



**PARK CITY PLANNING, ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
January 13, 2022**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Department Administrative Public Hearing of Park City, Utah will hold its Planning, Administrative Public Hearing at the Marsac Building, 445 Marsac Ave, Park City, UT in the Planning Department conference room for the purposes and at the times as described below on Thursday, January 13, 2022.

REGULAR AGENDA - 12:00 PM

1063 Empire Avenue - Historic District Design Review - The applicant is proposing to add a dormer to the north roof top of a Significant structure that matches the size and scale of the existing dormer on the south side of the structure. PL-21-04898

[1063 Empire Avenue HDDR Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Proposed Plans and Elevations](#)

[Exhibit C: Historic Site Inventory Form](#)

[Exhibit D: Physical Conditions Report 2016](#)

[Exhibit E: Historic Preservation Plan 2022](#)

[Exhibit F: Physical Conditions Reprot 2022](#)

[Exhibit G: Pictures](#)

890 Main Street - Administrative Conditional Use Permit - The Applicant Proposes a Temporary tent enclosure on the Mustang Restaurant patio in the Historic Recreation Commercial (HRC) Zoning District from January 21 through January 26, 2022 to be used as a reception area for events during the Sundance Film Festival.
PL-21-05116

[Memo to File - Application Withdrawn](#)

201 Heber Avenue - Administrative Conditional Use Permit - The Applicant Proposes a Temporary tent outside the Courchevel Bistro in the lower plaza in the Historic Recreation Commercial (HRC) Zoning District from January 17 through January 25, 2022 to accommodate a branding lounge during the Sundance Film Festival.
PL-21-05119

[Memo to File - Application Withdrawn](#)

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.

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

Planning Department Staff Report



Subject: 1063 Empire Avenue
Application: PL-21-04989
Author: Makena Hawley, Planner II
Date: January 13, 2022
Type of Item: Administrative – Historic District Design Review

PLANNING DEPARTMENT

Recommendation

Staff recommends the Planning Director (1) review the proposed plans to construct a dormer to the north side of the Significant structure of the same size and scale to the existing dormer on the south side at 1063 Empire Avenue, (2) conduct a public hearing, and (3) consider approving the Historic District Design Review based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Joe Paunovich
Location: 1063 Empire Avenue
Zoning District: Historic Residential (HR-1) District
Adjacent Land Uses: Single Family Dwellings; Duplex Dwellings
Reason for Review: The Planning Department reviews and approves all Historic District Design Review applications associated with a Building Permit to build or modify any Building located within the Historic District.

Acronyms

HDDR Historic District Design Review
HR-1 Historic Residential 1 (HR-1) Zoning District
HSI Historic Sites Inventory
LMC Land Management Code

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

Background

The applicant is proposing to add a dormer to the north rooftop of a Significant structure that matches the size and scale of the existing dormer on the south side of the structure. The subject property, located at 1063 Empire Avenue, lies within the Historic Residential 1 (HR-1) District and is Lot one (1) of the two (2) lot, Floden Subdivision plat, recorded in 2004. The existing home is listed on the Historic Sites Inventory as a Significant site from the Mature Mining Era (1894 -1930). There are several previous Planning Department applications for this property.

- In 2004, 1063 Empire (Lot 1) and 1055 Empire (Lot 2) completed a plat amendment, now known as the Floden Subdivision Plat.
- In 2014, an HDDR application was submitted to add a garage, remove the rear

non-historic addition, and build a compliant addition. The structure had already gone through numerous remodels and additions including residing of the historic siding, replacement of all original windows, the front porch had been enclosed, and a non-historic addition had been added to the rear. However, the applicant ended up withdrawing the application due to costs.

- In 2016, the property completed an HDDR and received a Building permit that included lifting the house to insert a garage and basement underneath the Significant structure, remodeling and restoring the Historic house, and adding a rear addition to the house. Included in the project scope was reconstructing the existing roof to meet structural requirements of code and bringing the roof back to its historic form. The project was approved and completed. Details and specific information can be found in file PL-16-03154.
- On December 15, 2021, the Design Review Team (DRT) reviewed the proposal to add a dormer to the north side of the historic home. Items arose that the dormer was minimized visually from the primary public right of way and was it matched the existing dormer on the south side of the Historic Structure. The southern dormer is visible from the 1940 tax photo on the HSI.

Analysis

(I) The proposal complies with the HR-1 Zoning District Requirements outlined in [LMC § 15-2.2-3](#).

The Applicant proposes to add a dormer to the north side of the Significant structure, matching the existing historic dormer on the south side. The proposal complies with HR-1 Zoning District requirements found in LMC chapter [15-2.2](#). The proposal does change the existing Setbacks, Lot Size, Building Footprint, Building Height, Final Grade, interior height, or contributing Roof Pitch.

According to the HSI, the roofing material has had significant changes. Through the Physical Conditions Report the Applicant noted the roof framing is new engineering lumber completed between 2016 and 2020 as set forth in the plans completed by the prior builder, using photos as evidence of the new materials utilized for the roof structure (Exhibit F & G).



Proposed dormer addition to match existing southern dormer.

(II) The proposal meets the standards of the Design Guidelines for Historic Residential Sites outlined in the LMC § [15-13-2](#).

A. Universal Guidelines	Analysis of Proposal
Universal Guideline No. 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 proposal retains the structures historic use by remaining residential.
Universal Guideline No. 2 Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.	Complies; the proposal minimally alters the roof's historic form.
Universal Guideline No. 3 The historic exterior features of a building should be retained and preserved.	Complies; no other portions of the historic structure shall be altered and thus retained and preserved.
Universal Guideline No. 4 Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with properties of similar design, age, and detailing.	Complies; constructed in a manner similar to other historic structures. No missing historic elements are known or proposed to be reconstructed. The original roof form and pitch is still visible.
Universal Guideline No. 5 Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element	Not Applicable. The full scope of the applicants proposal is to add a dormer on the roof that has been replaced in a recent remodel.

should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in design, dimension, texture, material and finish.	
Universal Guideline No. 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 proposal will not substantially alter any existing historic features.
Universal Guideline No. 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 proposal does not substantially modify or alter the original building design.
Universal Guideline No. 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 proposal does not include treatments that could be potentially harmful to the historic structure.
Universal Guideline No. 9 New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the	Complies; the proposed addition of the dormer is in keeping with the historic structure and is compatible in materials, features, size, scale, and proportion.

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.	
Universal Guideline No. 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 proposed new addition of the dormer will be constructed so that if it was removed in the future the essential form and integrity of the historic property and its environment can be restored.

Department Review

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

Notice

Staff posted notice to the property on December 28, 2021. Staff mailed courtesy notice to property owners within 100 feet on December 28, 2021. Staff published notice on the City's Website and City Hall on December 30, 2021.

Public Input

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

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans and Elevations
Exhibit C: Historic Site Inventory Form
Exhibit D: Physical Conditions Report 2016
Exhibit E: Historic Preservation Plan 2022
Exhibit F: Physical Conditions Report 2022
Exhibit G: Pictures



Planning Department

January 13, 2022

Joe Paunovich
1063 Empire Avenue
Park City, UT 84060
(310) 924-1994

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1063 Empire Avenue

Zoning District: HR-1 Zoning District

Application: Historic District Design Review

Project Number: PL-21-04898

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: February 14, 2022

Project Summary: The applicant is proposing to add a dormer to the north roof top of a Significant structure that matches the size and scale of the existing dormer on the south side of the structure.

Action Taken

On January 13, 2022, the Planning Director conducted a public hearing and approved the proposal to add a dormer to the north roof top of a Significant structure that matches the size and scale of the existing dormer on the south side of the structure, according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 1063 Empire Avenue.
2. The site is located within the Historic Residential-1 (HR-1) Zoning District.
3. The site at 1063 Empire Avenue is listed on the Historic Sites Inventory.
4. The structure is located on Lot 1 of the Floden Subdivision Plat.
5. The structure completed an HDDR in 2016 that lifted the house to insert a garage and a basement, as well as a rear addition under the file PL-16-03154.



Planning Department

6. Staff reviewed the HDDR application according to LMC Chapter 15-3, *Design Guidelines for Historic Districts and Historic Sites*.
7. Staff reviewed the application per LMC § 15-13-2, *Design Guidelines for Historic Residential Sites in Historic Districts* and LMC Chapter 15-2.2, *Historic Residential-1 (HR-1) District*. Staff posted public notice on site on December 28, 2021 and sent notice to property owners within 100 feet on December 28, 2021. A public hearing was held on January 13, 2022.

Conclusions of Law

1. The proposal complies with Land Management Code Chapter 15-2.2, *Historic Residential-1 (HR-1) District* and LMC § 15-13-2, *Design Guidelines for Historic Residential Sites in Historic Districts*.

Condition of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved January 13, 2022 by the Planning Department. 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 addition of the north dormer shall match the size and scale of the existing dormer on the south side of the Significant Structure.
3. If the Applicant does not obtain a complete building permit by February 14, 2022, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
4. The Applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope-of-work shall be submitted in writing for review in accordance with the applicable standards by the Planning Director prior to construction.
6. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
7. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR



Planning Department

architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved prior to construction.

8. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
9. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
10. New construction activity shall not physically damage nearby Historic Sites.
11. New materials should reflect the character of the Historic District.
12. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
13. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
14. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and Fully Shielded, and 3,000 degrees Kelvin or less. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
15. Construction waste should be diverted from the landfill and recycled when possible.
16. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
17. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5059 or email Makena.hawley@parkcity.org.

