PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
March 5, 2025

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 Approved the Historic Preservation Board Meeting Minutes from February 5, 2025

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. REGULAR AGENDA

6.A. **615 Woodside Avenue – Material Deconstruction** – The Applicant Proposes to Modify Two Historic Window Openings on a Significant Historic Structure in the Historic Residential-1 Zoning District. PL-25-06428 (20 mins.)
(A) Public Hearing; (B) Action

6.B. **1455 Woodside Avenue – Relocation of Historic Structure** – The Applicant Proposes Removing a 580-square-foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Form, Restoring a Historic Porch, and Relocating the 1904 Significant Historic Structure Towards the Southeast of the Property in the Recreation Commercial Zoning District in Order to Create Up to Four Lots. PL-23-05777 (60 mins.)
(A) Public Hearing; (B) Action

6.C. **1003 Norfolk Avenue – Modification** – The Applicant Proposes to Modify the Material Deconstruction Approved by the Historic Preservation Board to Remove the 1941 Rear Addition, Convert the Detached Accessory Building to a Single-Car Garage, and Construct a Rear Addition to a Landmark Historic Site. PL-25-06420 (15 mins.)
(A) Public Hearing; (B) Action

6.D. **Materials and Opacity for Non-Historic Structures in the Historic Districts – Land Management Code Amendment** – Consider an Ordinance Approving an Amendment to the Land Management Code to Remove the Opacity Requirement for New Residential Infill Development in the Historic Districts and Establish a New Process by Which Non-Historic Materials Proposed for New Residential Infill can be Considered for Compatibility with the Historic Districts. PL-25-06407 (60 mins.)
(A) Public Hearing; (B) Possible Recommendation for Planning Commission Consideration on April 23, 2025

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 FEBRUARY 5, 2025

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Puggy Holmgren, Douglas Stephens, Dalton Gackle, John Hutchings, Lola Beatlebrox, Alan Long

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Jacob Klopfenstein, Planner I; Lillian Zollinger, Planner III; Elissa Martin, Project Planning Manager; Jaron Ehlers, Planning Technician; Mark Harrington, City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. and conducted a roll call. All Board Members were present. Chair Scott welcomed Dalton to his first Historic Preservation Board meeting.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from January 6, 2025.

Board Member Beatlebrox noted that her name was misspelled on Page 3 of the Minutes.

MOTION: Board Member Stephens moved to APPROVE the Historic Preservation Board Meeting Minutes from January 6, 2025, as amended. Board Member Holmgren seconded the motion.

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

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no Staff or Board communications or disclosures.

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4. PUBLIC COMMUNICATIONS

Stacy Head indicated that she was present to speak on the topic of opacity. It was noted that she would speak during the public hearing for that item.

5. CONTINUATION

A. Silver King Coalition Mine Stores Building Deconstruction and Salvage – Material Deconstruction – The Applicant Proposes Material Deconstruction of the Silver King Coalition Mines Stores Building on Parcel PCAQ-S-98-PCMR. PL-25-06386.

MOTION: Board Member Beatlebrox moved to CONTINUE Silver King Coalition Mine Stores Building Deconstruction and Salvage to a date uncertain. Board Member Stephens seconded the motion.

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

6. REGULAR AGENDA

A. 2025 Preservation Awards – The Historic Preservation Board will Review Proposed Nominations for the 2024 Preservation Awards and Select Award Recipients.

Planner I, Jacob Klopfenstein, presented the list of nominees for the 2024 Historic Preservation Award. The Historic Preservation Award Program was established through Resolution 20-11, and its purpose is to recognize historic preservation projects based on the following criteria:

- Adaptive Reuse;
- Infill Development;
- Excellence in Restoration;
- Sustainable Preservation;
- Embodiment of Historical Context; and
- Connectivity of Site.

In previous years, the City commissioned an art piece to depict the winning project and awarded plaques to honorable mentions. The art pieces are on display on the second floor of City Hall.

For 2025, Staff selected three nominees that were substantially completed or received a Certificate of Occupancy during 2024. Those nominees were selected based on compliance with the Historic District Regulations outlined in City Code and the criteria outlined by the 2011 resolution, including embodiment of historical context, excellence in restoration, and infill development related to a historic site.

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The first nominee was Ontario Mine Water Tank E, which is located at 7700 Marsac Avenue, which is also known as the Mine Bench site. Photographs of the water tank before and after restoration were displayed. The Applicant originally proposed exterior support cables, but it was ultimately determined that those were not needed. The structure was reinforced with internal bracing. The wooden shingles have not yet been installed due to weather, but the Applicant anticipates installing them in the Spring.

The second nominee was 517 Park Avenue. A photograph from approximately 2014 was displayed showing a wraparound porch element that was added to the Historic Structure. In the 1940s. The Applicant's restoration project removed that porch, restored the original porch form, and added other historic elements that had been removed from this site.

The third nominee was 569 Park Avenue. Photographs from before and after the restoration were displayed, indicating that a non-historic recessed porch had been removed. The property owner recorded a Facade Easement Agreement to protect the Significant Historic Structure. The current restoration project added an addition that is minor in scale and compatible with the Significant Historic Structure.

Staff recommended that the Historic Preservation Board choose up to three awardees. The first-place winner will be depicted in an art piece to be displayed at City Hall, and the Board had the option of selecting two others to receive Honorable Mention plaques. The Board would also choose up to three members to serve on the Artist Selection Committee to select the artist for the art piece depicting the first-place winner.

In response to a question from Board Member Gackle, Planner Klopfenstein stated that he believed the wood shingles were scheduled to be installed on the water tank when weather allows. In past years, the art piece process has continued through the Spring. He did not believe there would be a conflict if it were selected as the first-place winner. Board Member Stephens asked if the structure's roof is a Class A roof. If so, the shingles would need to be ordered, and the project may not be completed by Spring. He believed the water tank should be considered for the 2025 award once it is completed. Board Member Beatlebrox noted that a mining structure was selected as the winner in 2023, so perhaps they should select a home for this year's winner.

Chair Scott stated that preservation is an important part of the decision-making process, but visibility is also important so that residents see that good work is recognized. He was glad that other options for restoring the water tank were considered and the cables were not utilized. He believes it is a good example of preservation work, but agreed that it is not finished and should not be considered until next year.

Board Member Hutchings asked if the water tank would be eligible next year. Planning Director, Rebecca Ward, reported that the list is compiled by looking at the final Building Permit closure for that year. She believed the water tank was at that point, but that should not disqualify it from consideration for the 2025 Award.

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Board Member Holmgren agreed with Board Member Beatlebrox as the King Con Ore Bin was the first-place winner in 2023.

Board Member Beatlebrox suggested discussing 569 Park Avenue, which she finds to be a lovely and graceful restoration. Chair Scott stated that the comparison between the structure in the 1950s and today is remarkable, and agreed that they did a great job with the restoration. He believes it is an example of the type of restoration they should recognize.

Director Ward displayed a Google Maps image of the structure under construction, which showed the garage addition on the south side of the home. In response to a question from Board Member Stephens regarding the home being raised, Director Ward reported that a Historic Structure with a basement addition has a two-foot allowance, and the structure is within that two feet.

