



**PARK CITY HISTORIC PRESERVATION BOARD MEETING  
SUMMIT COUNTY, UTAH  
November 6, 2024**

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: <https://us02web.zoom.us/j/82086188552>

**1. MEETING CALLED TO ORDER AT 5:00PM**

**2. ROLL CALL**

**3. MINUTES APPROVAL**

- 3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from October 2, 2024

**4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5. PUBLIC COMMUNICATIONS**

**6. REGULAR AGENDA**

- 6.A. **2025 Regular Meetings** – Consideration to Adopt the Historic Preservation Board Regular Meeting Dates for 2025  
(A) Action
- 6.B. **615 Woodside Avenue – Material Deconstruction** – The Applicant Proposes to Lift a Significant Historic Structure to Construct a Basement Addition and Structural Upgrades. PL-23-05838  
(A) Public Hearing; (B) Action

**7. ADJOURNMENT**



**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD MEETING  
MARSAC MUNICIPAL BUILDING  
COUNCIL CHAMBERS  
445 MARSAC AVENUE  
PARK CITY, SUMMIT COUNTY, UTAH  
MINUTES OF OCTOBER 2, 2024**

**BOARD MEMBERS IN ATTENDANCE:** Randy Scott - Chair, Lola Beatlebrox, Puggy Holmgren, Douglas Stephens, John Hutchings (arrived at 5:04 p.m.)

**EX OFFICIO MEMBERS:** Rebecca Ward, Planning Director; Becky Gutknecht, Public Improvements Engineer; Mark Harrington, City Attorney

**1. ROLL CALL**

Chair Randy Scott called the meeting to order at approximately 5:00 p.m. and conducted a roll call. It was noted that Board Member John Hutchings would be a few minutes late.

**2. MINUTES APPROVAL**

**A. Consideration to Approve the Historic Preservation Board Meeting Minutes from September 4, 2024.**

There was discussion about the Meeting Minutes from September 4, 2024. Board Member Puggy Holmgren made a motion to approve and Board Member Lola Beatlebrox seconded the motion. Board Member Douglas Stephens pointed out that he was not present at the last meeting and would abstain from the vote. With that abstention, there was not a quorum. It was determined that a vote would be taken on the motion when Board Member Hutchings arrived at the Historic Preservation Board Meeting. Shortly after the discussion, Board Member Hutchings arrived and the vote was taken.

**MOTION:** Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from September 4, 2024. Board Member Beatlebrox seconded the motion.

**VOTE:** The motion passed. Board Member Stephens abstained from the vote.

**3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

Planning Director, Rebecca Ward, explained that there is updated information to share about Ontario Water Tank E. Public Improvements Engineer, Becky Gutknecht, is

planning to attend the Historic Preservation Board Meeting and can answer Board Member questions once she arrives. Director Ward reminded the Board that Ontario Water Tank E is not a historic site, but it is a historic resource that is identified in the Flagstaff Development Agreement. Last year, the City Council approved an engineering study to stabilize and preserve this water tank. The applicant proposes the following:

- Removing remnant roof pieces;
- Replacing the roof with internal structure support;
- Attaching cables with a large, galvanized plate to spread the load over a larger area, anchoring the cables to the ground with power pole guy wire components;
- Adding a stiffening angle inside the water tank to retain the shape;
- Reconstructing the hexagonal roof with the interior support of 4x4 posts and pre-cast footers.

The Board reviewed and approved the project, but requested a Condition of Approval:

- The applicant shall revisit the method of using cables to stabilize the water tank and shall explore a less intrusive method, to be reviewed by the City Engineer and Chief Building Official. Staff shall report back to the Historic Preservation Board on August 7, 2024, regarding the final method of stabilization determined to be least intrusive and effective in the long-term stabilization of the water tank.

Director Ward reported that she attended the site visit. The photographs shown in the presentation slides do not accurately capture the leaning of the water tank. The Engineering Department and Chief Building Official are supportive of the cabling that is proposed and find it to be an effective form of stabilization. Work is being done with the applicant to see that this is done before the snow falls this year. She reiterated that it was determined that the proposed cabling system would be the best approach for this structure.

The applicant representative, Doug Ogilvy, is present at the Historic Preservation Board Meeting. Board Member Stephens asked if the cabling was on the exterior. Mr. Ogilvy reported that the intention is to essentially put a strap around the top of the tank and have two guy wires come off of that. Something will need to be put on the wire that crosses the trail as a visual reminder. He explained that only one of the guy wires would cross the trail and it would be approximately 12 feet above. It was noted that Engineer Gutknecht has arrived at the meeting and can answer Board Member questions. Chair Scott stated that the Board will support whatever recommendation has been made by the engineers.

Board Member Stephens asked if this is less structurally sound because there is no water in it. Mr. Ogilvy reported that it is fragile. The tank has shifted, so time is of the essence to address the issue. Chair Scott thanked them for making this project a priority. Mr. Ogilvy noted that the contractor is on-site as of today working there. Director Ward reminded the Board that this has already been approved, but an update was requested.

**4. PUBLIC COMMUNICATIONS**

There were no public communications.

**5. CONTINUATIONS**

- A. **Silver King Coalition Mine Building (Parcel No. PCA-S-98-PCMR-1) – Historic District Grant Application – The Applicant Requests the Historic Preservation Board Consider a \$50,744 Grant to Repair Windows with Polycarbonate Plastic Sheets Sealed into the Mullions. PL-24-06273**

Director Ward reported that there will be some modifications made to this proposal. As a result, the request is for the Historic Preservation Board to continue it to a date uncertain.

**MOTION:** Board Member Hutchings moved to CONTINUE the Silver King Coalition Mine Building (Parcel No. PCA-S-98-PCMR-1) – Historic District Grant Application to a date uncertain. Board Member Holmgren seconded the motion.

**VOTE:** The motion passed with the unanimous consent of the Board.

**6. REGULAR AGENDA**

- A. **732 Crescent Tram – Determination of Significance and Material Deconstruction – The Applicant Requests Modifications to 2017 and 2018 Historic Preservation Board Determinations Regarding Additions to the Landmark Historic Structure, and Requests Material Deconstruction to Accommodate a Basement Addition and Addition on a Secondary Façade. PL-23-05741.**

Director Ward presented the Staff Report and explained that the item relates to 732 Crescent Tram. This request was before the Board in August 2024, and some updated information is now being shared. She reminded Board Members that the applicant is requesting Material Deconstruction and this is an unoccupied Landmark Historic Site that was built circa 1904 during the Mature Mining Era. The front façade faces the north rather than Crescent Tram Road. It was owned by Park City School District Superintendent Carl Winters from 1926 to 1938. During his ownership, there were a number of additions built.

The additions were shown in red on an image presented to the Board and are known as the “Winters Additions.” Director Ward pointed out A to the rear and B and C to the east. E is a root cellar and F is a second-story addition. In 2017, the previous property owner came to the Board with a proposal to rehabilitate the Landmark Historic Structure to its original 1900s form and the Board approved the removal of the “Winters Additions.”



Director Ward reported that only Addition A was removed. She shared an image of the structure, as it currently exists, with Addition A removed. The current property owner is requesting that the Historic Preservation Board allow for the rehabilitation of the Landmark Historic Site to the 1938 form, which includes the reconstruction of Addition A.

The applicant is also requesting Material Deconstruction to lift the Landmark Historic Structure for a basement garage and addition. The applicant submitted a letter from an engineer confirming that they would not request panelization, but would brace, stabilize, and lift the structure. This application has been pending since 2021. There has been a lengthy review process and the applicant still needs to go to the Planning Commission for a Steep Slope Conditional Use Permit. Additionally, subdivision approval is needed to create a lot for the historic site. Historic Preservation Board approval is required for the rehabilitation. Lastly, the applicant must complete a Historic District Design Review.

The regulations require a transitional element between what is historic and what is not. As a result, the applicant is looking for guidance from the Historic Preservation Board before revising the plans and moving forward through the review process. During the August 2024, Historic Preservation Board Meeting, a majority of the Board Members indicated support so long as this does not set a precedent. Director Ward acknowledged that this is an unusual application due to the “Winters Additions” and Addition A removal.

As the Staff Report outlines, the applicant has agreed to certain Conditions of Approval that have been discussed previously. For example, reducing the two-car garage to a one-car garage with the possibility of tandem garage parking. The intention is to reduce the visual impact of the garage on that façade. The applicant has already agreed to that condition. There is also a request that the transitional element be updated to provide that distance between the historic structure. Since this is a large uphill addition, there will be some additional length to separate the new addition. Director Ward reported that the new addition will need to be separated into modules that reflect the mass and scale of the historic structure. Those are items that the applicant continues to work through in revised plans. The applicant proposes to keep the root cellar and instead locate the transitional element more toward the rear along Addition C. The request is to remove approximately 60 square feet from Addition C to accommodate the necessary transitional element.

Director Ward noted that she can answer Board Member questions. Alternatively, the applicant representative, Bill Van Sickle, and the property owner, Tony Hynes, are both at the meeting. Board Member Stephens asked to further review the drawing that shows the different additions. He worked with the Division of State History a number of years ago and there was a similar situation. At that time, it was made clear that someone looking at the structure needs to be able to tell that there was an addition. He pointed out that in this case, the siding profile could be different. On the original house, there is a straight profile, but there could be a rounded profile instead. From the street, it would not be possible to tell the difference, but from a closer distance, it would be possible to determine that it was a more current addition. That is one way to address the situation.

Board Member Beatlebrox asked what Board Member Stephens meant by a rounded profile. Board Member Stephens stated that what is there is lap siding and historically that was a straight cut. More current applications of siding would be rounded. It would look almost exactly the same from a distance. Board Member Beatlebrox noted that the applicant wants to restore it to the 1938 look, so she is not sure why there needs to be a difference. Board Member Stephens pointed out that the historic material is gone. There is no desire to mislead anyone into thinking that the new addition is historic. It can look similar in terms of form and design, but it is important to see that it is not historic.

There was discussion about the transitional element. Director Ward explained that if the intention was to rehabilitate it to the original 1900s form, then a transitional element would be required. In this case, the intention is to rehabilitate to the 1938 form, so that will be a reconstruction and it is historic as far as where the transitional element will need to go. The Conditions of Approval recommend that the applicant work with a historic preservation professional in updating the Historic Preservation Plan, specifically for the reconstruction. She shared additional example images with the Board for reference and pointed out that the materials are offset in comparison with the original form. The reconstruction would preserve that. There would still be an appearance of something that was added later while not detracting from the appearance of the historic structure.

Board Member Stephens wondered whether the materials were offset because it was an addition. It was not uncommon for the footings to be better on the original house rather than on additions. It might have become slightly offset over time. Board Member Hutchings noted that there is a transitional requirement for additions. He understands that what is being discussed is not historic, because the addition has already been torn down and there is a desire to reconstruct it to rehabilitate the structure to the 1938 form.

Board Member Stephens believed there is agreement that the request is to reconstruct. He asked what Staff is looking for from the Historic Preservation Board. Director Ward explained that if the Board finds this Landmark Historic Site retains its historic integrity with the "Winters Additions," that would be the determination. The Conditions of Approval are drafted to reflect what is in the code for reconstruction as far as the as-builts. Some defining features set this apart from the original 1900s form. If the Board finds that this site retains its historic integrity as a Landmark Historic Site, with the "Winters Additions," then that also informs what the property owner will be required to brace and secure when they lift the historic structure. The Draft Final Action Letter would allow the applicant to move forward with their plans from the 1938 form with the transitional element. She reminded the Board that the applicant will still need to go through the Planning Commission and the Historic District Design Review process in the future.

The current determination on the property from 2017 under the previous property owner would require the applicant to go back to the 1900s form and remove the "Winters Additions." That would result in a very different outcome for the transitional element and the addition on the site. Director Ward explained that the applicant is looking for direction

on the year that the structure can be rehabilitated, which she pointed out is either the 1900s or 1938. From there, it is possible to move forward through the review process.

Board Member Beatlebrox reported that in 2017, the property owner wanted to focus on the 1900 design. Now, the new property owner wants to focus on the 1938 design. She believes 1938 is still a good look for this particular property and does not have a problem with what has been proposed. Chair Scott noted that there has been a change in ownership. Typically, the Historic Preservation Board would not support someone removing an addition and then coming back to rebuild the addition. This is an unusual situation. There are four items that the Historic Preservation Board needs to consider:

- The rehabilitation of the Landmark Historic Structure to 1938;
- The reconstruction of Addition A;
- The lifting of the Landmark Historic Structure to accommodate a basement addition;
- The Material Deconstruction of approximately 60 square feet of Addition C to accommodate a transitional element and addition.

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

Chair Scott asked the Board to review the four items. The first has to do with the restoration to the 1938 form. Board Member Hutchings thought this was a good project and believed the applicant was trying to do the right thing. However, the result makes him nervous that there could be a precedent set to tear down a historic structure and then come back to rebuild. He shared example scenarios from previous applications. Board Member Beatlebrox pointed out that there is a different owner involved now. The previous owner wanted to focus on the 1900s design but only got as far as tearing down the one addition. There is now a new owner who is interested in focusing on the 1938 design.

Board Member Stephens believes that the difference between this scenario and other previous scenarios is that this involves different owners. The addition will be built in the same place and the square footage will also be the same. Board Member Stephens noted that the new owner was not responsible for the previous changes made to the site. Addition A was removed legally. This process will make it possible for the new owner to rebuild the addition. It will restore the shape of the home so it looks like it did in 1938.

Board Member Hutchings asked the applicant to speak about the proposal. Mr. Van Sickle explained that what is proposed will afford them more square footage overall. It will make the main part at the front of the house more livable if the original footprint is used for the great room, kitchen, and dining room. Board Member Hutchings recognizes that Addition A was torn down with permission from the Historic Preservation Board. He acknowledged that it could also be put back with permission from the Board.

Board Member Holmgren remembers the original application well. She noted that Addition A was put in by Mr. Winters, who was a prominent historical figure in Park City. Chair Scott recalled that though the Board found Addition A to be interesting, it was not necessarily restorable. He reiterated that the change in property ownership has complicated matters. However, he stated that the addition will add a nice look to the house and will match historic photographs. In general, he is in support of the proposal.

There was additional discussion about the proposal. Chair Scott asked whether there is support for the lifting of the Landmark Historic Structure to accommodate a basement addition. Board Member Beatlebrox read the letter from the company and it was declarative that it could be lifted. The fact that the company does not want to panelize it, but lift it, is encouraging. Other Board Members agreed. Chair Scott asked about the Material Deconstruction of approximately 60 square feet to Addition C to accommodate a transitional element and addition. No concerns were expressed by the Board. It was noted that the Draft Final Action Letter referenced Addition A instead of Addition C.

**MOTION:** Board Member Hutchings moved to APPROVE the Reconstruction and Material Deconstruction at 732 Crescent Tram, in accordance with the Draft Final Action Letter, as amended, with the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

**Findings of Fact:**

1. On January 23, 2021, the Applicant submitted a Historic District Design Review Pre-Application to rehabilitate the Landmark Historic Structure at 732 Crescent Tram, lift the Historic Structure to accommodate a basement addition, and construct an addition to the secondary façade on a Very Steep Slope. The proposed project requires Historic Preservation Board Material Deconstruction, a subdivision application, a Steep Slope Conditional Use Permit approval from the Planning Commission, and a Historic District Design Review approval by Staff.
2. The Applicant requests Historic Preservation Board approval to Rehabilitate the Landmark Historic Structure to the 1938 form and retain the Winters Additions, to Reconstruct Winters Addition A, to lift the Landmark Historic Structure to accommodate a basement addition, and to remove approximately 60 square feet from Winters Addition C to accommodate a transitional element and addition.
3. 732 Crescent Tram is an unoccupied Landmark Historic Site on Park City's Historic Sites Inventory, constructed circa 1904 during the Mature Mining Era (1894-1930). The site is unique in that the front façade faces north, not Crescent Tram Road. The property is accessed from a private driveway off Crescent Tram Road.

4. Staff research completed in 2016 concluded the Landmark Historic Structure was originally a one-room, single-cell house. An expansion was added to the rear of the house sometime before 1907.
5. Park City School District Superintendent Carl Winters purchased the home in 1926 and lived there with his wife and three daughters through 1938. During his ownership, several additions were constructed.
6. On March 1, 2017, the Historic Preservation Board reviewed a request to determine the Historic Significance of the Winters additions. A previous property owner requested the Board determine whether the additions constructed during Superintendent Carl Winters' ownership between 1926 and 1938, including Additions A, B, C, E, and F in the image below, could be removed for the rehabilitation of the Landmark Historic Structure to the early 1900s form.
7. On March 1, 2017, the Historic Preservation Board continued the discussion to April 5, 2017.
8. On April 5, 2017, the Historic Preservation Board found the Winters Additions "do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history" and that these additions do not meet the criteria for designating sites to the Park City Historic Sites Inventory.
9. On November 7, 2018, the Historic Preservation Board approved Material Deconstruction for the removal of the Winters Additions.
10. However, only Addition A was removed and the other Winters Additions remain.
11. The Applicant requests the Board approve the rehabilitation of the Landmark Historic Structure to 1938.
12. On August 7, 2024, a majority of the Board expressed support for retaining the Winters additions.
13. Reconstruction – The Applicant requests Reconstruction of Addition A. After Addition A was removed, the Applicant recorded a Boundary Line Agreement, reducing the size of the Landmark Historic Site from 0.15 acres (6,534 square feet) to 0.12 acres (5,227 square feet) and proposing to create two additional Lots to the south of the Landmark Historic Site.

- a. Reconstruction of Addition A requires the future proposed Lot configuration to increase again with the boundary shifting southward to comply with Setbacks.
- b. LMC Section 15-11-15 Reconstruction of an Existing Historic Building or Historic Structure outlines the criteria required for a Landmark Historic Site. In approving an Application for Reconstruction of the Historic Structure on a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:
  - i. The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
  - ii. The Historic Structure cannot be made safe and/or serviceable through repair; and
  - iii. The form, features, detailing, placement, orientation, and location of the Historic Structure will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or historic photographs.
- c. The Applicant's request is an outlier because the Applicant does not request Reconstruction of the Landmark Historic Structure; rather, they request Reconstruction of Addition A because of a 2017 Board determination to rehabilitate the Structure to the 1900s form and the current request – to rehabilitate the Structure to the 1938 form, with the Winters additions.
- d. The Applicant meets criteria three. As part of the Board's 2017 review, the form, features, detailing, placement, orientation, and location of the Historic Structure is accurately depicted with as-built measured drawings, historical records, and current and historic photographs.
- e. LMC Section 15-11-15(B) states the procedure for Reconstruction of Landmark Historic Structures shall be reviewed by the Board pursuant to LMC Section 15-11-12 Historic District or Historic Site Review. This Section of Code requires a full Historic District Design Review process, and the Conditions of Approval below require compliance.

- f. During the August meeting, a majority of the Board indicated support for the Reconstruction of Addition A as long as this does not establish precedent, and the Reconstructed form complies with the Historic District Regulations.
14. Material Deconstruction – Pursuant to LMC Section 15-11-12.5(A)(2), the Historic Preservation Board reviews Material Deconstruction to accommodate new additions, new construction, and structural upgrades.
15. The Applicant proposes bracing and lifting the Landmark Historic Structure, including the Winters Additions B, C, and F, and removing approximately 60 square feet of Addition C to accommodate a transitional element and addition.

**Conclusions of Law:**

1. The request to rehabilitate the Landmark Historic Structure to the 1938 form retains the Historic Integrity of the Landmark Historic Site pursuant to LMC Section 15-11-10(A)(1).
2. The proposed Material Deconstruction complies with LMC Section 15-11-12.5 Material Deconstruction.
3. The proposal, as conditioned, complies with LMC Section 15-13-2 Regulations for Historic Residential Sites.

**Conditions of Approval:**

1. The proposal requires a Plat Amendment, Steep Slope Conditional Use Permit, and Historic District Design Review application.
2. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan will be required at the time of Building Permit application.
3. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
4. The Historic Site shall be returned to original grade following the construction of the foundation. When the original grade cannot be achieved, no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
5. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.

6. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
7. The form, material, and detailing of the new foundation shall be similar to foundations of nearby Historic Structures.
8. The foundation shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
9. 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.
10. Historic Structures that 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 Applicant shall 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. The proposed addition is a large, uphill addition. As a result, the transitional element shall comply with LMC Section 15-13-3(B)(4)(c)(5) Transitional Elements – Large Additions: The addition shall be visually separated from the historic building when viewed from the public right-of-way. Because the height of the new addition will exceed the height of the Landmark Historic Structure and is uphill, the addition shall be set away from the Landmark Historic Structure by a minimum of one-half the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.
13. Prior to submitting a Building Permit, the Applicant shall submit an updated Historic Preservation Plan prepared by a Qualified Historic Preservation Professional as defined in LMC Section 15-15-1 to verify that the proposed plans accurately reflect the historic form, dimensions, materials, detailing, and roof pitch of the Winters Additions, indicated in the 2017 as-builts.
14. The volume of the addition shall be broken into modules that reflect the scale of the components seen on the Landmark Historic Structure pursuant to LMC Section 15-13-2(B)(4)(c)(4).



15. Final plans shall be verified to comply with the Historic Residential – 1 Zoning District requirements, including maximum building footprint and interior building height.
16. Final plans shall be limited to a single-car garage (with tandem garage parking possible) to comply with LMC Section 15-13-2(B)(5)(b)(2): the basement garage shall not extend beyond the exterior wall planes of the secondary façade and the garage opening shall be set back from the wall plane of the Landmark Historic Structure to diminish the presence of the garage. A single-vehicle garage door not greater than nine feet wide and nine feet high shall be used to access a basement garage addition and glazing on the garage door is limited to no more than 30%.
17. The new driveway width shall not exceed ten feet.
18. The Applicant shall complete and record a Financial Guarantee in a form approved by the City Attorney’s Office and record the Financial Guarantee with Summit County prior to submitting a Building Permit.

Board Member Holmgren seconded the motion.

**VOTE:** The motion passed with the unanimous consent of the Board.

**7. ADJOURN**

**MOTION:** Board Member Holmgren moved to ADJOURN. Board Member Stephens seconded the motion.

**VOTE:** The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 5:50 p.m.

Approved by \_\_\_\_\_  
Randy Scott, Chair  
Historic Preservation Board



## **Notice of a Regular Meeting Date, Time, and Location for Meetings of the Historic Preservation Board of Park City, Utah, for 2025**

The regular meetings of the Historic Preservation Board shall be held on the first Wednesday of each month at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, at 5:00 p.m., except when there is no quorum, no pending business or the regular meeting date falls on a holiday.

1. Notice of Possible Electronic or telephone participation:  
One or more members of the Historic Preservation Board may participate electronically or telephonically pursuant to UCA 52-4-7.8. Electronic meetings without an anchor location will be individually noticed in accordance with state law and local rule.
2. A written agenda will be posted on the State Public Meeting Notice website at <http://pmn.utah.gov> no later than 24 hours before each meeting, except emergencies. Meetings in addition to those specified herein will be held as circumstances require. Appropriate notice will be given for such meetings.

The 2025 meeting schedule for the above agencies is as follows:

|            |             |
|------------|-------------|
| February 5 | August 6    |
| March 5    | September 3 |
| April 2    | October 1   |
| May 7      | November 5  |
| June 4     | December 3  |
| July 2     |             |

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify [planning@parkcity.org](mailto:planning@parkcity.org) or 435-615-5060 at least 24 hours prior to the meeting.

Levi Jensen  
Planning Department  
Executive Office Administrator

# Historic Preservation Board Staff Report



**Subject:** 615 Woodside Avenue  
**Application:** PL-23-05838  
**Author:** Lillian Zollinger, Planner III  
**Date:** November 6, 2024  
**Type of Item:** Material Deconstruction

## Recommendation

(I) Review the proposed Material Deconstruction to lift 615 Woodside Avenue, a Significant Historic Site, to construct a basement and garage addition and to restore the sun room windows, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Grand Love Shack LLC  
Applicant Representative: Cole Knight, Elliot Work Group

**Location:** 615 Woodside Avenue

**Zoning District:** Historic Residential – 1

**Adjacent Land Uses:** Residential, Open Space

**Reason for Review:** The Historic Preservation Board reviews and takes Final Action for Material Deconstruction to accommodate additions, new construction, and structural upgrades.<sup>1</sup>

|      |                                 |
|------|---------------------------------|
| HDDR | Historic District Design Review |
| HPB  | Historic Preservation Board     |
| HR-1 | Historic Residential – 1        |
| HSI  | Historic Sites Inventory        |
| LMC  | Land Management Code            |
| SFD  | Single-Family Dwelling          |

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

## Summary

The Applicant proposes to lift 615 Woodside Avenue, a Significant Historic Site on Park City's Historic Sites Inventory, to add a tandem garage and basement beneath the existing footprint of the Significant Historic Structure, and to incorporate structural improvements.

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<sup>1</sup> LMC [§ 15-11-12.5](#)

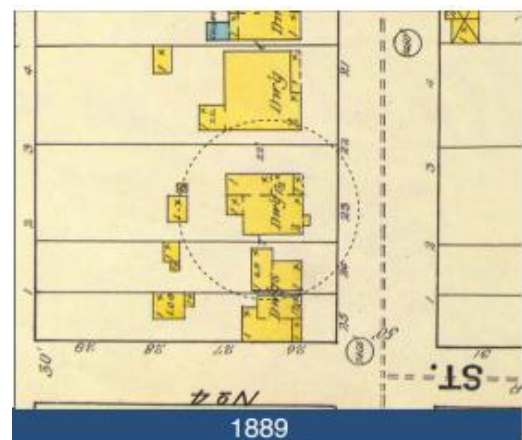
## Background

615 Woodside Avenue (Lot 1 of the Walter-Daniels Amended Lot 2 Subdivision), also known as Woodside Miner's Lodge or Old Miner's Lodge, is an unusual Lot accessed off Woodside Avenue.



*615 Woodside Avenue is highlighted in orange on a Zoning Map excerpt*

615 Woodside Avenue is a Significant Historic Structure on the Park City [Historic Sites Inventory](#) (HSI).<sup>2</sup> According to the Sanborn Map, the Significant Historic Structure was constructed before 1889. The HSI notes the Structure was first used as a boarding house for miners and “the house at 615 Woodside Avenue does not closely resemble any of the common house types built during the historic Park City mining era. It was built during the historic era and retains some of the elements associated with that time period; however, it has undergone significant changes.”



*Sanborn Map*

<sup>2</sup> LMC [§ 15-11-10\(D\)\(2\)\(gi\)](#)



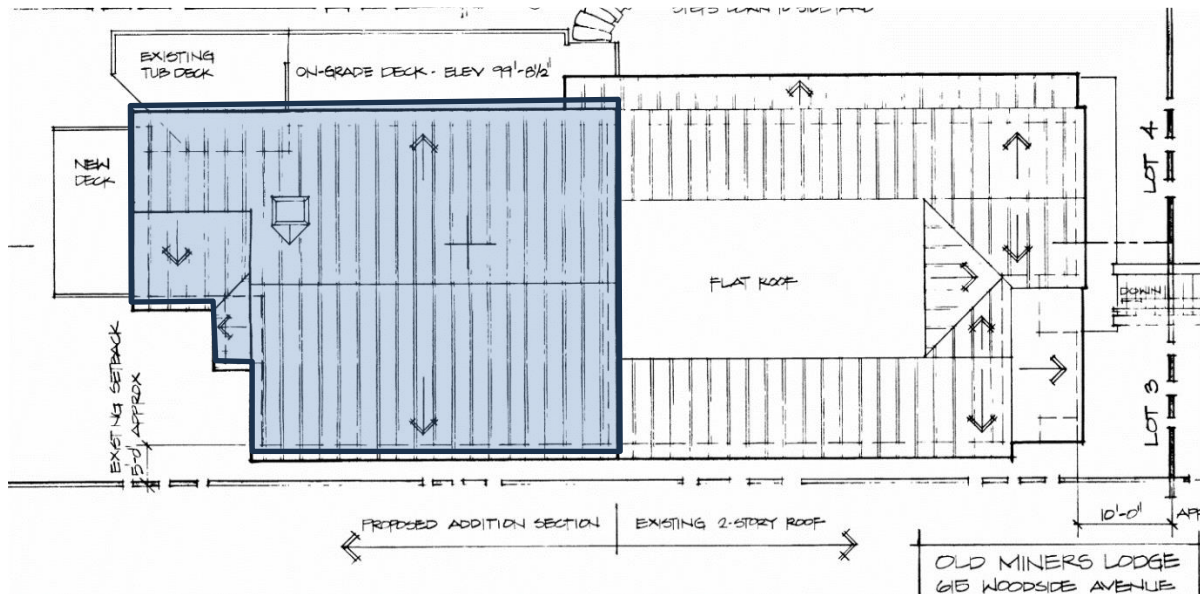


*615 Woodside Avenue Tax Photo, circa 1941 showing the original sun room windows.*



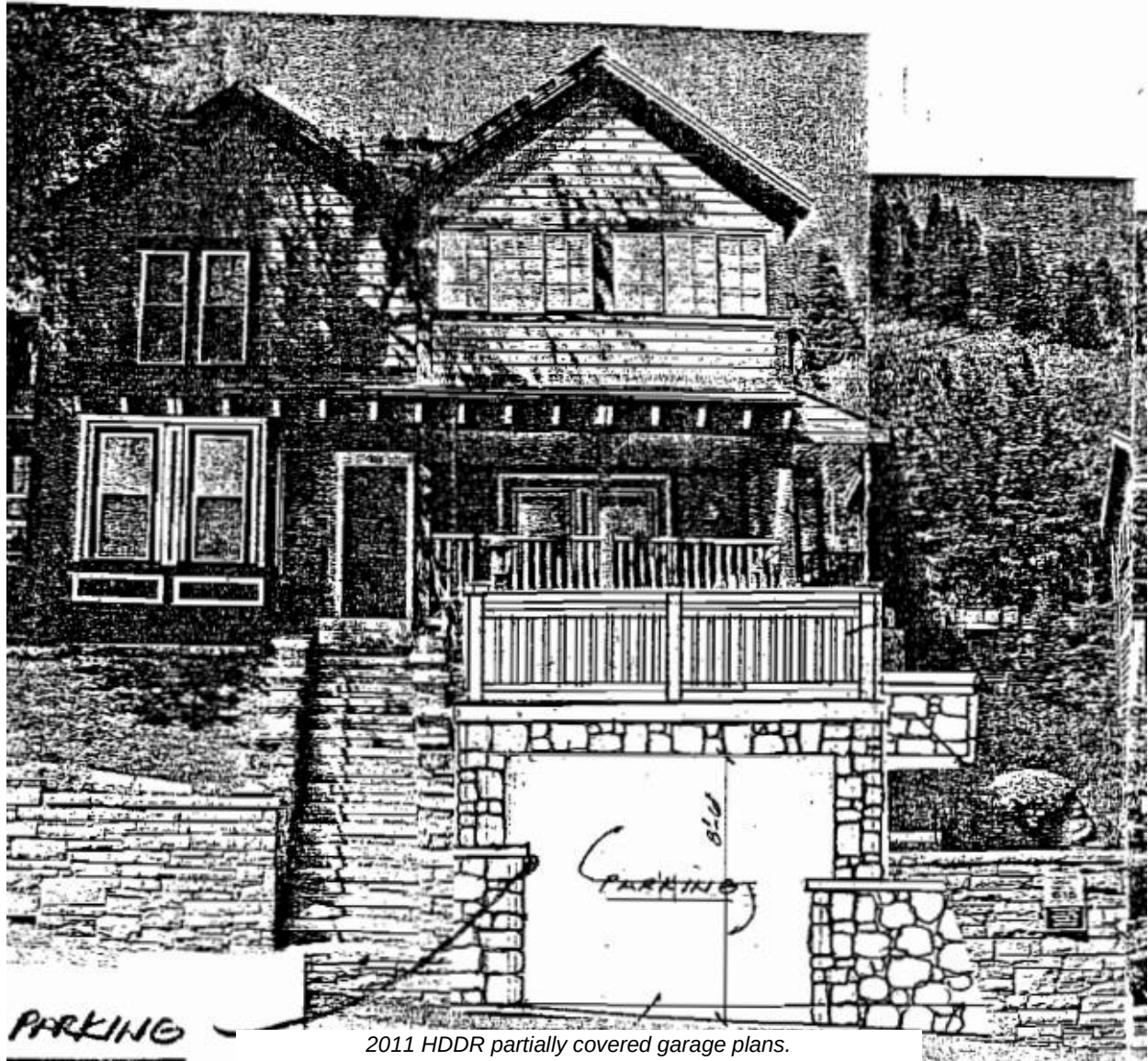
*615 Woodside Avenue as viewed from Woodside Avenue; photo provided by the Applicant, showing the modified sun room windows.*

The HSI form notes “the sun room located above the front porch had a hip roof, not a gable as is seen today.” In 1961 an addition was constructed on the rear of the Structure. In 1983, 615 Woodside Avenue was converted to a bed and breakfast. In 1988, another addition was added to the rear of the Significant Historic Structure.



1988 building permit plans for 615 Woodside with the non-historic addition highlighted in blue noting the roof forms.

On December 20, 2011, the Planning Director approved a Historic District Design Review (HDDR) for an unenclosed parking area below the Historic Structure (see Exhibit F).



2011 HDDR partially covered garage plans.

The Applicant proposes lifting the Significant Historic Structure to construct a basement and garage and restoring the sun room windows.





*615 Woodside Avenue rendering provided by the Applicant.*

## **Analysis**

### **(I) The Applicant Requests Approval to Lift the Significant Historic Structure for a Basement and Tandem Garage Addition and to Restore the Sun Room Windows.<sup>3</sup>**

The Applicant requests the Historic Preservation Board approve lifting the Significant Historic Structure to construct a basement and tandem garage under the existing Structure. The Applicant also proposes restoring the sun room windows, which were modified sometime after the 1940s. The Historic Preservation Board reviews Material Deconstruction of Historic Materials to accommodate additions, new construction, and structural upgrades pursuant to LMC [§ 15-11-12.5\(A\)\(2\)](#).

The Applicant provided an engineering report of the Structure's physical condition (see Exhibit E). The report notes:

"All structural walls should be evaluated and reconstructed to current code for both gravity loads and seismic loads. Continuity of th[is] historic building must be established by introducing new framing members connected to withstand lateral

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<sup>3</sup> LMC [§ 15-11-12.5\(A\)\(2\)](#)



displacement.

Floors must be fully reinforced, and a reinforcement plan should be implemented before any lifting and shoring occurs.

The existing walls to which the deck and roof connect should be opened to verify and correct load path deficiencies, to install horizontal tiebacks to prevent lateral displacement, and to introduce waterproofing measure and mechanical connections that meet current code requirements. In addition, all support columns must bear on reinforced concrete piers that extends 8" above grade with these piers set on reinforced spread footings to alleviate settlement issues."

In the Applicant's Historic Preservation Plan, the Applicant notes, "[t]he level 1 floor structure of the historic portion of the house is severely degraded from moisture damage and rot due to the lack of foundation, and prolonged ground contact and weather exposure. The floor structure between the original Southeast area of the house, and the added Northeast area of the house is discontinuous. The level 1 floor structure of the historic portion of the house will be reconstructed on top of new foundations in order to protect life-safety conditions on the job site, and ensure the structural integrity of the historic portion of the house. Additional structural analysis will be performed during the demolition phase in order to plan the necessary structural improvements and construction procedures required to excavate the basement / garage and construct structural foundations to support the historic portion of the house."

Approval of the Material Deconstruction will allow the Applicant to stabilize the Significant Historic Structure and construct a basement addition. See Exhibit D for the full Physical Conditions Report and Historic Preservation Plan.

The Historic Preservation Board reviews Material Deconstruction requests for compliance with LMC [§ 15-13-2](#) *Regulations for Historic Residential Sites*.

LMC [§ 15-13-2\(B\)\(5\)](#) states basement additions shall not raise the Historic Structure more than two feet from its original floor elevation above grade. This is outlined in Condition of Approval 5.

LMC [§ 15-13-2\(B\)\(5\)](#) requires the Historic Site to be returned to original grade following construction of the foundation with no more than two feet of the new foundation visible above Final Grade on the primary and secondary facades. This requirement is reflected in Condition of Approval 6.

LMC [§ 15-13-2\(B\)\(5\)](#) prohibits the basement garage addition from extending beyond the exterior wall plane of the Significant Historic Structure's primary or secondary facades. The Applicant proposes the garage basement extend out to the furthest exterior wall plane of the Historic Structure.



*Elevation showing the basement garage addition extending to the end of the historic façade.*

LMC [§ 15-13-2\(B\)\(5\)](#) requires the vertical wall area of a basement garage addition visible from the primary public right-of-way to be visually minimized. It is preferential for the garage opening to be set back from the wall plane of the Significant Historic Structure to diminish the presence of the garage. The garage is visually minimized as the entrance remains setback from the street and is covered by plantings on the top and retaining walls on the side and the Applicant proposes the garage basement extend out to the furthest exterior wall plane. Staff recommends Condition of Approval 18, which requires the Applicant to move the basement addition back six inches to off-set the addition from the same wall plane as the Historic structure.



*615 Woodside Avenue viewed from Woodside Avenue, provided by the Applicant.*

LMC [§ 15-13-2\(B\)\(5\)](#) requires window or egress wells to be behind the midpoint of the secondary façade in a location not visible from the primary right-of-way. The Applicant does not propose constructing any window or egress wells (see Condition of Approval 16).

LMC [§ 15-13-2\(B\)\(5\)](#) states single vehicle garage doors may not exceed nine feet by nine feet with no more than 30% glazing. The Applicant does not propose a garage door with glazing (see Condition of Approval 17).

LMC [§ 15-13-2](#) also requires the following to be reviewed through the HDDR process:

Condition of Approval 7: The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.

Condition of Approval 8: A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.

Condition of Approval 9: The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.

Condition of Approval 10: The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

Condition of Approval 11: 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. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

Condition of Approval 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. While the current proposal is to lift the Structure, per the Applicant's narrative, there

were some concerns with lifting the Structure (see Exhibits D and E). Upon approval of the Material Deconstruction, the Applicant can begin an exploratory demolition to lift the Structure. If the Applicant's engineer provides a report, reviewed by the City's Engineering Department, showing that more damage will be caused to the Historic Structure by lifting it than by panelizing, the Applicant shall return to the HPB to review a modification to the Material Deconstruction.

Condition of Approval 13: If the Significant Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

## **(II) Financial Guarantee Required**

Pursuant to LMC [§ 15-11-9](#), a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar amount for the necessary Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. Staff has proposed a Condition of Approval that the Applicant must provide the Financial Guarantee to the City in a form approved by the City Attorney's Office, and record such with the Summit County Recorder's Office, prior to submitting a building permit application.

Condition of Approval 15 requires the Applicant to provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.

**(III) The Development Review Committee reviewed the proposal on October 15, 2024, and does not require Conditions of Approval.<sup>4</sup>**

### **Department Review**

The Planning Department and City Attorney's Office reviewed this report.

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on October 23, 2024. Staff mailed courtesy notice to property owners within 300 feet on October 23, 2024. The *Park Record* published notice

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<sup>4</sup> The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

on October 23, 2024.<sup>5</sup>

### **Public Input**

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

### **Alternatives**

- The Historic Preservation Board may approve the Material Deconstruction;
- The Historic Preservation Board may deny the Material Deconstruction and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to December 4, 2024.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Applicant's Narrative

Exhibit D: Physical Conditions Report and Historic Preservation Plan

Exhibit E: Mission Structural Physical Conditions Report

Exhibit F: 2011 HDDR Final Action Letter

Exhibit G: Walter-Daniels Amended Lot 2 Recorded Plat

Exhibit H: Ordinance No. 07-45

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<sup>5</sup> LMC [§ 15-1-21](#)



## Planning Department

November 6, 2024

Cole Knight  
(435) 640-7964  
cknight@elliottworkgroup.com

CC: Grand Love Shack, LLC

### NOTICE OF HISTORIC PRESERVATION BOARD ACTION

#### Description

|                       |                                                                                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------|
| Address:              | 255 Heber Avenue                                                                                       |
| Zoning District:      | Historic Residential – 1                                                                               |
| Application:          | Material Deconstruction                                                                                |
| Project Number:       | PL-23-05838                                                                                            |
| Action:               | APPROVED WITH CONDITIONS (See Below)                                                                   |
| Date of Final Action: | November 6, 2024                                                                                       |
| Project Summary:      | The Applicant proposes to lift the Significant Historic Structure and construct a basement and garage. |

#### Action Taken

On November 6, 2024, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction and lifting of the Significant Historic Structure according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

#### Findings of Fact

1. 615 Woodside is a Significant Historic Structure and was constructed sometime before 1889.
2. 615 Woodside Avenue is in the Historic Residential – 1 Zoning District and is Lot 1 of the Walter-Daniels Amended Lot 2 Subdivision.
3. In 1961, an addition was constructed on the rear of the Historic Structure.
4. In 1983, the structure was converted to a bed and breakfast.
5. In 1988, an addition was added to the rear of the Historic Structure.





## Planning Department

6. In 1995, the City Council approved the Walter-Daniels Subdivision.
7. In 1996, the Use was a Bed and Breakfast, and the Planning Commission approved a Conditional Use Permit (CUP) for a detached two-car garage addition and Accessory Apartment to support the Bed and Breakfast operations. This work was not completed.
8. On October 16, 1997, the City Council approved a Plat Amendment for the Walter-Daniels Subdivision, which created two Lots. 615 Woodside Avenue is Lot 1 and 621 Woodside Avenue is Lot 2 of the Subdivision.
9. On July 19, 2007, the City Council approved Ordinance No. 07-45, which approved a Plat Amendment to remove a plat note which stated, "So long as the Old Miner's Lodge remains a lodging facility, parking shown on Lot 2 shall be designated for the use and enjoyment of Lot 1, and so as not to have Merger by Deed, Park City Municipal Corporation shall be a third party beneficiary to said easement".
10. The Significant Historic Structure is currently a SFD with an active Business License for a Nightly Rental.
11. On December 20, 2011, the Planning Director approved a Historic District Design Review (HDDR) for an unenclosed parking area below the Significant Historic Structure.
12. On April 19, 2013, Planning Staff approved the replacement of the existing rear non-historic wood deck.
13. The Applicant proposes to lift the Significant Historic Structure and construct a basement and garage and restore sun room windows.
14. Pursuant to LMC § 15-11-9, a Financial Guarantee is required prior to the issuance of a building permit.
15. The Development Review Committee reviewed the proposal on October 15, 2024, and does not require Conditions of Approval.

### Conclusions of Law

1. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11-9, *Preservation Policy*.
2. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11.12-5 *Historic Preservation Board Review for Material Deconstruction*.





## **Planning Department**

### **Conditions of Approval**

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board November 6, 2024 approval for the lifting of the Significant Historic Structure and Material Deconstruction of 615 Woodside Avenue. Any changes, modifications, or deviations from the approved plans 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 Planning and Building Departments prior to making any changes to 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 their Designee prior to construction.
4. The applicant shall obtain HDDR approval from the Planning Director, or their Designee, prior to submitting a building permit application.
5. The basement addition shall not raise or lower the Significant Historic Structure more than two feet from its original floor elevation
6. The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
7. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
8. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
9. The form, material, and detailing of a new foundation shall be similar to foundations of nearby Historic Structures.
10. 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.
11. 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. 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,



## Planning Department

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. If the Significant Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.
14. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
15. The applicant shall provide the City with a Financial Guarantee in accordance with LMC § 15-11-9 *Preservation Policy* in a form to be approved by the City Attorney's Office to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.
16. Any required window or egress wells shall be located behind the midpoint of the secondary façade in a location not visible from the primary right-of-way.
17. The garage door shall not exceed nine feet by nine feet.
18. The basement garage wall plane shall be set back from the Historic Structure's wall plane by six inches to diminish the presence of the garage from the Right-of-Way.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email [lillian.zollinger@parkcity.org](mailto:lillian.zollinger@parkcity.org).

Sincerely,



**Planning Department**

---

Randy Scott, Historic Preservation Board Chair

CC: Lillian Zollinger, Project Planner



Jean & Travis Ault

Grand Love Shack

615 Woodside

Park City, UT 84060

HDDR Documents

2024.10.16

EWG Project # 2022.091



ELLIOTT WORKGROUP LLC

1441 West Ute Blvd. Suite 100  
Park City, Utah 84098  
435-649-0092 or 801-415-1839  
elliottworkgroup.com

HDDR Documents

2024.10.16

Jean & Travis Ault

Grand Love Shack

615 Woodside  
Park City, UT 84060

HDDR Documents

Notice: This design development package is to be used in conjunction with the collective knowledge and expertise of the project team to further develop the project design, details and scope. Estimating and budgets should not be based solely on these documents. No bidding or construction should be based on these documents.

| Rev. | Date | Description |
|------|------|-------------|
|------|------|-------------|

ISSUE DATE:2024.10.16

OWNER PROJECT NO:.

CONTRACT NO:.

DRAWN BY:Author

CHECKED BY:Checker

DESIGNED BY:Designer

EWG PROJECT NO:2022.091

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SHEET TITLE

Cover Sheet

HDDR 00.0

PROJECT CONTACT INFORMATION

| OWNER                                                                                                                                             | ARCHITECT                                                                                                               | BUILDER                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Grand Loveshack LLC<br>120 Tustin Ave, Suite C #1191<br>Newport Beach CA 92663<br>712.272.1217<br>jault@wrightcompanies.com<br>Contact: Jean Ault | ELLIOTT WORKGROUP<br>1441 W. Ute Blvd., Suite 100<br>Park City, UT 84098<br>435.649.0092<br>Contact: Craig Elliott, AIA | Name<br>Address<br>City, State Zip<br>000.000.000<br>Contact: Person |
| CIVIL ENGINEER                                                                                                                                    | INTERIOR DESIGN                                                                                                         | LANDSCAPE ARCHITECTURE                                               |
| Name<br>Address<br>City, State Zip<br>000.000.000<br>Contact: Person                                                                              | Name<br>Address<br>City, State Zip<br>000.000.000<br>Contact: Person                                                    | Name<br>Address<br>City, State Zip<br>000.000.000<br>Contact: Person |
| STRUCTURAL ENGINEER                                                                                                                               | PLUMBING ENGINEER<br>MECHANICAL ENGINEER                                                                                | ELECTRICAL ENGINEER                                                  |
| Name<br>Address<br>City, State Zip<br>000.000.000<br>Contact: Person                                                                              | Name<br>Address<br>City, State Zip<br>000.000.000<br>Contact: Person                                                    | Name<br>Address<br>City, State Zip<br>000.000.000<br>Contact: Person |

SERVICE CONTACTS

|                                                                                                     |                                                                                                            |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Rocky Mountain Power<br>201 South Main St, Suite 2300<br>Salt Lake City, UT 84111<br>(866) 870.3419 | Old Town Post Office<br>450 Main St<br>Park City, Ut<br>(800) 275.8777                                     |
| Comcast Service Center<br>1890 Bonanza Dr, Suite 101<br>Park City, UT 84098<br>(435) 649.4020       | Questar Gas<br>P.O. Box 45360<br>Salt Lake City, UT 84145<br>(800) 323.5517                                |
| Park City Fire District<br>730 W Bitner Road<br>Park City, UT 84098<br>(435) 940-2500               | Snyderville Basin Water<br>Reclamation District<br>2800 Homestead Rd<br>Park City,UT84098<br>(435)649-7993 |
| Park City Municipal Corp<br>445 Marsac Avenue<br>Park City, UT 84060<br>(435) 658.9471              | Summit County<br>60 N. Main Street<br>Coalville, UT 84017<br>(435) 336.3200                                |
| Park City School District<br>2700 Kearns Blvd.<br>Park City, UT 84060<br>(435) 645.5600             | Qwest Phone Company<br>Salt Lake City, UT<br>(800) 922.7387                                                |
| Century Link<br>4160 Atkinson Road<br>Park City, UT 84098<br>(435) 645.5600                         | Utah Division of Water Quality<br>288 North 1460 West<br>Salt Lake City, UT 84116<br>(801) 536.4300        |

| Drawing Index |                                       |
|---------------|---------------------------------------|
| Sheet Number  | Sheet Name                            |
| HDDR 00.0     | Cover Sheet                           |
| HDDR 00.1     | Site Plan - Existing                  |
| HDDR 00.3     | Site Plan - Proposed                  |
| HDDR 00.4     | Roof Over Topography - Proposed       |
| HDDR 00.A     | Photographs - Existing                |
| HDDR 00.B     | Renderings - Proposed                 |
| HDDR 1.10     | Floor Plan - L0 - Existing            |
| HDDR 1.11     | Floor Plan - L1 - Existing            |
| HDDR 1.12     | Floor Plan - L2 - Existing            |
| HDDR 1.13     | Floor Plan - L3 - Existing            |
| HDDR 1.14     | Floor Plan - Roof - Existing          |
| HDDR 1.21     | Elevations - East & West - Existing   |
| HDDR 1.22     | Elevations - North - Existing         |
| HDDR 1.23     | Elevations - South - Existing         |
| HDDR 1.31     | Section - East/West - Existing        |
| HDDR 1.32     | Section - North/South - Existing      |
| HDDR 2.10     | Floor Plan - L0 - Demolition          |
| HDDR 2.11     | Floor Plan - L1 - Demolition          |
| HDDR 2.12     | Floor Plan - L2 - Demolition          |
| HDDR 2.13     | Floor Plan - L3 - Demolition          |
| HDDR 2.14     | Floor Plan - Roof - Demolition        |
| HDDR 2.21     | Elevations - East & West - Demolition |

| Drawing Index |                                     |
|---------------|-------------------------------------|
| Sheet Number  | Sheet Name                          |
| HDDR 2.22     | Elevations - North - Demolition     |
| HDDR 2.23     | Elevations - South - Demolition     |
| HDDR 3.10     | Floor Plan - L0 - Proposed          |
| HDDR 3.11     | Floor Plan - L1 - Proposed          |
| HDDR 3.12     | Floor Plan - L2 - Proposed          |
| HDDR 3.13     | Floor Plan - L3 - Proposed          |
| HDDR 3.14     | Floor Plan - Roof - Proposed        |
| HDDR 3.21     | Elevations - East & West - Proposed |
| HDDR 3.22     | Elevations - North - Proposed       |
| HDDR 3.23     | Elevations - South - Proposed       |
| HDDR 3.31     | Section - East/West - Proposed      |
| HDDR 3.32     | Section - North/South - Proposed    |
| HDDR 4.0      | 3D Isometrics                       |
| HDDR X.00     | Elevations                          |
| HDDR X.01     | Elevations                          |
| HDDR X.02     | Elevations                          |
| HDDR X.03     | Building Plans                      |
| HDDR X.04     | Building Plans                      |
| HDDR X.05     | Building Plans                      |



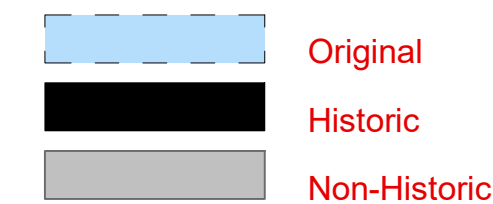
1441 West Ute Blvd, Suite 100  
Park City, Utah 84098  
435-649-0092 or 801-415-1839  
elliottworkgroup.com

615 Woodside  
Park City, UT 84060

Notice: This design development package is to be used in conjunction with the collective knowledge and expertise of the project team to further develop the project design, details and scope. Estimating and budgets should not be based solely on these documents. No bidding or construction should be based on these documents.

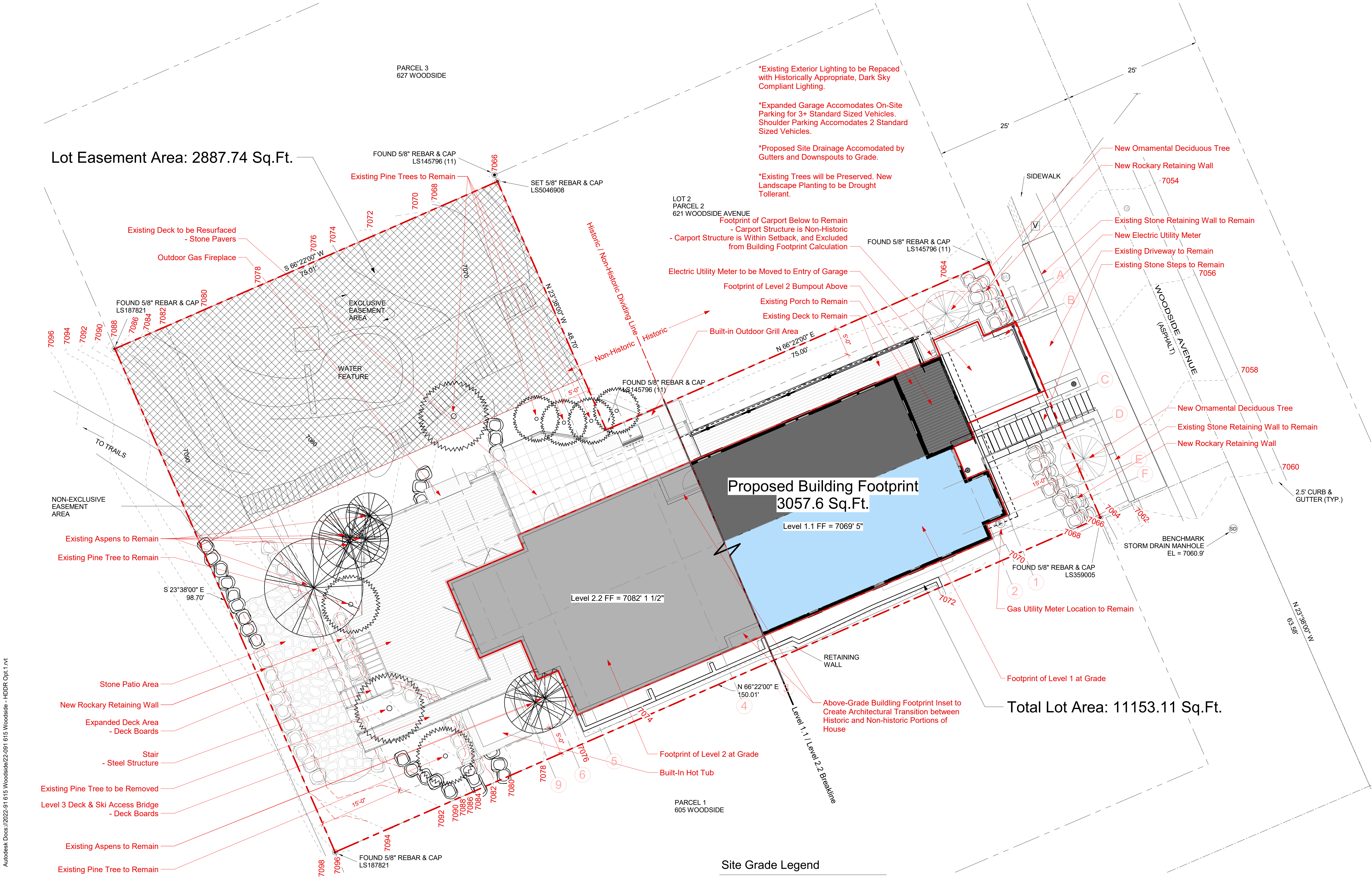
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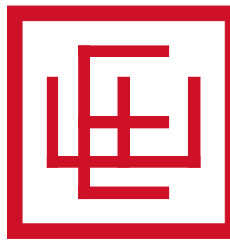


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1441 West Ute Blvd, Suite 100  
Park City, Utah 84098  
435-649-0092 or 801-415-1839  
elliottworkgroup.com



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Jean & Travis Ault

Grand Love Shack

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HDDR Documents

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| Rev. | Date | Description |
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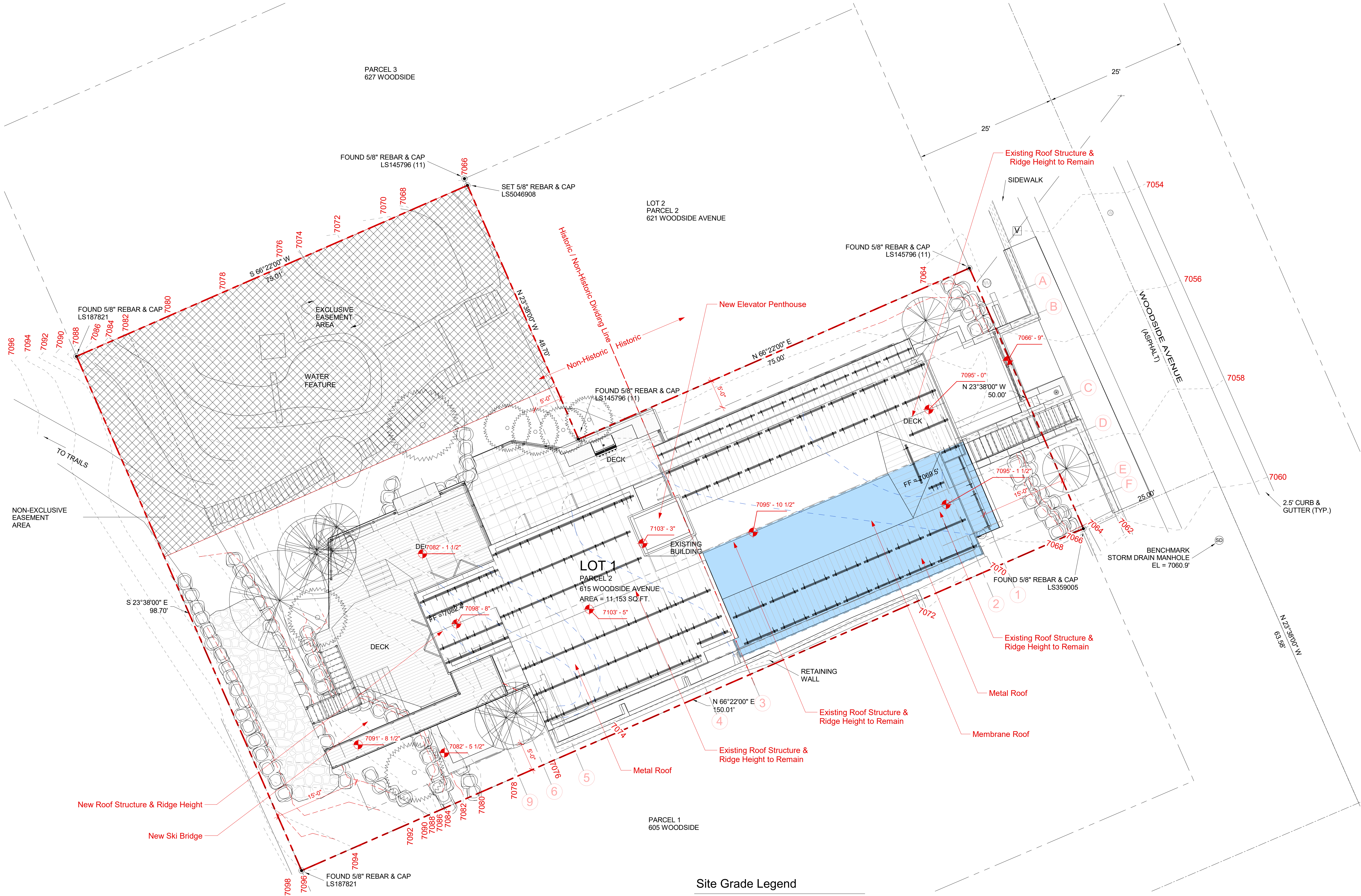
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| CONTRACT NO:      |                        |
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| CHECKED BY:       | EWG                    |
| DESIGNED BY:      | EWG                    |
| EWG PROJECT NO:   | 2022.091               |
| COPYRIGHT:        | Elliott Workgroup, LLC |

SHEET TITLE

Site Plan - Proposed

HDDR 00.3





Site Grade Legend

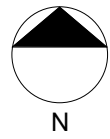
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- Existing Topo Line (10')
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- Proposed Topo Line (10')
- Interpolated Topo Line

Historic Significance Legend

- Original
- Historic
- Non-Historic

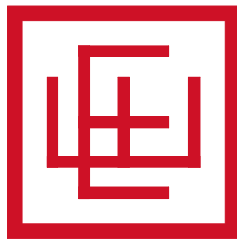
HDDR Roof Over Topo - Proposed

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



ELLIOTT WORKGROUP LLC

1441 West Ute Blvd. Suite 100  
Park City, Utah 84098  
435-649-0092 or 801-415-1839  
elliottworkgroup.com



Jean & Travis Ault

Grand Love Shack

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HDDR Documents

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| OWNER PROJECT NO: | .                      |
| CONTRACT NO:      | .                      |
| DRAWN BY:         | dCk                    |
| CHECKED BY:       | EWG                    |
| DESIGNED BY:      | EWG                    |
| EWG PROJECT NO:   | 2022.091               |
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SHEET TITLE

Roof Over Topography -  
Proposed

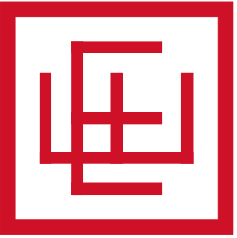
HDDR 00.4





ELLIOTT WORKGROUP LLC

1441 West Ute Blvd. Suite 100  
Park City, Utah 84098  
435-649-0092 or 801-415-1839  
elliottworkgroup.com



Jean & Travis Ault  
**Grand Love Shack**

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HDDR Documents

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|------|------|-------------|
|------|------|-------------|

ISSUE DATE: 2024.10.16  
OWNER PROJECT NO: .  
CONTRACT NO: .  
DRAWN BY: Author  
CHECKED BY: Checker  
DESIGNED BY: Designer  
EWG PROJECT NO: 2022.091  
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Photographs - Existing

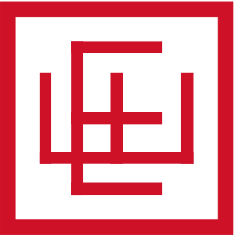
**HDDR 00.A**





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| CONTRACT NO:      | .                      |
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SHEET TITLE

