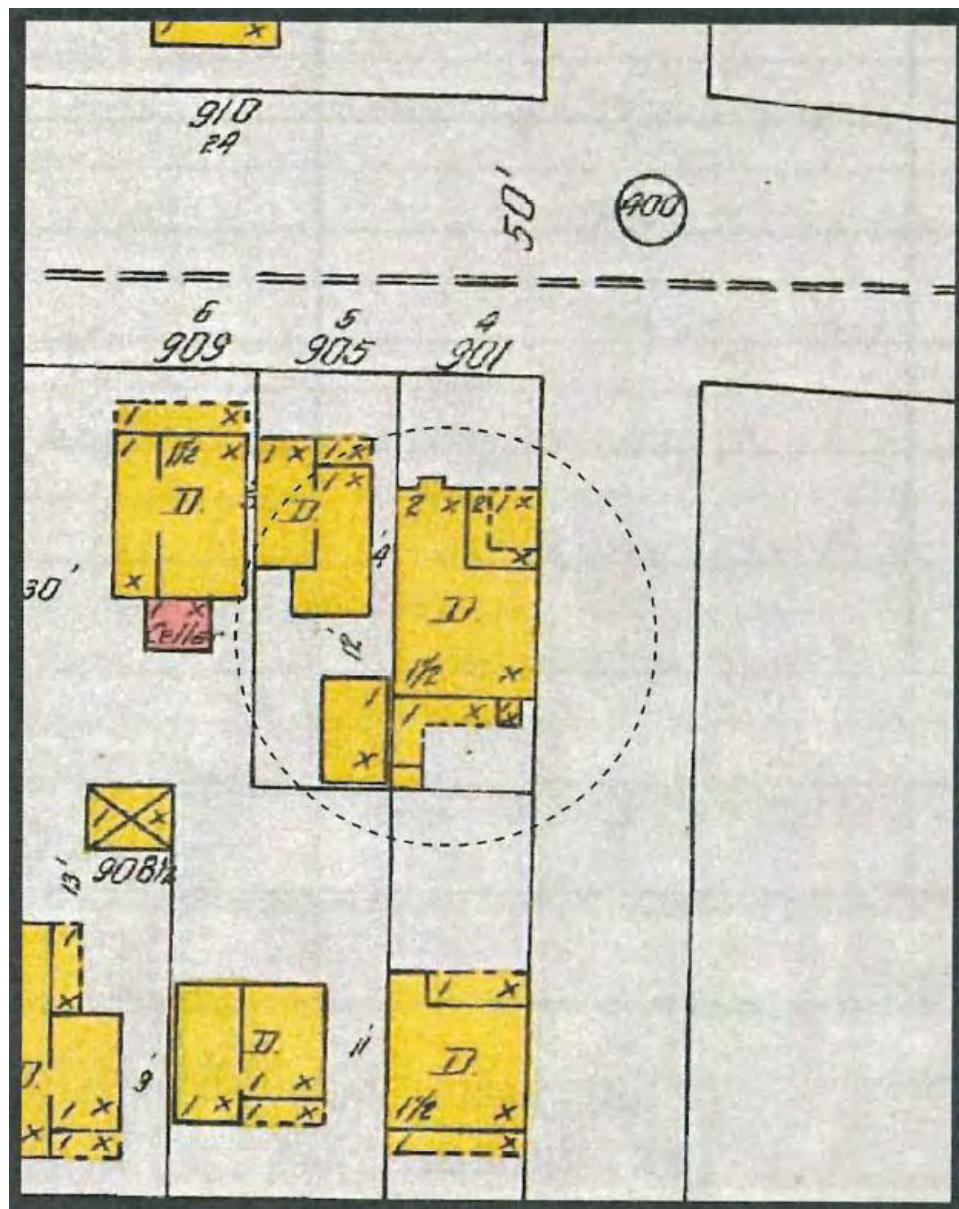


Figure 11. Sanborn Fire Insurance Co. map from 1907 showing house at 901 Woodside Ave (indicated by circle). Changes include modifications to the rear porch, the addition of a second story to the original front porch, and the addition of a one-story element between the wings of that porch. From Carmen 2015.

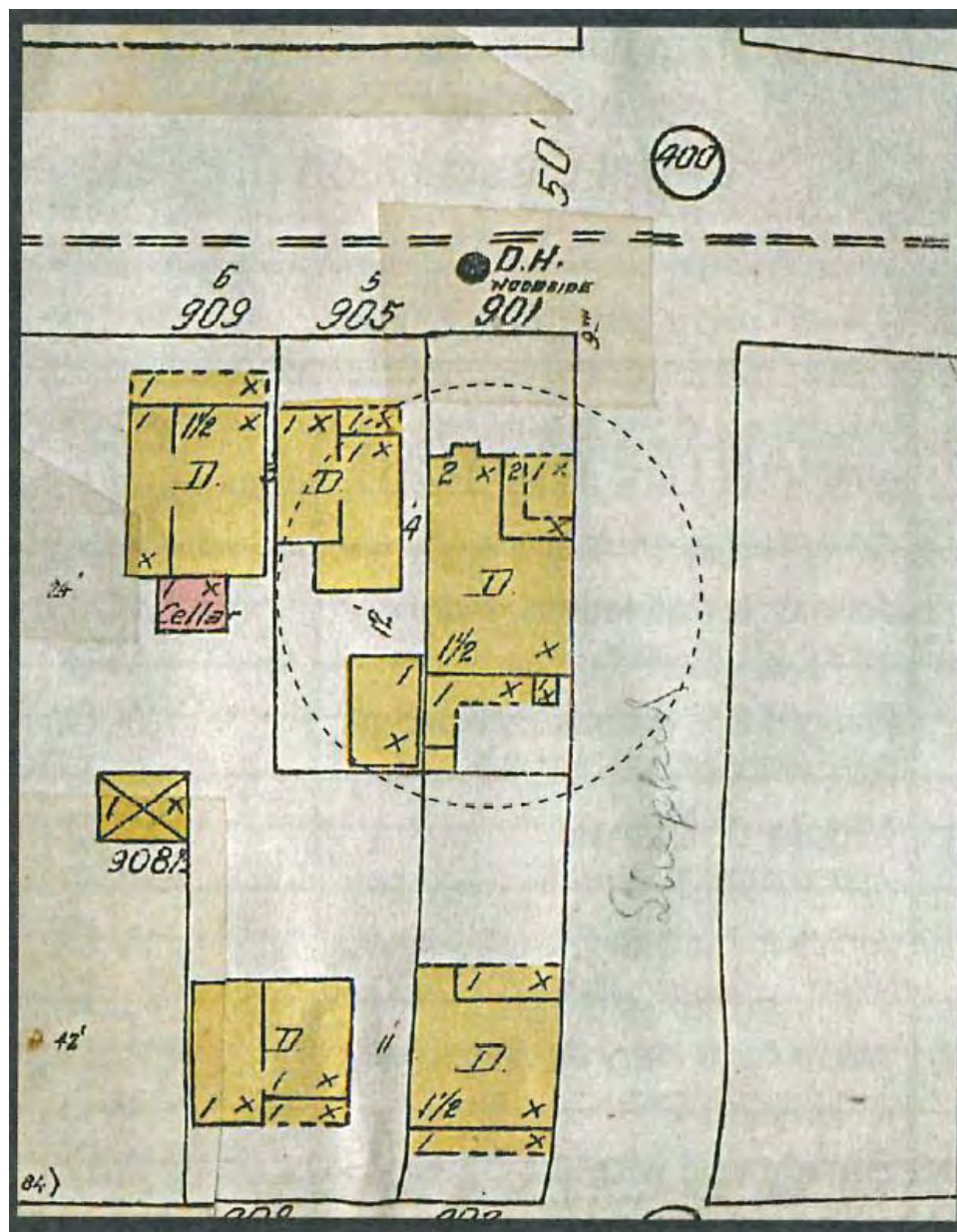


Figure 12. Sanborn Fire Insurance Co. map from 1929 showing house at 901 Woodside Ave (indicated by circle). No changes are documented since 1907. From Carmen 2015.



Figure 13. Sanborn Fire Insurance Co. map from 1941 showing house at 901 Woodside Ave (indicated by circle). Changes include the creation of a full two-story front porch and the full enclosure and removal of the projecting wing from the rear porch. From Carmen 2015.



Figure 14. Tax assessment photograph of 901 Woodside Ave, ca. 1940-41 (from Park City Municipal Corporation Historic Site Form, 2008). Note the earlier drop siding visible beneath the front porch.



Figure 15. Photograph of 901 Woodside Ave, 1995 (from Park City Municipal Corporation Historic Site Form, 2008). Note changes to the porch posts and railings and removal of Bricktex siding.

Exhibit C

HDDR Plans

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Tel: 435-045-1203, E-mail: degrayarch@jmsnet50a.net

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REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

COVER SHEET

APRIL 10, 2019

Aa

#	SHEET #	COVER SHEET	SHEET DESCRIPTION
1	1	1	1 SURVEY CIVIL
2	2	2	2 EASTING CONCURRENCE & TOPOGRAPHY MAP
3	3	3	3 NORTH STREET ROW WIDE PLAN
4	4	4	4 NORTH STREET ROW PLAN AND PROFILE
5	5	5	5 VEHICLE TURNING ANALYSIS
6	6	6	6 ARCHITECTURAL
7	7	7	7 AS-BUILT FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS
8	8	8	8 ARCHITECTURAL SITE PLAN
9	9	9	9 LANDSCAPE SITE PLAN
10	10	10	10 BASEMENT LEVEL PLAN, BASE LEVEL PLAN
11	11	11	11 NORTH STREET PLAN, LEFT LEVEL & LOW RAMP PLAN
12	12	12	12 SCORING PLAN
13	13	13	13 BUILDING SECTIONS
14	14	14	14 DOOR WINDOW AND ROOM SCHEDULES

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	BRICK & STONE		DOOR		ROOFLINE		WINDOW
	EARTH		FENCE		FURNACE		HATCH
	CONCRETE MASONRY UNIT		STEEL (LARGE WALL)		ROOF INSULATION		ROCK WOOD
	STEEL (LARGE WALL)		SIDING		ALUMINUM (LARGE WALL)		GRAVEL
	ROOF INSULATION		FINISHED WOOD		BATT OR GYPSUM INSULATION		PLASTER AND GYPSUM WALL
	ROCK WOOD		STEEL (SMALL WALL)		BRICK MASONRY PATTERN		PEBBLE GUARD
	ALUMINUM (LARGE WALL)		GRAVEL		FURNACE		HATCH
	GRAVEL		DOOR		ROOFLINE		WINDOW
	PLASTER AND GYPSUM WALL		FENCE		FURNACE		HATCH
	BRICK MASONRY PATTERN		ROOF INSULATION		ROCK WOOD		STEEL (LARGE WALL)
	PEBBLE GUARD		SIDING		ALUMINUM (LARGE WALL)		GRAVEL
	HATCH		FINISHED WOOD		BATT OR GYPSUM INSULATION		PLASTER AND GYPSUM WALL
	DOOR		STEEL (SMALL WALL)		BRICK MASONRY PATTERN		PEBBLE GUARD
	ROOFLINE		GRAVEL		FURNACE		HATCH
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WOODSIDE AVENUE

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1. Survey requested by: Jerry Flat
2. Purpose of survey: locate the buried description and the topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Annapolis Park City Monument Control Map by Bush & Cudgell. (See Recorded as Entry No. 197/65 in the office of the Summit County Recorder, Subdivision of Block 10 from the Map of park City by Colwell & Richards Engineers, traced from the original map July, 1927.

All of Lot 1, Block 10, Snyder's Addition to the Park City Survey, according to the official plats thereof, on file and of record in the office of the Summit County Recorder, containing 1875.00 square feet more or less.

I, J.D. Gealey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and Holding License No. 359765, do hereby certify that I have supervised a survey of the herein described property and that this plat is a true representation of said survey.

Date	J.D. Gailley	RL50359005
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Alpine Survey, Inc.
19 Prosser Drive
Rock City, Utah 84060
(435) 635-0916



5. COOPERATE WITH OUR FIELD OFFICERS BY RELAYING CRIMINAL SERVICE INFORMATION TO THE APPROPRIATE AGENCIES.

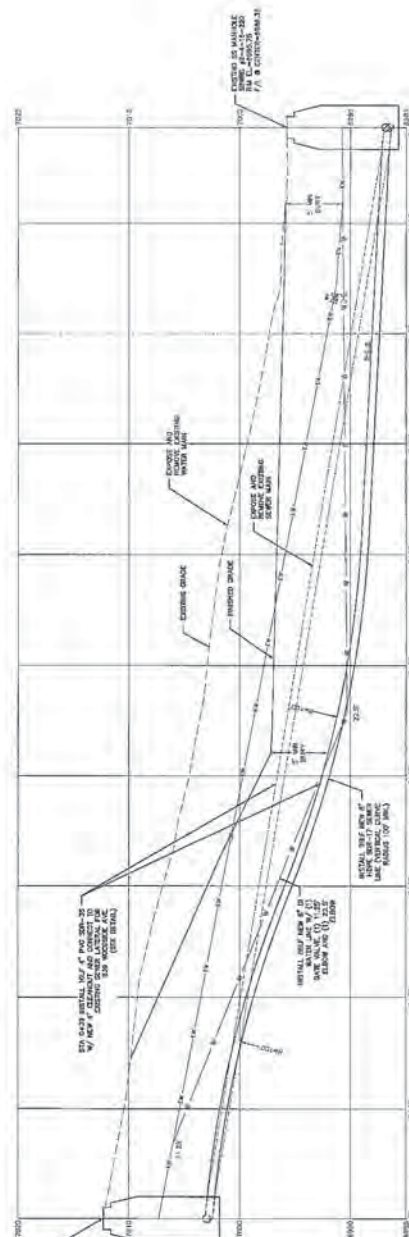
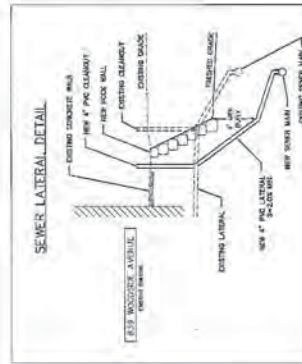
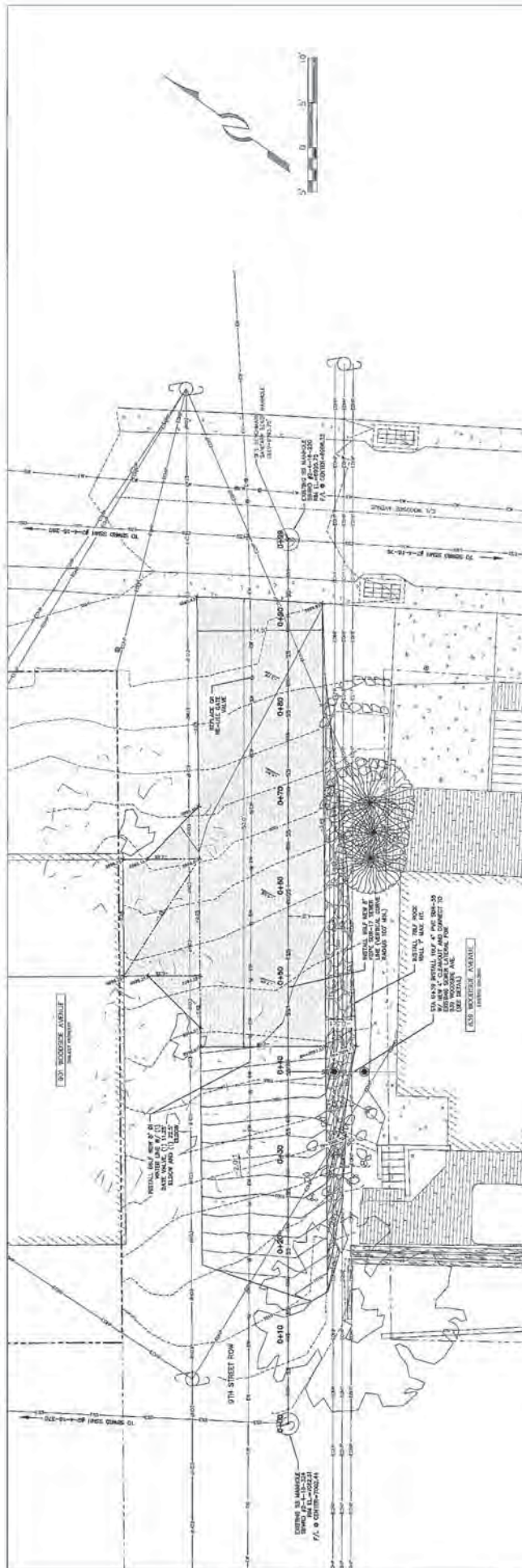
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STAFF:
MICHAEL DENKOWICZ
STEVE MILLER

301 WOODSIDE AVENUE
NINTH STREET ROW SITE PLAN
LINE EXTENSION AGREEMENT

FOR: JERRY FIAT
JOB NO. 7-1-19

1 of 2

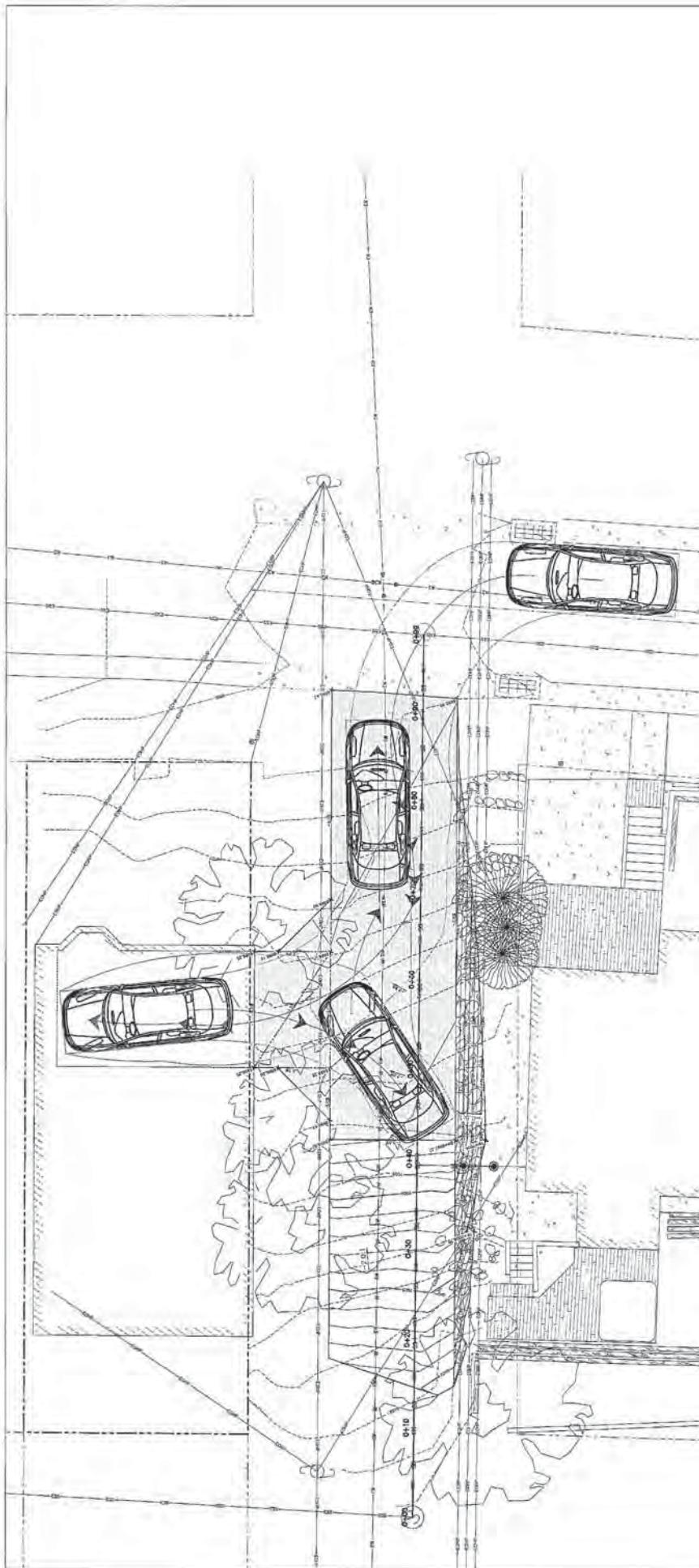


- NOTES:**
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 2. EXISTING SIDEWALK SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISH.
 3. NEW SEWER LATERAL SHALL BE 18\"/>