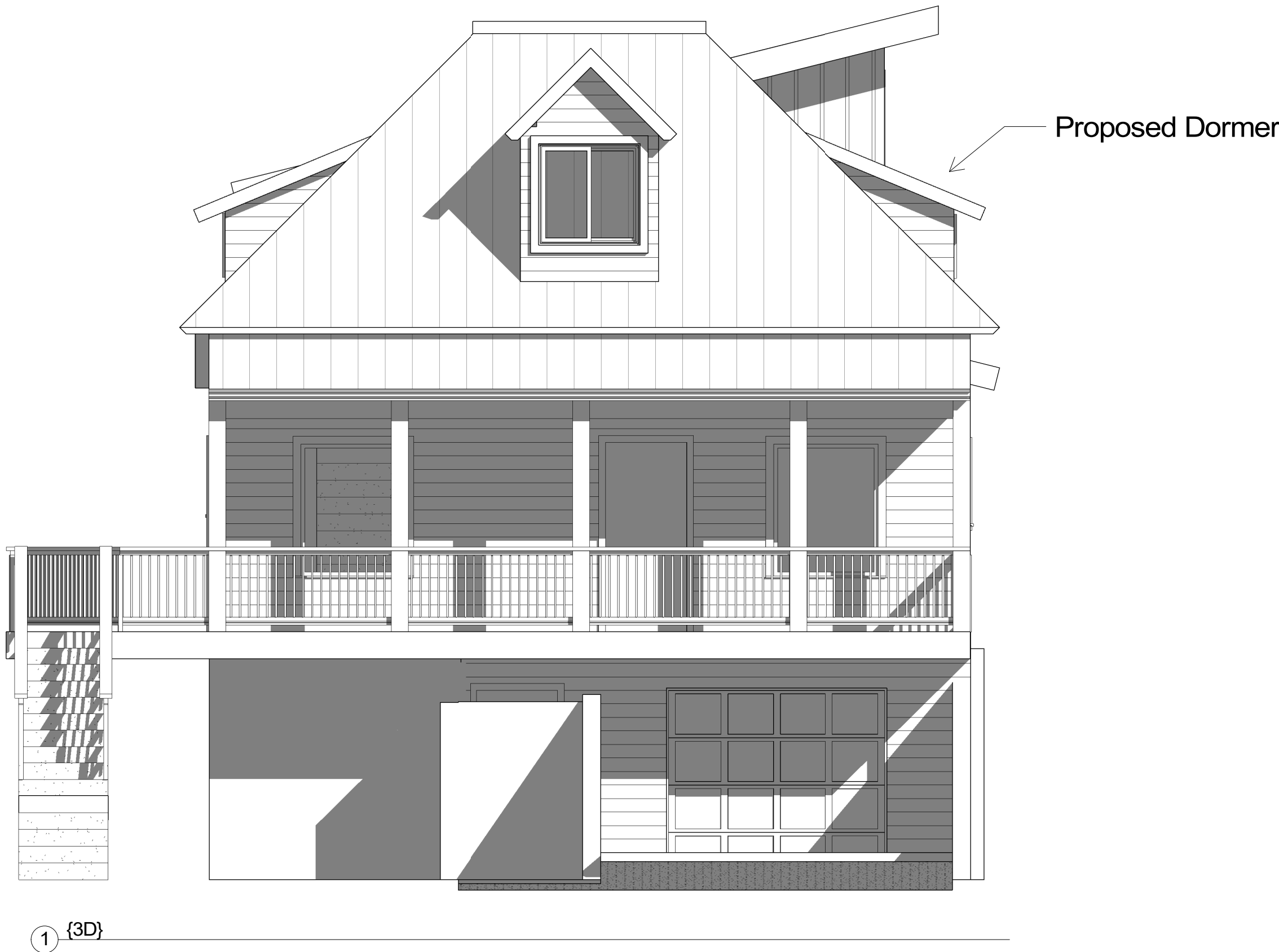
Sincerely,



Planning Department

Gretchen Milliken, Planning Director

CC: Makena Hawley, Planner II



Scope of Work

- 1. Add New Dormer to Existing 2nd Floor Master Bathroom.
- 2. Relocate Shower, Vanity, Toilet & Bathroom Door as shown on plan.
- 3. Relocate Split Unit.

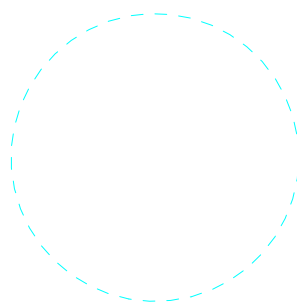
Wasatch Home
Design LLC
DRAFTING & DESIGN SERVICES
435.640.5773
chris@wasatchhomedesign.com

ALL CONSTRUCTION SHALL COMPLY WITH
LOCAL ORDINANCES AND 2015 IRC BUILDING
CODES.

GENERAL CONTRACTOR

COMPANY Light-House Enterprises
ADDRESS
PHONE 801 643 0969
FAX
EMAIL infoforremodel@gmail.com

ENGINEER



Joe Paunovich
Remodel
1063 Empire Ave, Park City, Ut
84060

CONSTRUCTION MITIGATION NOTES

- 1. CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).
- 2. MUD TRACKED OUT ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY.
- 3. THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER.
- 4. REFER TO PARK CITY ENGINEERING DEPT. DRIVEWAY INSPECTION CHECKLIST FOR INFORMATION ON THE FOLLOWING REQUIRED INSPECTIONS:

Dust suppression control: avoidance of excavation during periods of high wind directed toward neighbors, use of water to keep down dust & covering trucks to minimize dust while hauling, etc.

Surface water shall drain away from the house at all points. Direct the drainage water to the street or to an approved drainage course but not onto neighboring properties. The grade shall fall a minimum of 6 inches within the first 10 ft. IRC R401.3

VICINITY MAP



SYMBOL LEGEND

- 110 Volt Outlet
- 110 Volt Arc Fault circuit
- Ground Fault circuit interrupter
- Weather proof Ground Fault circuit interrupter
- 220 Volt Circuit
- Single pole Light Switch
- 3 Way Light Switch
- 4 Way Light Switch
- 3 Way Light Switch Dimmer
- Fan
- Exterior Light Fixture
- Bathroom Vanity Light
- 6" Recessed Light Fixture
- Smoke Detector
- Carbon Monoxide Detector
- 2 X 4 LED Light Fixture
- Section View

SHEET INDEX

SHEET NUMBER	SHEET NAME
A100	Cover Sheet
A101	Second Floor Plan
A102	Roof Plan
A103	Elevations
A104	Building Sections
E100	Second Floor Electrical
S100	Structural Engineering

REVISIONS

Cover Sheet

PROJECT INFO

PROJECT NUMBER 72120
PROJECT ISSUE DATE 10/22/2021
DRAWN BY CFR
CHECKED BY CFR

SHEET NUMBER 1 OF 7

A100

SCALE 1/4" = 1'-0"

Wasatch Home
Design LLC

Drafting & Design Services

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chris@wasatchhomedesign.com

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CODES.