In response to a question raised by Board Member Long, Director Ward clarified that the owner of the water tank was proposing new materials that reflect the style of the original shingles. Board Member Long stated that he would like to see the completed restoration prior to considering the water tank for an award. He believes the second nominee is a beautiful restoration. Planner Ward reported that in addition to being listed on the Historic Sites Inventory, a Façade Easement has also been recorded on that home.

Board Member Gackle noted that 569 Park Avenue is a Significant Historic Property, but 517 Park Avenue is a Landmark Property, so the Board may want to consider awarding the Landmark Property restoration.

Chair Scott stated that 569 Park Avenue is a finished product, but they do not know what the structure originally looked like. Architecturally, they have done a nice job with the improvements, but he is not sure that the front porch addition is authentic. They could not be certain that the current structure is a reflection of what it looked like historically prior to 1957, whereas the Landmark Property at 517 Park Avenue has been improved and brought closer to its original appearance.

Planner Klopfenstein reported that the Applicant for 517 Park Avenue was available via Zoom, and the Applicant for 569 Park Avenue was present in person.

In response to a question from Board Member Stephens, Jon DeGray, Applicant for 569 Park Avenue, stated that the front porch was enclosed at one point, but it originally spanned the front of the home, with four columns and a gable. He believed Tim Lee completed the 1990s renovation and brought the porch forward. In response to a question from Board Member Beatlebrox, he noted that lifting the home was challenging as the steel beams required to jack up the building are difficult to install. The house was previously renovated, so it was in good condition. They were allowed to move the house

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and make space for the garage, so they were able to create off-street parking. They were also able to improve and stabilize the rear yard.

Jeff Love, owner of 517 Park Avenue, thanked Staff for the nomination and noted that his contractor was in the audience and could answer any questions. The home is listed on the National Register of Historic Places, as well as locally as a Landmark Property.

Board Member Beatlebrox asked the Applicant's contractor, Kyle Hedman, to speak about the bay window. Mr. Hedman stated that all pieces of the bay window were cataloged and recreated. The trim, corbels, and sills are original, and the original 1890 window was replicated exactly to scale. The foundation was repaired progressively without lifting the house. Some of the foundation repairs were completed by Tim Lee in the 1990s. There are still 20-foot balloon studs throughout the house, and the plate heights did not change. No siding was removed. Board Member Beatlebrox stated that it was a beautiful restoration. Chair Scott agreed.

Board Member Gackle indicated that he liked the care and attention that went into preserving the bay window, as that is an uncommon feature in Park City. Due to that and the fact that it is a Landmark Property, he believed 517 Park Avenue was the frontrunner for first place. He agreed with the other Board Members that the water tank should be considered next year when it has been completed.

Board Member Hutchings stated that his first choice was the water tank. The Historic Preservation Board spent a lot of time on it, and he believes the owner did a great job restoring it to its original appearance. However, because it would be a candidate for next year, he agreed that 517 Park Avenue should win first place. It is a Landmark Property, and 526 Park Avenue has been moved from its original location.

Board Member Stephens agreed that 517 Park Avenue should be in first place due to the time and care that was put into restoring it to its original appearance and the use of original materials. Board Member Holmgren concurred.

Chair Scott appreciated that they chose not to lift the home or replace materials that could be reused and were also in favor of 517 Park Avenue.

The Board Members agreed that the water tank should be removed from consideration for the 2024 Award and be considered for 2025.

MOTION: Board Member Grackle moved to AWARD first place in the 2024 Preservation Awards to 517 Park Avenue, with 569 Park Avenue receiving Honorable Mention. Board Member Holmgren seconded the motion.

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

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Board Members Holmgren, Beatlebrox, and Long volunteered for the Artist Selection Committee.

B. 1455 Woodside Avenue – Relocation of Historic Structure – The Applicant Proposes Removing a 580-square-foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Structure 14 Feet Towards the Southeast of the Property in the Recreation Commercial Zoning District in Order to Create Up to Four Lots. PL-23-05777.

Planner III, Lillian Zollinger, presented the Staff Report and indicated that the Board would be considering the restoration and relocation of 1455 Woodside Avenue, a Significant Historic Structure built circa 1904. It is in the Recreation Commercial ("RC") Zoning District, and the parcel is approximately four times larger than typical 25-foot-by-75-foot Old Town lots. Some minor additions were made to the rear of the structure after 1941, and a detached two-car garage was added in 1965.

The Applicant proposed to:

- Remove the 580-square-foot rear addition that was added in the 1960s to rehabilitate the 1904 Significant Historic Form.
- Restore the front porch to reflect the 1904 materials and Mature Mining Era (1894-1930).
- Relocate the 1904 Significant Historic Structure approximately 14 feet to the south to allow for the creation of up to four lots to accommodate the Significant Historic Structure and construction of up to three new single-family dwellings.

Regarding removal of the 1960s addition, the Historic Preservation Board reviewed the request for Material Deconstruction. The addition does not represent the Mature Mining Era, and the Applicant proposed its removal to rehabilitate the structure to its 1904 form. Staff recommended that the Board review and approve this portion of the request.

Regarding the restoration of the front porch, the Land Management Code ("LMC") recommends replacing missing historic features. As the existing porch has been previously replaced and is currently in poor condition, the Applicant proposed to reconstruct it with period-appropriate materials. Staff also recommended that the Board review and approve this portion of the request.

Regarding relocation of the Significant Historic Structure, the LMC allows for the relocation of a Historic Structure on its existing site when the required criteria are met. Planner Zollinger reported that the Applicant provided structural documents noting that the relocation would be possible. However, Staff found that the proposal did not meet the criteria for Significant Site relocation. Staff recommended that the Board review and deny this portion of the request.

Per LMC § 15-11-13(A)(3)(c):

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- The structure is not in a condition to be considered for demolition by the Chief Building Official.
- The structure is not in a location threatened by hazardous conditions.
- There are no unique conditions that warrant the relocation, wherein:
    - The site has not been radically altered.
    - The proposed relocation will significantly modify the structure's relationship with neighboring historic properties' larger lot streetscape pattern in the RC Zoning District.
    - The proposed relocation will significantly modify the site's identity and relationship with the lot's open space.
    - Moving the structure will not increase the ability to preserve it.

Staff recommended that the Historic Preservation Board review the proposal and approve the removal of the 580-square-foot 1960s addition to rehabilitate the 1904 Significant Historic Form, as well as restoration of the front porch, but deny the relocation of the Significant Historic Structure.

The Applicant's representative, Molly Guinan, stated that they did a deep dive and could not match the Sanborn Map with the existing home. The rear portion was modified three or four times with lean-to-type structures. An outline of those changes was included in the Meeting Packet.

Board Member Stephens asked if it would make sense to consider the first two matters prior to discussing moving the structure. Chair Scott agreed and asked the Board to first consider Material Deconstruction of the non-historic addition and restoration of the front porch. The Board Members expressed no concerns with those items.

Chair Scott opened the public hearing regarding the above items.

Director Ward acknowledged that Staff received one printed letter in support of the project that was provided to the Board Members and would be made part of the record.

Diane Newland identified herself as the owner of the subject property and noted that she has owned the home for 36 years and has been a Park City resident since 1971. She clarified that the garage had already been removed.