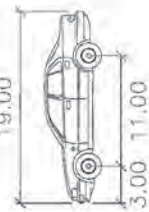


STAFF:
NORTHWESTERN ENGINEERING
2100 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303-733-1572 FAX: 303-733-1573
WWW.NWENGR.COM

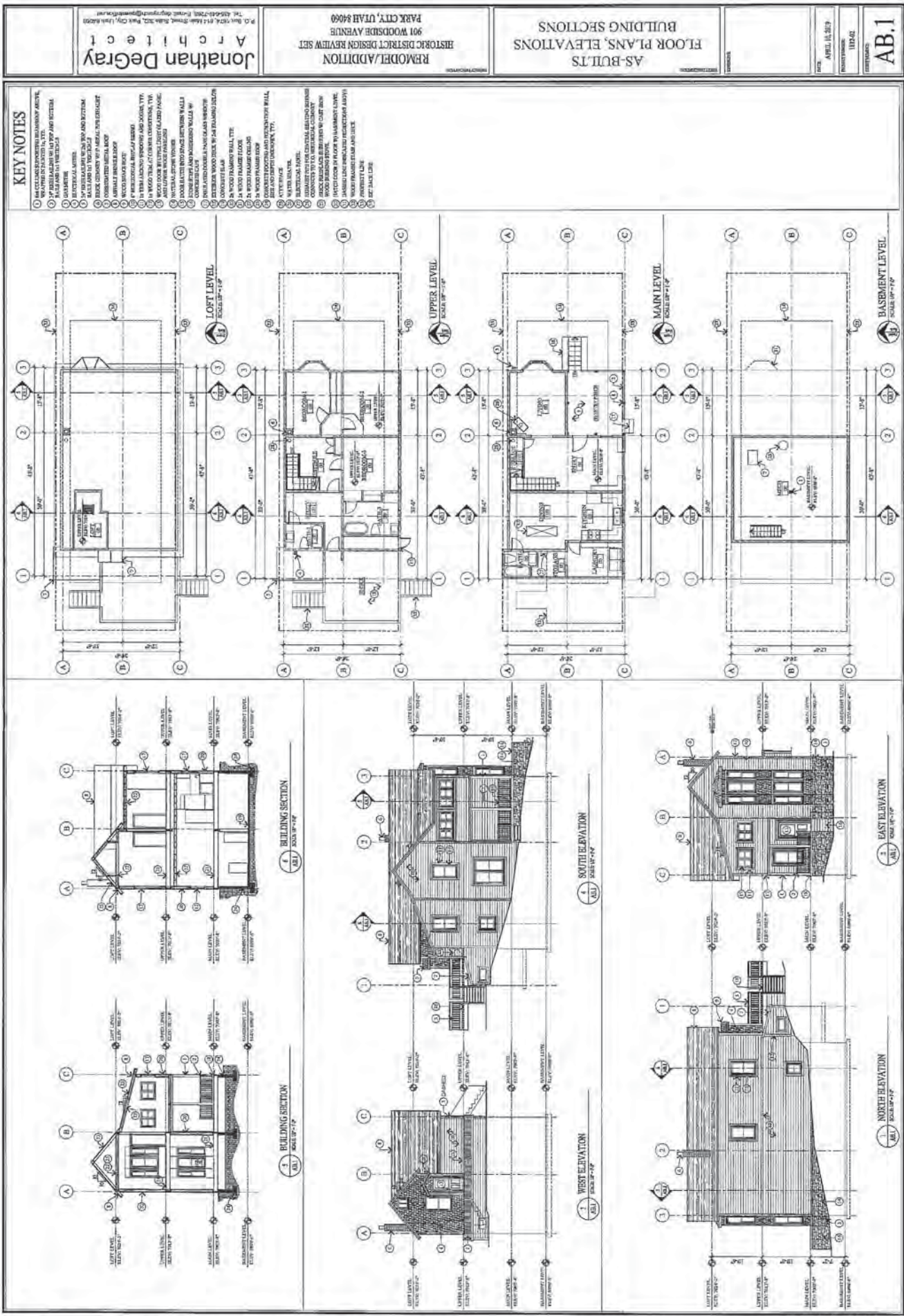
001 WOODSIDE AVENUE
NINTH STREET ROW PLAN & PROFILE
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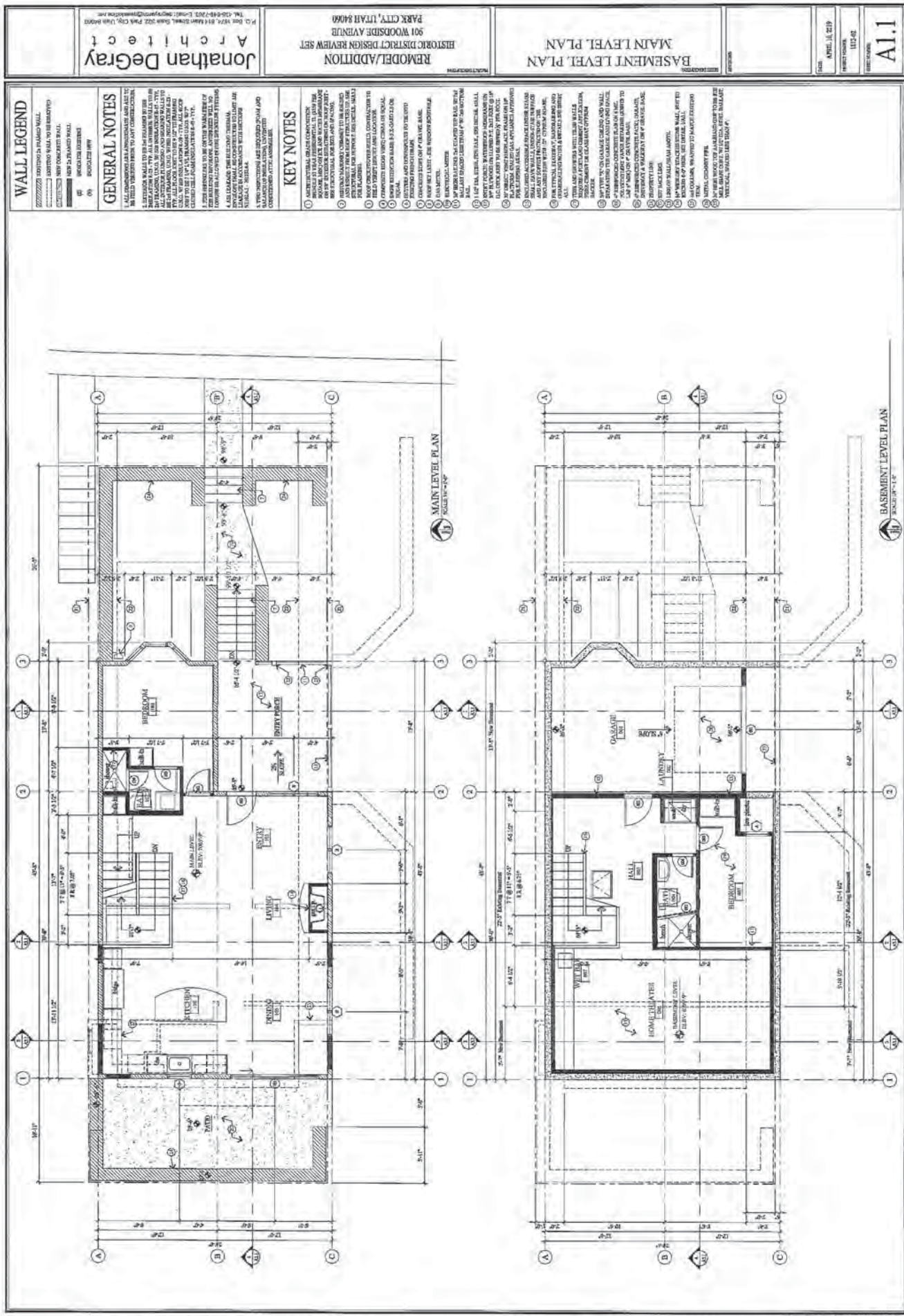


PASSENGER CAR	
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Steering Angle	: 31.6



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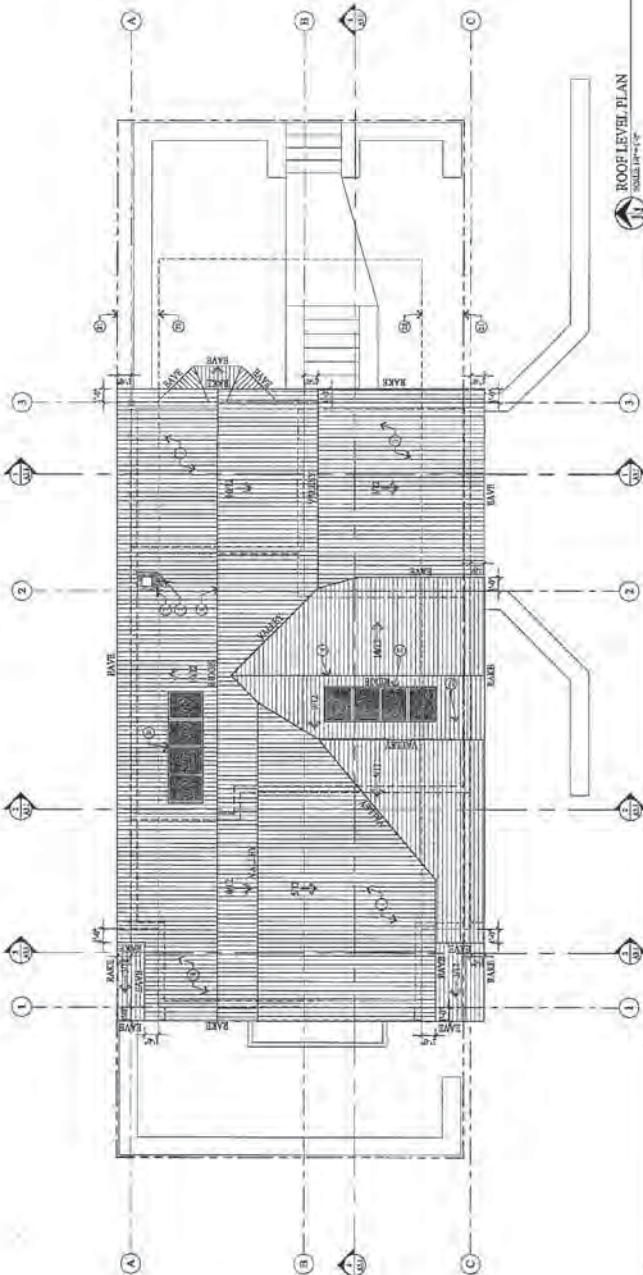




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REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

Jonathan DeGray
Architect
P.O. Box 1974, 614 Main Street, Suite 202, New City, Utah 84058
Tel: 435-634-7362, E-mail: jon@jonathandegray.com



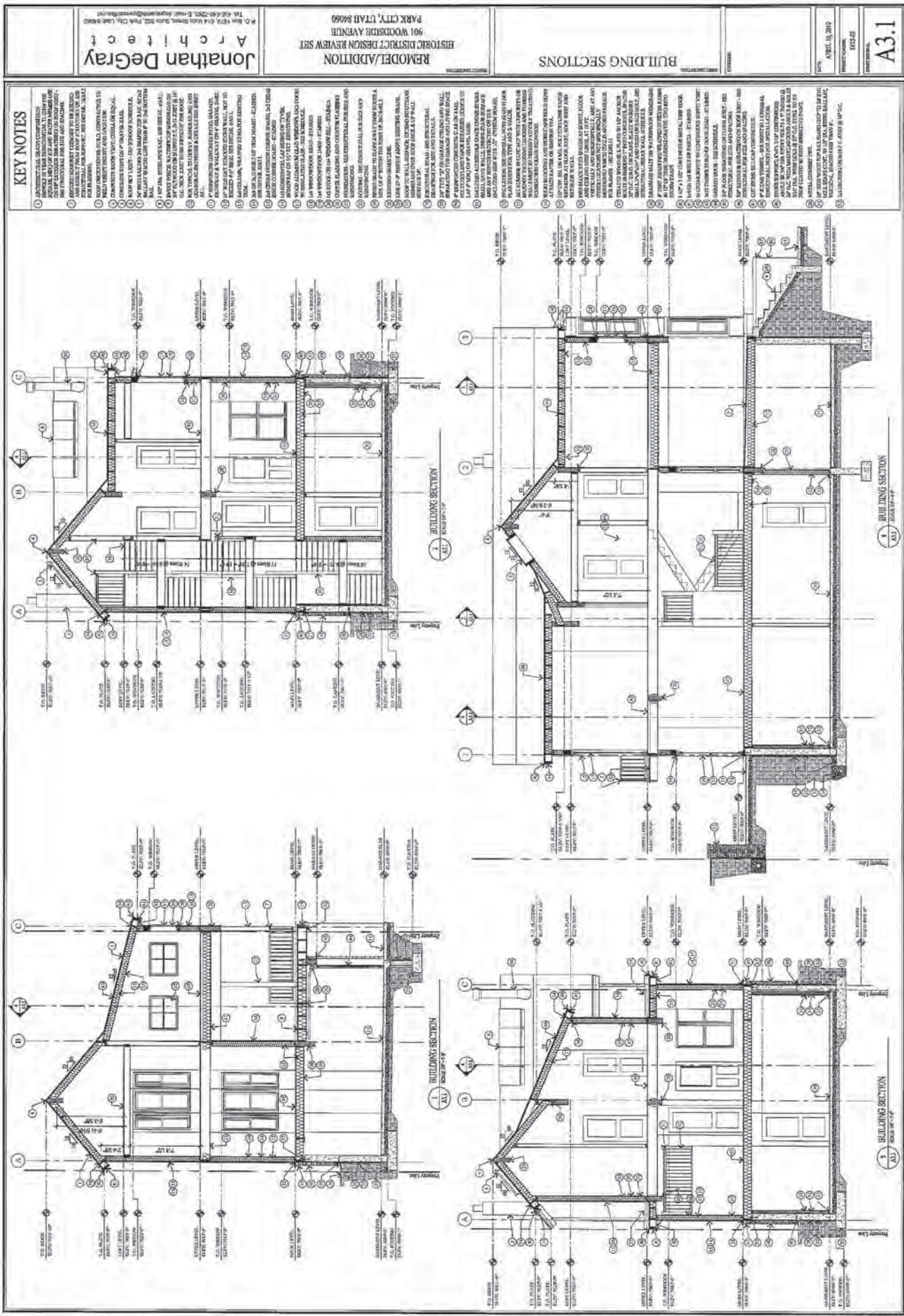
ROOF LEVEL PLAN

NEW CONCRETE WALL	00
NEW TO FINISHED WALL	06
INCORPORATE EXISTING	06
RECONSTRUCT NEW	06

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE USED FOR GENERAL INFORMATION ONLY. THE FINAL VERTICAL PRICES TO ANY CONSTRUCTION FIRM WILL BE BASED UPON THE ACTUAL MEASUREMENTS OF THE PROJECT.

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Jonathan DeGray Architect
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060
REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
DATE: APRIL 10, 2013
PROJECT NUMBER: 131345
SHEET NUMBER: A3.1

[illegible][illegible]

WINDOW NOTES

1. ALL WINDOWS DESIGNED TO BE FULLY OPERABLE BY CONTACT WITH SINGLE HANDLES ONLY.
2. GLASS IN ALL WINDOW LOCATIONS IS REINFORCED TO BE GLAZED WITH 1/2" THICK GLASS.
3. ALL WINDOWS TO BE OPERATED FROM THE INSIDE OF THE BUILDING.
4. A REINFORCED METAL IS TO BE INSTALLED IN TRANSLUCENT GLASS DOORS, TO BE USED AS A WALKING SURFACE THAT IS WITHIN 5" OF THE GLASS. THIS IS TO BE USED AS A WALKING SURFACE TO BE WITHIN 5" OF THE GLASS AND SHALL BE REINFORCED TO RESIST A MINIMUM OF 100 LBS.
5. WINDOWS OPERABLE: INSIDE ONLY, 10' MAXIMUM GLASS AREA, 2' MAXIMUM HEIGHT AND 2' MAXIMUM HEIGHT OPERABLE BY WIDTH AND 4' BY HEIGHT.

[illegible]

DOOR NOTES

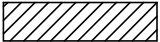
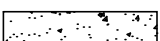
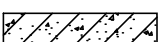
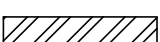
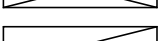
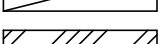
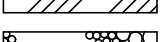
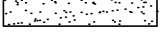
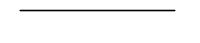
1. ALL DOOR OPENERS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1 1/2" MIN. THICK AND NOTED FOR FINISHES.
3. ALL HIGHWAY DOORS AND OLDER BROOKLYN DOORS SHALL BE DETERMINED AS NOT STRUCTURAL AND NOTED.
4. PREVIOUSLY DAMAGED DOORS TO BE REPLACED BY NEWER. SAME QUALITY TO HAVE A MINIMUM OF 1 YEAR WARRANTY.
5. AUTOMATIC GARAGE DOOR OPENER SHALL BE INSTALLED ACCORDANCE WITH UL 325 - 2006 RPA.