Renderings - Proposed

HDDR 00.B



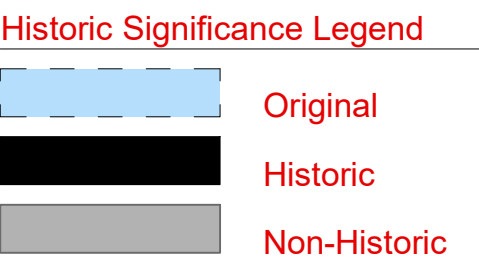
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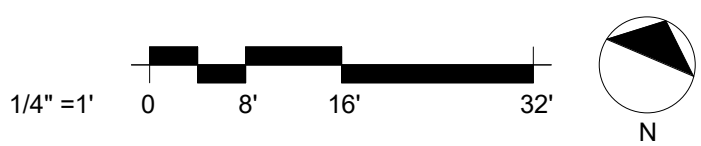
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# HDDR 1.10



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





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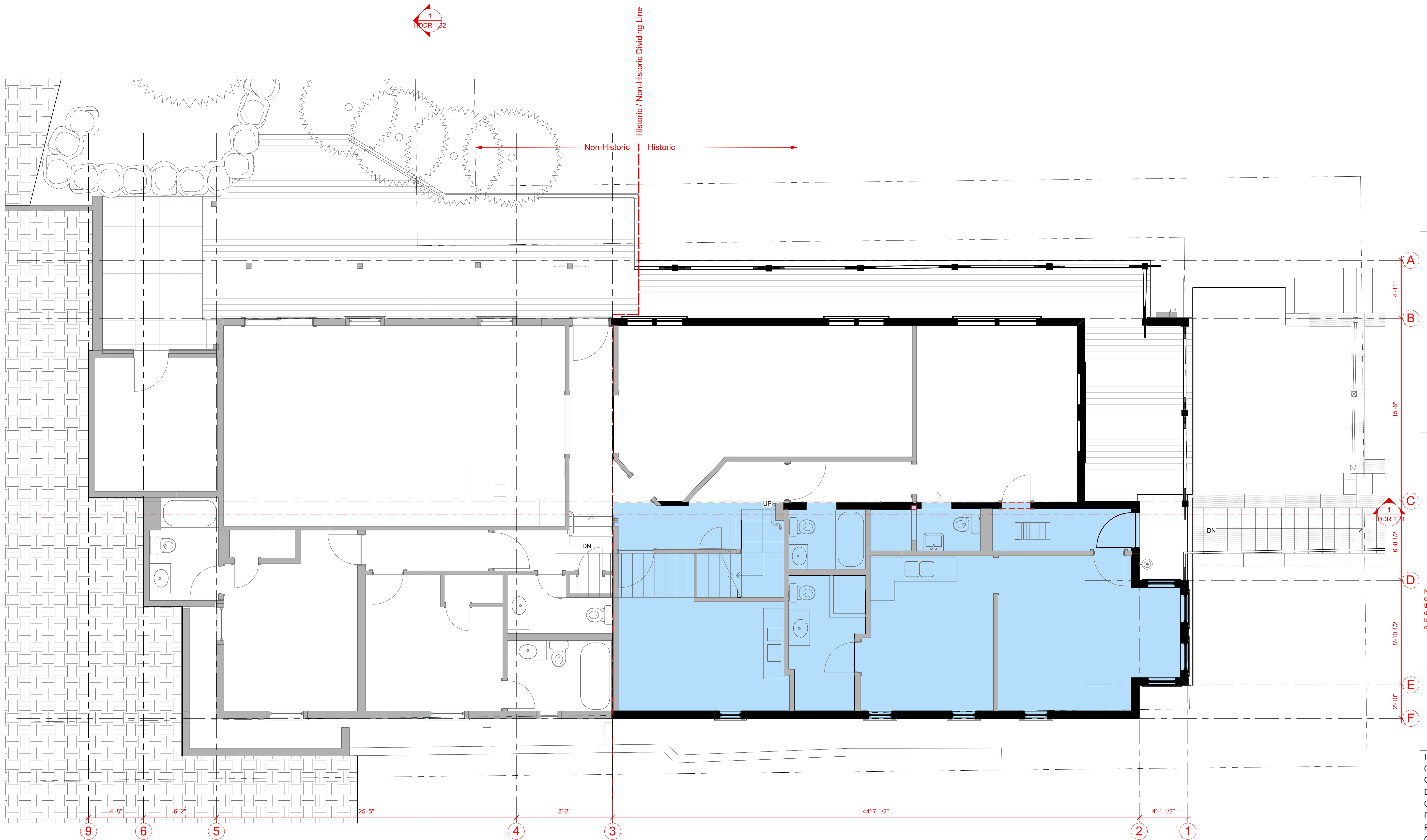
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|------|------|-------------|

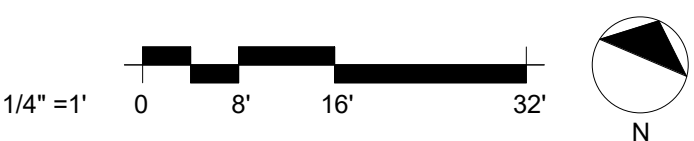
SHEET TITLE

# HDDR 1.11



Original  
Historic  
Non-Historic

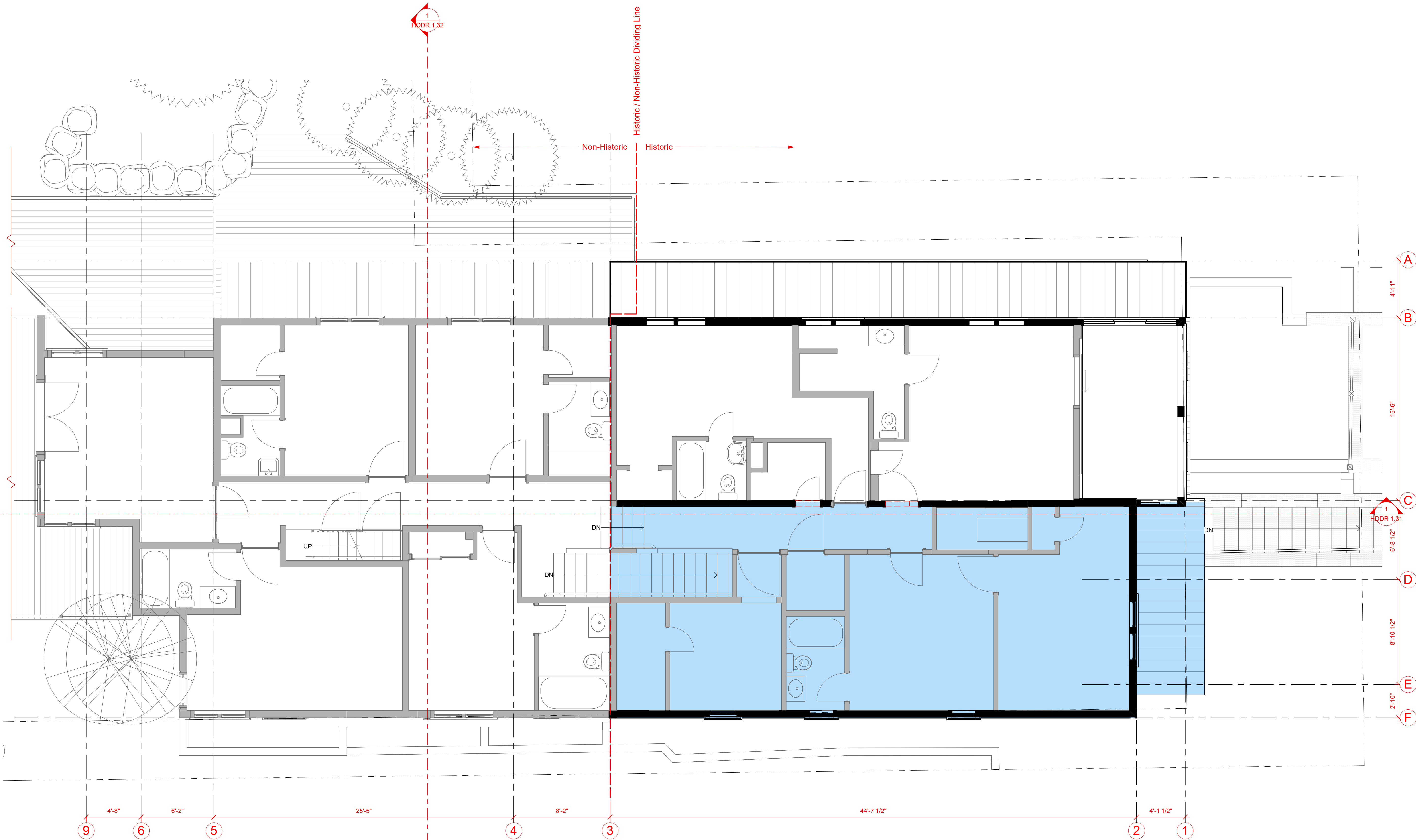
Level 1 - Existing  
SCALE: 1/4" = 1'-0"



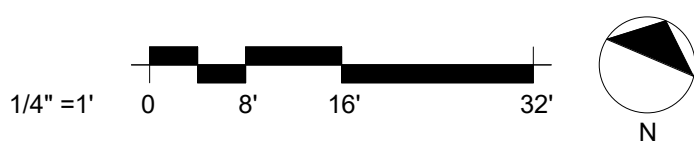


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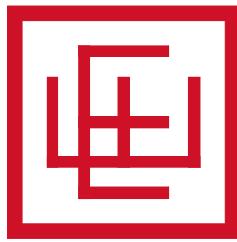


Level 2 - Existing  
SCALE: 1/4" = 1'-0"



| Historic Significance Legend                                                                                             |              |
|--------------------------------------------------------------------------------------------------------------------------|--------------|
| <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> | Original     |
| <span style="display:inline-block; width:15px; height:10px; background-color:grey; border:1px solid black;"></span>      | Non-Historic |

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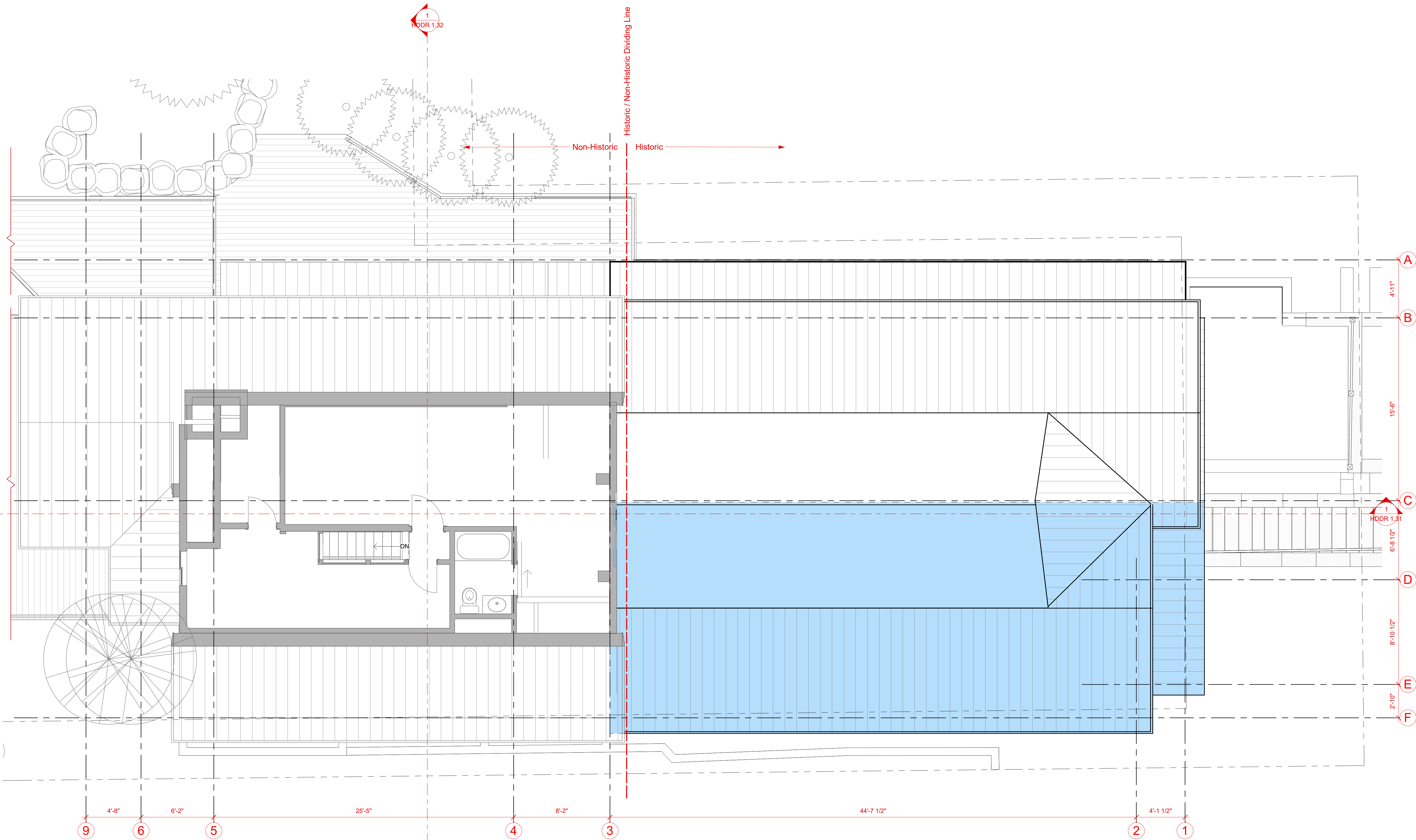
Floor Plan - L2 - Existing

**HDDR 1.12**

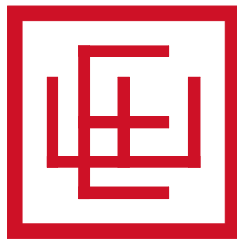


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SHEET TITLE

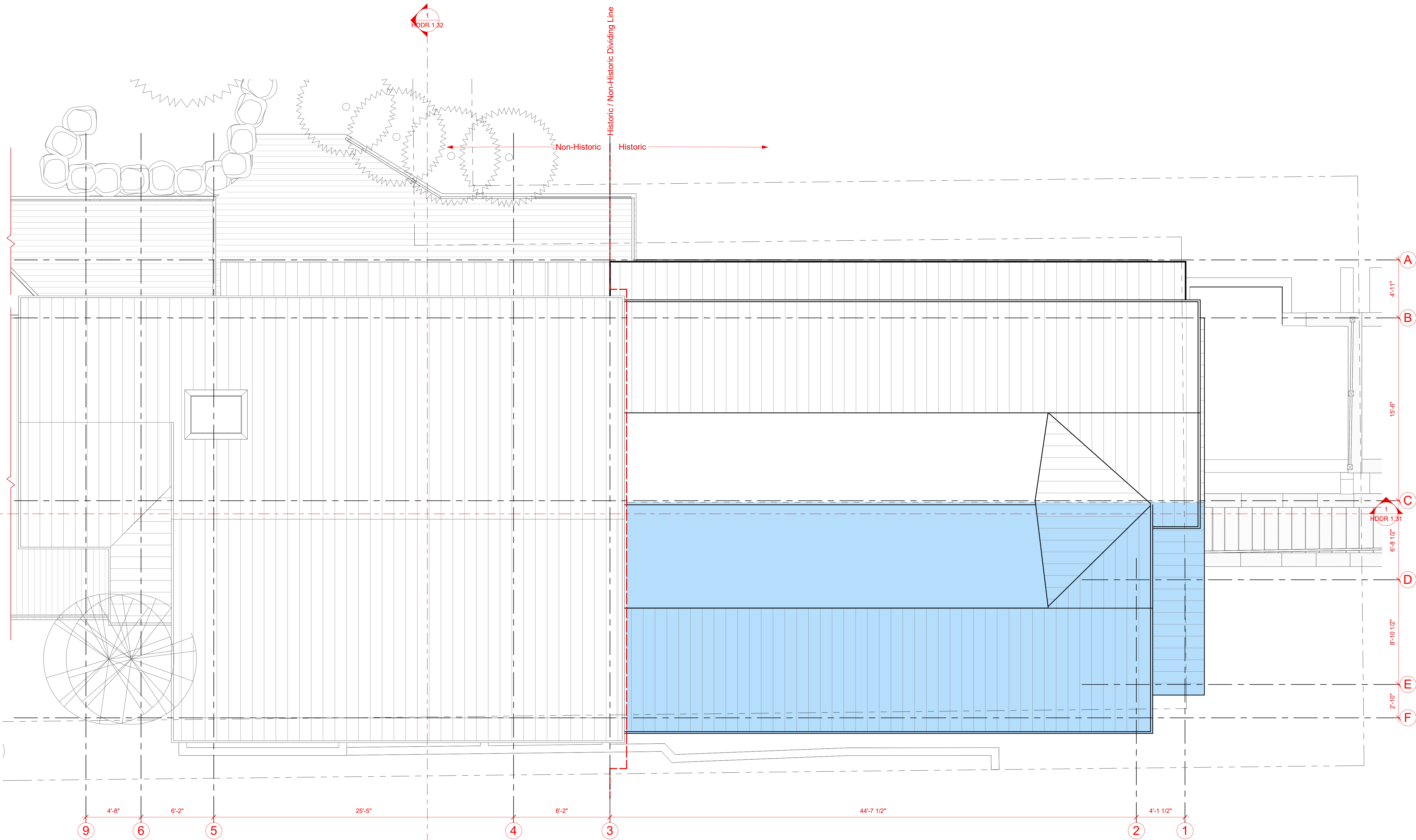
Floor Plan - L3 - Existing

# HDDR 1.13

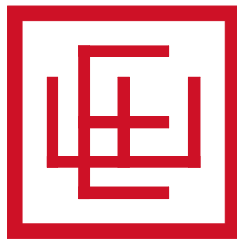


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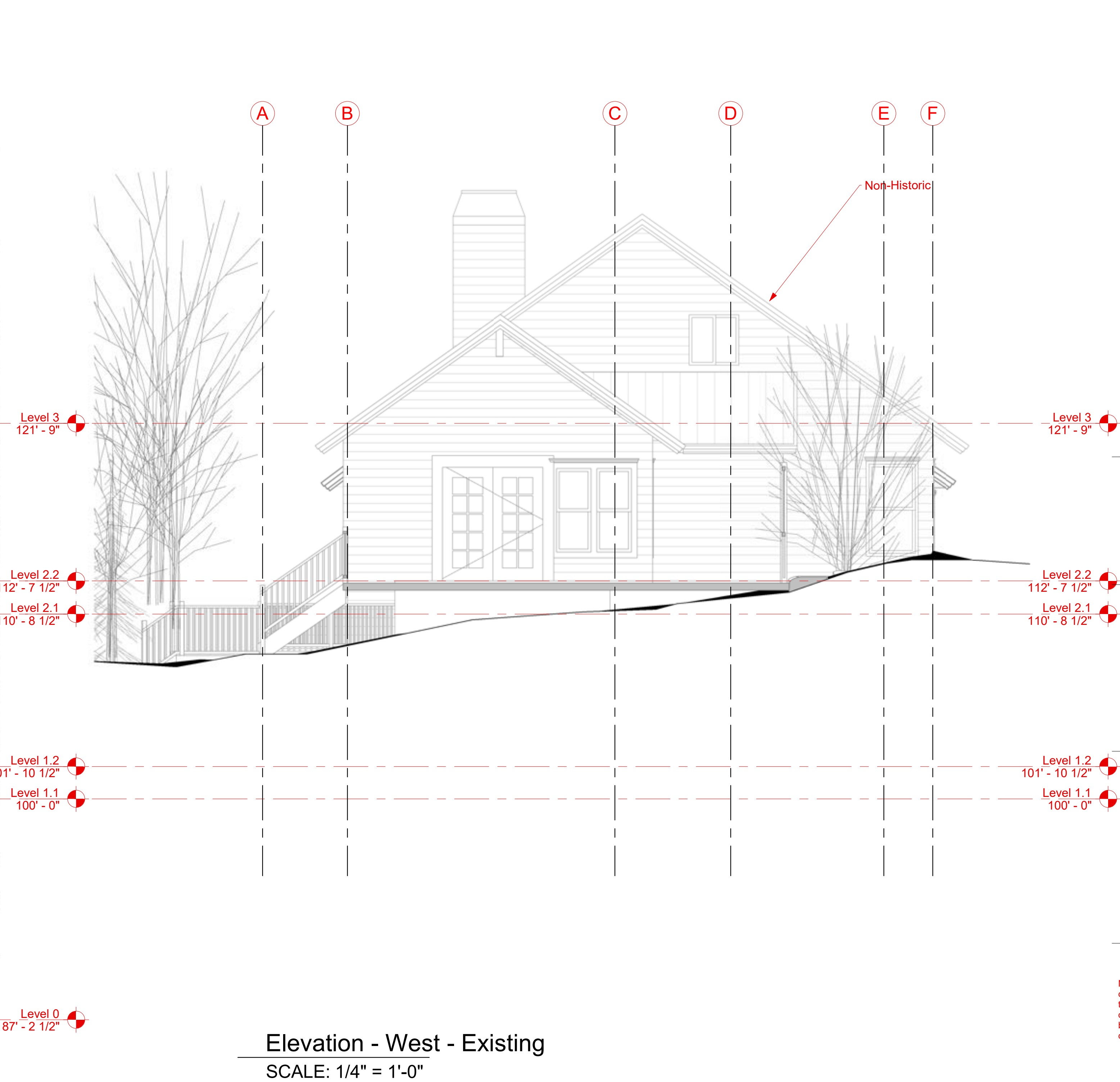
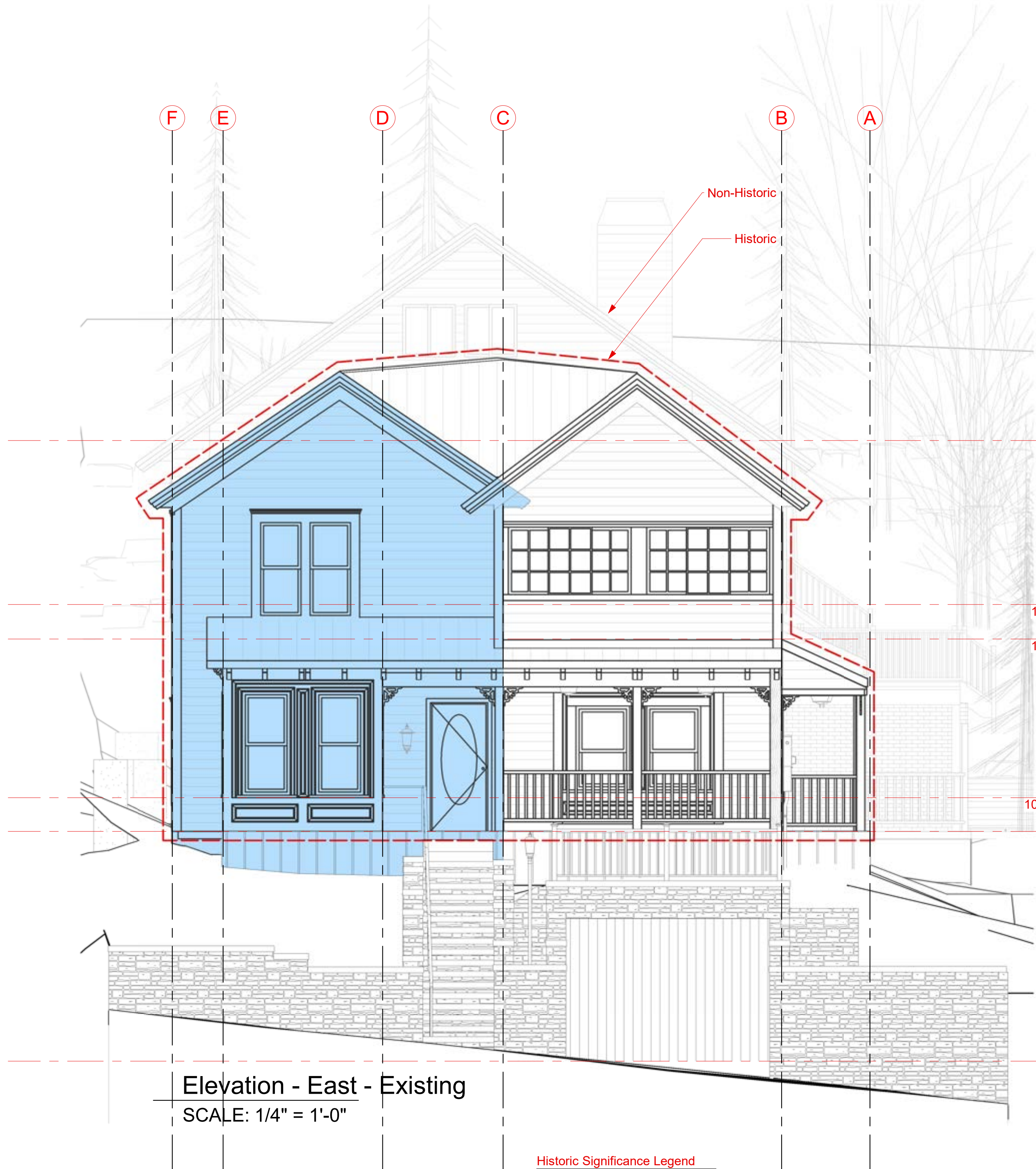
| Rev. | Date | Description |
|------|------|-------------|
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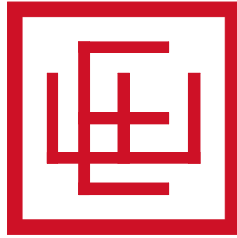
SHEET TITLE  
Floor Plan - Roof - Existing

HDDR 1.14





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SHEET TITLE

Elevations - East & West - Existing

**HDDR 1.21**



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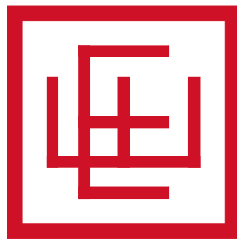
10/16/2024 4:43:44 PM



Elevation - North - Existing  
SCALE: 1/4" = 1'-0"

| Historic Significance Legend |              |
|------------------------------|--------------|
|                              | Original     |
|                              | Historic     |
|                              | Non-Historic |

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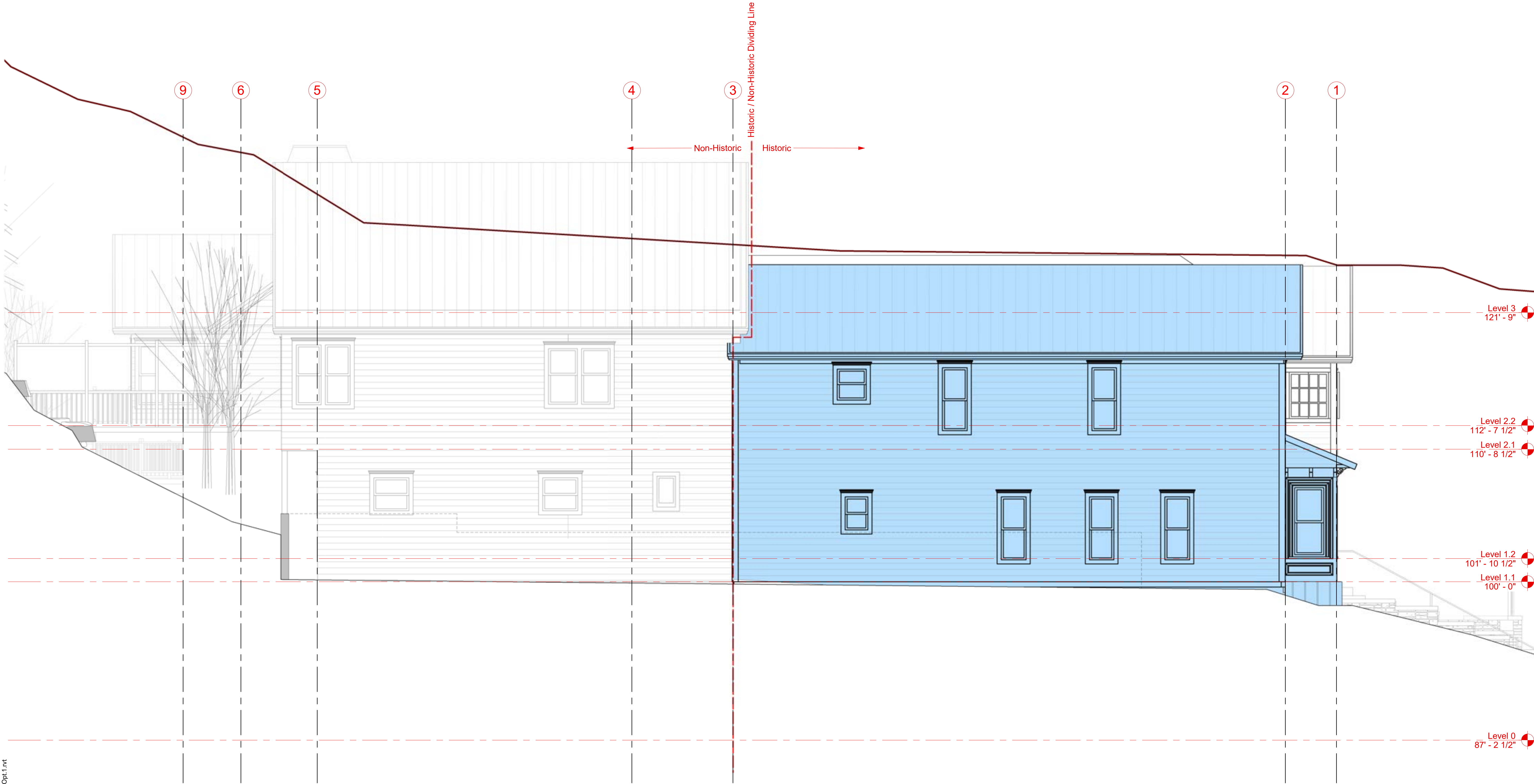
| SHEET | TITLE                         |
|-------|-------------------------------|
|       | Elevations - North - Existing |

HDDR 1.22



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Elevation - South - Existing  
SCALE: 1/4" = 1'-0"

Historic Significance Legend

|  |              |
|--|--------------|
|  | Original     |
|  | Historic     |
|  | Non-Historic |

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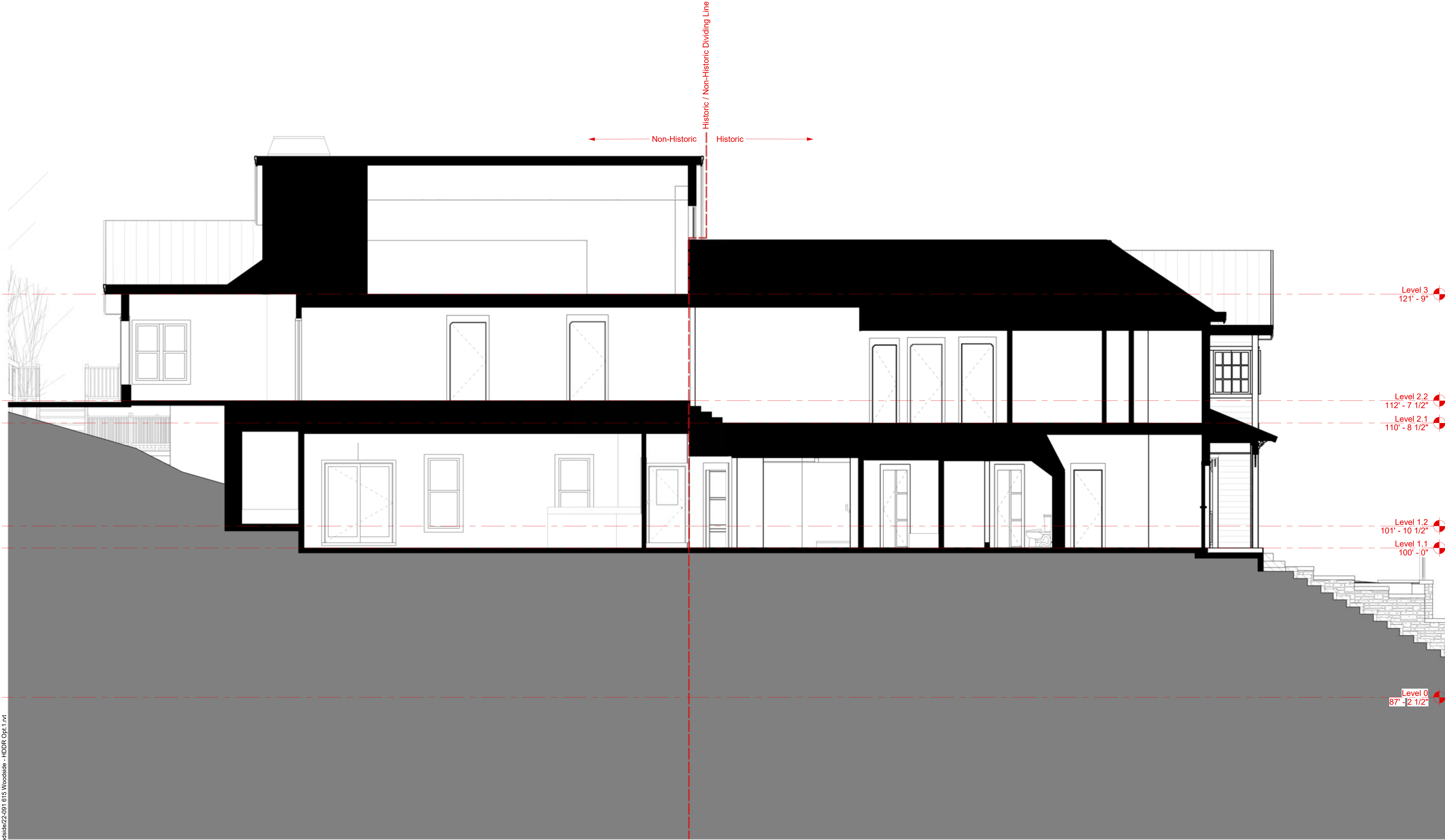
| SHEET | TITLE                         |
|-------|-------------------------------|
|       | Elevations - South - Existing |

HDDR 1.23



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Section A - Existing  
SCALE: 1/4" = 1'-0"



Level 3  
121' - 9"

Level 2.2  
112' - 7 1/2"

Level 2.1  
110' - 8 1/2"

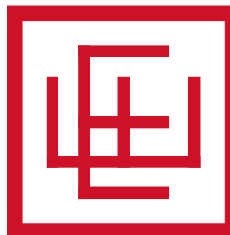
Level 1.2  
101' - 10 1/2"

Level 1.1  
100' - 0"

Level 0  
87' - 2 1/2"

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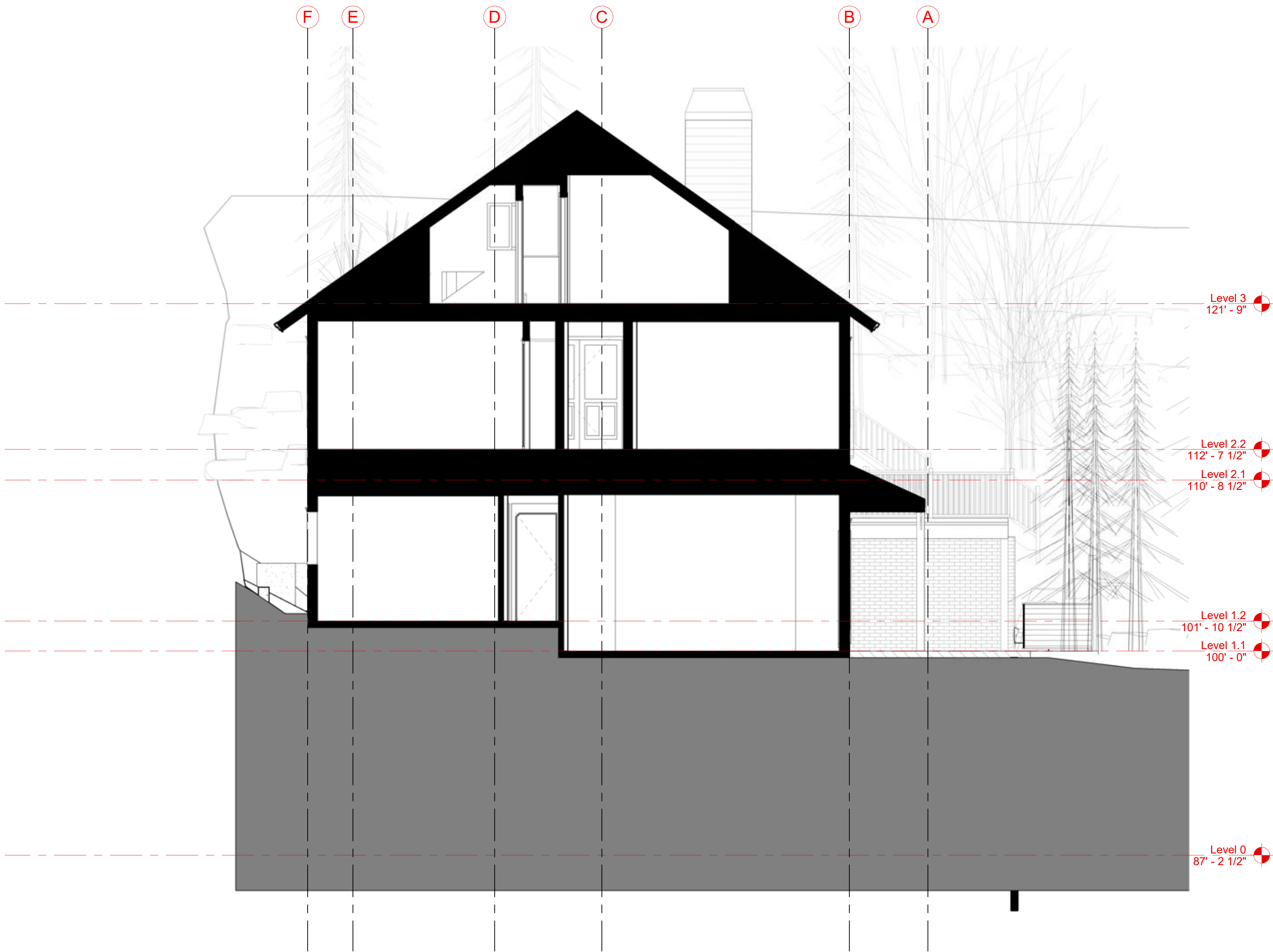
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SHEET TITLE

Section - East/West - Existing

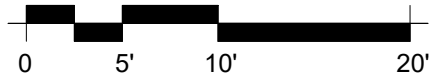
HDDR 1.31





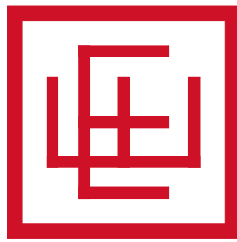
Section B - Existing

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



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SHEET TITLE

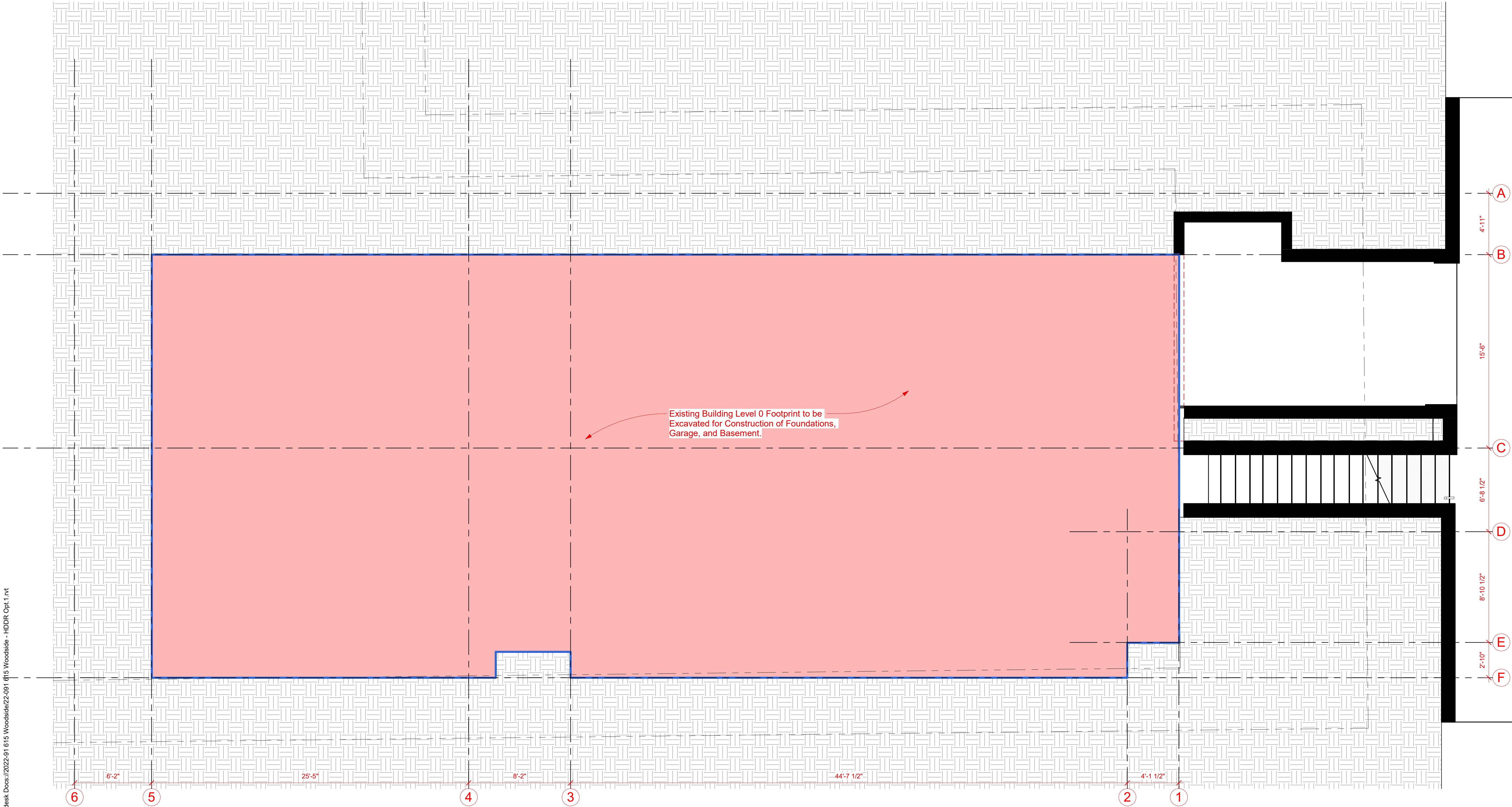
Section - North/South -  
Existing

# HDDR 1.32



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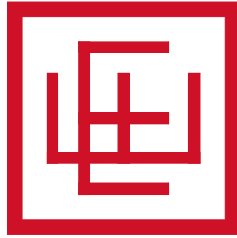
Level 0 - Demolition  
SCALE: 1/4" = 1'-0"



- Demolition Legend
- Area of Original Building
  - Building Elements to be Kept
  - To be Removed
  - Silhouette of Remodeled Addition
  - New Fenestration Pattern

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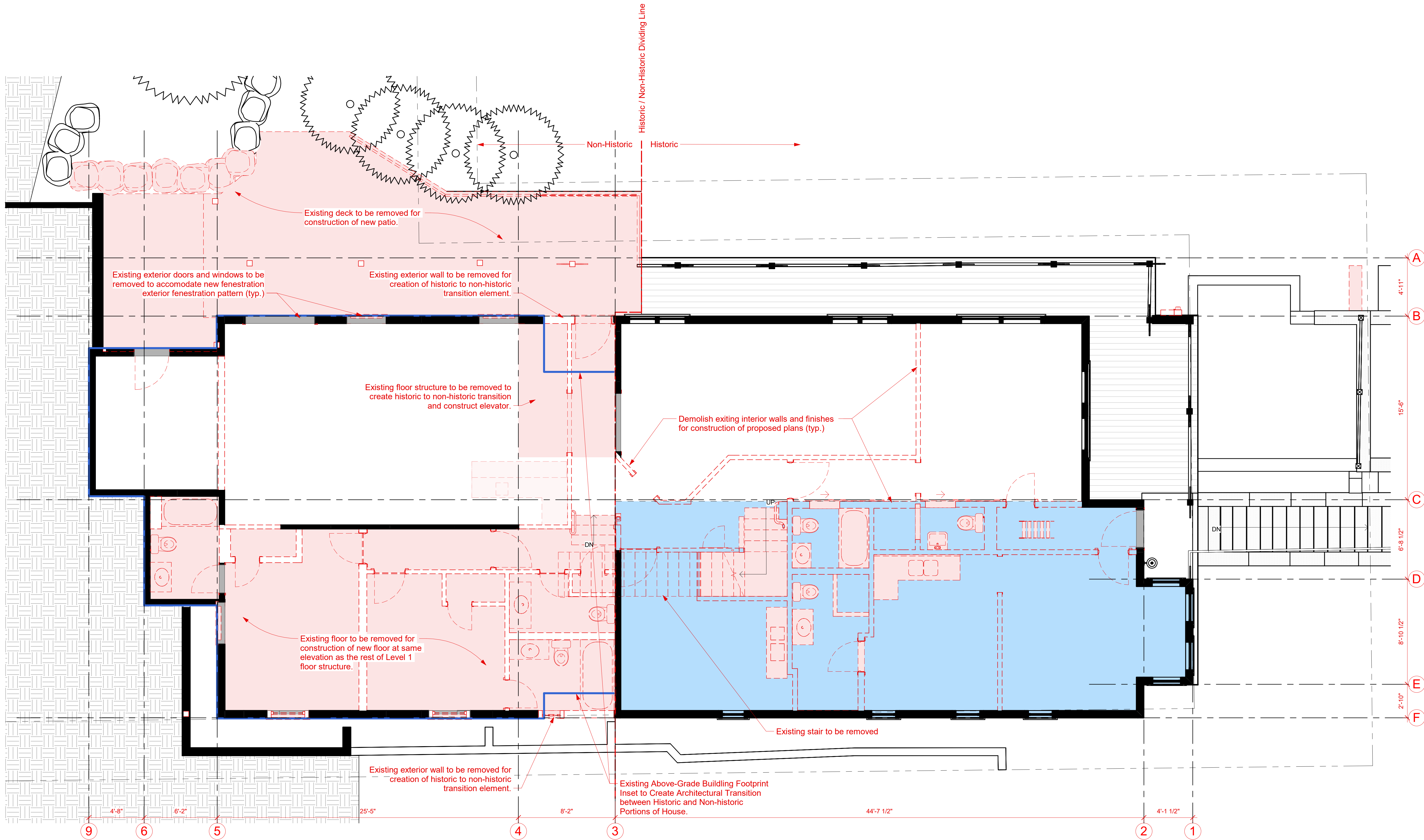
ISSUE DATE: 2024.10.16  
OWNER PROJECT NO: .  
CONTRACT NO: .  
DRAWN BY: Author  
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DESIGNED BY: Designer  
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SHEET TITLE

Floor Plan - L0 - Demolition

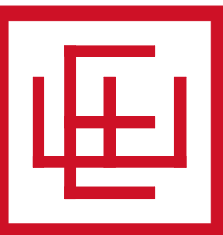
HDDR 2.10





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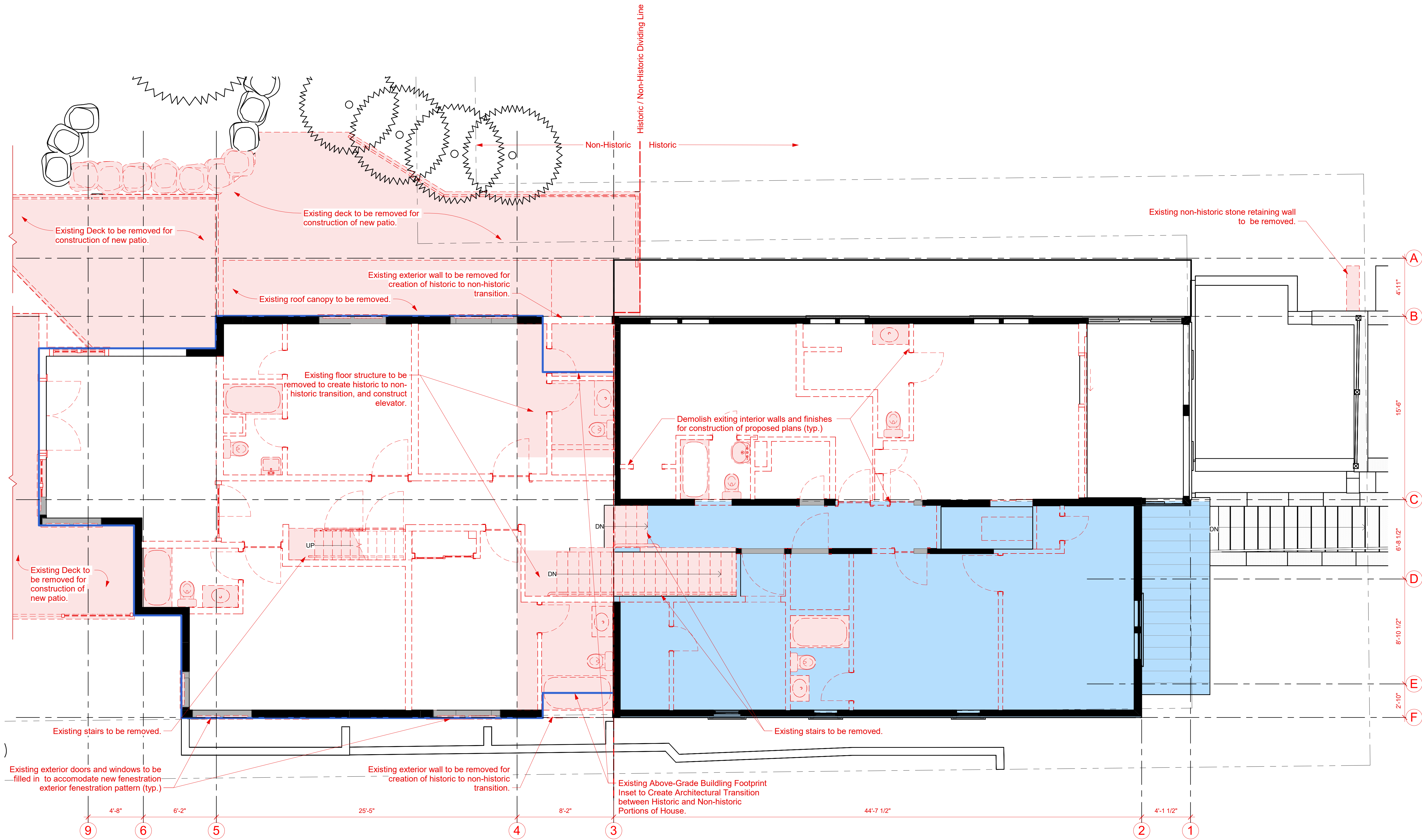
ISSUE DATE: 2024.10.16  
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SHEET TITLE

Floor Plan - L1 - Demolition

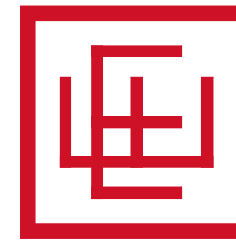
# HDDR 2.11





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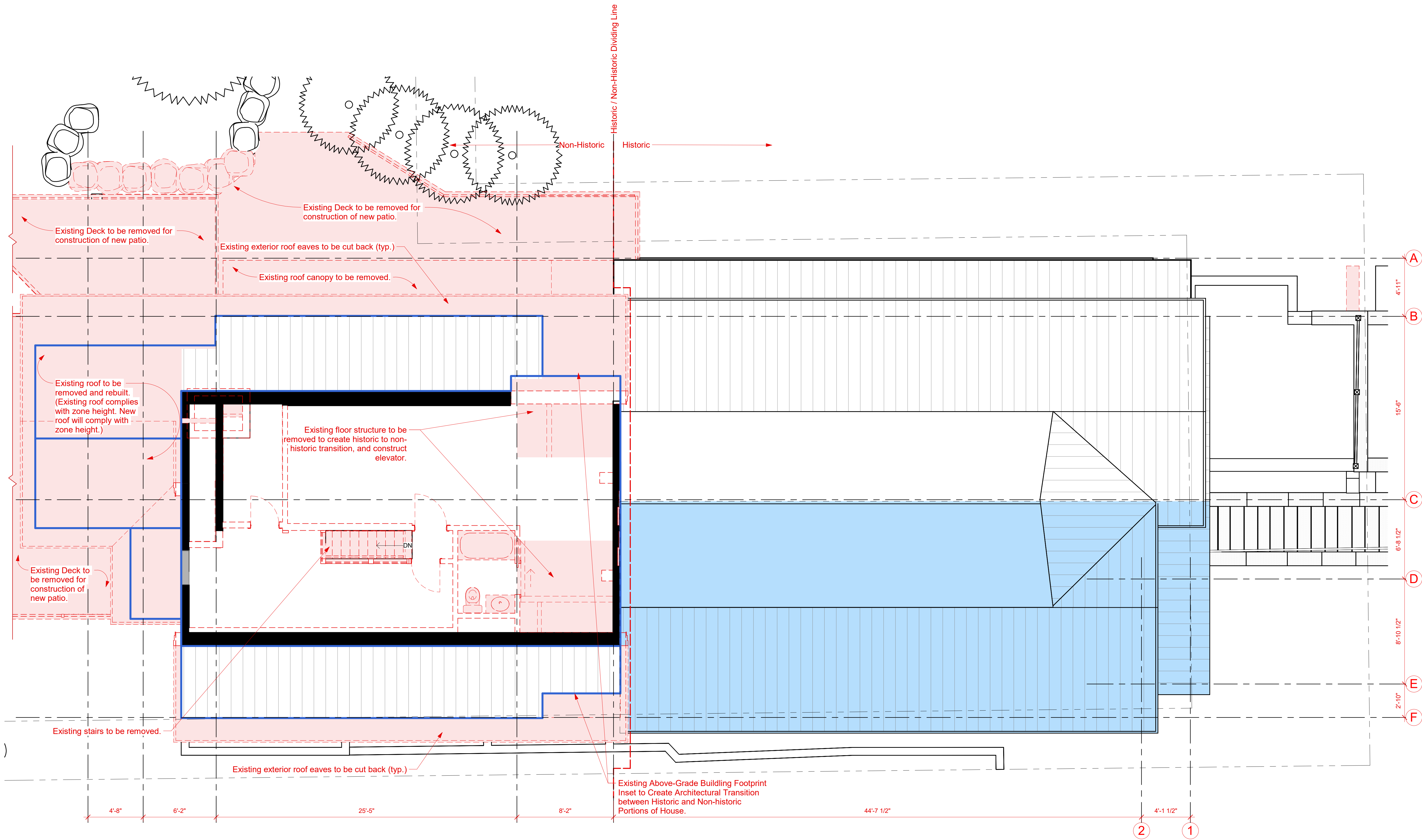
ISSUE DATE: 2024.10.16  
OWNER PROJECT NO: .  
CONTRACT NO: .  
DRAWN BY: Author  
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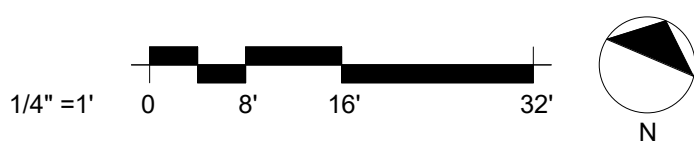
Floor Plan - L2 - Demolition

HDDR 2.12





Level 3 - Demolition  
SCALE: 1/4" = 1'-0"

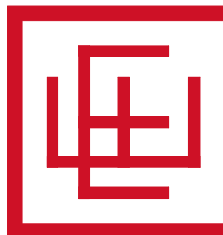


Demolition Legend

- Area of Original Building
- Building Elements to be Kept
- To be Removed
- Silhouette of Remodeled Addition
- New Fenestration Pattern

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SHEET TITLE

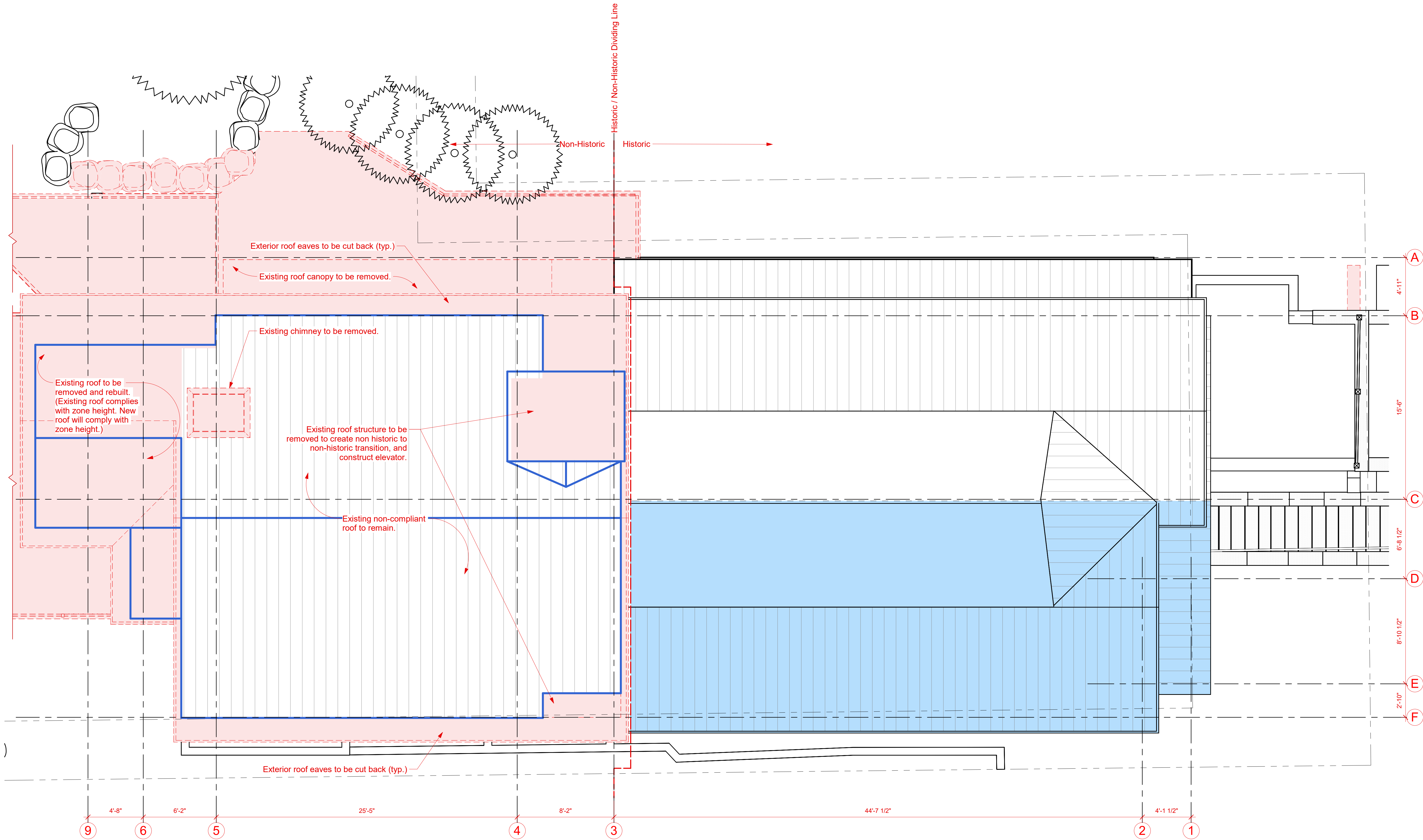
Floor Plan - L3 - Demolition

HDDR 2.13

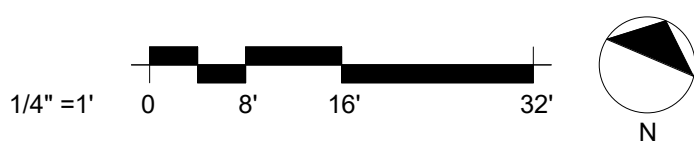


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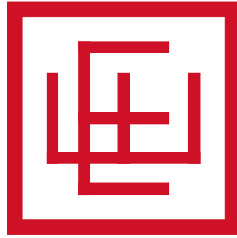


Roof - Demolition  
SCALE: 1/4" = 1'-0"



| Demolition Legend |                                  |
|-------------------|----------------------------------|
|                   | Area of Original Building        |
|                   | Building Elements to be Kept     |
|                   | To be Removed                    |
|                   | Silhouette of Remodeled Addition |
|                   | New Fenestration Pattern         |

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**Grand Love Shack**  
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HDDR Documents