There were no further public comments. The public hearing was closed.

City Attorney, Mark Harrington clarified that the draft Action Letter contemplated one vote. The Board could have two votes, but if they modified the draft Action Letter, they may need to come back to approve the revised letter. He recommended that they not incorporate the draft Action Letter in their separate motions as it covers all three items. Based on that information, Chair Scott asked for the Board's consensus on the first two items before discussing the relocation request. The Board Members were in unanimous

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agreement with Staff's recommendation to approve Manual Deconstruction of the non-historic addition and restoration of the front porch.

Ms. Guinan presented the Applicant's request to relocate the Historic Structure approximately 14 feet to the south. The homeowners are long-term Park City residents, and 1455 Woodside Avenue has been their full-time residence since 1989. As they are entering a new phase of their lives, they asked her team to look at the future potential of the site. Their goal is to do what is best for the homeowners, the neighborhood, and Park City's history. Ms. Guinan stated that their request to move the house was made to be respectful of the historic streetscape. The owners would like to see the home maintained and refurbished even after they have moved away, and they would like to keep the residential scale of the neighboring homes to honor the streetscape.

Ms. Guinan noted that the lot is zoned Recreation Commercial. Per the LMC, the RC Zone was created to allow the development of hotel and convention accommodations in close proximity to major recreation facilities and allow for resort-related transient housing with appropriate supporting commercial and service activities. She noted that most properties in the zone had been converted to condominiums and multi-family housing units. Allowed uses in the zone include duplexes, triplexes, childcare centers, bed and breakfasts, and food trucks.

The site has 103 feet of street frontage and is 83 feet deep, for a total lot size of 9,047 square feet. Ms. Guinan noted that it is the equivalent to just under five standard Old Town lots. She then presented information and photographs of the neighboring condominium and hotel on the west side of the property, the 7,123-square-foot high-capacity rental home to the north, and multi-family housing on the east.

Ms. Guinan stated that one option they considered was to leave the historic home in its existing location and construct a condominium, bed and breakfast, or similar structure. That building could have a maximum footprint of 4,249 square feet, a total potential building square footage of 12,747 square feet, and an allowed building height of 35 feet, which would be similar in size to neighboring condominiums.

The second option was to leave the historic home in its existing location and divide the property into two lots. That option is limited by the maximum allowed lot size for new construction and would create one 3,750-square-foot lot to the north with a building footprint of 1,518 square feet. The Historic Structure would retain a 5,297-square-foot lot. While both options are viable and would be profitable, neither would honor the homeowners' request and the City Code's direction to respect the residential streetscape.

They instead focused on respecting the streetscape and attempting to blend residential and commercial scales. Ms. Guinan noted that the property to the south of the subject property is a single-family home with historic standing, and its southern neighbor is also a single-family home. In the third option, they would break the site down to a residential scale, which they believe is in keeping with its existing state.

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Ms. Guinan next addressed statements made in the planning documents and stated that they understand it is not preferred to move Historic Structures, but asserted that they are only required to meet one of the criteria outlined in LMC § 15-11-13(A)(3), which states:

The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the existing site. Unique conditions shall include:

1. The historical context of the Historic Structure has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Structure and its present setting.

2. The proposed relocation will not diminish the overall physical integrity of the Historic District, or diminish the historical associations used to define the boundaries of the District.

3. The historical integrity and significance of the Historic Structure will not be diminished by relocation.

4. The potential to preserve the Historic Structure will not be enhanced by its relocation.

Ms. Guinan read the Historic Site Form recorded by Dina Blaes for the property, which indicated that much of the physical evidence from the period has been altered and therefore lost, and the alterations rendered the structure ineligible for listing in the National Register of Historic Places. She then presented photographs of the existing structure and noted that pursuant to LMC § 15-15, “historic integrity” is defined as the ability of a site to retain its identity and therefore convey its significance in the history of Park City.

In the Applicant’s opinion, relocation would enhance the ability to interpret the character of the Historic Site and streetscape by bringing the existing residence closer to the other two historic lots to the south, preserving the historic home on a single lot instead of having it swamped by a condominium building or large residential addition. The three historic homes are not in a Historic District, so they do not have the same boundaries as historic district sites. The structure may be rehabilitated in its existing location, but the streetscape has the potential to be enhanced by the move.

Ms. Guinan noted that an opinion was expressed that building four single-family dwellings will maximize the density on the site, but it is their position that the maximum density would be a condominium with minimum setbacks and maximum unit count. Development would reduce the ratio of open space to built structure, but there would be a greater ratio of open space with four residential units than a large condominium building. Ms. Guinan then presented a video of the neighborhood. She concluded by requesting that the Board approve all three items.

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In response to a question raised by Board Member Long, Ms. Guinan clarified that the Historic Structure would meet the current setback requirements.

Board Member Hutchings asked if the property should receive different consideration because it is not in the Historic District. Ms. Guinan stated that the Historic Districts were referenced repeatedly in the Staff Report, and they wanted to be clear that they believe it has different standing. Director Ward clarified that the language is from the section of the City Code the Historic Preservation Board reviews for these types of applications for Significant Sites. The Board must find that four criteria are met, and one of those criteria is that the proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the District. Chair Scott noted that the Board must follow the LMC in their decision-making process.

Board Member Stephens asked for clarification on how many different lot configurations the Applicant was considering. Director Ward clarified that the only question before the Board was whether the structure could be relocated. The Applicant had not applied to subdivide the parcel, and that application would go before the Planning Commission. She noted that, while not in the Historic District, it is a Historic Site and subject to the compatibility requirements outlined in LMC §15-13.

Ms. Guinan provided background on their design process and noted that the concepts included in her presentation were massing diagrams, so they did not include considerations like roof pitch.

In response to a question from Chair Scott, Director Ward clarified that because the Board was prepared to take final action on the removal of the addition, a transitional element would not require its approval because no historic material would be altered. However, the transition element would be required to create separation between the Historic Structure and any new additions.

In response to a question from Board Member Beatlebrox, Ms. Guinan stated that the home is listed as a house outside of a Historic District and is in the RC Zone. Director Ward clarified that the RC Zone includes a subsection for single-family homes for residential infill. It is similar to Daly Avenue, where a number of large condominium structures are adjacent to historic homes. As City Code changed over time, those are now considered noncomplying structures. The subject property is a designated Historic Site within the RC Zone, and it is across the street from the Historic Residential Medium Zone, which allows some larger structures. There is a subsection in the RC Zone that outlines regulations for infill so that it is more compatible, and it includes a maximum building footprint and other restrictions.

In response to a question from Board Member Hutchings, Director Ward clarified that relocation of any Historic Structure is subject to the same criteria, regardless of whether it is in a Historic District or not. Attorney Harrington stated that it matters in regard to their

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findings in Subsection 2. He encouraged the Board to consider if relocation of the structure would diminish the historical integrity of the site as denoted in Item 3. The Applicant had put forth evidence that created an argument as to why the relocation would not impact the site's historical significance, and Staff had put forth contrary evidence.

Chair Scott opened the public hearing.