1

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

CONSULTANTS	
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LEGEND

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

CODE ANALYSIS

AREA CALCULATIONS (S/F)			
LIVING AREA	EXISTING	NEW	TOTAL
BASEMENT LEVEL	549	164	713
MAIN LEVEL	923	* -7	916
UPPER LEVEL	941	108	1049
LOFT LEVEL	85	225	310
TOTAL	2498	490	2988
GARAGE		302	
DECK AREA			
PATIO AREA			
LOD/DISTURBED AREA			
LOT AREA	1875		
ALLOWABLE FOOTPRINT	844		
PROPOSED FOOTPRINT	1087	* 1080	
* removal of non-compliance portion of house			

INDEX TO DRAWINGS

[illegible]

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	P.R.	PAIR
ACoust.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REVISED	REVISED
B.U.	BUILT-UP	GA.	Gauge	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GROUND	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	SOLID CORE	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	IRRG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	INT.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANFR	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.L.C.	NOT IN CONTRACT	VENT THRU ROOF	VENT THRU ROOF
E.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.	ELECTRIC/ELECTICAL	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 SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

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

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

PROJECT DESCRIPTION:

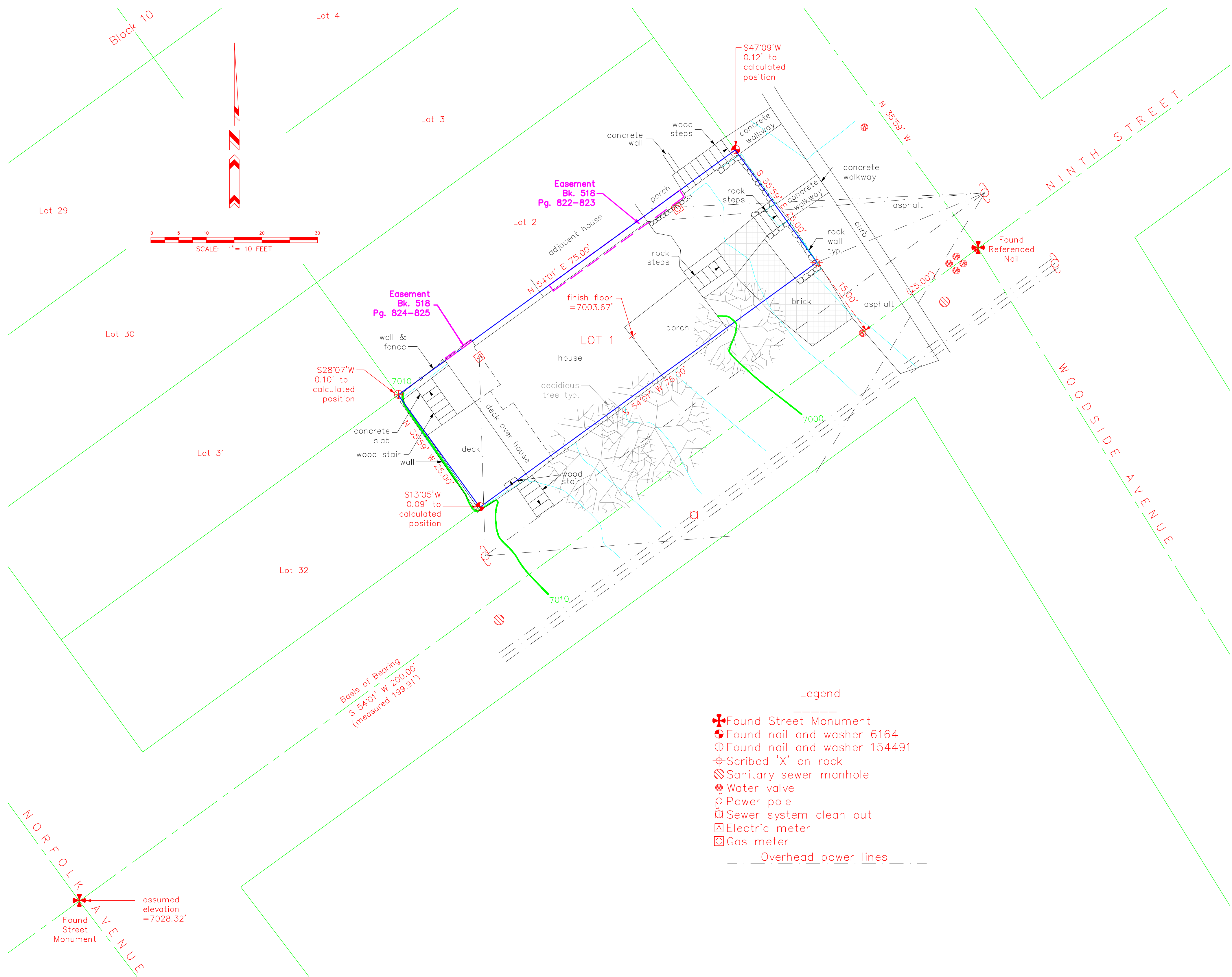
SHEET DESCRIPTION:

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PROJECT NUMBER:
1812-02

Aa

Snyder's Addition to the Park City Survey
Block 10, Lot 1



NARRATIVE

1. Survey requested by: Jerry Fiat
2. Purpose of survey: locate the deed description and the topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Guggell, Inc. Recorded as Entry No. 197765 in the office of the Summit County Recorder. Subdivision of Block 10 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. Date of survey: May 8, 2008
5. Property monuments set or found as shown.
6. Located in the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plats of The Park City Survey and Snyder's Addition for other possible easements and restrictions.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
9. Based on an elevation of 7028.32' at the Street Monument at the intersection of Ninth Street and Norfolk Avenue from the Amended Park City Monument Control Map.

LEGAL DESCRIPTION

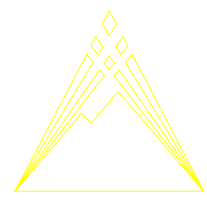
All of Lot 1, Block 10, Snyder's Addition to the Park City Survey, according to the official plats thereof, on file and of record in the office of the Summit County Recorder; containing 1875.00 square feet, more or less.

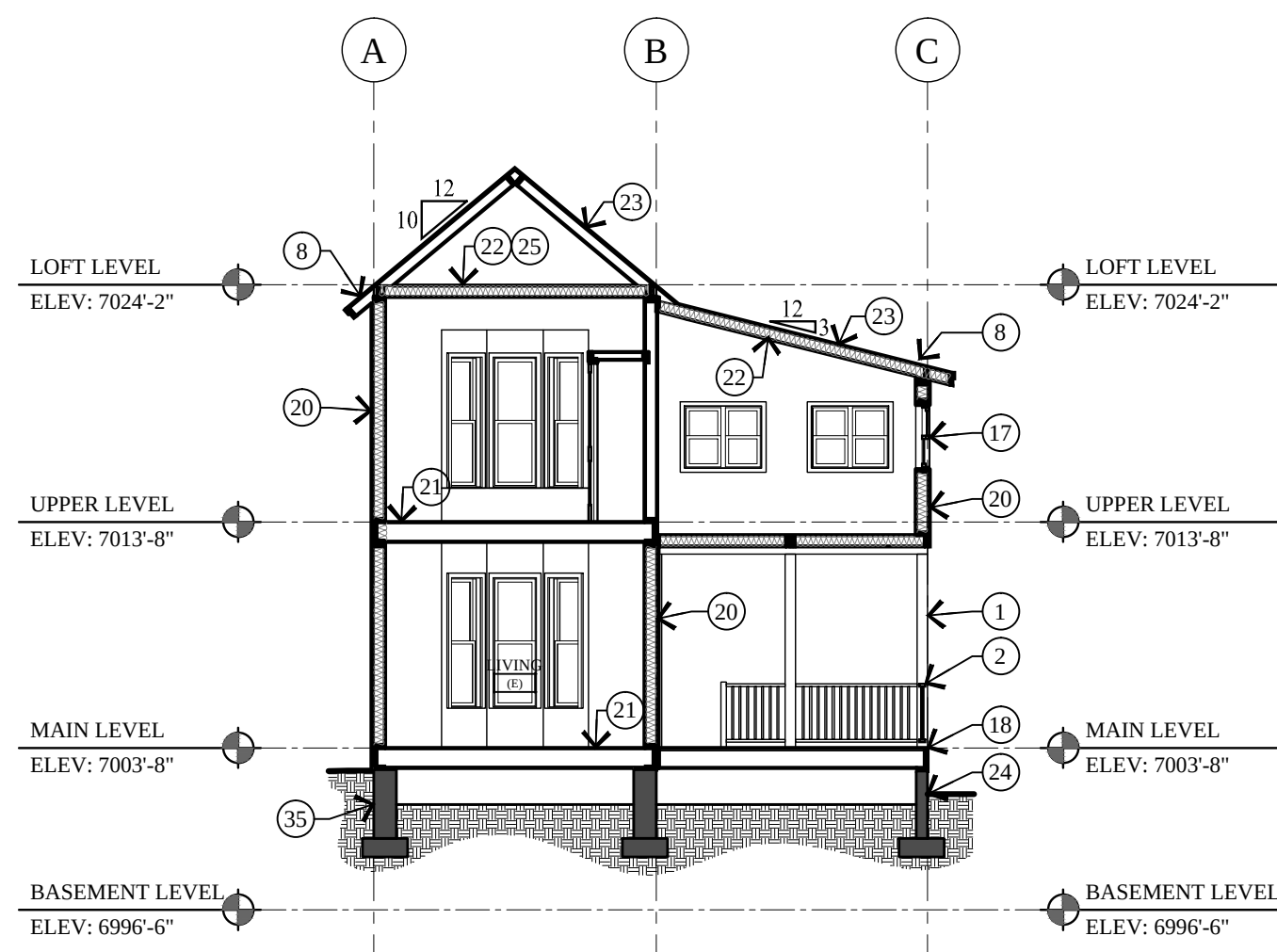
SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

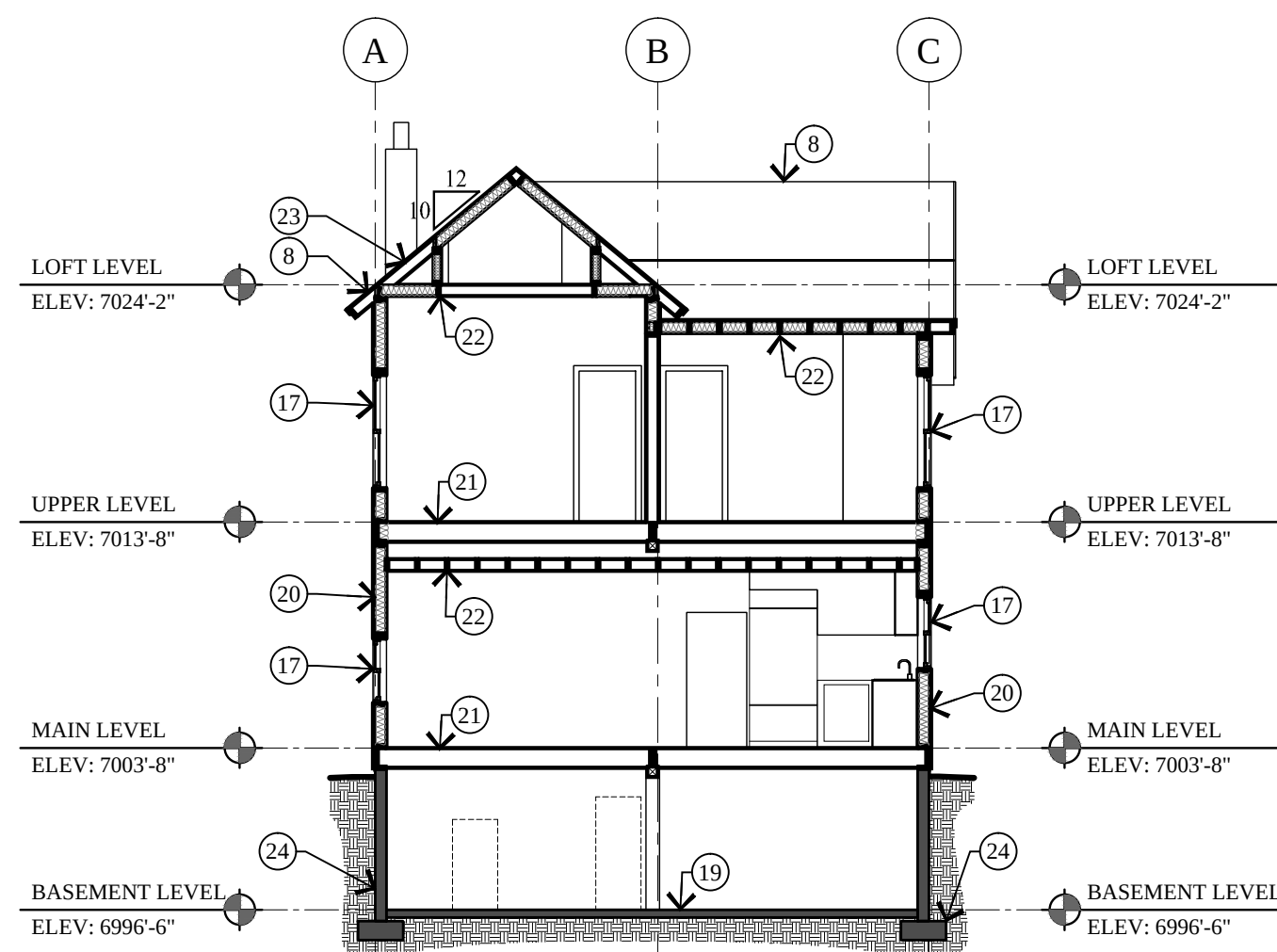
Date

J.D. Gailey RLS#359005

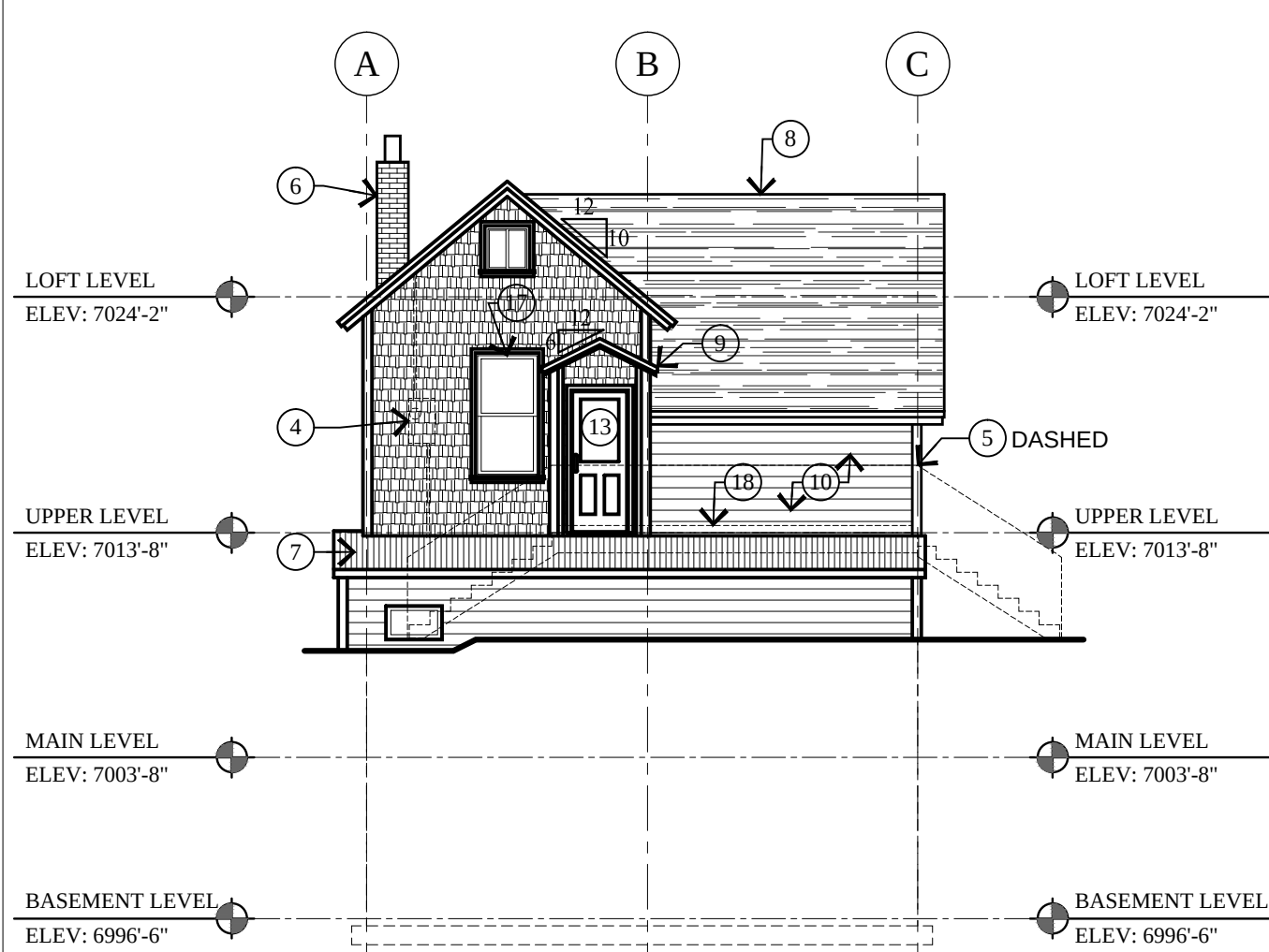

Alpine Survey, Inc.
19 Prospector Drive
Park City, Utah 84060
(435) 655-8016



5 BUILDING SECTION
AB.1 SCALE: 1/8" = 1'-0"



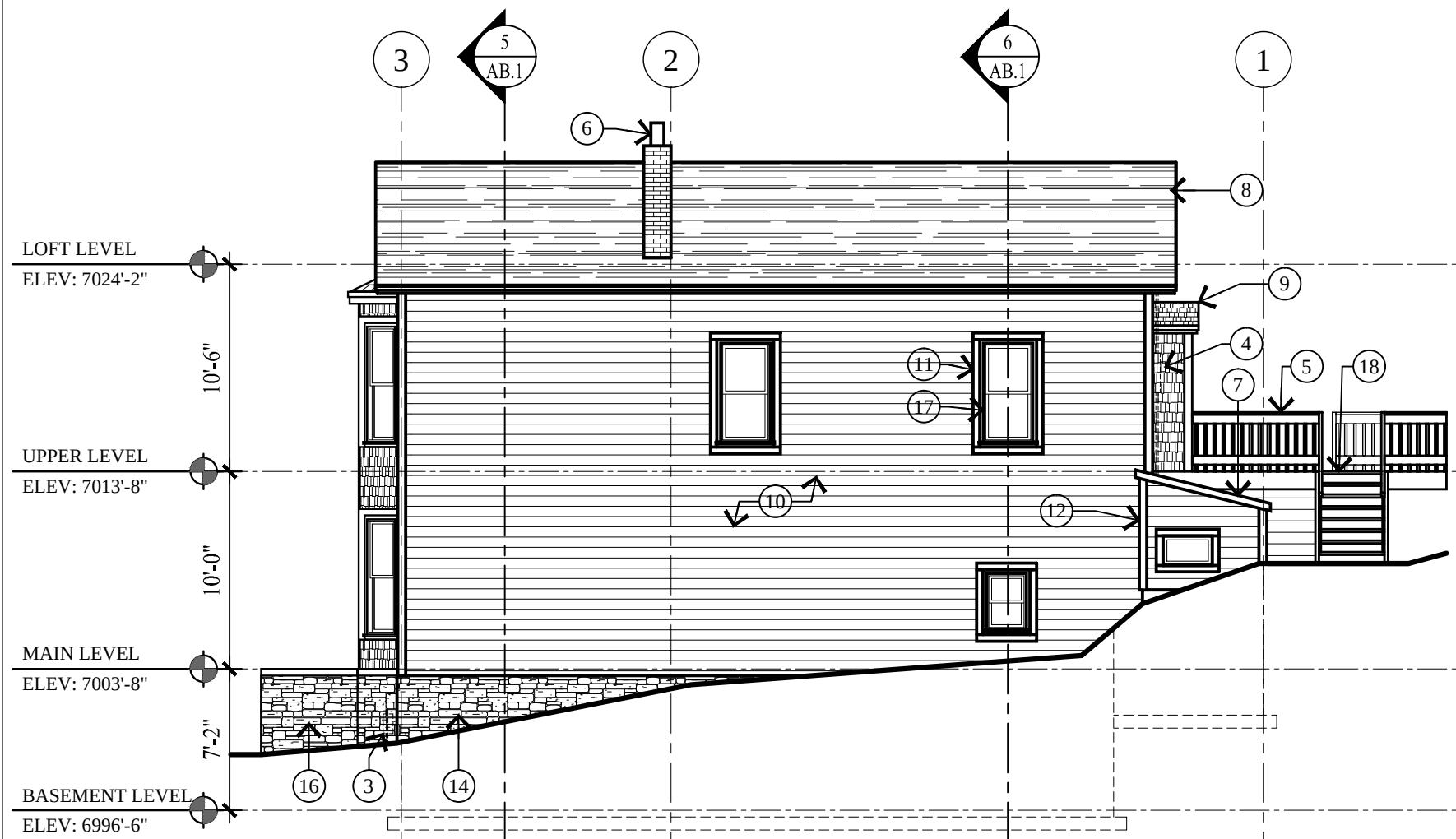
6 BUILDING SECTION
AB.1 SCALE: 1/8" = 1'-0"