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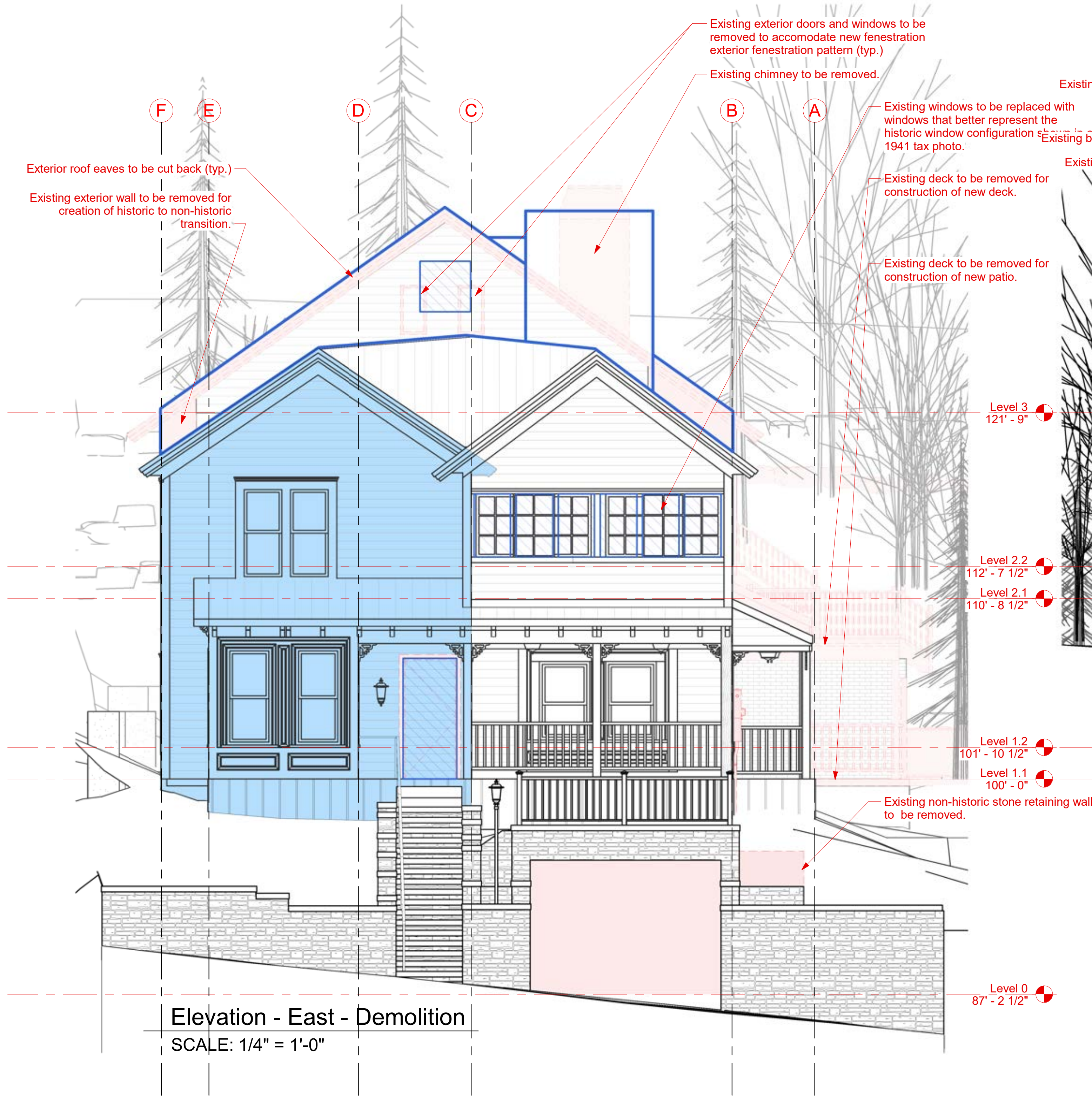
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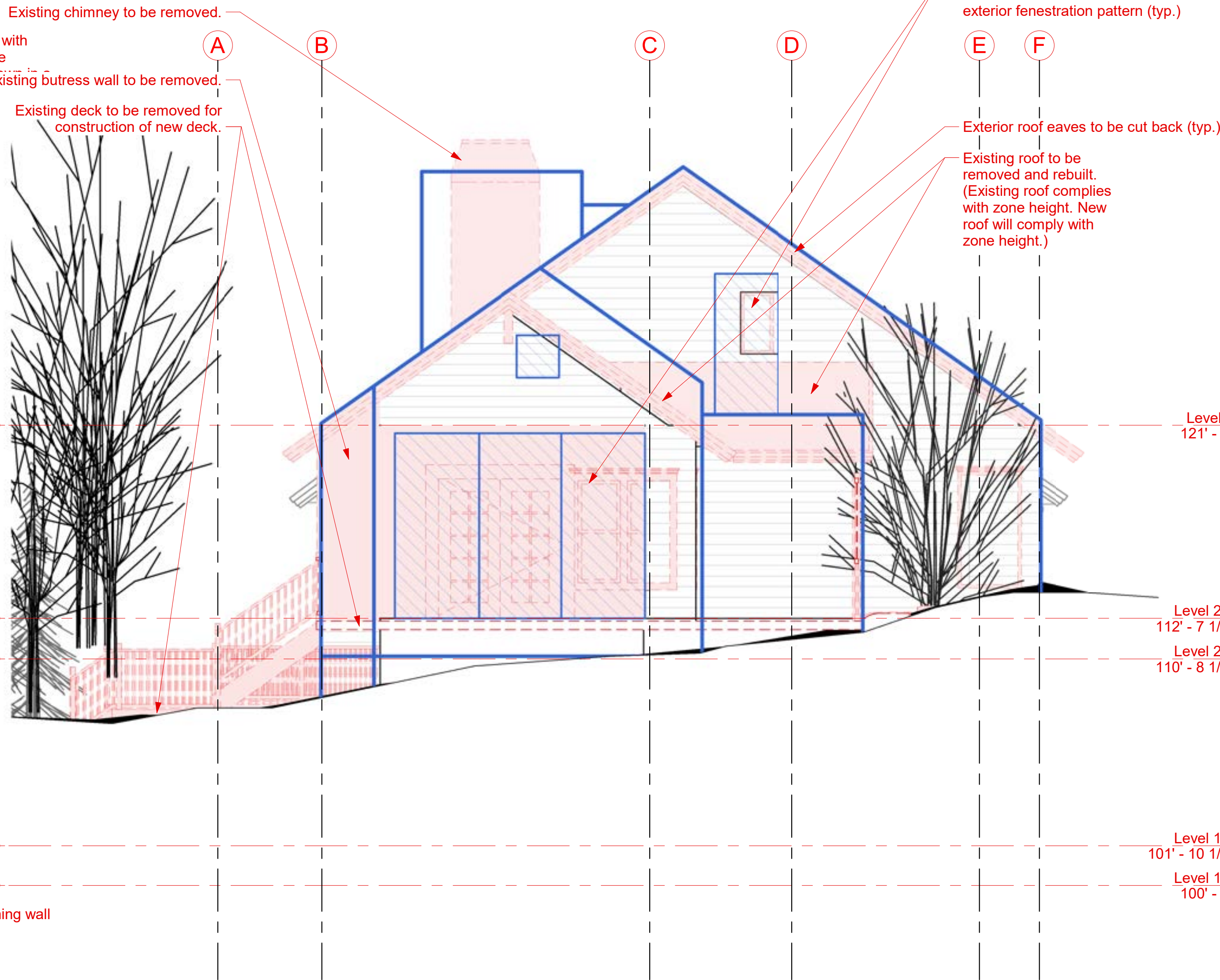
SHEET TITLE  
Floor Plan - Roof - Demolition

HDDR 2.14





Elevation - East - Demolition  
SCALE: 1/4" = 1'-0"



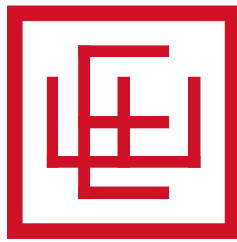
Elevation - West - Demolition  
SCALE: 1/4" = 1'-0"

Demolition Legend

- Area of Original Building
- Building Elements to be Kept
- To be Removed
- Silhouette of Remodeled Addition
- New Fenestration Pattern

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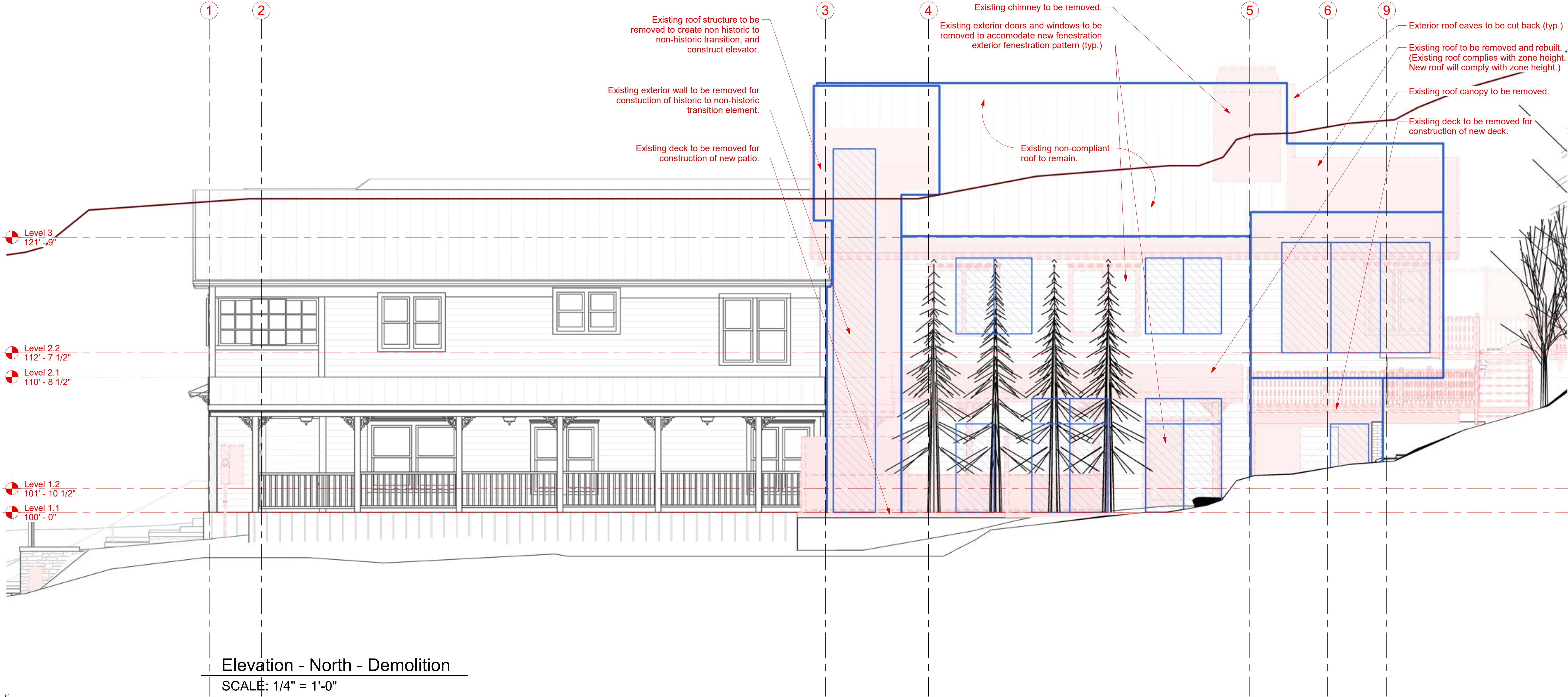
Elevations - East & West -  
Demolition

HDDR 2.21

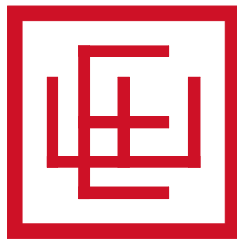


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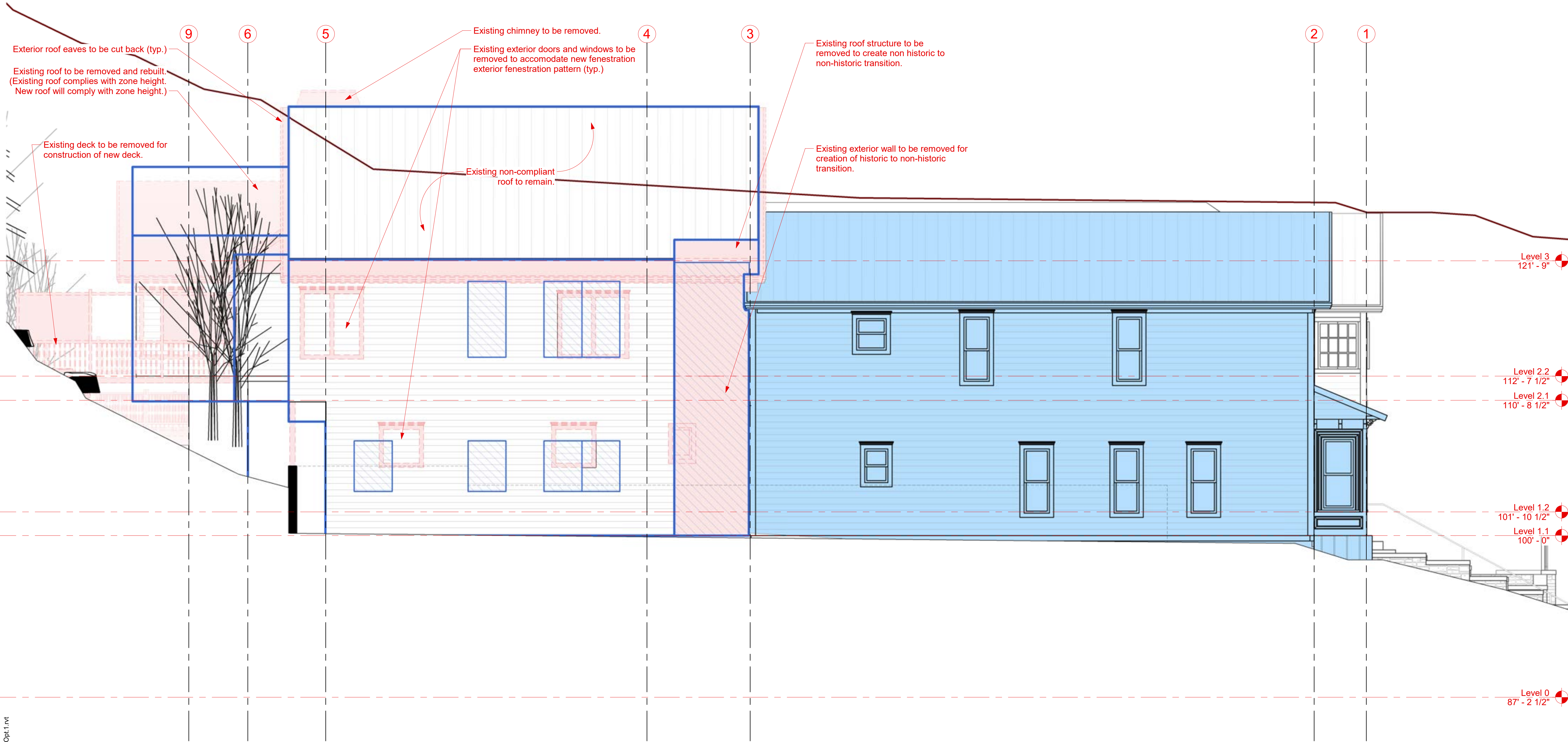
Elevations - North - Demolition

**HDDR 2.22**



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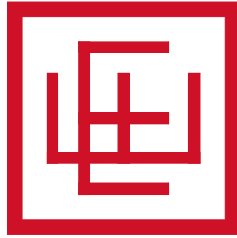
Elevation - South - Demolition

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

Demolition Legend

- Area of Original Building
- Building Elements to be Kept
- To be Removed
- Silhouette of Remodeled Addition
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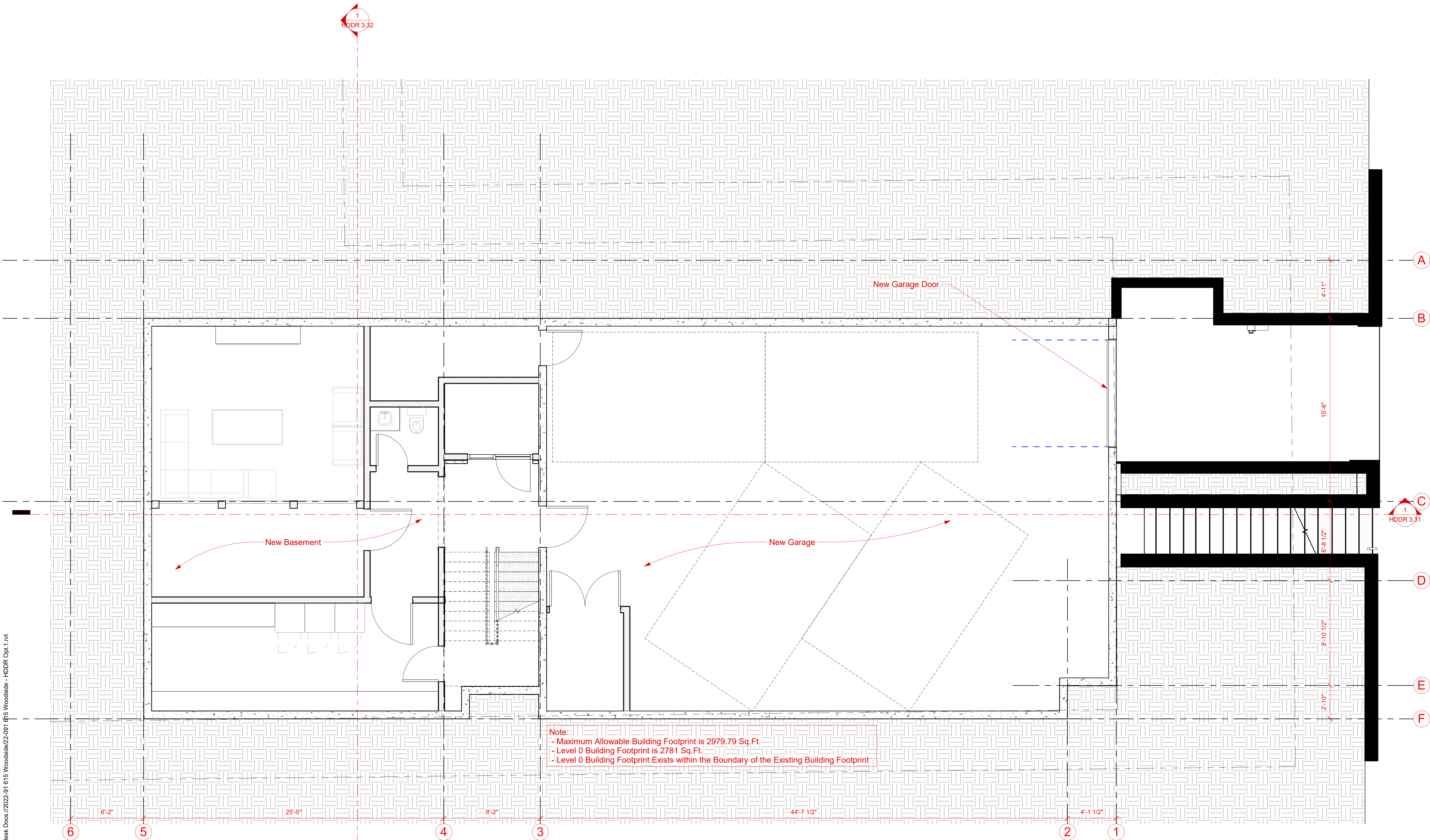
Elevations - South -  
Demolition

HDDR 2.23



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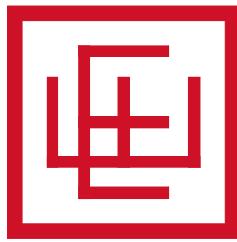


Level 0 - Proposed  
SCALE: 1/4" = 1'-0"



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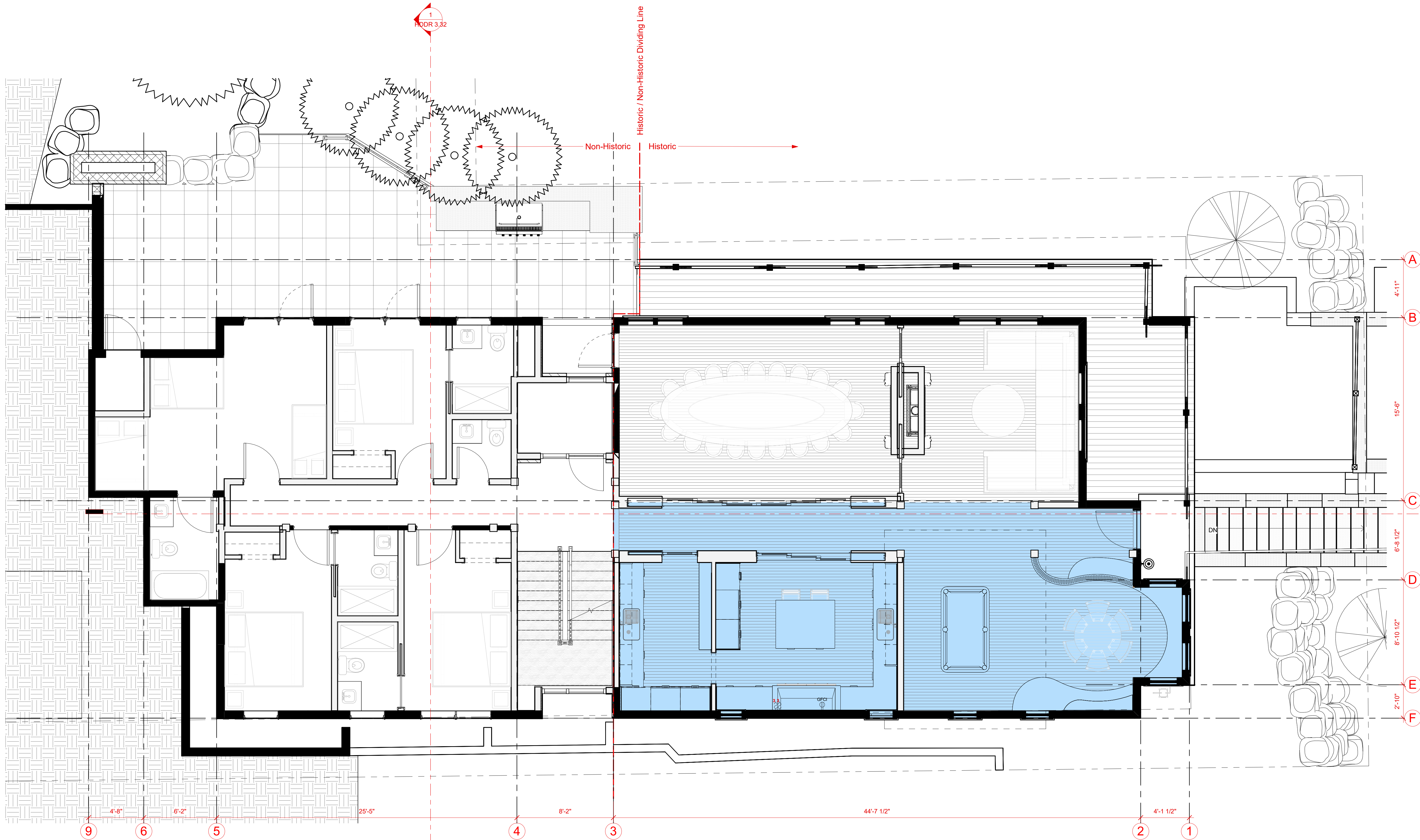
SHEET TITLE

Floor Plan - L0 - Proposed

# HDDR 3.10

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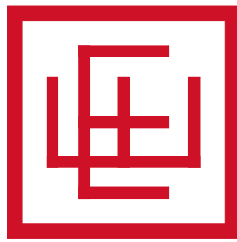
Level 1 - Proposed  
SCALE: 1/4" = 1'-0"



| Legend |          |
|--------|----------|
|        | Existing |
|        | Proposed |

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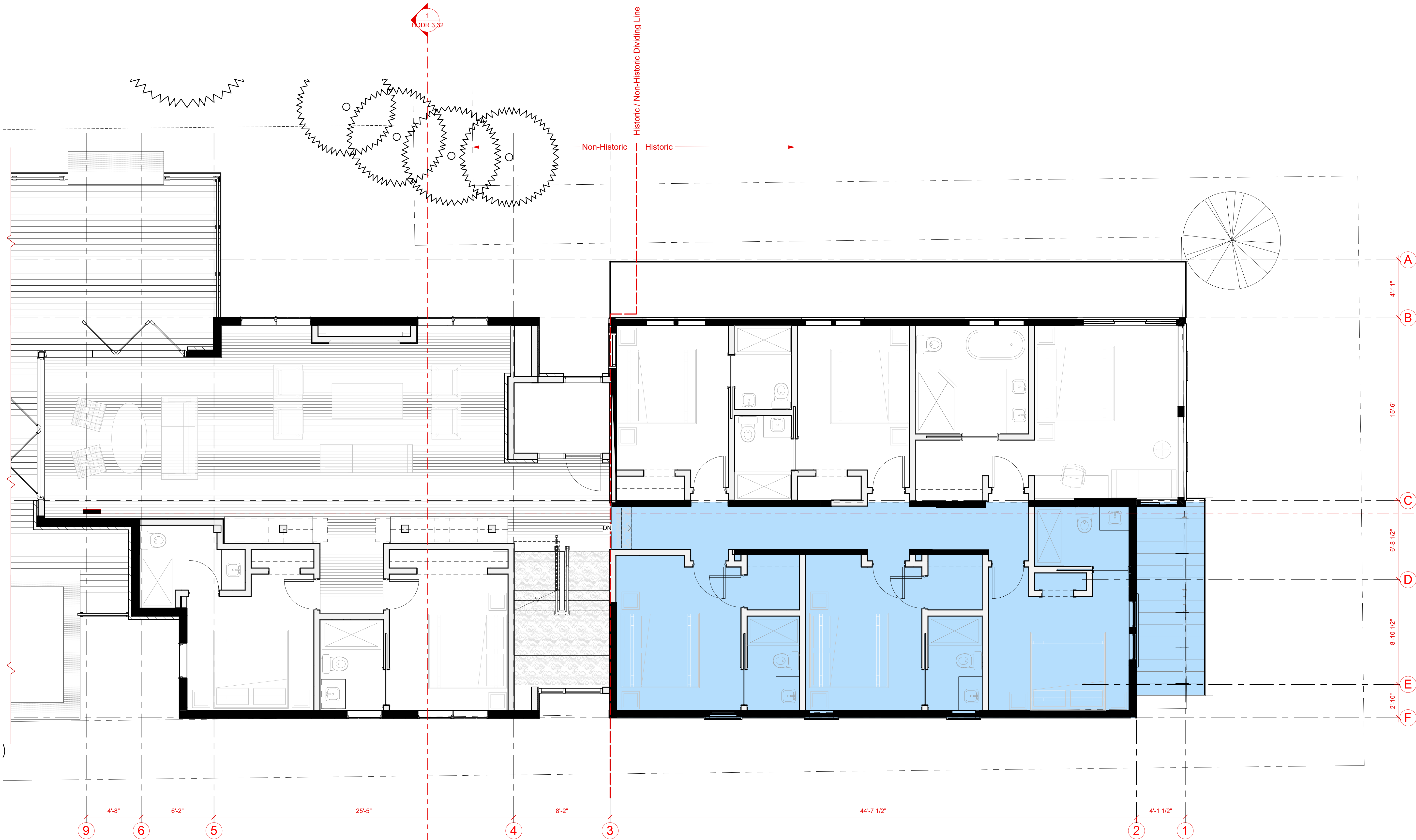
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SHEET TITLE

Floor Plan - L1 - Proposed

HDDR 3.11



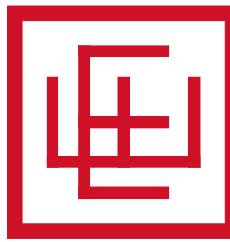


Level 2 - Proposed  
SCALE: 1/4" = 1'-0"

Legend

|  |          |
|--|----------|
|  | Existing |
|  | Proposed |

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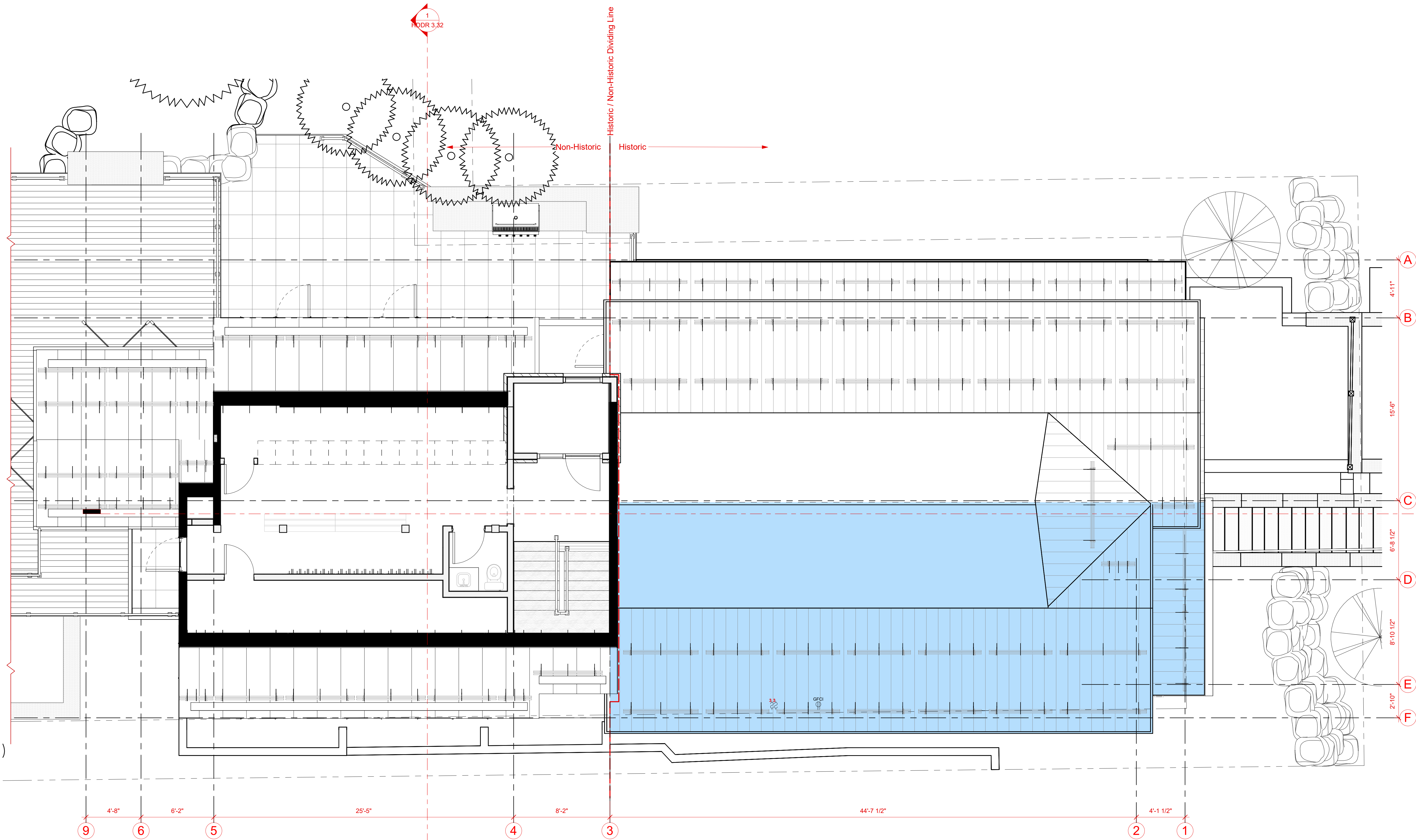
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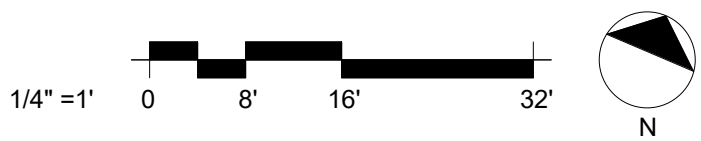
Floor Plan - L2 - Proposed

HDDR 3.12



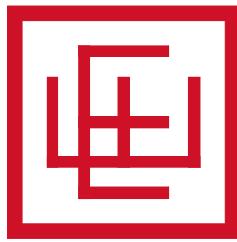


Level 3 - Proposed  
SCALE: 1/4" = 1'-0"



| Legend |          |
|--------|----------|
|        | Existing |
|        | Proposed |

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Floor Plan - L3 - Proposed

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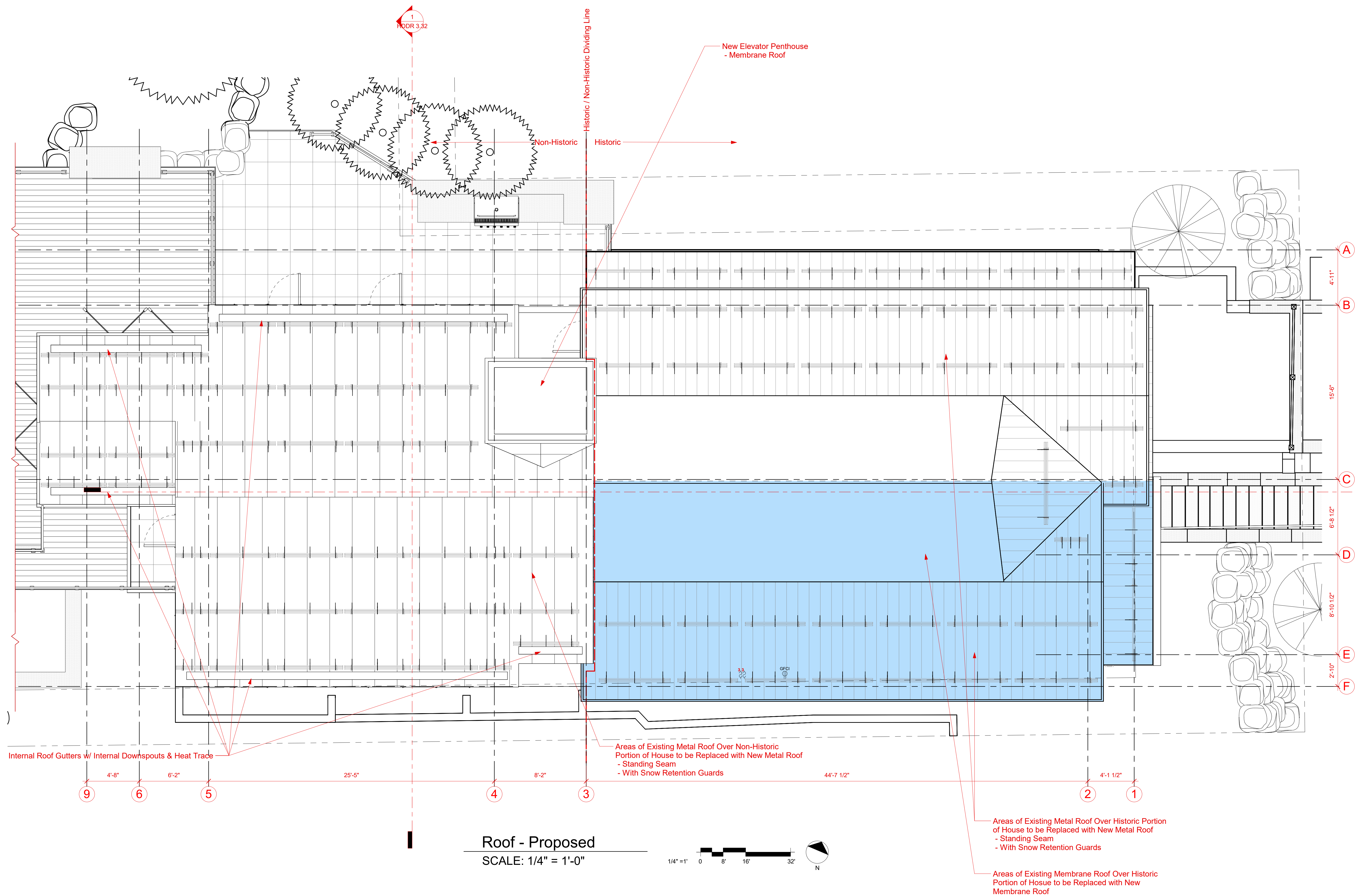
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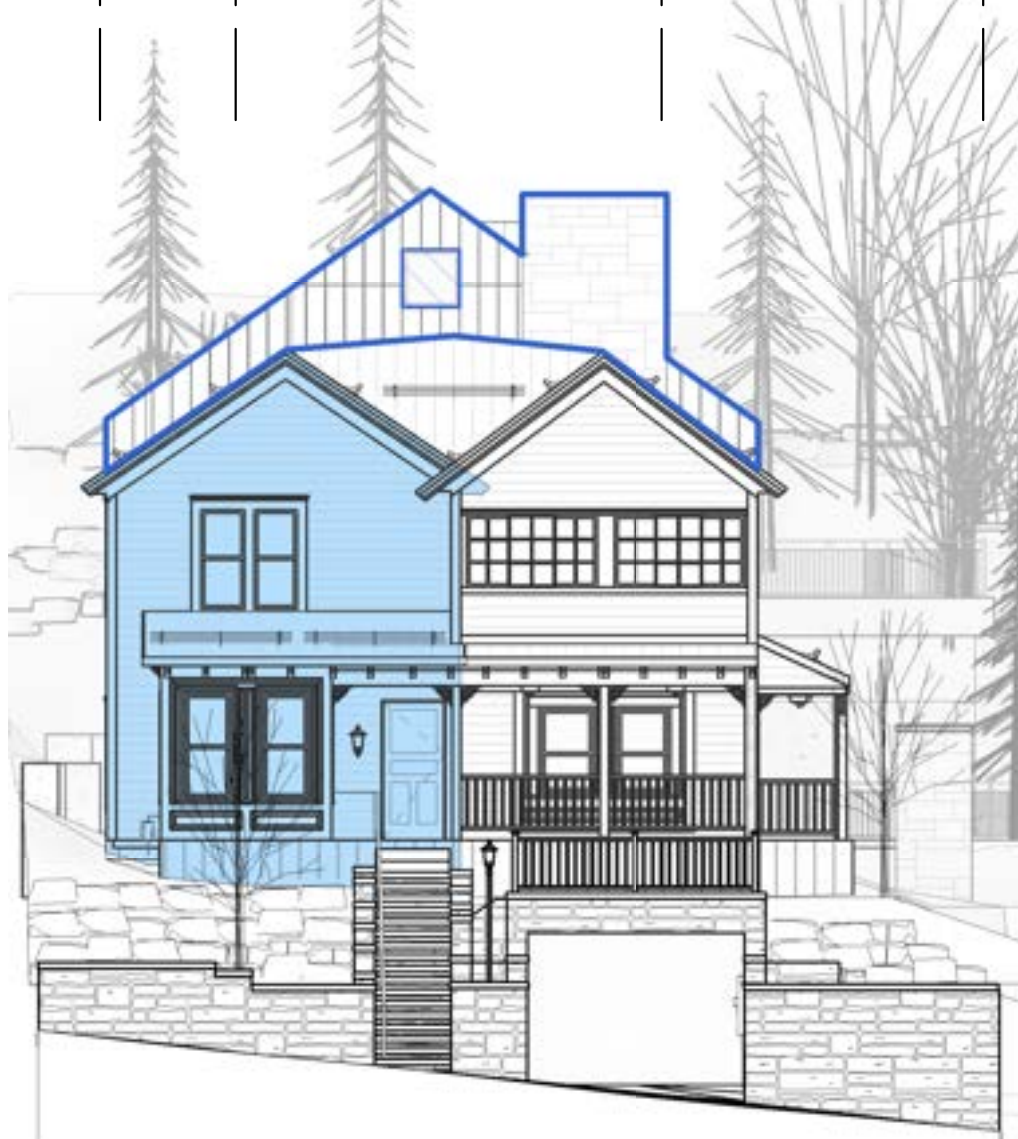
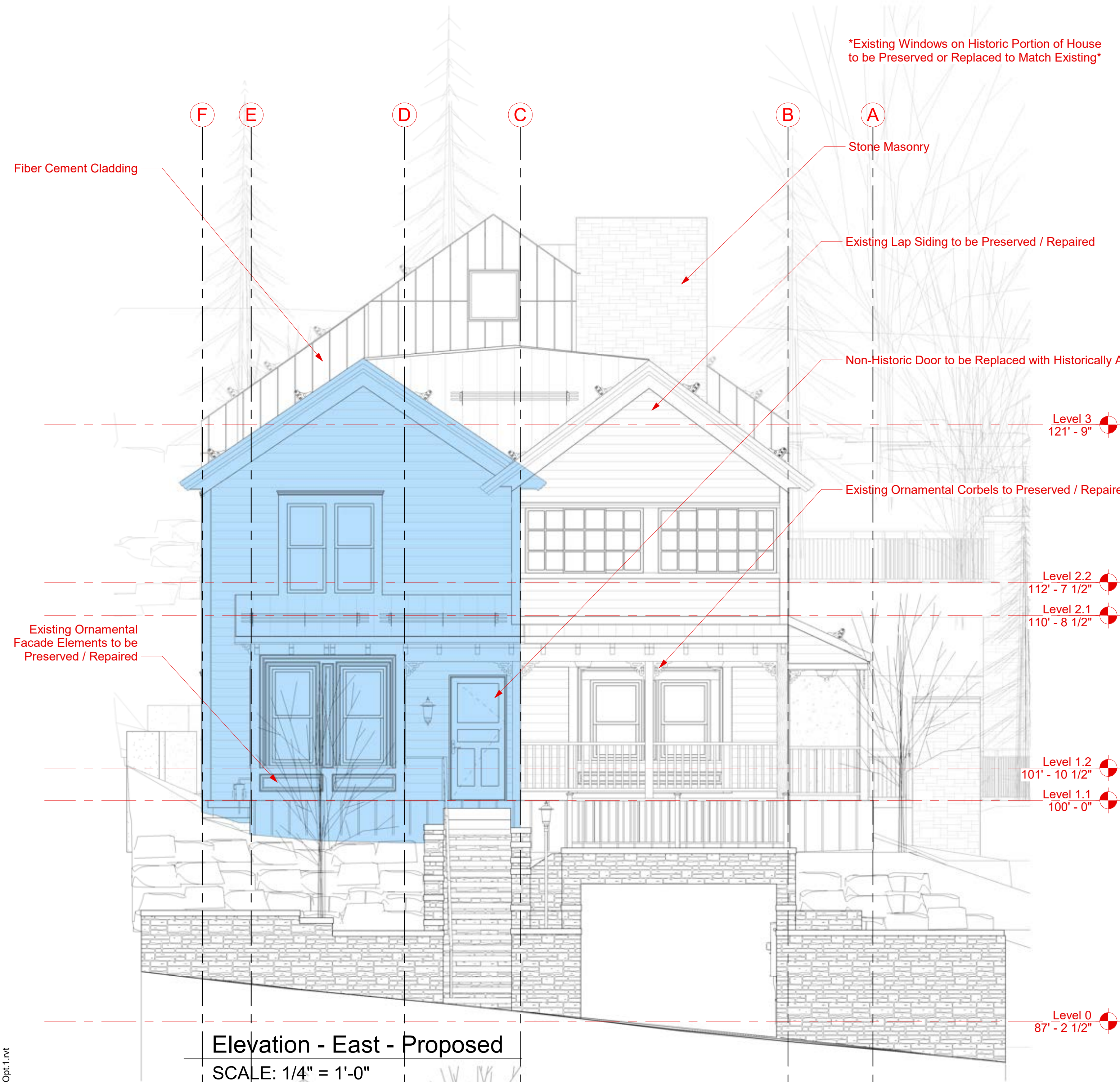
SHEET TITLE

### Floor Plan - Roof - Proposed

# HDDR 3.14

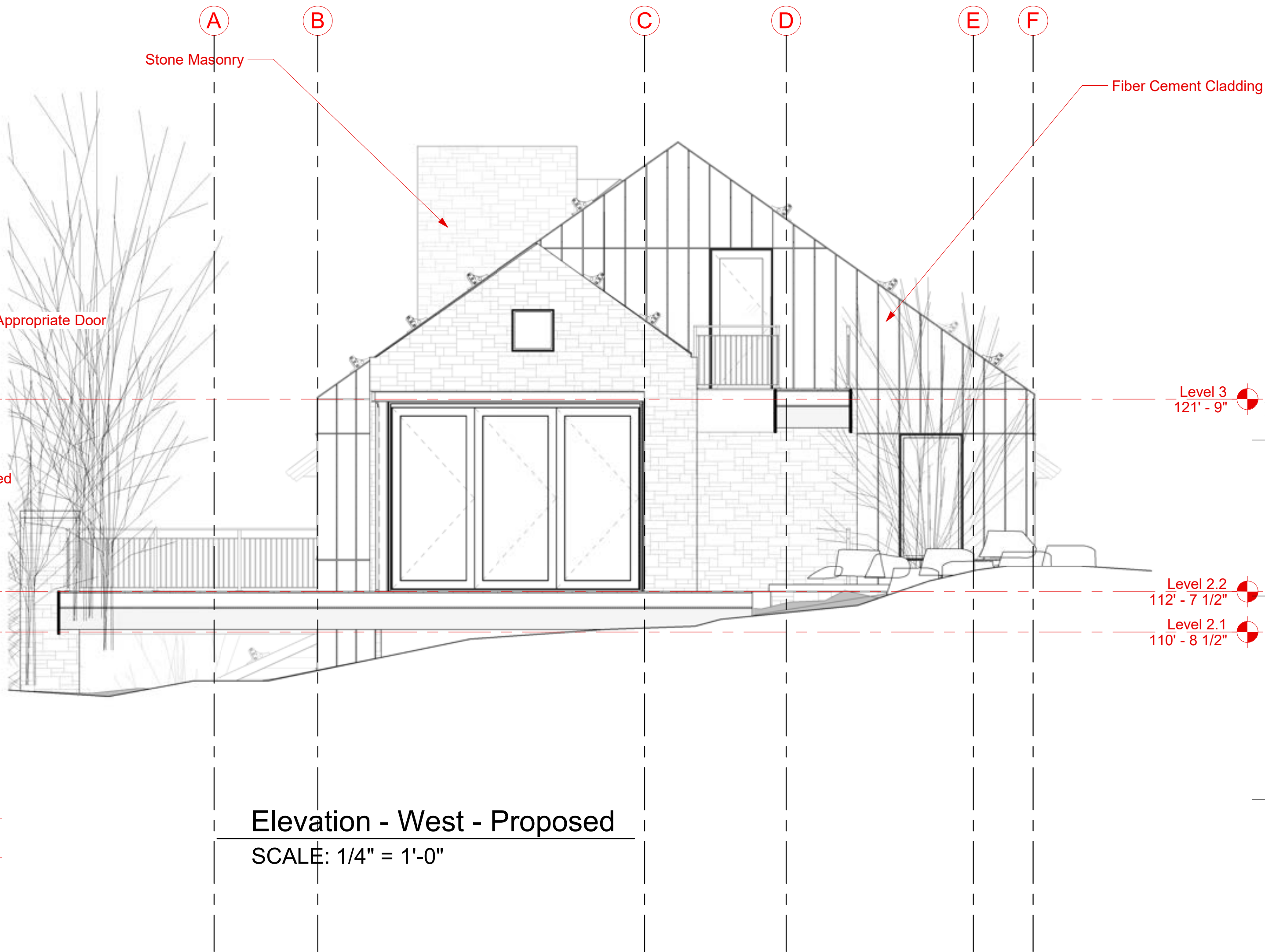






Elevation - East - Proposed (Glazing Ratio)  
SCALE: 1" = 10'-0"

| Non-Historic Addition Glazing Ratio Breakdown (East) |        |     |  |
|------------------------------------------------------|--------|-----|--|
| Total Facade Area:                                   | 173 SF |     |  |
| Opaque Facade Area:                                  | 164 SF | 95% |  |
| Glazed Facade Area:                                  | 9 SF   | 5%  |  |

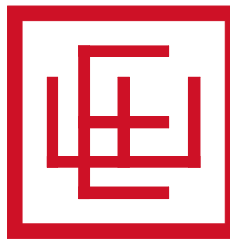


Elevation - West - Proposed (Glazing Ratio)  
SCALE: 1" = 10'-0"

| Non-Historic Addition Glazing Ratio Breakdown (West) |        |     |  |
|------------------------------------------------------|--------|-----|--|
| Total Facade Area:                                   | 626 SF |     |  |
| Opaque Facade Area:                                  | 499 SF | 80% |  |
| Glazed Facade Area:                                  | 127 SF | 20% |  |

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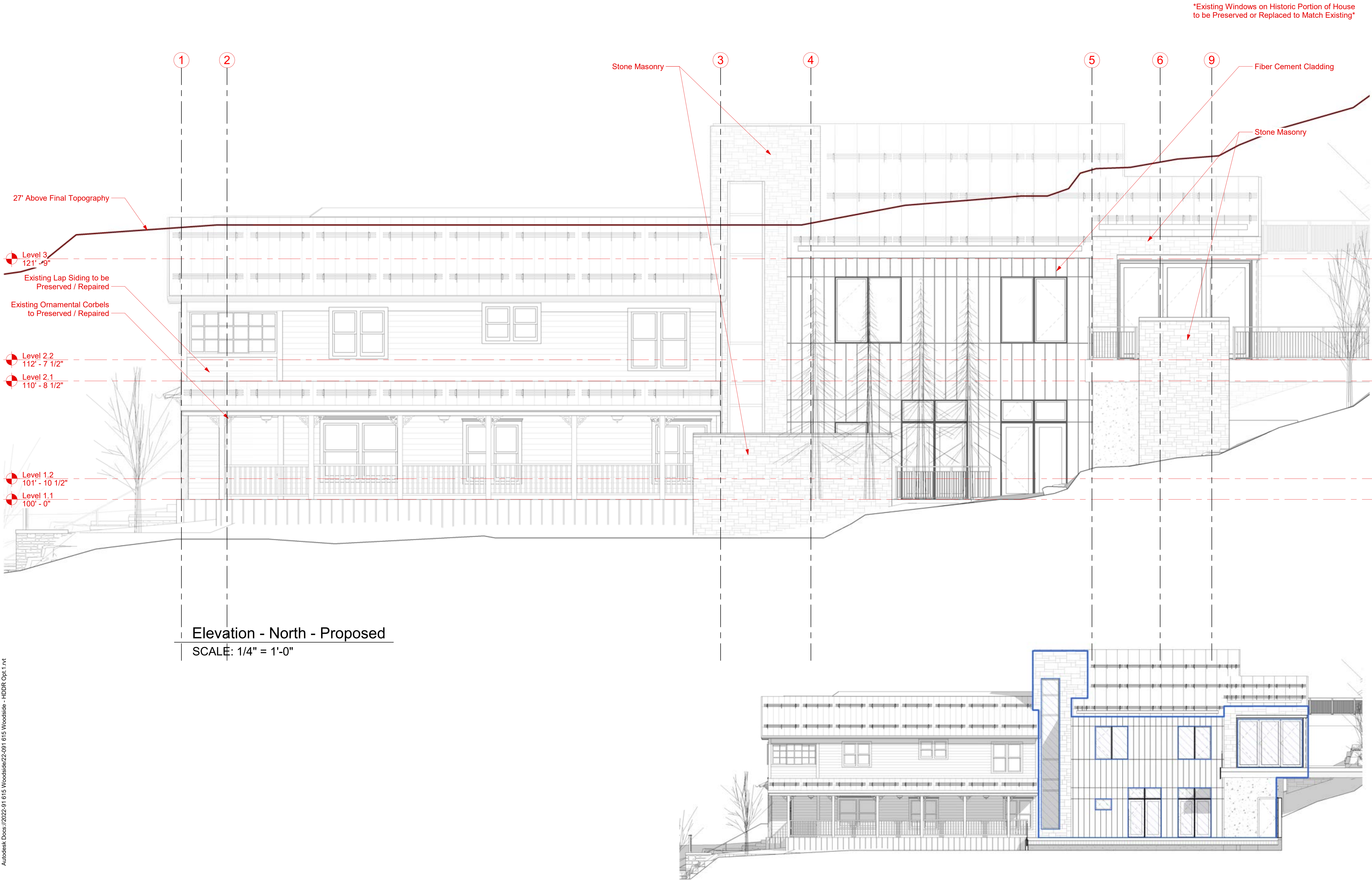
Elevations - East & West - Proposed

HDDR 3.21

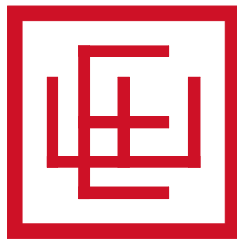


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Elevations - North - Proposed

**HDDR 3.22**

Non-Historic Addition Glazing Ratio Breakdown (North)

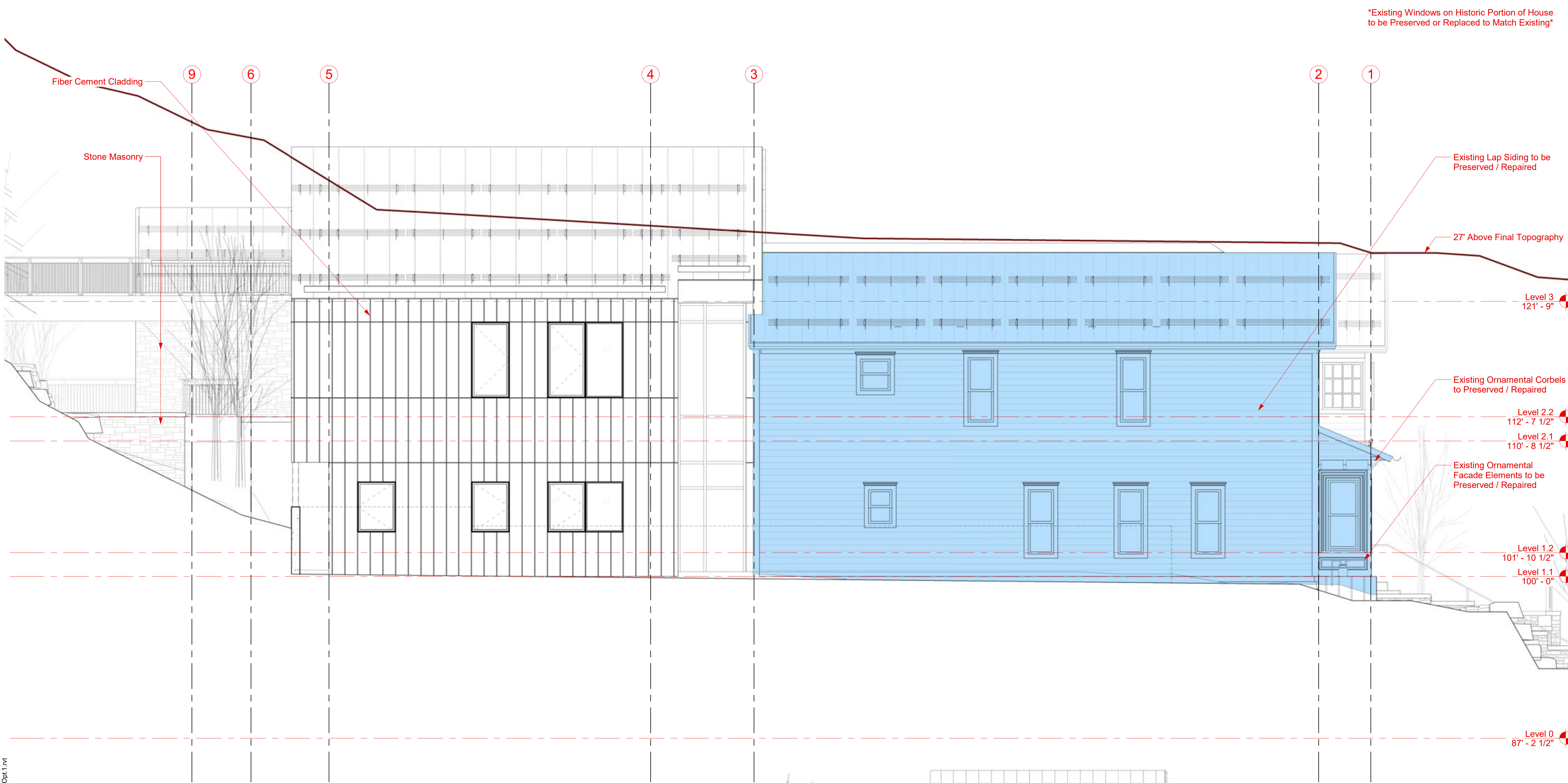
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|---------------------|---------|-----|
| Total Facade Area:  | 1138 SF |     |
| Opaque Facade Area: | 759 SF  | 67% |
| Glazed Facade Area: | 379 SF  | 33% |

**Elevation - North - Proposed (Glazing Ratio)**  
SCALE: 1/8" = 1'-0"

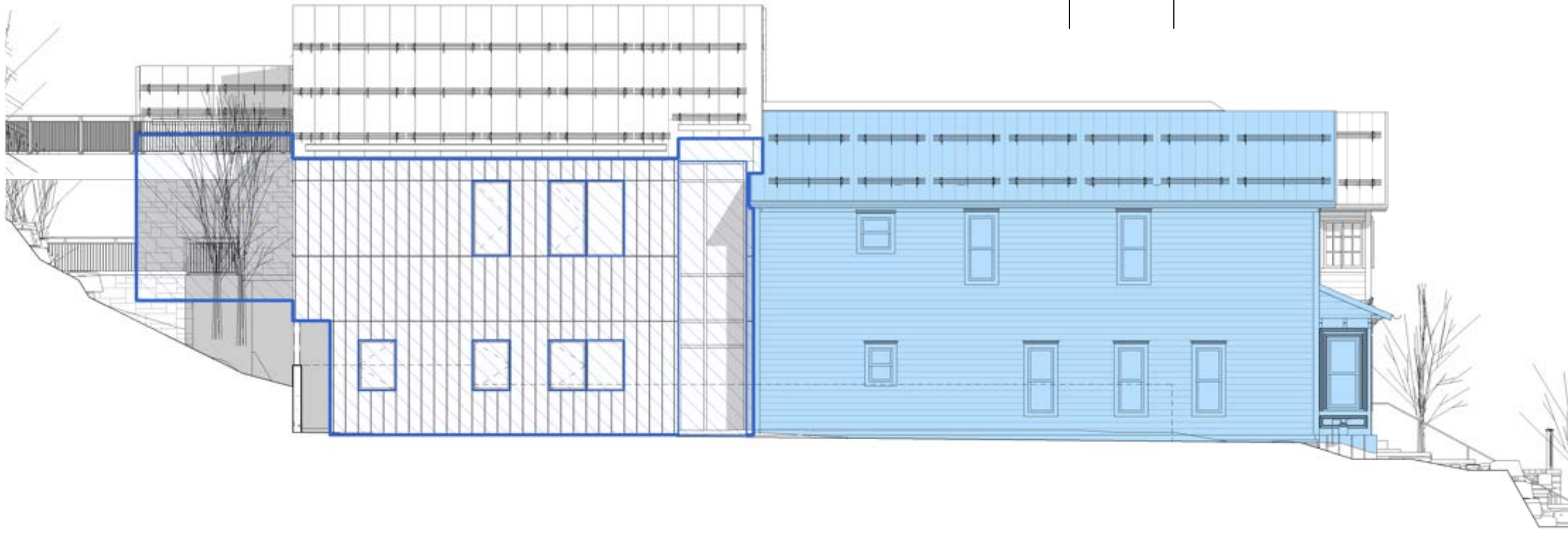


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Elevation - South - Proposed  
SCALE: 1/4" = 1'-0"



Elevation - South - Proposed (Glazing Ratio)  
SCALE: 1/8" = 1'-0"

Non-Historic Addition Glazing Ratio Breakdown (North)

|                     |        |     |
|---------------------|--------|-----|
| Total Facade Area:  | 941 SF |     |
| Opaque Facade Area: | 723 SF | 77% |
| Glazed Facade Area: | 218 SF | 23% |

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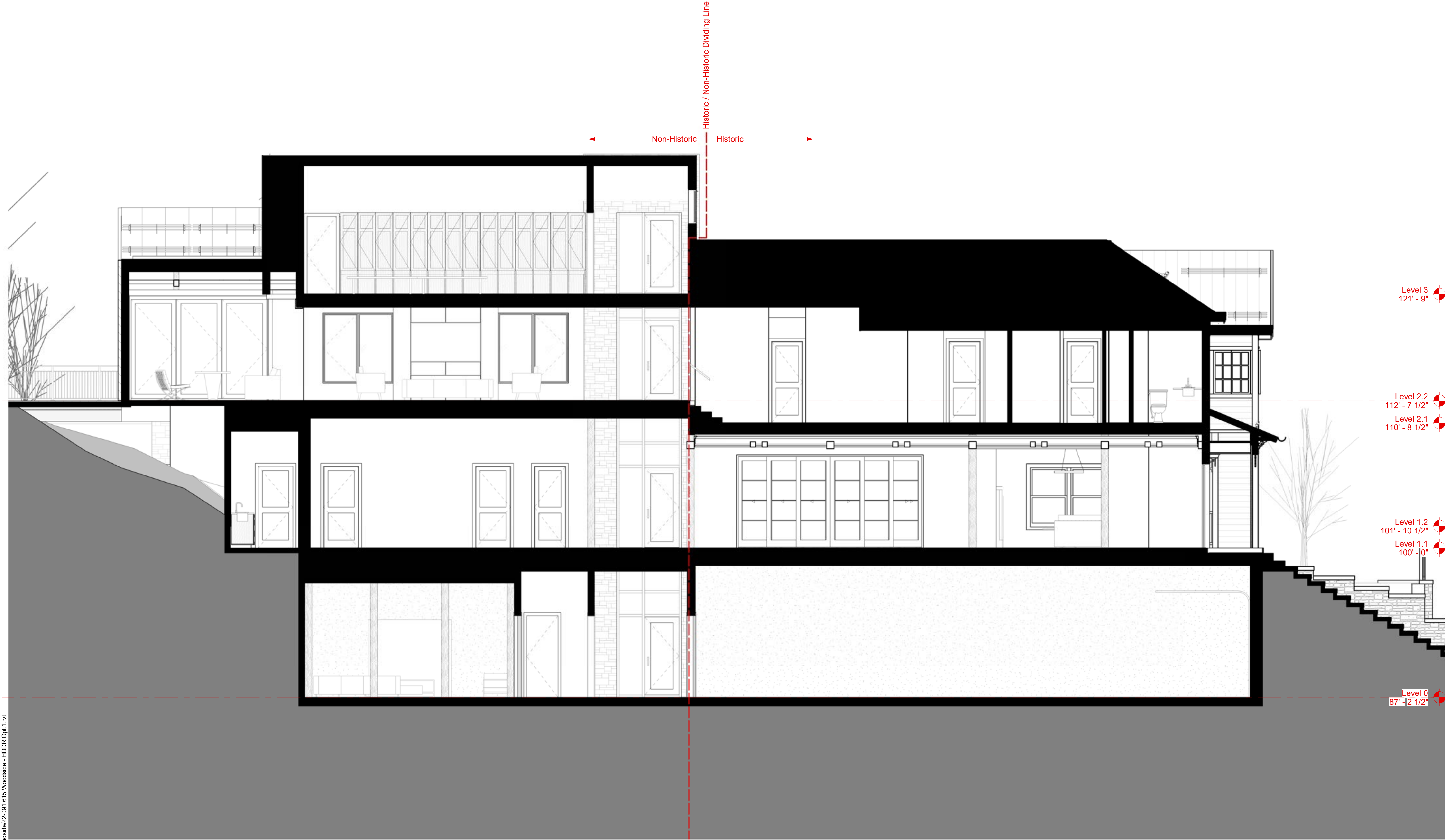
Elevations - South - Proposed