Nic Schapper gave his zip code as 84098 and stated that the Newlands sold their home on King Road after being unable to do what they wanted with it. That matter took a lot of the Applicant's and Board's time, but they could not resolve the issue and reach a healthy compromise of history and perspective. The new owner is proposing to build a house the size of City Hall. Mr. Schapper referred to LMC § 15-11-13(A)(1) and LMC § 15-11-13(A)(3) and stated his opinion that the assertion that relocation would compromise structural soundness was contradicted by evidence provided in the report, and relocation within the property boundary would adapt the site for contemporary needs while retaining historical significance. Due to the size and nature of neighboring buildings, he did not believe LMC § 15-15-1 applied. He provided examples of Historic Structures that were relocated to allow for development. Mr. Schapper believes the Newlands should be allowed to move the structure. If not, a developer could purchase the property and use their resources to build another large building on the lot. He saw it as an opportunity to restore the Historic Structure and negate future commercial development in the area, which he believed would benefit the residents of Park City.

Diane Newland stated that they have not made any changes to the home. They wish to preserve their home and utilize the rest of the property to its best value. She presented the old and new Historic Site Forms for the property and stated that the old form included statements that were not carried forward to the new form, and neither of the people who completed the reports spoke with her or her husband or looked at the property other than driving by. She believes some of the information is incorrect. Ms. Newland then read sections from the reports.

Ms. Newland noted that only two homes in the area are owner-occupied. The home to the south burned down, and the owner was allowed to replace the original 1,000-square-foot structure with a 3,500-square-foot home that is now a nightly rental. The façade was changed drastically. In response to a question from Board Member Beatlebrox, Ms. Newland stated that the new front porch was added in 2016. She then presented a photo of the former home on 1323 Woodside Drive, which was moved 220 feet across the street to 1353 Park Avenue. Ms. Guinan provided examples of other historic sites that had been subdivided. Ms. Newland added that they previously owned a home at 16 Sampson Avenue, which was located in the middle of six potential lots. They requested to relocate the home and build back into the hillside, but the City denied the request. Her neighbor then purchased the property and bulldozed the house to build a new, larger one. She asked the Board to reconsider allowing her to preserve and relocate her current home.

There were no further public comments. The public hearing was closed.

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Chair Scott stated that the Board infrequently receives applications to move structures, and they typically have a consistent response. Laws and guidelines change because of decisions made in the past. He understood the applicant's position, but the Board needed to be careful not to set a precedent for future applications.

Board Member Beatlebrox referred to the Historic Sites Inventory completed by Dana Blaes and noted that Ms. Blaes had a clear opinion on the property. That raised a concern as to whether the subject property is really a Historic Structure, and she believed a site visit would be required to determine that. Board Member Stephens noted that there is a process for having a home delisted from the Historic Sites Inventory. Director Ward clarified that Historic Site Forms were completed in 2008, and an intensive survey was completed in 2016 to update and evaluate them. Ms. Guinan stated that the information was not carried over from the 2008 form, but there had been no changes to the site at that time. All exterior materials are new, and there is no historical landscaping.

Board Member Grackle stated that, for the Historic Preservation Board's purposes, it is a Historic Structure. He requested that Staff prepare a report on all historic home relocation applications within the last ten years that outlines the issues and resolution for each so the Board can determine if a precedent has already been set. Board Member Holmgren stated that the last home she remembers being approved for relocation was on Park Avenue and was relocated approximately 10 years previously. Board Member Beatlebrox stated that the City moved two cottages by two feet, but 14 feet is a large relocation that would set a precedent. She agreed with Board Member Grackle that the matter should be researched further prior to making a decision.

Ms. Guinan noted that the relocation of 1323 Woodside Avenue was approved in 2017 and expressed the opinion that relocation of any distance should be site-specific, and the subject property is not in a Historic District. Ms. Newland added that they want to move the house so that the lot can be subdivided, and she does not believe it would change the feel of the street or people would even know that the house was moved. The City allowed John Paul DeJoria to build a very large 48-bed staff hotel behind her home despite a large group of citizens who opposed it. At the time, she argued that it would overshadow her historic home below it, but nobody cared. Ms. Newland stated that she had all the records on her home and believed she could succeed in demolishing it if necessary.

Chair Scott expressed his appreciation for Ms. Newland's input and clarified that the matter before the Board involved interpreting the LMC. However, he understood and appreciated her passion.

Board Member Grackle noted that the other property was a Planning Department issue, and the Historic Preservation Board's decision must be based on the current LMC. The report he requested from Staff would be invaluable in determining if the relocation could be allowed.

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Chair Scott stated that it felt like an “either/or” situation regarding moving the property 14 feet, but there could be other options. They were trying to do the best thing for Park City, and precedent is very important. He understands that things happened in the past, but they wanted to prevent similar occurrences from happening again.

Board Member Stephens agreed with Ms. Guinan that the home is unique in that it is in the RC Zone, and the Board should consider it in the context of the massing around it. However, that can be a double-edged sword, because a four-lot subdivision would also lose the historical context in relation to properties to the north and south. He believed the Applicant’s Option 4 would best maintain the historic siting with open space and a transition between the three historic homes and the more built environments. However, the Historic Preservation Board cannot make that stipulation.

Ms. Guinan stated that if they do not move the house, it will still be on a very large parcel. The home to the south is on a similarly sized lot, and they built a very large house behind it. If they do not move the house, the minimum street frontage will still be 61 feet. Board Member Stephens agreed that the house should be moved, but not by 14 feet because that would lend to allowing four lots, not three. He preferred that the property be subdivided into three larger lots, which would allow the opportunity to better blend with the scale of neighboring structures. Because the property is in the RC Zone, he does not believe it would set a precedent for the Historic District, and allowing the home to be moved would give the Historic Structure a better context within the built environment around it. He was also concerned about setting a precedent and asked if the precedence could be limited to historic homes that are outside of the Historic District.

Direct Ward clarified that the LMC has evolved over time, and the current criteria was put in place in 2016. The examples discussed during the meeting all had different backgrounds and were reviewed under different codes. At the Board’s request, Staff could prepare a report on relocations that had been requested since the last update in 2016.

Board Member Stephens stated that he did not need more information on past decisions. He requested more information on how they could keep the Historic Structure intact and put it in a better setting. He does not believe that the development that could arise from not allowing the relocation would be ideal. His preference is to approve relocating the house enough to allow more open space but only allow a three-lot subdivision. Board Member Holmgren agreed. The lot adjustment could allow room for things like fruit trees, and it could be a very beautiful subdivision.

Board Member Grackle asked to review the relevant section of the LMC and expressed a concern that the conversation was moving away from the Code. Board Member Stephens disagreed and clarified that he wanted to determine if there was a way to accomplish the goal within the Code. Their goal is historic preservation, but also how the property relates to those around it. Having a third house on a similarly sized lot to the two

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homes to the north would anchor the properties. If they do not allow the relocation, they may miss that opportunity and end up with large structures that dwarf the Historic Structure. Board Member Grackle asked if Board Member Stephens' position was that the home's historical integrity would not be diminished by relocating it 14 feet. Board Member Stephens stated that 14 feet would diminish the historical significance of the site due to what would happen to the area around the home. To keep the historical integrity, they need more open space around the house relative to the homes to the south.

Ms. Guinan stressed her belief that moving the home would not diminish the historical integrity of the home or the historical associations used to define the boundaries. She believed how far to move the home should be a separate discussion. Board Member Stephens stated that that discussion should be about the square footage of the lot in relation to the two lots to the south.