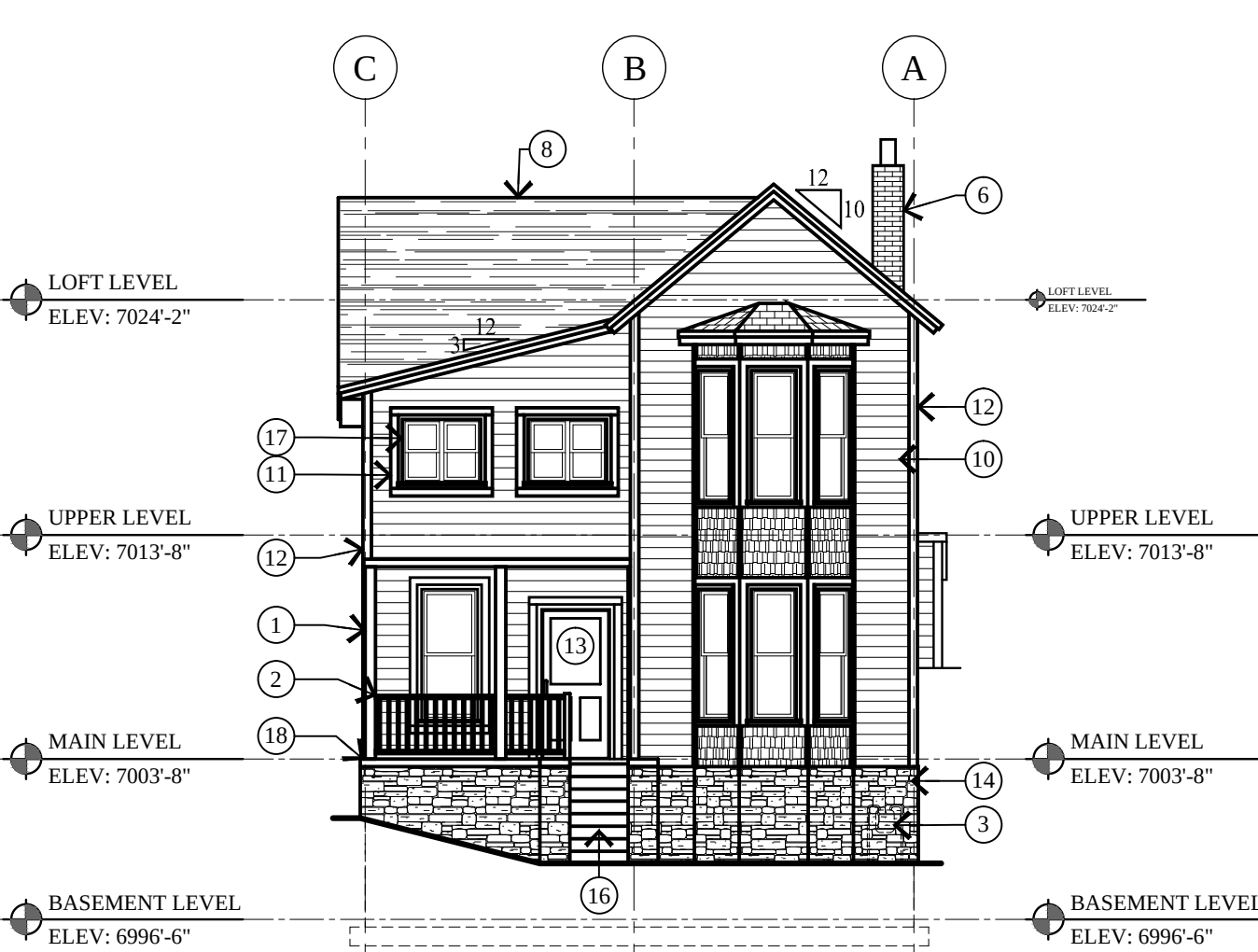
3 WEST ELEVATION
AB.1 SCALE: 1/8" = 1'-0"



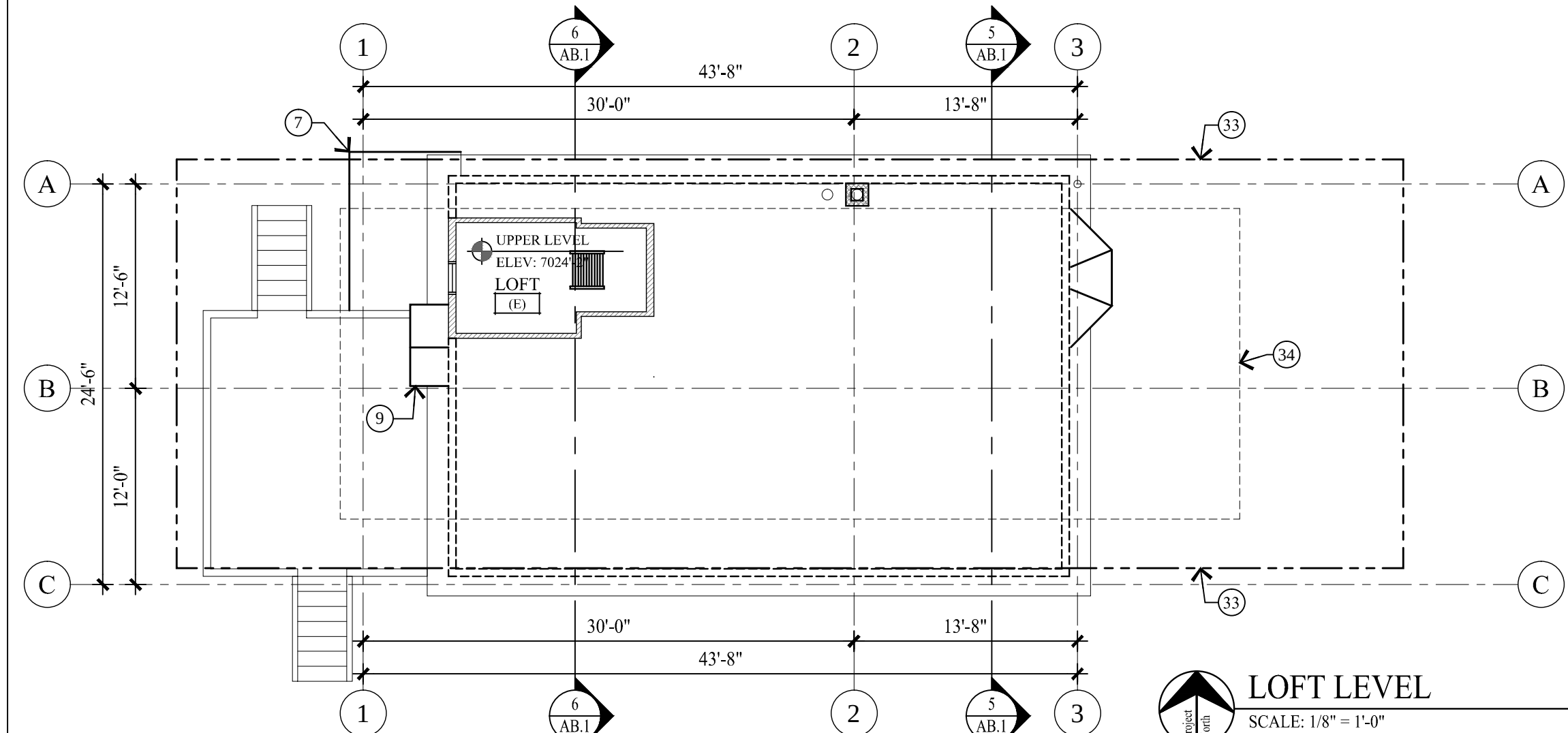
4 SOUTH ELEVATION
AB.1 SCALE: 1/8" = 1'-0"



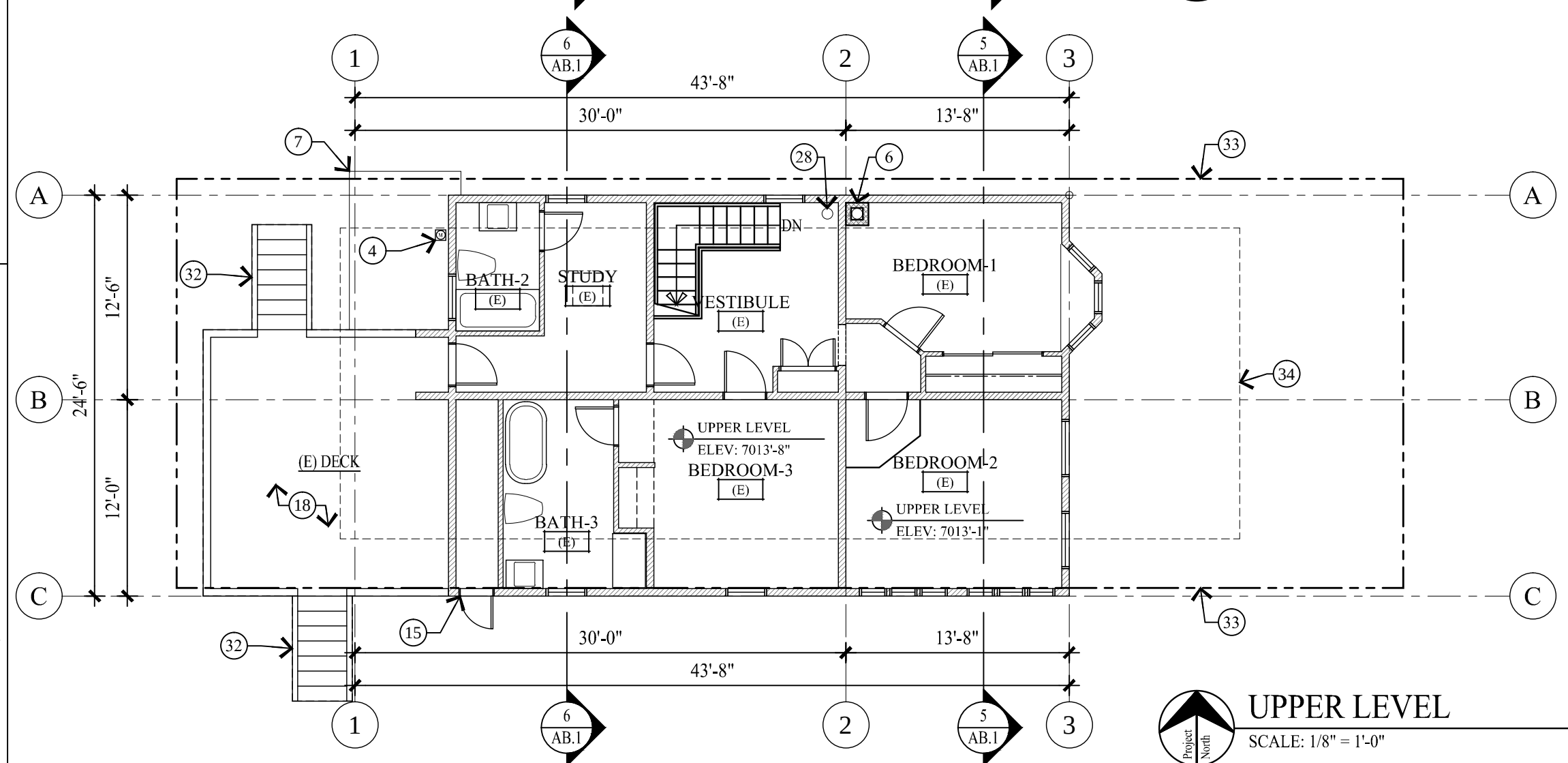
1 NORTH ELEVATION
AB.1 SCALE: 1/8" = 1'-0"



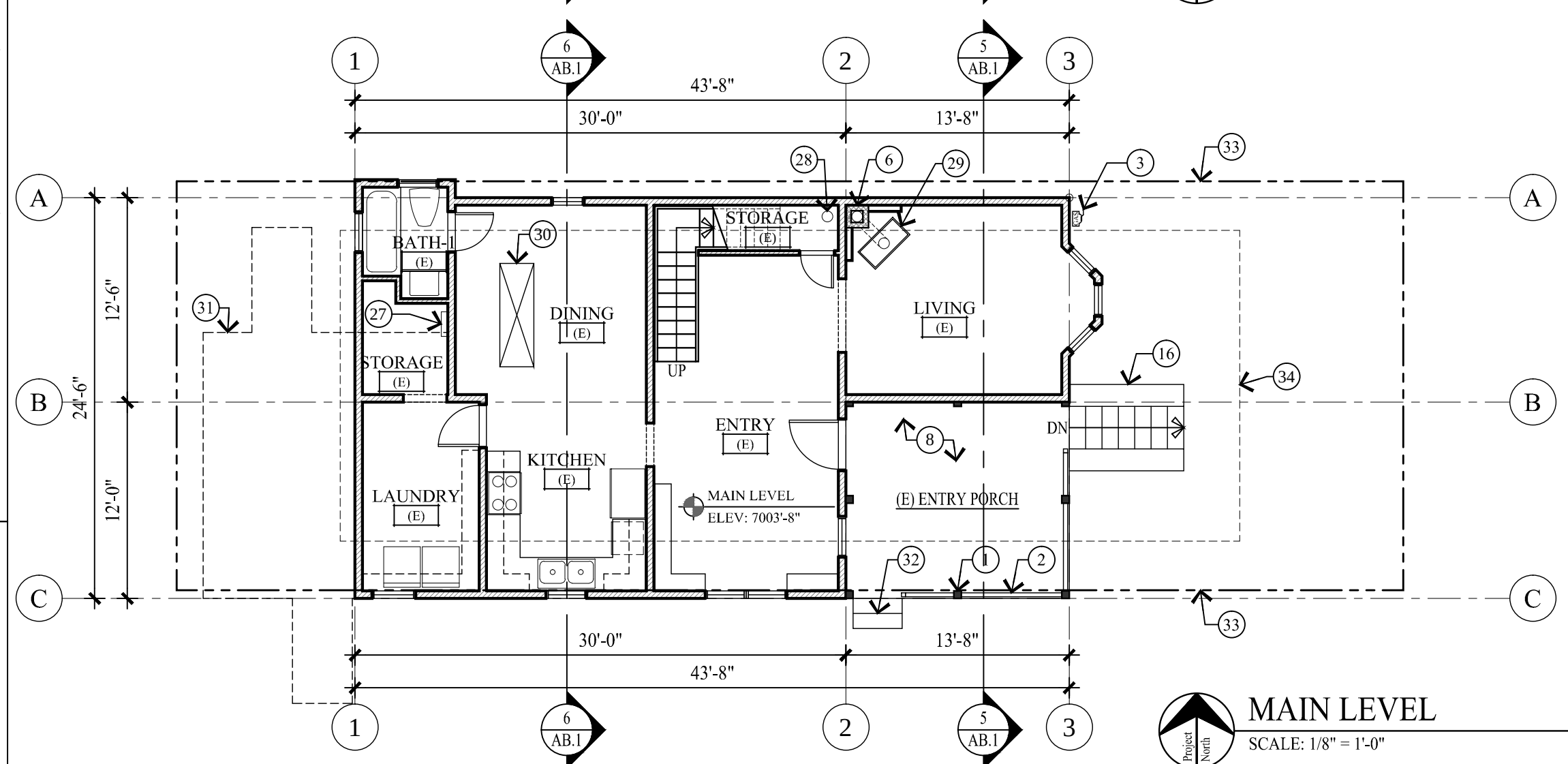
2 EAST ELEVATION
AB.1 SCALE: 1/8" = 1'-0"



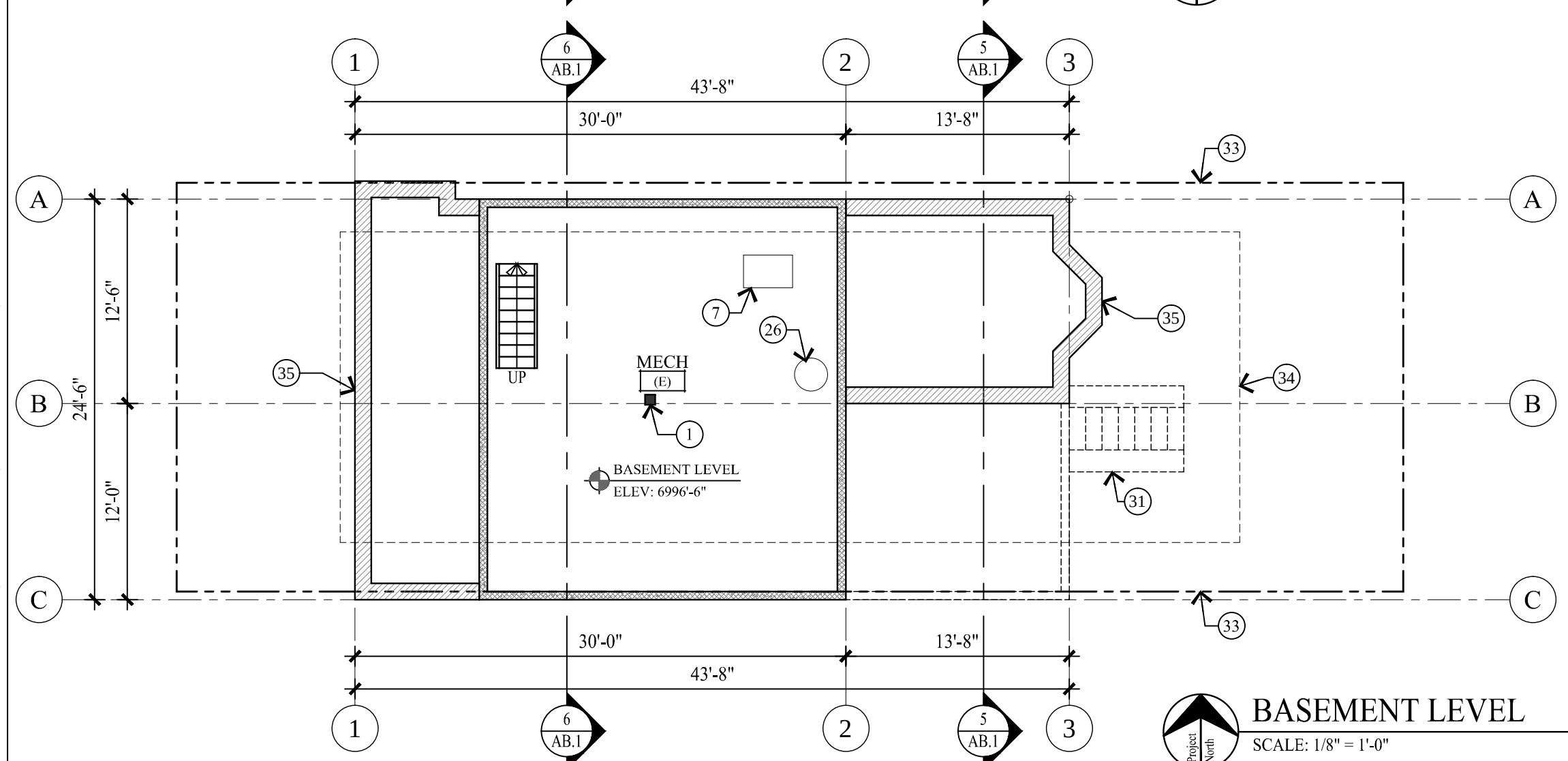
LOFT LEVEL
SCALE: 1/8" = 1'-0"



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



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



BASEMENT LEVEL
SCALE: 1/8" = 1'-0"

KEY NOTES

- 6x6 COLUMN SUPPORTING BEAM/ROOF ABOVE, WRAPPED IN PAINTED 1x, TYP.
- 34" HIGH RAILING W/ 1x3 TOP AND BOTTOM RAILS AND 1x1 VERTICALS
- GAS METER
- ELECTRICAL METER
- 36" HIGH RAILING W/ 2x6 TOP AND BOTTOM RAILS AND 1x1 VERTICALS
- BRICK CHIMNEY W/ 6" METAL PIPE EXHAUST
- CORRUGATED METAL ROOF
- ASPHALT SHINGLE ROOF
- WOOD SHAKE ROOF
- 6" HORIZONTAL SHIPLAP SIDING
- 1x TRIM AROUND WINDOWS AND DOORS, TYP.
- 1x WOOD TRIM AT CORNER CONDITIONS, TYP.
- WOOD DOOR W/ UPPER LIGHT GLAZED PANEL AND LOWER WOOD PANELING
- NATURAL STONE VENEER
- DOOR HATCH INTO SPACE BETWEEN WALLS
- STONE STEPS AND BORDERING WALLS W/ CONCRETE CAPS
- INSULATED DOUBLE PANE GLASS WINDOW
- EXTERIOR WOOD DECK W/ 2x8 FRAMING BELOW
- CONCRETE SLAB
- 2x WOOD FRAMING WALL, TYP.
- 2x WOOD FRAMED FLOOR
- 2x WOOD FRAMED CEILING
- 2x WOOD FRAMED ROOF
- CONCRETE FOOTING AND FOUNDATION WALL, SIZE AND DEPTH UNKNOWN, TYP.
- ATTIC SPACE
- WATER HEATER
- ELECTRICAL PANEL
- EXHAUST PIPE FOR CENTRAL HEATING BURNER, CONNECTS TO T.O. HISTORICAL CHIMNEY
- BRICK FIREPLACE SURROUND W/ CAST IRON WOOD BURNING STOVE
- HATCH DOOR IN FLOOR TO BASEMENT LEVEL
- DASHED LINE INDICATED PROJECTIONS ABOVE
- WOOD FRAMED STAIR AND DECK
- PROPERTY LINE
- SET BACK LINE
- STACKED STONE FOUNDATION WALL, SIZE AND DEPTH UNKNOWN, TYP.