**HDDR 3.23**

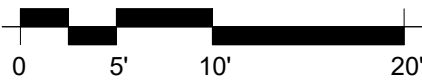


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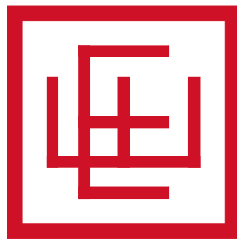
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Section A - Proposed  
SCALE: 1/4" = 1'-0"



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Level 2.2  
112' - 7 1/2"  
Level 2.1  
110' - 8 1/2"

Level 1.2  
101' - 10 1/2"  
Level 1.1  
100' - 10"

Level 0  
87' - 2 1/2"

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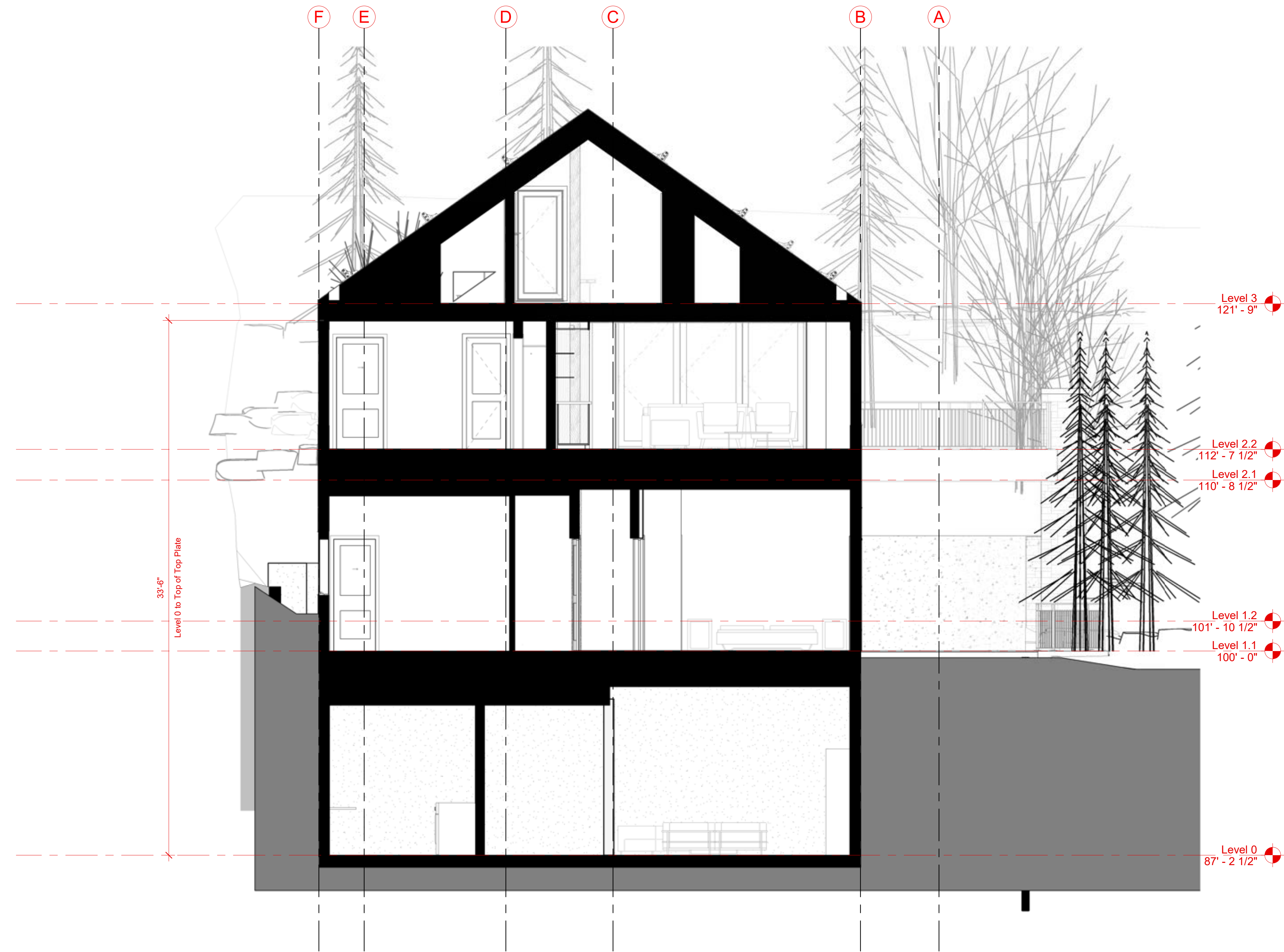
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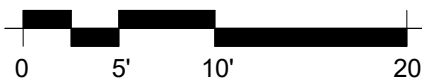
Section - East/West -  
Proposed

**HDDR 3.31**



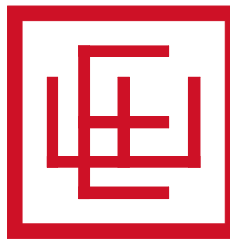


Section A Proposed  
SCALE: 1/4" = 1'-0"



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| CONTRACT NO:      | .                      |
| DRAWN BY:         | Author                 |
| CHECKED BY:       | Checker                |
| DESIGNED BY:      | Designer               |
| EWG PROJECT NO:   | 2022.091               |
| COPYRIGHT:        | Elliott Workgroup, LLC |

SHEET TITLE

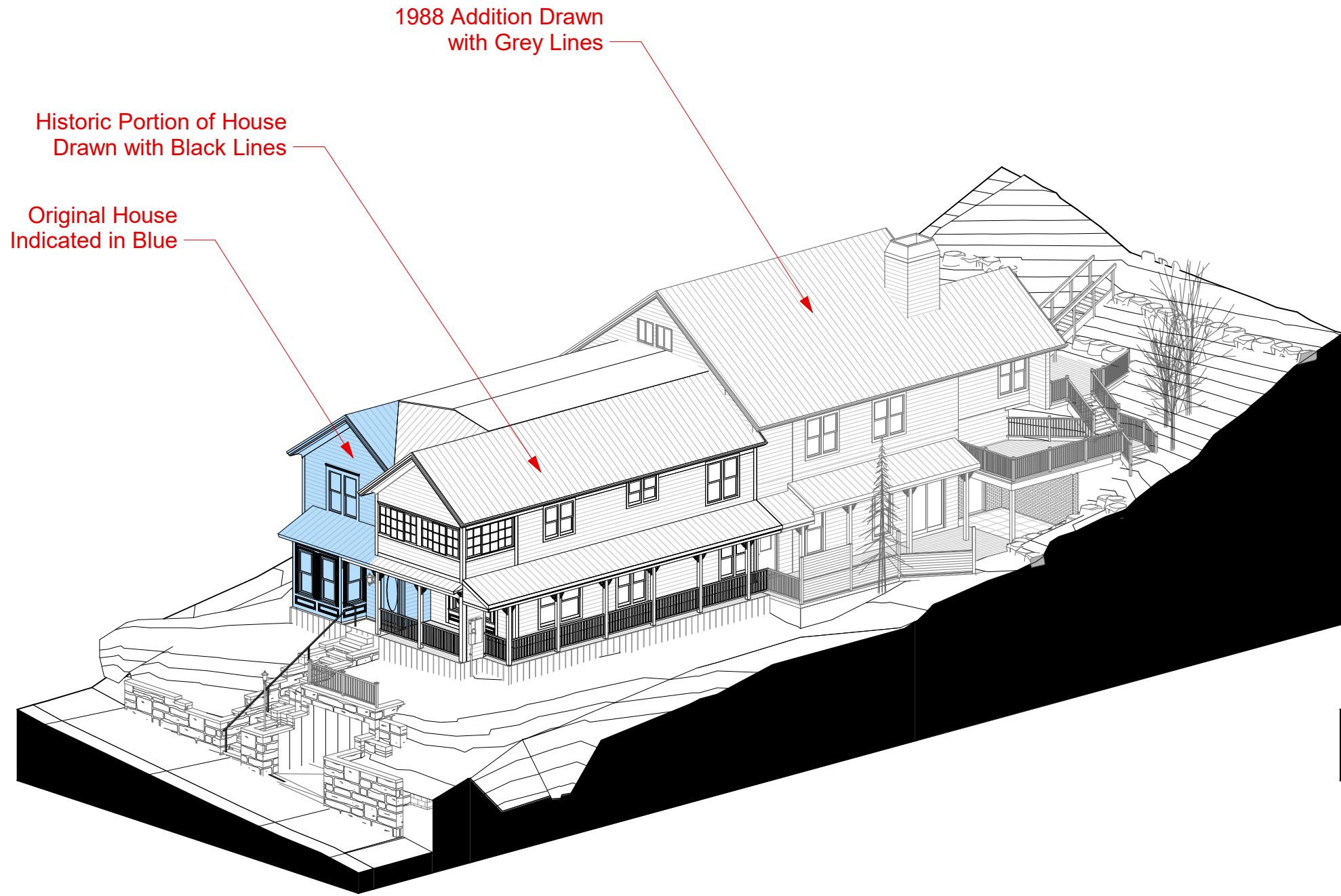
Section - North/South -  
Proposed

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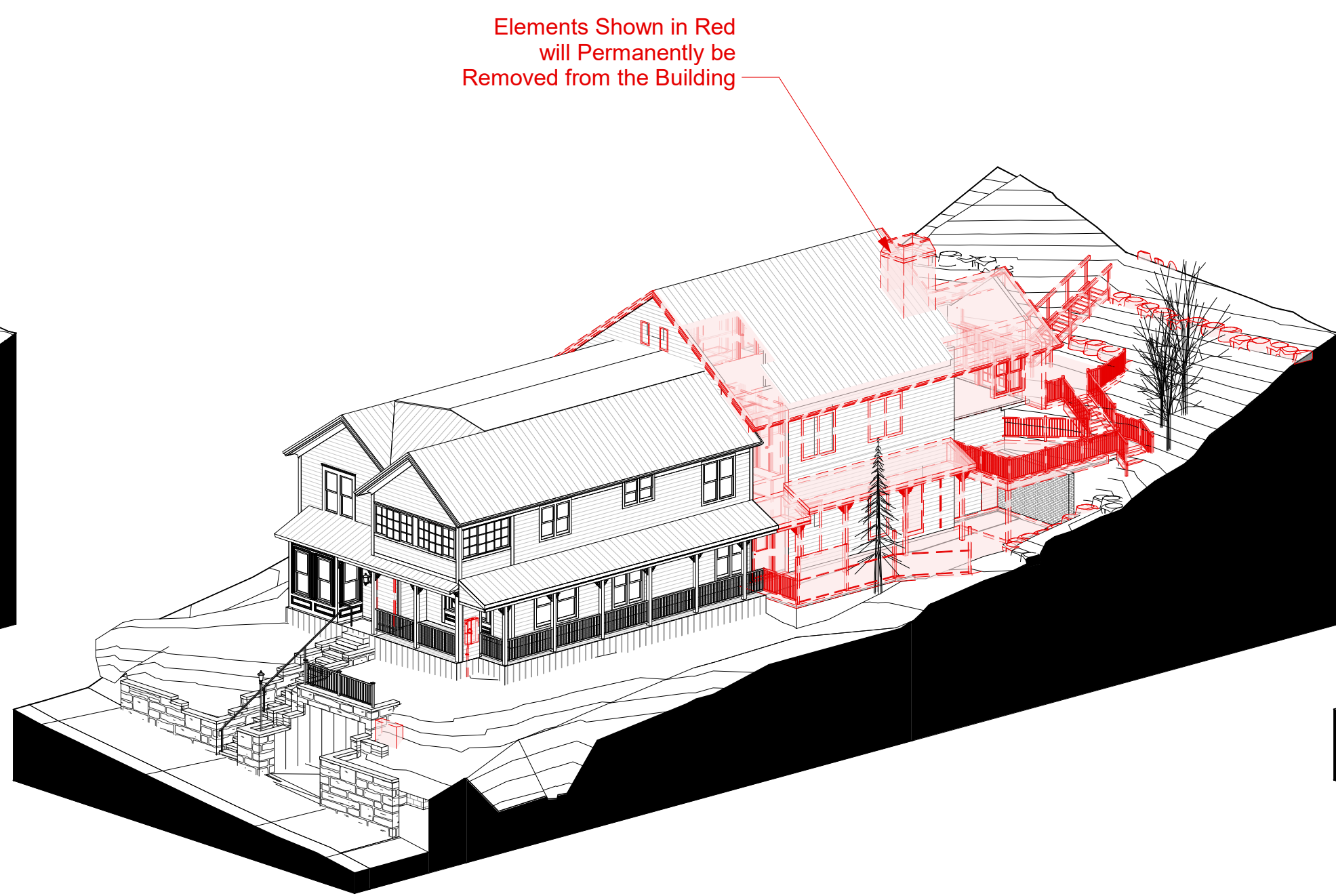


Autodesk Docs://2022.91 615 Woodside22.091 615 Woodside - HDDR Opt.1.rvt

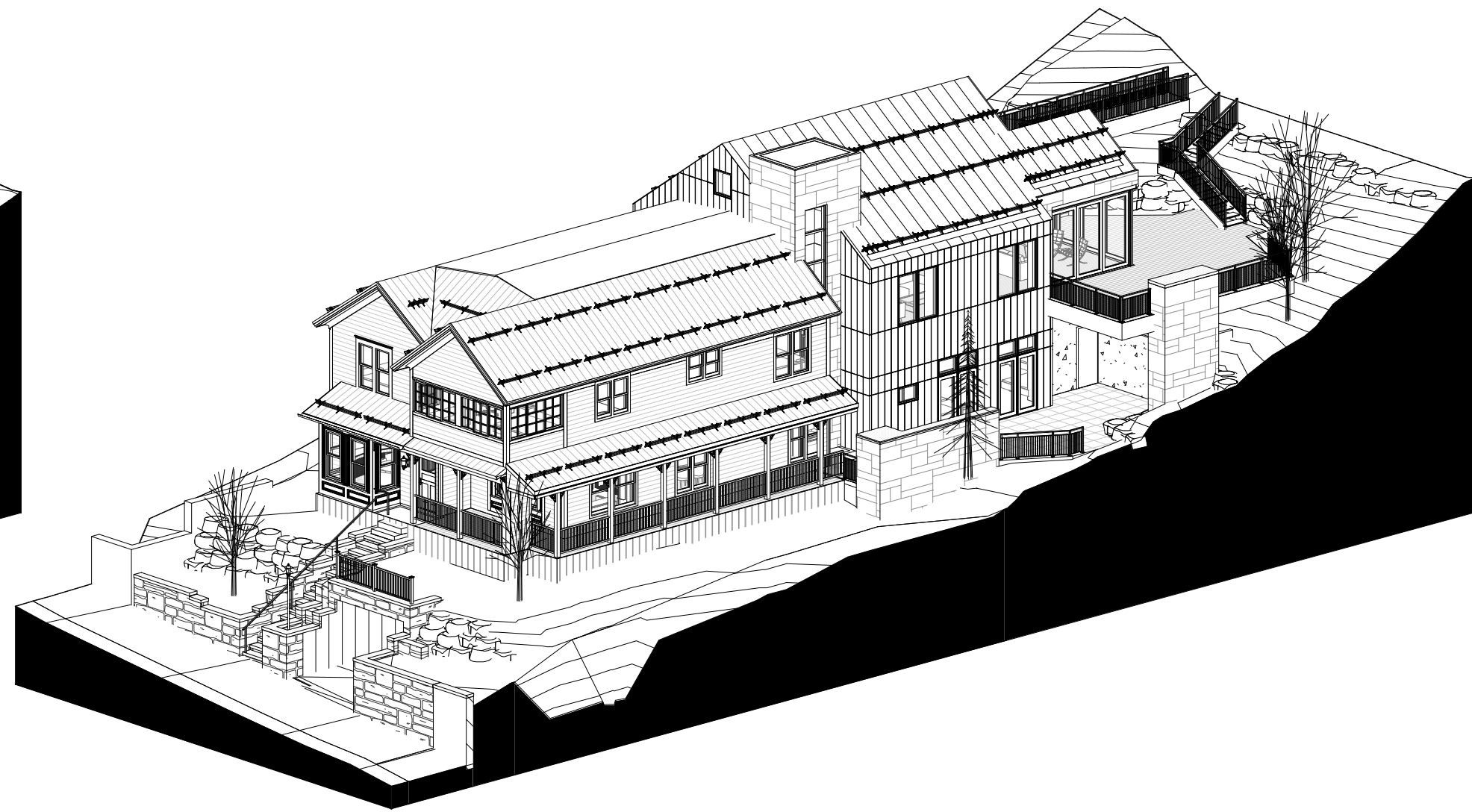
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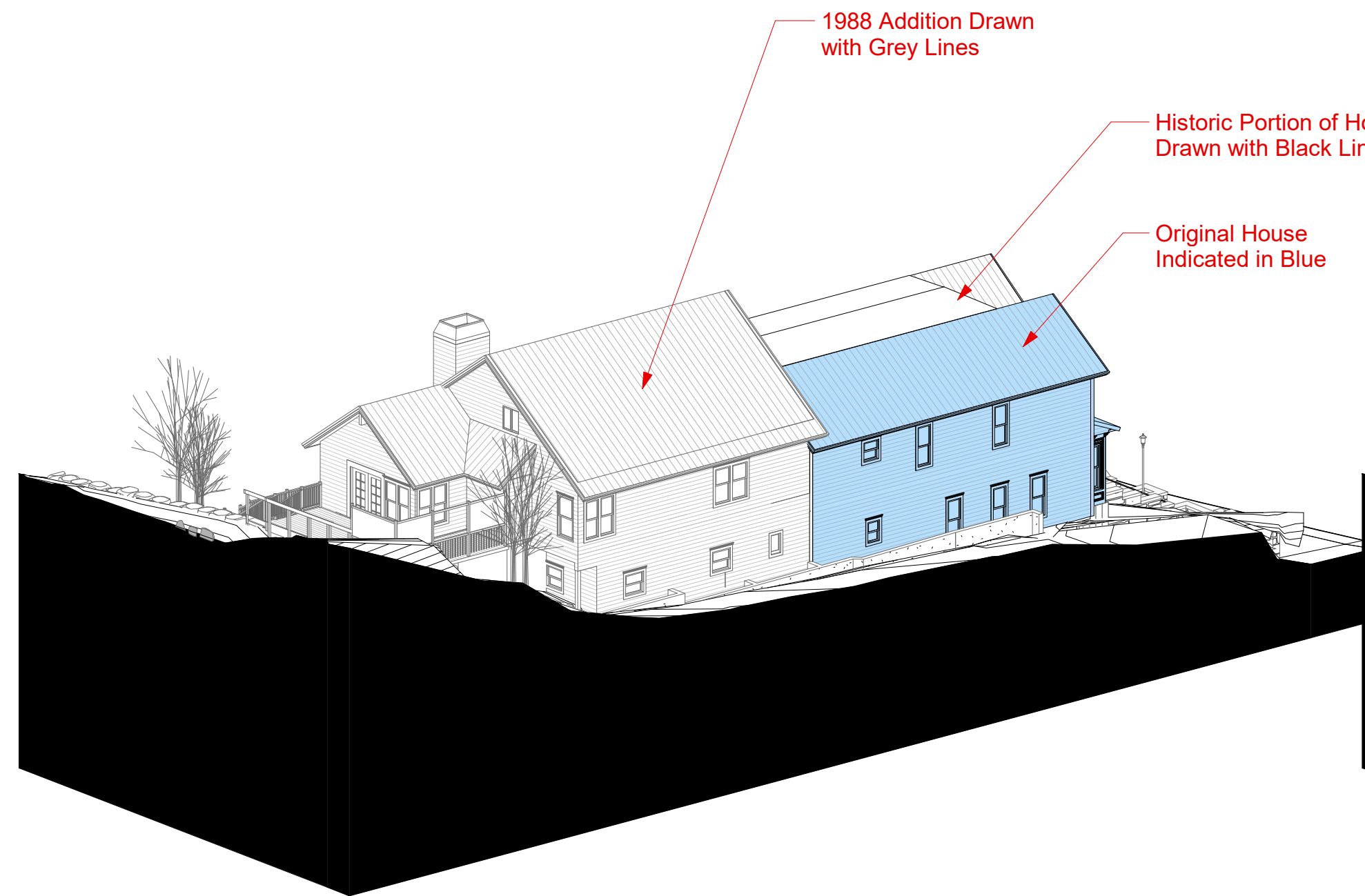
1 3D - Existing Conditions (01)



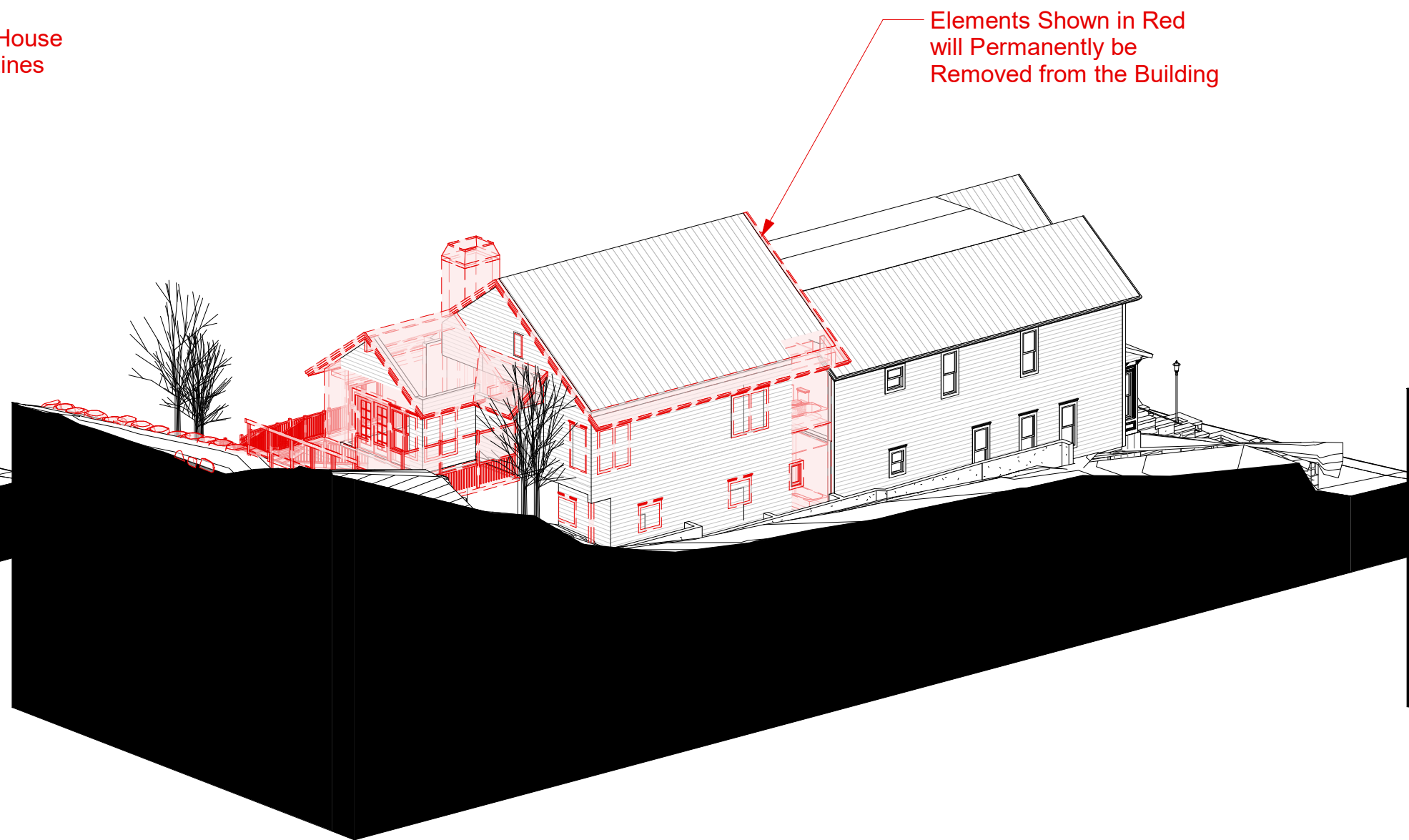
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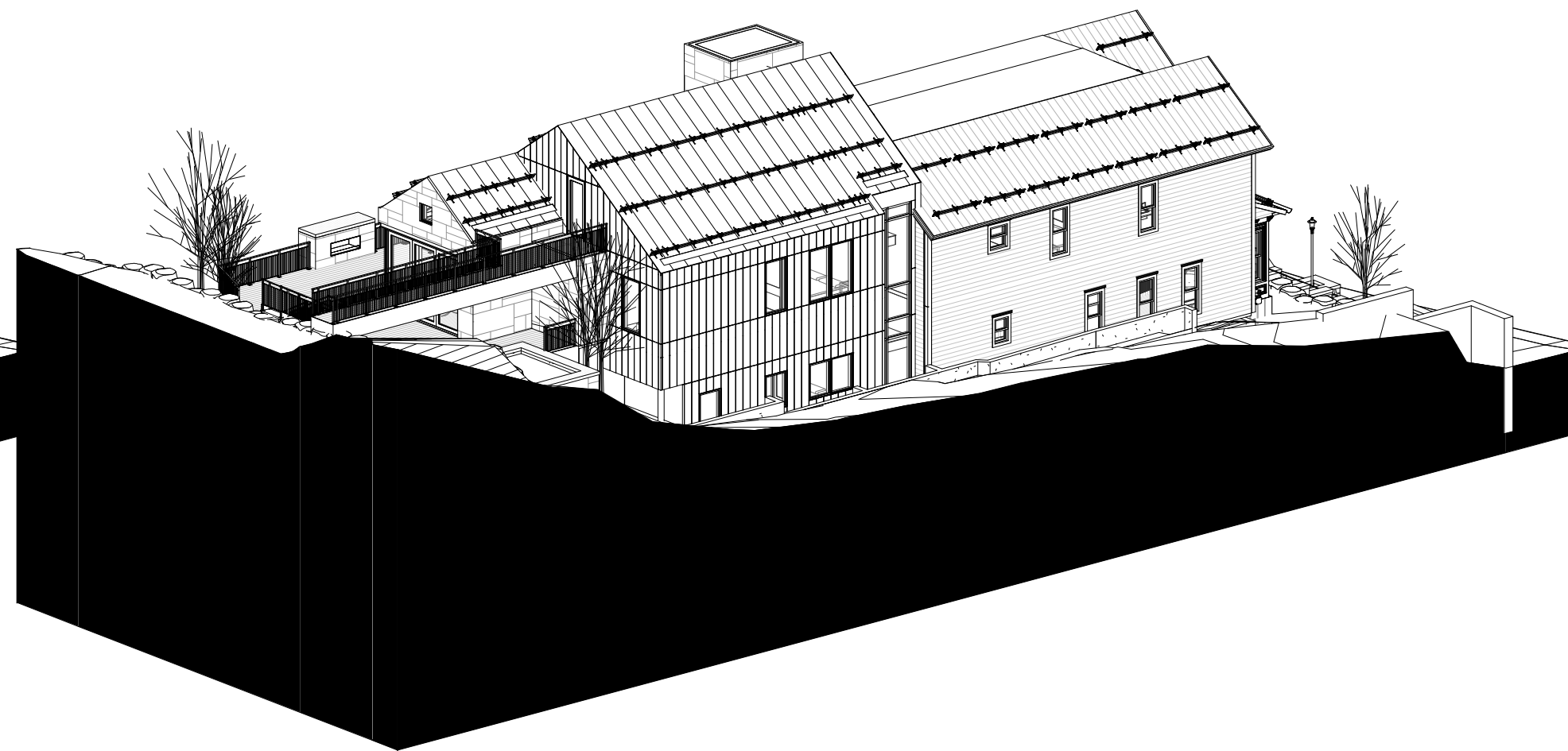
5 3D - Proposed (01)



2 3D - Existing Conditions (02)



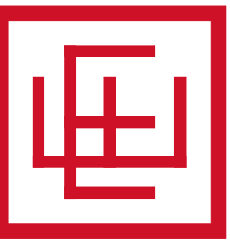
4 3D - Demolition (02)



6 3D - Proposed (02)

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd. Suite 100  
Park City, Utah 84098  
435-649-0092 or 801-415-1839  
elliottworkgroup.com



ELLIOTT WORKGROUP

Jean & Travis Ault  
**Grand Love Shack**

615 Woodside  
Park City, UT 84060

HDDR Documents

Notice: This design development package is to be used in conjunction with the collective knowledge and expertise of the project team to further develop the project design, details and scope. Estimating and budgets should not be based solely on these documents. No bidding or construction should be based on these documents.

| Rev. | Date | Description |
|------|------|-------------|
|------|------|-------------|

|                   |                        |
|-------------------|------------------------|
| ISSUE DATE:       | 2024.10.16             |
| OWNER PROJECT NO: | .                      |
| CONTRACT NO:      | .                      |
| DRAWN BY:         | dCk                    |
| CHECKED BY:       | EWG                    |
| DESIGNED BY:      | EWG                    |
| EWG PROJECT NO:   | 2022.091               |
| COPYRIGHT:        | Elliott Workgroup, LLC |

SHEET TITLE

3D Isometrics

**HDDR 4.0**



Project Title:  
The Grand Love Shack

Project Address:  
615 Woodside Avenue,  
Park City, UT 84060

#### Narrative of Work:

The 615 Woodside Avenue property is cataloged on Park City's historic site inventory. The original date of construction is identified as 1905. The Southeast quadrant of the house represents the extents of the originally constructed building. The Northeast quadrant of the house was added onto the original building, and first appears in a 1941 tax photo, and sanborn map, making it a historically significant addition to the original building. The East carport, and the West addition are not historically significant portions of the structure. Refer to historical site inventory form, physical conditions report, architectural reference drawings, and HDDR drawings for clarification regarding the delineations of the original, historically significant, and non-historic portions of building.

In order to assess the existing conditions of the of the building's structure and develop an appropriate preservation plan, exploratory demolition was conducted, and a structural engineer was consulted. The findings are as follows:

The ground level floor structure of the historic portion of the house is comprised of timber joists running along the North-South axis. These joists were constructed at different times, and are discontinuous between the original North and added South areas of the historic portion of the house. The floor joists beneath the original Southeast quadrant of house, and the added Northeast quadrant of the house were constructed without foundations to support them, in direct contact with the ground, and tie into a rim joist at the perimeter of the building footprint. There is a limited area of foundations which were constructed long after the original construction of the Northeast addition in order to support the North deck and East porch and their respective roof canopies, as well as the level 2 sun room. However, these foundations have settled, causing deflection in the structures they support, which suggests that these foundations were not built to modern construction standards. The level 1 floor joist structure is severely degraded from moisture damage and rot due to prolonged contact with the ground, and exposure to weather. The exterior walls lack structural sheathing. The roof structure of the North addition was scabbed onto the original South roof with a series of ad-hoc posts and rafters which do not meet current code standards or snow load requirements. Refer to the physical conditions report and structural engineering report for clarification regarding the physical conditions of the existing house.

The major structural concerns discovered during exploratory demolition are listed below:

- The level 1 floor joist structure and rim boards are severely degraded.
- The level 1 floor structure is discontinuous between the North and South areas of the historic portion of the house.
- The North deck, East porch, and their respective roof canopies, as well as the level 2 sun room are supported independently by a series of unevenly settled concrete piers.
- The exterior walls have inadequate shear strength due to their lack of structural sheathing.
- The roof of the North historic portion of the house is a structurally inadequate ad-hoc overbuild onto the original South roof.

The structural report states the following:

"a full building assessment should be carried out before any lifts occur. A full building assessment requires all structural members in the floor, walls, and roof to be exposed for further examination and engineering analysis."

Due to the severity of the structural conditions listed above, and the structural assessment provided in the structural report provided by Mission Structural, it is anticipated that attempting to lift the historic portion of the house in-tact in order to excavate and construct foundations may result in further damage to the home and it's historic features, and pose a significant risk to life safety on the job site.

A full building assessment will be conducted during the demolition phase of construction in order to confirm whether or not, and by what exact means the house may be structurally reinforced and lifted. Based on the current understanding of the building's structural deficiencies, we anticipate it is unlikely that the house will be able to be lifted. It is proposed that the house will be lifted if it is possible to do so safely and within reasonable means.





The landscape entry stair, and existing car port will be removed in order to allow access to the building footprint for the excavation and construction of foundations, and subsequently rebuilt to match their current configuration. If it is possible to do so safely and within reasonable means, the historic portion of the home will be reinforced and lifted in order to excavate the site, and construct foundations. A basement and garage will be added beneath the existing footprint of the house which will provide additional off-street parking. The historic portion of the house will be rehabilitated and preserved, including all architectural features, such as decks, roof canopies, siding, molding, trim, railings, columns, and corbels. Components which are not salvageable will be replaced with newly constructed elements to match those that currently exist.

The exterior walls and roof of the non-historic addition will generally remain intact in their current locations. The exterior facades of the non-historic portion of the house will be extensively remodeled. Changes will include modifications to fenestration patterns, exterior materials, and architectural details. A small portion of roof on the Westernmost area of the house will be removed and reconstructed. An existing chimney will be removed on the main portion of the non-historic roof. An elevator will be added to provide ADA accessibility, and will protrude from the roof. Where the non-historic portion of the house abuts the historic portion of the house, the walls of the non-historic portion of the house will be inset in order to provide a transition between the historic and non-historic structures. Exterior siding and trim elements from the non-historic portion of the house will be salvaged and utilized to replace those elements where they are degraded beyond repair on the historic portion of the house.

The entire house will undergo extensive interior renovations per the proposed designs.

Exterior landscape improvements will be made. These improvements include the expansion of the existing deck area at the back of the property, additional low rockery retaining walls, additional trees and other plantings, a small in-ground hot tub at the back of the property, a natural stone patio area at the back of the property, the replacement of an existing wood structure stair at the back of the property, and the addition of a small ski easement access bridge at the back of the property.

Refer to the HDDR drawings for additional detail and information regarding the design modifications which will be made to the non-historic addition, as well as the proposed landscape improvements.







## PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: \_\_\_\_\_ APPLICATION #: \_\_\_\_\_  
DATE RECEIVED: \_\_\_\_\_

### PROJECT INFORMATION

NAME: The Grand Love Shack  
ADDRESS: 615 Woodside Ave., Park City, Utah 84060  
  
TAX ID: WDS-2-1 OR  
SUBDIVISION: \_\_\_\_\_ OR  
SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_  
HISTORIC DESIGNATION: ☐ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

### APPLICANT INFORMATION

NAME: The Grand Love Shack, LLC  
MAILING: [REDACTED]  
ADDRESS: [REDACTED]  
  
PHONE #: [REDACTED] FAX #: ( ) -  
EMAIL: [REDACTED]

### APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Cole Knight  
PHONE #: ( 435 ) 640-7964 or (435) 649 0092  
EMAIL: cknight@elliottworkgroup.com

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](http://www.parkcity.org). Updated 10/2014.





Exterior 01



Exterior 02



Exterior 03



Exterior 04

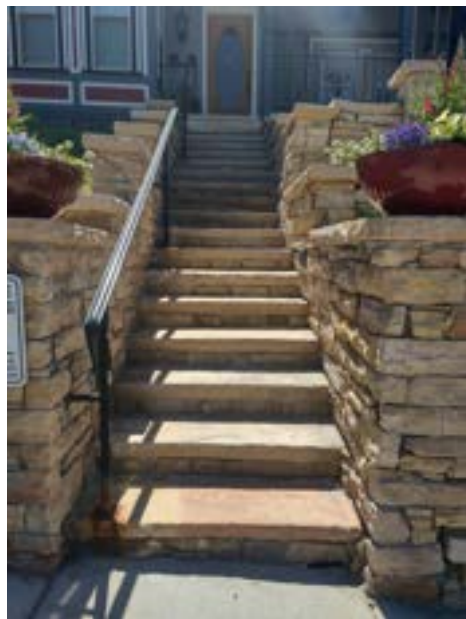


Exterior 05





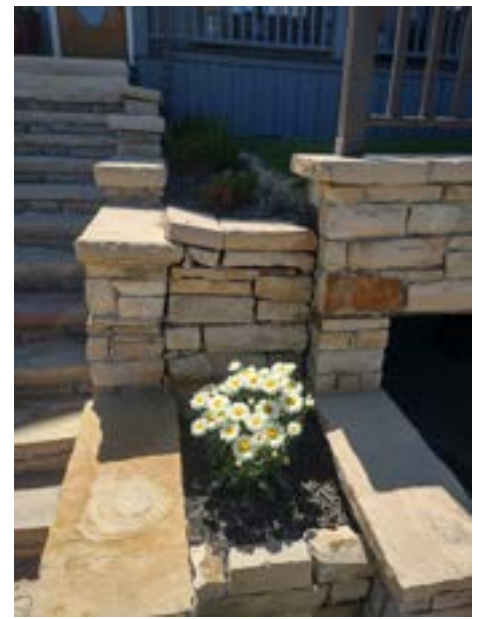
Exterior 06



Exterior 07



Exterior 08



Exterior 09





Exterior 10



Exterior 11



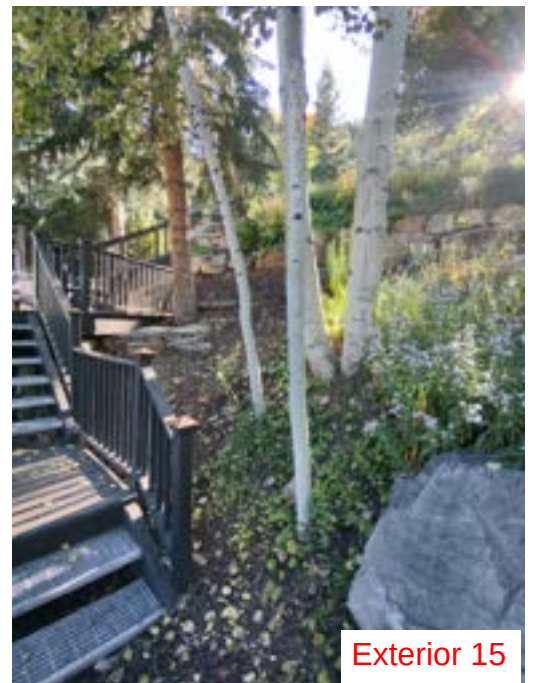
Exterior 12



Exterior 13



Exterior 14

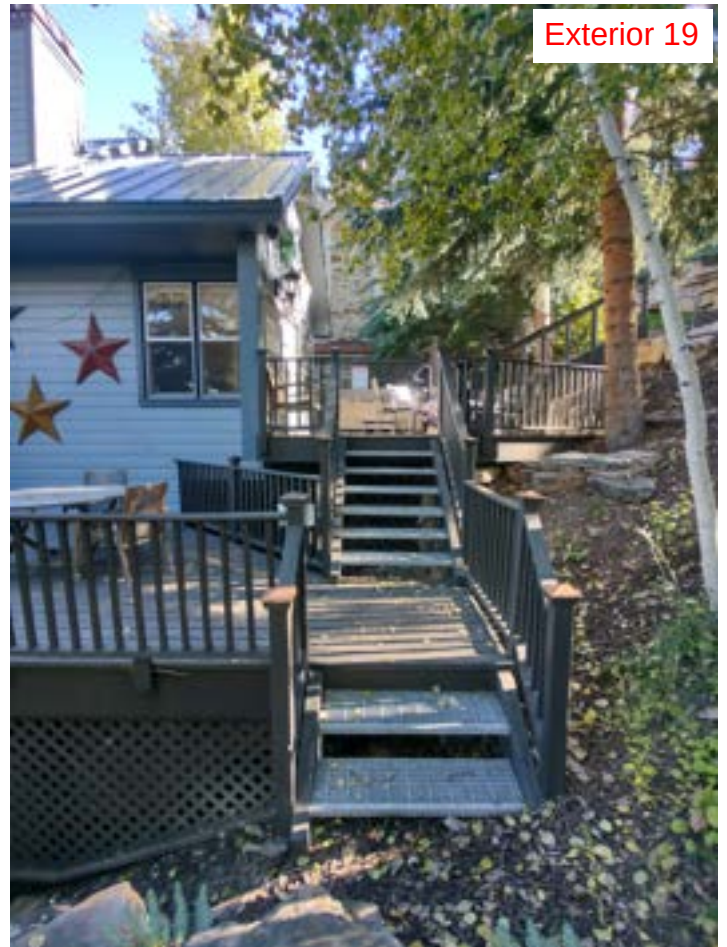


Exterior 15

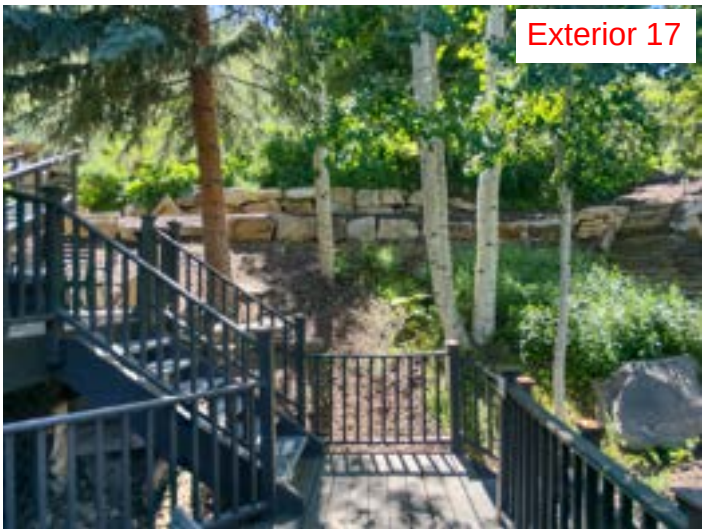




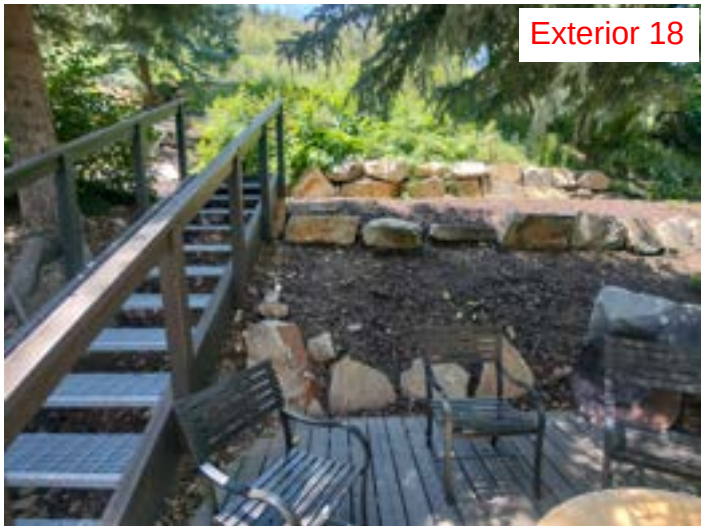
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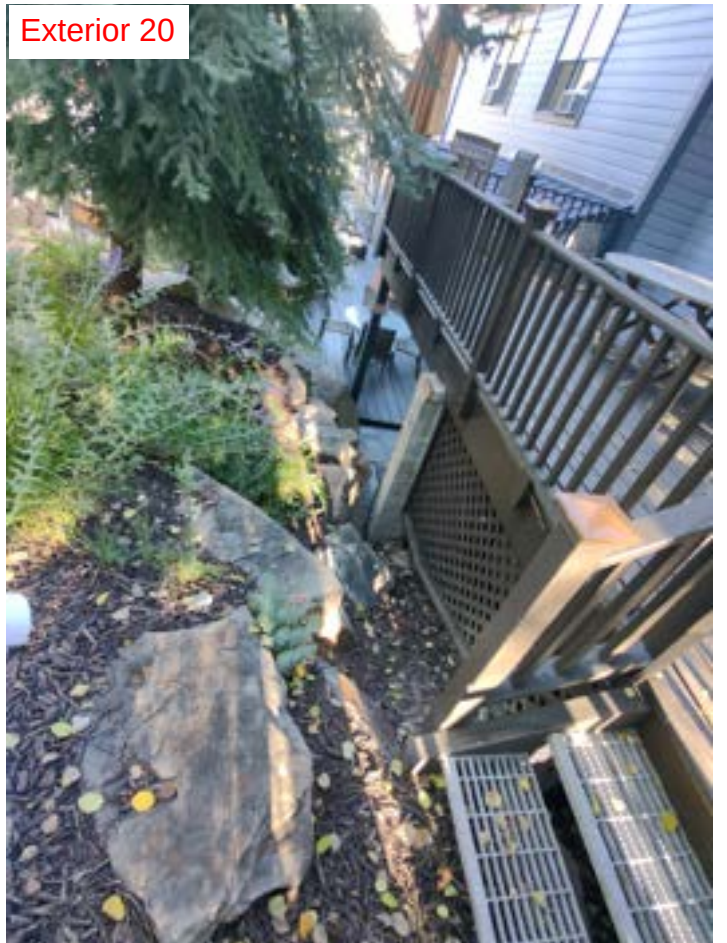
Exterior 19



Exterior 17



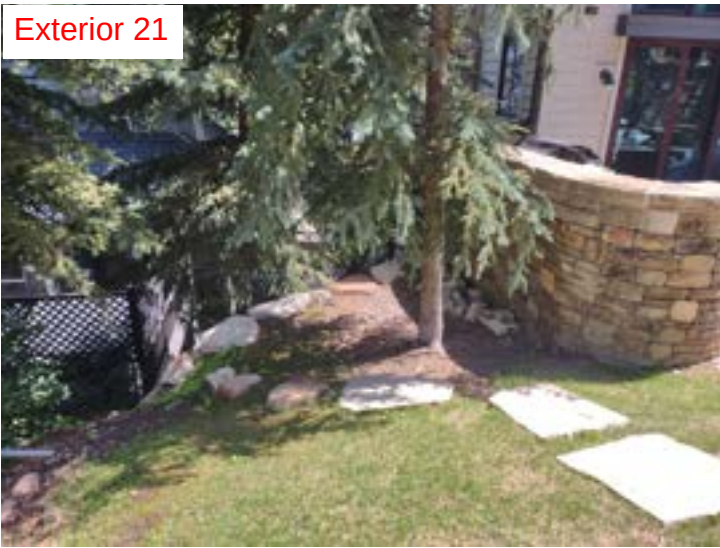
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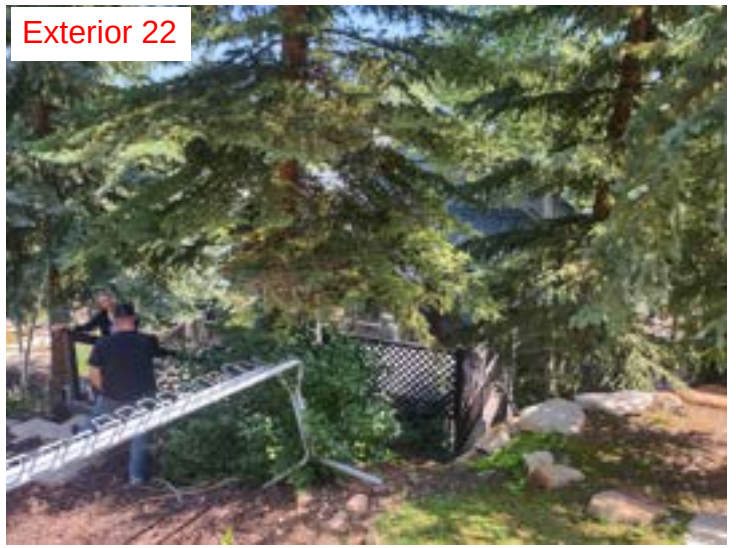
Exterior 20



Exterior 21



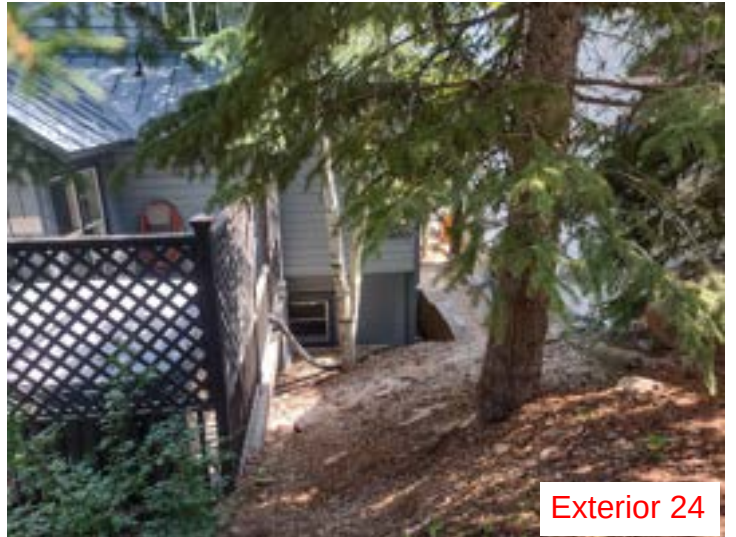
Exterior 22



Exterior 23



Exterior 24



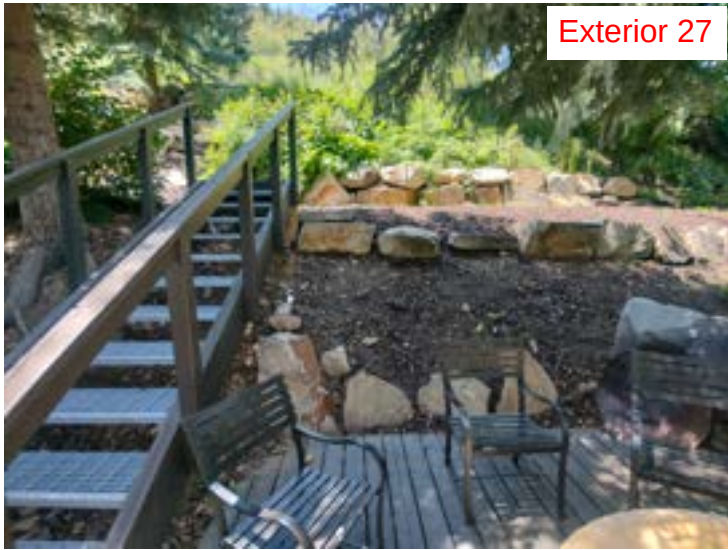
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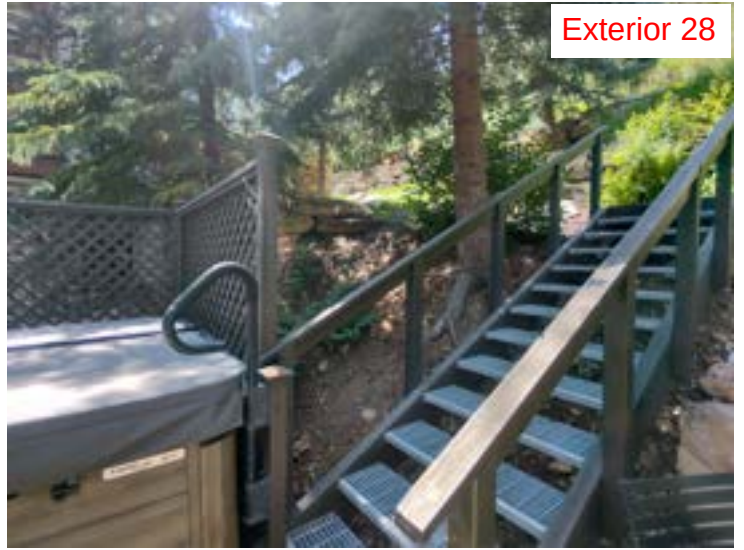
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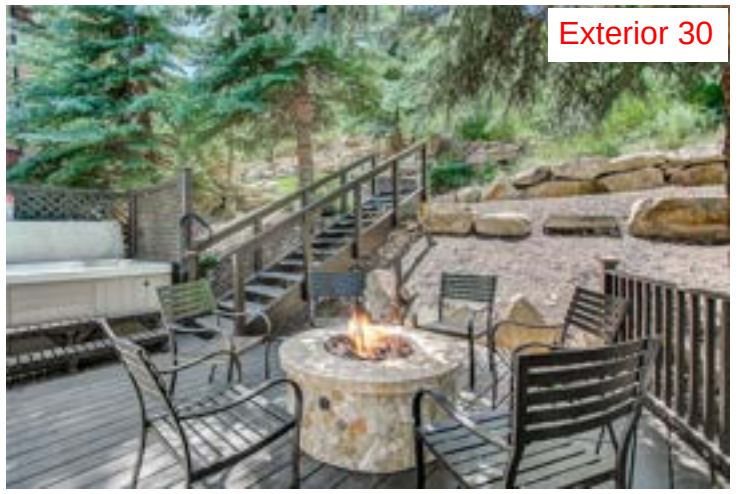
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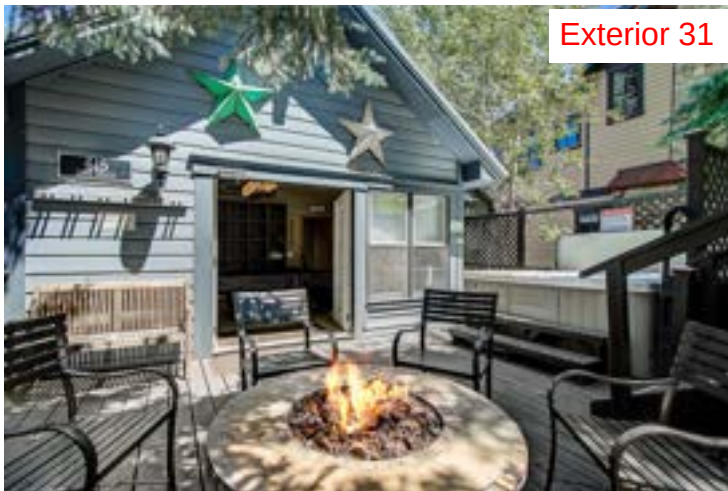
Exterior 28



Exterior 29



Exterior 30



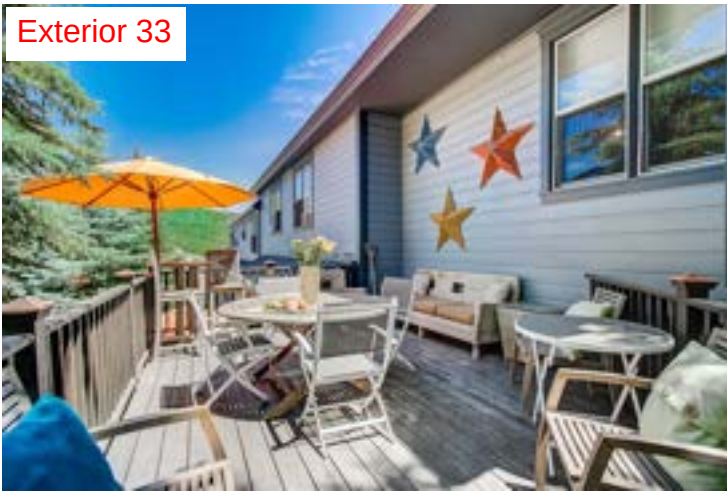
Exterior 31



Exterior 32



Exterior 33







Exterior 34



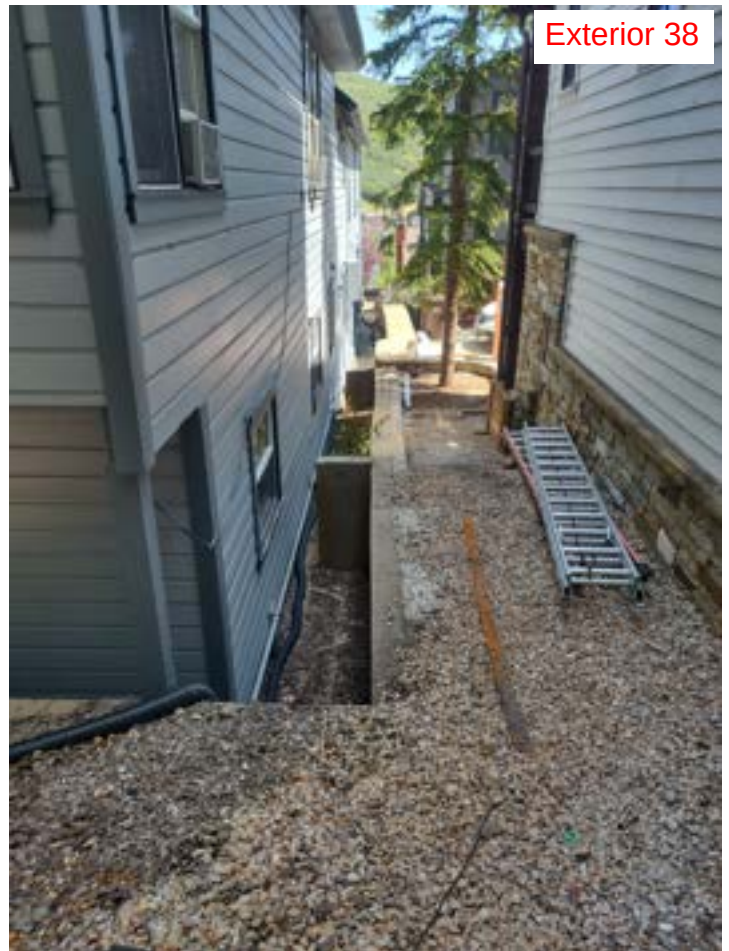
Exterior 37



Exterior 35



Exterior 36



Exterior 38



Exterior 39



Exterior 40



Exterior 41



Exterior 42









# 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: Stone masonry retaining walls, and stairs at front of property

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

Estimated date of construction: Between 1915 & 1941

Describe existing feature:

Based on evidence from historic tax photos and Sanborn maps, significant portions of the stone retaining walls and steps at the front of the property were likely first build during the original construction of the building in 1915, and first appear in a summit county tax photo taken in 1941. These elements have since been entirely rebuilt, likely during the late 1990's or early 2000's, based on photo-documentation records. The original walls appear to have been structural stacked stone masonry. The current walls are constructed from cast in place concrete walls, with a stacked stone veneer.

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

Minor degradation of grout joints, and displaced cap stones on surrounding masonry walls.

Photo Numbers: Exterior photos 1 - 9 Illustration Numbers: \_\_\_\_\_



# 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: Carport at front of property

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

Estimated date of construction: 2000's

Describe existing feature:

The car port is a recent addition. The structure of the carport appears to be a suspended concrete slab supported by concrete retaining walls on three sides. The interior of the carport is clad with board and batten siding which matches the house. The exterior is clad in stone masonry which matches the steps and retaining walls at the front of the property.

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

Minor degradation of grout joints, and displaced cap stones. Moisture damage on wood board and batten cladding on interior of carport.

Photo Numbers: Exterior photos 1, 3, 6 Illustration Numbers: \_\_\_\_\_



# 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: Rockery retaining walls on non-historic back portion of property.

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

Estimated date of construction: 1988

Describe existing feature:

The rockery walls are located at the back half of the property, and appear to have been constructed during or after the 1988 addition. These rockery walls retain the site grading in order to accommodate the exterior decks on the non-historic 1988 addition portion of the house, and create a flattened area for for ski access. The walls are constructed from large stacked stones.

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

Some of the rockery stonework seems to be slightly displaced from it's original position due to seasonal snow thaw.

Photo Numbers: Exterior photos 16 - 30 Illustration Numbers: \_\_\_\_\_



# 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: Retaining wall on South and Southwest side of building.

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

Estimated date of construction: 1986

Describe existing feature:

Based on evidence from the 1986 construction documents for the retaining wall, and photo-documentation, this retaining wall is constructed from reinforced concrete, with three small concrete buttress walls, and concrete footings that extend below frost grade.

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

There is minor cracking present on the exposed areas of the walls. Some areas of retaining are slightly out of plumb - potentially due to the lateral bearing pressure of the retained earth.

Photo Numbers: Exterior photos 34, 37 - 42, 44 Illustration Numbers: \_\_\_\_\_



# 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: Landscape stairs on non-historic back portion of property.

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

Estimated date of construction: 1988

Describe existing feature:

The landscape stairs at the back of the property are constructed with wood stringers, wood railings, and metal grate treads. The balusters have decorative metal caps. These elements connect the back decks on the non-historic 1988 addition portion of the house, and create a connection to the flattened ski access area of the property.

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

Some of the railings and stringers have sustained minor moisture damage.

Photo Numbers: Exterior photos 16 - 30 Illustration Numbers: \_\_\_\_\_





Exposed floor joists sitting on earth at front historic portion of house.



Floor joists sitting on CMU blocks and earth at front historic portion of house.



Floor joist sitting on CMU block and concrete spot footing at transition between historic and non-historic portion of house.



Floor joist sitting on CMU block and concrete spot footing at transition between historic and non-historic portion of house.



Floor joists tying into concrete foundation at non-historic back portion of house (1988 addition).



Floor joists supported by beam which sits atop concrete spot footing at non-historic back portion of house (1988 addition).



Structure 07



Transition between foundation at 1988 addition, and rim joist sitting on grade at historic portion of house.



Structure 09

Wood joist structure of front porch.



Structure 10

Wood joist structure of front porch, and area of concrete foundation at Northwest corner of house.



Structure 11

Wood joist structure of front porch, and area of concrete foundation at Northwest corner of house.



Structure 08

Concrete pier foundation on Northwest corner of front porch.





Structure 12

Deck on North side of 1988 addition.



Structure 13

Structure of deck on North side of 1988 addition (wood joists and concrete foundations).



Structure 14

Structure of deck on North side of 1988 addition (wood joists and concrete foundations).



Structure 15

Structure of deck on West side of 1988 addition (concrete piers and wood joists).



Structure 16

Structure of deck on West side of 1988 addition (concrete piers and wood joists).Structure of deck on West side of 1988 addition.



Structure 17

Structure of deck on West side of 1988 addition (wood joists and concrete foundations)



Structure 18

Structure of deck on West side of 1988 addition (wood joists and concrete foundations)



Structure 19

Structure of deck on West side of 1988 addition (wood joists and concrete foundations)





Structure 20

Roof structure of historic portion of house (Southeast area).



Structure 21

Roof structure of historic portion of house (Southeast area).



Structure 22

Roof structure of historic portion of house (Southeast area).



Structure 23

Roof structure of historic portion of house (Southwest area).



Structure 24

Roof structure of historic portion of house (central flat roof area over Southeast area).



Structure 25

Roof structure of historic portion of house (Southwest area).



Structure 26

Roof structure of historic portion of house (central flat roof area over Northwest area).