Chair Scott stated that the spacing along Woodside Avenue was important to consider. However, they could not dictate things like transitions on future subdivided lots. Attorney Harrington clarified that if the Board and Applicant agreed, they could craft specific conditions of approval. Their focus on the integrity of the Historic Structure, as opposed to the long-term Land Use goals for the street, is more appropriate. Determining what is a historically compatible relocation in the context of the criteria they were focused on was probably the best place to start.

It was clarified that the preferred subdivision was the representative concept presented in Applicant's Narrative AO-018 but with a smaller lot size for the Historic Structure. Ms. Guinan noted that the narrative indicated leaving the home in its current location, but she understood that their goal was to keep the lot size to scale with the neighboring residential homes. Board Member Stephens stated that although it was not in the Board's purview if the northernmost lot were larger, that would give the City the chance to correct the mistake that was made in allowing the neighboring home to be built. They now consider streetscapes, and the building would not have been allowed to dwarf the neighboring historic homes. Planner Zollinger clarified that both Historic Structures to the south have an approximate street frontage of 55 feet; 1455 Woodside Avenue is approximately 4,800 square feet, and 1439 is approximately 4,000 square feet.

Board Member Grackle stated that their main goal would be to maintain the streetscape as indicated in the LMC. Board Member Beatlebrox agreed.

In response to a question from Ms. Guinan, it was clarified that the Final Action Letter reflects the request to move the structure 14 feet to the southeast. In response to a follow-up question, Director Ward stated that there was consensus on the first two items, but the matter was publicly noticed for one item and only one application was pending. It would need to be continued to the next meeting, but they could carry forward the two items that the Board has already expressed consensus on and only address the third item in that meeting. Attorney Harrington added that they could prepare a single item for those two matters in case the items need to be separated for the vote.

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Board Member Hutchings asked about the Board's ability to determine what would happen with the two additional lots. Attorney Harrington suggested first allowing the Applicant and Staff to discuss their options prior to the next meeting. The Board could then consider the revised plans and, if necessary, structure a mutually agreed-upon solution. There are different ways to accomplish that goal. Board Member Stephens stated that when the Applicant returns with a proposal to move the house to a different location on the property, that will begin to define the rest of the property. The Board has no say in that aspect, but they will know the constraints put in place by the location of the house. Ms. Guinan stated that their goal was to determine what is possible for the site, and the Board's feedback was very helpful.

Board Member Hutchings stated that he would likely support the three-lot solution, but he would not support a large apartment building being constructed beside the house. Board Member Grackle pointed out that there was no way to guarantee that. Attorney Harrington clarified that if both sides agree, they can craft conditions of approval to prevent that from happening.

MOTION: Board Member Stephens moved to CONTINUE 1455 Woodside Avenue to the March 5, 2025, Historic Preservation Board meeting. Board Member Beatlebrox seconded the motion.

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

It was noted that City Attorney, Mark Harrington, would participate remotely for the remainder of the meeting.

7. WORK SESSION

A. Materials in Historic Districts – The Historic Preservation Board will Conduct a Work Session on Regulations for Residential Construction in the Historic Districts and Discuss Allowed Materials and the Opacity Requirements. PL-25-06407.

Project Planning Manager, Elissa Martin, presented the Staff Report and noted that the discussion was precipitated by requests from community members and design professionals for flexibility in materials for additions and new residences in Historic Districts.

The Historic Preservation Board discussed opacity requirements as far back as 2022, which led to the SWCA Environmental Consultants Opacity Memorandum outlining paint and stain regulations for the Historic Districts. The Board considered conclusions drawn from that memo and discussed the potential for allowing flexibility in materials at several past meetings, most recently on April 3, 2024. A solid consensus was reached that regulations for Historic Structures should not change, but the question remained whether

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the City Code should be updated to allow more flexibility for additions and new residential infill in the Historic Districts.

Planner Martin noted that when considering potential Code updates, it is important to reference the General Plan. The Historic Preservation chapter of the General Plan calls for the annual review of Historic District Regulations to maintain regulatory consistency. The list of goals and objectives for historic preservation includes *Objective 15-B: Maintain the character with compatible infill development and additions*, which articulates how new infill in Historic Districts should complement Historic Structures but be seen as a product of their own time and not duplicate the existing Historic Structures.

Planner Martin reviewed the current regulations. She presented a list of materials currently prohibited for all Historic Structures and new infill and noted that the Historic Preservation Board should think about those materials when considering flexibility in the Historic Districts.

For additions to Historic Structures, current regulations provide key design standards that emphasize that the design shall not contrast starkly with or detract from the Historic Structure or Historic District's character. However, subtle differentiation like painting the addition of a different color from the Historic Structure is encouraged. The Code is silent regarding paint opacity for wood cladding on additions.

For new residential buildings in the Historic Districts, the current Code is more restrictive. New materials should reflect the character of the Historic District. Materials must be compatible in scale, proportion, texture, finish, and color to Historic Structure Materials, and the primary siding material shall appear similar to those on Historic Structures. Materials such as wood are required to have an opaque finish. However, an exception may be considered to allow accessory structures to have rustic, unfinished wood siding. Code already allows for alternative materials, including synthetic materials that meet standards for sustainability and are deemed compatible. Planner Martin noted that it can be challenging to consistently and fairly apply a determination of compatibility.

Planner Martin reviewed input Staff had received from the Historic Preservation Board thus far. The Board reached a consensus that regulations for Historic Structures should not change. At its July 2023 meeting, it also reached a consensus that the City Code should be updated to lift the opacity requirement for new residential infill. During the April 3, 2024 meeting, the scope of the discussion expanded to include potential benefits and risks of also allowing new materials to be used on additions and new residences. There was a general desire to explore the possibility of allowing more flexibility in the use of non-historic materials.

The Planning Department organized a focus group of local design professionals who have experience working in the Historic Districts, which took place on January 24, 2025. Many ideas were brought up that would be discussed in a future work session. In relation to materials, the focus group identified several materials that are commonly used in new

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residential construction and could have potential for compatibility within the Historic Districts. The materials also have other benefits such as being fire resistant or more environmentally friendly. The focus group also suggested the creation of a blue ribbon committee or panel of design professionals to assist in maintaining a list of allowable materials that reflects the most up-to-date information available and best practices.

Planner Martin reported that some design professionals from the focus group were present at the meeting, and she welcomed them to join the discussion when appropriate. She noted that materials samples were also available.

The Historic Preservation Board was asked to consider the following:

- Should the LMC be updated to allow new materials and opacity flexibility for additions and new residential infill in the Historic Districts?
- If they move forward with the update, should they also consider updating sustainability criteria to consider the materials' full life cycle and not just their content?
- Planner Martin also displayed a list of potential research topics that Staff requested the Board's feedback on.

Board Member Grackle stated that he agreed with the Historic Preservation Board's previous determination. Chair Scott confirmed that the Board was still in favor of allowing opacity flexibility for additions and new residential infill in the Historic Districts.