PROJECT DESCRIPTION:

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:

AS-BUILTS
FLOOR PLANS, ELEVATIONS
BUILDING SECTIONS

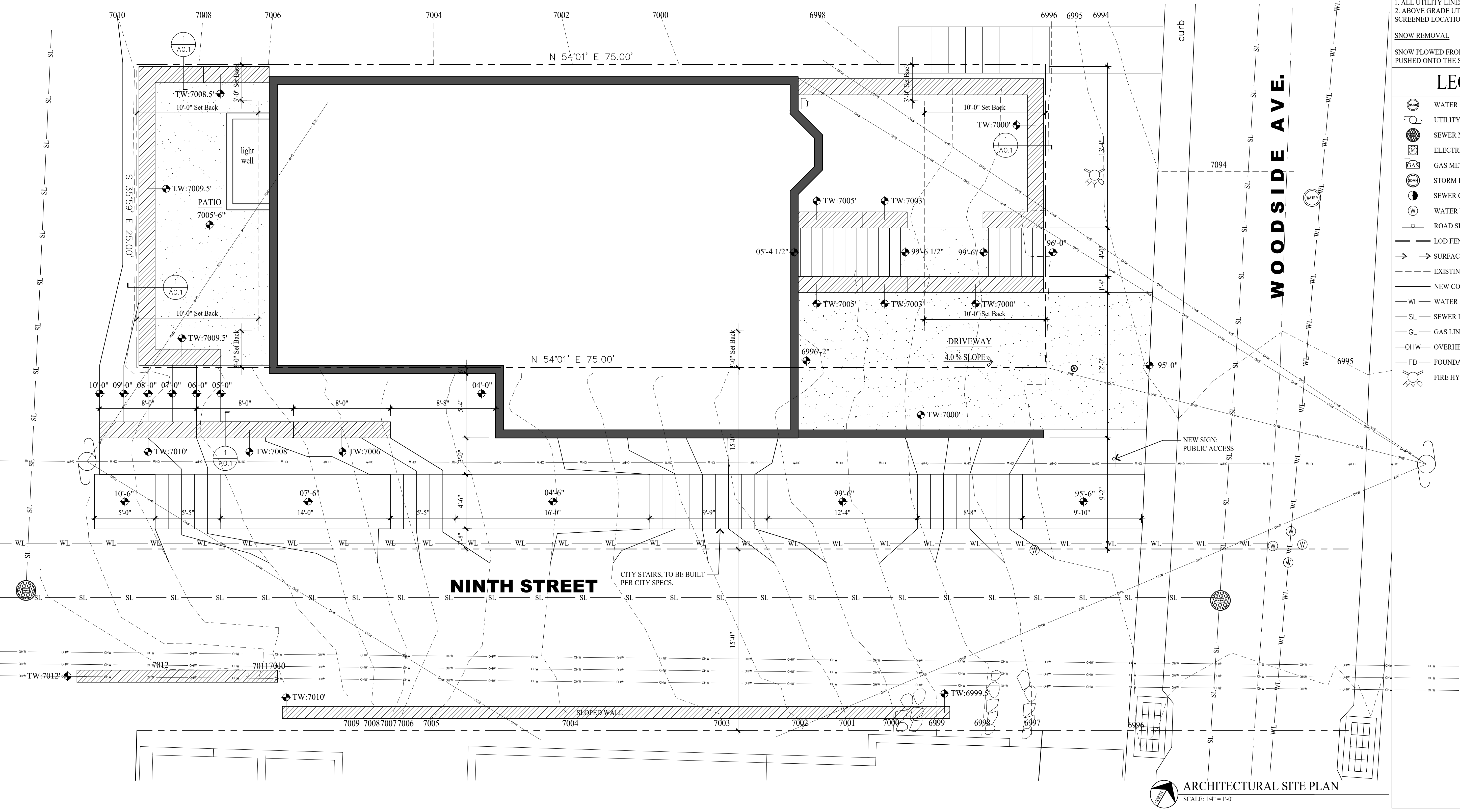
REVISIONS:
AUGUST 02, 2019
HDDR Review Comments

DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:
AB.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTR
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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 SHALL BE ENFORCED, AND REMEDIATED 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.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

- | | |
|---|-----------------------|
|  | WATER SERVICE LID |
|  | UTILITY POLE |
|  | SEWER MANHOLE |
|  | ELECTRIC METER BOX |
|  | GAS METER |
|  | STORM DRAIN MANHOLE |
|  | SEWER CLEAN OUT |
|  | WATER VALVE |
|  | ROAD SIGNAGE |
|  | LOD FENCE |
|  | SURFACE DRAINAGE FLOW |
|  | EXISTING CONTOUR LINE |
|  | NEW CONTOUR LINE |
|  | WATER LINE |
|  | SEWER LINE |
|  | GAS LINE |
|  | OVERHEAD UTILITY LINE |
|  | FOUNDATION DRAIN LINE |
|  | FIRE HYDRANT |

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84302
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

DESCRIPTION: ARCHITECTURAL SITE PLAN

1	AUGUST 02, 2019
	HDDR Review Comments
2	OCT. 16, 2019
	HDDR Review Comments
3	DEC. 28, 2020
	HDDR Review

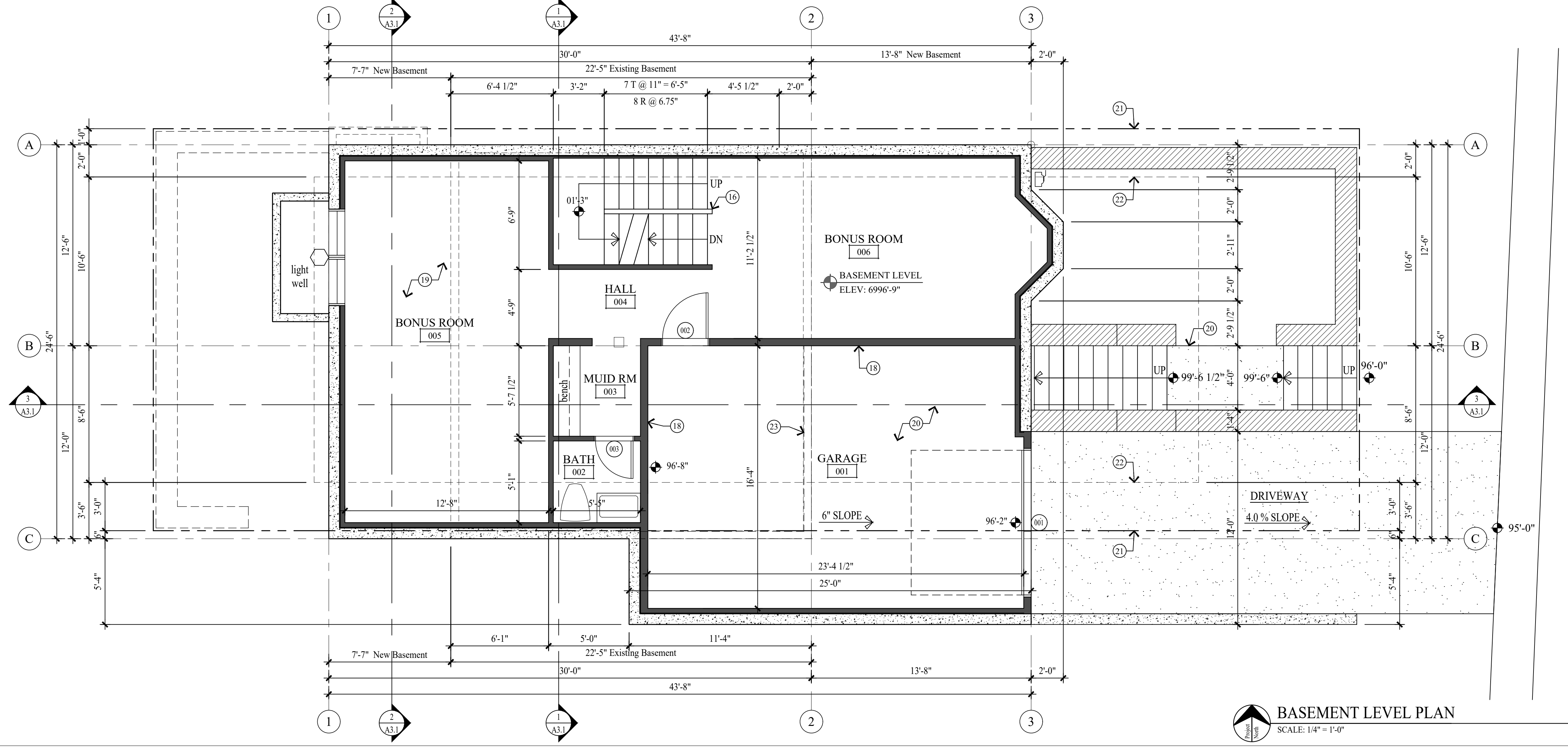
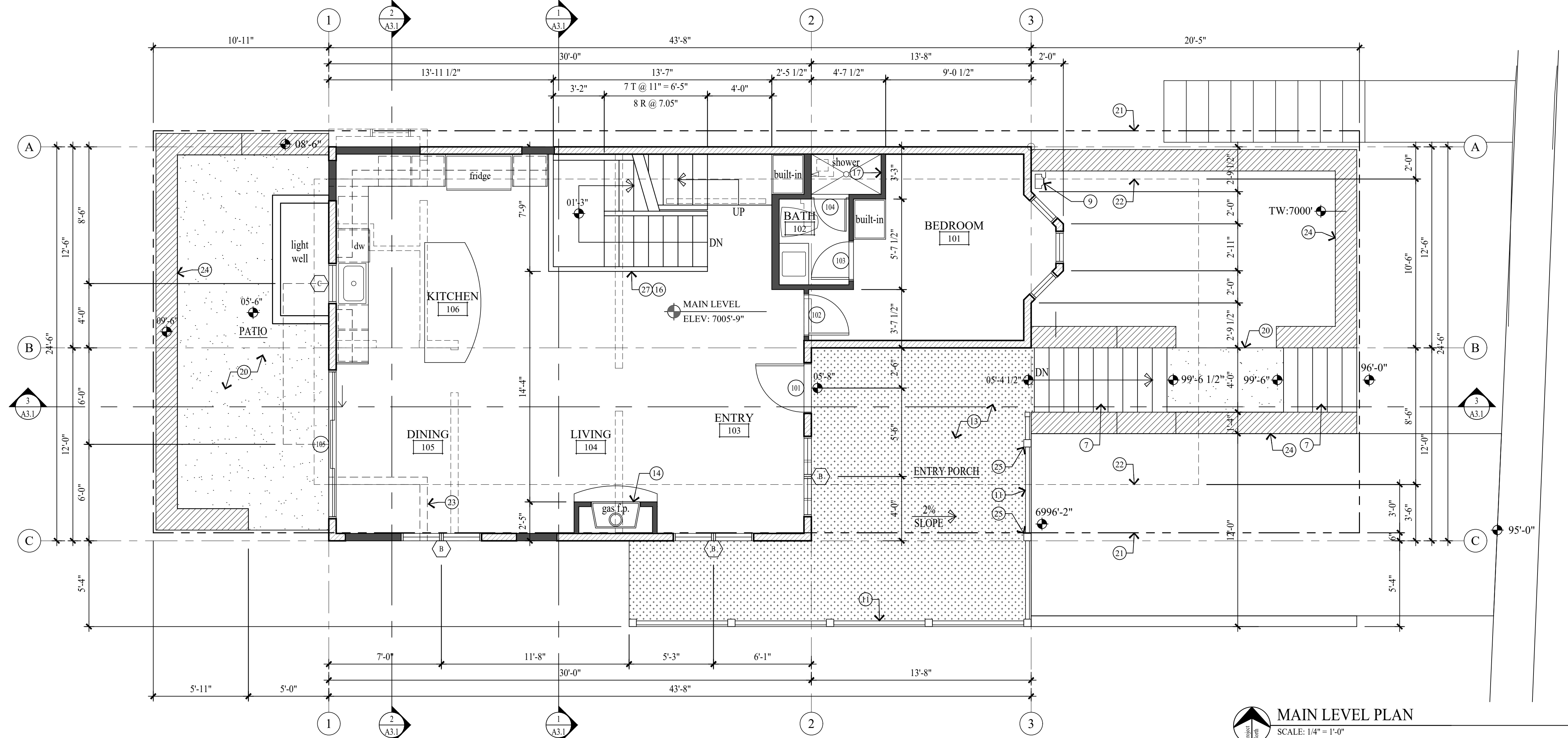
DATE: APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:

A0.1

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



WALL LEGEND

- EXISTING 2x FRAMED WALL
- EXISTING WALL TO BE REMOVED
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

GENERAL NOTES

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 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 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-49 - TYP.
- FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- TWO INSPECTIONS ARE REQUIRED (FOAM AND BALANCE OF INSULATION), UNVENTED CONDITIONED ATTIC ASSEMBLIES.

KEY NOTES

- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
- ROOF CRICKET OVER-BUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- COMPOSITE RIDGE VENT; COBRA OR EQUAL.
- SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- CONCRETE STEPS ON 4" GRAVEL BASE.
- ROOF SKY LIGHT - SEE WINDOW SCHEDULE.
- GAS METER.
- ELECTRICAL METER.
- 36" HIGH RAILING: 2x6 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL x/A5.1.
- ENTRY PORCH: WATERPROOF MEMBRANE ON 3/4" PLYWOOD ON SLOPED P.T. 2x12 JOIST @ 16" O.C. DECK JOIST TO BE RIPPED 1/2" PER FOOT.
- DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 4" REINFORCED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE.
- 4" REINFORCED CONCRETE PATIO, GARAGE, DRIVEWAY & WALKWAY ON 4" GRAVEL BASE.
- PROPERTY LINE.
- SET BACK LINE.
- LINE OF WALL/BEAM ABOVE.
- 16" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 6x6 COLUMN, WRAPPED TO MATCH EXISTING TRIM.
- METAL CHIMNEY PIPE.
- 36" HIGH WOOD TOP RAIL/HAND GRIP TO BE STD. MILL SHAPE CONT. W/ 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".

Jonathan DeGray
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REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

BASEMENT LEVEL PLAN
MAIN LEVEL PLAN

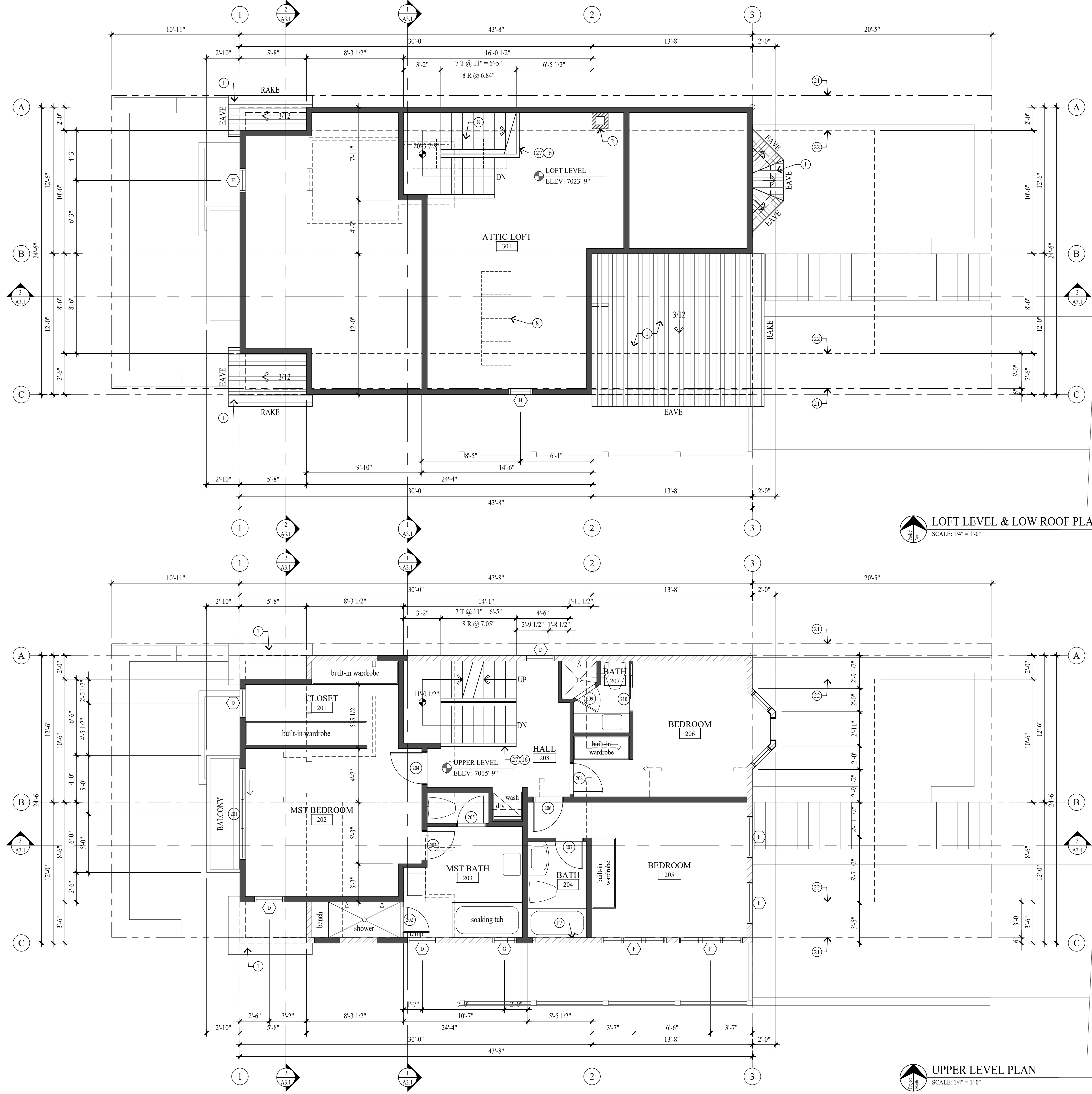
REVISIONS:
DEC. 28, 2020
HDDR Review

DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:
A1.1

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LOFT LEVEL & LOW ROOF PLAN
SCALE: 1/4" = 1'-0"

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

WALL LEGEND

- EXISTING 2x FRAMED WALL
- EXISTING WALL TO BE REMOVED
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

GENERAL NOTES

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 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 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-49 - TYP.
- FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- TWO INSPECTIONS ARE REQUIRED (FOAM AND BALANCE OF INSULATION), UNVENTED CONDITIONED ATTIC ASSEMBLIES.