GENERAL CONTRACTOR

COMPANY Lighthouse Enterprises

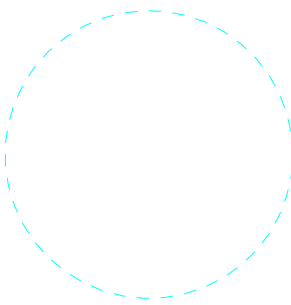
ADDRESS

PHONE 801 643 0969

FAX

EMAIL infoforremodel@gmail.com

ENGINEER



Joe Paunovich
Remodel

1063 Empire Ave, Park City, Ut
84060

REVISIONS

Second Floor Plan

PROJECT INFO

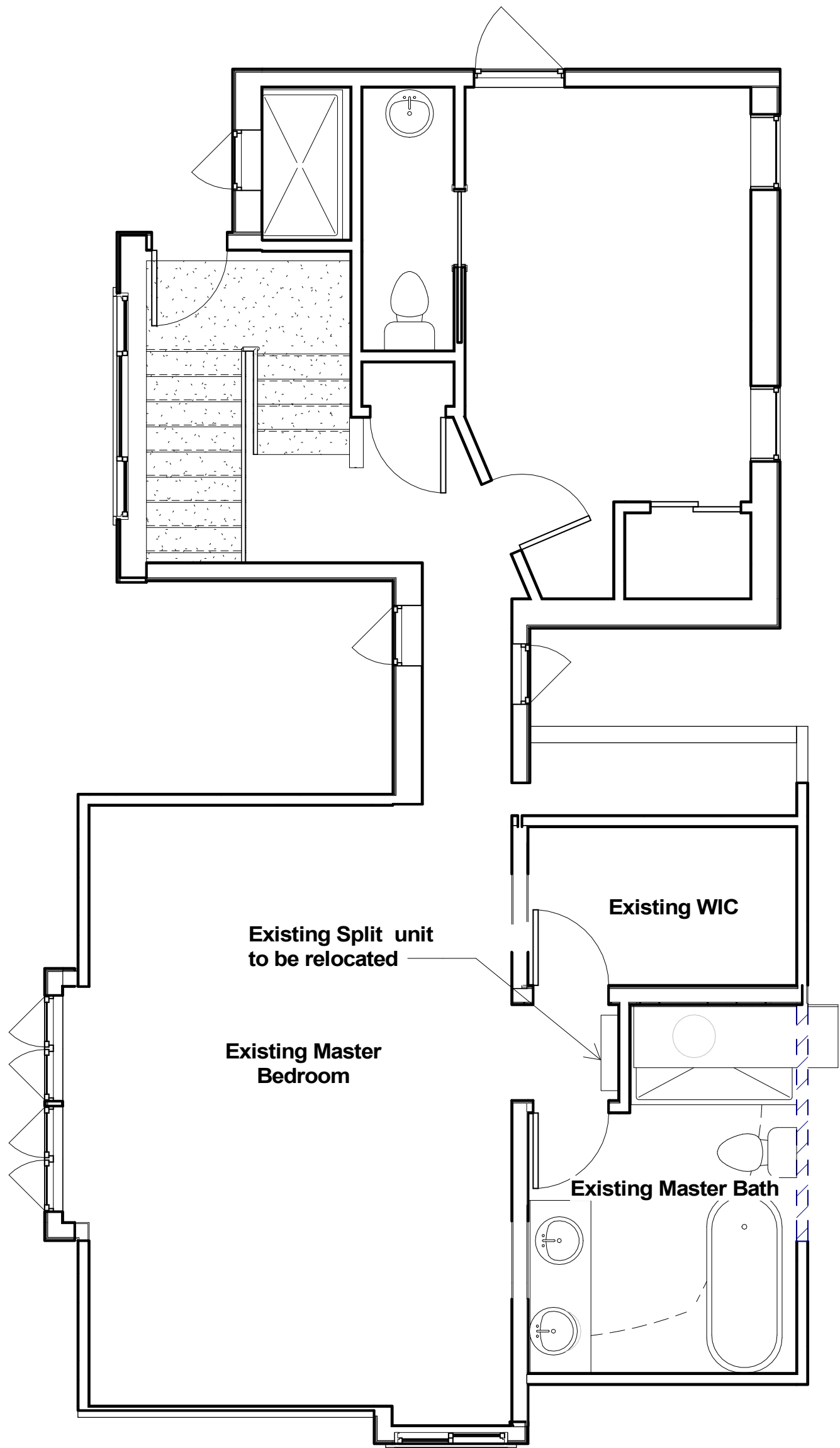
PROJECT NUMBER 72120
PROJECT ISSUE DATE 10/22/2021
DRAWN BY CFR
CHECKED BY CVO

SHEET NUMBER 2 OF 7

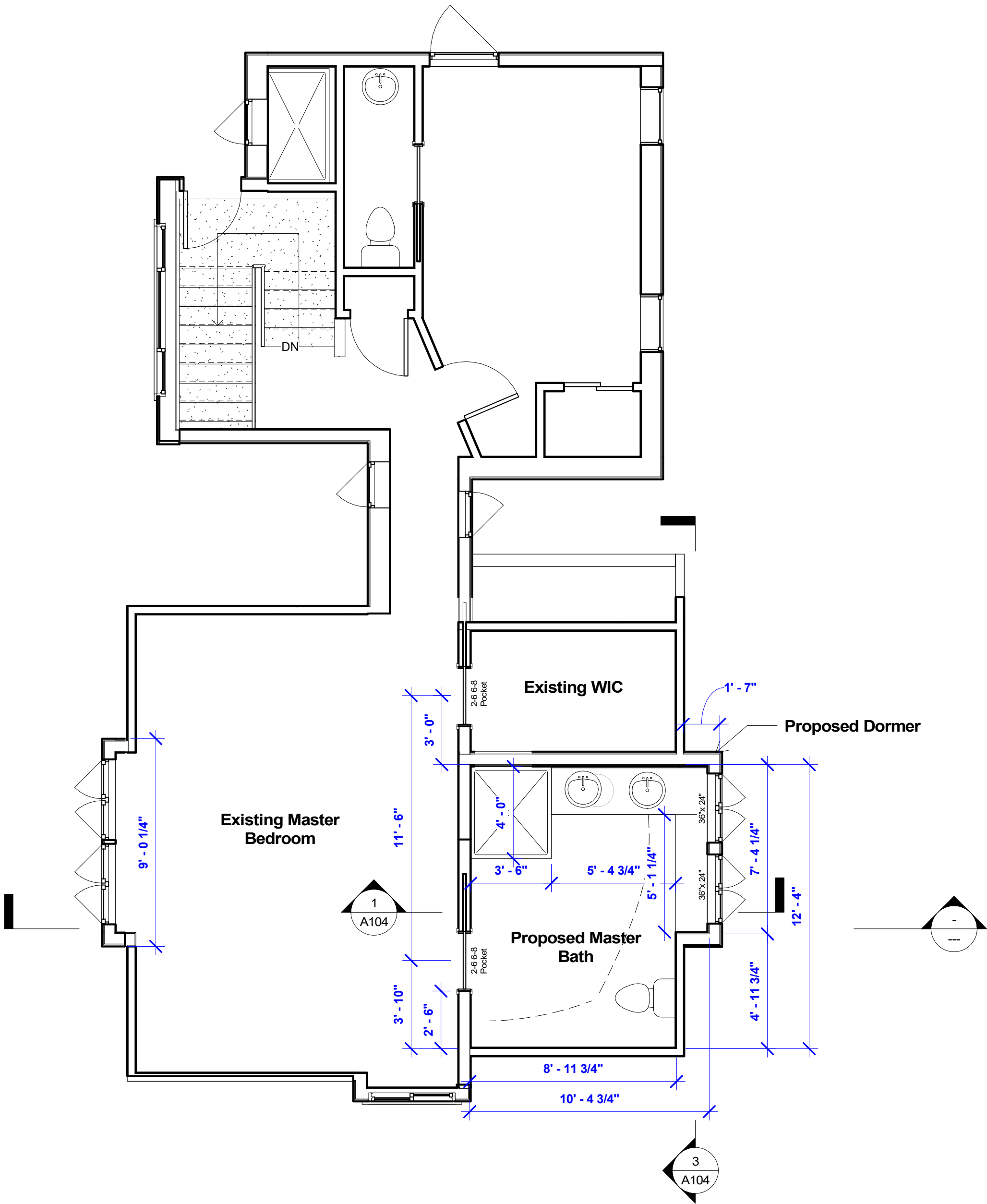
A101

SCALE 1/4" = 1'-0"

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5 Existing Master Bath Rm
1/4" = 1'-0"



1 Proposed Master Bath Rm
1/4" = 1'-0"

Wasatch Home
Design LLC

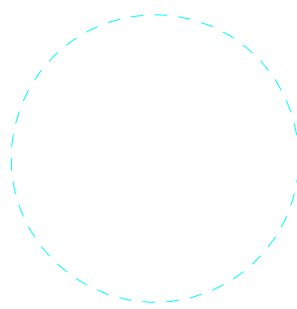
Drafting & Design Services
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ENGINEER



Joe Paunovich
Remodel

1063 Empire Ave, Park City, Ut
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REVISIONS

Roof Plan

PROJECT INFO

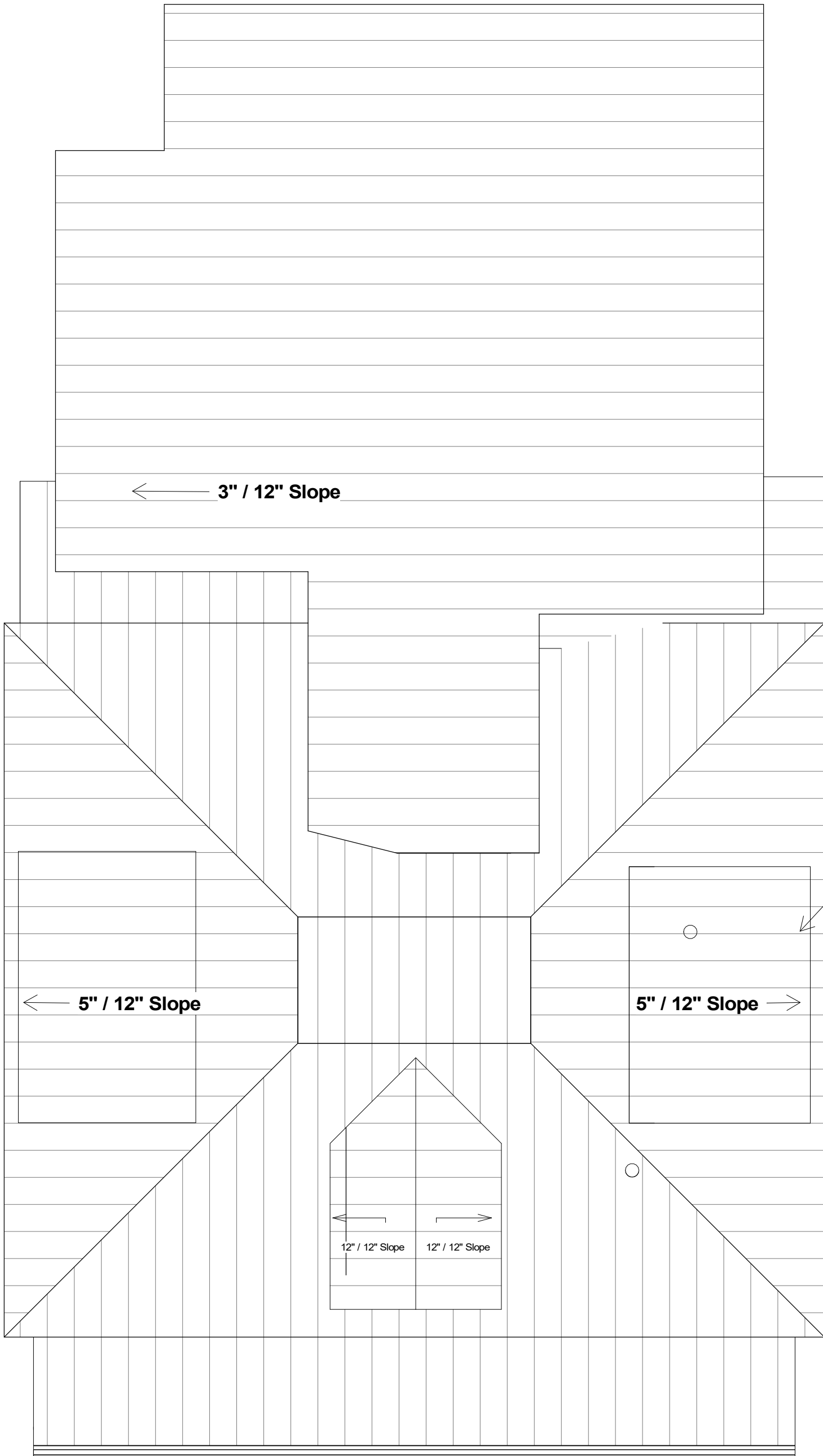
PROJECT NUMBER 72120
PROJECT ISSUE DATE 10/22/2021
DRAWN BY CFR
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SHEET NUMBER 3 OF 7