Structure 27

Roof structure of historic portion of house (Northwest area).



Structure 28

Roof structure of historic portion of house (connection between central flat roof area and North area).



Structure 29

Roof structure of historic portion of house (central flat roof area).



Structure 30

Roof structure of historic portion of house (central flat roof area).





Vaulted roof framing and floor joists for level 3 (1988 addition).



Vaulted roof framing and floor joists for level 3 (1988 addition).



Vaulted roof framing Ridge beam for level 3 (1988 addition).



Structure 34



Structure 35



Structure 36



Structure 37





Structure 38



Structure 39



Structure 38



Exterior 45



Exterior 46



Exterior 47





Exterior 48



Exterior 49



Exterior 50



Exterior 51



Exterior 52



## 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: Level 1 floor structure (historic front portion of house - South area)

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1915

Describe existing feature:

The front portion of the house is a wood-framed floor structure comprised of timber joists, oriented along the North/South axis. The floor structure beneath the North and South areas of the house are discontinuous, and were constructed at different times. The floor joists beneath the South portion of the house sit directly on the ground, with no foundation to support them, and tie into a rim joist at the perimeter of the building footprint. In some areas these joists are shimmed above the ground by cinder blocks. These conditions are visible in photographs taken from the crawl space beneath the 1988 addition portion of the house, the exterior of the house, and areas where the envelope and floor have been opened up via minor exploratory demolition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The floor structure has substantial moisture degradation and compromised structural integrity where the joists are in direct contact with the ground, and at the perimeter of the structure where the rim joists are exposed to the elements.

Photo Numbers: Structure photos 01 - 03, 07, 34 - 37 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: Level 1 floor structure (historic front portion of house - North area)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1915 - 1941

Describe existing feature:

The front portion of the house is a wood-framed floor structure comprised of timber joists, oriented along the North/South axis. The floor structure beneath the North and South areas of the house are discontinuous, and were constructed at different times. The floor joists beneath the North portion of the house sit directly on the ground, with no foundation to support them, with the exception of the Northeast corner, and tie into a rim joist at the perimeter of the building footprint. The foundation at the Northeast corner was built at a later date when the Northeast deck was built. In some areas these joists are shimmed above the ground by cinder blocks. These conditions are visible in photographs taken from the crawl space beneath the 1988 addition portion of the house, the exterior of the house, and areas where the envelope and floor have been opened up via minor exploratory demolition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The floor structure has substantial moisture degradation and compromised structural integrity where the joists are in direct contact with the ground, and at the perimeter of the structure where the rim joists are exposed to the elements.

Photo Numbers: Structure photos 01 - 03, 07 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: Walls and intermediate floors (historic front portion of house - South area)

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1915 - unknown

Describe existing feature:

The structure of the walls and intermediate floors on front portion of the house are conventionally framed. The historic portion of the house has sustained multiple remodels since its original construction, and many currently existing interior walls are likely not historic.

The North wall of the entry hallway was the original exterior wall of the original structure. Further exploratory demolition will be required in order to further understand the existing structural systems of the historic portion of the house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The exterior walls of the original portion of the house are lacking sheathing, and do not meet current structural code requirements. Additional structural deficiencies are likely to be discovered upon further demolition work.

Photo Numbers: Exterior photos 45, 46, 47 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: Walls and intermediate floors (historic front portion of house - North area)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1915 - unknown

Describe existing feature:

The structure of the walls and intermediate floors on front portion of the house are conventionally framed. The historic portion of the house has sustained multiple remodels since its original construction, and many currently existing interior walls are likely not historic.

The North wall of the entry hallway was the original exterior wall of the original structure. Further exploratory demolition will be required in order to further understand the existing structural systems of the historic portion of the house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The floor structure of the room which exists above the open porch area at the Northeast of the front of the house slopes substantially toward the east property boundary. This is likely caused by at-grade settling of the structure which supports this portion of the house due to inadequate structural foundations. The exterior walls of the Northeast portion of the house are lacking sheathing, and do not meet current structural code requirements. Additional structural deficiencies are likely to be discovered upon further demolition work.

Photo Numbers: Exterior photos 45, 46, 47 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 (historic front portion of house - Southeast area)

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

Estimated date of construction: 1915

Describe existing feature:

The structure of the two gable roof areas at the front of the house were built at different times, and are structurally discontinuous. The Northeast gable and roof area was scabbed onto the original Southeast roof.

The gable and roof structure over the Southeast area of the house is constructed from a combination of wooden rafters, truss work, and ad-hoc supports. The original roof planes are comprised of roof slats and asphalt shingles.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Deflection of the roof fascia can be seen along the South side side of the historic portion of the house. This is likely caused by a combination of missing structural foundations, and structural deterioration at the ground level, leading to uneven settling of the structure, as well as seasonal snow loading atop the structurally inadequate historic roof framing. The roof fascia along the East area of roof which covers the porch also has substantial deflection. There is moderate moisture damage on the roof slats and sheathing in various areas, which is visible from within the attic. The roof structure lacks sheathing, and is unlikely to meet current structural code requirements. Additional structural deficiencies are likely to be discovered upon further demolition work.

Photo Numbers: Exterior photos 45, 46, 47, Illustration Numbers: \_\_\_\_\_  
Structure photos 20 - 30, 39



## 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 (historic front portion of house - Southeast area)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1915 - 1982

Describe existing feature:

The structure of the two gable roof areas at the front of the house were built at different times, and are structurally discontinuous. The Northeast gable and roof area was scabbed onto the original Southeast roof.

The roof structure on the Northeast portion of the house is constructed from a combination of wooden rafters, truss work, and ad-hoc supports. The gable at the Northeast corner of the house was originally a hip roof. The hip roof form first appears in a 1941 tax photo. The gable first appears in a 1982 tax photo.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Deflection of the roof fascia can be seen along the North side side of the historic portion of the house. This is likely caused by a combination of missing structural foundations, and structural deterioration at the ground level, leading to uneven settling of the structure, as well as seasonal snow loading atop the structurally inadequate historic roof framing. The roof fascia along the East area of roof which covers the porch also has substantial deflection. There is moderate moisture damage on the roof slats and sheathing in various areas, which is visible from within the attic. The roof structure lacks sheathing, and is unlikely to meet current structural code requirements. Additional structural deficiencies are likely to be discovered upon further demolition work.

Photo Numbers: Exterior photos 45, 46, 47,  
Structure photos 20 - 30, 39

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: Level 1 floor structure (non-historic back portion of house)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

The back portion of the house is a conventional wood-framed structure with a framed crawl space. The floor joists are oriented on the North/South axis, and tie into concrete foundations at the perimeter of the building. These joists are also supported by an intermediate beam which sits atop a concrete spot footing, and runs on the East/West axis. The non-historic back portion of the house was built in 1988.

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

N/A

Photo Numbers: Structure photos 04 - 06 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: Walls and intermediate floors (non-historic back portion of house)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1915

Describe existing feature:

Based on evidence from the 1988 construction document set, and photo-documentation, the structure of the walls and intermediate floors on the back portion of the house are conventionally framed with dimensional lumber, timber columns, and TJI floor joists.

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

N/A

Photo Numbers: Exterior photos 48 - 52 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 (non-historic back portion of house)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1915 -

Describe existing feature:

Based on evidence from the 1988 construction document set, and photo-documentation, the structure of the roof on the back portion of the house is a conventionally framed vaulted roof, built from TJIs, an offset glu-lam ridge beam, and timber columns.

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

N/A

Photo Numbers: Exterior photos 48 - 52

Structure photos 31 - 33

Illustration Numbers: \_\_\_\_\_





Exterior 53



Exterior 54



Exterior 55



Exterior 56



Exterior 57





### 3. Roof

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

Element/Feature: Roof on historic front portion of building.

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

The roofing on the historic front portion of the house has been replaced since the original South area, and added North area were constructed. Areas of the original roof form exposed within the attic show that it was originally clad in asphalt shingles. The sloped portions of the roof on the historic portion of the house was re-clad in standing seam metal, likely during construction of the 1988 addition. A membrane roof exists over the low-slope portion of this roof.

(See porch analysis for additional information on roof canopies above porches.)

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Minor degradation of membrane on low-sloped portion of roof. Metal flashing is warped and slightly displaced in various areas where standing seam metal roofs abut exterior walls. Standing seam metal roofing has cosmetic damage and degradation of finish from seasonal snow and ice weathering.

(See porch analysis for additional information on roof canopies above porches.)

Photo Numbers: Exterior photos 45 - 57 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: Roof on non-historic back portion of building.

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

The roof on the non-historic back portion of the house is clad in standing seam metal to match the front, historic portion of the house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Metal flashing is warped and slightly displaced in various areas where the lower standing seam metal roof canopy above the exterior deck abuts the adjacent exterior wall. Similar damage exists on the metal roof flashing around the chimney. Standing seam metal roofing has cosmetic damage and degradation of finish from seasonal snow and ice weathering.

Photo Numbers: Exterior photos 53, 54 Illustration Numbers: \_\_\_\_\_





#### 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: Chimney on non-historic back portion of building.

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

The chimney on the non-historic back portion of the house is clad in lap siding to match the front, historic portion of the house. The top of the chimney is capped with an ornamental metal shroud.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The lap siding which clads the chimney has minor moisture damage from seasonal snow and ice weathering.

Photo Numbers: Exterior photos 58 - 60 Illustration Numbers: \_\_\_\_\_



Exterior 61



Exterior 62



Exterior 63



Exterior 64



Exterior 65



Exterior 66



Exterior 67



Exterior 68





Exterior 69



Exterior 70



Exterior 71





Exterior 72



Exterior 74



Exterior 75



Exterior 73





Exterior 76



Exterior 77



Exterior 78

Exterior 78



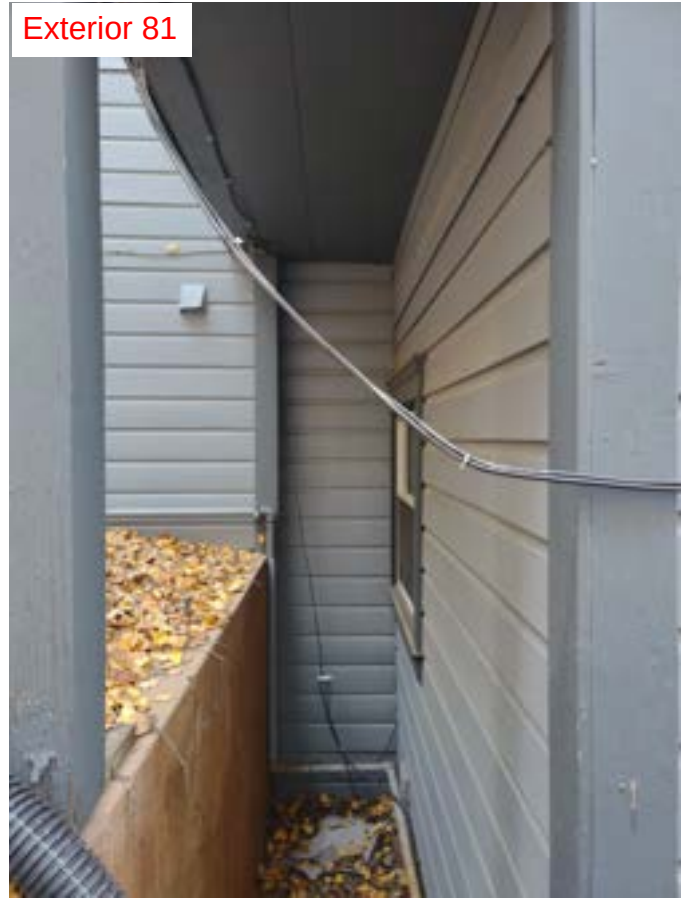
Exterior 79



Exterior 80



Exterior 81







Exterior 82



Exterior 83



Exterior 84



Exterior 85





Exterior 86



Exterior 87



Exterior 88



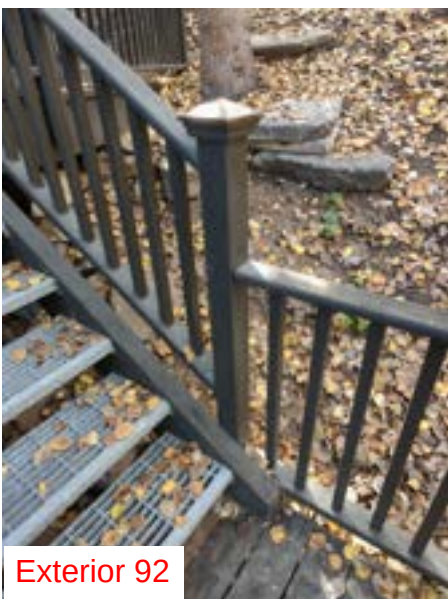
Exterior 89



Exterior 90



Exterior 91



Exterior 92



Exterior 93



Exterior 94



Exterior 95



## 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 1 - 6 (historic portion of building)

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1915

Describe existing feature:

Wall 1: Framed wall with horizontal lap siding, corner boards, and gable trim (original).  
Wall 2: Framed wall with horizontal lap siding, corner boards, and gable trim (addition).  
Wall 3: Framed wall with horizontal lap siding, corner boards, and gable trim (addition).  
Wall 4: Framed wall with horizontal lap siding and corner boards (original).  
Wall 5: Framed wall with horizontal lap siding and corner boards (original).  
Wall 6: Framed wall with horizontal lap siding and corner boards (addition).

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Wall 1: Fair/Poor - Severe moisture damage on siding where roof canopy abuts wall and at ground level.  
Wall 2: Fair/Poor - Severe moisture damage on siding where roof canopy abuts wall.  
Wall 3: Fair/Poor - Severe moisture damage on siding where roof canopy abuts wall.  
Wall 4: Good - Minor moisture damage on siding at ground level.  
Wall 5: Excellent - N/A  
Wall 6: Excellent - N/A

Photo Numbers: Exterior photos 61 - 66 Illustration Numbers: \_\_\_\_\_

Element/Feature: Exterior walls 7 - 9 (historic portion of building)

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1915

Describe existing feature:

Wall 7: Framed wall with horizontal lap siding, corner boards, and gable trim (addition).  
Wall 8: Framed wall with horizontal lap siding, and corner boards (addition).  
Wall 9: Framed wall with horizontal lap siding, corner boards, and gable trim (original).

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Wall 7: Poor - Severe moisture damage on siding where roof canopy abuts wall.  
Deflection in siding, likely caused by settling of structure at grade.  
Wall 8: Excellent - Minor deflection in siding likely caused by settling of structure at grade.  
Wall 9: Poor - Severe moisture damage on siding at ground level.

Photo Numbers: Exterior photos 67 - 70, 84, 85 Illustration Numbers: \_\_\_\_\_



Element/Feature: Exterior walls 10 - 14 (non-historic portion of building)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

Wall 10: Framed wall with horizontal lap siding, corner boards, and gable trim.  
Wall 11: Framed wall with horizontal lap siding, and corner boards.  
Wall 12: Framed wall with horizontal lap siding, corner boards, and gable trim.  
Wall 13: Framed wall with horizontal lap siding, corner boards, and gable trim.  
Wall 14: Framed wall with masonry veneer.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Wall 10: Fair - Moisture damage on siding where roof abuts wall.  
Wall 11: Good - Moisture damage on siding where roof canopy abuts wall.  
Wall 12: Fair/Poor - Moisture damage on siding at ground level.  
Wall 13: Good - Minor moisture damage on siding where deck abuts wall.  
Wall 14: Excellent - N/A

Photo Numbers: Exterior photos 71 - 78

Illustration Numbers: \_\_\_\_\_

Element/Feature: Exterior walls 15 - 20 (non-historic portion of building)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

Wall 15: Framed wall with horizontal lap siding, corner boards, and gable trim.  
Wall 16: Framed wall with horizontal lap siding, corner boards, and gable trim.  
Wall 17: Framed wall with horizontal lap siding, corner boards, and gable trim.  
Wall 18: Framed wall with horizontal lap siding, and corner boards.  
Wall 19: Framed wall with horizontal lap siding, corner boards, and gable trim.  
Wall 12: Framed wall with horizontal lap siding, corner boards, and gable trim.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Wall 15: Good - Minor moisture damage on siding where deck abuts wall.  
Wall 16: Good - Minor moisture damage on siding where roof abuts wall and deck abuts wall.  
Wall 17: Good - Minor moisture damage on siding where deck abuts wall.  
Wall 18: Good - Minor moisture damage on siding where deck abuts wall.  
Wall 19: Good - Minor moisture damage on siding where deck abuts wall.  
Wall 20: Good - Moisture damage on siding at ground level.

Photo Numbers: Exterior photos 78 - 85

Illustration Numbers: \_\_\_\_\_



Element/Feature: Bay window dormer

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

Estimated date of construction: 1915

Describe existing feature:

Based on evidence from historical photos, this dormer is original to the house. This element is composed of framed walls, windows, corner boards, decorative panels, and mouldings. The base of the dormer is wrapped in board and batten siding to match the rest of the front porch.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is moisture damage on the decorative wood elements which clad the walls. The board and batten siding which wraps the base has severe moisture damage where it meets the ground plane.

Photo Numbers: Exterior photos 43, 61, 97 Illustration Numbers: \_\_\_\_\_

## 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: Foundations on front historic portion of house (Southeast area)

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: N/A

Describe existing feature:

The original Southeast area of the historic front portion of the house completely lacks structural foundations. The floor joists of the front portion of the house generally rest directly on the ground, and tie into a rim joist which rests on grade at the South side of the house. In some areas of the historic portion of the house, the level 1 floor joists are shimmed off of the ground using concrete masonry units.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The level 1 floor structure has been severely degraded from moisture and rot due to prolonged ground contact, and weather exposure, particularly at the perimeter of the house, such that the structural integrity of the floor joists and rim joists have been compromised.

Photo Numbers: Exterior photos 01 - 03  
Exterior photos 07 - 11

Illustration Numbers: \_\_\_\_\_



## 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: Foundations on front historic portion of house (Northeast area)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1941 - 1995

Describe existing feature:

The Northeast area of the historic front portion of the house appears to have originally completely lacked structural foundations. Currently, the floor joists of the Northeast of the historic front portion of the house generally rest directly on the ground, and tie into a rim joist which rests on grade. On the Northeast corner of the house, there is a limited area of concrete foundations. Based on photo-documentation, these were likely constructed when the front porch was remodeled sometime after 1941.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The level 1 floor structure has been severely degraded from moisture and rot due to prolonged ground contact, and weather exposure, particularly at the perimeter of the house, such that the structural integrity of the floor joists and rim joists have been compromised. The areas of concrete foundations at the Northeast corner of the house appear to have settled, causing deflection though the structure that bears on top of them, suggesting that the foundations which do exist are not built to modern construction standards.

Photo Numbers: Exterior photos 01 - 03  
Exterior photos 07 - 11

Illustration Numbers: \_\_\_\_\_

## 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: Foundations on back non-historic portion of house

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

Based on evidence from photo-documentation, and the construction documents for the 1988 addition, the non-historic back portion of the house has modern concrete foundations which support the level 1 floor joists.

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

N/A

Photo Numbers: Exterior photos 01 - 03  
Exterior photos 07 - 11 Illustration Numbers: \_\_\_\_\_





Exterior 96



Exterior 97



Exterior 98



Exterior 99

## 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: Porches on East and North side of historic portion of house

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1915 -

Describe existing feature:

The porches on the historic front portion of the house first appear in a 1942 tax photo, and were likely added during the construction of the historic Northeast addition to the original Southwest area of the house. As shown in tax photos, the porch configuration was enclosed at one point, and then reconstructed to represent it's earlier configuration. Thus, these porches do not represent the original porch configuration which would have been present on the original Southeast portion of the house, and have been rebuilt since their original construction. These porches have wood deck boards, wood columns, and wood railings. The outward facing edges of these porches are skirted with board and batten siding. The porches are covered by roof canopies, which are supported by columns. The ceilings of the porch canopies are painted tongue and groove boards.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Deck boards: Fair - moisture damage, primarily on boards closest to exterior edges of porches and on boards adjacent to front entry.  
Wood columns: Good - minor moisture damage at base of columns.  
Wood railings: Good - minor moisture damage.  
Board & batten siding: Poor - substantial moisture damage where siding meets grade.  
Roof canopies: Fair - there is substantial deflection in the roof canopies at the North East corner of the building.  
Tongue and groove boards: Excellent - N/A

Photo Numbers: Exterior photos 10, 96 - 99 Illustration Numbers: \_\_\_\_\_



## 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: Porches on West and North side of non-historic portion of house

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

Based on evidence from photo-documentation, and the construction documents for the 1988 addition, the porches on the non-historic back portion of the house were build as part of the 1988 addition. These porches, and the area of roof canopy on the north of the house are constructed to match those on the front historic portion of the house.

Describe any deficiencies:

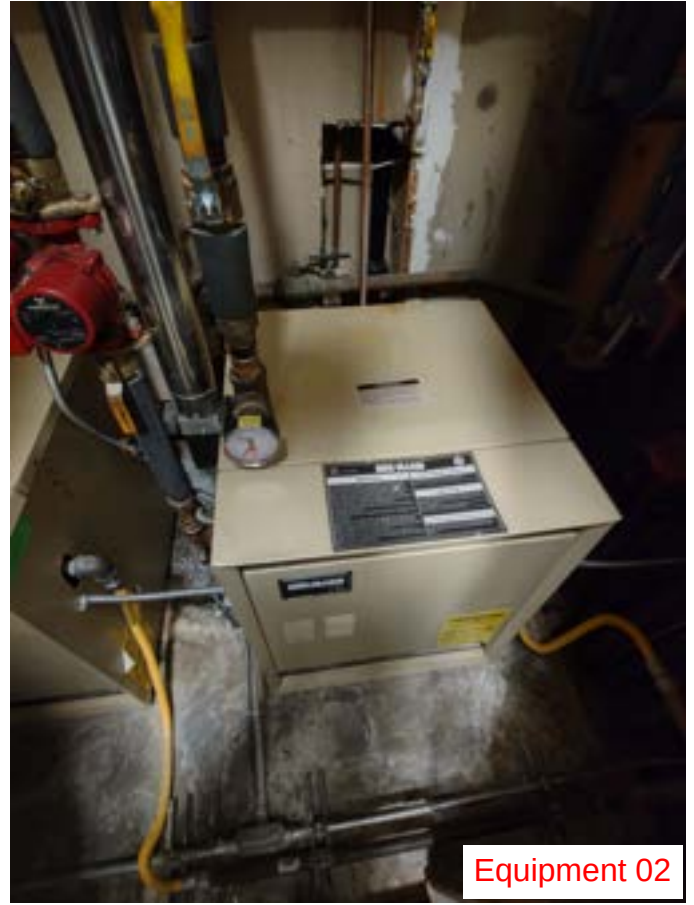
Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Deck boards: Fair - various areas of moisture damage  
Wood columns: Good - minor moisture damage at base of columns.  
Wood railings: Good - minor moisture damage.

Photo Numbers: Exterior photos 16 - 20, 27 - 33 Illustration Numbers: \_\_\_\_\_



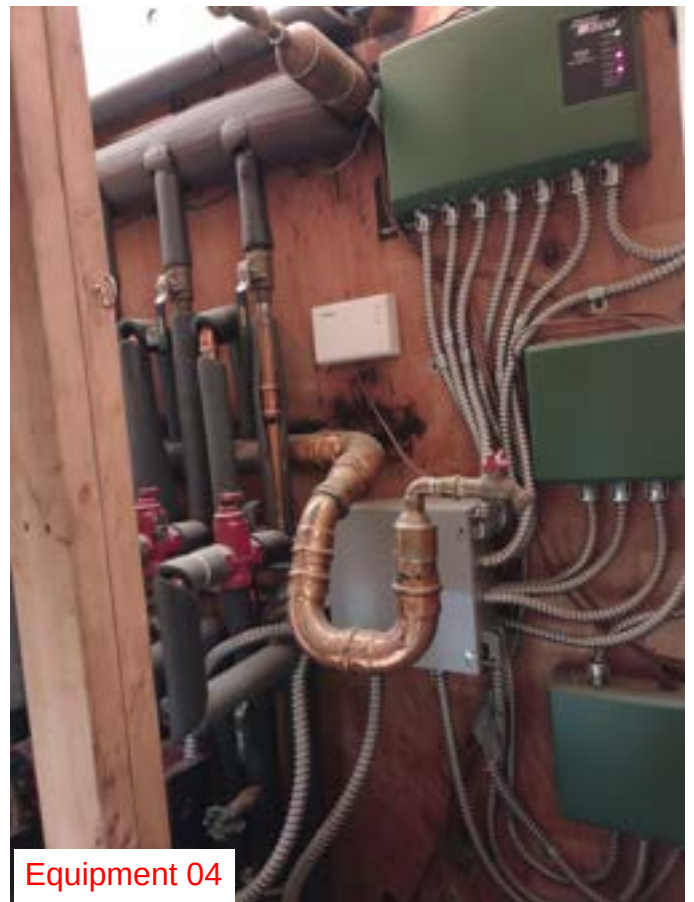
Equipment 01



Equipment 02



Equipment 03



Equipment 04





Equipment 05



Equipment 06



Equipment 07



Equipment 08





## 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: Building heating and fire suppression systems

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988

Describe existing feature:

Based on evidence from photo-documentation, and the construction documents for the 1988 addition, the current heating and fire suppression systems were built during construction of the 1988 addition.

The heating system uses two boilers and a series of base board heaters located throughout the house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The heating system and fire suppression system are in working order.

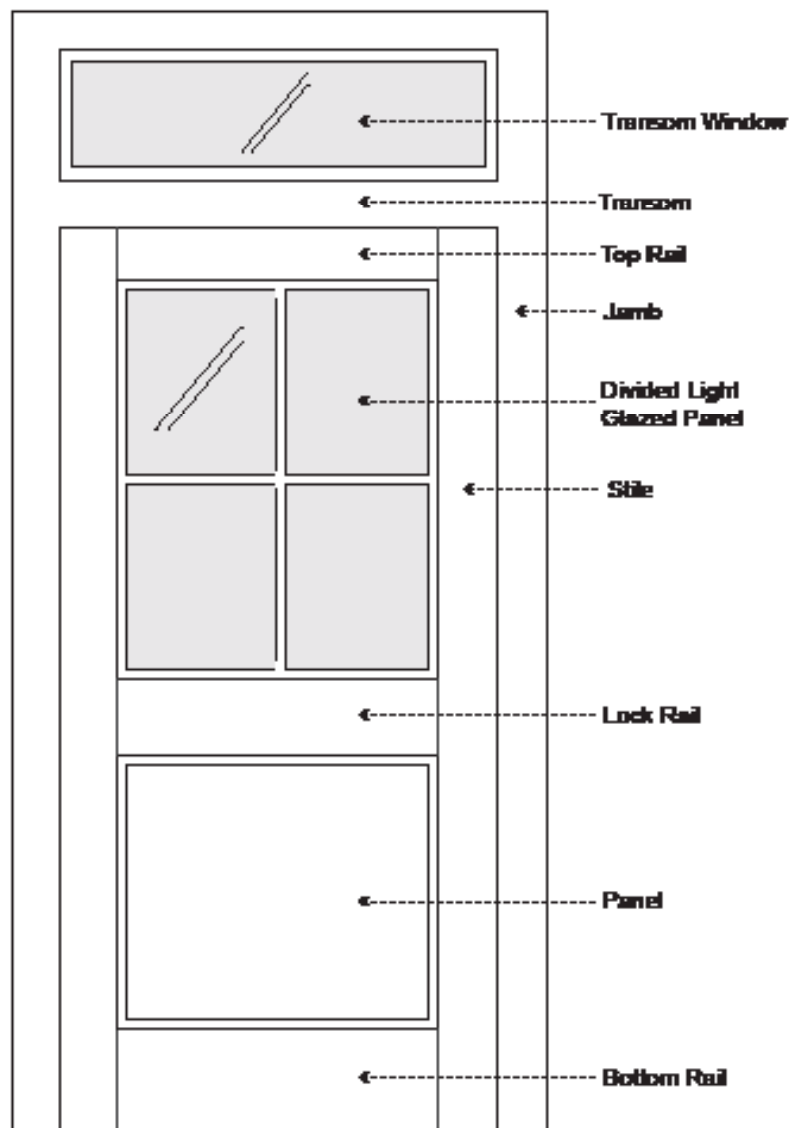
Photo Numbers: Equipment photos 01 - 10 Illustration Numbers: \_\_\_\_\_

## 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.*



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](http://www.parkcity.org). Updated 10/2014.







Door B



Door C



Door D



Door E



## Door Survey Form

Total number of door openings on the exterior of the structure: 5

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 5

Number of doors completely missing: 0

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

Number of doors to be replaced: 5

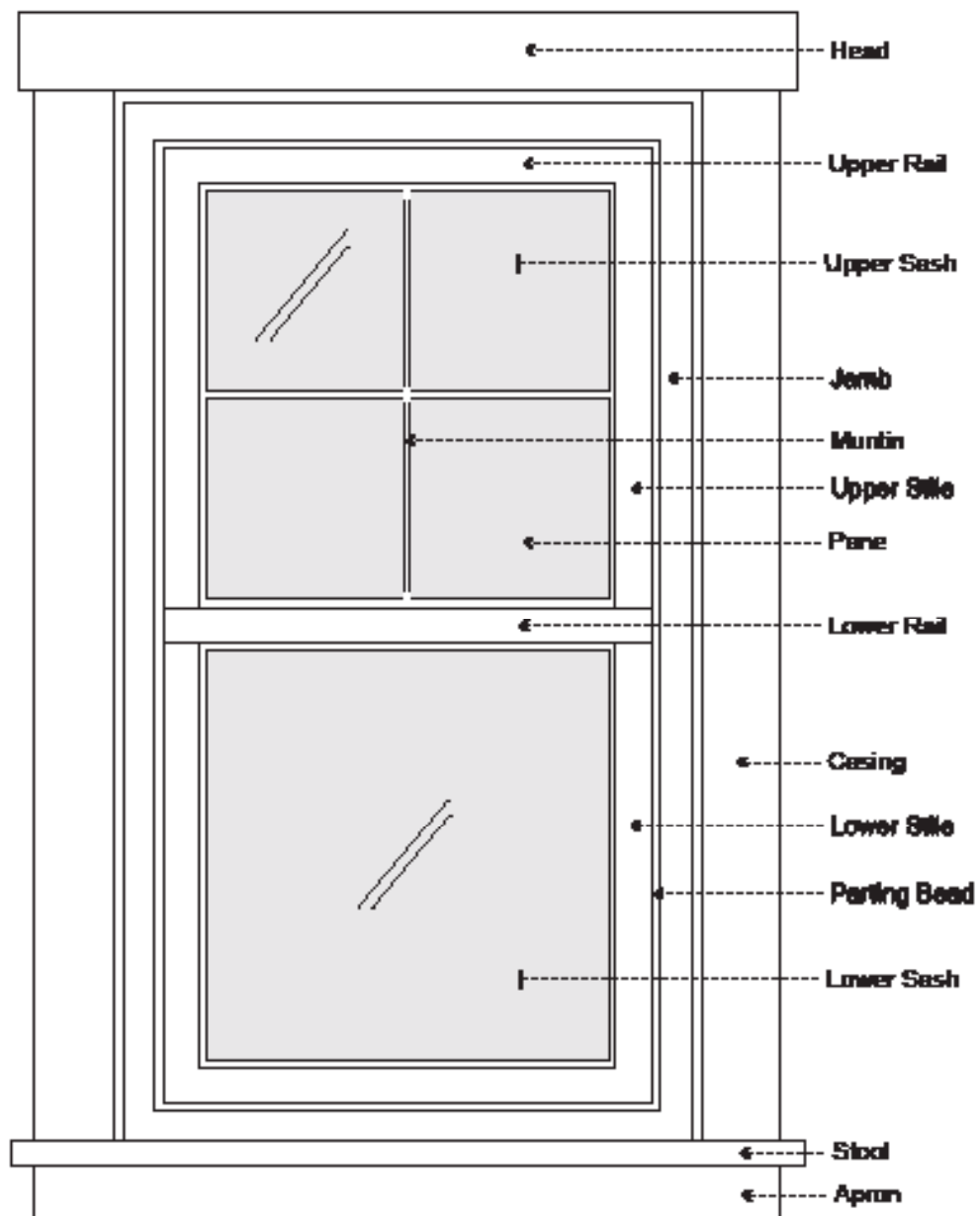
| Door #: | Existing Condition<br>(Excellent, Good, Fair, Poor): | Describe any deficiencies:     | Photo #: | Historic (50<br>years or older): |
|---------|------------------------------------------------------|--------------------------------|----------|----------------------------------|
| Door A  | Fair                                                 | Water damage on bottom rail.   | Door A   | No                               |
| Door B  | Excellent                                            | N/A                            | Door B   | No                               |
| Door C  | Excellent                                            | N/A                            | Door C   | No                               |
| Door D  | Good                                                 | Small Dents                    | Door D   | No                               |
| Door E  | Good                                                 | Moisture Damage on Bottom Rail | Door E   | No                               |
|         | 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](http://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](http://www.parkcity.org). Updated 10/2014.

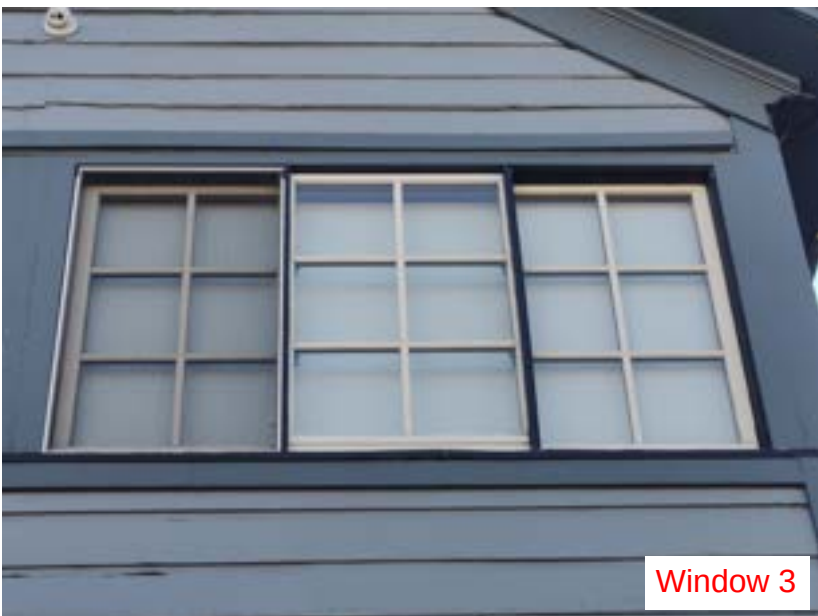




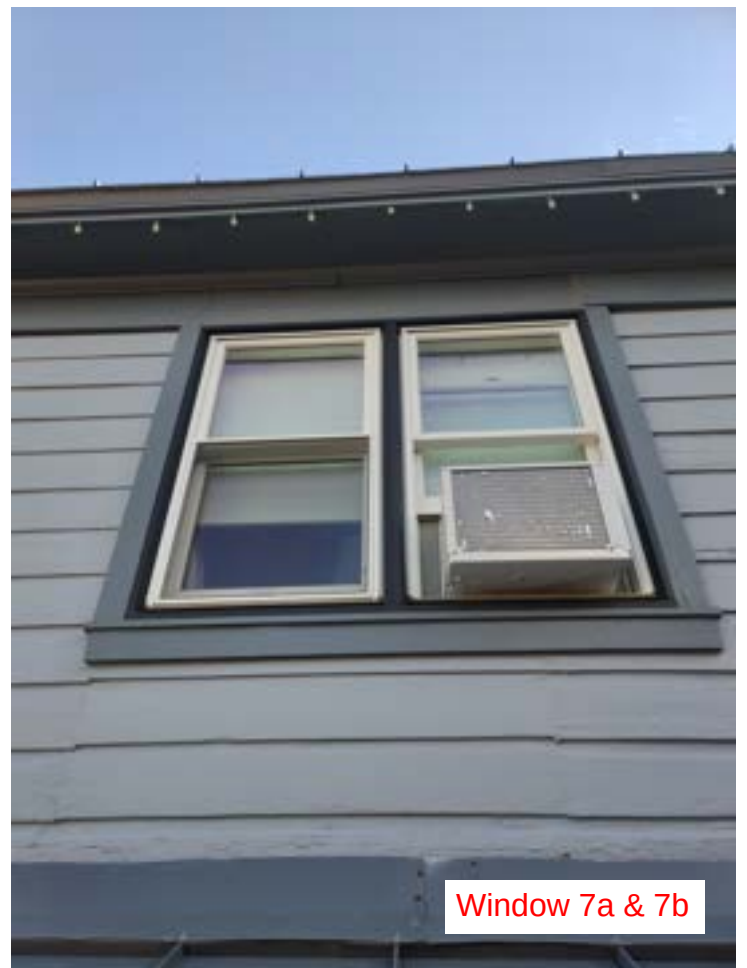
Windows 1a & 1b



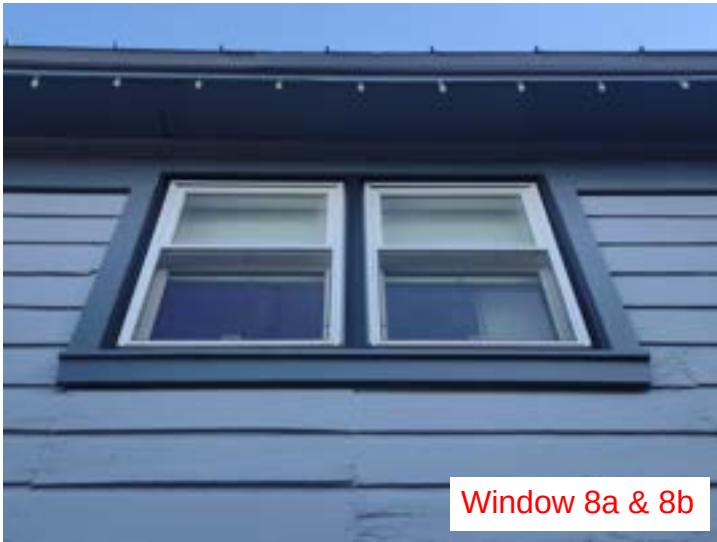
Window 2



Window 3







Window 8a & 8b



Window 9a & 9b



Window 10



Window 11a



Window 11b

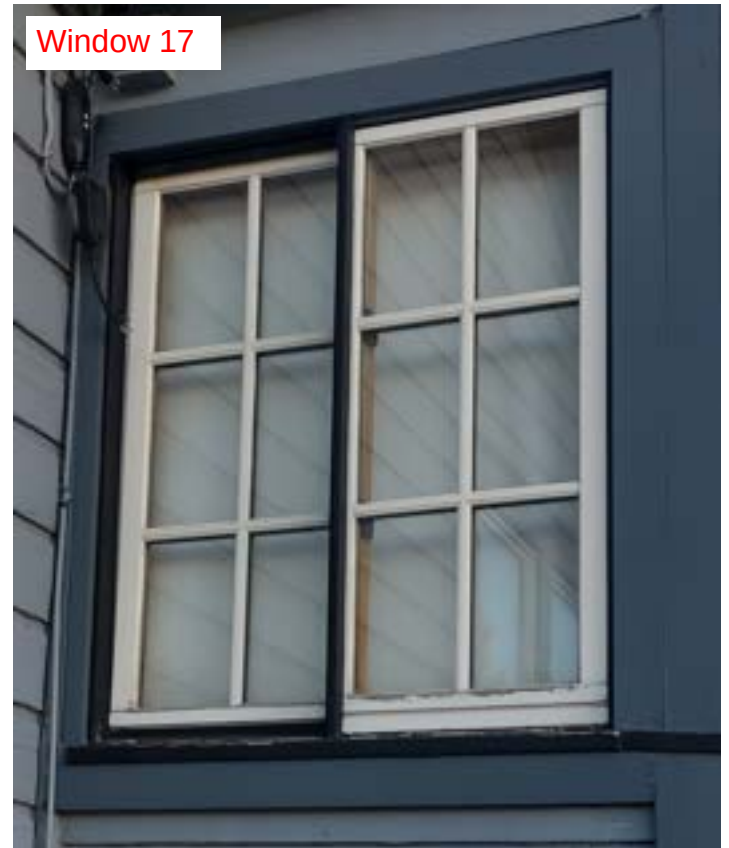


Window 12a & 12b



Window 13a & 13b







Window 18



Window 19



Window 20



Window 21



Window 22









Window 25a & 25b



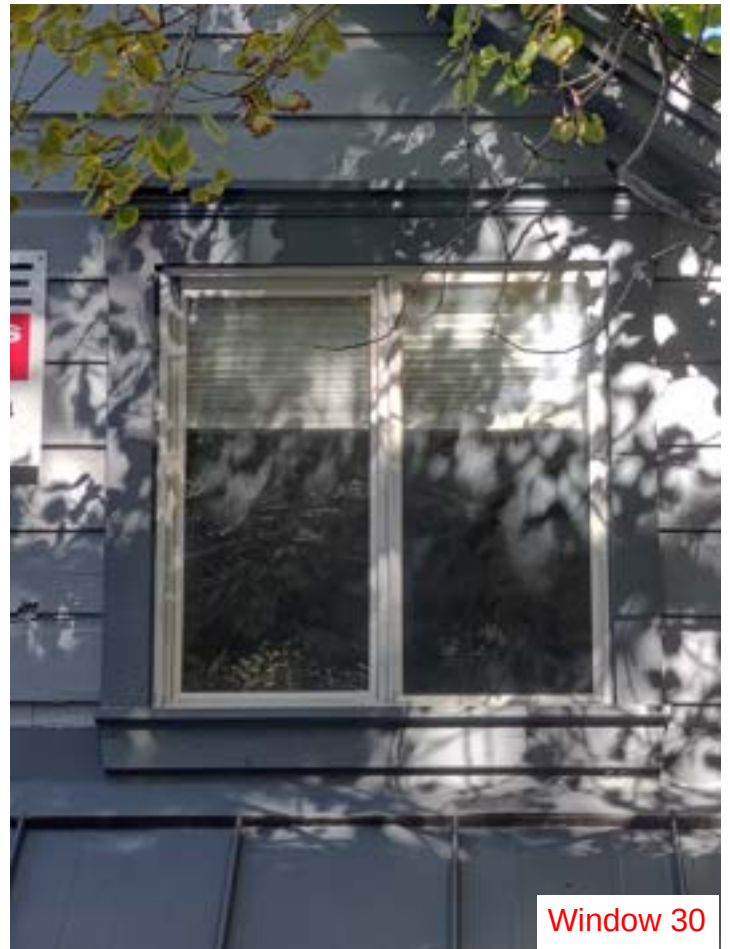
Window 26a & 26b



Window 27a & 27b



Window 28







Window 33



Window 34a & 34b



Window 35a & 35b



Window 36a & 36b



Window 37



Window 38



Window 39



## Window Survey Form

Total number of window openings on the exterior of the structure: 39

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 39

Number of windows completely missing: 0

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

Number of windows to be replaced: 26

| Window #: | Existing Condition<br>(Excellent, Good, Fair, Poor): | Describe any deficiencies:                                 | Photo<br>#: | Historic (50<br>years or older): |
|-----------|------------------------------------------------------|------------------------------------------------------------|-------------|----------------------------------|
| 1a        | Fair                                                 | Water damage on stool and casing.                          | 1a&1b       | No                               |
| 1b        | Fair                                                 | Water damage on stool and casing.                          | 1a&1b       | No                               |
| 2         | Fair                                                 | Water damage on stool, casing, styles, rails, and muntins. | 2           | No                               |
| 3         | Fair                                                 | Water damage on stool, casing, styles, rails, and muntins. | 3           | No                               |
| 4a        | Fair                                                 | Water damage on stool and casing.                          | 4a&4b       | No                               |
| 4b        | Fair                                                 | Water damage on stool and casing.                          | 4a&4b       | No                               |
| 5a        | Excellent                                            | N/A                                                        | 5a&5b       | No                               |
| 5b        | Excellent                                            | N/A                                                        | 5a&5b       | No                               |
| 6         | Fair                                                 | Water damage on stool, casing, styles, rails, and muntins. | 6           | No                               |
| 7a        | Fair                                                 | Water damage on stool and casing.                          | 7a&7b       | No                               |
| 7b        | Fair                                                 | Water damage on stool and casing.                          | 7a&7b       | No                               |
| 7a        | Fair                                                 | Water damage on stool and casing.                          | 7a&7b       | No                               |
| 8a        | Fair                                                 | Water damage on stool and casing.                          | 8a&8b       | No                               |

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## Window Survey Form

Total number of window openings on the exterior of the structure: \_\_\_\_\_

Number of historic windows on the structure: \_\_\_\_\_

Number of existing replacement/non-historic windows: \_\_\_\_\_

Number of windows completely missing: \_\_\_\_\_

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

Number of windows to be replaced: \_\_\_\_\_

| Window #: | Existing Condition<br>(Excellent, Good, Fair, Poor): | Describe any deficiencies:        | Photo<br>#: | Historic (50<br>years or older): |
|-----------|------------------------------------------------------|-----------------------------------|-------------|----------------------------------|
| 8b        | Fair                                                 | Water damage on stool and casing. | 8a&8b       | No                               |
| 9a        | Fair                                                 | Water damage on stool and casing. | 9a&9b       | No                               |
| 9b        | Fair                                                 | Water damage on stool and casing. | 9a&9b       | No                               |
| 10        | Excellent                                            | N/A                               | 10          | No                               |
| 11a       | Excellent                                            | N/A                               | 11a         | No                               |
| 11b       | Excellent                                            | N/A                               | 11b         | No                               |
| 12a       | Excellent                                            | N/A                               | 12a&12b     | No                               |
| 12b       | Excellent                                            | N/A                               | 12a&12b     | No                               |
| 13a       | Excellent                                            | N/A                               | 13a&13b     | No                               |
| 13b       | Excellent                                            | N/A                               | 7a&7b       | No                               |
| 14        | Fair                                                 | Water damage on stool and casing. | 14          | No                               |
| 15        | Fair                                                 | Water damage on stool and casing. | 15          | No                               |
| 16        | Fair                                                 | Water damage on stool and casing. | 16          | No                               |

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## Window Survey Form

Total number of window openings on the exterior of the structure: \_\_\_\_\_

Number of historic windows on the structure: \_\_\_\_\_

Number of existing replacement/non-historic windows: \_\_\_\_\_

Number of windows completely missing: \_\_\_\_\_

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

Number of windows to be replaced: \_\_\_\_\_

| Window #: | Existing Condition<br>(Excellent, Good, Fair, Poor): | Describe any deficiencies:                                 | Photo<br>#: | Historic (50<br>years or older): |
|-----------|------------------------------------------------------|------------------------------------------------------------|-------------|----------------------------------|
| 17        | Fair                                                 | Water damage on stool, casing, styles, rails, and muntins. | 17          | No                               |
| 18        | Fair                                                 | Water damage on stool, casing, and head.                   | 9a&9b       | No                               |
| 19        | Fair                                                 | Water damage on stool, casing, and head.                   | 9a&9b       | No                               |
| 20        | Fair                                                 | Water damage on stool, casing, and head.                   | 20          | No                               |
| 21        | Fair                                                 | Water damage on stool, casing, and head.                   | 21          | No                               |
| 22        | Fair                                                 | Water damage on stool and casing.                          | 22          | No                               |
| 23        | Fair                                                 | Water damage on stool and casing.                          | 23&24       | No                               |
| 24        | Fair                                                 | Water damage on stool and casing.                          | 23&24       | No                               |
| 25a       | Good                                                 | Water damage on stool and casing.                          | 25a&25b     | No                               |
| 25b       | Good                                                 | Water damage on stool and casing.                          | 25a&25b     | No                               |
| 26a       | Good                                                 | Water damage on stool and casing.                          | 26a&26b     | No                               |
| 26b       | Good                                                 | Water damage on stool and casing.                          | 26a&26b     | No                               |
| 27a       | Excellent                                            | N/A                                                        | 27a&27b     | No                               |

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## Window Survey Form

Total number of window openings on the exterior of the structure: \_\_\_\_\_

Number of historic windows on the structure: \_\_\_\_\_

Number of existing replacement/non-historic windows: \_\_\_\_\_

Number of windows completely missing: \_\_\_\_\_

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

Number of windows to be replaced: \_\_\_\_\_

| Window #: | Existing Condition<br>(Excellent, Good, Fair, Poor): | Describe any deficiencies:               | Photo<br>#: | Historic (50<br>years or older): |
|-----------|------------------------------------------------------|------------------------------------------|-------------|----------------------------------|
| 27b       | Excellent                                            | N/A                                      | 27a&27b     | No                               |
| 28        | Excellent                                            | N/A                                      | 28          | No                               |
| 29        | Excellent                                            | N/A                                      | 29          | No                               |
| 30        | Good                                                 | Water damage on stool and casing.        | 30          | No                               |
| 31a       | Good                                                 | Water damage on stool, casing, and head. | 31a&31b     | No                               |
| 31b       | Good                                                 | Water damage on stool and casing.        | 31a&31b     | No                               |
| 32        | Good                                                 | Water damage on stool and casing.        | 32          | No                               |
| 33        | Excellent                                            | N/A                                      | 33          | No                               |
| 34        | Good                                                 | Water damage on stool and casing.        | 34          | No                               |
| 35a       | Good                                                 | Water damage on stool and casing.        | 35a&35b     | No                               |
| 35b       | Good                                                 | Water damage on stool and casing.        | 35a&35b     | No                               |
| 36a       | Good                                                 | Water damage on stool and casing.        | 36a&36b     | No                               |
| 36b       | Good                                                 | Water damage on stool and casing.        | 36a&36b     | No                               |

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## Window Survey Form

Total number of window openings on the exterior of the structure: \_\_\_\_\_

Number of historic windows on the structure: \_\_\_\_\_

Number of existing replacement/non-historic windows: \_\_\_\_\_

Number of windows completely missing: \_\_\_\_\_

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

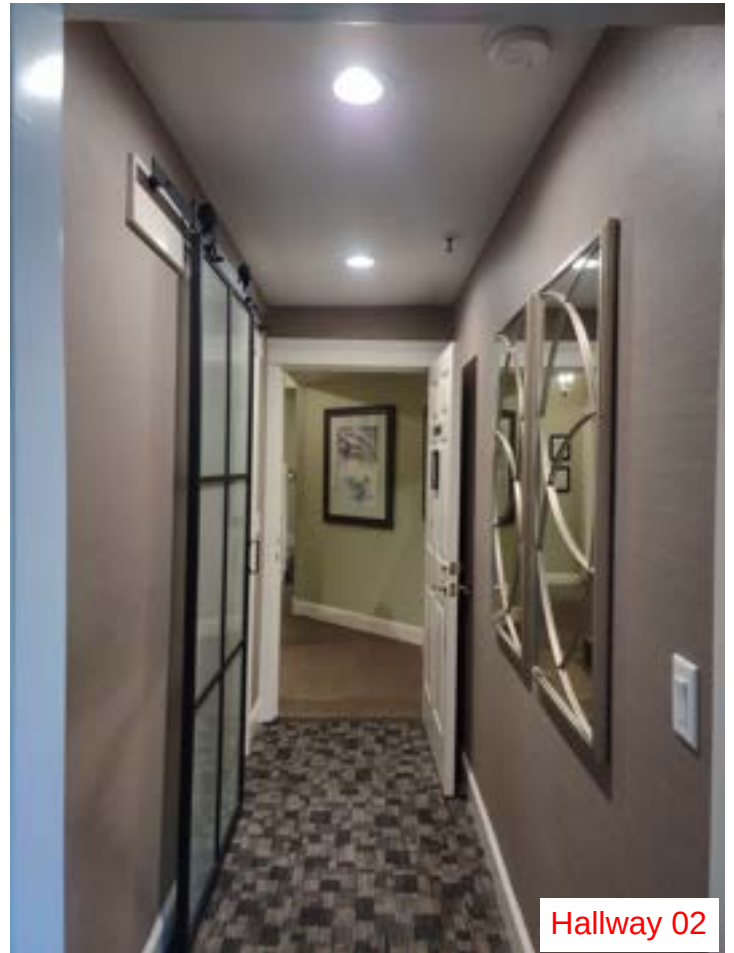
Number of windows to be replaced: \_\_\_\_\_

| Window #: | Existing Condition<br>(Excellent, Good, Fair, Poor): | Describe any deficiencies:                      | Photo<br>#: | Historic (50<br>years or older): |
|-----------|------------------------------------------------------|-------------------------------------------------|-------------|----------------------------------|
| 37        | Fair                                                 | Water damage on jambs, stool, casing, and head. | 37          | No                               |
| 38        | Fair                                                 | Water damage on jambs, stool, casing, and head. | 38          | No                               |
| 39        | Fair                                                 | Water damage on jambs, stool, casing, and head. | 39          | No                               |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |
|           | Fair                                                 |                                                 |             |                                  |

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



Hallway 01



Hallway 02



Hallway 01



Hallway 03





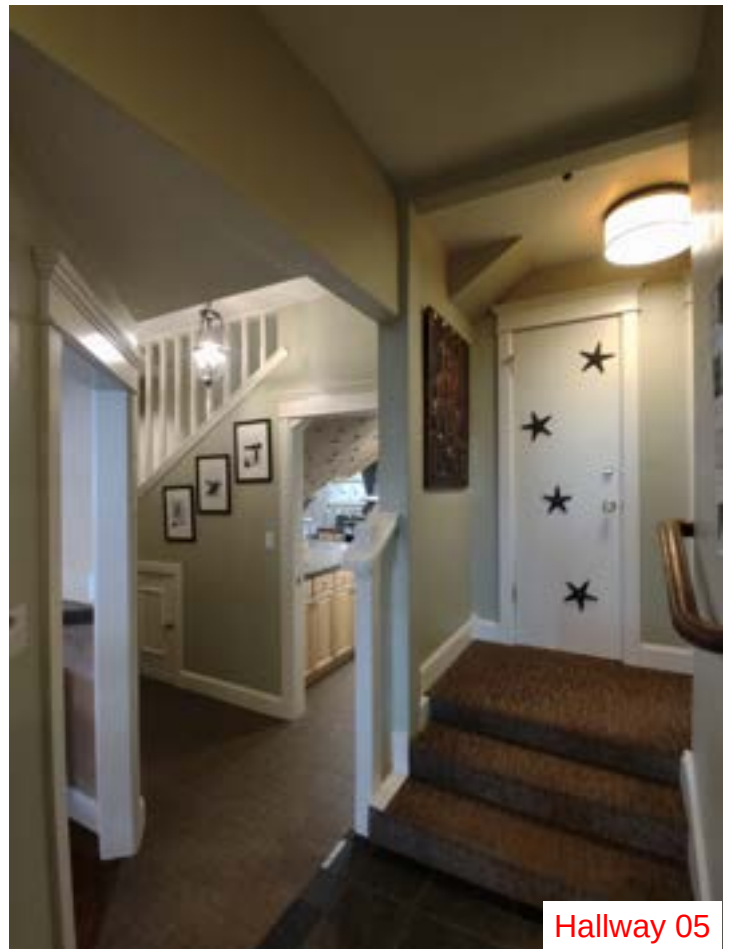
Hallway 03



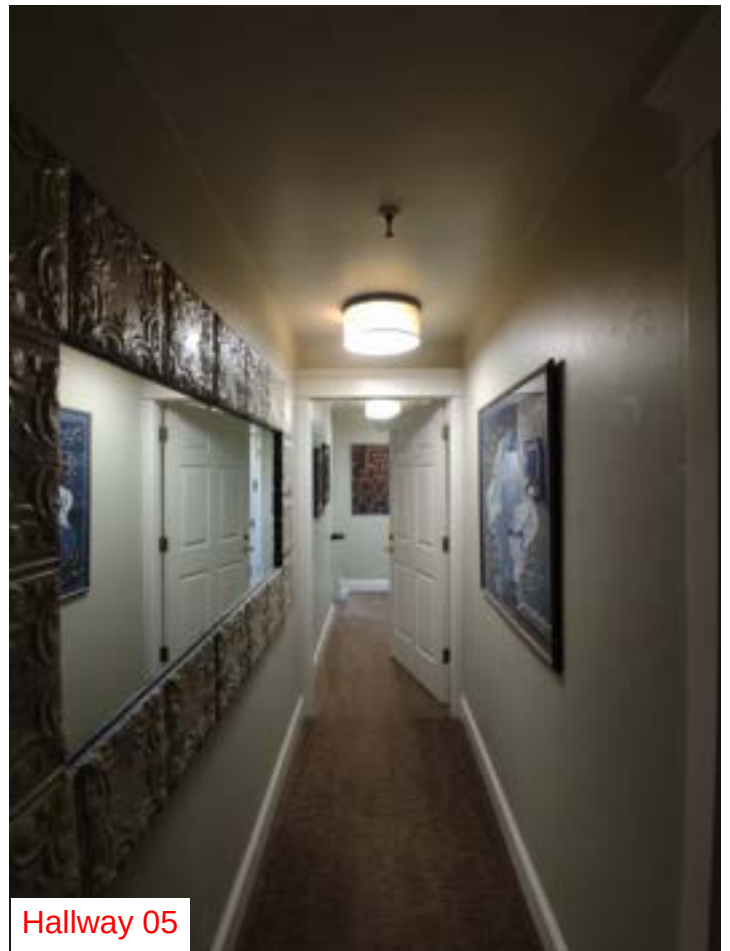
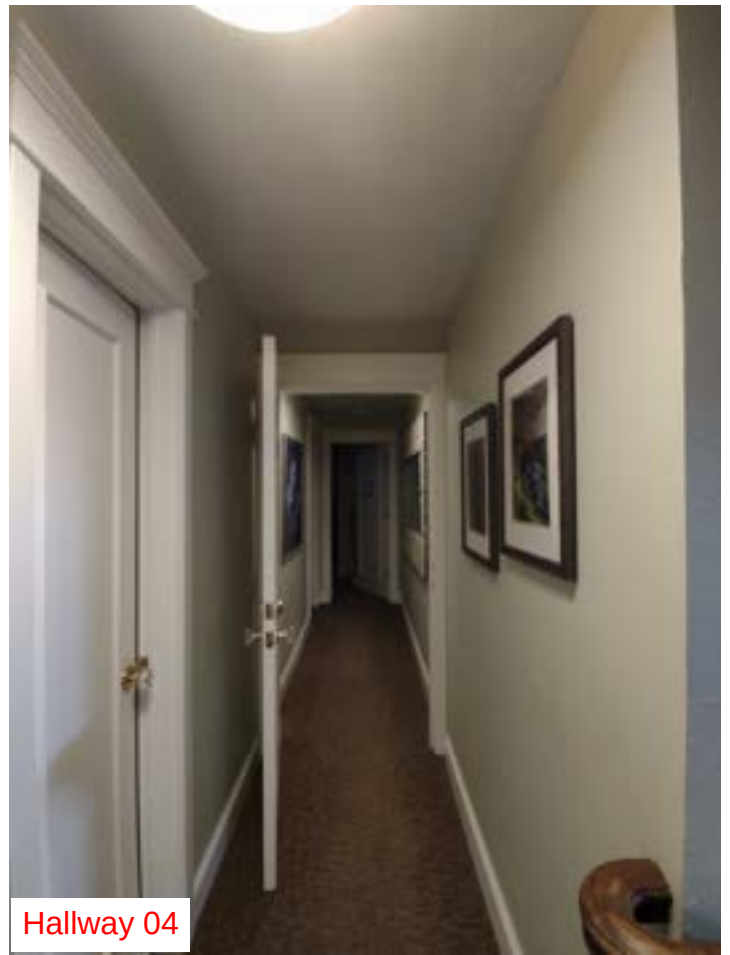
Hallway 03