KEY NOTES

- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
- ROOF CRICKET OVER-BUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- COMPOSITE RIDGE VENT; COBRA OR EQUAL.
- SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- CONCRETE STEPS ON 4" GRAVEL BASE.
- ROOF SKY LIGHT - SEE WINDOW SCHEDULE.
- GAS METER.
- ELECTRICAL METER.
- 36" HIGH RAILING: 2x6 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL x/A5.1.
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Jonathan DeGray
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REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

UPPER LEVEL PLAN
LOFT LEVEL PLAN

REVISIONS:
DEC. 28, 2020
HDR Review

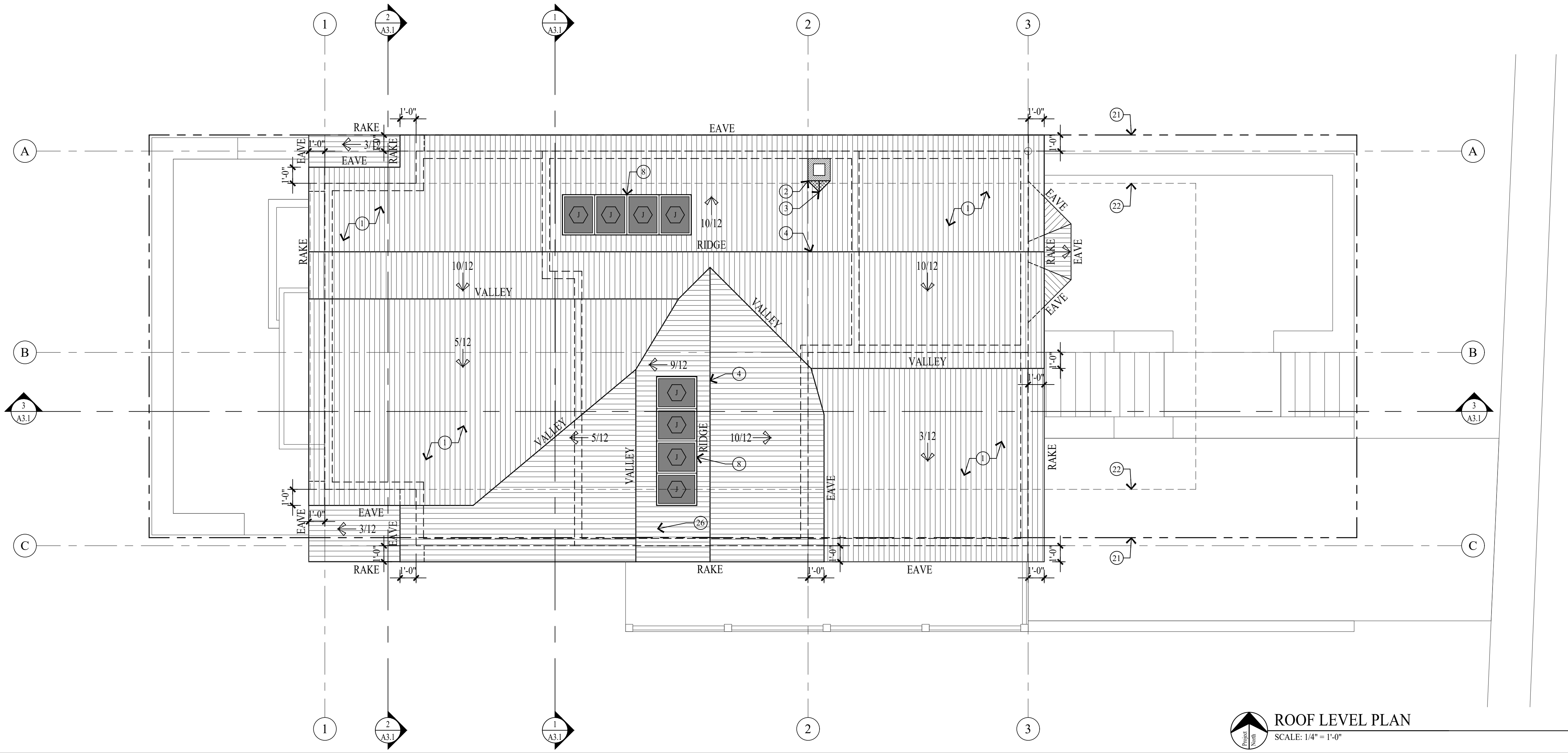
DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:

A1.2

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

WALL LEGEND

- EXISTING 2x FRAMED WALL
- EXISTING WALL TO BE REMOVED
- NEW CONCRETE WALL
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KEY NOTES

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- HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
- ROOF CRICKET OVER-BUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- COMPOSITE RIDGE VENT; COBRA OR EQUAL.
- SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- CONCRETE STEPS ON 4" GRAVEL BASE.
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- GAS METER.
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- 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL x/A5.1.
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REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

PRODUCT DESCRIPTION:

ROOF PLAN

SHEET DESCRIPTION:

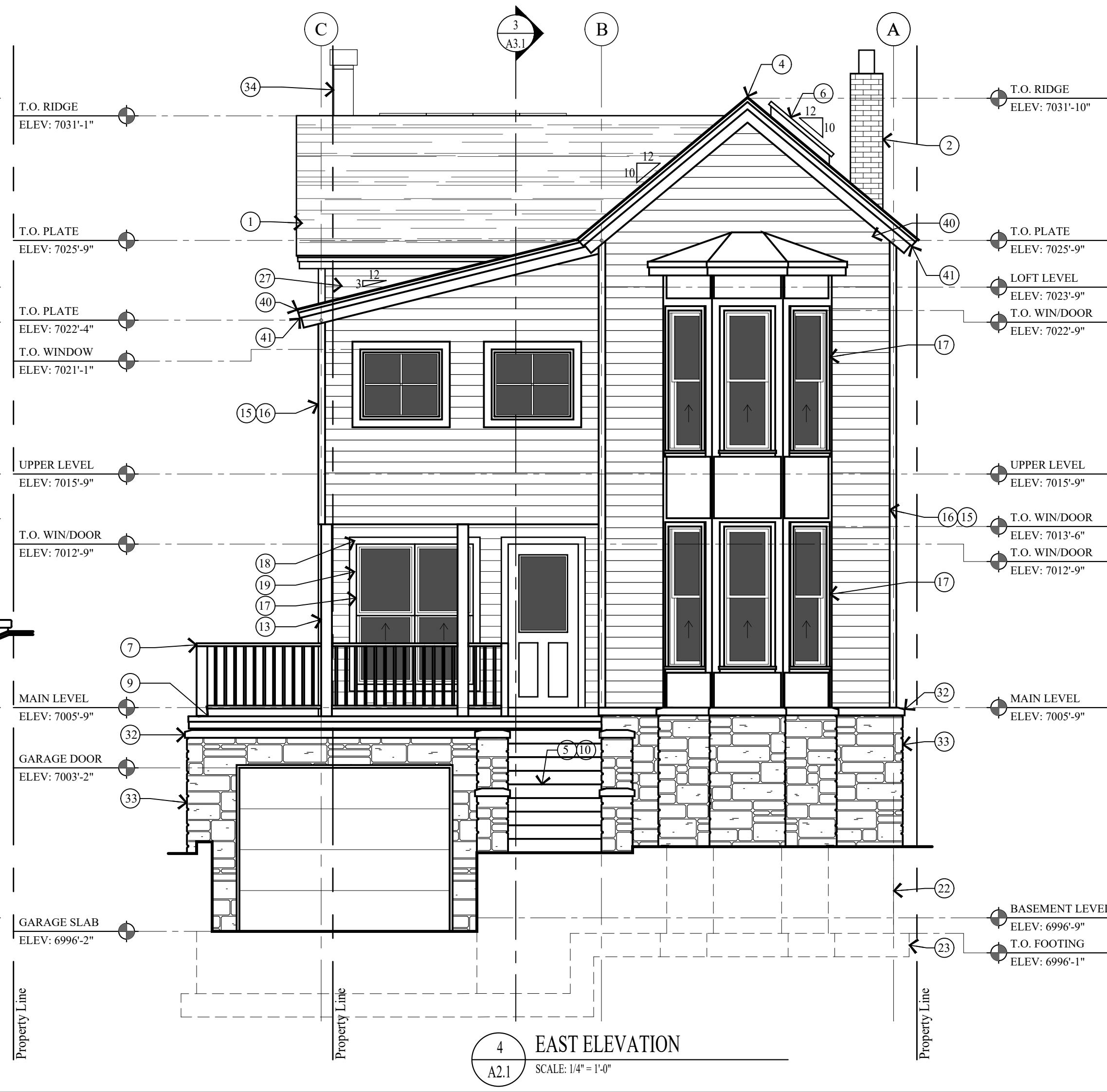
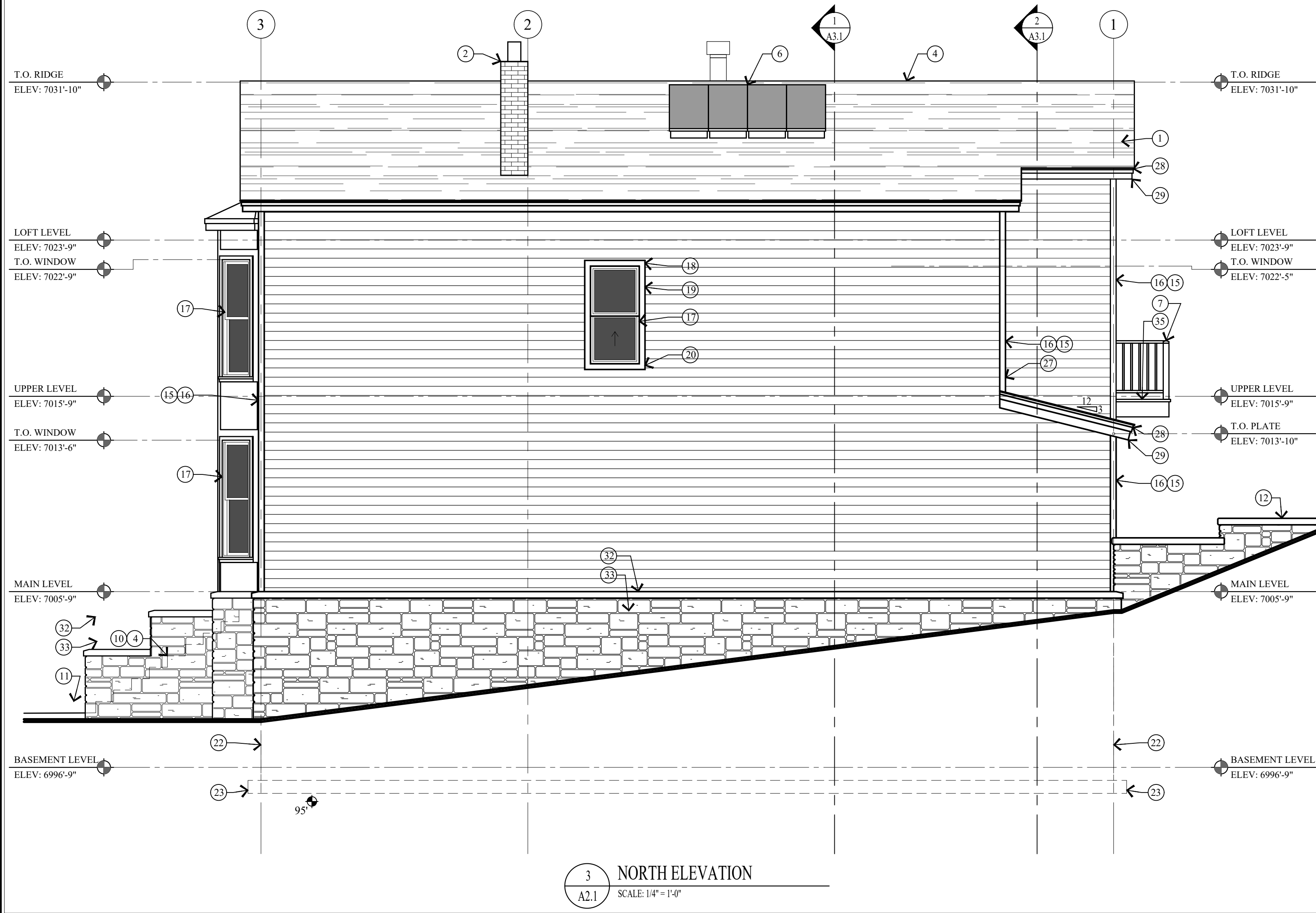
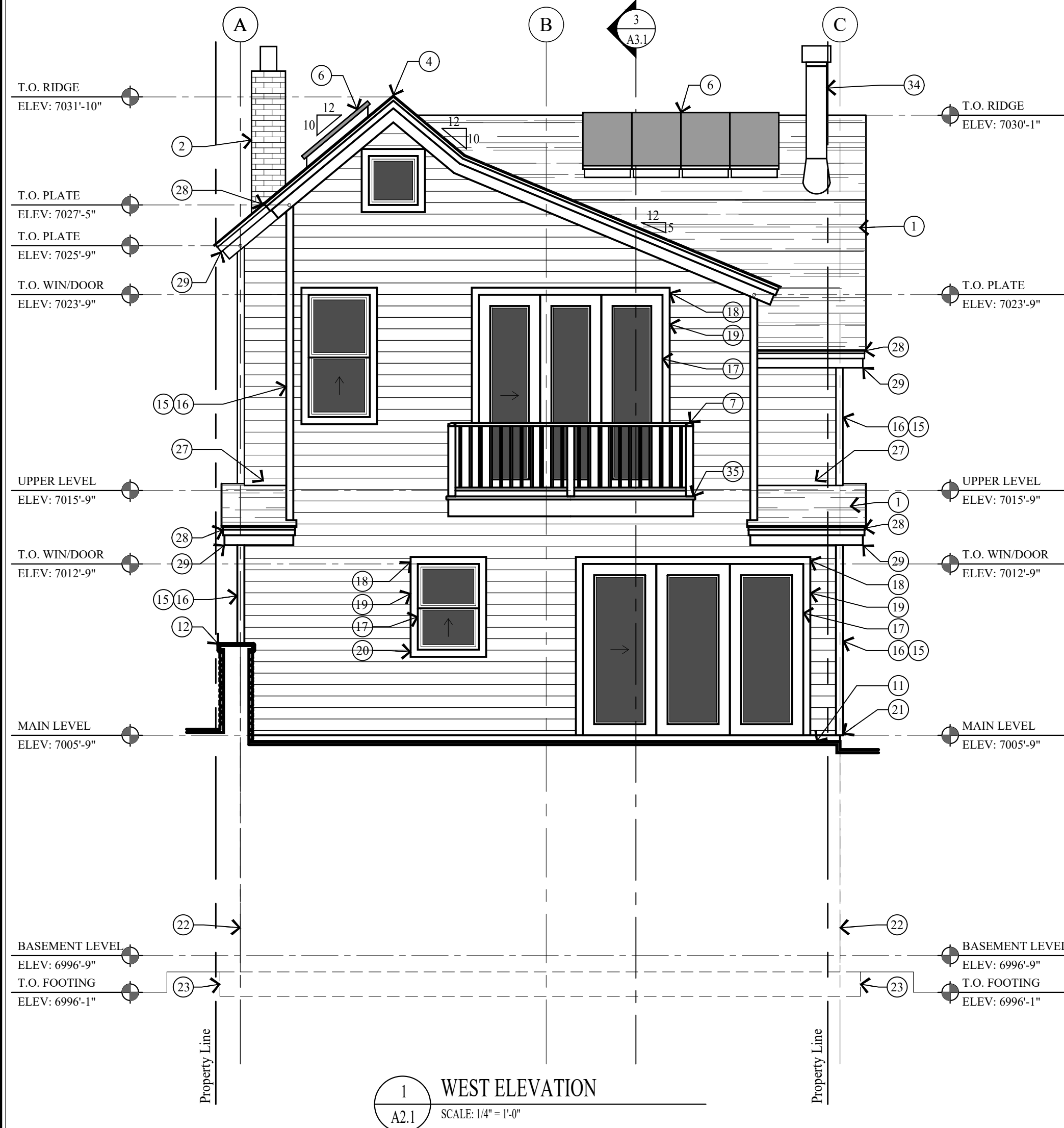
REVISIONS:
A DEC. 28, 2020
HDDR Review

DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:
A1.3

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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- ### KEY NOTES
- ARCHITECTURAL GRADE COMPOSITION: SHINGLE 50 YEAR PRESIDENTIAL TL (G558 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
 - HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
 - ROOF CRICKET/OVER-BUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
 - COMPOSITE RIDGE VENT; COBRA OR EQUAL.
 - CONCRETE STEPS ON 4" GRAVEL BASE.
 - ROOF SKY LIGHT - SEE WINDOW SCHEDULE.
 - 36" HIGH RAILING: 2x6 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
 - 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL X/A5.1.
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 - FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
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 - 6x6 COLUMN, WRAPPED TO MATCH EXISTING TRIM.
 - 2x8 ON 2x10 BUILT-UP TRIM BOARD - STAINED. SEE DETAIL X/A5.1.
 - 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED.
 - 1x6 HORIZONTAL LAP SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING.
 - WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
 - 1x4 WINDOW/DOOR HEAD - STAINED.
 - 1x4 WINDOW/DOOR JAMB - STAINED.
 - 1x2 STOOL ON 1x4 WINDOW SILL - STAINED.
 - COPPER FLASHING AND COUNTER FLASHING.
 - FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
 - EXISTING GRADE LINE.
 - LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
 - ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
 - 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
 - 1x4 ON 1x8 BUILT-UP FASCIA - STAINED.
 - 3x12 TIMBER BUILD-UP DOOR HEAD - STAINED.
 - GARAGE DOOR - SEE SCHEDULE.
 - CUT STONE SILL/CAP CONTINUOUS.
 - 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
 - METAL CHIMNEY PIPE.
 - 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

ELEVATIONS

SHEET DESCRIPTION:

REVISIONS:
DEC. 28, 2020
HDDR Review

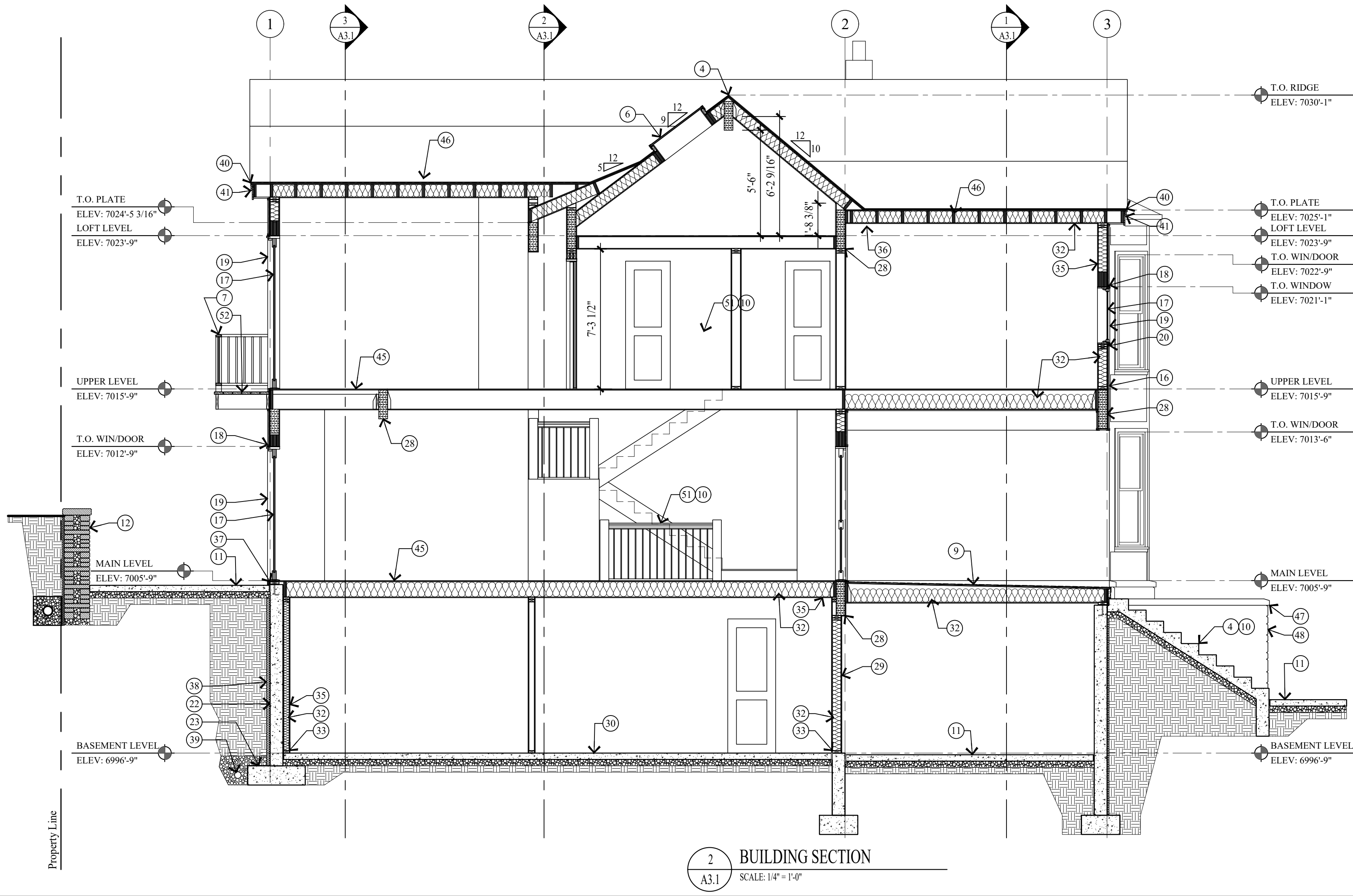
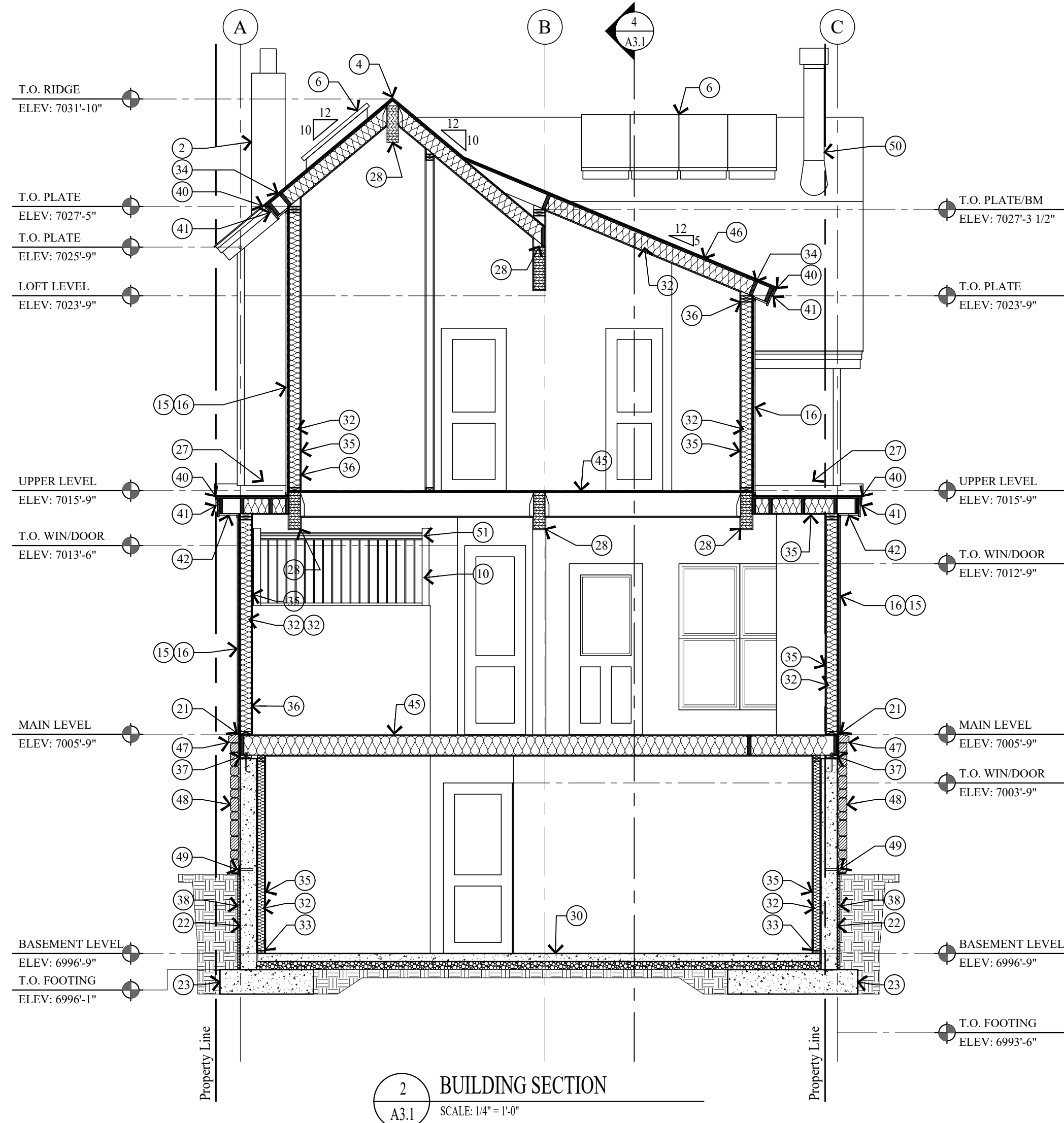
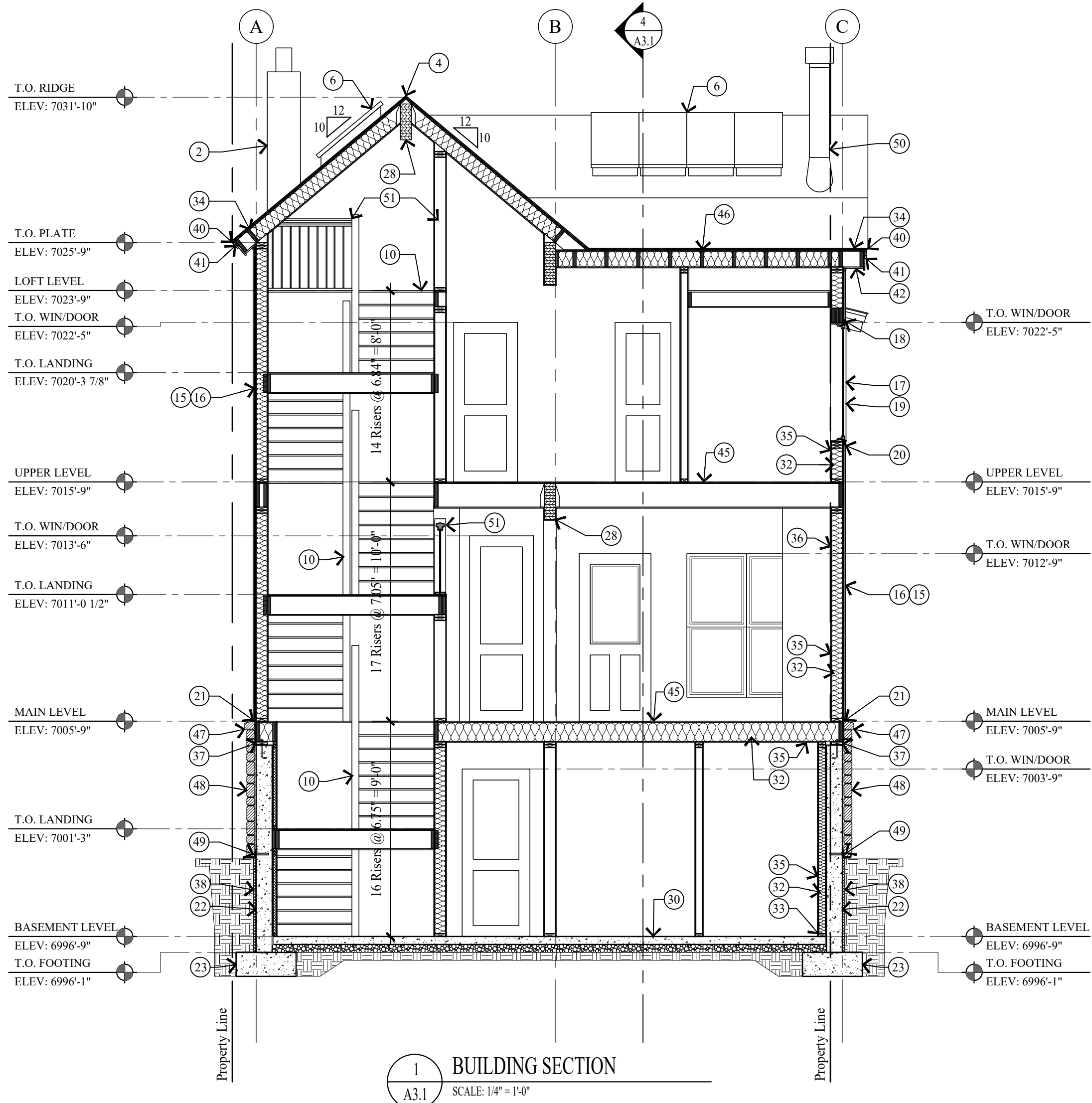
DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:
A2.1

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

Jonathan DeGray
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Tel. 435-648-7263, E-mail: degrayarch@westoffice.net



KEY NOTES

- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (3550 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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- COMPOSITE RIDGE VENT; CORBA OR EQUAL.
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- 36" HIGH RAILING: 2x6 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
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- 2x8 ON 2x10 BUILT-UP TRIM BOARD - STAINED. SEE DETAIL X/A5.1.
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- STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
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- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.1.1.
- TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE. SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
- DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 4" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL TIED INTO STORM DRAIN.
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 1x4 ON 1x8 BUILT-UP FASCIA - STAINED.
- 1x CEDAR SOFFIT W/ CONTINUOUS SOFFIT VENT.
- 3x12 TIMBER BUILD-UP DOOR HEAD - STAINED.
- GARAGE DOOR - SEE SCHEDULE.
- 3/4" FLOOR SHEATHING ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- CUT STONE SILL/CAP CONTINUOUS.
- 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
- STONE SUPPORT; 6"x6"x 5/16" CONTINUOUS ANGLE W/ 3/4" DIA EPOXY BOLTS x 5" EMBED @ 24" O.C. WITH MASTIC AROUND ANGLE & BOLTS. 3/16" DIA. WEEP HOLE @ 32" O.C. STEEL TO BE SHOP COATED W/ RUST-INHIBITIVE PAINT.
- METAL CHIMNEY PIPE.
- 36" HIGH WOOD TOP RAIL/HAND GRIP TO BE STD. MILL SHAPE CONT. W/ 1/2" DIA. STEEL BALLAST. VERTICAL, SPACED LESS THAN 4".
- 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

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REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

PRODUCT DESCRIPTION:

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:
DEC. 28, 2020
HDRR Review

DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:
A3.1



Historic Preservation Board Staff Report

PLANNING DEPARTMENT

Subject: Land Management Code
Amendments to Chapter 15-2.4 and Chapter 15-15
Authors: Laura Kuhrmeyer, Planner
Caitlyn Barhorst, Historic Preservation Planner
Date: February 3, 2021
Type of Item: Legislative – LMC Amendment

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposed amendments to Land Management Code Chapter [15-2.4](#) and Chapter [15-15](#), hold a public hearing, and consider forwarding a positive recommendation to Planning Commission (February 17, 2021) and City Council (February 25, 2021) as outlined in the Draft Ordinance.

Description

Project Name: Land Management Code (LMC) Amendments to Chapter 15-2.4, *Historic Residential-Medium Density (HRM) District*, and Chapter 15-15, *Defined Terms*.
Applicant: Planning Department
Reason for Review: Amendments to the Land Management Code (LMC) affecting the Historic Districts require Historic Preservation Board and Planning Commission recommendation to City Council for adoption. The purposes of the Historic Preservation Board include providing input to staff, the Planning Commission, and City Council to safeguard the heritage of the City and to protect Historic Sites, Buildings, and Structures; as well as making recommendations to the Planning Commission and City Council on ordinances that may encourage Historic preservation.

Acronyms

HPB	Historic Preservation Board
HRM	Historic Residential Medium Density
LMC	Land Management Code

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

Executive Summary

The City received a Historic District Design Review Pre-Application that proposed a shared driveway between two properties in the Historic Residential – Medium Density (HRM) Zoning District. After reviewing the project, staff determined that the LMC does not contemplate the Shared Driveway and below-Grade Common Parking Structures

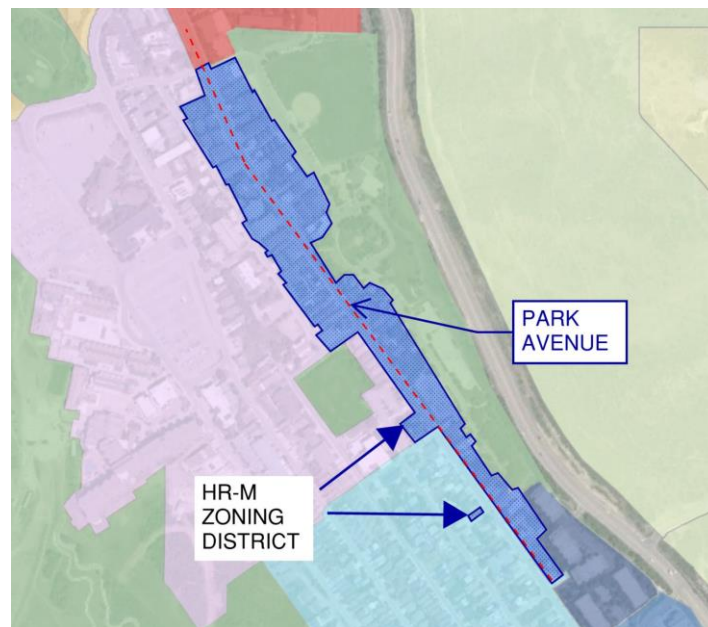
occurring on lots that generally do not have steep slopes, such as Lots in the HRM zone. The LMC currently allows for one (1) Shared Driveway and, as a Conditional Use, a below-Grade Common Parking Structure between the two Side Setbacks of participating Properties. As a result, staff recommends amending LMC Section 15-2.4-3, *Lot and Site Requirements* and LMC Section 15-2.4-11, *Parking Regulations* to amend Rear and Side Setback exceptions for below-Grade Shared Parking Structures.

Background

The Planning Department regularly updates the Land Management Code to rectify inconsistencies, address regulatory gaps, and respond to unanticipated consequences.

In this case, staff proposes amending LMC Chapter [15-2.4](#), *Historic Residential Medium Density*, to allow below-Grade Shared Parking Structures to extend into the Rear and Side Setbacks through a Conditional Use Permit because the current Code only exempts the Side Setbacks between the properties, creating challenges for shared Parking Structures for certain lots within the zone. Staff also proposes amending LMC Chapter 15-15, *Defined Terms*, to add a definition for *Shared Parking Structure*.

The proposed amendments are specific to the HRM Zoning District and would allow for Shared Parking Structures along Park Avenue between 16th Street and 10th Street, shown in the Zoning map excerpt below:



Analysis

The Park City General Plan Goal 3 is to “encourage alternative modes of transportation on a regional and local scale to maintain our small town character.”¹ Objective 3A states that “[s]treets, pedestrian paths, and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage

¹ <https://www.parkcity.org/home/showpublisheddocument?id=12387> (p. 22)

pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs, and lighting; and by discouraging high-speed traffic.”² City Implementation Strategy 3.12 includes updating “parking enforcement policies in Old Town specifically.”³

The City Engineer provided the following information regarding upcoming changes to Park Avenue.

The City has recently approved a pilot striping project along Park Avenue from Heber Avenue to SR 224. The purpose of the pilot project is to modify Park Avenue within these limits to encourage active transportation along the corridor. The restriping that will occur includes the removal of the centerline stripe, striping a parking lane on the west side of the roadway, a striped advisory bike lane adjacent to the parking lane, and a “sharrow” for north traveling vehicles and bikes. Parking on the east side of the road will not be allowed. With the removal of parking along the east side of the roadway, a shared driveway to a shared common garage area allows the City more flexibility to install additional active modes of transportation alternatives. This proposed change to the LMC would better support future multimodal transportation infrastructure improvements.

Goal 15 of the General Plan is to “[p]reserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.”⁴ Community Planning Strategy 15.7 is to “[e]ncourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.”⁵ City Implementation Strategy 15.15 is to “[r]estrict residential parking passes within the historic districts to limit the amount of on-street parking. Consider . . . [implementing] additional tools which restrict parking in historic districts to limit residential parking.”⁶

The HRM Zoning District is in the Old Town Neighborhood. The General Plan states that “traditional aspects of the [historic] site are threatened by parking demands and many sites are losing their historic integrity due to the addition of driveways, parking pads, and removal of landscaping elements to accommodate the car. These site-specific details also contribute to the overall historic character of the streetscape and their loss diminishes the historic integrity of the neighborhood. An amendment to parking requirements for infill development should be considered to prevent further impacts to the streetscape.”⁷

² <https://www.parkcity.org/home/showpublisheddocument?id=12387> (p. 23)

³ <https://www.parkcity.org/home/showpublisheddocument?id=12387> (p. 25)

⁴ <https://www.parkcity.org/home/showpublisheddocument?id=12384> (p. 4)

⁵ <https://www.parkcity.org/home/showpublisheddocument?id=12384> (p. 6)

⁶ <https://www.parkcity.org/home/showpublisheddocument?id=12384> (p. 7)

⁷ <https://www.parkcity.org/home/showpublisheddocument?id=12373> (p. 31)

Per LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*, staff has provided the following list of applicable design guidelines regarding this proposal (see also Exhibit B: Preservation Consultant Input). As written, the current Design Guidelines do not contemplate the proposal of a shared driveway leading to an underground Shared Parking Structure. Accordingly, Staff recommends that amending the Design Guidelines for Sections 15-13-2, *Design Guidelines for Historic Residential Sites*, and 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, if the recommended code changes are approved by the City Council. Staff has only provided a selection of applicable Design Guidelines from the section relating to Historic Residential Sites below because many of the specific design guidelines are similar or exactly the same in Section 15-13-8.