Board Member Stephens asked if additions to Historic Structures and new residential infill could have the same criteria. Planner Martin clarified that additions are required to relate to the existing Historic Structure, whereas new residential structures are not. She believed there was a risk in allowing more flexibility for new construction because it could create more deviation from the historic character of the area, and eventually, the streetscape could be defined differently if non-historic elements were allowed. Board Member Stephens was not convinced there should be a difference. Chair Scott stated that the Design Guidelines still require the building to fit into the neighborhood.

Board Member Stephens noted that there have been many changes to the LMC regarding height restrictions, setbacks, and scale. He believes that different requirements for additions and new construction creates confusion, and the design community should be allowed to push the envelope. More consistency would make it easier for everyone. Planner Martin agreed that it would streamline the process and reduce confusion.

Planner Martin stated that her understanding of what was being conveyed was that the massing, roof form and larger elements are enough to preserve the character of the Historic District, and the materials may be less of a concern. She remarked that part of the previous discussion was in regard to weighing the pros and cons of too much regulation making things more homogenous versus allowing for too much flexibility, which can be difficult to interpret. Board Member Stephens stated that some flexibility would

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prevent everything from looking the same, and it would allow the design community to work with materials and massing.

Board Member Beatlebrox stated that the list of prohibited materials should remain unchanged, especially the prohibition on plastic or vinyl siding. She believed Trex and synthetic stone products should also be prohibited. She liked the idea of removing the opacity requirement because they do not require that Historic Structures have opaque paint. She noted that a member of the public has sent several letters about the matter, and she questioned why Stacy Head has been unable to proceed with her plans.

Board Member Grackle agreed that the list of prohibited materials was appropriate, but the Board should consider the new materials suggested by the focus group. Those materials can be interesting in the way they look, are often more environmentally friendly, and can help the City meet some of its broader goals in terms of taking care of the environment and creating a beautiful community.

Planner Martin noted that there are a variety of ways wood can be treated or finished, like the Shou Sugi Ban style which is almost black or pickled wood that has prominent shades of green. The question is if all the different treatments and finishes are compatible and should be allowed, or if some should be prohibited. They also needed to consider other materials that are not currently allowed and if limitations should be applied to those as well. Staff would need to conduct more research to determine the possible variations of materials, as well as how other communities treat non-historic materials in their historic districts.

Board Member Hutchings agreed with Board Members Stephens and Beatlebrox. He believed there should be flexibility for non-historic structures. Board Member Stephens stated that he believed the standards should be consistent, but they also needed to clarify the process and ensure that the Planning Commission has a clear understanding of how to proceed. He noted that the Historic Preservation Board used to approve paint colors, and the result was that everything was painted beige because people knew it would be approved. Homes were repainted every few years, but some of the new materials will be there for decades and require no maintenance. He agreed with the focus group that perhaps the answer was to create a design committee to review new materials and present them to the Board for discussion.

In response to a question from Board Member Holmgren, it was noted that representatives of Elliott Group and Chimso Onwuegbu were present. Materials samples were available at the meeting, and links to recommended materials were included in the Staff Report. Planner Martin reported that the current Code sets parameters for sustainability that could be updated, and they could also create a comprehensive, consistently updated list of materials. The Planning Department receives three to five samples of different materials each week, and establishing baseline parameters would streamline the review process and help the design community understand the types of materials they could propose.

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Board Member Hutchings stated that they already have a list of materials they do not want, as well as a general criteria of compatibility. He believes it is at Staff's discretion to make the call as to whether a material is appropriate. He would like the guidelines to be as flexible as possible. For example, wood has a wide variety of variables. He does not believe the Shou Sugi Ban should be prohibited in Old Town, but there could be a circumstance or design that is not compatible with that material.

Director Ward reported that there is currently flexibility for additions to Historic Structures. For new infill, the current standard specifies that primary siding material for new structures "shall appear similar to those on Historic Structures," and it references the streetscape or character area. However, that is followed up with, "The most common material on those primary structures was painted horizontal lap siding with a reveal between six to eight inches." They may not want non-wood materials to be limited to the same dimensions as wood siding. If the Board directed Staff to create more flexibility, those sections of the Code would need to be updated.

Board Member Grackle indicated that they needed to decide if they wanted new infill to be similar to additions rather than Historic Structures as currently required. Board Member Holmgren stated that the Planning Department could provide guidance on those issues.

Chair Scott liked the concept of creating a blue ribbon committee to benefit from the expertise of the amazing architects and designers who work in the community and are constantly made aware of new materials. He did not believe it would be reasonable to expect the Planning Department to do that in addition to their current duties. He believes they need guidelines on what they are looking for as well as what they do not want. Compatibility is important, and he did not know if it was reasonable to have that determined by a blue ribbon committee. They need to understand that the Board is looking for some compatibility, but not something that looks generic. They want to push the boundaries, but they also do not want it to stand out and be ugly.

Board Member Stephens stated that they would be proactively getting ahead of the problem. The Planning Department could maintain a library of acceptable materials. If Staff was unsure if a material was acceptable, it could be brought to the Board for further discussion. Board Member Hutchings liked the idea of the Planning Department bringing new materials to the Board for review.

Board Member Stephens restated that he would like to have consistent regulations between additions to Historic Structures and new infill structures. Board Member Holmgren and Chair Scott agreed.

Planner Martin suggested that the Board hear from members of the focus group.

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Chimso Onwuegbu stated that he is a local architect, and he agreed with Board Member Stephens that massing, scale, setbacks, roof pitches, etc. should be what guides compatibility. From his perspective, if everything in town is painted, they will begin to lose sight of what is a Historic Structure versus what is an infill project. He believed they should allow more recyclable materials like metal, which can be recycled and reused over and over, and allowing more variability on additions and new infill would benefit Park City. Regarding opacity, he believes wood is most beautiful when it is stained, and the reasons it was painted in the past no longer exist.

Cole Night and Carla Lehigh of Elliott Work Group were also present. Mr. Night indicated that his team had put together a selection of materials that might be worthy of Board consideration. He remarked that there are some products on the list of prohibited materials that historically had good reason for the prohibition. For example, vinyl siding was generally very low quality and not suitable for the climate. Aluminum siding was also lower quality and prone to denting and paint chipping. However, there are modern composite materials that use aluminum as a structural base but have more of a wood aesthetic. Mr. Night presented a sample board of a wood-look product that is recycled, durable, has a very high-performance rating, and is warrantied to maintain its appearance for 50 years. Chair Scott asked if the material has the same look and feel as a wood product. Mr. Knight confirmed that it looks like wood but is a very durable finish applied to an equally durable structural substrate. It expresses itself as very high-quality wood siding, not as metal siding, but it has all the performance and durability benefits of the underlying metal.

Another example was a 100% recycled PVC product. Mr. Knight commented that in the past no architect would show a preference for plastic, but there are now versions of those materials that are very performative and elegant. He believes it would be worth considering those types of materials on a case-by-case basis, even though they are by default qualified as prohibited from use.

The LMC currently includes what Mr. Knight believes to be a very reasonable clause for materials that may be proposed for additions and new infill construction. The criteria are longevity, energy performance, durability, environmental benefit, and compatibility. On the subject of compatibility, he stated that another clause discusses compatibility of materials and speaks specifically to, “Building materials should be compatible in scale, proportion, texture, finish, and color to materials used on Historic Structures in the Historic Districts.” He believed that clause clearly indicates what determines compatibility.