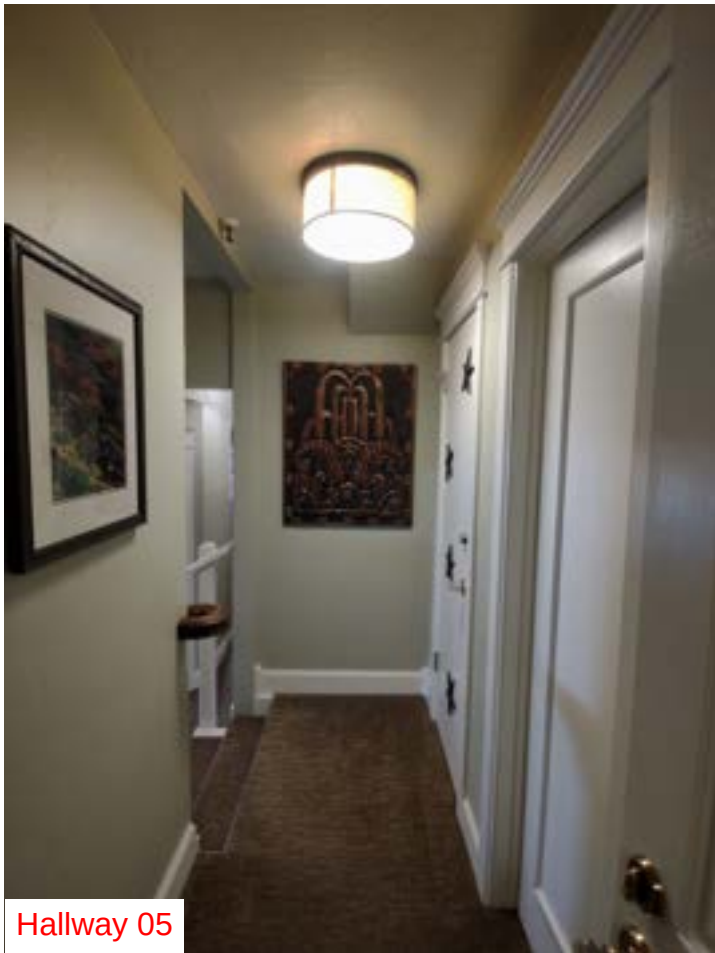
Hallway 04



Hallway 05



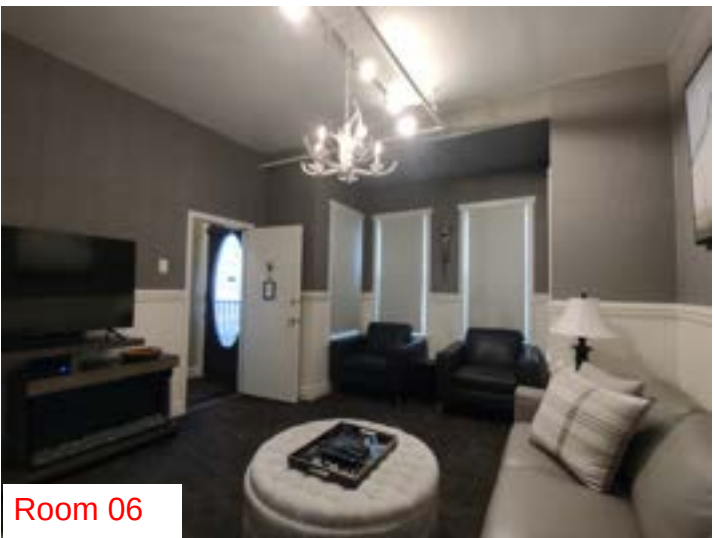




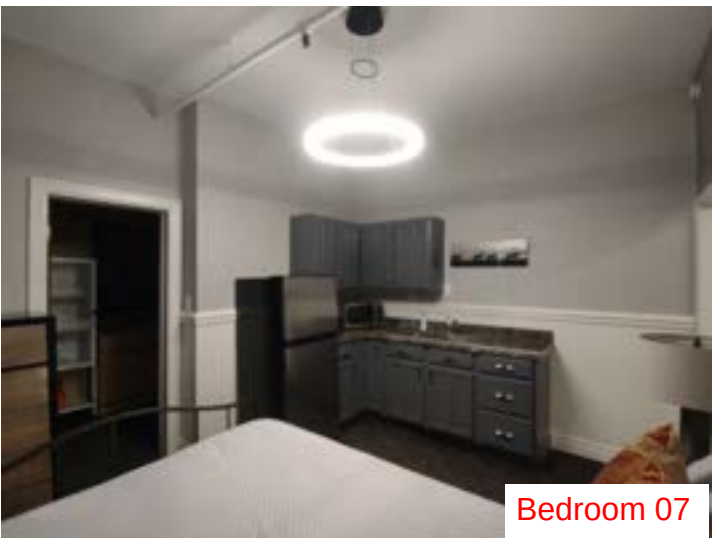
Hallway 05



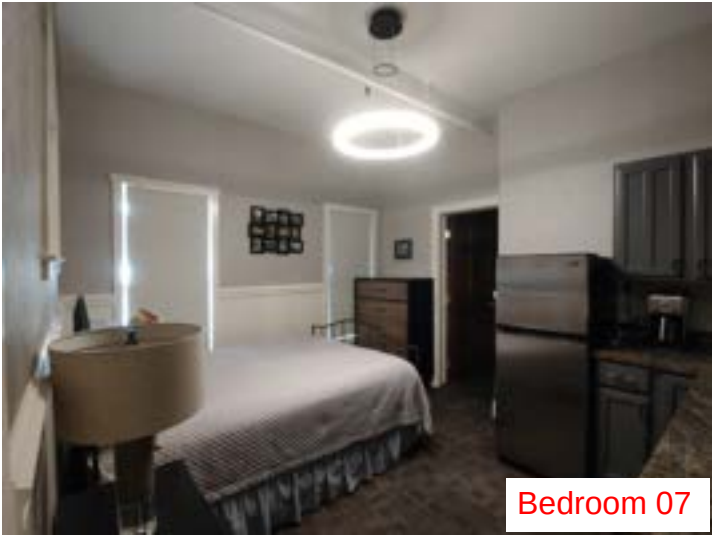
Room 06



Room 06



Bedroom 07



Bedroom 07

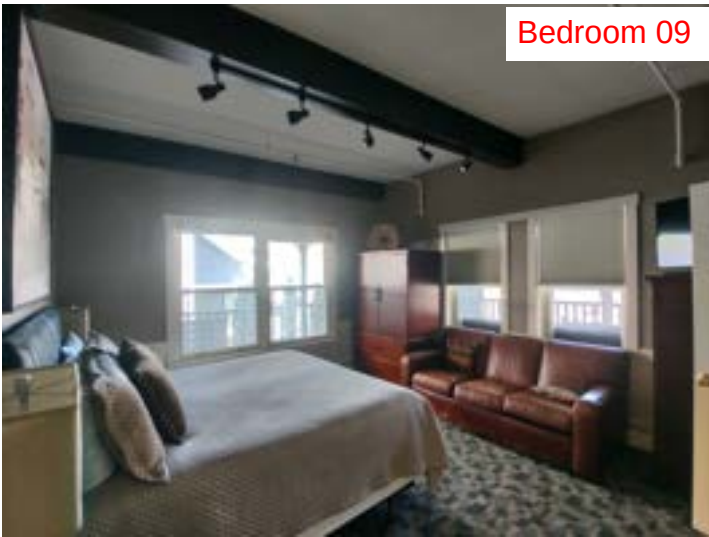
Bathroom 08



Bathroom 08



Bedroom 09



Bedroom 09







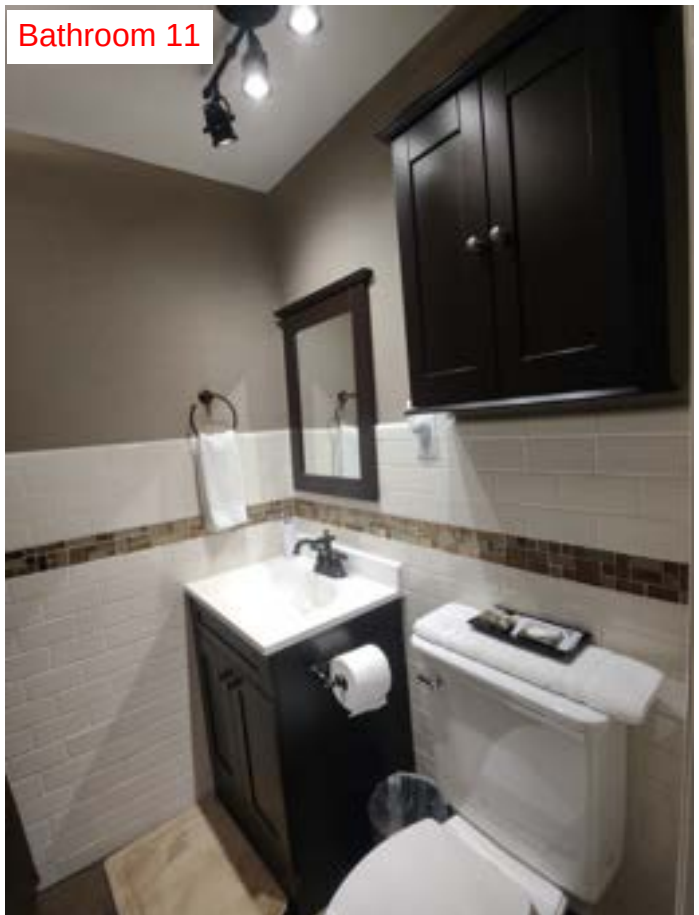
Bathroom 10



Bathroom 10



Bathroom 11



Bathroom 11



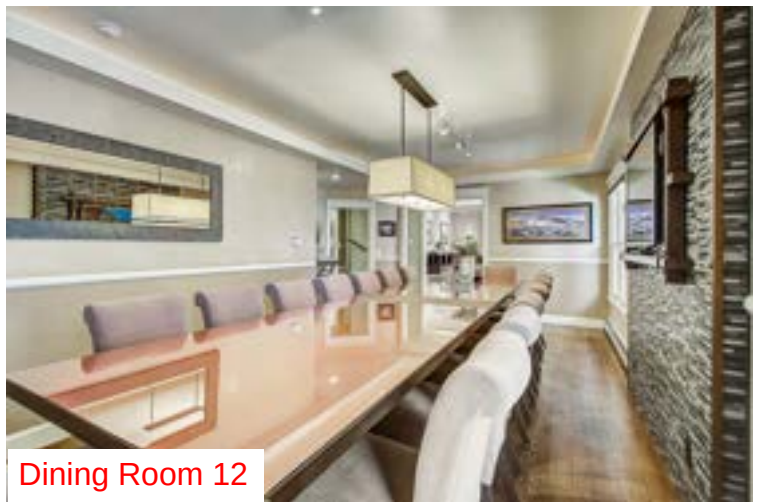
Lounge 13



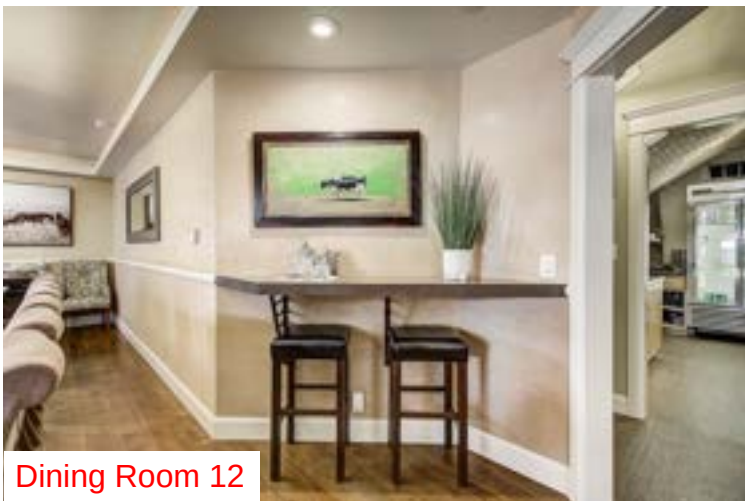
Lounge 13



Dining Room 12



Dining Room 12



Dining Room 12



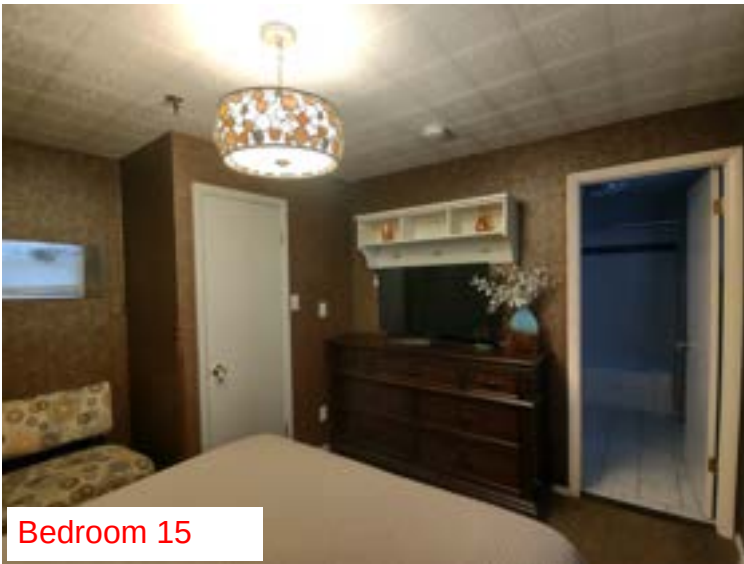
Lounge 13



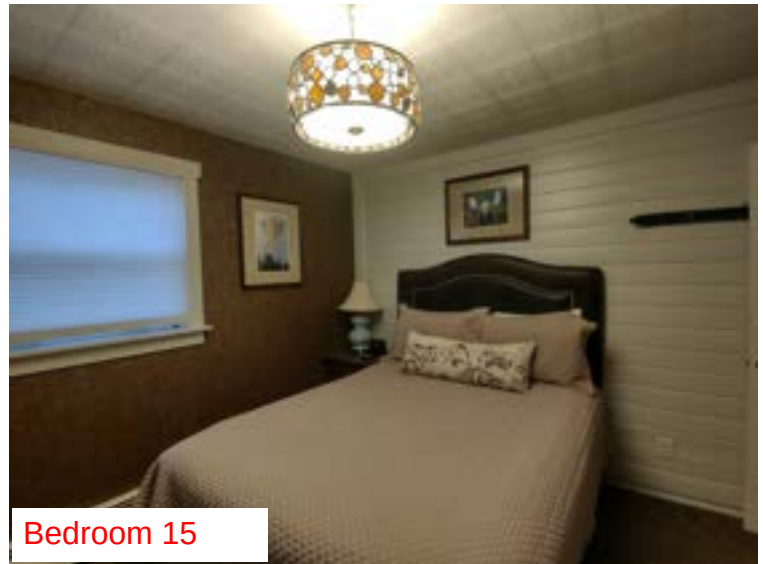
Bathroom 14



Bathroom 14



Bedroom 15



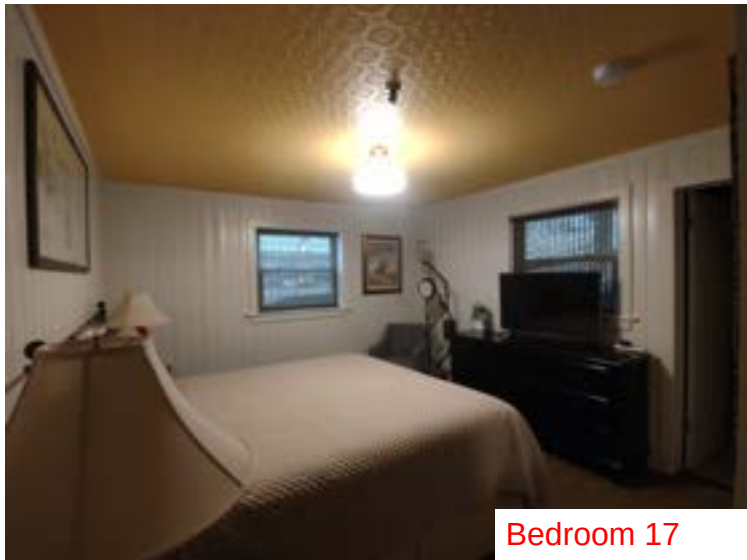
Bedroom 15



Bathroom 16



Bathroom 16

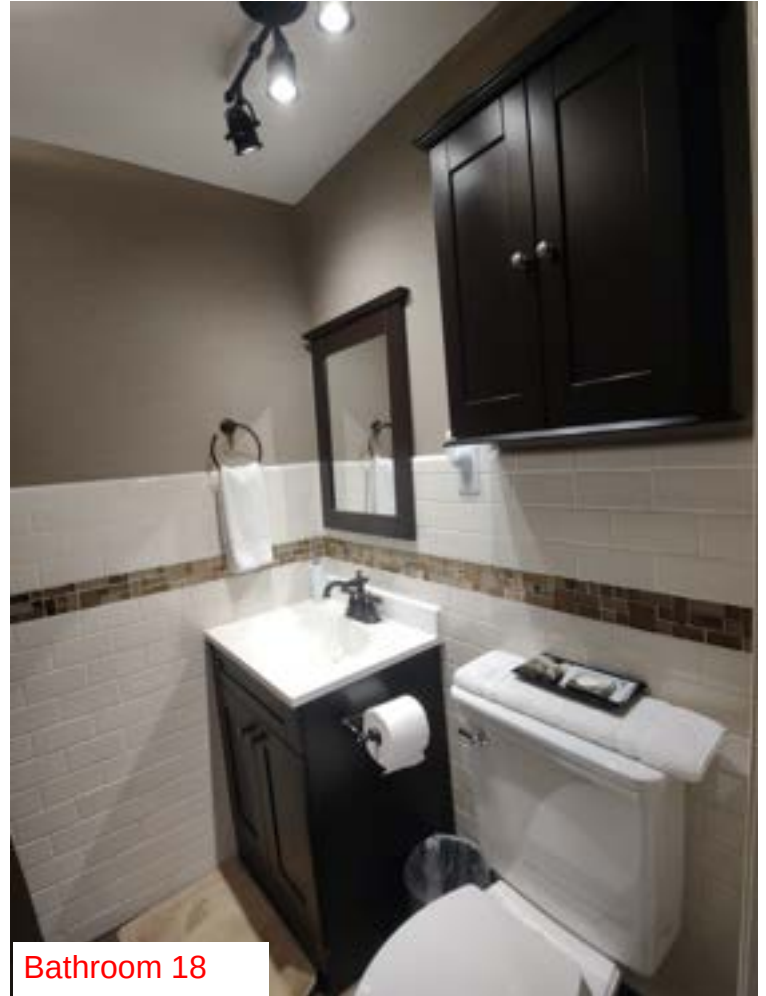


Bedroom 17



Bedroom 17







Kitchen 19



Kitchen 19



Kitchen 19





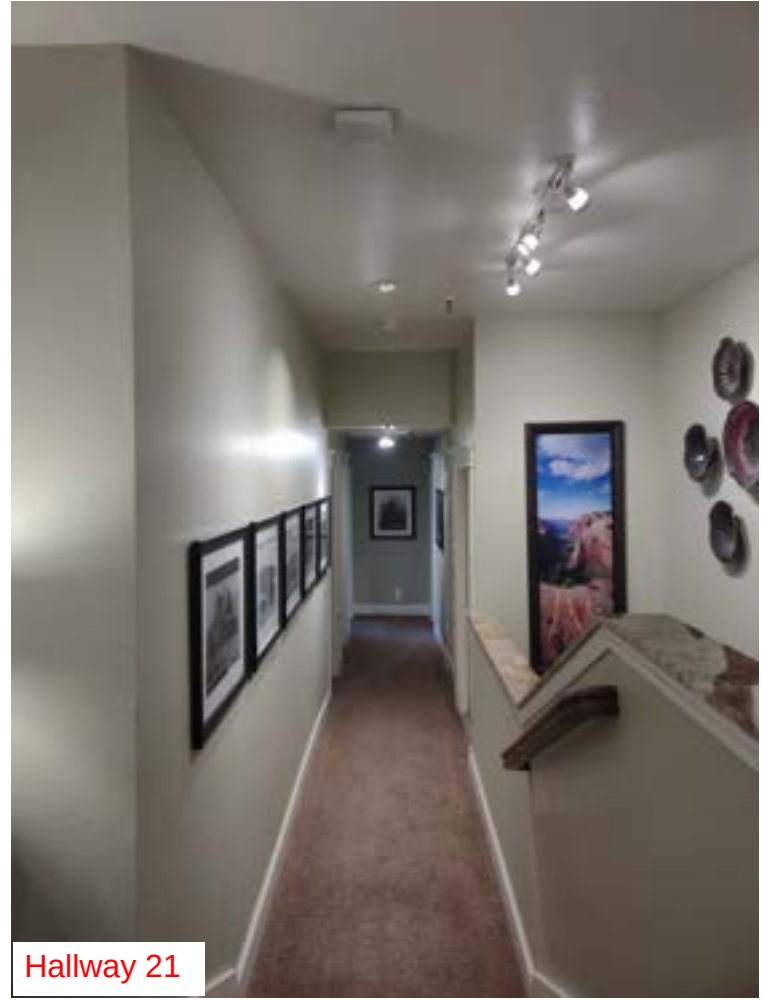
Storage 20



Storage 20



Hallway 21



Hallway 21



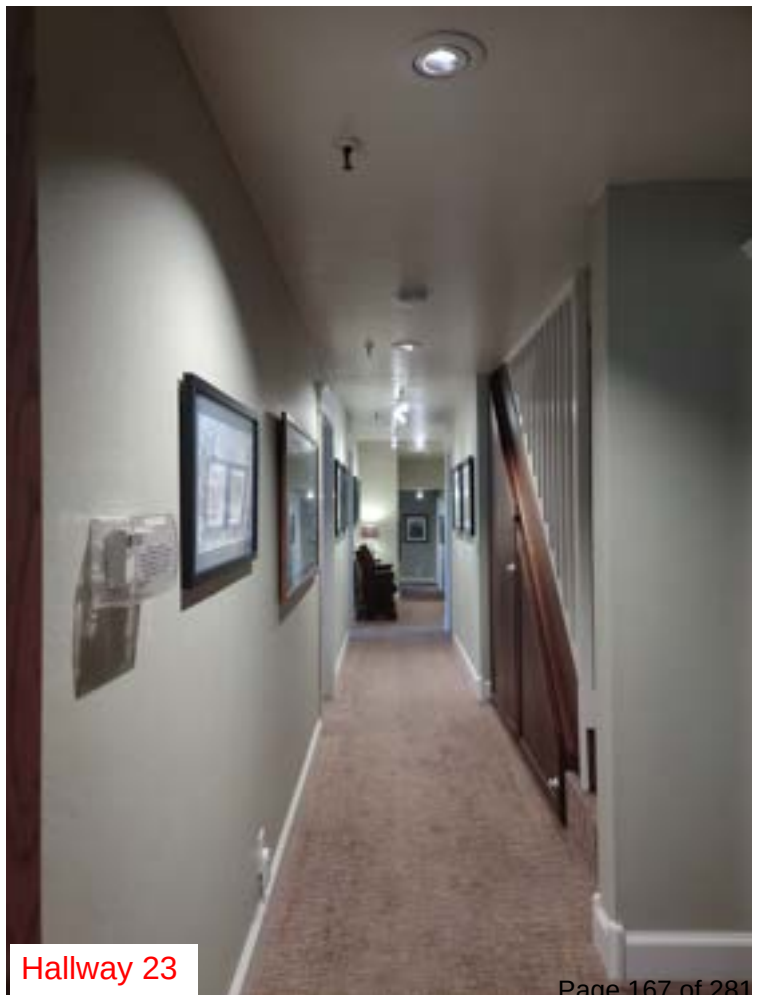
Stair 22



Stair 22

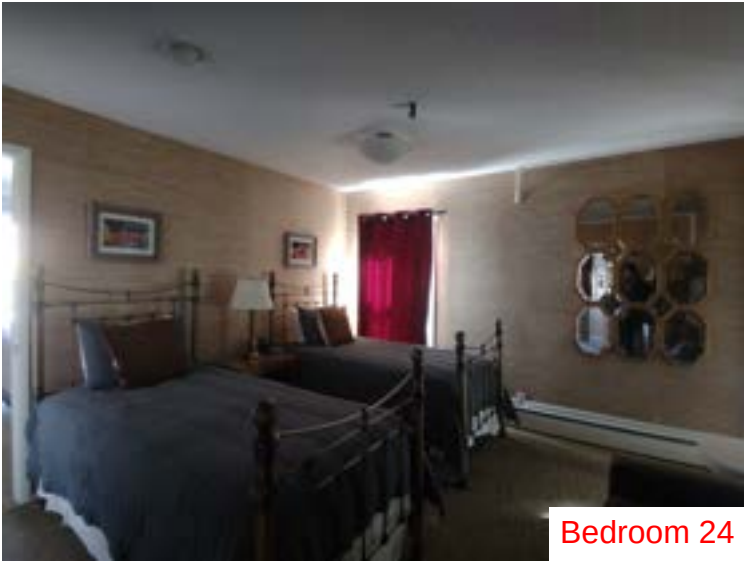


Hallway 23

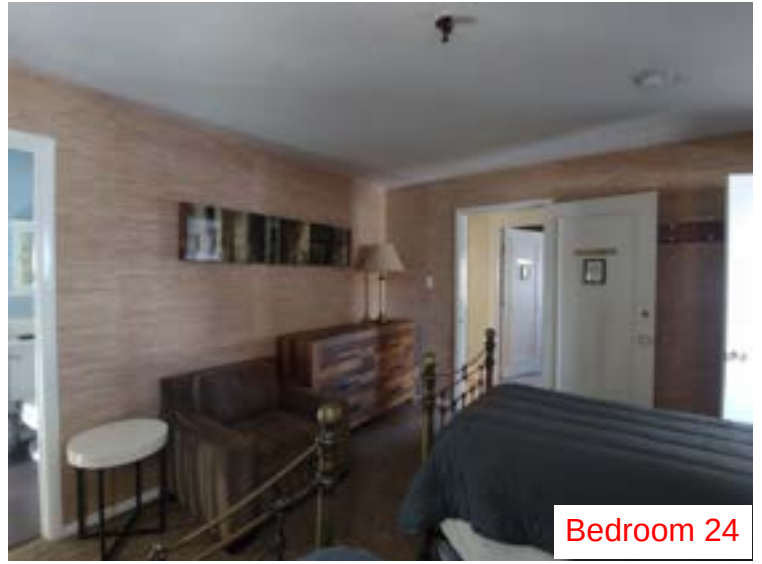


Hallway 23

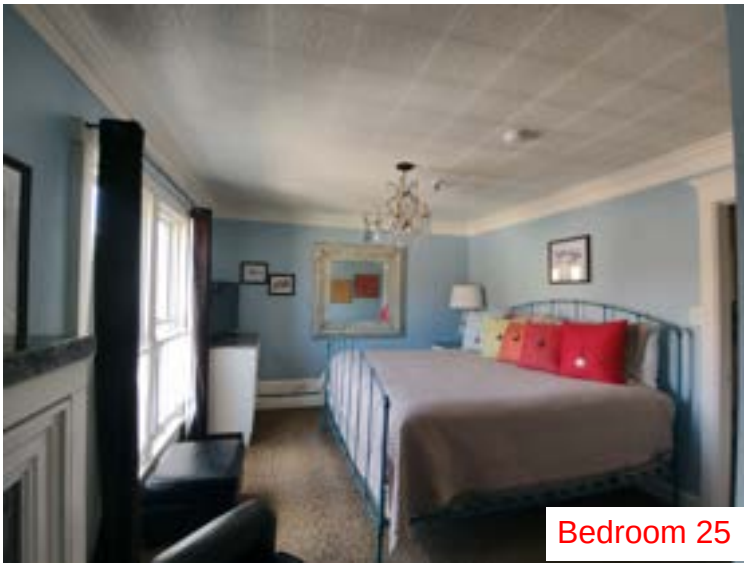




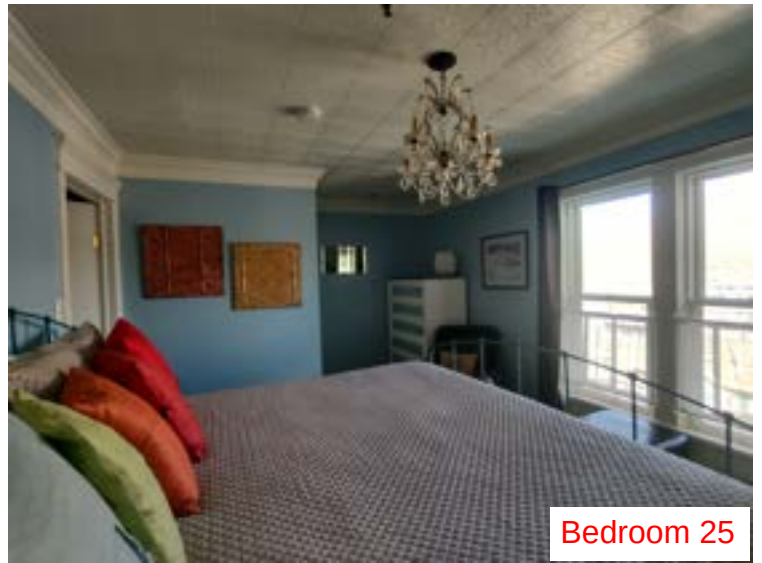
Bedroom 24



Bedroom 24



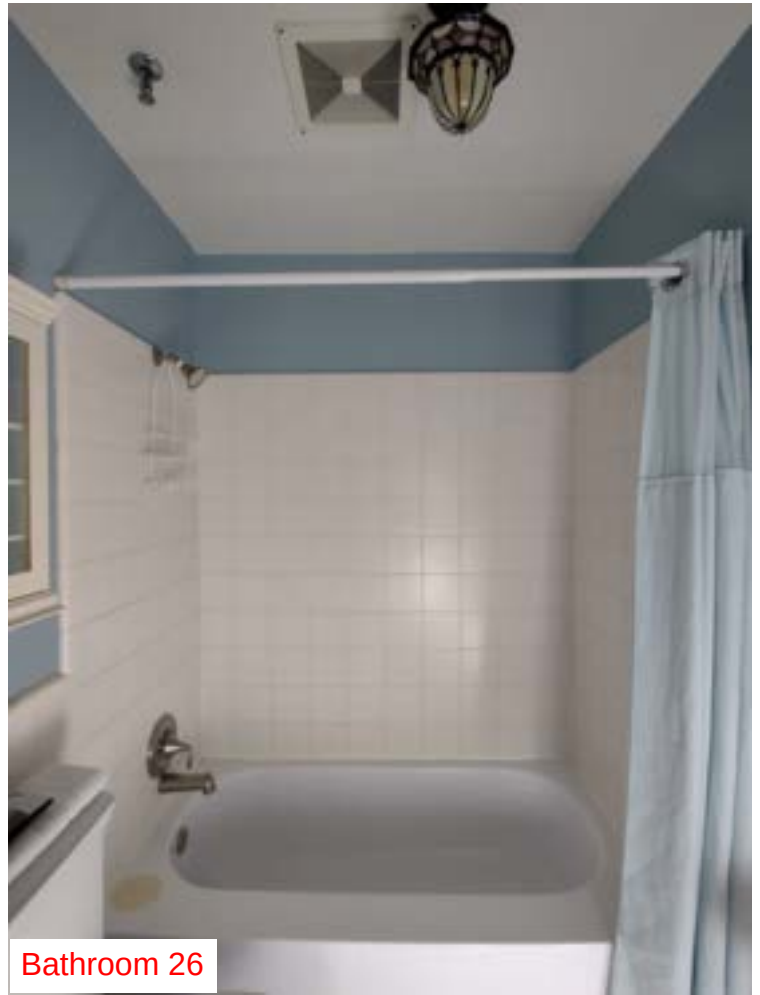
Bedroom 25



Bedroom 25



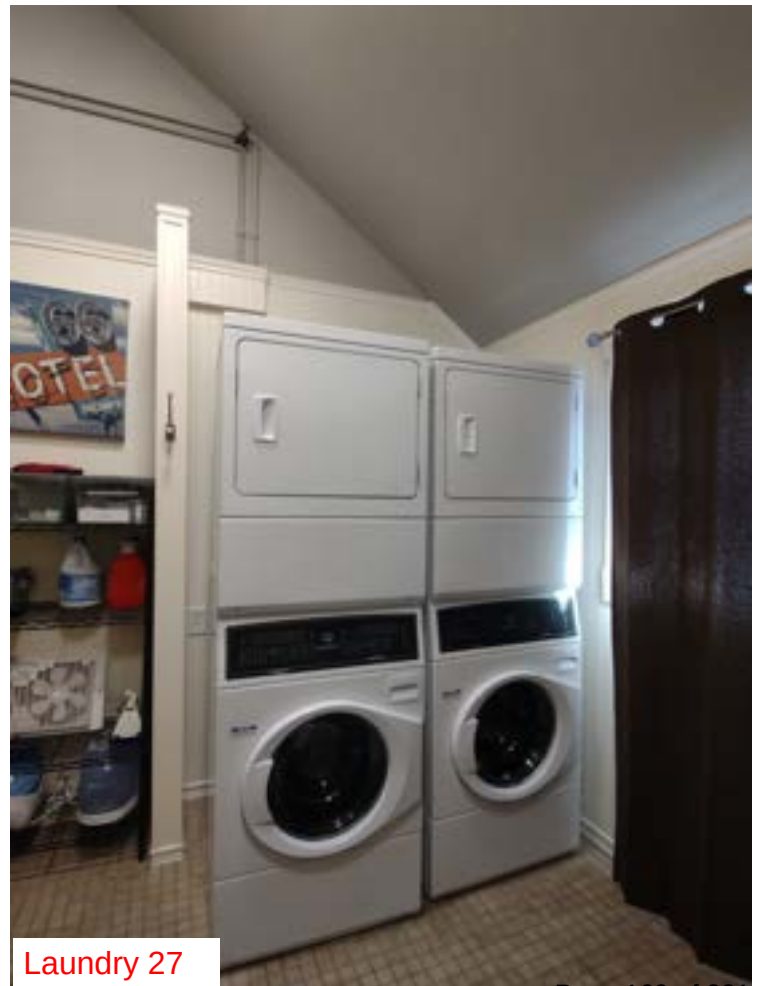
Bathroom 26



Bathroom 26

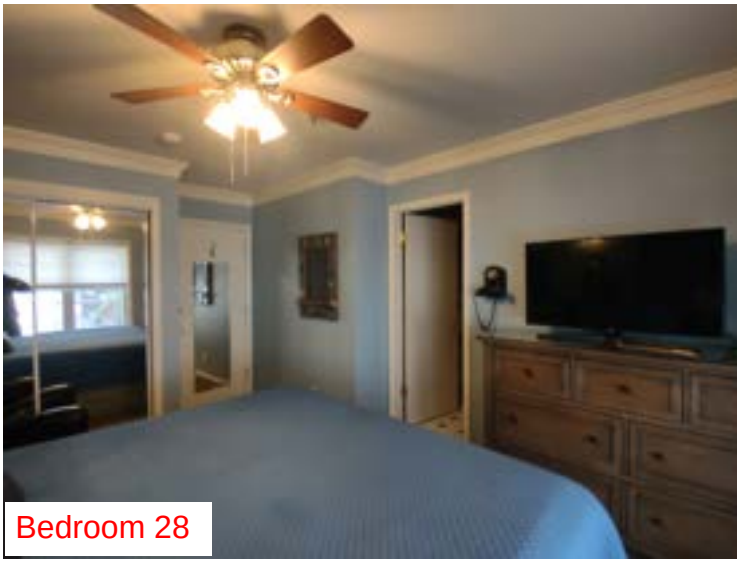


Laundry 27

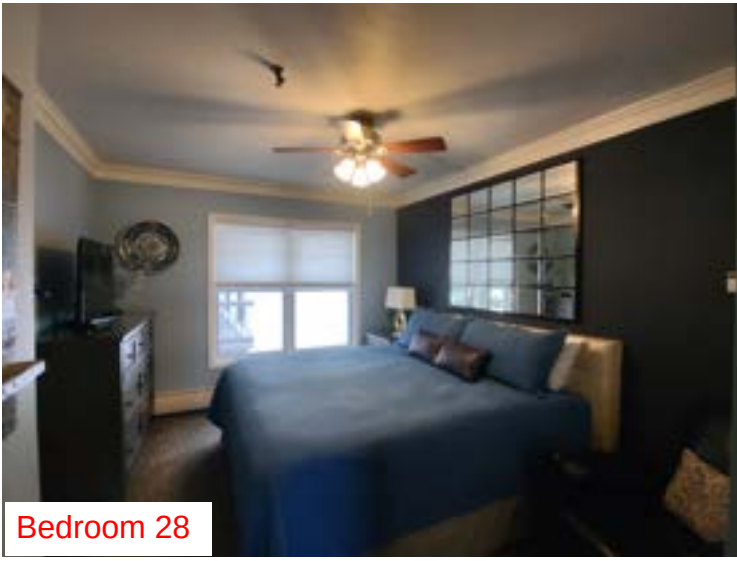


Laundry 27





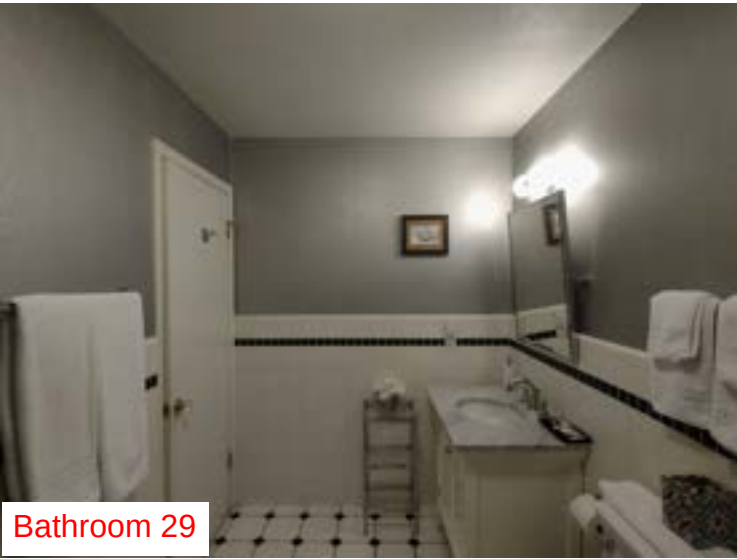
Bedroom 28



Bedroom 28



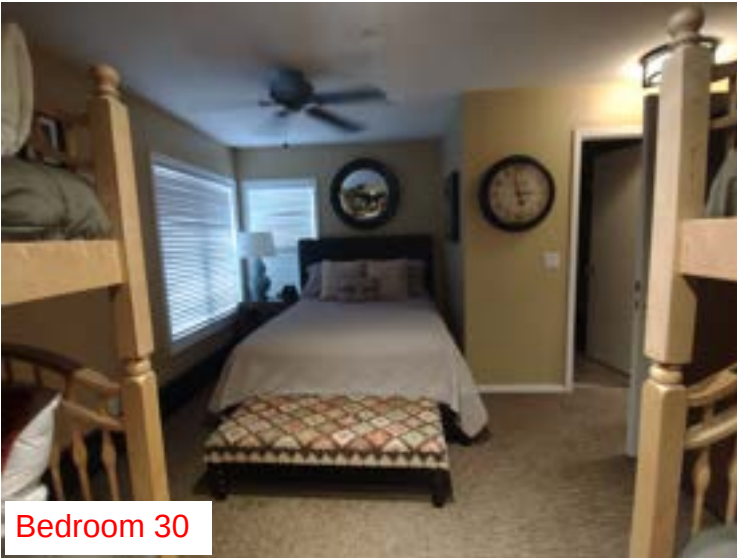
Bathroom 29



Bathroom 29



Bedroom 30



Bedroom 30



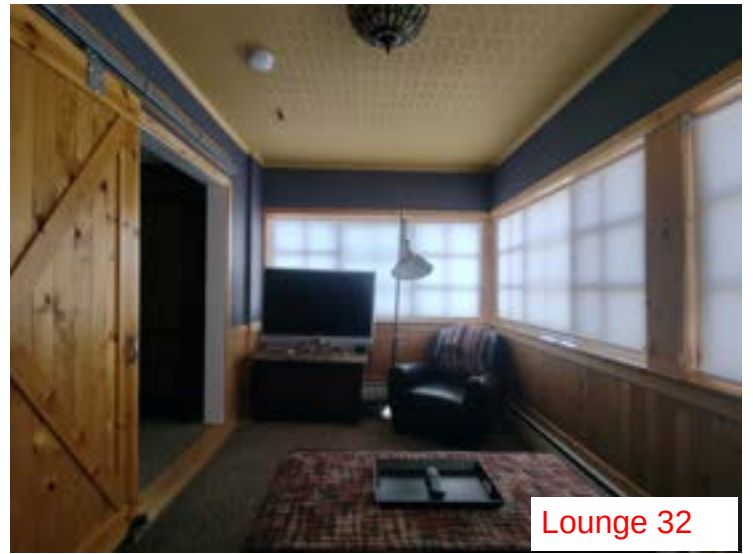
Bathroom 31



Bathroom 31

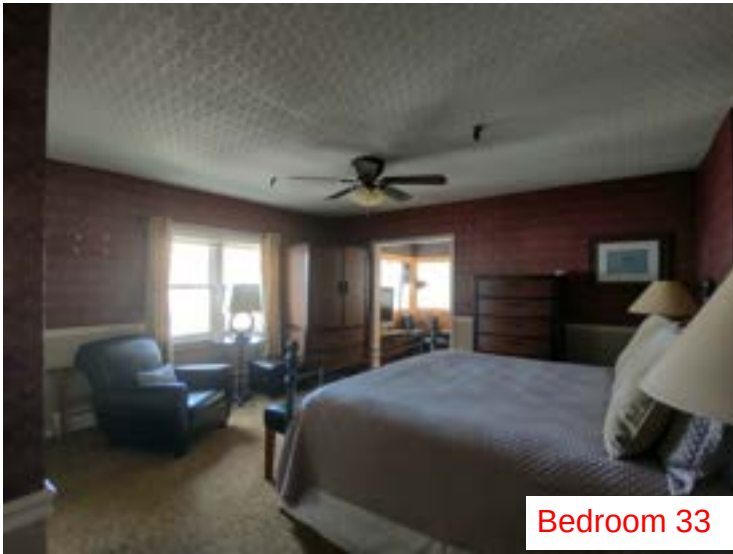


Lounge 32

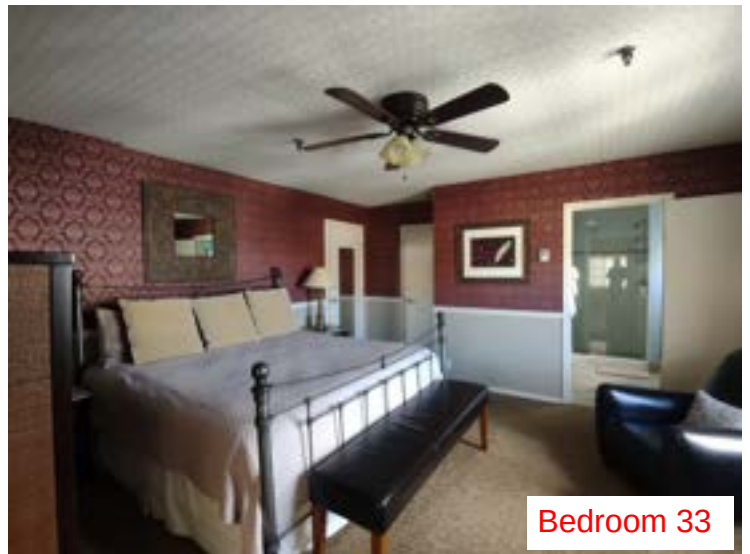


Lounge 32





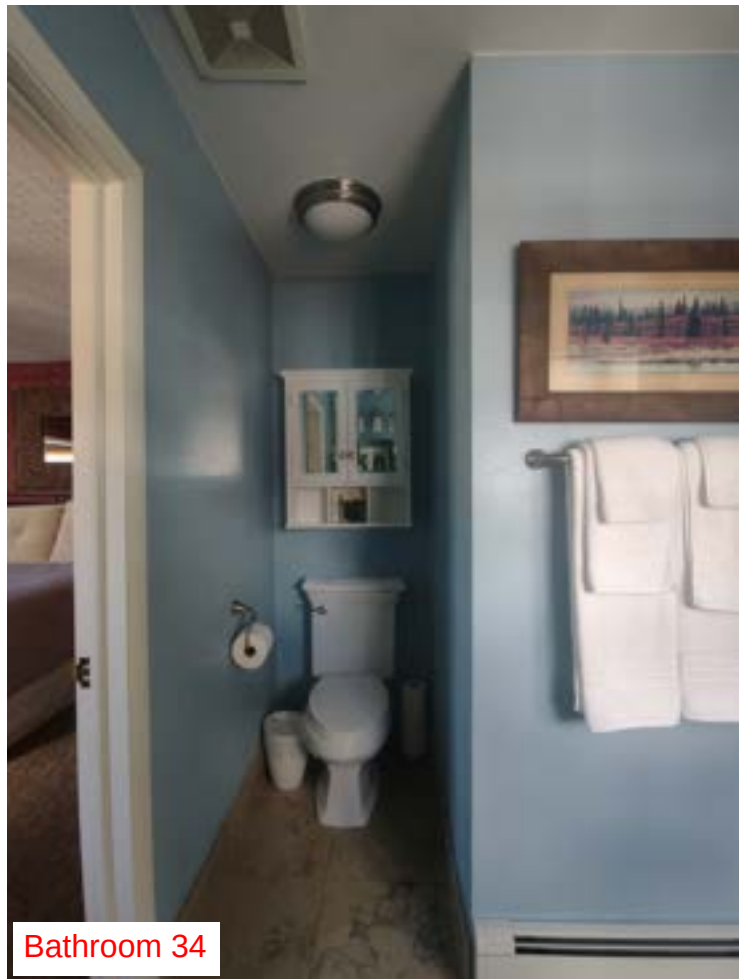
Bedroom 33



Bedroom 33



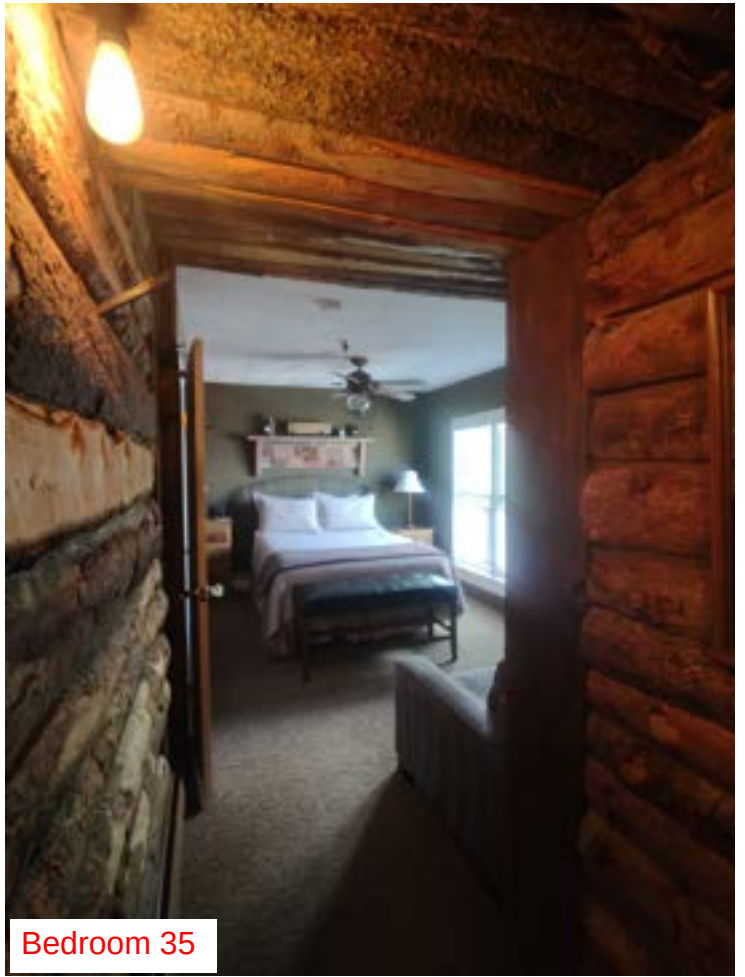
Bathroom 34



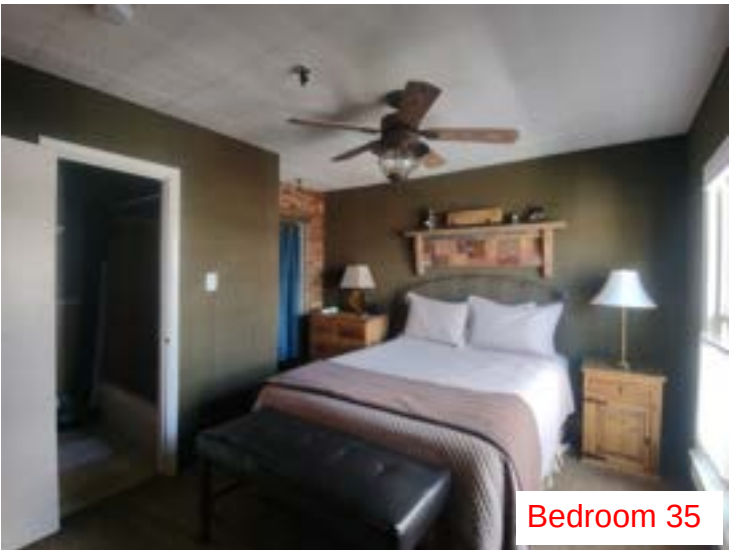
Bathroom 34



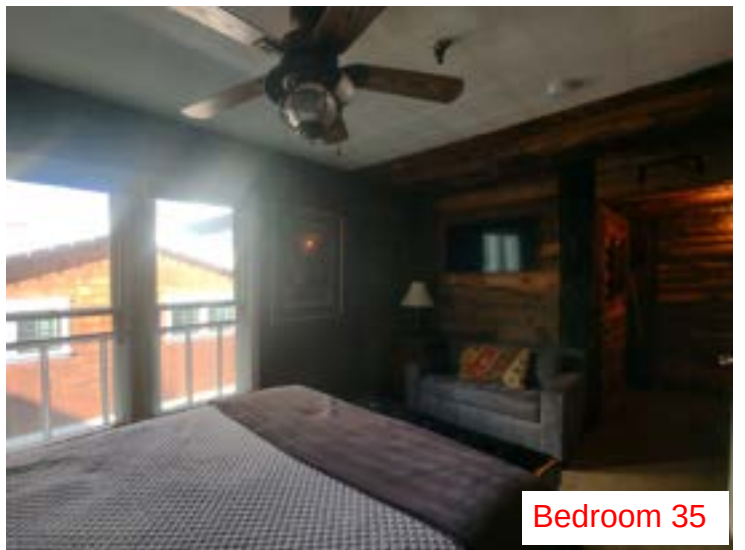
Bedroom 35



Bedroom 35



Bedroom 35

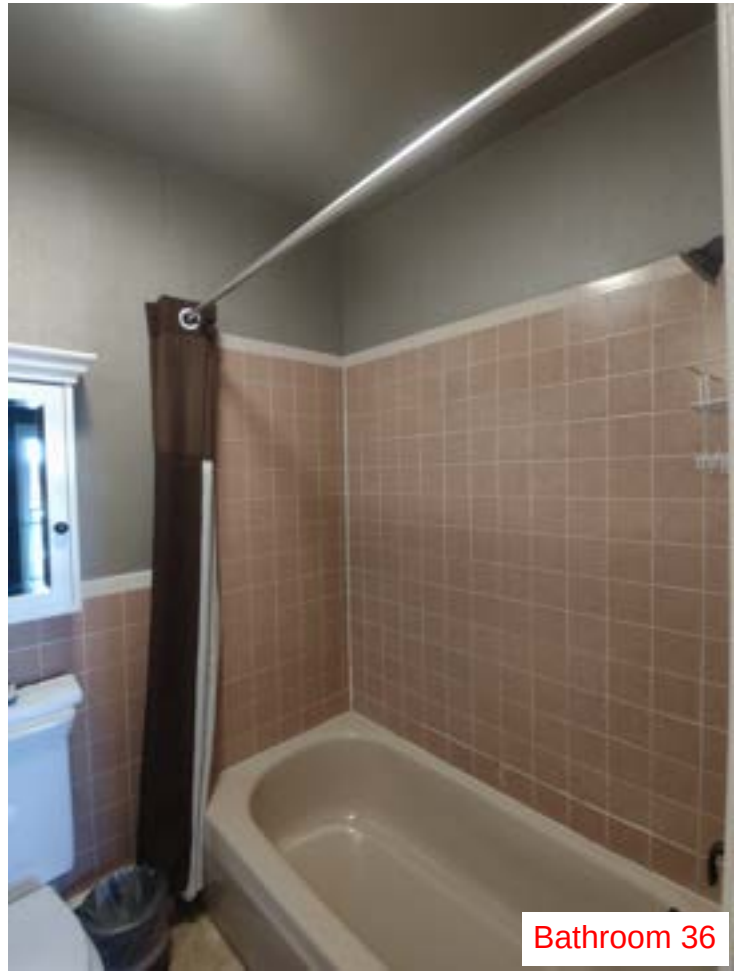


Bedroom 35





Bathroom 36



Bathroom 36



Storage 37



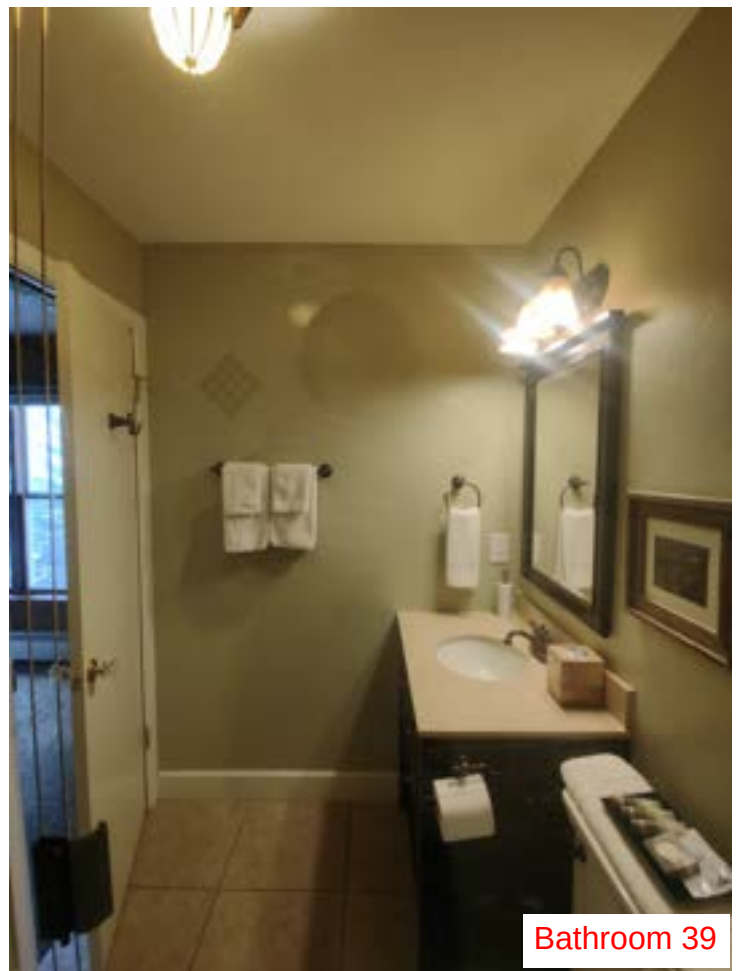
Bedroom 38



Bedroom 38



Bathroom 39



Bathroom 39

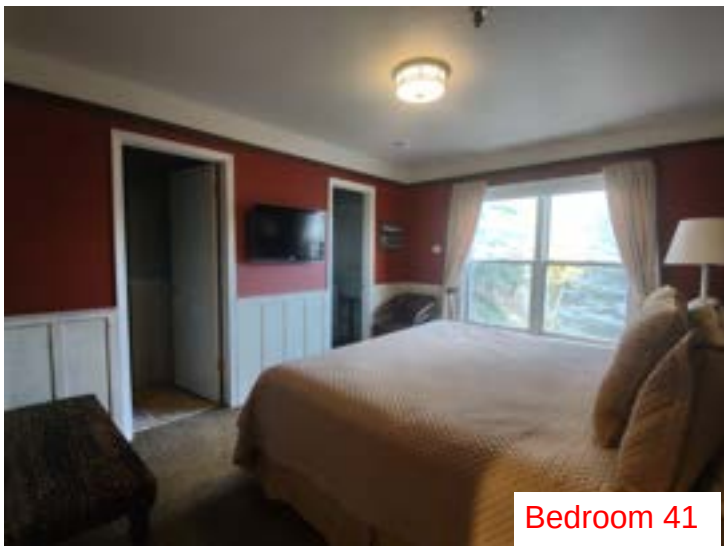




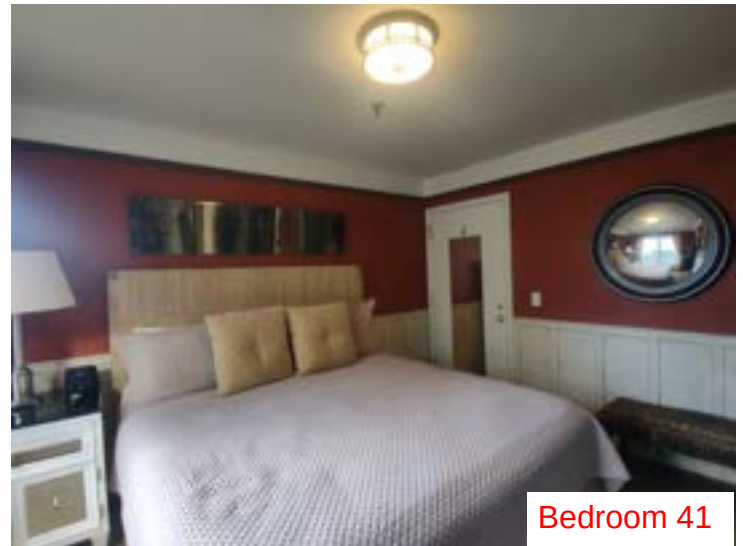
Closet 40



Closet 43



Bedroom 41



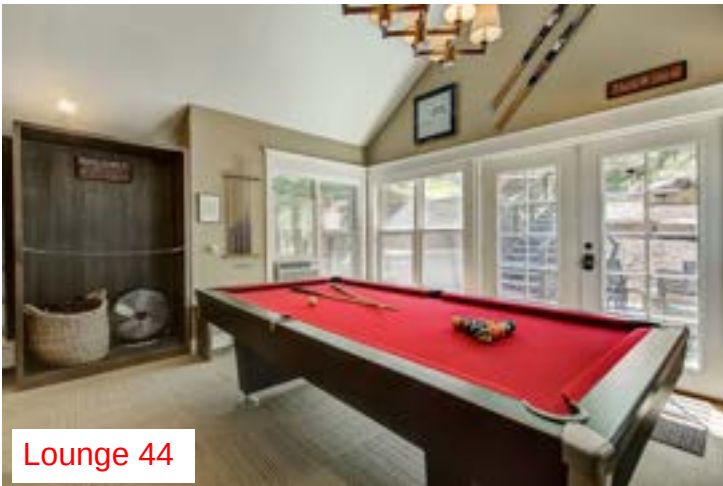
Bedroom 41



Bathroom 42



Bathroom 42



Lounge 44



Lounge 44





Hallway 45



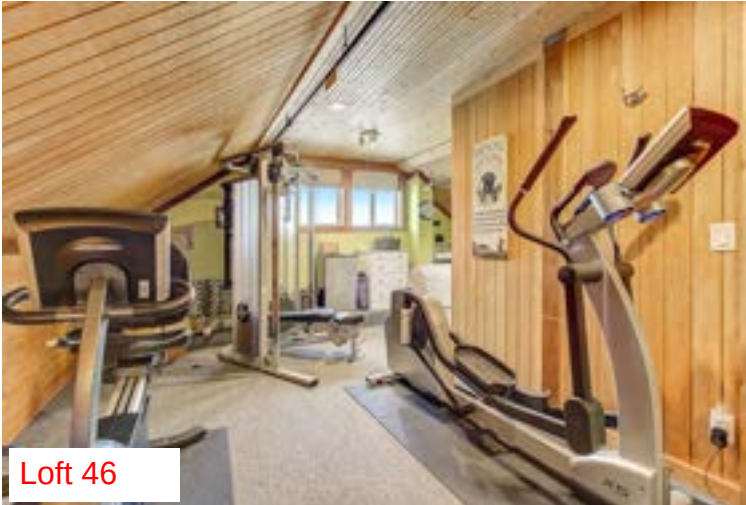
Hallway 45



Hallway 45



Loft 46



Loft 46



Loft 48



Loft 46



## 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: 1988-Present

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1988-Present

Describe existing feature:

All interior spaces of the house have been renovated and remodeled since the construction of the original house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The interior spaces of the house are in good condition. Minor cosmetic wear on finishes exists in various places.

Photo Numbers: Interior photos, Pages 92 - 106 Illustration Numbers: \_\_\_\_\_

## Supplemental Sheets

Supplemental Page \_\_\_\_ of \_\_\_\_

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

Element/Feature: Exterior decorative architectural corbels (historic portion of building)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1941 -

Describe existing feature:

Eave corbels  
Column corbels

These decorative corbels are not original to the building. The small decorative eave corbels first appear in a tax photo taken in 1982, The larger column corbels first appear in a 1995 tax photo.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: Exterior Photos 88, 94, 96, 97 Illustration Numbers: \_\_\_\_\_



Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

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: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TAX ID: \_\_\_\_\_ OR

SUBDIVISION: \_\_\_\_\_ OR

SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: \_\_\_\_\_

PHONE #: (     ) - \_\_\_\_\_ FAX #: (     ) - \_\_\_\_\_

EMAIL: \_\_\_\_\_



## 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: Stone masonry retaining walls, and stairs at front of property

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 stone retaining walls and stairs at the front of the property will be reconstructed to allow for access to the site for excavation of the foundations, garage, and basement, and maintain life safety conditions. The variability in the rise of the stairs does not comply with building code, and could cause tripping hazards in day to day use.

## 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: Level 1 floor structure (historic front portion of house)

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 level 1 floor structure of the historic portion of the house is severely degraded from moisture damage and rot due to the lack of foundations, and prolonged ground contact and weather exposure. The floor structure between the original Southeast area of the house, and the added Northeast area of the house is discontinuous. The level 1 floor structure of the historic portion of the house will be reconstructed on top of new foundations in order to protect life-safety conditions on the job site, and ensure the structural integrity of the historic portion of the house. Additional structural analysis will be performed during the demolition phase in order to plan the necessary structural improvements and construction procedures required to excavate the basement / garage and construct structural foundations to support the historic portion of the house.

# Site Design

Element/Feature: Carport at front of property

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 non-historic carport at the front of the property will be reconstructed in order to allow for access to the site for excavation of the foundations, garage, and basement.

Element/Feature: Rockery retaining walls on non-historic back portion of property.

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 various non-historic rock retaining walls on the back portion of the property will be rehabilitated or reconstructed in order to accommodate the new deck, and site grading design.



# Site Design

Element/Feature: Retaining wall on South and Southwest side of building.

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:

These non-historic concrete retaining walls appear to be in good structural condition and will be kept they currently exist.

Element/Feature: Landscape stairs on non-historic back portion of property.

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 various non-historic landscape stairs at the back of the property will be demolished re-constructed based on the new deck and site grading designs.

# Structure

Element/Feature: Walls and intermediate floors (historic front portion of house - Northeast)

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:

Due to the severely degraded condition of the level 1 floor structure, and the discontinuity of the structure between the Northeast and Southeast areas of the historic portion of the house, attempting to lift the historic portion of the house in-tact poses a significant risk to life safety on the job site. Additional structural analysis will be performed during the demolition phase in order to plan the necessary structural improvements and construction procedures required to excavate the basement / garage and construct structural foundations to support the historic portion of the house.

The interior walls and floors of the historic Northeast portion of house will be reconstructed. Interior wall locations will be modified, and structural improvements will be made based on the new vertical circulation and room layout.

The exterior walls of the historic Northeast portion of the house will be disassembled, and reconstructed on top of new foundations and floor structure. All existing siding, molding, and architectural trim elements which have not been degraded beyond repair will be rehabilitated and utilized for the reconstruction of these walls.

Element/Feature: Roof structure (historic front portion of house - Northeast)

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☒ Rehabilitation

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

The roof structure on the historic Northeast portion of the house will be disassembled and reconstructed to match the current roof forms.