15-13-2(B) Specific Design Guidelines

1. **Site Design**

b. **Topography and Grading**

- (1) Maintain the natural topography and original grading of the site when and where feasible.
- (2) The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.

g. **Parking Areas & Driveways**

- (1) Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complementary and integrated design.
- (2) Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.
- (3) When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted.
- (4) Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible.
- (5) When locating driveways, the existing topography of the building site and significant site features should be minimally impacted.
- (6) Ten-foot (10') wide driveways are encouraged; however, new driveways should not exceed twelve (12) feet in width.
- (7) Shared driveways should be used when feasible.
- (8) Consider using textured and pour paving materials other than smooth concrete for driveways viewable from the adjacent public rights-of-way. Permeable paving should be used on a historic site, where appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

(9) Consider avoiding paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff problems.

2. Primary Structures

b. Foundation

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

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

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

5. Garages

b. Scenario 2: Basement Addition with a Garage

(1) A new foundation or basement addition shall not raise a historic structure more than two feet (2') from its original floor elevation. Historic buildings on downhill lots may be raised to accommodate a basement garage addition provided 1) access to the garage is from a side or rear yard, 2) the ground floor of the historic building is not raised above finished road grade adjacent to the primary facade, and 3) the integrity and character of the structure will not be destroyed by raising the historic structure more than two feet (2') above its original height above grade.

(2) A basement garage addition shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades. In limited situations, site setbacks and topography may allow for a projecting garage without adversely affecting the historic character of the structure. In these cases, a stepped design with an associated site grading and landscaping plan may be considered.

(3) The vertical wall area of a basement garage addition that is visible from the primary public right-of-way shall be visually minimized. It is preferential for the garage opening to be setback from the wall plane of the historic structure in order to diminish the presence of the garage.

(4) Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the tertiary façade, or in a location that is not visible from the primary public right-of-way.

(5) After construction of a basement garage addition, a historic site shall be re-graded to approximate the grading prior to construction of the addition.

(6) A single vehicle garage door not greater than nine feet (9') wide and nine feet (9') high shall be used to access a basement garage addition. Glazing on garage doors shall be limited to no more than 30% of garage door.

Currently the LMC states that:

A Parking Structure may occupy below Grade *Side Yards* between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use permit are subject to a Conditional Use review, Section 15-1-10. (Emphasis added.)

Many of the Lots within the Historic Residential Medium Density (HRM) Zoning District have a slope and Lot Depth that would make it difficult to develop a Shared Parking Structure that is fully below grade without encroaching within below grade Rear and/or exterior Side Setbacks. Current Code only allows for the Structure to occupy below grade interior Side Setbacks between participating Developments.

Furthermore, many of the Historic Structures in Park City do not have access to Off-Street Parking and adding on-site at grade parking in front of a house, while potentially alleviating off-street parking conflicts, would in many cases negatively impact the Historic character of individual structures and the neighborhood. Accordingly, the City, per the Design Guidelines for Historic Residential Sites, permits and encourages shared parking away from the front of Historic structures: “Off-Street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure” and “Shared driveways should be used when feasible” (see LMC § [15-13-2\(B\)\(1\)\(g\)\(4\)](#) and LMC § [15-13-2\(B\)\(1\)\(g\)\(7\)](#)).

However, Historic Structures are generally exempt from parking requirements and may shift parking demand to public Rights-of-Way. Because of this, Staff proposes that Shared Driveways and Shared Parking Structures be permitted to occupy below grade Setbacks when a Historic Structure in the HRM Zoning District benefits from the Shared Parking Structure. Staff believes that this will better support both the City’s Historic preservation goals and off-street parking needs, and will provide more flexibility to Applicants to address off-street parking demands and site design.

For example, under current regulations, Historic Structures may be lifted (up to two feet) and an underground garage may be added. Staff has included examples of before and after images below.

Image 1: 823 Norfolk Avenue – Before



Image 2: 823 Norfolk Avenue – After



Image 3: 1055 Norfolk Avenue – Before



Image 4: 1055 Norfolk Avenue – After



While this impacts the Historic Integrity of the Historic Structure, the City determined previously that the benefit of providing on-site parking outweighs strict Historic preservation in this context. Similarly, the proposed LMC amendments impact Historic Integrity and require a change in topography for a driveway that leads to an underground Shared Parking Structure. However, while the driveway is visible, the underground Shared Parking Structure is not visible from the street.

Finally, Staff proposes to add a definition for Shared Parking Structures to ensure that only Shared Parking Structures may occupy below grade Setbacks.

Staff proposes the following language in Section 15-2.4-11, *Parking Regulations*:

~~D. A Parking Structure may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use permit are subject to a Conditional Use review, Section 15-1-10. The Planning Commission may approve a Conditional Use Permit pursuant to Section 15-1-10 for a below-Grade Shared Parking Structure located in the rear of the Properties, subject to the following requirements:~~

1. The Planning Commission may reduce below-Grade Side and Rear Setbacks for Shared Driveways and Shared Parking Structures when this reduction is recommended by the City Engineer and complies with Fire Separation Regulations and other applicable codes;
2. The Property complies with all Setbacks for Structures above Final Grade;
3. As a condition of approval, the Property Owners will record a deed restriction with the Office of the County Recorder that allows for the perpetual access and Use of the Shared Parking Structure; and
4. If an easement must be vacated to allow construction of a Shared Parking Structure, the Applicant submits evidence demonstrating that the easement can be vacated or relocated without affecting service to the adjacent Lots. Any easement vacation or relocation agreement must be recorded with the Office of the County Recorder prior to the issuance of a Building Permit for a Shared Parking Structure.
5. The Area above the Shared Parking Structure is restored to comply with the landscaping requirements of the Historic District Design Guidelines and Section 15-5-5(N).
6. Shared Parking Structures are exempt from Section 15-3-8(C).

Staff also proposes the following language be added to the Side and Rear Setback Exceptions in Section 15-2.4-3:

One (1) Shared Driveway leading to a garage or approved parking Area. One (1) below-Grade Shared Parking Structure may be allowed as a Conditional Use, see See Section 15-2.4-11 Parking Regulations for additional requirements.

Finally, Staff proposes the following definition be added to LMC Chapter 15-15:

SHARED PARKING STRUCTURE. A fully enclosed shared Structure that is below Existing Grade on two (2) or more separate Properties for joint Use by the businesses or residents on those Properties. Shared Parking Structures must comply with Fire Separation Regulations per the applicable codes at the time of application.

Staff has attached the complete Draft Ordinance as Exhibit A.

Process

LMC amendments are processed according to LMC § [15-1-7](#). Amendments to the LMC require Planning Commission review and recommendation and City Council review and adoption. The purposes of the Historic Preservation Board (HPB) include providing input to staff, the Planning Commission, and City Council to safeguard the City's Historic Sites, Buildings, and/or Structures and to make recommendations to the Planning Commission and City Council ordinances that support Historic preservation. City Council final action may be appealed to a court of competent jurisdiction per LMC § [15-1-18](#). A public hearing is required by both the Planning Commission and City Council, with proper notice.

Notice

Staff published notice on the City's website and the Utah Public Notice website on January 20, 2021. Staff mailed courtesy notice to Affected Entities on January 20, 2021. The *Park Record* published notice on January 20, 2020. The Amendments have been noticed according to requirements in LMC § [15-1-21](#).

Public Input

Public hearings are required to be conducted by the Historic Preservation Board, Planning Commission and City Council prior to adoption of Land Management Code amendments affecting the Historic Residential Medium Density Zoning District. No public input has been received as of the date of publishing.

Exhibits

Exhibit A: Draft Ordinance

Attachment 1: Proposed Redlines

Exhibit B: Preservation Consultant Input

Exhibit A: Draft Ordinance

Ordinance 2021-XX

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING CHAPTER 15-2.4, *HISTORIC RESIDENTIAL-MEDIUM DENSITY (HRM) DISTRICT* AND CHAPTER 15-15, *DEFINED TERMS*

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, the proposed Land Management Code (LMC) amendments enhance the design standards to maintain aesthetic experience of Park City; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the Park City General Plan; and

WHEREAS, the Historic Preservation Board duly noticed and conducted public hearings at the regularly scheduled meetings on February 3, 2021 and forwarded a _____ recommendation to Planning Commission and City Council; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meetings on February 17, 2021 and forwarded a _____ recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on February 23, 2021; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; to preserve and protect the vitality, activity and success of the ski resort base area; to ensure compatible development; and to preserve the community's unique character.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL OF AMENDMENTS TO MUNICIPAL CODE OF PARK CITY, TITLE 15 - Land Management Code Chapter 15-2.4 Historic Residential-Medium

Density (HRM) District. The recitals above are incorporated herein as findings of fact. Chapter 15-2.4 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 2. APPROVAL OF AMENDMENTS TO MUNICIPAL CODE OF PARK CITY, TITLE 15 - Land Management Code Chapter 15-15 Defined Terms. The recitals above are incorporated herein as findings of fact. Chapter 15-15 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 25th day of February, 2021

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

Exhibits

Attachment 1: Proposed Redlines

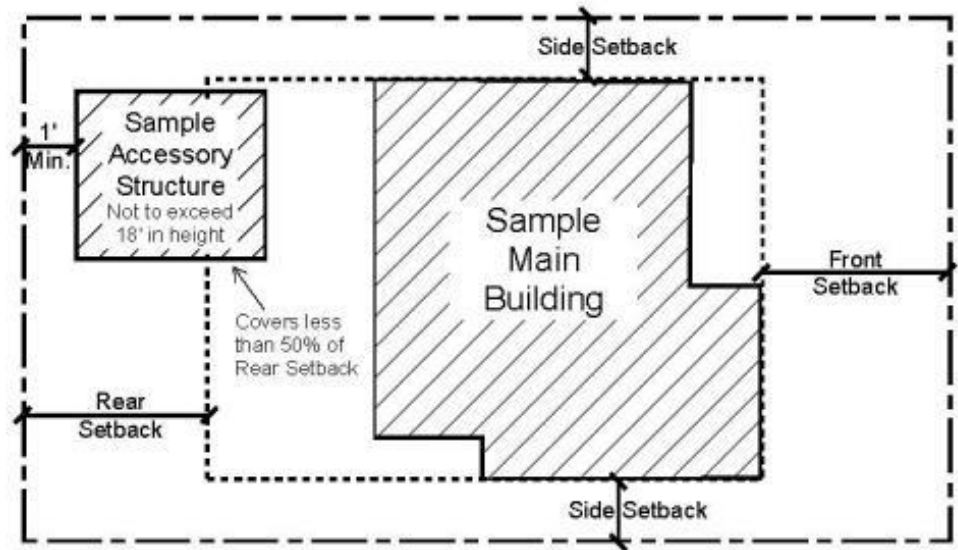
Attachment 1 – Proposed Redlines
15-2.4-3 Lot And Site Requirements

...

G. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide and projecting not more than two feet (2') into the Rear Setback.
2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Rear Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Rear Setback.
4. Roof overhangs and eaves projecting not more than three feet (3') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the main Structure to which they are attached.
6. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the front façade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following

illustration:

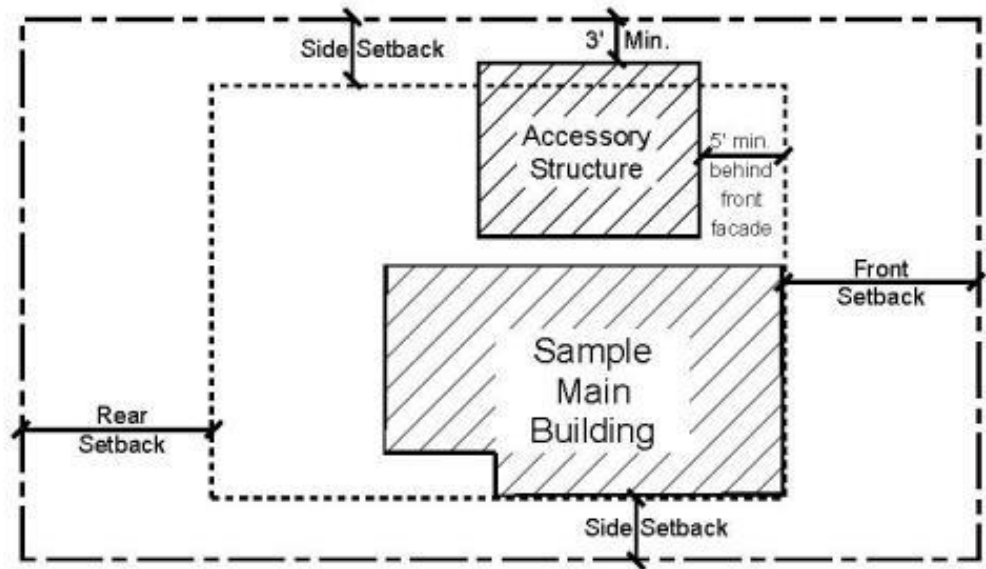


7. A Hard-Surfaced Parking Area subject to the same location requirements as a detached Accessory Building.
8. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.
9. Fences, walls, and retaining walls not over six feet (6') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls.
10. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line.
11. One (1) Shared Driveway leading to a garage or approved parking Area.
One (1) below-Grade Shared Parking Structure may be allowed as a Conditional Use, see Section 15-2.4-11 Parking Regulations for additional requirements.

I. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide and projecting not more than two feet (2') into the Side Setback. Only permitted on Lots with a Side Setback of at least five feet (5') or greater.
2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Side Setback. Only permitted on Lots with a Side Setback of at least five feet (5') or greater.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback. Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
4. Roof overhangs and eaves projecting not more than two feet (2') into the Side Setback. Only permitted on Lots with a Side Setback of at least five feet (5') or greater.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the main Structure to which they are attached.
6. Fences, walls and retaining walls as permitted in Section 15-4-2 Fences and Retaining Walls.
7. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrail.
8. One (1) private or Shared Driveway leading to a garage or approved Parking Area. One (1) below-Grade Shared Parking Structure may be allowed as a Conditional Use, see See Section 15-2.4-11 Parking Regulations for additional requirements.
9. Pathways and steps connecting to a City staircase or pathway.

10. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Side Lot Line.
11. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located at least five feet (5') behind the front façade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following illustration:



- J. **SNOW RELEASE**. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.
- K. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2018-27 on 5/31/2018

Amended by Ord. 2018-43 on 7/19/2018

Amended by Ord. 2020-42 on 9/17/2020

15-2.4-11 Parking Regulations

- A. Tandem Parking is allowed in the Historic District.
- B. One (1) Shared Driveway is allowed along shared Side or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the ~~shared drive~~Shared Driveway.
- C. Common Parking Structures are allowed as a Conditional Use permit where it facilities:
 - 1. the Development of individual Buildings that more closely conform to the scale of Historic Buildings and/or Structures in the District; and
 - 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- D. ~~A Parking Structure may occupy below-Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use permit are subject to a Conditional Use review, Section 15-1-10. The Planning Commission may approve a Conditional Use Permit pursuant to Section 15-1-10 for a below-Grade Shared Parking Structure located in the rear of the Properties, subject to the following requirements:~~
 - 1. The Planning Commission may reduce below-Grade Side and Rear Setbacks for Shared Driveways and Shared Parking Structures when this reduction is recommended by the City Engineer and complies with Fire Separation Regulations and other applicable codes;
 - 2. The Property complies with all Setbacks for Structures above Final Grade;
 - 3. As a condition of approval, the Property Owners will record a deed restriction with the Office of the County Recorder that allows for the perpetual access and Use of the Shared Parking Structure;
 - 4. If an easement must be vacated to allow construction of a Shared Parking Structure, the Applicant submits evidence demonstrating that the easement can be vacated or relocated without affecting service to the adjacent Lots. Any easement vacation or relocation agreement must be recorded with the Office of the County Recorder prior to the issuance of a Building Permit for a Shared Parking Structure; and
 - 5. The Area above the Shared Parking Structure is restored to comply with the landscaping requirements of the Historic District Design Guidelines and Section 15-5-5(N).
 - 6. Shared Parking Structures are exempt from Section 15-3-8(C).

- E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved Garage or approved Parking Area.
- F. Turning radii are subject to review by the City Engineer as to function and design.
- G. See Chapter 15-3 Off Street Parking for additional parking requirements.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 2020-42 on 9/17/2020

15-15-1 Definitions

...

SHARED PARKING STRUCTURE. A fully enclosed shared Structure that is below Existing Grade on two (2) or more separate Properties for joint Use by the businesses or residents on those Properties. Shared Parking Structures must comply with Fire Separation Regulations per the applicable codes at the time of application.

...

15-15-2 List of Defined Terms

...

Shared Parking Structure

...

What - from a Historic preservation standpoint - best preserves the Historic integrity: A street-facing garage under a Historic home, or a below-grade parking structure at the rear of the property?

The City's view on the preservation of historic integrity in relation to the construction of parking facilities (driveways and garages) beneath and adjacent to historic homes, which may sometimes involve alterations to topography, is embedded in several sections of the design guidelines.

15-13-2.B.1.b(i): Maintain the natural topography and original grading of the site when and where feasible.

15-13-2.B.1.b(ii): The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.

15-13-2.B.1.g(iii): When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted.

15-13-2.B.1.g(iv): Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible.

15-13-2.B.1.g(v): When locating driveways, the existing topography of the building site and significant site features should be minimally impacted.

15-13-2.B.1.g(vii): Shared driveways should be used when feasible.

15-13-2.B.5.b(i): A new foundation or basement addition shall not raise a historic structure more than two feet from the original floor elevation. Historic buildings on downhill lots may be raised to accommodate a basement garage addition provided 1) access to the garage is from a side or rear yard, 2) the ground floor of the historic building is not raised above finished road grade adjacent to the primary façade, and 3) the integrity and character of the structure will not be destroyed by raising the historic structure more than two feet above its original height above grade.

15-13-2.B.5.b(ii): A basement garage addition shall not extend beyond the exterior wall planes of the historic structure's primary secondary facades. In limited situations, site setbacks and topography may allow for a projecting garage without adversely affecting the historic character of the structure. In these cases, a stepped design with an associated site grading and landscaping plan may be considered.

With these guidelines in mind, the construction of a street-facing garage under a historic structure is allowed in the HRM provided the structure is lifted no more than 2 feet and grade is minimally impacted. This is logically possible only on lots that already have a moderate to large change in grade across the lot, allowing for a garage opening on the façade (on an uphill lot) or at the rear of the building (on a downhill lot).

The scenario that would best preserve historic integrity is clearly stated in 15-13-2.B.1.g(iv): locating parking areas, including garages (whether beneath a structure or detached) in the rear yard and behind the wall plane of the primary structure, accessed by a driveway in the side yard (shared when possible). Although not overtly stated, the construction of a below-grade garage (either detached or beneath a residential building) on a flat lot was not envisioned or addressed in the guidelines because of

the impacts it would have on the historic integrity of the site (through changes in topography) and/or the historic building (through requiring changes of greater than 2 feet in elevation above grade).

Looking at Historic structures citywide, parking structures under Historic properties are allowed. What does that do to the Historic integrity? How does a driveway to the side of the Historic structure compare? Are there any mitigating factors that can be put into place?

Again, the City's view is contained in the Design Guidelines listed above. It is always preferred that a side yard driveway be constructed if possible and a detached garage built at the rear of a lot. Given small lot sizes, however, this is rarely practicable and non-original single-car garages beneath historic houses are common. These are typically on uphill lots where the change in grade naturally elevates the house above the street and allows for a garage and driveway of acceptable slope. Houses are commonly raised up to two feet, as permitted in the guidelines, to assist in this even further. Although this scenario is permitted and is very common, a new garage beneath a historic house still has a very large impact on the historic integrity of the sites and the building, made acceptable in the eyes of the City because of the extreme parking challenges on its narrow streets and the difficulty of implementing the preferred option (i.e., locating a detached garage at the rear of a property, approached by a driveway in the side yard). The guidelines do not contemplate scenarios in which garages are built below grade on flat lots (either beneath the house or detached) because the change in grade would unacceptably alter the historic topography of the site.