Mr. Knight noted that fiber cement products are currently allowed by default under the criteria that it is 50% recycled content. He presented a sample of a wood-look concrete siding that contains wood chips and is 100% recycled and noted that it would technically be allowed by default. However, both that material and traditional Hardie Board are not durable in Park City, whereas the sample materials he provided previously are more aesthetically pleasing and well-suited to the climate. He asked the Board to consider that fact in their deliberations.

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Board Member Hutchings stated that the samples Mr. Knight provided were visually appealing and asked if the products had been tested to ensure durability. Mr. Knight stated that they would have to research the different products further, but their understanding of the engineering and construction of the materials is that they should be very durable and performative. The standard literature indicates that the image fade is approximately 5% in the first 50 years. He suggested researching specific materials on a case-by-case basis to ensure that they are in fact appropriate for the climate. Historic materials like adobe would not be suitable for Park City, but there are modern materials that are appropriate for the area, and he believed how a material performs in the climate should be a primary consideration.

Board Member Hutchings stated that the Board would need to determine how these types of products could be allowed and suggested that perhaps the decision could be based on the science behind the material; if the data can confirm that the product will still resemble wood in a certain number of years, it could be allowed.

Mr. Knight noted that the criteria for fiber cement is 50% recycled content, and he believed a requirement should be that synthetic materials are environmentally friendly. He presented a sample of another fiber cement product that he believes matches the requirements for scale, finish, color palette, and durability, and noted that the material is stable even when submerged in water for a period of time. It is also environmentally friendly in that it has a very low embodied energy, which means that it takes very little energy to manufacture. It does not have 50% recycled content, but it is 100% recyclable. That is another material that would be disallowed by the current standard but should be allowed under the criteria for new materials. He approved of the idea of a library of approved materials. Design professionals would appreciate that because it would allow them to provide their clients with a range of materials that are expressly endorsed by the City. If a new product is presented that is worthy of consideration, perhaps the panel that approves the library could be called upon to review and present an opinion on whether it should be added to the library.

Stacy Head stated that she previously served on the New Orleans City Council, where she represented some of its most historic neighborhoods, and she approaches projects in Park City by respecting the historic neighborhoods and trying to work within them. Ms. Head requested that the Board unequivocally instruct the Planning Department on the issue of opacity for wood siding on infill structures. She enjoyed learning about new materials that can be included in the future library of approved materials. However, the matter of opacity requirements has been interpreted differently by different Staff members, and she believes it has led to disparate treatment.

Ms. Head believes the Board has been clear on the opacity issue since it was discussed in June 2023. They were very clear that paint is required on Historic Structures that are being rehabilitated, but they were also very clear that it should not be required on additions and infill. She did not agree with the earlier statement that there was any

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ambiguity on the matter. She understood that the Board was considering two separate issues that relate to each other, but she urged them to make a final decision to either make a decision on opacity, ask Staff to interpret the LMC more leniently to allow stained wood, or quickly move the matter through the legislative process. She reported that her Certificate of Occupancy has been held up until a decision is made because the opacity on one kind of wood was not to the liking of the staff member who inspected it. Chair Scott thanked Ms. Head for her comments and stated that he believed her request was fair.

In response to a question raised by Board Member Stephens, Director Ward stated that currently when there is an addition to a Historic Structure, opacity for the addition is not addressed. Recommendations are provided to indicate that something should be done to distinguish an addition from the Historic Structure, but paint is not regulated. The LMC is much stricter for new infill. It specifies that "materials such as wood that are traditionally painted shall have an opaque finish." An allowance is made for "rustic, unfinished" wood siding for accessory buildings. When projects go through the Historic District Design Review ("HDDR") process, that item is discussed.

Director Ward reported that Staff had a discussion based on the SWCA memo, and language was drafted for the Board's review in December 2023 that removed the opacity requirement. At the time, the Board requested that Staff not move the amendment forward but instead consider materials more holistically. From their discussion at this meeting, she understood that the Board wanted more flexibility. She noted that public notice was not provided for any action at that meeting, and the work session was held to bring forward the design professionals' and community members' thoughts on the issue. Staff needed to know what information the Board required to make an informed decision on the extent of flexibility that could be allowed but is still compatible. Based on their discussions, there are other considerations. One point that she believes would be of value to research is whether a material is fire-resistant because that is not currently addressed in the LMC. Sustainability requirements can be limiting if they are not considering the long-term, cradle-to-grave value of the material. Once they receive the Board's input on those topics, they can then return with a draft recommendation.

Board Member Grackle asked if the question about finishes and treatments still applied if it was the Historic Preservation Board's consensus that opacity is not required. Planner Martin stated that the consensus is to remove the requirement for wood to be painted opaque. She asked if the Board needed more information on the different types of wood finishes, stains, and treatments. Board Member Beatlebrox noted that they reviewed wood samples with a variety of non-opaque finishes at a previous meeting and liked all of them. Director Ward stated that those were stain samples, and Staff understood that there was a consensus on stain.

Director Ward asked if rustic, unfinished wood or different treatments like Shou Sugi Ban would be considered compatible. Board Member Grackle stated that it should automatically be compatible if any lack of opacity is allowed, or if they wanted to restrict

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the types of allowed treatments. Planner Martin stated that research could reveal that there is no need to restrict it, but they should look at what is available and make that determination. Board Member Hutchings asked if there could be a volume criteria. For example, if an entire house were covered in Shou Sugi Ban wood, that could be a problem.

Board Member Stephens stated that the Historic District Commission previously did a design review, but the Commission was disbanded because it did not work for the same reason the Board was struggling with the topic; they are not design professionals. Different variations of similar products can be suitable or not based on the quality of the manufacturing process. He was in favor of setting it up in such a way that they do not have to review every new material and there is a resource for the design community. He is in favor of creating a panel of design professionals and not relying on the Planning Department for that because they are also not experts. Planner Martin agreed that the next step should be to gauge the design community's interest in creating that panel.

Board Member Grackle asked if the blue ribbon committee would be set up similar to the Artist Selection Committee and include Historic Preservation Board members as well as Planning Department staff and members of the design community, or if it would just be comprised of architects and designers. Planner Martin stated that that would need to be researched and discussed.

Chair Scott agreed with Board Member Stephens that the City should not prevent the design community from using new materials. His only concern was that sometimes product warranties do not reflect the conditions those products will experience in Park City. The siding material that is guaranteed for 50 years or new types of wood treatments may look awful in a few years. They needed to consider the longevity of materials, but he did not want to get in the way of the process. He appreciated Mr. Knight's example of rethinking how fiberboard materials are produced and disposed of and bringing alternative materials to the table.

Board Member Stephens stated that he hoped they could come up with regulations that make the process simpler for the Planning Department and design community. He believes they should address the opacity issue and have consistency between additions and new infill, and the research topics should be addressed by the new committee as they have more experience and can answer those questions. Board Member Hutchings agreed but stated that the Board had an obligation to protect the integrity of the Historic Districts by providing review criteria. He believed the Board was open to new products as long as they stand the tests of time and environment. Board Member Stephens agreed and noted that having members of the Historic Preservation Board, Planning Department, and design community on the committee could ensure that all voices are heard.