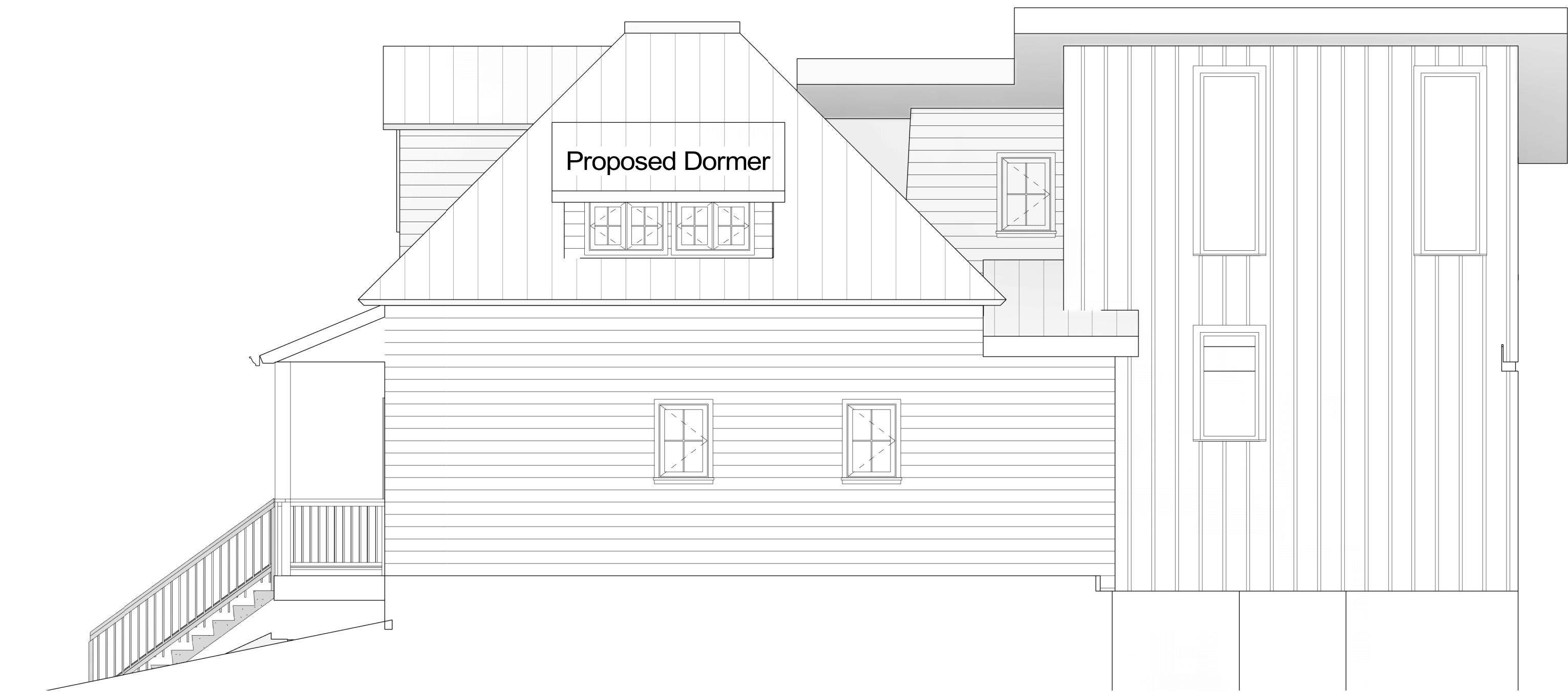
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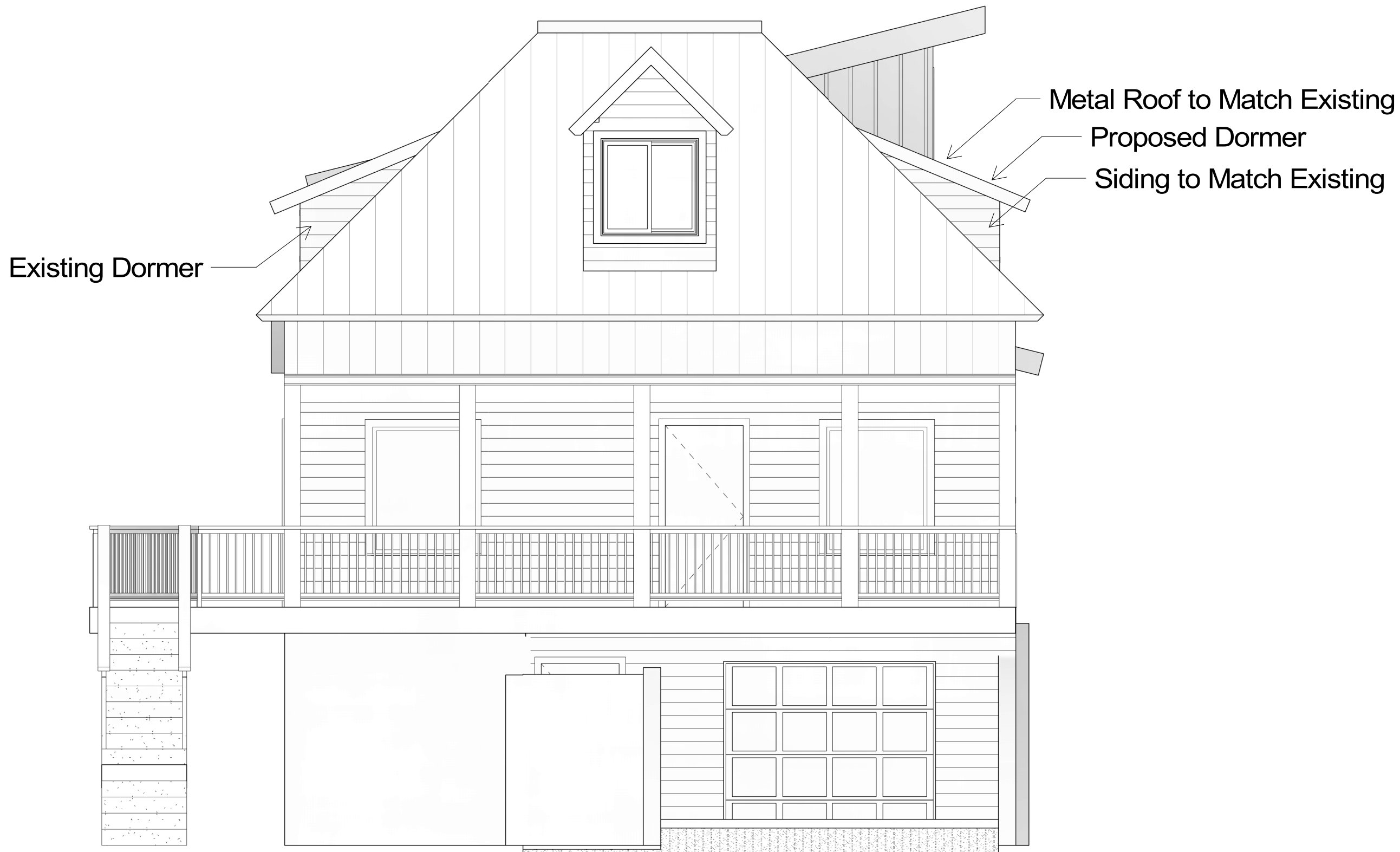
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1 Roof Plan
1/4" = 1'-0"