# Structure

Element/Feature: Walls and intermediate floors (historic front portion of house - Southeast)

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:

Due to the severely degraded condition of the level 1 floor structure, and the discontinuity of the structure between the Northeast and Southeast areas of the historic portion of the house, attempting to lift the historic portion of the house in-tact poses a significant risk to life safety on the job site.

The interior walls and floors of the original Southeast portion of house will be reconstructed. Interior wall locations will be modified, and structural improvements will be made based on the new vertical circulation and room layout.

The original facade, including the architectural bay window, roof canopy, and entryway of the original Southeastern portion of the historic house will be preserved on site where it currently exists. This facade will be lifted and set on new foundations and floor structure. The exterior siding and architectural trim elements of this facade will be replaced where they have been degraded beyond repair. The Southern exterior wall of the original Southeast portion of the house will be disassembled, and reconstructed on top of new foundations and floor structure. All existing siding, molding, and architectural trim elements which have not been degraded beyond repair will be rehabilitated and utilized for the reconstruction of this wall.

Element/Feature: Roof structure (historic front portion of house - Southeast)

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☒ Rehabilitation

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

The roof structure on the original Southeast portion of the house will be disassembled and reconstructed to match the current roof forms.

# Structure

Element/Feature: Level 1 floor structure (non-historic back portion of house)

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 level 1 floor structure at the back non-historic portion of the house will be reconstructed so that all level 1 floor framing elevations are the same as those at the front historic portion of the house. Structural modifications will be made to accommodate the new vertical circulation and room layout.

Element/Feature: Walls and intermediate floors (non-historic back portion of house)

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 level 2 floor structure at the back of the house will be preserved where possible. Structural modifications will be made to accommodate the new vertical circulation and room layout.

Interior wall locations will be modified, and structural improvements will be made based on the new vertical circulation and room layout.

Exterior walls will be modified, and structural improvements will be made based on the new vertical circulation and fenestration layout. The areas where the new stair and new elevator occur will be reconstructed based on the proposed designs.



# Structure

Element/Feature: Roof structure (non-historic back portion of house)

This involves: ☒ Preservation ☐ Restoration  
☒ Reconstruction ☒ Rehabilitation

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

The roof structure on the back portion of the house will be modified in order to accommodate the new vertical circulation and room layout. The areas where the new stair and new elevator occur will be reconstructed based on the proposed designs. Eave overhangs on the back portion of the house will be cut back per the revised design for the back portion of the house. A small flat roof area will replace a shed roof element on the back of the house which currently exists over a bathroom. The structure of the gable element which faces the back porch will be partially reconstructed based on the new design.

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:

## 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 at front historic portion of building and back non-historic portion of building

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 non-historic metal roofs at the front portion of the house will be replaced with new metal roofs. The new roofs will be standing seam with snow retention guards, and heat trace to mitigate snow sloughing and ice fall.

The non-historic metal roofs at the back portion of the house will be replaced with new metal roofs. The new roofs will be standing seam with snow retention guards, and heat trace to mitigate snow sloughing and ice fall. the new elevator on the non-historic portion of the building will receive a membrane roof. A small area of new flat roof on the non-historic portion of the building will receive a paver finish.

The new standing seam metal roofs on the historic and non-historic portions of the house will be differentiated from one another by seam spacing and finish color.

## 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: Chimney on non-historic portion of building

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 chimney element on the non-historic back portion of the building will be removed based on the new design.



## 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 at front historic portion of building

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 original East facade will be preserved on site in it's current location. All other exterior walls of the historic portion of the house will be disassembled, and reconstructed on top of new foundations and floor structure. All existing siding, molding, and architectural trim elements which have not been degraded beyond repair will be rehabilitated and utilized for the reconstruction of these walls. In areas of weathering and moisture damage, siding and trim will be replaced to match existing. All exterior siding and trim will be repainted.

Element/Feature: Exterior walls at back non-historic portion of building

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:

Exterior walls on the non-historic back portion of the building will receive new siding finishes. Fenestration patterns will be modified, and necessary structural improvements will be made based on the proposed design. The exterior finishes on the back of the house will be fiber reinforced concrete boards, and stone masonry. Existing exterior siding, molding, and architectural trim elements on the non-historic back portion of the building which are in a serviceable condition will be salvaged and utilized to replace damaged elements on the historic portion of the building.

# Foundation

Element/Feature: Foundation (front historic portion of house)

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:

New concrete foundations will be constructed for the front historic portion of the house. This will include the construction of a new below-grade garage and basement. A French drain will be implemented at the footings to ensure proper drainage.

Element/Feature: Foundation (non-historic back portion of house)

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 foundations will be reinforced, and new foundations will be constructed for the non-historic back portion of the house. This will include the excavation and construction of a new below grade garage and basement.

The footprint of the house will be excavated, and the new garage / basement, and concrete foundations will be constructed. The existing foundations on the back portion of the house will remain, and new L-shaped foundations will be constructed on their interior.



## 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: \_\_\_\_\_

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:

## 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: Porches (front historic portion of house)

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 porches on the front historic portion of the building will be disassembled, and all existing elements will be preserved and reassembled as indicated below:

Deck boards: Deck boards with substantial moisture damage will be replaced to match existing.  
Wood columns: Wood columns will be repaired, refinished, and preserved. Any columns which are severely degraded due to moisture damage or otherwise will be replaced with new columns to match the existing.  
Wood railings: The wood railing will be repaired, refinished, and preserved.  
Board & batten siding: Board and batten with substantial moisture damage will be replaced to match existing.  
Roof canopies: Roof canopies will be structurally reinforced as necessary and preserved.  
Tongue and groove boards: tongue and groove boards will be preserved.

# Porches

Element/Feature: Porches (non-historic back portion of house)

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 non-historic porches and decks at the back of the property will be reconstructed based on the new deck and site grading configuration.

The non-historic roof canopy on the North side of the house will be removed based on the new design.

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:



## Doors

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

Element/Feature: Exterior Door A

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 A: The jamb and head trim of the door opening will be repaired and preserved. The non-historic door will be replaced with a new historically appropriate door.

Element/Feature: Exterior Doors B - E

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:

Exterior Doors B - E:

These exterior doors belong to the non-historic 1988 addition. The exterior doors on the non historic portion of the house will be removed and reconstructed based on the new fenestration configuration.

## 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: Exterior windows 1a - 22

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:

Exterior windows 1a - 22 are non historic replacement windows which currently exist on the historic portion of the building. These windows will be removed and replaced with thermally efficient aluminum clad wood windows in the same layout and style as those that currently exist.

Element/Feature: Exterior windows 23 - 39

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:

Exterior windows 23 - 39 are non historic windows which currently exist on the 1988 addition. These windows will be removed. The fenestration configuration on the non-historic portion of the house will modified per the new design, and thermally efficient aluminum clad wood windows will be installed.



## 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: **Building heating and fire suppression systems**

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☐ Rehabilitation

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

The current building systems will be removed and rebuilt based on the new interior layout of spaces. The new building systems for heating / cooling, and fire suppression will be energy efficient and code compliant.

## 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: **1988 building addition**

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☒ Rehabilitation

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

The entire back portion of the building was constructed in 1988 as described elsewhere in this document and identified on the architectural drawings.

The exterior shell of this addition will be preserved. The area of the new stair and elevator will be rebuilt based on the new vertical circulation layout. The exterior fenestration patterns, and interior layout of spaces will be reconfigured. The exterior material palette will be differentiated from the historic portion of the building.

Refer to the analysis and preservation plans for specific components of the 1988 addition cataloged throughout this document for additional information.

## 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: Exterior decorative architectural corbels (historic portion of building)

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:

Eave corbels  
Column corbels

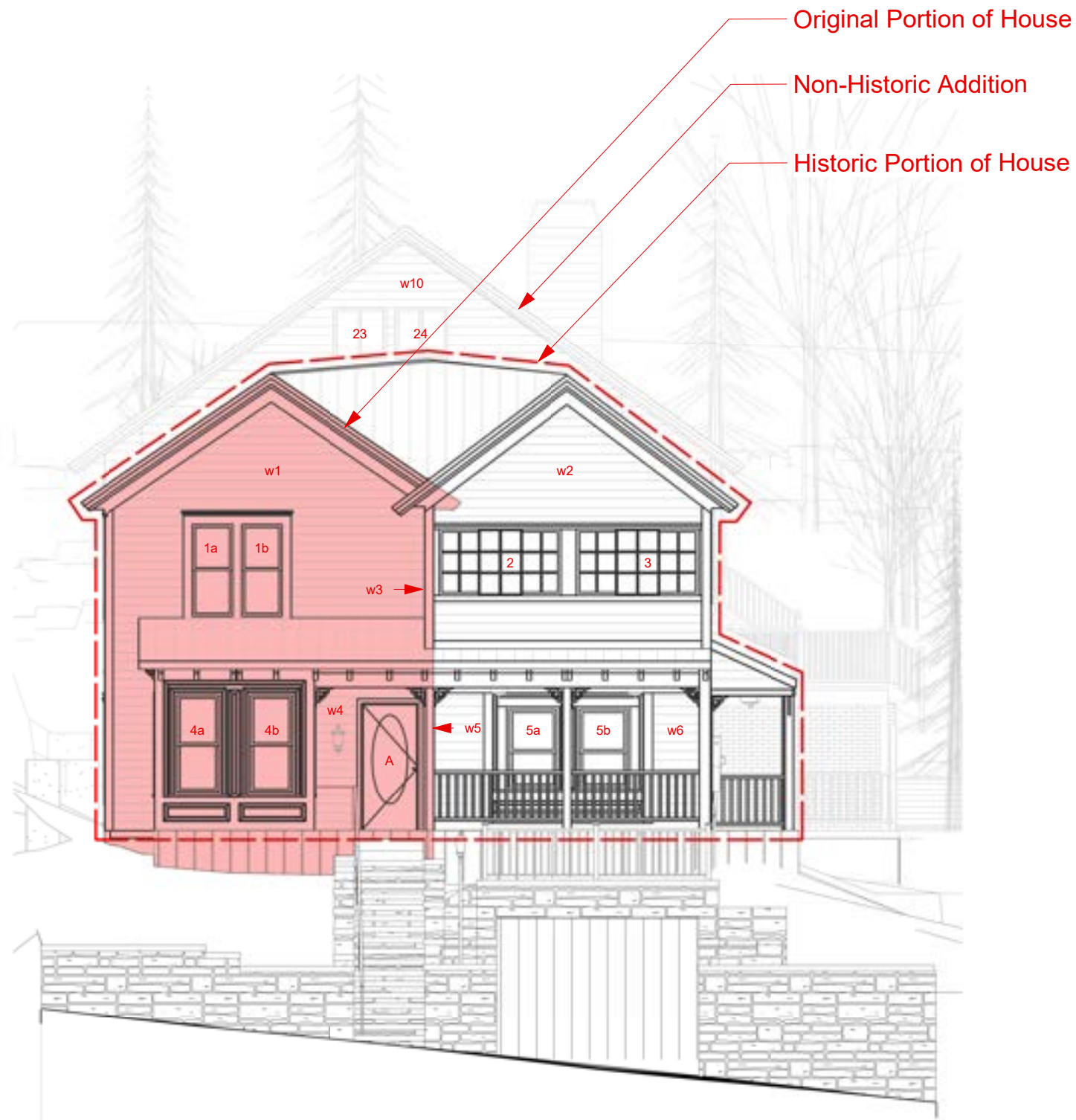
The small decorative eave corbels, and the larger column corbels will be refinished and preserved.

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

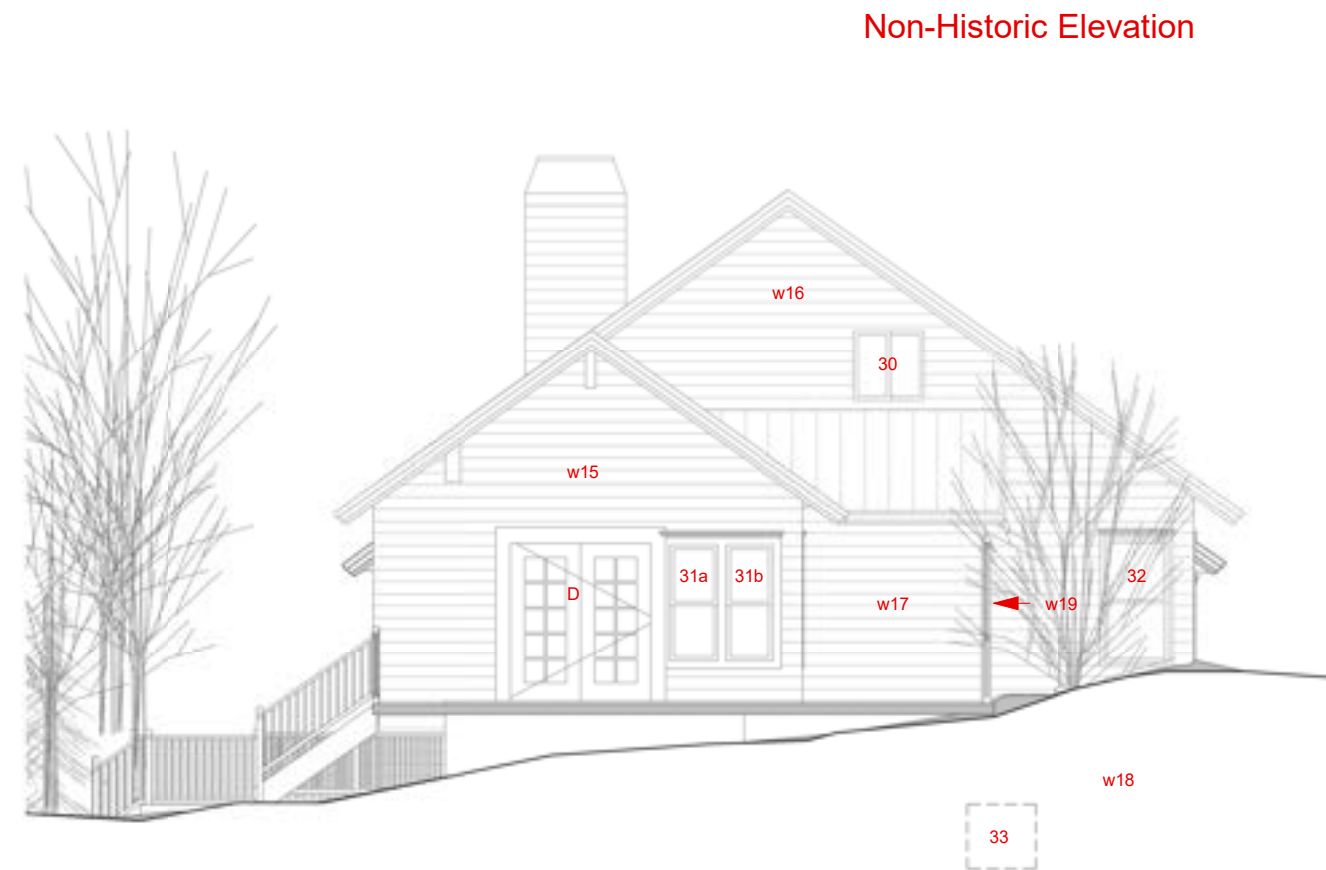
Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:





Elevation - East (Physical Conditions)

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

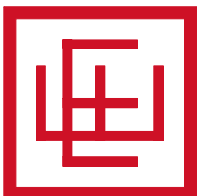


Elevation - West (Physical Conditions)

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

## Elevations

Grand Love Shack



ELLIOTT WORKGROUP

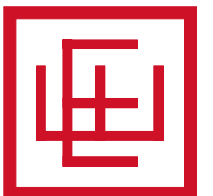


## Elevation - North - Existing (Physical Conditions)

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

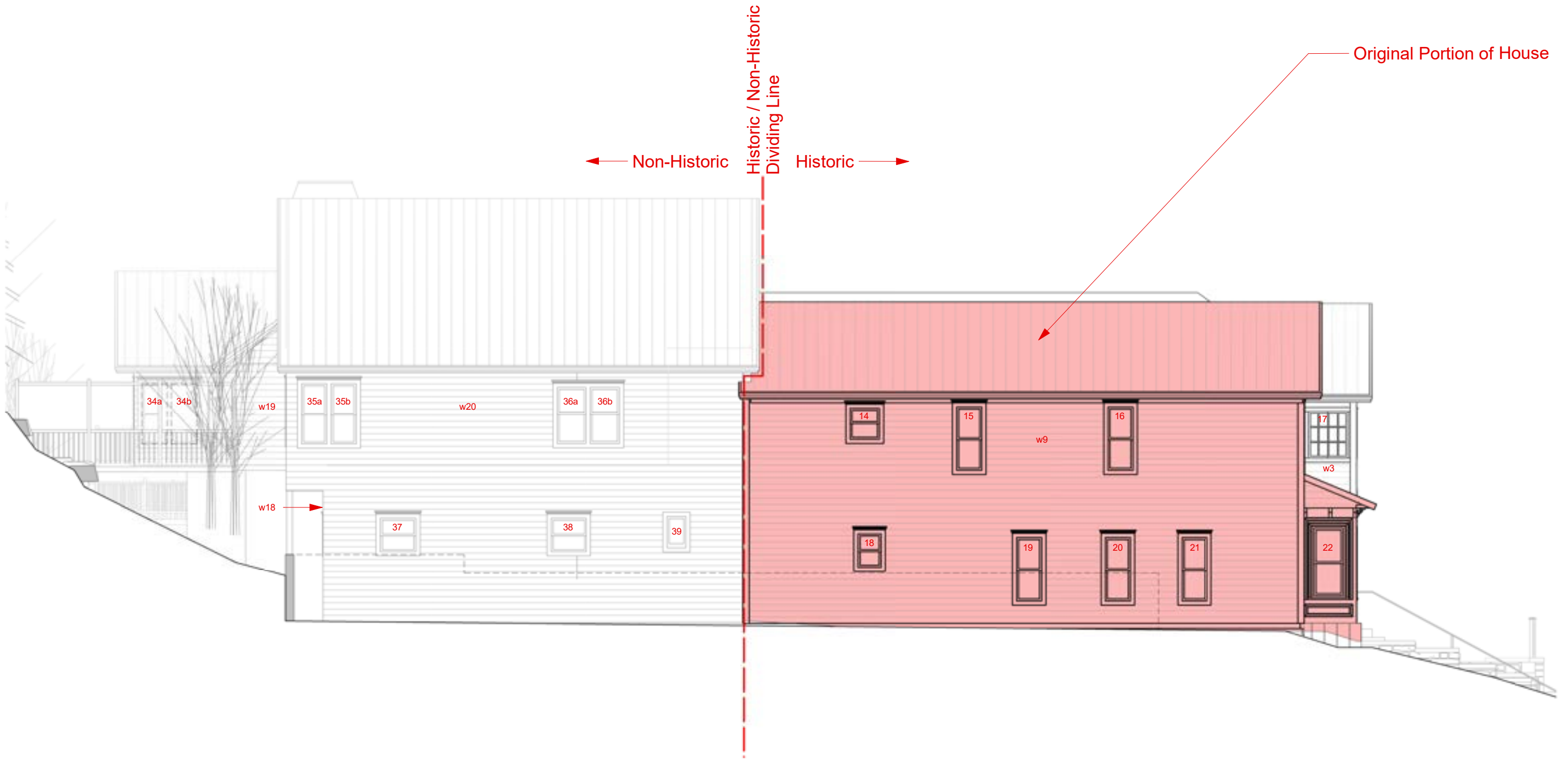
## Elevations

Grand Love Shack



ELLIOTT WORKGROUP



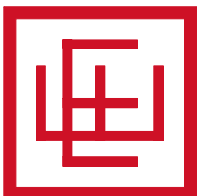


## Elevation - South - Existing (Physical Conditions)

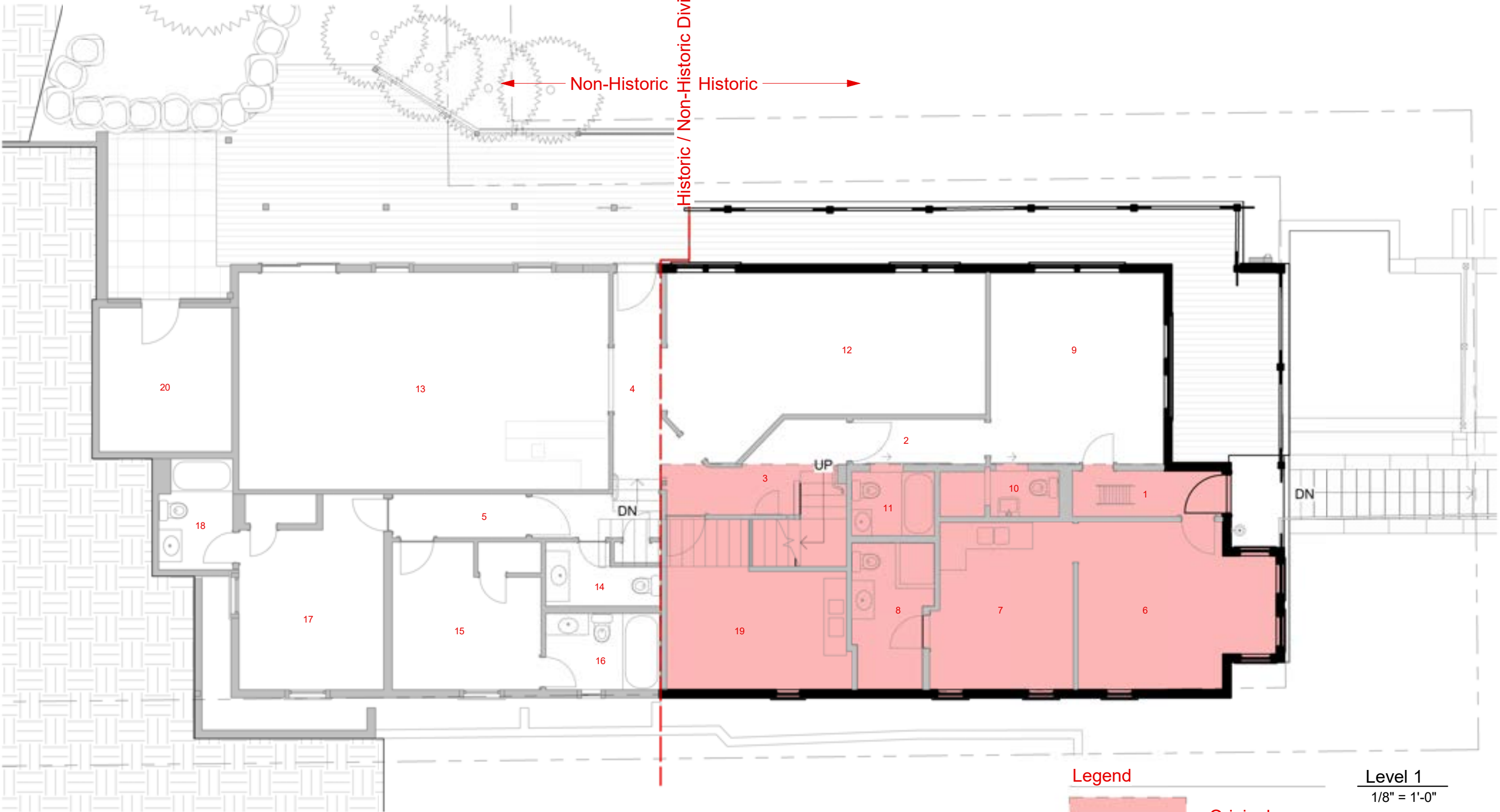
SCALE: 1/8" = 1'-0"

## Elevations

Grand Love Shack



ELLIOTT WORKGROUP

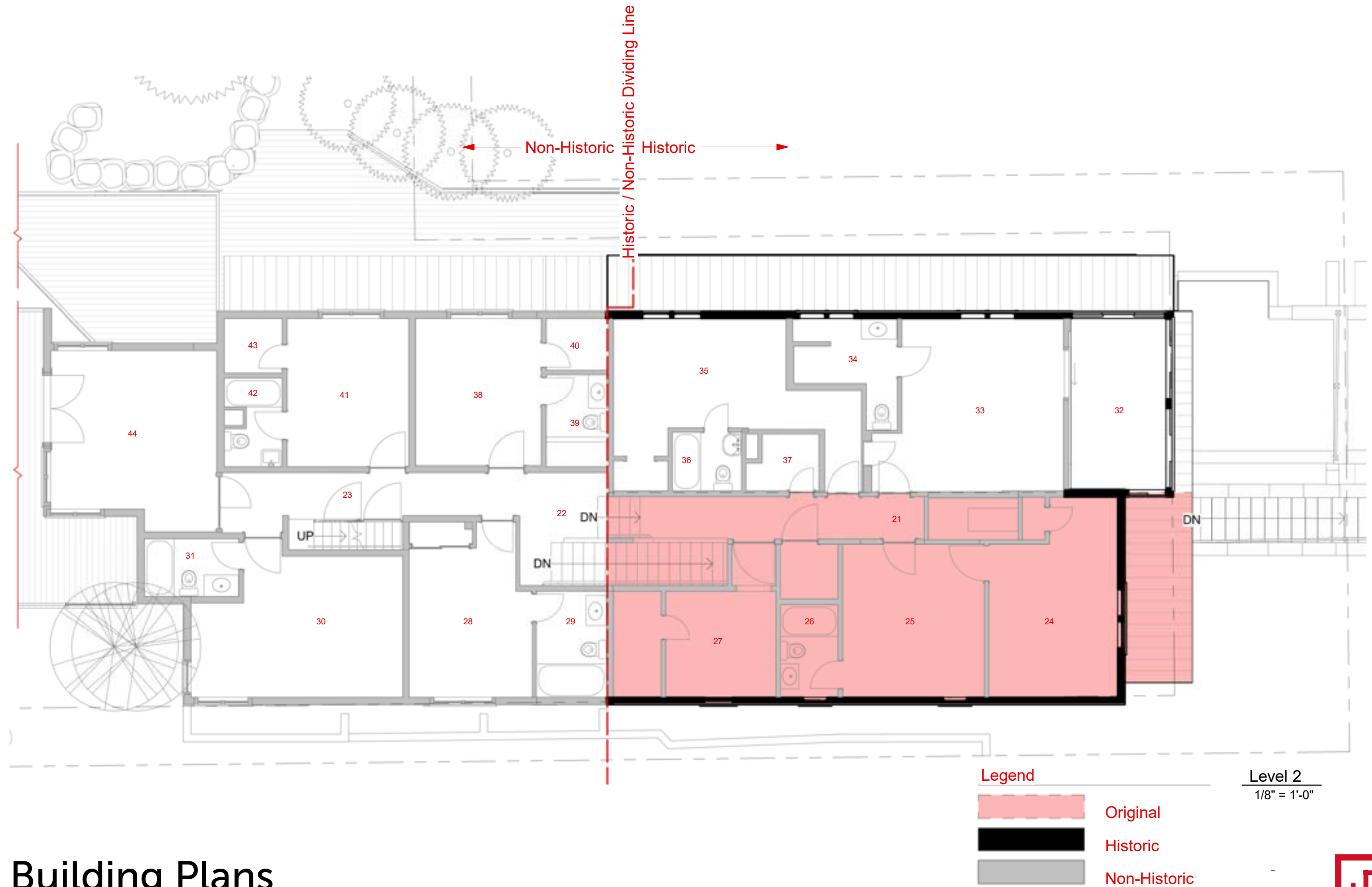


# Building Plans

Grand Love Shack

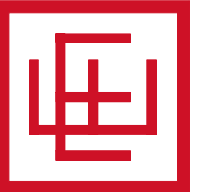


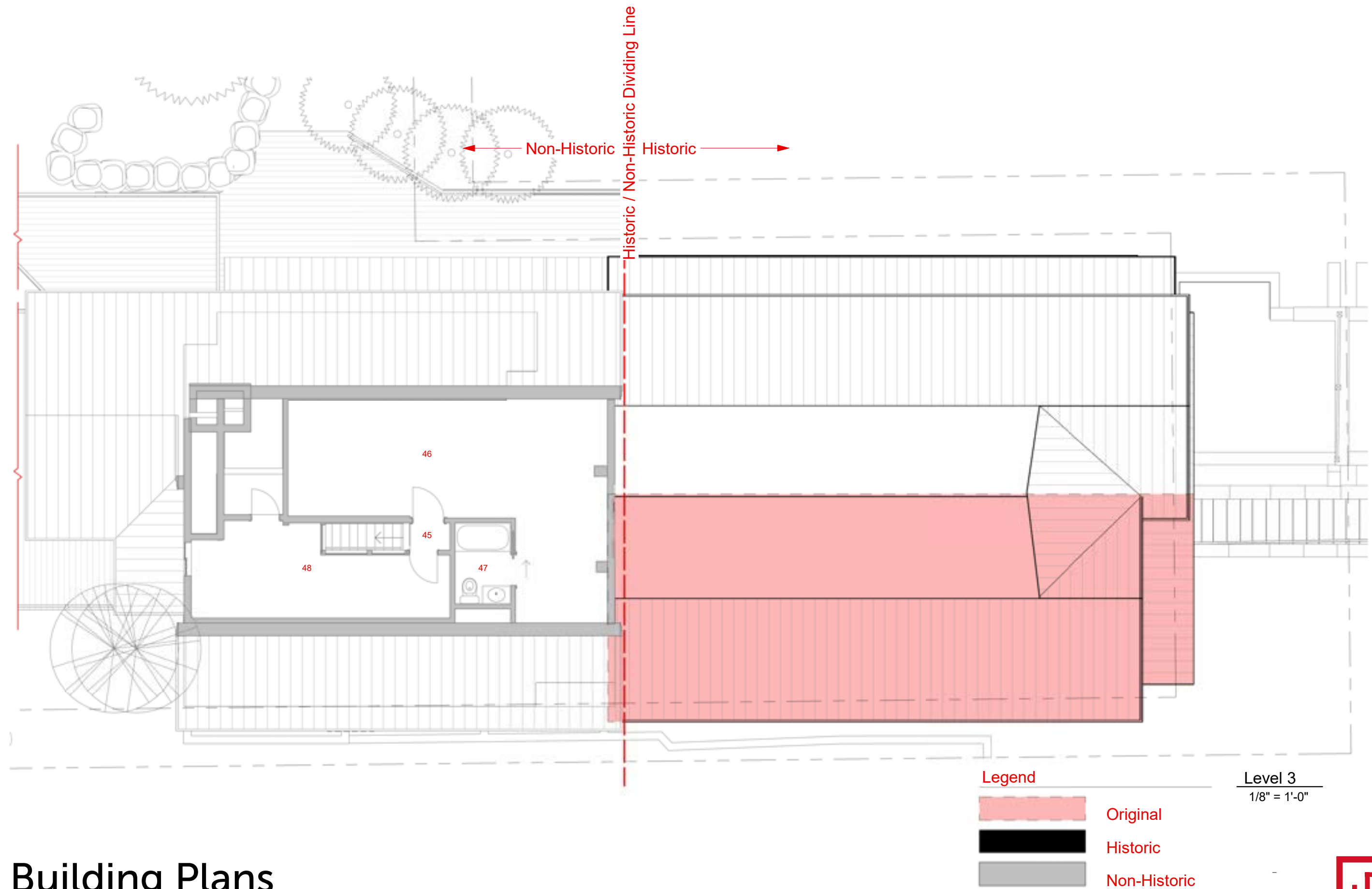




# Building Plans

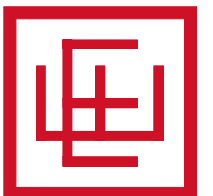
Grand Love Shack





# Building Plans

Grand Love Shack



ELLIOTT WORKGROUP





September 3, 2024

Elliot Workgroup  
Attn: Cole Knight  
1441 Ute Blvd, Suite 100  
Park City, UT 84098

Ref.: Grand Love Shack – 615 Woodside Ave., Park City, UT 84060  
Subject: Physical Conditions Report

To whom it may concern:

Courtney Fleming with Mission Structural performed a site observation of the Grand Love Shack on February 18<sup>th</sup>, 2024, with Cole Knight from Elliot Workgroup, Kyle Headman with Sagewood Builders, and the property owners, Jean and Travis Ault. We have provided the following bullet point list of our findings and considerations below:

- The historic building has perimeter floor members bearing on native soil. In these locations there are signs of submerged lumber and severely degraded floor joists due to wood rot. A more thorough building assessment should take place to locate all areas of wood rot and to assess the extent of damage. Wood is not permitted to bear directly on soil and should be anchored to concrete for longevity, structural integrity, and to complete a lateral load path for the safety of the structure's occupants. Floor joists exhibiting wood rot need to be replaced and adequately connected before any shoring or lifts occur. Site preventative measures should also be implemented by improving water drainage measures.
- The historic structure is made up of two separate buildings, one is located northeast, and the other is located southeast. Where these structures meet, in the center of the building, there is a 1 to 2-inch joint step, and a south sloping floor about the southeast building. The step and sloping floor exemplify settling, and a discontinuity between the two historic buildings. These buildings are not adequately tied together and are considered as separated. In the event of an earthquake, these structures would behave independently and crash into each other when the buildings undergo lateral displacement. Considering these structures were not assembled to withstand a major seismic event, and the inability of these structures to behave cohesively, major lateral displacement could cause these buildings to collapse. If lifting of these structures is to occur, lateral stability must be addressed to assure the safety of workers. All structural walls should be evaluated and reconstructed to current code for both gravity loads and seismic loads. Continuity of these historic buildings must be established by introducing new framing members connected to withstand lateral displacement.

- The combined historic structural floor assemblies utilize different building materials, depths of lumber, and different bearing methods – Joists to blocks, joists over/on soil, and joists set loosely on unreinforced concrete. These floors are not adequate to support the structure above during any lift unless reinforced for suspension and reinforced for adequate bearing. A full survey of the floor assemblies should occur to identify critical weaknesses. Floors must be fully reinforced, and a reinforcement plan should be implemented before any lifting and shoring occur.
- The existing front deck and shed roof about the historic structure is deflecting and pulling away from the building envelope. This issue is due to settlement which has, or still is, occurring at the existing wood posts supporting these two elements. Some posts are set on sonotubes (no footing assumed to be in place), and other posts are embedded in native soil. This wrapped deck and shed roof need to be removed and re-constructed to avoid further issues. The existing walls to which the deck and roof connect should be opened to verify and correct load path deficiencies, to install horizontal tiebacks to prevent lateral displacement, and to introduce waterproofing measures and mechanical connections that meet current code requirements. In addition, all support columns must bear on reinforced concrete piers that extend 8" above grade with these piers set on reinforced spread footings to alleviate settlement issues.

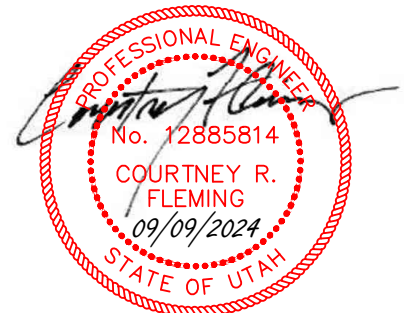
To summarize, a full building assessment should be carried out before any lift and shoring occur. A full building assessment requires all structural members in the floors, walls, and roof to be exposed for further examination and engineering analysis. All joists should bear on reinforced concrete, and all gravity and lateral load paths must be established so there are no discontinuities between the two historic buildings and their individual structural assemblies. For load paths to be implemented, all historic walls and floors will need to be engineered and reconstructed to meet current design load requirements.

We trust that this meets the needs of your request. If there are any further concerns, please do not hesitate to reach out. We look forward to supporting your project as needed.

Respectfully,



Courtney Fleming, PE  
Principal Consultant



*Expressed Limitation: Mission Structural provides professional engineering services, within the limits prescribed by the Client, with the usual diligence and competence of the engineering profession. No other warranty or representation, either expressed or implied is included or intended in proposals, contracts, or reports prepared by Mission Structural. The observation of this structure is limited to those items thought to be pertinent to the distress and is not represented to be a complete evaluation of the structure. The recommendations are intended to be practical measures with a reasonable probability of successfully controlling the distress, but no assurance is possible.*





December 20, 2011

Jonathan DeGray  
PO Box 1674  
Park City, UT 84060

### NOTICE OF PLANNING STAFF ADMINISTRATIVE ACTION

Project Address: 615 Woodside Avenue  
Project Description: Historic District Design Review for partially covered parking area  
Date of Action: December 20, 2011  
Project Planner: Kirsten A. Whetstone, AICP  
Project Number: PL-11-01365

### SUMMARY OF STAFF ACTION

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Staff reviewed this project for compliance with the Historic District Design Guidelines; specifically with 1) Universal Guidelines for Historic Sites and 2) Specific Guidelines as follows: A. Site Design, B. Primary Structures, C. Parking Areas, Detached Garages and Driveways, D. Additions to Historic Structures, J. Exterior Lighting, and L. Sustainability. Staff found that as conditioned the proposed design complies with all applicable Guidelines. This letter serves as the final action letter and approval for the proposed design for 615 Woodside Avenue, as redlined. This approval is subject to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

### FINDINGS OF FACT

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1. The property is located at 615 Woodside Avenue.
2. The property is located in the Historic Residential (HR-1) District.
3. The lot is 11,153 square feet in area.
4. The minimum lot size within the HR-1 District is 1,875 square feet.
5. The lot width is fifty feet (50').
6. The minimum lot width within the HR-1 District is twenty-five feet (25').
7. There is an existing significant historic structure on the property. The existing building footprint is approximately 2,855 square feet.
8. According to the LMC, the maximum footprint for a lot of this size is 2,995 square feet.
9. The proposed partially covered, unenclosed parking area was determined by the Planning Department to not be considered building footprint per the LMC and current and past interpretation of the code regarding parking areas that are not enclosed.
10. The historic structure was constructed during the Mature Mining Era (1894-1930).  
According to the Historic Sites Inventory, the site is not eligible for listing on the National

Register of Historic Places and a request for inclusion on that list was denied in 1999. This is due to alterations and additions “to the main building that diminishes its association with the past.”

11. The current use of the property is a single family dwelling with nightly rental use. The owner has a current business license for nightly rental.
12. There is a non-historic, poured concrete wall that is faced with sandstone, along the entire 50' of frontage of the property. The entire wall currently encroaches into the Woodside Avenue ROW, as do the first 7-8 steps leading to the front entry. Beyond the retaining wall the lot slopes up to the front porch. The slope is informally landscaped. No trees will be removed.
13. The proposed design is for a partially covered parking area to be constructed into the existing slope on the north side of the stone stairs. A portion of the front retaining wall is proposed to be removed for 12' of the 50' length to allow for a 21' deep by 12' wide parking space. The front opening is designed to be 8' high. The space will be covered for 14'6" with a landscaped roof and the remainder of the space will be open. A 3' by 9' area at the back of the covered parking area is proposed for storage of garbage cans. The side retaining walls step down in three tiers to minimize the visual impacts of the exposed side walls. The 8' high interior side walls will not be visible from the street as they will be back filled and the sloping landscaping will be replaced.
14. Access to the property is off of Woodside Avenue and the rebuilt low retaining walls will be within the Woodside Avenue right-of-way, as the existing retaining walls are now. An encroachment agreement for the retaining walls will be required prior to issuance of a building permit. The covered, landscaped portion of the parking area will remain within the lot.
15. Parking, retaining walls, and landscaping are allowed within the front yard setbacks. The minimum 5' side yard setback is maintained.
16. The house is historic and therefore no parking is required, however the applicant is proposing one off-street parking space to allow at a minimum one off-street parking space for the house. The driveway does not exceed 12' in width.
17. No changes, revisions, or alterations are proposed to the existing house.
18. The proposed design complies with the Universal Guidelines for Construction on a Historic Site.
19. The Construction Mitigation plan submitted with the building permit application shall address any special consideration needed to protect the existing historic house and adjacent structures.
20. The proposed design complies with the Specific Guidelines regarding, A. Site Design, in that the existing historic structure is maintained as are the existing entry and steps to the main entry. The historic grading and landscape feature, the retaining walls, sloping yard and informal landscaping, will be maintained for 40' of the 50' wide lot. No trees will be removed.
21. The proposed design complies with the Specific Guidelines regarding B. Primary Structures, in that no revisions or alterations to the historic structure are proposed.
22. The proposed design complies with the Specific Guidelines regarding C. Parking Areas, Detached Garages, and Driveways, in that the Guidelines encourage a range of design solutions to address conditions of the site and to meet needs of the applicant while preserving the character of the Historic Site and District. As designed, the proposed



covered parking area will not substantially diminish the integrity and significance of the Historic Site. The visual impact is minimized by stepping the visible walls and by back filling and landscaping around the sides walls. The taller side and rear walls are not visible due to the designed landscape top. The top of the opening is 6' below (lower than) the existing porch decking. The opening does not exceed 9' in height. The driveway does not exceed 12' in width. The exterior materials and architectural detailing of the retaining walls match the existing walls. The architectural detailing of the railing on the top of the opening is complementary to the existing porch railing. The top of the railing is approximately 2' below (lower than) the existing porch decking. The driveway does not exceed 12' in width. A majority of the parking area is visually buffered from adjacent properties and Woodside Avenue with the landscape top and stepped side retaining walls. The existing topography and significant site features are minimally impacted with the proposed design.

23. The proposed design complies with the Specific Guidelines regarding D. Additions to Historic Structures in that the proposed parking area does not obscure or contribute to a loss of historic materials. The parking area is visually subordinate to the historic house when viewed from Woodside Avenue. No revisions, alterations, or additions are proposed to the historic structure and it is not being moved, lowered, or raised.
24. The proposed design complies with the Specific Guidelines regarding J. Exterior Lighting, in that all exterior lighting shall comply with the Land Management Code and shall be reviewed and approved by the Planning Department prior to installation to ensure that it is subdued, down directed, and shielded.
25. The proposed design complies with the Specific Guidelines regarding L Sustainability as conditioned. Staff encourages owners to use renewable energy- on-site such as photo voltaic panels for generation of solar electricity or off site such as purchase of Blue Sky energy from Rocky Mountain Power to offset energy demands from hot tubs, heat melt, etc. No solar panels are approved with this approval.
26. On September 28, 2011, a pre-HDDR application meeting with the Design Review Team was held and the applicant was provided with information regarding applicable guidelines and other parameters to take into consideration while preparing the Historic Design Review application.
27. On October 29, 2011, an HDDR application was submitted. On November 16, 2011, a revised plan was submitted. The application was deemed complete on November 16, 2011. The property was posted and notices were mailed to adjacent property owners on November 17, 2011, to comply with the initial posting requirements.
28. The property was posted and notices were mailed on December 20, 2011 noticing of the final action and providing a 10 day appeal period to December 30, 2011.

#### CONCLUSIONS OF LAW

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1. The proposed design complies with the June 19, 2009 Park City Design Guidelines for Historic Districts and Historic Sites, as conditioned.
2. The proposed design complies with the Land Management Code requirements pursuant to the HR-1 district and the application review process outlined in LMC Chapter 11, Historic Preservation, as conditioned.

## CONDITIONS OF APPROVAL

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1. Receipt and approval of a Construction Mitigation Plan (CMP) by the building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate impacts to the existing historic home, adjacent structures, and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
2. Final building plans and construction details shall reflect substantial compliance with the drawings stamped in on November 16, 2011 and redlined and approved by the Planning Department on December 20, 2011. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to construction. 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.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. 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.
4. All standard conditions of approval shall apply (see attached).
5. If a building permit has not been obtained by December 20, 2012 this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department.
6. A final Landscape Plan shall be submitted with the building permit submittal.
7. Construction waste should be diverted from the landfill and recycled when possible.
8. Lighting fixture details have not been submitted, included or reviewed as part of this application. All exterior lighting cut sheets and locations shall be submitted to the Planning Department for review and approval prior to installation. All exterior lighting shall meet Park City's lighting ordinance and be downward directed and shielded.
9. As a condition of building permit issuance, an encroachment agreement is required for the low retaining walls within the Woodside Avenue right-of-way.
10. Exterior surfaces that are painted or stained should have an opaque rather than transparent finish. Provide a weather protective finish to wood surfaces that were not historically painted. Low VOC paints and paints are recommended to be used. Construction waste shall be diverted to recycling. No garage doors are allowed with this approval.
11. No revisions or alterations to the historic house are allowed with this approval.
12. Approval of this HDDR was noticed on December 20, 2011, and any approval is subject to a 10 day appeal period.
13. A Preservation Guarantee (letter of credit, cash, or lien on the property) may be collected by the City prior to issuance of a building permit for this project as assurance that the historic house will be maintained.

Exhibit A- attached Standard Conditions



## EXHIBIT A

### PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

April 2007

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



## HISTORIC DISTRICT/SITE DESIGN REVIEW

*For Office Use Only*

PROJECT PLANNER Kirsten Whetstone

APPLICATION # PH101365

DATE RECEIVED 10/31/11 ? 10/28

EXPIRATION \_\_\_\_\_

PLANNING DEPT

HIST. PRES. BOARD

BRD. OF ADJUSTMENT

APPROVED 1220.11

APPROVED N/A

APPROVED \_\_\_\_\_

DENIED \_\_\_\_\_

DENIED \_\_\_\_\_

DENIED \_\_\_\_\_

### PROJECT INFORMATION

NAME: JEFF LOVE

ADDRESS: 615 Woodsides Ave

TAX ID #: WDS-2-1 OR \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ OR \_\_\_\_\_

SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: JEFF LOVE

MAILING ADDRESS: POB 1436

CITY/STATE/ZIP: Park City, UT 84060

PHONE #: 435-602-0138 FAX #: \_\_\_\_\_

EMAIL: jefflove@shack.com

Please check one:

☒ OWNER ☐ OPTIONEE ☐ BUYER ☐ AGENT ☐ OTHER (Specify): \_\_\_\_\_

### APPLICANT'S REPRESENTATIVE

NAME: Jon DeGray

PHONE #: 435-649-7763

EMAIL: degrayarch@westoffice.net

If you have questions regarding the requirements of this application or the process, please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org).

actual  
10.31  
10.28?



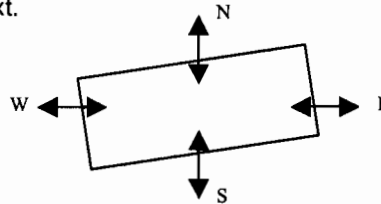


**SUBMITTAL REQUIREMENTS** - It is the policy of the Park City Planning Department to only accept applications that have fulfilled all of the items listed below at the time of submittal. (\*Required prior to the Pre-Application Conference with the Design Review Team. Submittal requirements for the Pre-Application Conference are restated on Page 6 of this application form.)

- ✓ 1. Completed and signed application.
- ✓ 2. Design Review fees - See the Fee Schedule in the Planning Department.
- ✓ 3. \*Existing Site Plan - A certified topographical boundary survey of the existing site prepared by a licensed surveyor at an approved scale with two foot contours, along with 11"x 17" reductions, which includes the following:
  - a. existing grades referenced to USGS elevations
  - b. building footprint(s) of all existing buildings, structures and improvements on the site
  - c. existing physical encroachments on and off-site
  - d. existing utility locations
  - e. existing vegetation
  - f. existing drainage facilities
  - g. existing on- and off-site circulation and parking

*need limited  
rept*

- ✗ 4. \*Physical Condition Report (see form that accompanies this application) - A written report, supported by photographic documentation, describing the existing conditions of the site.
- ✓ 5. \*Current Photographs - Four (4) panoramic views of the existing property showing the site from the perimeter of the property from 90 degree compass intervals (camera facing toward site). Four (4) panoramic views showing the neighborhood taken from the perimeter of the property at 90-degree compass intervals (camera facing away from site). One (1) aerial photograph placing the subject property in a neighborhood context.



- ✗ 6. Proposed Site Plan - Based on the submitted certified topographic boundary survey drawn at an approved scale with two foot contours, along with 11"x17" reductions, which includes the following:
  - a. proposed grades referenced to USGS elevations
  - b. proposed building footprint(s) of all buildings, structures and improvements on site
  - c. superimposed building roof plans of all structures on site having ridgelines referenced to USGS elevations
  - d. existing physical encroachments on- and off-site
  - need* e. proposed utility locations —
  - f. existing and proposed vegetation
  - g. proposed drainage facilities —
  - h. proposed on- and off-site circulation and parking
  - i. proposed ground surface treatments
- ✓ 7. Complete set of proposed floor plans drawn at quarter-inch scale, along with 11"x17" reductions.
- ✓ 8. Complete set of proposed building sections drawn at quarter-inch scale, along with 11"x17" reductions.
- ✓ 9. Complete set of proposed building elevations - All building elevations illustrating the proposed work drawn to quarter-inch scale, along with 11"x17" reductions, with the elevations referenced to USGS datum on the submitted site plan demonstrating the following:
  - a. USGS datum points indicating existing and/or proposed floor levels
  - b. proposed final grade ✓
  - c. top of foundations ✓
  - d. overall roofline ✓

If you have questions regarding the requirements of this application or the process, please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org).

- e. measurement line drawn 27 feet above and parallel to the final grade
- f. a measurement string line identifying the highest point of structure
- g. any additional diagrams necessary to confirm height compliance
- h. proposed materials called out

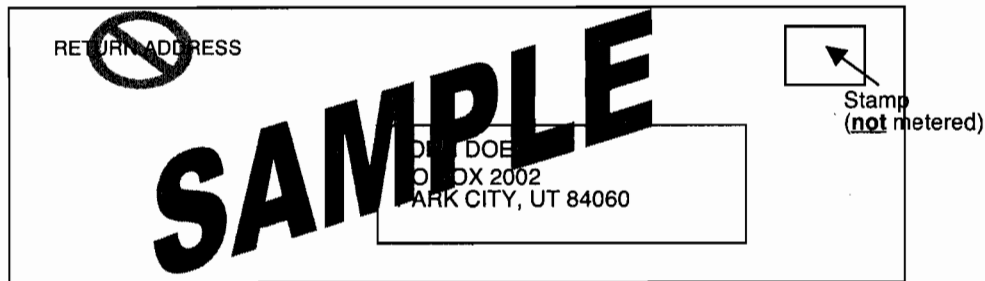
10. Streetscape elevation - A streetscape including 100 feet on either side of the subject property along the project side of the street to indicate accurate height, width, and building separations for all proposed work in relation to existing surrounding and adjacent buildings. It should be drawn at 1/8 inch scale (min. scale). If access to properties is limited, a photographic streetscape is allowed.

11. Construction details - Any construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows, doors, handrails, exterior trim and architectural ornamentation, etc.

12. Presentation materials - The applicant should be aware that presentation materials for the Planning Department deliberations or the Historic Preservation Board meetings might be required. The presentation materials may include, but are not limited to the following:

- a. 20"x30" presentation boards or electronically formatted equivalent
- b. colored elevations and/or perspectives
- c. additional photographs and/or graphic illustrations
- d. a massing model
- e. material samples

- ✓ 13. Notice Requirements - Two sets of stamped, addressed #10 size business envelopes for property owners within 100 feet of the proposed project.
- a. List of property owners' names and addresses as described above.
  - b. Envelopes (example given below of proper addressing) with mailing labels and stamps affixed. **Do not use self-adhesive envelopes. Do not include a return address. Do not use metered postage.**



## ADDITIONAL REQUIREMENTS FOR HISTORIC SITES

14. \*Measured As-Built Drawings - A complete set of measured drawings--elevations, floor plans, sections and/or details--depicting existing and/or historic conditions. Drawings:
- a. should be drawn at quarter-inch scale, along with 11"x17" reductions.
  - b. must be produced from recorded, accurate measurements taken in the field and not based on estimates or assumptions, dimensions should be shown on the drawing.
  - c. must not include portions of the building(s) that are not accessible. Instead, these areas must be clearly labeled on the drawing as inaccessible.
  - d. must indicate existing materials along with construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building.
  - e. should differentiate additions by shading as indicated:
    - i. original building - blacked-in walls
    - ii. addition(s) - different shading to illustrate the progression of additions and a legend with corresponding dates.
  - f. should include interior dimensions and room names (optional, but recommended)
15. \*Historic Preservation Plan (see form that accompanies this application).

If you have questions regarding the requirements of this application or the process, please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org).

16. \*Historic Photographs (if available).

17. \*Historic Site Form (available from the Planning Department).

**PROPERTY INFORMATION**

1. Historic Site? ☐ No ☒ Yes: ☐ Landmark Site ☒ Significant Site
2. Existing Zoning: HR-1; Applicant requesting a zone change? ☒ NO ☐ YES to \_\_\_\_\_
3. Current use of property: SFH
4. Please check the following statements that are applicable to the proposed project:  
☐ Modifying the exterior of an existing building and/or structure.  
☐ Altering square footage of an existing building and/or structure.  
☐ Modifying elements of the site other than buildings and/or structures.  
☐ Constructing a new building and/or structure.
5. Lot size: Acres: \_\_\_\_\_ Square feet: 12,250 *Survey 0.256 acres = 11,151.36 sq ft*
6. Building (main) square footage: Existing: 6,290 Proposed: 6,290
7. Building (accessory) square footage: Existing: 0 Proposed: 0 *no additional ft*
8. Number of residential units: Existing: 1 Proposed: 1
9. Commercial Area: Gross floor area: N/A Net lease area: N/A
10. Type(s) of proposed business activity: ☐ Retail ☐ Office ☐ Other (specify): N/A
11. Number of parking spaces: Existing: 0 Proposed: 1
12. Is any new construction or addition occurring on a slope greater than 30%? ☐ YES ☒ NO
13. Is the project located within the Sensitive Lands Overlay? ☐ YES ☒ NO
14. Ownership/Occupancy:  
☒ Owner-occupied ☐ Lease ☐ Condominium ☐ Nightly Rental ☐ Timeshare

**ACKNOWLEDGEMENT 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 understand 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 in writing that it has been deemed complete.

I will keep myself informed of the deadlines for submission of materials and the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings for 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: \_\_\_\_\_ Date: 18 Oct 11Name of Applicant: JEFF LOUISMailing Address: POB 1836City/State/Zip: PC UT 84060

If you have questions regarding the requirements of this application or the process, please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org).



Phone #: 435 602-0138 Fax #: \_\_\_\_\_

Email: \_\_\_\_\_

**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 (provided) from the owner to pursue the described action.

Name of Owner: JEFF LOUSAddress of Subject Property: 615 WoodsSignature: [Signature] Date: 18 Oct 11

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

PLEASE NOTE: 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.

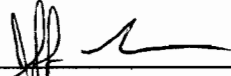
**ACKNOWLEDGEMENT - APPLICATION MATERIALS AND REQUIREMENTS**

As applicant for this proposal, I fully understand and agree to the following:

- ☒ This application is not deemed complete until the Planning staff has received all of the submittal requirements. The Project Planner will confirm a complete application in writing to the applicant.
- ☒ This application shall not be scheduled for review until the application is deemed complete.
- ☒ A fourteen (14) day public comment period will begin once a completed application is submitted.
- ☒ This Historic District/Site Design Review application will be reviewed for compliance with the *Design Guidelines for Historic Districts and Historic Sites* within forty-five (45) days of the end of the public comment period.
- ☒ I am in receipt of a current copy of the Steep Slope criteria and the specific zoning requirements of the Land Management Code for the area in which my project is located.
- ☒ I am in receipt of a current copy of the *Design Guidelines for Historic Districts and Historic Sites* that apply to my project.
- ☒ I am aware that all subdivision-related issues such as the removal of interior lot lines, combination or separation of existing lots and/or parcels, etc., shall be resolved prior to or in conjunction with the approval of this application.
- ☒ The approval of this project by the Planning Department is required prior to the issuance of any building permits.
- ☒ In the case of denial of this application, the Project Planner will notify me in writing of this action. If denied, I have the right to file an appeal of the decision, in writing, to the Historic Preservation Board within ten (10) days of said action.

If you have questions regarding the requirements of this application or the process, please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org).

☒ Upon approval of this application, the Project Planner will notify me in writing. The action letter shall include any specific Conditions of Approval describing how the project shall be executed. Failure to adhere to the Conditions of Approval may result in a stop-work order during construction or the reconstruction of the project per Conditions of Approval at the applicant's expense.

Signature of Applicant:  Date: 1/6/02

Name of Applicant: JEFF LOUIE

Street Address of Subject Property: 615 Woodside

If you have questions regarding the requirements of this application or the process, please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org).

0435507 650-WS-1  
BROWN LOWELL A JR & LUCIE  
5515 S WOODCREST DR  
SALT LAKE CITY, UT 84117

0210280 MOT-2-1  
STRACHAN GORDON C & KRIST  
PO BOX 3747  
PARK CITY, UT 84060-3747

0210298 MOT-2-2  
DEMPSKY KEN E  
15 GREENLEAF FARMS RD  
NEWTOWN, CT 06470

0210306 MOT-2-3  
MALLON ROBERT B TRUSTEE  
ROBERT B & ELIZABETH G MA  
943 COAST BLVD S  
LA JOLLA, CA 92037

0210314 MOT-2-4  
FRIEND-BERKSON MARSHA  
BERKSON REALTY ADVISORS L  
1495 PACIFIC HWY STE 350  
SAN DIEGO, CA 92101-2473

0210322 MOT-2-5  
XAVIER BERNARD A H/W (JT)  
PO BOX 863  
RANCHO SANTA FE, CA 92067

0210330 MOT-2-6  
DUFOUR DAVE A  
990 HIGHLAND DR STE 202  
SOLANA BEACH, CA 92075

0210348 MOT-2-7  
BECKER BRAD  
PO BOX 3746  
RANCHO SANTA FE, CA 92067-3746

0202311 MOT-A  
WESSNER TOM E H/W (JT)  
PO BOX 4004  
PARK CITY, UT 84060-4004

0202329 MOT-B  
SHIER MATTHEW J TRUSTEE  
425 CALIFORNIA ST STE 1800  
SAN FRANCISCO, CA 94104

0202337 MOT-C  
MLM INVESTORS LLC  
3104 E CAMELBACK RD #844  
PHOENIX, AZ 85016

0202345 MOT-D  
KELLER JAMES S H/W (JT)  
2779 SAN NICOLLO LN  
LEAGUE CITY, TX 77573

0202352 MOT-E  
STRACHAN GORDON & KRISTIN  
PO BOX 3747  
PARK CITY, UT 84060-3747

0202360 MOT-F  
REILLY EDWARD M & ATHENA  
8863 WESTERN HEMLOCK WAY  
LORTON, VA 22075

0202378 MOT-G  
VIETORIS KATHLEEN E & HAM  
949 E BLAINE AVE  
SALT LAKE CITY, UT 84105

0202386 MOT-H  
MOTHERLOAD LLC  
678 HYGEIA AVE  
ENCINITAS, CA 92024

0408736 MTS-1  
SPT INVESTMENTS III LIMIT  
PETER THOMAS/VESTAR  
2425 E CAMELBACK RD STE 750  
PHOENIX, AZ 84016

0025183 PC-85  
MOOTY CHARLES W  
4615 MOORLAND AVE  
MINNEAPOLIS, MN 55484

0319800 PC-86-D  
MOOTY CHARLES W & ELIZABE  
4615 MOORLAND AVE  
EDINA, MN 55343

0398218 PC-86-D-1  
LANZKOWSKY DAVID R  
2777 PARADISE RD  
LAS VEGAS, NV 89130

0342091 PC-347-A-1  
LIEBERMAN JAY E & ELIZABE  
PO BOX 513  
PARK CITY, UT 84060-0513

0343545 PC-347-A-2  
RHODES INVESTMENTS IV LIM  
2425 E CAMELBACK RD STE 750  
PHOENIX, AZ 85016

0020135 PC-351  
SWEENEY LAND COMPANY  
PO BOX 2429  
PARK CITY, UT 84060-2429

0020291 PC-364-A  
SWEENEY LAND COMPANY  
PO BOX 2429  
PARK CITY, UT 84060-2429

0020325 PC-365-X  
PARK CITY MUNICIPAL CORP  
PO BOX 1480  
PARK CITY, UT 84060-1480

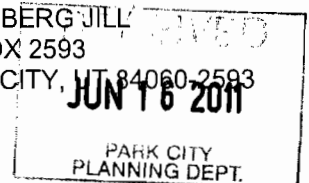
0433999 STAFSH-1  
STAFSHOLT JOHN A & DEBRA  
PO BOX 1993  
PARK CITY, UT 84060-1993

0316855 WDS-1  
HIGH MEADOWS DEVELOPMENT  
PO BOX 4344  
PARK CITY, UT 84060-4344

0338842 WDS-2-1  
GRAND LOVE SHACK LLC  
LOVE JEFFREY T  
PO BOX 1836  
PARK CITY, UT 84060-1836

0338859 WDS-2-2  
ARMOUR JOHN S H/W (JT)  
532 VIA MEDIA  
PALOS VERDES PENINSULA, CA  
90274

0316871 WDS-3  
SHEINBERG JILL  
PO BOX 2593  
PARK CITY, UT 84060-2593





0316905 WDS-6  
637 WOODSIDE AVENUE LLC  
A B BERISH, CPA  
1003 BISHOP ST #1410  
HONOLULU, HI 96813

0316913 WDS-7  
KIMBALL PAUL  
PO BOX 3472  
PARK CITY, UT 84060-3472

0316921 WDS-8  
KIMBALL GARY A TRUSTEE  
PO BOX 788  
PARK CITY, UT 84060-0788





December 20, 2011

NOTICE OF FINAL ACTION TO ADJOINING PROPERTY OWNERS REGARDING  
APPROVAL OF A DESIGN REVIEW APPLICATION

Dear Property Owner:

The Park City Planning Department received a Historic District Design Review application for a project to be located in your neighborhood. The Planning Department reviewed the application and found it in compliance with the 2009 Design Guidelines for Park City's Historic District and Historic Sites. This is the second notice to adjacent owners.

|                           |                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------|
| Project Location:         | 615 Woodside Avenue                                                                        |
| Project Number:           | PL-11-01365                                                                                |
| Owners:                   | Jeff Love                                                                                  |
| Representative/Architect: | Jonathan DeGray, architect                                                                 |
| Project Description:      | partially covered parking space in front of historic house, but not beneath historic house |

If you have any questions, concerns, or comments regarding the Design Review proposal, or if you would like to review the plans, please contact the Planning Department at (435) 615-5060 or [kirsten@parkcity.org](mailto:kirsten@parkcity.org) during normal business hours. Any formal appeal shall be provided in writing and received by the Planning Department by 5 pm on **December 30, 2011**.