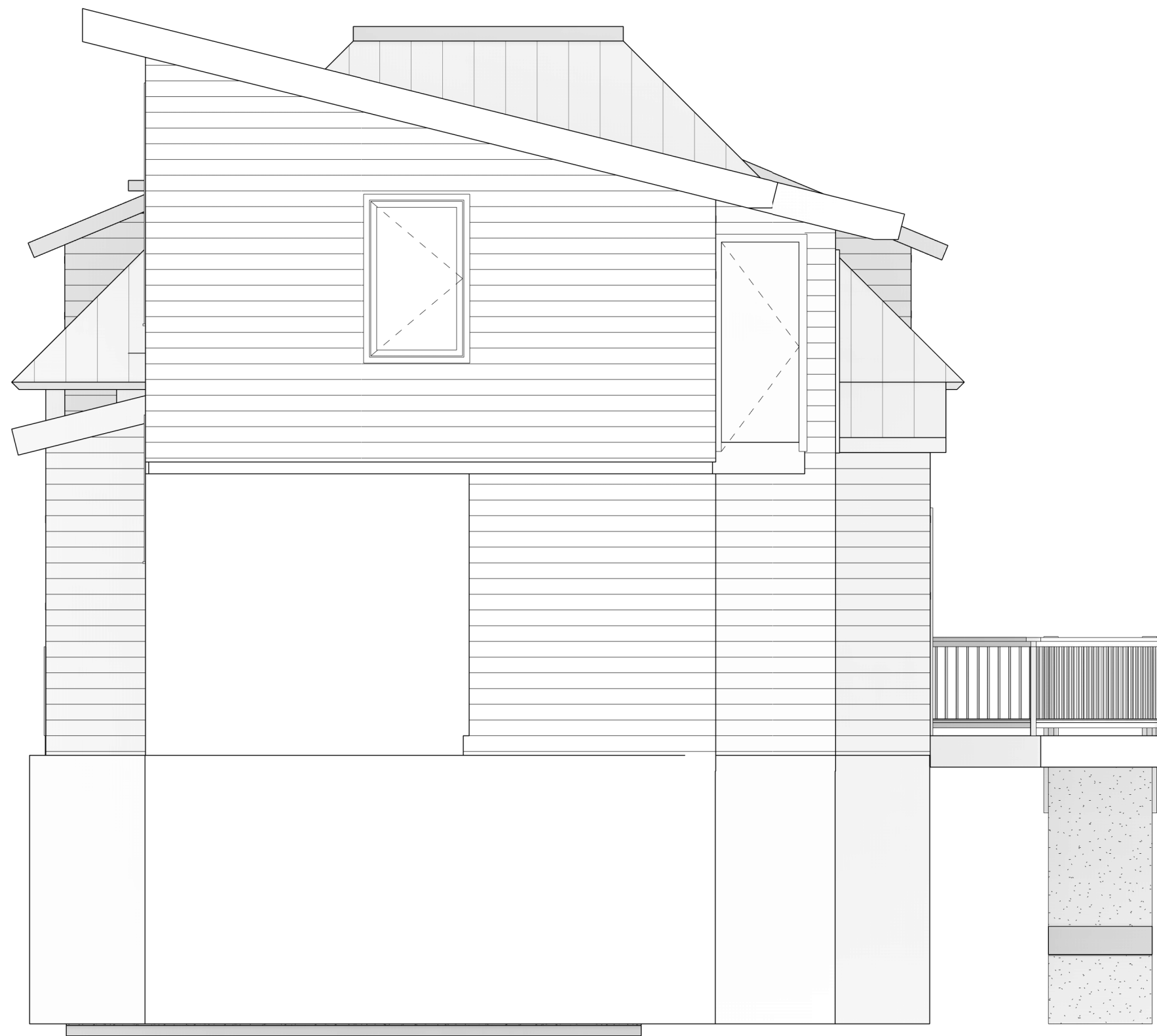
④ North
1/4" = 1'-0"



② East
1/4" = 1'-0"



③ South
1/4" = 1'-0"



① West
1/4" = 1'-0"

Wasatch Home Design LLC

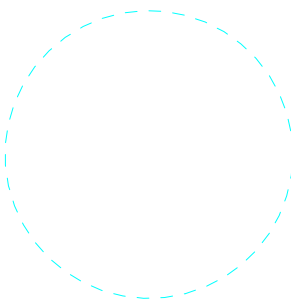
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ALL CONSTRUCTION SHALL COMPLY WITH
LOCAL ORDINANCES AND 2015 IRC BUILDING
CODES.

GENERAL CONTRACTOR

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ENGINEER



Joe Paunovich Remodel

1063 Empire Ave, Park City, Ut
84060

REVISIONS

Elevations

PROJECT INFO

PROJECT NUMBER 72120
PROJECT ISSUE DATE 10/22/2021
DRAWN BY CFR
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SHEET NUMBER 4 OF 7

A103

SCALE 1/4" = 1'-0"

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Design LLC

Drafting & Design Services

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chris@wasatchhomedesign.com

ALL CONSTRUCTION SHALL COMPLY WITH
LOCAL ORDINANCES AND 2015 IRC BUILDING
CODES.

GENERAL CONTRACTOR

COMPANY Light-House Enterprises

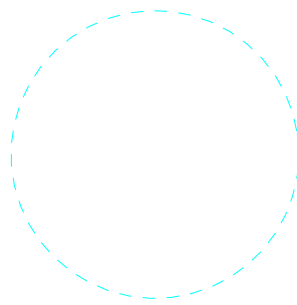
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1063 Empire Ave, Park City, Ut
84060

REVISIONS

Building Sections

PROJECT INFO

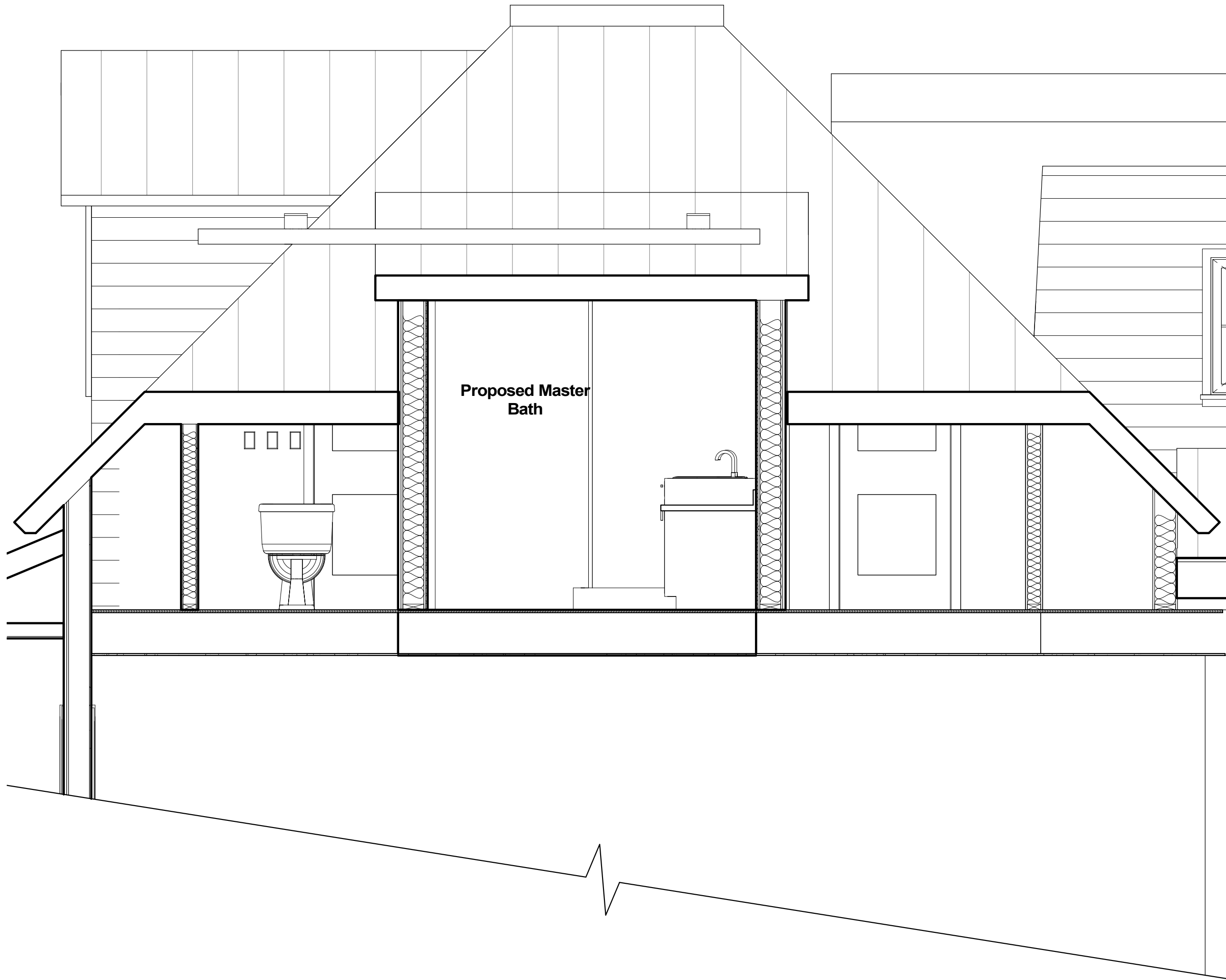
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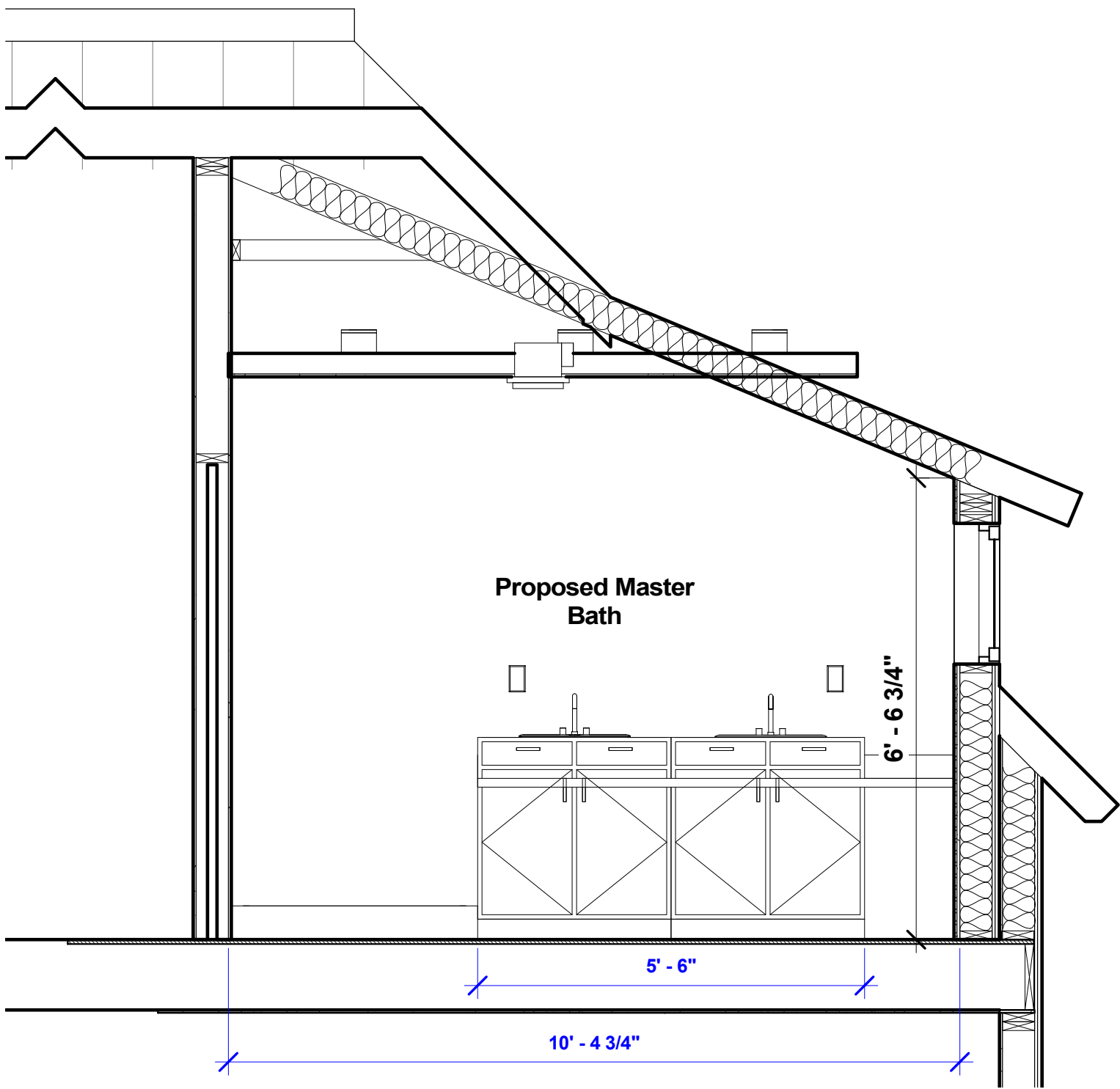
A104

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3 Section 5
1/2" = 1'-0"



1 Vantiy Head Height
1/2" = 1'-0"

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, c}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^f	FLOOR R-VALUE	BASEMENT ^e WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13			
2	0.40	0.65	0.25	38	13	4/6	13			
3	0.32	0.55	0.25	38	20 or 13+5 ^h	8/13	19	5/13 ^f		5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.30	NR	NR	49	20+5 ^h or 13+10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5 ^h or 13+10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19

NR = Not Required. For 5: 1 foot = 304.8 mm.

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. **Exception:** In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

d. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.

e. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

f. There are no SHGC requirements in the Marine Zone.

g. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.

h. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.

i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

j. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1063 EMPIRE AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: FLODEN-1

Current Owner Name: MURPHY RORY

Parent Parcel(s): SA-296; SA-297

Current Owner Address: 2440 IRON MOUNTAIN DR; PARK CITY, UT 84060-6559

Legal Description (include acreage): LOT 1 FLODEN SUBDIVISION CONT 2812 SQ FT OR 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: Hipped Roof of "Pyramid" House

No. Stories: 1 ½

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

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

General Condition of Exterior Materials:

Researcher/Organization: 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.):

Site: Cement retaining wall and entry stairway

Foundation: Appears to be cement, but unable to verify based on photo alone

Walls: Drop-novelty wood siding and tri; unable to verify if any of the exterior siding is original. Wooden porch supports and railings

Roof: Metal shingle material.

Windows: Sliding vinyl windows

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): Full front porch in tax photo has been altered by 1995 photo as half of porch has been built out onto for interior purposes. This shift has altered the front door entrance from front-facing to side-facing, yet it is still oriented towards porch access. Essence of historical character of form remains, despite significant changes in window shape and style, roofing material, and porch railing detail. Large deck has been constructed to the south of the main building.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot exhibits a slight slope downwards towards the front elevation of property. Wooden beam retaining wall seen in tax photo has been altered to a cement retaining wall by 1995 photo. House is recessed at least 20 feet from street edge of property, with planted natural shrubs and grasses throughout the landscape. The lilac bush on corner of front elevation appears in all photos available. The 1907 Sanborn map indicates a large accessory building to the rear of the house. Its current condition--if extant--was not assessed for the purposes of this site form.

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 the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent of and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)Date of Construction: c. 1904¹Builder: ☒ Not Known ☐ Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

- Photo No. 1:** East elevation (primary façade). Camera facing west, 2006.
Photo No. 2: East elevation (primary façade). Camera facing west, 1995.
Photo No. 3: East elevation (primary façade). Camera facing west, c. 1940 tax photo.

¹ Summit County Recorder.

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









PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Curt Gackenback Residence
ADDRESS: 1063 Empire Avenue
Park City, UT 84060

TAX ID: FLODEN-1 OR
SUBDIVISION: Snyders Addition to Park City Survey OR
SURVEY: _____ LOT #: North 1/2 of 15 & 16 BLOCK #: 28
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Curt Gackenback
MAILING _____
ADDRESS: _____

PHONE #: () - FAX #: () -
EMAIL: _____

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray, Architect
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.

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

1. Site Design

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

Element/Feature: Site Topography and Landscaping

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

Estimated date of construction: Varies

Describe existing feature:

The property slopes uphill from northeast to southwest off Empire Avenue. From front property line to back property line is 75' and slopes uphill approximately 15'.

A wood deck wraps the south corner of the house and continues back for about 14 feet. There are mature evergreen and deciduous trees and shrubs at the front (northeast) back (southwest) and right (northwest) sides of the house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 11,12,13,14,15

Illustration Numbers: 1,5,6,7,8



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: **Foundation and framing**

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

Estimated date of construction: **Varies**

Describe existing feature:

There is a partial basement with concrete foundation at the front historic portion of the home. The basement appears to have been dugout and foundation has been modified and repaired over time using concrete and concrete masonry. The back portion of the home is supported by wood piers on stacked stone.

The addition at southwest corner appears to be on a monolithic slab. To be field verified.

Floor framing runs front to back and is 2"x8" wood.

Exterior walls are 1" x 10" skip plank over 2"x 24" studs @24" o.c.

Roof framing was not visible at time of inspection. Assumed to be 2"x4" rafter framing. To be field verified.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is no evidence of below grade foundations below the piers.
 Some of the floor main level floor joists have been sistered to add strength.

Photo Numbers: **24,25,26**

Illustration Numbers: **2**



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: Main Roof and Dormers

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: Varies

Describe existing feature:

The roof form of the historic home is a 12:12 pitch hip roof with flat roof at top.

There have been additions to roof at front and back of home. A 9:12 pitch shed roof has been added where the north portion of the front entry deck was converted to living space. Shed roofs have been added to the back of the home The north portion is 6:12 pitch and the south portion is 4:12 pitch.

There are 3 dormers. A gable at front of home, A shed at left side, and a gable at the rear. All dormers appear to have been added on at different times. The most recent being the the rear gable dormer which was probably added in the 1980's.

The entire roof is aluminum shingle which has seen some wear but appears serviceable.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Overall the roof is in great condition with only a few of the aluminum shingles being bent or raised.

Photo Numbers: 10,11,12,13,14,15 Illustration Numbers: 5,6,7,8

4. Chimney

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

Element/Feature: **Brick Chimney**

This involves:

- ☒ An original part of the building
☐ A later addition

Estimated date of construction: **Circa 1904**

Describe existing feature:

there is a brick chimney at the flat roof of the historic structure.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Mortar at the exposed chimney has cracked and several of the bricks are loosely stacked. Chimney will be removed with renovations.