Sincerely,

Kirsten A. Whetstone, MS, AICP  
Senior Planner

Park City Planning Department  
PO Box 1480  
Park City, UT 84060

PROPERTY ADDRESS:

615 WOODSIDE

PROJECT #:

PL-11-01365

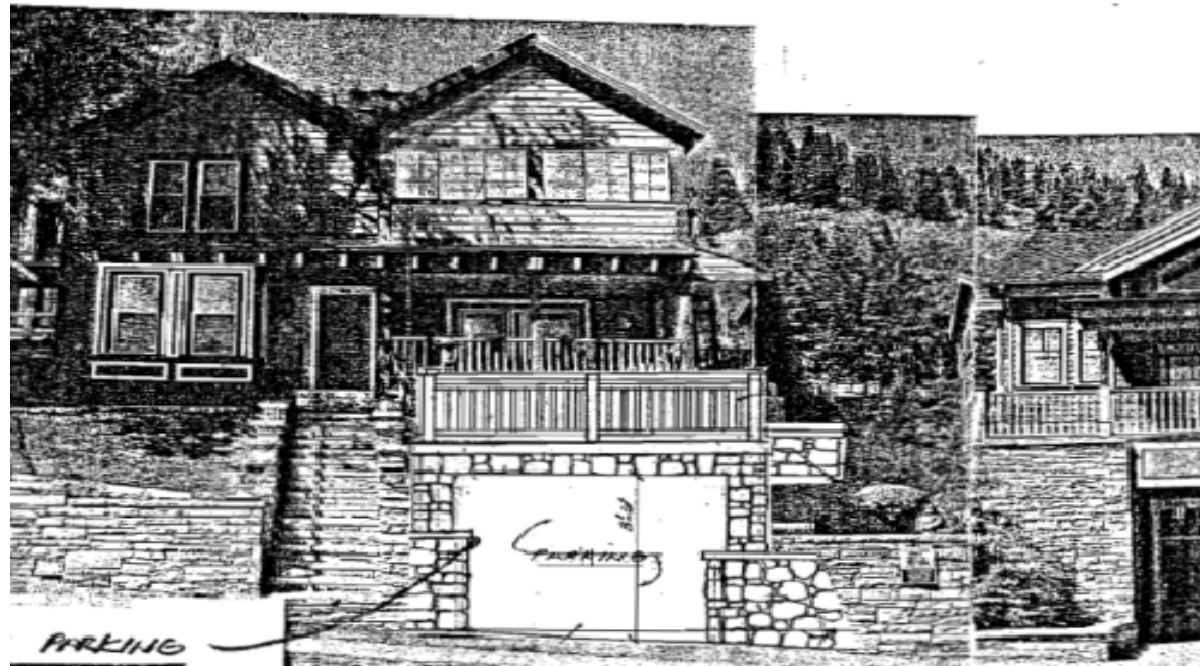
APPLICATION:

HISTORIC DESIGN REVIEW FOR A  
PARTIALLY COVERED PARKING  
AREA

REVIEW AUTHORITY:

PLANNING STAFF

APPROVED WITH CONDITIONS-  
PLEASE CONTACT THE PLANNING  
DEPARTMENT BY 12.30.2011 TO  
REVIEW THE FILE AND TO PROVIDE  
WRITTEN COMMENTS OR APPEAL.





PROPERTY ADDRESS:

615 WOODSIDE

PROJECT #:

PL-11-01365

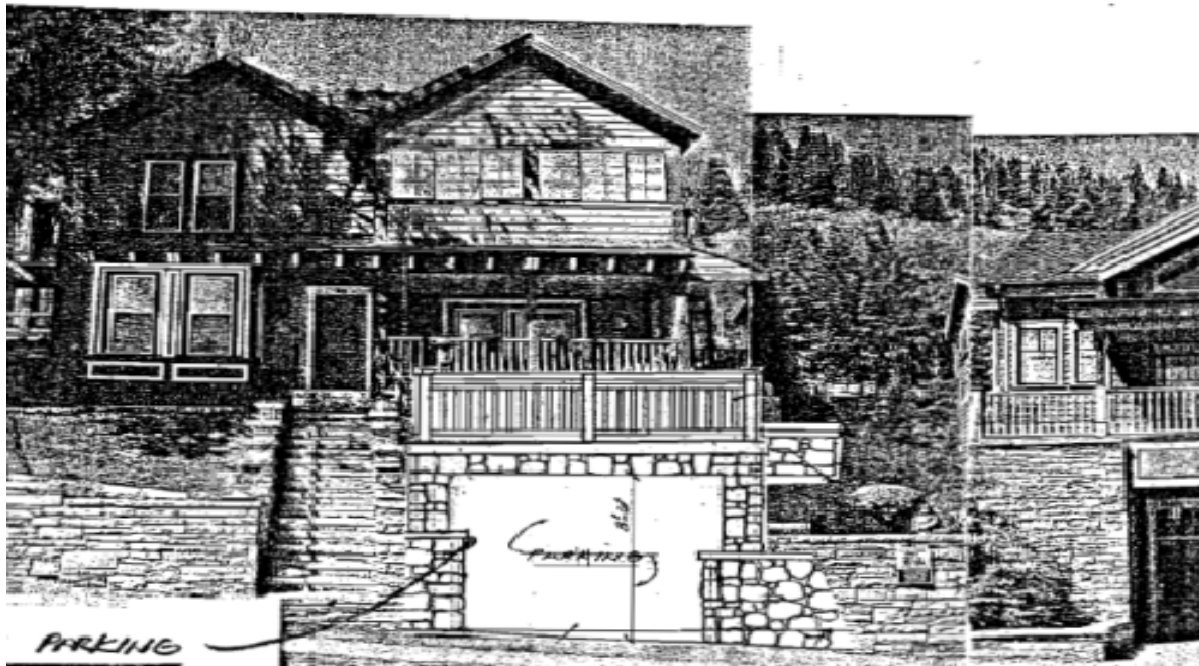
APPLICATION:

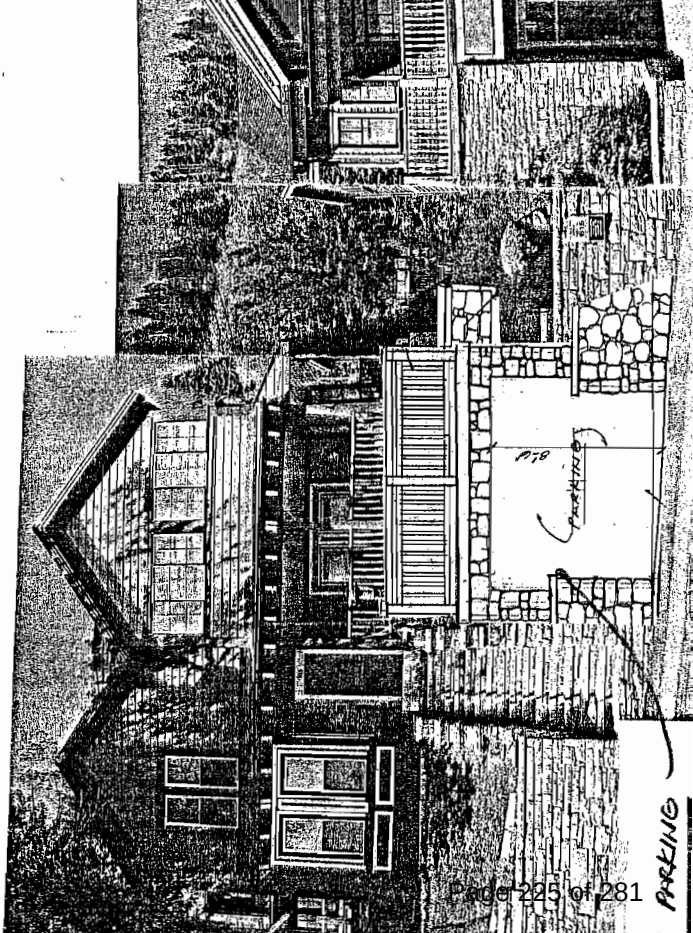
HISTORIC DESIGN REVIEW FOR A  
PARTIALLY COVERED PARKING  
AREA

REVIEW AUTHORITY:

PLANNING STAFF

PLEASE CONTACT THE PLANNING  
DEPARTMENT BY 12.1.2011 TO  
REVIEW THE FILE.







## NOTICE OF RECEIPT OF DESIGN REVIEW APPLICATION

The Park City Planning Department has received a Historic District Design Review application for a project to be located in your neighborhood as described below. After the public comment period ends on December 1, 2011, the Planning Department Staff will review the project for compliance with the Design Guidelines for Historic Districts and Historic Sites and make a final determination to approve or deny the application. Please provide written input to the Planning Department on or before **December 1, 2011**. The project is described as follows:

Application #: **PL-11-01365**

Project Planner: **Kirsten Whetstone**  
[kirsten@parkcity.org](mailto:kirsten@parkcity.org)

Project Location: **615 Woodside Avenue**

Applicant: **Jeff Love, owner**

Project Description: **An Historic Design Review application has been received by the Planning Department for a partially covered parking space to be located below the historic house, but not under the house. This is the initial public notice of the application. Plans are available at the Planning Department for your review. Please contact me if you have any questions. ([kirsten@parkcity.org](mailto:kirsten@parkcity.org) or 435-615-5066.) Thank you.**



**PARK CITY MUNICIPAL  
PLANNING DEPARTMENT**



**APPLICATION REVIEW**  
**STATUS NOTIFICATION**

APPLICATION #: PL-11-01365  
SUBMITTAL DATE: October 28, 2011  
PROJECT NAME: 615 Woodside parking  
PROJECT ADDRESS: 615 Woodside

PLANNER ASSIGNED: Kirsten Whetstone  
PHONE: 435-615-5066  
EMAIL: kirsten@parkcity.org

**Your application was deemed complete on November 16,  
2011.**





















308





























































**PARK CITY MUNICIPAL  
PLANNING DEPARTMENT**



**APPLICATION REVIEW**  
**STATUS NOTIFICATION**

APPLICATION #: PL-11-01365  
SUBMITTAL DATE: October 28, 2011(assigned to  
planner on November 1, 2011)  
PROJECT NAME: 615 Woodside HDDR  
PROJECT ADDRESS: 615 Woodside  
  
PLANNER ASSIGNED: Kirsten Whetstone  
PHONE: 435-615-5066  
EMAIL: kirsten@parkcity.org

**Your application was deemed incomplete on November 7, 2011.**

- **Please provide elevations of the north and south sides of the covered parking area.**
- **Please provide a streetscape- this can be a photo montage from the street showing the relationship of the covered parking to the historic house and include 2 houses on either side of 615 Woodside in this photo montage to serve showing the proposal in relationship to the neighborhood.**
- **Please provide a written report (the limited existing conditions report we discussed at the pre-HDDR) that documents the existing walls (historic/non-historic), their location (i.e. in the city row), any encroachment agreements that exists, the wall heights, description of existing wall construction, etc.**
- **Also include in the existing conditions report information on the existing landscaping, slope of the hill, existing sidewalk and any utilities that exist in the construction area and how they will be dealt with.**

- Also, please complete the application form by correctly including the total square footage of the building and any accessory structures on the lot (#6,7 on page 4).
- The site plan should include information regarding utilities and any changes that will be made to utilities and storm water facilities as a result of the construction.
- Provide information regarding any additional exterior lighting.
- Provide final grading information



615 Woodside – Issues to consider in determination of whether the proposed design would be included in the building footprint calculations.

Building Footprint- The total Area of the foundation of the Structure, or the furthest exterior wall of the Structure projected to Natural Grade, not including stairs, patios, decks, and Accessory Buildings list on the PC HIS...

Not included in Building Footprint- the exceptions to the Building Pad- Porches, or decks with or without roofs, at grade patios, upper level decks with or without roofs, chimneys, sidewalks and pathways, screened hot tubs, landscaping.

Driveways leading to a garage or Parking area are allowed within the front yard as an exception in the zone. (uncovered steps are too... however just parking areas so implies could be covered or uncovered).

Driveways leading to a garage or Parking area are allowed in the side setback area.

LMC - Garage- an accessory Building or a portion of the Main Building, used for the storage of motor vehicles for the tenants or occupancy of the Main Building and not by the general public.

Dictionary- Garage- a structure for housing cars.

Clearly if a garage has a door and is enclosed it counts in the building footprint per the LMC.

If a structure has no door and only partially encloses a car say 5' of a car- not footprint.

What about 9' of a car? What about 15' of a car?

What if partially open on the sides? Is this a parking area or a garage?



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



## HISTORIC DISTRICT DESIGN REVIEW PRE-APPLICATION

*For Office Use Only*

PROJECT PLANNER

Kirsten Whetstone

APPLICATION #

PL-11-01365

DATE RECEIVED

9/20

EXPIRATION

The Pre-Application is for general information regarding what will be required for the full Historic District Design Review (HDDR) application and to answer general questions pertaining to the potential project. The Pre-Application Conference is not intended to represent exactly what can be done with a structure or project, but rather serve as a first step and help educate an applicant in the future process going forward and to familiarize them with the Design Guidelines. Further, feedback provided via this meeting should not be considered binding of any approval or disapproval. Approval occurs in accordance with the requirements of Land Management Code 15-11-12. Information provided at this meeting is based upon the accuracy of the information provided by the applicant.

### PROJECT INFORMATION

NAME:

JEFF LOVE

ADDRESS:

# 615 Woodlands  
PC, UT 84060

TAX ID:

WDS-2-1

OR

SUBDIVISION:

OR

SURVEY:

LOT #:

BLOCK #:

### APPLICANT INFORMATION

NAME:

JEFF LOVE

MAILING

ADDRESS:

POB 1536  
PC, UT 84060

### APPLICANT REPRESENTATIVE

NAME:

MAILING

ADDRESS:

PHONE #:

(435) 602-038

PHONE #:

( ) -

EMAIL:

greg.love@parkcity.org

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](http://www.parkcity.org).



**SUBMITTAL REQUIREMENTS – All of the following items must be included in order for the Planning Department to take the application.**

1. Completed and signed application form.
2. On a separate piece of paper **provide a written project description** that summarizes the intent of the proposed project and describe the anticipated scope of work. For projects involving Historic Sites, the description should make known any intentions to remove, relocate, reorient, raise, disassemble/reassemble, and/or reconstruct all or part of the Historic Site.
3. One (1) copy of the existing site plan.
4. Photographs of the Site, both Panoramic and Aerial.
5. If the Site in question is listed on the Historic Sites Inventory a copy of the Historic Sites Form should accompany the application. The Site Form can be requested at the Planning Department.

**PROJECT DESCRIPTION**

1. On a separate sheet of paper, **give a general description** of the proposal and attach it to the application (See Submittal Requirement #2).
2. Existing Zoning: HR-1
3. Is the property listed on the Historic Sites Inventory?  
☒ Yes ☐ No
4. If Yes what is the designation of the Historic Site?  
☐ Landmark Site ☒ Significant Site
5. Current use of the property: Single family
6. Year constructed: 1939

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](http://www.parkcity.org).

## ACKNOWLEDGEMENT 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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Type of Application: \_\_\_\_\_

\_\_\_\_\_  
JEFF LOVE  
PRINTED  
POB 1836  
PC, UT 84060  
435 602-0398  
Fax: \_\_\_\_\_  
grandloveshack@gmail.com  
RES - HOME

## 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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street Address/ Legal Description of Subject Property: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: 20 Sept 11

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

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](http://www.parkcity.org).

## Kirsten Whetstone

---

**From:** Kirsten Whetstone  
**Sent:** Thursday, October 20, 2011 11:20 PM  
**To:** Jeffrey T Love (grandloveshack@msn.com)  
**Cc:** Thomas Eddington  
**Subject:** 615 Woodside

Hi Jeff,

Thomas, Polly, and I met to discuss the footprint issue for covered parking areas.

A couple of additional items came up that I need to look into.

I am out of the office tomorrow and Thomas wanted to go over some of the LMC definitions with me.

He and I will meet on Monday morning and will get you a written Staff determination on the footprint issue by Tuesday morning.

Hope you have a great weekend!

Kirsten



## **PRE-APPLICATION CONFERENCE**

### **September 28, 2011**

|                                     |                             |
|-------------------------------------|-----------------------------|
| Project Address:                    | <b>615 Woodside</b>         |
| Status on Historic Sites Inventory: | Significant                 |
| Project Number:                     | PL-11-01365                 |
| Zone:                               | Historic Residential (HR-1) |
| Previous/Current use:               | Residential                 |
| Project Planner:                    | Kirsten Whetstone           |

The Design Review Team (DRT) reviewed the pre-HDDR design options and ideas presented by the applicants and provided comments on the proposal to construct a partially covered parking space in front of the historic house. The proposal includes a structure constructed into the sloping hillside which would then be covered with landscaping and would include a railing above the driveway area. There would be three walls but no door on the structure.

The existing stairs would remain. The existing wall has been rebuilt and is not historic. The driveway is proposed to be 21' deep and 10' wide at the opening (16'4" wide at the back to accommodate an area to store the garbage cans) with approximately 15' of the driveway buried in the hillside structure. Approximately 8' of the driveway would be within the City ROW, but not within the street.

The Land Management Code also applies to this site, regarding the Site and Lot Requirements for the HR-1 zone.

#### **Historic District Design Review Process: Pages 20-25**

**Universal Guidelines: pages 28-29.** All Universal Guidelines are applicable. Pay special attention to:

#9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building.

#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.

#### **Design Guidelines for Historic Sites: Page 28-41:**

##### **A. Site Design**

A.1- Building Setbacks and Orientation- maintain historic setbacks and orientation

A.2. Stone Retaining walls- maintain historic walls in original location and dimensions (Do you have documentation that the walls are not historic?)

A.3. Fences and Handrails- maintain historic fences and handrails or reconstruct to match original design

A. 4. Historic hillside steps should be maintained.

A.5. Landscaping- maintain landscape features that contribute to the character of the site, incorporate landscape treatments for driveways, walkways, paths, etc. Maintain the original grading of the site when and where feasible.

- D.4.2 In plan, the basement addition should not extend beyond the wall plane of the historic structure's primary or secondary facades. Building components and materials used on additions should be similar in scale and size to those found on the original building.
- D.4.3 The vertical wall area of the basement addition that is visible from the primary public right of way should be minimized.
- D.4.4 Windows or egress wells, if needed, should not be located on the primary façade. Windows or egress wells may be located behind the midpoint of the secondary facades or in a location that is not visible from the primary public right of way.
- D.4.5 After construction the site should be re-graded to approximate the grading prior to construction of the addition.
- D.4.6 Single vehicle garage doors not greater than 9 feet in width and 9 feet in height should be used.

### **H. Accessory Structures**

H.3. New accessory structures on properties with an existing historic building may be located at the street front if 1) the pattern of front yard accessory structures along the street has been established and 2) the placement does not cause any danger or hazard to traffic by obstructing the view of the street. (A conditional use permit is required for new construction that does not meet setbacks or driveway location standards.)

### **J. Exterior Lighting**

If any exterior lighting is proposed it will need to comply with these guidelines.

### **L. Sustainability**

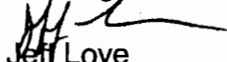
Construction is required to comply with these guidelines.

For more descriptive language regarding these guidelines, please consult the June 19, 2009, Park City Design Guidelines for Historic Districts and Sites. If you have any questions please don't hesitate to contact me at 435-615-5066 or at [kirsten@parkcity.org](mailto:kirsten@parkcity.org) . I would be happy to sit down with you as you begin to develop the architectural plans. The Historic District Design Guidelines are available online at: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=62>

Park City Planning Staff,

I am the owner of the property located at 615 Woodside Ave. The house is approximately 6500', 3 levels of living space, and sits on the equivalent of 6 Old Town lots. The house is listed on the HSI as a significant historic structure. The property has a 60' wall in front of the house ranging in height from 5'-8' with no off street parking. The wall encroaches into the city right-of-way 6'-7'. This pre-HDDR application is to discuss creating an off street parking area in front of the house and to the right of the stone stairs. From the stone wall to the front porch of the house is 22.5'. The parking area would be accessed from a 10' opening in the stone wall. Behind the opening, the parking space would increase in width at the property line an additional 6-8'. This would allow for discrete trash can storage, snow blower storage and other items. In order to maintain landscaping and site grading, I am proposing to put a concrete cap on the parking area starting at the property line. The cap would be waterproofed to allow for the grade to be returned to the original grade as much as possible. This parking area would be similar to the recently completed addition to the significant historic structure at 308 Ontario, but on a much smaller and discrete scale. All concrete walls would be stone veneered to blend with the existing wall. The parking area would be detached from the house and accessed from the street. I have no intentions to remove, relocate, reorient, raise, disassemble/reassemble, and/or reconstruct any part of the historic house.

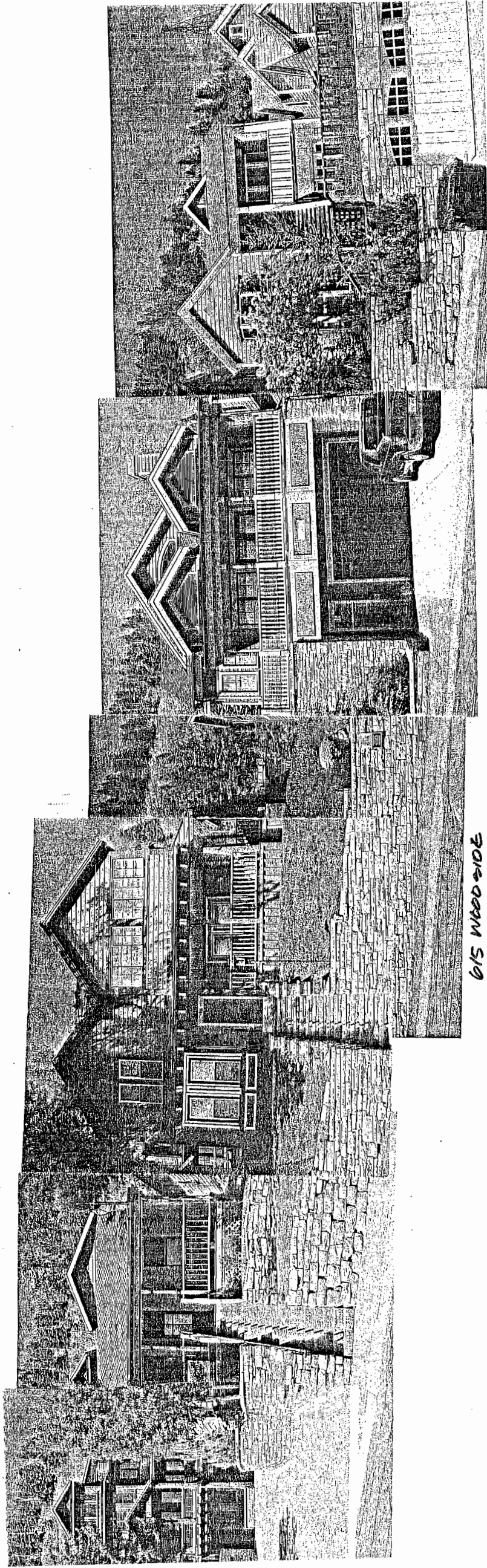
The HDDG C. PARKING AREAS, DETACHED GARAGES, & DRIVEWAYS (page 33) states, "It is the city's intention to encourage a range of design solutions that address the conditions of the site and meet the needs of the applicant while also preserving the character of the Historic Site and Historic Districts." I believe this application would fulfill those requirements. Jon DeGray will provide proposed design plans prior to the DRT meeting.

  
Jeff Love  
435-602-0138

\* Discuss parking options in front yard.

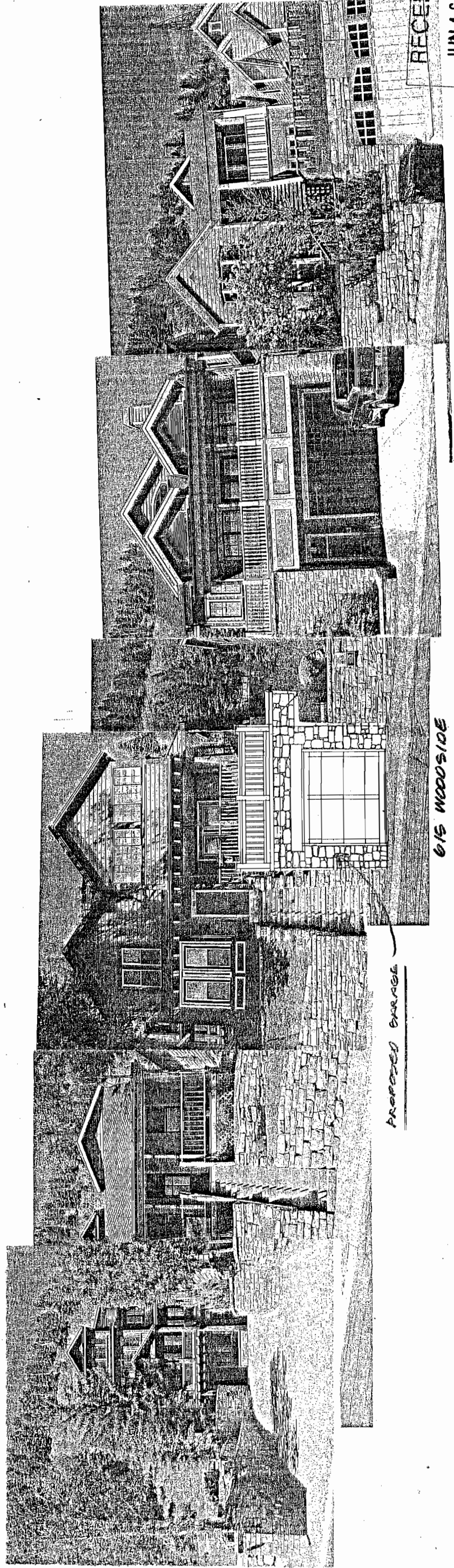
APR 26 2011





## EXISTING STREET SCAPE

615 WOODSIDE - ACCESSORY GARAGE

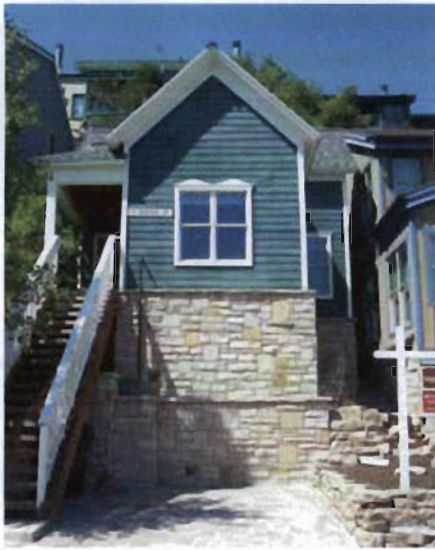


RECEIVED

JUN 16 2011

PROPOSED STREET SCAPE





*Landscaping and site grading, particularly in the front yard setback, are important elements in defining the character of the street. Unlike the example above, original grading in the front yard setback and compatible landscaping should be maintained.*

### A.3. Fences & Handrails

A.3.1 Maintain historic fences and handrails.

A.3.2 Historic fences and handrails may be reconstructed based on photographic evidence. The reconstruction should match the original in design, color, texture and material.

A.3.3 New fences and handrails should reflect the building's style and period.

### A.4. Steps

A.4.1 Maintain historic hillside steps that may be an integral part of the landscape.

### A.5. Landscaping & Site Grading

A.5.1 Maintain landscape features that contribute to the character of the site.

A.5.2 Incorporate landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

A.5.3 The historic character of the site should not be significantly altered by substantially changing the proportion of built or paved area to open space.

A.5.4 Landscape plans should balance water efficient irrigation methods and drought tolerant and native plant materials with existing plant materials and site features that contribute to the significance of the site.

A.5.5 Landscape plans should allow for snow storage from driveways.

A.5.6 Provide a detailed landscape plan, particularly for the front yard, that respects the manner and materials used traditionally in the districts.

A.5.7 Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.

A.5.8 Maintain the original grading of the site when and where feasible.

## B. PRIMARY STRUCTURES

### B.1. Roofs

B.1.1 Maintain the original roof form, as well as any functional and decorative elements.

B.1.2 New roof features, such as photovoltaic panels (solar panels) and/or skylights should be visually minimized when viewed from the primary public right-of-way. These roof features should be flush mounted to the roof.



*These skylights are flush mounted and unobtrusive when viewed from the public right-of-way.*

## B.7. Paint & Color

B.7.1 Original materials such as brick and stone that are traditionally left unpainted should not be painted. Materials that are traditionally painted should have an opaque rather than transparent finish.

B.7.2 Provide a weather-protective finish to wood surfaces that were not historically painted.

B.7.3 When possible, low-VOC (volatile organic compound) paints and finishes should be used.

*The City does not require the use of specific colors on Historic Sites or in the Historic Districts. Instead the City encourages applicants to apply colors in a manner that will enhance the character of the Historic Site and the district.*

## C. PARKING AREAS, DETACHED GARAGES, & DRIVEWAYS

Accommodating the automobile, specifically off-street parking, garages, and driveways, is one of the greatest challenges in the Historic Districts. It is the city's intention to encourage a range of design solutions that address the conditions of the site and meet the needs of the applicant while also preserving the character of the Historic Site and the Historic Districts.

*The Land Management Code provides exceptions to off-street parking requirements for existing Historic Sites in the HRL, HR1, HR2, HRM, and HRC zones. Because off-street parking is not required in these circumstances, applicants must show that proposed parking areas, detached garages, and/or related driveways will not substantially diminish the integrity and significance of the Historic Sites.*

### C.1 Off-street parking

C.1.1 Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure.

C.1.2 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.



*Because of the narrow lots in Old Town, off-street parking areas may need to be located in the front yard. The visual impact and total paved surface of front yard parking areas should be minimized.*

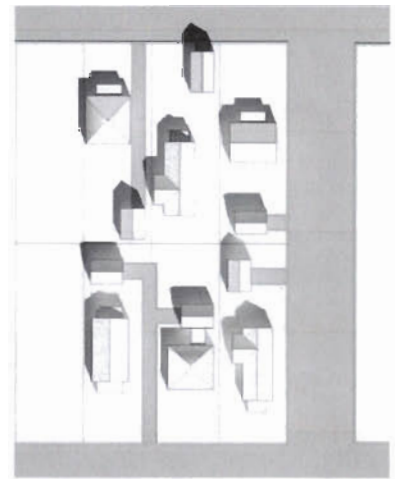
C.1.3 When locating new off-street parking areas, the existing topography of the building site and significant site features should be minimally impacted.

### C.2 Driveways

C.2.1 When locating driveways, the existing topography of the building site and significant site features should be minimally impacted.

C.2.2 New driveways should not exceed twelve (12) feet in width.

C.2.3 Shared driveways should be used when feasible.



*Above are preferred locations for driveways on flat lots; the grade and orientation of buildings on uphill and downhill lots may dictate a different design solution.*

*also  
P. 39  
H. Access Street*





RECEIVED  
APR 26 2011  
PARK CITY  
PLANNING DEPT.

308 Outside

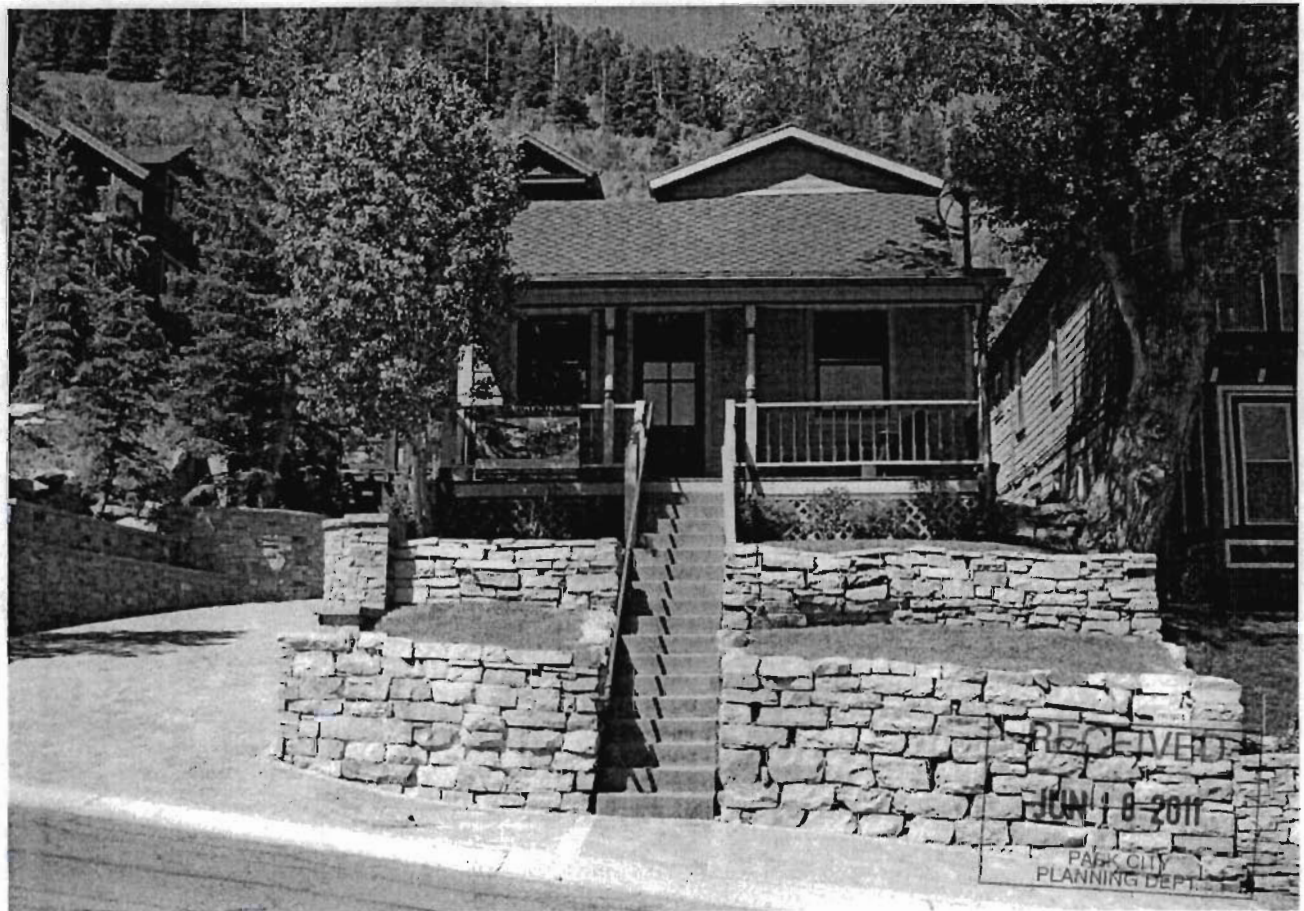
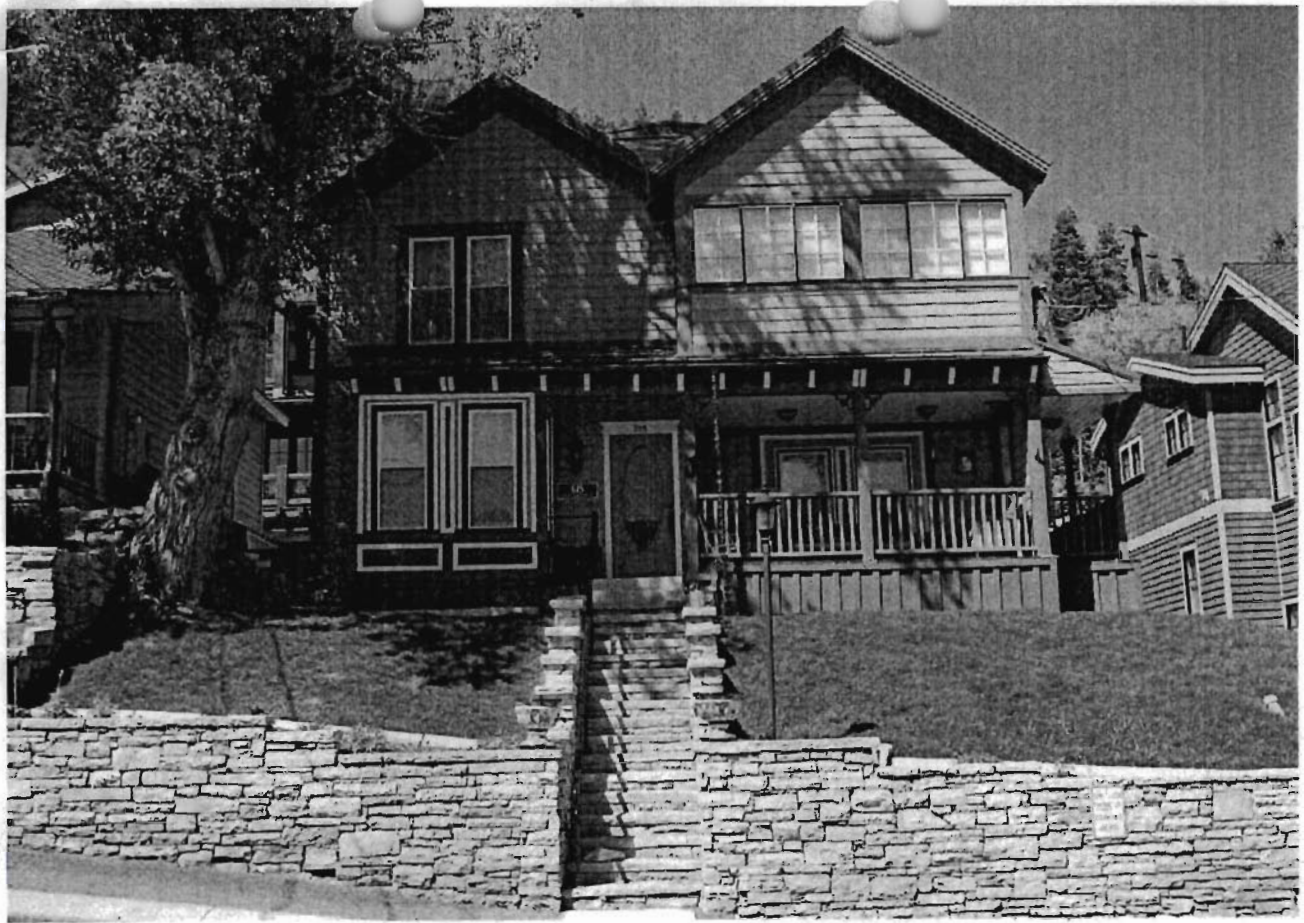






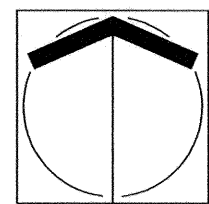




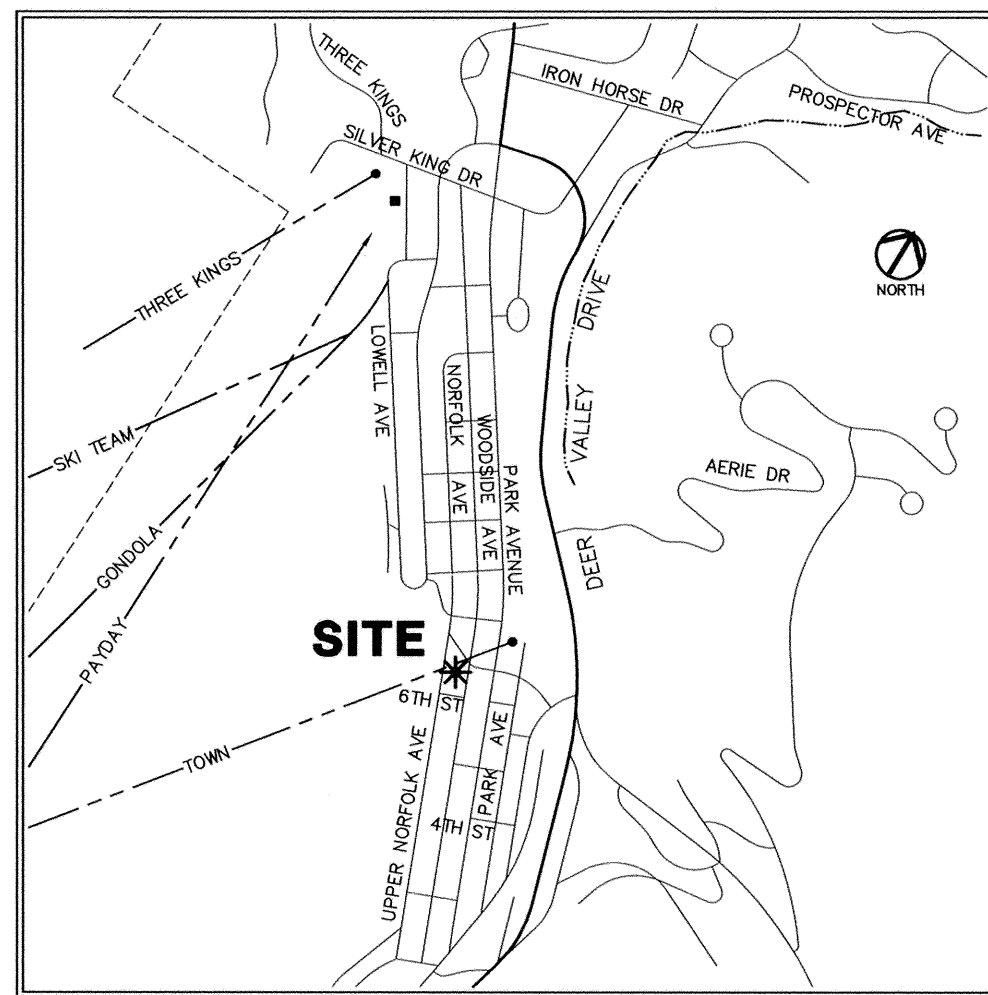
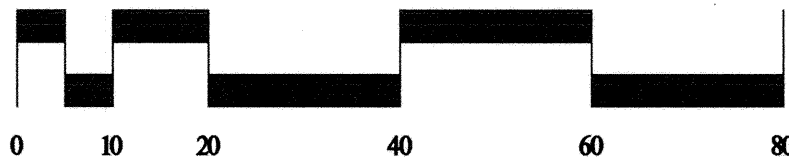




NORTH



SCALE: 1"=20'



VICINITY MAP

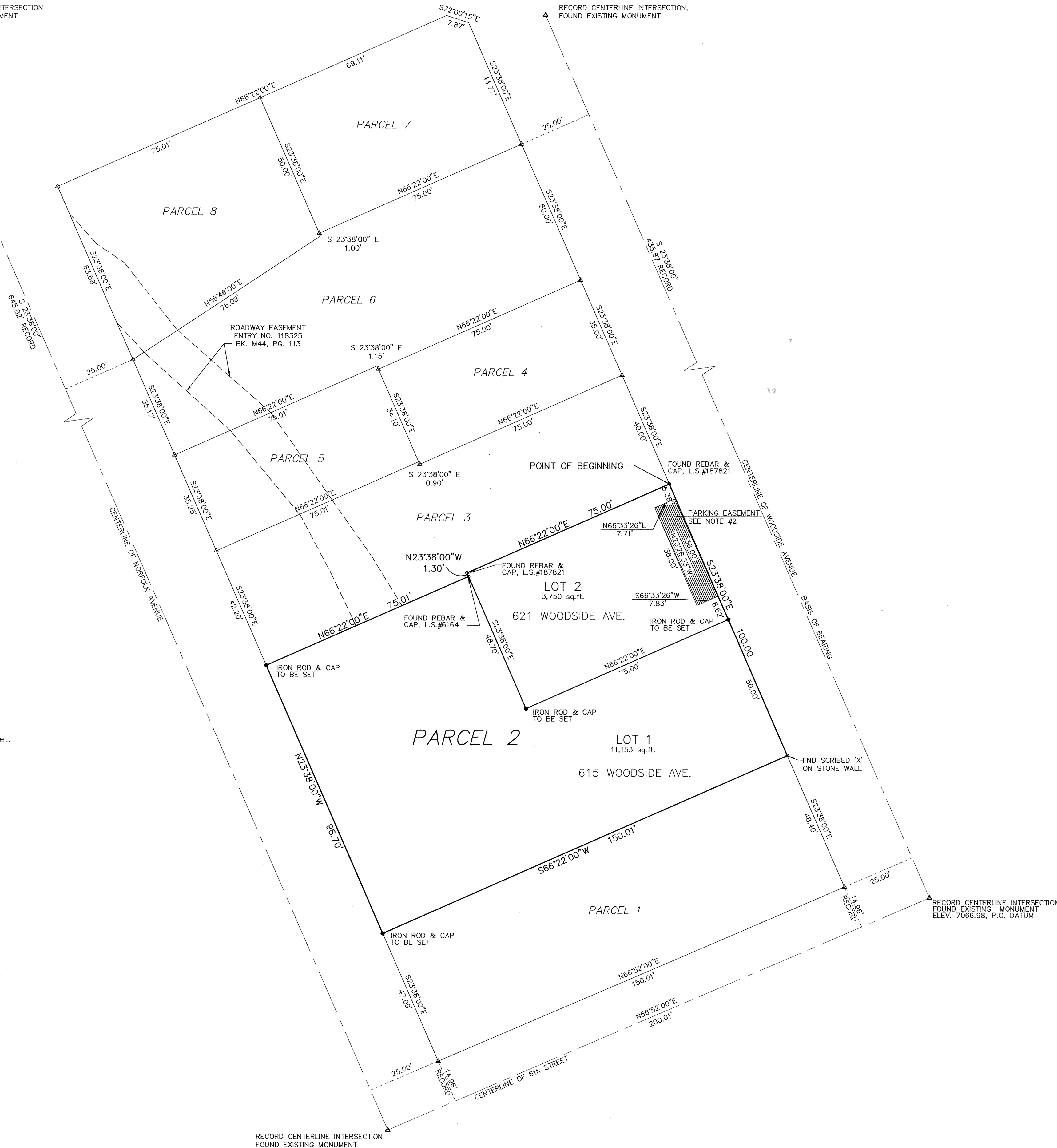
NOTES:

1. The total building volume on Lot 2 shall not exceed 1900 square feet.
2. So long as the Old Miner's Lodge remains a lodging facility, parking shown on Lot 2 shall be designated for the use and enjoyment of Lot 1, and so as not to have Merger by Deed, Park City Municipal Corporation shall be a third party beneficiary to said easement.
3. All areas excluding dwellings and other permanent structures are subject to a Non-Exclusive Public Utility Easement for the purpose of providing access for utility installation, use, maintenance, and eventual replacement.

LEGEND

BASIS OF BEARING FOR THIS SURVEY AS SHOWN

- FOUND MONUMENT
- IRON ROD & CAP TO BE SET, L.S.#147581
- △ RECORD MONUMENT



LEGAL DESCRIPTION

A parcel of land located in Block 27 of the Park City Survey and in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of the Walter-Daniels Subdivision, as shown on the "Block 27 Park City Plat Amendment and Record of Survey and Walter-Daniels Subdivision" recorded March 28, 1996 as Entry No. 451012 in the Summit County Records Office; thence South 23°38'00" East 100.00 feet; thence South 66°22'00" West 150.01 feet; thence North 23°38'00" West 98.70 feet; thence North 66°22'00" East 75.01 feet; thence North 23°38'00" West 1.30 feet; thence North 66°22'00" East 75.00 feet to the POINT OF BEGINNING.

Containing 14.903 sq. ft. or 0.34 acres of land more or less.

SURVEYOR'S CERTIFICATE

I, Jack Johnson, do hereby certify that I am a REGISTERED LAND SURVEYOR and that I hold Certificate No. 22-147581-2201 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described herein, I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Jack Johnson  
November 16, 1997  
Date

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That OLD MINERS' LODGE, INC., a Utah Corporation, the owner of the hereon described tract of land, hereby causes the same to be divided into lots, as set forth on the above plat, hereafter to be known as PARCEL 2-AMENDED, WALTER-DANIELS SUBDIVISION.

EXECUTED this 20<sup>th</sup> day of November, A.D. 1997.

OLD MINER'S LODGE, INC., a Utah Corporation,

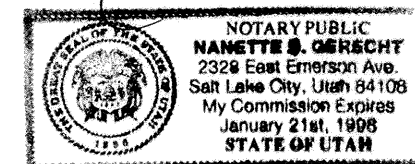
Jon Brinton, Vice President

ACKNOWLEDGEMENT

State of }  
County of }

On the 20<sup>th</sup> day of November, A.D. 1997 personally appeared before me Jon Brinton who, being duly sworn, did say that he is the Vice President of OLD MINERS' LODGE, INC., a Utah Corporation and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of and for said OLD MINERS' LODGE, INC., and said Jon Brinton duly acknowledged that said company executed the same.

Notary Public My commission expires: 1-21-98



PARCEL 2 - AMENDED  
WALTER-DANIELS SUBDIVISION  
LOCATED IN BLOCK 27 OF THE PARK CITY SURVEY  
AND IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE & MERIDIAN,  
PARK CITY, SUMMIT COUNTY, UTAH

PLOT DATE: 11/17/97  
MINPAR2.DWG  
PROJ. NO. 372017

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF Park City  
CITY COUNCIL THIS 26<sup>th</sup> DAY OF  
November, A.D. 1997. AT WHICH TIME THIS  
RECORD OF SURVEY WAS APPROVED.

Mayor  
City Recorder

CITY ENGINEER

APPROVED AND ACCEPTED BY THE  
Park CITY ENGINEERING DEPART-  
MENT ON THIS 26<sup>th</sup> DAY OF November  
A.D. 1997.

City Engineer

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE  
Park CITY PLANNING COMMISSION ON THIS 30<sup>th</sup>  
DAY OF December, A.D. 1997.

Chairman

SEWER DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE  
BASIN SEWER IMPROVEMENT DISTRICT  
STANDARDS THIS 26<sup>th</sup> DAY OF November  
A.D. 1997.

S.B.S.I.D.

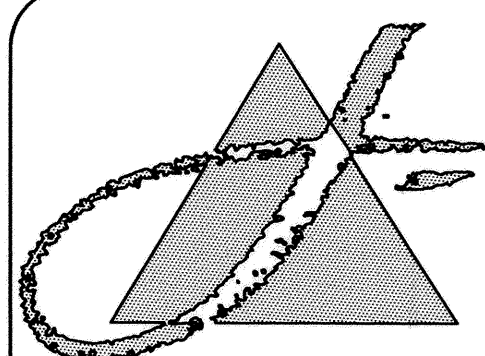
APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 1<sup>st</sup>  
DAY OF December, A.D. 1997.

City Attorney

RECORDED

No. 493975  
STATE OF Utah  
COUNTY OF Summit  
RECORDED AND FILED AT THE REQUEST OF:  
Coalition Title  
DATE: 12-03-97  
TIME: 15:49 PM  
FEE: 32.00  
County Recorder



THE JACK  
JOHNSON  
COMPANY

1777 Sun Peak Drive \* Park City, Utah 84098  
(801) 645-9000 \* fax (801) 649-1620

ENTRY NO. 00820752

07/30/2007 11:55:43 AM B: 1879 P: 1757

Ordinance PAGE 1/5

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 0.00 BY PARK CITY MUNICIPAL CORP



Recorded at the request:  
Park City Municipal Corporation  
City Recorder  
P O Box 1480  
Park City, UT 84060

Fee Exempt Per Utah Code

Ordinance No. 07-45

**AN ORDINANCE APPROVING A PLAT AMENDMENT TO REMOVE A PLAT NOTE FROM THE PARCEL 2- AMENDED WALTER DANIELS SUBDIVISION PLAT, LOCATED AT 615 AND 621 WOODSIDE AVENUE, PARK CITY, UTAH.**

**WHEREAS**, the owner of the properties known as 615 and 621 Woodside Avenue, has petitioned the City Council for approval of a plat amendment to remove a plat note regarding a parking easement on Lot 2 for the benefit of Lot 1 on the Parcel 2-Amended Walter Daniels Subdivision, as shown on Exhibit A; and

**WHEREAS**, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

**WHEREAS**, on December 13, 2006 and May 23, 2007, the Planning Commission held public hearings to receive public input on the proposed plat amendment and on July 11, 2007 the Commission forwarded a positive recommendation of approval to the City Council; and

**WHEREAS**, on July 19, 2007, the City Council held a public hearing on the proposed plat amendment; and

**WHEREAS**, the proposed plat amendment removes the note that states the following, "So long as the Old Miner's Lodge remains a lodging facility, parking shown on Lot 2 shall be designated for the use and enjoyment of Lot 1, and so as not to have Merger by Deed, Park City Municipal Corporation shall be a third party beneficiary to said easement"; and

**WHEREAS**, it is in the best interest of Park City, Utah to approve the plat amendment allowing parking and egress for Lot 2 to be unencumbered by parking associated with Lot 1.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Park City, Utah as follows:

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. The property is located in the Historic Residential (HR-1) zone.



2. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and a mix of smaller and larger historic homes.
3. The property at 615 Woodside consists of a 50' to 100' wide by 150' deep lot, known as Lot 1 of the "Parcel 2- Amended Walter Daniels Subdivision". The lot contains 0.26 acres.
4. On Lot 1, there is a 7,000 sf historic structure, with 12 bedrooms and 12 attached baths, previously used as a Bed and Breakfast Inn known as the Old Miner's Lodge. The structure has the appearance of a large single family house with a single entry door facing the street, a large wrap around porch, and a residential front lawn. There are no commercial signs on the property. There is no off-street parking, and no lobby or check-in areas. This structure is used as a Nightly Rental.
5. As a nightly rental, no meals, daily maid service, or concierge services are provided, and there is not a manager or owner on-site. The entire structure is rented to one person or entity and is cleaned once after the Nightly Rental is vacated.
6. The property at 621 Woodside consists of a 50' wide by 75' deep lot, known as Lot 2 of the "Parcel 2-Amended Walter Daniels Subdivision" approved by the City Council via Ordinance No. 97-45. The lot contains 3,750 square feet.
7. On Lot 2 there is a contemporary house with a two car garage setback 11' from the property line (24' from the back of curb on Woodside).
8. The structure on Lot 1, located at 615 Woodside, is an historic structure previously used as a Bed and Breakfast Inn and known as the Old Miner's Lodge. The structure located on Lot 2 is a contemporary house, previously used as a caretaker's unit for the Bed and Breakfast Inn.
9. The applicant has petitioned the City for a plat amendment to remove a plat note and parking easement from the Parcel 2- Amended Walter Daniels Subdivision plat. The existing plat note reads as follows: "So long as the Old Miner's Lodge remains a lodging facility, parking shown on Lot 2 shall be designated for the use and enjoyment of Lot 1, and so as not to have Merger by Deed, Park City Municipal Corporation shall be a third party beneficiary to said easement".
10. As of April 21, 2005, Park City business license records indicate that no Bed and Breakfast lodging use license is issued to 615 Woodside Avenue (Old Miners Lodge). These records further indicate that the Old Miners Lodge ceased Bed and Breakfast operations on August 15, 2004.
11. There is a current 2007 business license for nightly rental at 615 Woodside.
12. The applicant is the fee simple owner of 621 Woodside and owner/representative of the Grand Love Shack LLC, which is listed as the owner of 615 Woodside.
13. A Conditional Use Permit is required for Bed and Breakfast Inns, Boarding Houses, and Hotels in the HR-1 district. There are no current valid Conditional Use Permits for these uses for 615 Woodside. Nightly rental is an allowed use in the HR-1 district.
14. One reason for the note was to tie the two parcels together. This connection allowed 621 Woodside to be constructed on Lot 2, meet the setback requirements, and qualify as an "on-site" caretaker's unit for the Bed and

Breakfast Inn at 615 Woodside. The tandem parking in front of the garage for 621 Woodside was made available to the Old Miner's Lodge by including a note and parking easement on the plat. This easement helped mitigate parking impacts of the Old Miner's Lodge on the neighborhood. The parking was managed by the caretaker.

15. The house at 621 Woodside is no longer a caretaker's unit for 615 Woodside. This house is on the market to be sold separately from 615 Woodside.
16. The applicant is requesting the plat note be removed because 621 Woodside is now a single family house that may be used as a single family house and/or for nightly rentals as an allowed use, and is not a caretaker's unit for 615 Woodside.
17. On April 15, 2005, the Park City Building Department inspected the structure at 615 Woodside and filled out an inspection report as part of the Nightly Rental licensing process. The inspection report stated that the structure: "Was a Bed and Breakfast. Currently a single family residence/owner occupied. May re-open in the fall as a Nightly Rental."
18. Notice of this hearing was sent to property owners within 300' on November 22, 2006 and April 20, 2007. The property was properly posted and legal notice was published in the Park Record according to requirements of the Land Management Code.
19. On December 13, 2006, and on May 23, 2007, the Commission conducted public hearings and discussed this item. There was no public input provided at the meeting. On May 23, 2007, the Commission directed staff to draft findings for a positive recommendation to Council to remove the note.
20. The Land Management Code was amended in April of 2007 to require Bed and Breakfast Inns, Hotels, and Boarding Houses (as Conditional Uses) to provide code compliant parking, even though these uses are only allowed in Historic structures.
21. Without significant construction to provide parking beneath the house, it is unlikely that the historic structure will revert back to a B&B, Hostel or Hotel. The amended LMC requires up to 12 off-street parking spaces for these more intense uses.
22. The applicant requested approval from Planning, Building, and Engineering to utilize the 3 parking spaces on Woodside Avenue, along the property frontage, for nightly rental of an historic structure, as provided for in LMC Section 15-3-4 (A). This request was granted for the 2007-2008 winter season.
23. The applicant stipulates to the conditions of approval.

#### Conclusions of Law

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

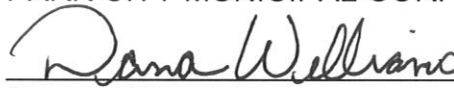
#### Conditions of Approval

1. City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recordation.
2. In addition to plat note #2, a deed restriction was dedicated to the City by separate document regarding the parking easement. An amended document signed by the City, releasing the easement, may be required. The City Attorney shall review the separate document as to final form and content prior to finalization of the release of the easement.
3. Any remaining plat notes or conditions of approval of the Parcel 2- Amended Walter Daniel Subdivision that do not pertain to the parking easement being removed shall remain in full force and effect.
4. Nightly Rental of the historic structure at 615 Woodside shall be limited to one Person or entity, with no more than 3 residential parking hang tags provided per nightly rental stay.

**SECTION 2. EFFECTIVE DATE.** This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 19th day of July, 2007.

PARK CITY MUNICIPAL CORPORATION

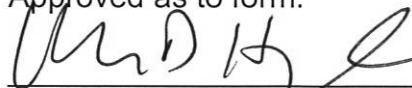
  
Dana Williams, Mayor

Attest:

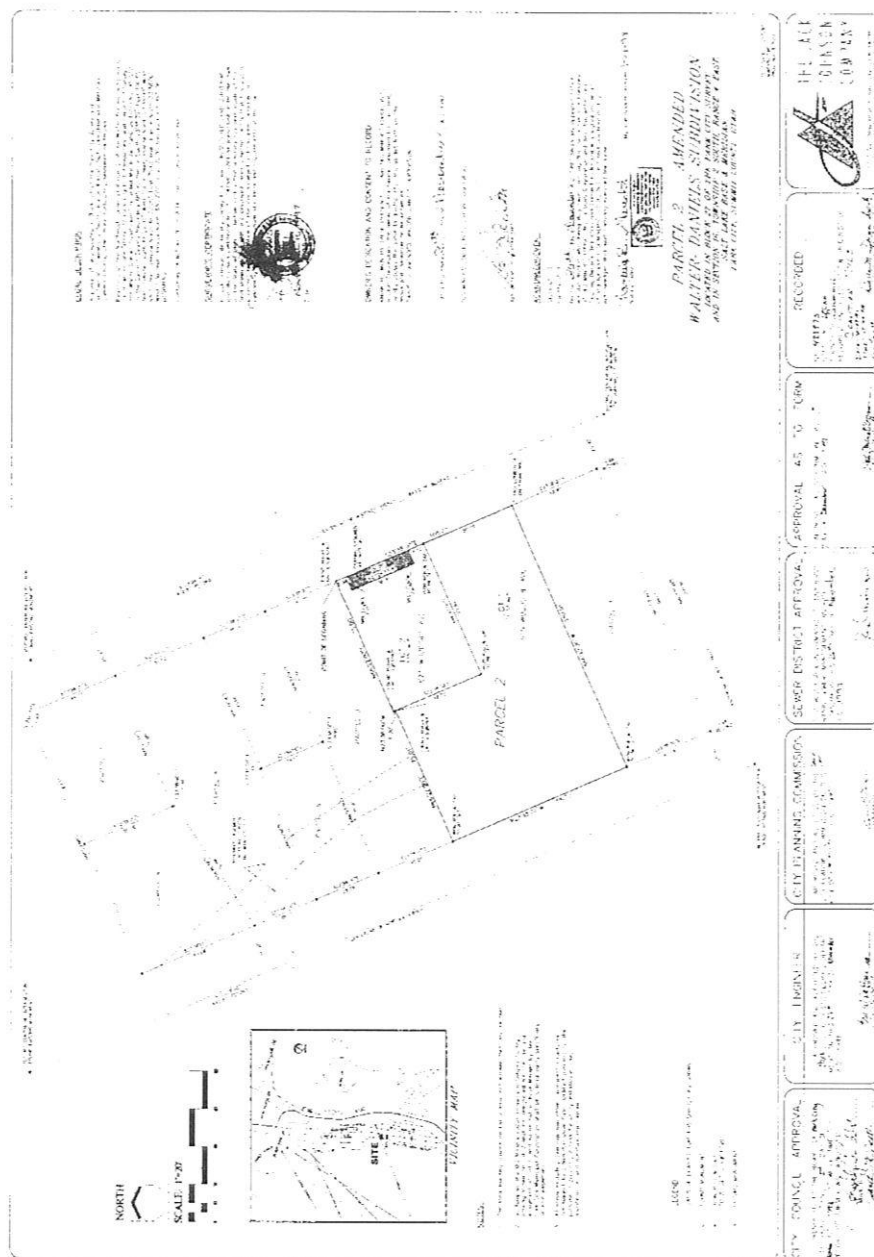
  
Janet M. Scott, City Recorder



Approved as to form:

  
Mark D. Harrington, City Attorney





**RECORDER'S NOTE**  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.