Photo Numbers: **10,11**

Illustration Numbers: **5,6,7,8**



5. Exterior Walls

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

Element/Feature: **Exterior Walls**

This involves:

☒ An original part of the building

☒ A later addition

Estimated date of construction: **Varies**

Describe existing feature:

1x7 horizontal wood drop siding (historic) over 1x10 skip planks over 2x4 studs @ 24" o.c.
A concrete masonry wall storage room has been added to south west corner of home.
Siding, trim and masonry has been recently painted and is in fair condition.
All historic windows and doors have been replaced.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **10,11,12,13,15**

Illustration Numbers: **5,6,7,8**



6. Foundation

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

Element/Feature: **Foundation**

This involves:

- ☒ An original part of the building
☒ A later addition

Estimated date of construction: **Varies**

Describe existing feature:

There is a partial basement with concrete foundation at the front historic portion of the home. The basement appears to have been dugout and foundation has been modified and repaired over time using concrete and concrete masonry. The back portion of the home is supported by wood piers on stacked stone. The addition at southwest corner appears to be on a monolithic slab. Needs to be field verified.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is no evidence of below grade footings at the pier area.

Photo Numbers: **24,25,26**

Illustration Numbers: **2**



7. Porches

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

Element/Feature: Entry Porch

This involves:

- ☒ An original part of the building
☒ A later addition

Estimated date of construction: Varies

Describe existing feature:

The north half of the historic east facing entry porch has been framed in and finished as additional living space. The south half of the porch remains and has a painted wood deck surface. The south leg of the historic entry porch has also been enclosed as living space. The porch deck is painted wood and in good condition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The enclosed portion to the north of the historic entry porch will be reclaimed as part of the open porch and the roof structure above the porch will be reconstructed in its historic form.

Photo Numbers: 10,11,12,15

Illustration Numbers: 1,3,5,6,8,9



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

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

Element/Feature: **MEP Systems**

This involves:

☐ An original part of the building

☒ A later addition

Estimated date of construction: **Varies**

Describe existing feature:

Forced air gas furnace gas water heater replaced 2000 – 2010 and appear serviceable. The electrical system was updated in 1970-1980 with Romex wiring and breaker box. Requires field verification.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

All MEP systems are to be replaced and upgraded to compliance.

Photo Numbers: _____ Illustration Numbers: _____

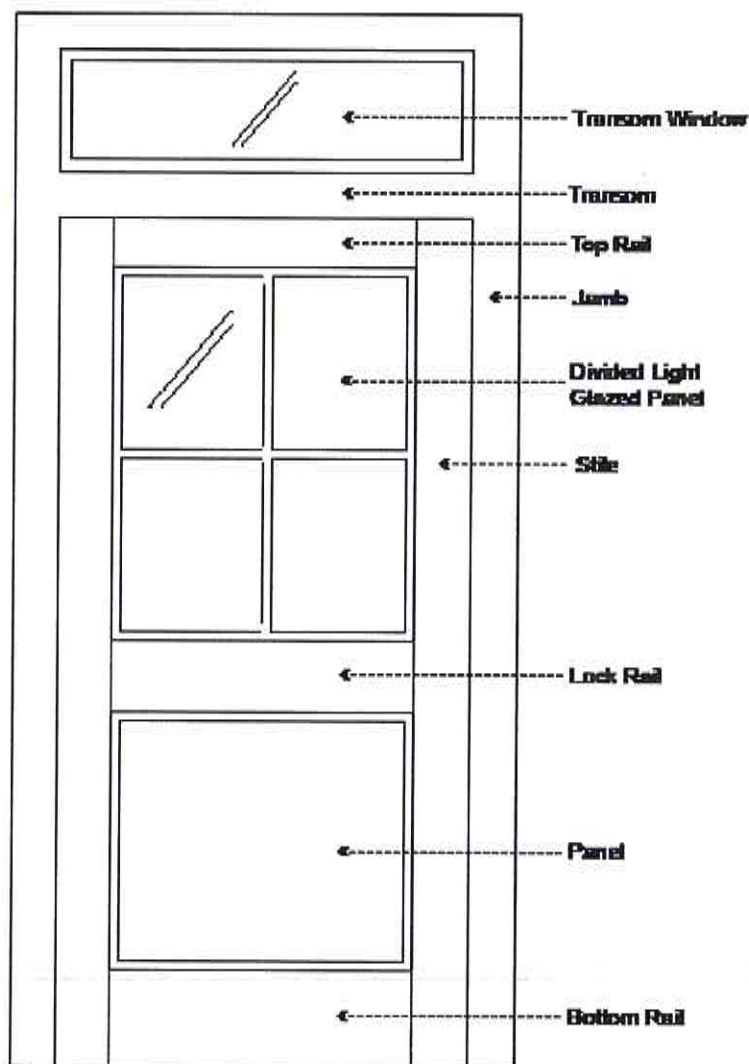


9. Door Survey

Basic Requirements

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

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



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

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: 0

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

Number of doors to be replaced: 1

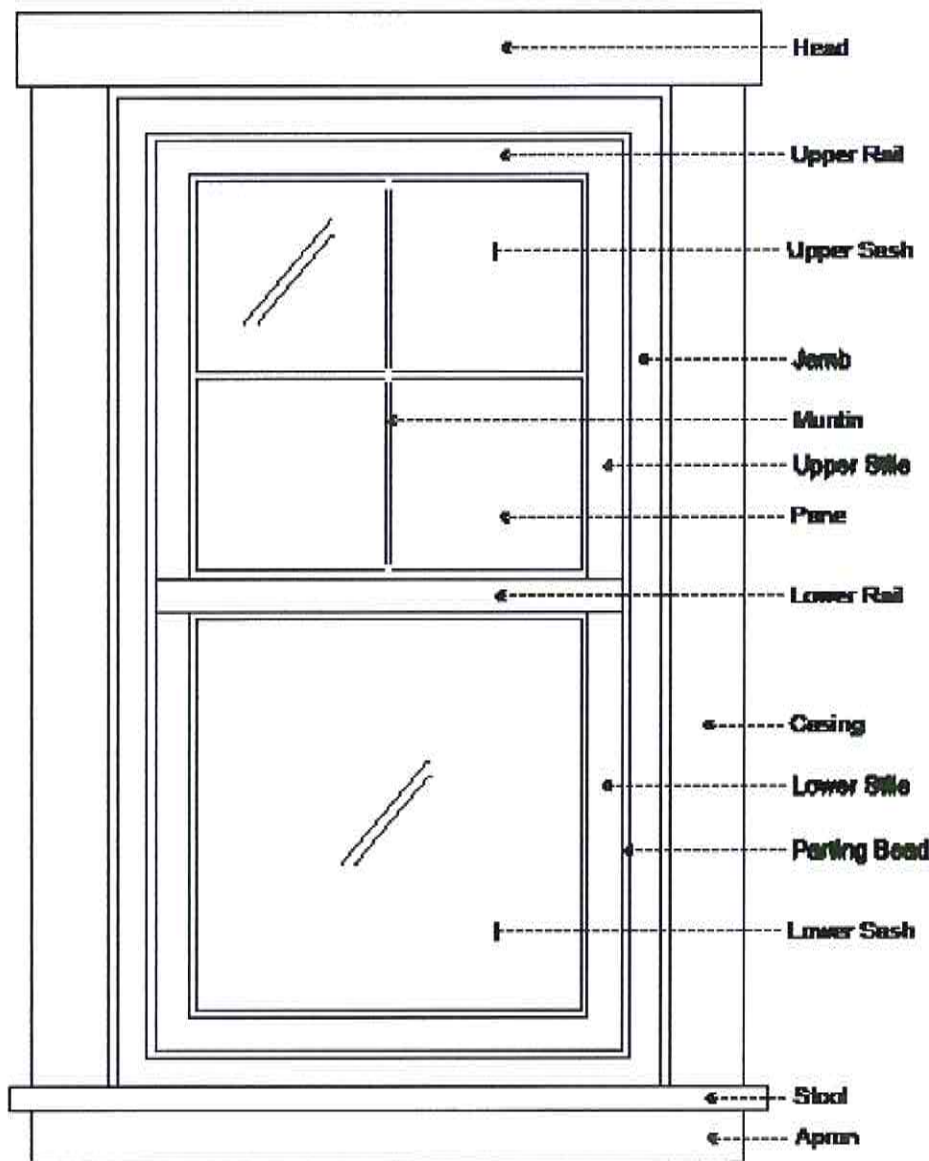
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
	Fair			
	Fair			
1	Excellent	To be removed with restoration	17	No
2	Excellent	To be replaced with restoration	18	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			



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.



Total number of window openings on the exterior of the structure: 10
 Number of historic windows on the structure: 0
 Number of existing replacement/non-historic windows: 10
 Number of windows completely missing: 0

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

Number of windows to be replaced: 7

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
A	Fair	Newer window to be removed	11	No
B	Fair	Newer window to be replaced	11	No
B	Fair	Newer window to be replaced	12	No
C	Fair	Newer window to be replaced	-	No
D	Fair	Newer window to be replaced	-	No
E	Fair	Newer window to be removed	-	No
F	Fair	Newer window to be replaced	15	No
G	Fair	Newer window to be replaced	11	No
H	Fair	Newer window to be replaced	12	No
J	Fair	Newer window to be replaced	12	No
K	Fair	Newer window to be removed	14	No
	Fair			
	Fair			

11. Interior Photographs

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

Element/Feature: Interiors

This involves:

- ☒ An original part of the building
☒ A later addition

Estimated date of construction:

Varies

Describe existing feature:

Essentially all of the historic interior finishes and trim have been replaced over time

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Interior will be gutted with renovation.

Photo Numbers: 20,21,22

Illustration Numbers: 3,4



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:

Joe Parnovich

ADDRESS:

1063 Empire Ave.
Park City, UT 84060

TAX ID:

FLOREN - 1

OR

SUBDIVISION:

OR

SURVEY:

LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME:

Joe Parnovich

PHONE #:

(310) 924-1994

FAX #: () -

EMAIL:

joeparnovich@gmail.com

Site Design

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

Element/Feature:

Site topography and Landscaping

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 N side yard will be graded to prevent water being directed toward the home and drainage lines and gravel sump to be added to capture run-off water/snow. Additionally, Utah native trees, shrubs and plants will be added to prevent further erosion. Drainage and plantings will also be added to south side yard to direct water to natural sump and prevent erosion.

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 and Framing

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 mirror image dormer of the left (south) dormer will be added to the (north) right of the house to allow for ventilation and light in bathroom.

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: Main Roof and Dormers

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:

As explained in structure, an identical mirror image dormer will be added to the right (north) of the house matching the left (south) dormer. This will allow for ventilation and light in the bathroom.

Chimney

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

N/A → will not modify

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: 1/8/22

Name of Applicant: Joe Paunovich



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Joe Paunovich - Dormer Addition
ADDRESS: 1063 Empire Ave
Park City, UT 84060
TAX ID: FLODEN-1 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☐ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Joe Paunovich
MAILING PO Box 3838
ADDRESS: Park City, UT 84060
PHONE #: (310) 924-1994 FAX #: () -
EMAIL: joe.pavovich@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: _____
PHONE #: () -
EMAIL: _____

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: Joe Pannovich

Mailing PO Box 3838

Address: Park City, UT 84060

Phone #: (310) 924-1994

Fax #: () -

Email: joepannovich@gmail.com

Type of Application: HDR

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.

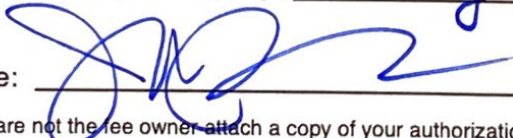
Name of Owner: Joe Pannovich (Summit Terra LLC)

Mailing Address: PO Box 3838

Park City, UT 84060

Street Address/ Legal 1063 Empire Ave

Description of Subject Property: Primary Residence

Signature: 

Date: 1/7/22

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, the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Site topography and landscaping

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

Estimated date of construction: varies

Describe existing feature:

The property slopes uphill from NE to SW off Empire Ave. Based on prior PCR's, I understand the property slopes approx. 15' from front to back. There are some evergreen trees on the side yard in generally poor condition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The slope of the N side yard directs all water toward foundation of house from stairs, and there is no drainage mechanism or soil erosion mitigation. The S side yard has no drainage mechanism or soil erosion mitigation.

Photo Numbers: 1, 2, 3 Illustration Numbers: _____

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: Roof and framing

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: varies

Describe existing feature:

Roof framing is new engineered Lumber completed between 2016 - 2020 as set forth in the plans for the project completed by prior builder. The attached pictures show the NE corner of the home during the prior build.

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

There is no ventilation or light provided to front NE corner of home which contains the bathroom.

Photo Numbers: 4, 5 Illustration Numbers: _____

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:

Main Roof and Dormers

This involves:

- ☐ An original part of the building
☒ A later addition

Estimated date of construction: varies

Describe existing feature:

I understand from prior PCR's that the roof form of the historic portions of the home is a 12:12 pitch hip roof with flat roof at top. There have been prior additions approved and added to the home. A 9:12 pitch shed roof was added where the N portion of prior front entry deck was converted to living space. Shed roofs were added to the back of home. The north portion is 6:12 pitch, south portion 4:12. The entire roof is aluminum shingle added new during last build.

Describe any deficiencies:

Existing Condition:

- ☒ Excellent ☐ Good ☐ Fair ☐ Poor

contd.

There are 3 dormers on the existing home that were approved and added at prior times. A gable at front of home. A shed dormer at left side, and a gable at the rear. The planned dormer will be a mirror image of the left shed dormer.

Photo Numbers: 2, 3, 6-11

Illustration Numbers: _____



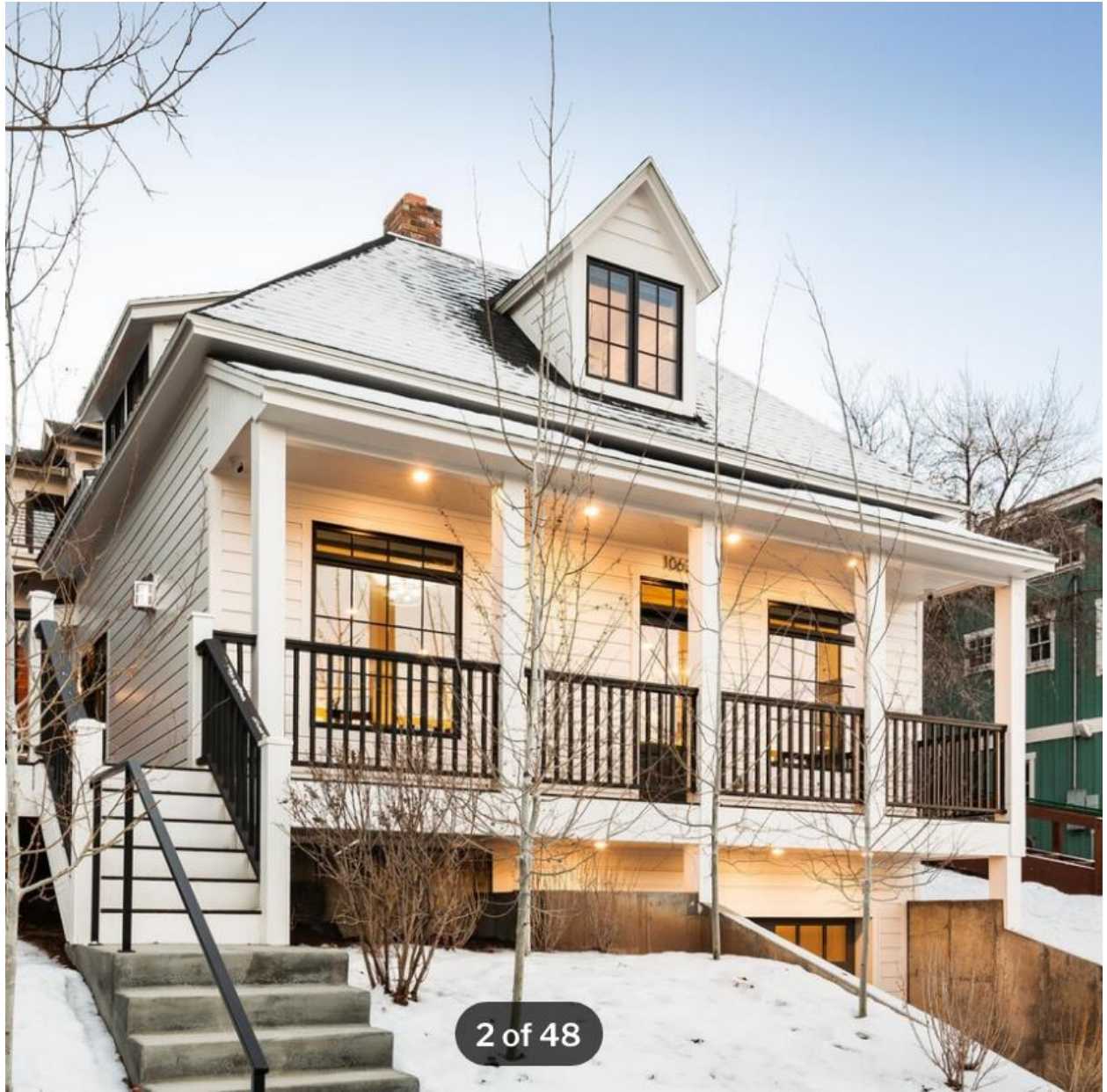














Memo to the File



Subject: Mustang Restaurant and IHG
Supper Suite
Address: 890 MainStreet
Application: PL-21-05116
Author: Makena Hawley, Planner II
Date: January 13, 2022
Type of Item: Administrative Conditional Use Permit – Withdrawn

The purpose of this memo is to indicate the application PL-21-05116 for 890 Main Street was withdrawn on January 7, 2022. Due to Covid measures, the Sundance Film Festival cancelled their in-person event and thus the applicants (IHG Supper Suite) decided to follow the same measures and cancel their event as well.

Memo to the File



Subject: Courchevel Bistro and Macro Lodge
Address: 201 Heber Avenue
Application: PL-21-05119
Author: Makena Hawley, Planner II
Date: January 13, 2022
Type of Item: Administrative Conditional Use Permit – Withdrawn

PLANNING DEPARTMENT

The purpose of this memo is to indicate the application PL-21-05119 for 201 Heber Avenue was withdrawn on January 7, 2022. Due to Covid measures, the Sundance Film Festival cancelled their in-person event and thus the applicants (Macro Lodge) decided to follow the same measures and cancel their event as well.