Planner Martin thanked the Board for their feedback. She understood that the main takeaway was that the blue ribbon committee idea should be pursued, and their next step

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would be to explore how to set that committee up and create a list of criteria for approved materials.

Chair Scott expressed the hope that including outside interests in the solution will help ease any conflict between design professionals and the Planning Department.

B. Thaynes Hoist House – The Applicant will Provide an Update on the Thaynes Hoist House Roof Removal and Proposed Next Steps for Rehabilitation. PL-24-06188.

Brian Buck, Project Manager for Friends of Ski Mountain Mining History, provided a progress report on the project, including progress photographs. He indicated that the record snow of 2022/2023 changed their plans for how they were going to preserve the Thaynes site when over 12 feet of snow crushed the building. In Spring 2023, they discovered that the entire roof structure and all walls from the shaft to the west side of the building had fallen in, and the roof had either entirely collapsed or was severely damaged. When they last appeared before the Historic Preservation Board, their goal was to do a forensic engineering evaluation to determine what could realistically be saved. However, it was too dangerous to enter the building. The Board then approved a phased approach where they could complete a Material Deconstruction of the collapsed roof.

Mr. Buck reviewed photographs of the severe damage to the building connecting the Hoist House and shaft, which was caused by the roof collapse. He reported that the Friends of Ski Mountain Mining History would be bringing forth a proposal to erect a roof extension coming out from the west side of the shaft, in the previous location of the connecting roof, to protect the area from weather and provide security. They would also propose removal of the walls and roof structure in the area where the roll-up garage door was previously located, then rebuild that façade. He presented a photograph of the site taken in the 1960s when the Thaynes Shaft was used as a ski lift and noted that people exited through the garage door. There is an affinity for the door, and they want to honor that affinity by rebuilding the façade. He clarified that although the façade will be rebuilt, the building it was connected to will be removed. The shed to the left of the garage door and the Shaft will be repaired and stabilized.

In response to a question, Mr. Buck clarified that they proposed to remove the broken building behind the façade but leave the foundation walls and floors so the collapsed building could potentially be restored in the future. He noted that three structures to the east of the shaft were destroyed by snow.

Prior to the roof collapse, they had planned to begin asbestos abatement work in the Hoist House in the summer of 2023 to remove the asbestos-insulated pipes and flooring. However, the roof collapse prevented the contractor from starting the work. Their objectives in removing the roof were to allow for the safe removal of the asbestos, as well as an engineering evaluation of the remaining walls to determine how to save the Hoist House and ensure public safety.

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Mr. Buck presented a 1937 photograph of the site that included the headframe and Hoist House and noted that at the time there was no connecting building between the Hoist House and shaft. Their objective is to restore the site to a semblance of its 1937 state.

The friends of Ski Mountain Mining History presented this information to the Historic Preservation Board in August 2024, and at the time the Board approved a Material Deconstruction to remove the collapsed roof from the Hoist House and shaft. They were able to obtain funding from the City and resort to pay for the work, and it began that month. The roof was disassembled piece by piece, and the materials are currently stored onsite, behind the building. Once the collapsed roof was removed, the asbestos abatement contractor was able to successfully complete that project.

The structural engineer then evaluated the walls, and his findings were detailed in the Engineer's Report dated October 10, 2024. He determined that the walls are basically sound, and the steel columns will support a new roof. The walls need to be strengthened to meet the current Code, but it is the engineer's opinion that the Hoist House can be saved, and its reconstruction is feasible. The engineer's second finding was that the connecting building between the Hoist House and Shaft is compromised. The foundation walls were compromised, and the walls themselves collapsed. It was his opinion that that portion of the overall structure could not be salvaged for reconstruction.

Mr. Buck presented a current photograph of the Hoist House. The roof has been removed, but the walls are erect. They intend to repair the damage to the walls and design a roof that can be placed on top of them. He then provided updates to the approved Project Plan.

- Remove broken roof from Hoist House and shaft Room, saving the metal debris onsite — Completed in August 2024.
- Plug shaft and stabilize subsurface damage — Planned for Summer or fall of 2025.
- Stabilize the remaining walls — Completed in September 2024.
- Finish the planned asbestos abatement in the Hoist House — Completed in September 2024.
- Conduct engineering evaluation and determine how to save the House, garage façade, and front of Shaft Tower — Completed in October 2024.
- Report results to the Historic Preservation Board — A progress report was submitted in January 2025.
- Prepare conceptual designs and cost estimates to support fundraising for the Hoist House, garage door façade, and front of Shaft Tower — Anticipated completion in late February 2025.
- Prepare designs for permitting and construction — Planned by December 2025.
- Cleanup of the remaining collapsed structures — Planned for Summer 2025 as soon as funding is obtained.
- Prepare and submit all components of HDDR package — Planned for February 2026.

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- Construct repairs of Hoist House, garage door façade, and Shaft Tower assuming prior cleanup is complete — Planned for 2026.
- Install a security system in and around the completed Hoist House — Planned for 2026.

Mr. Buck reported that the engineer was in the process of determining the most effective way to stabilize the walls of the Hoist House and build a roof on top of them so that it is stable and will mimic the original 1937 appearance of the structure. He thanked the Historic Preservation Board for their continued support for the project.

8. ADJOURN

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

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

The Historic Preservation Board Meeting adjourned at approximately 8:55 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

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HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1455 Woodside Avenue *AKA:* 1453 Woodside Avenue

City, County: Park City, Summit County, Utah *Tax Number:* SA-226

Current Owner Name: Diane Durham *Parent Parcel(s):*

Current Owner Address: PO Box 1946, Park City, UT 84060-1946

Legal Description (include acreage): 0.22 acres; S 9T 2S R 4E BEG AT A PT 1398 FT E OF THE SW COR OF SEC 9 T2S R4E, SLBM; TH DUE W 65 FT; TH N 34]30' W 80 FT; TH N 55]30' W 183 FT; TH S 34*30'E 11 FT; TH S 55*30' W 130 FT TO PLACE OF BEG EXCEPTING THEREFROM A STRIP OF LAND 14 FT WIDE OFF THE N'LY SIDE OF SD TRACT ALSO EXCEPTING THEREFORM BEG 1398 FT E OF THE SW COR OF SEC 9 T2S R4E, SLBM; & RUN TH W 65 FT; TH N 34]30' W 73 FT M/L TO AN EXISTING FENCE LINE; TH N 55]30' E 100 FT; TH S 31]56' E 104.24 FT; TH S 55]33' W 38.46 FT TO PT OF BEG.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: "L" Cottage (crosswing)/Vernacular No. Stories: 1

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation *Date:* November, 08

PENDING APPROVAL

Number of associated outbuildings and/or structures: ☑ accessory building(s), # __1__; ☐ structure(s), # _____.

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

Site: Dry-stacked stone wall runs along frontage.

Foundation: Tax cards indicate no foundation.

Walls: Aluminum/Vinyl siding

Roof: Asphalt shingles

Windows: Aluminum replacement windows

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This one-story frame "L" cottage has been significantly altered. The walls are clad in aluminum siding, but as indicated in the tax cards, the house was clad in siding in 1949 and asbestos shingles in 1958 and 1968. When the current aluminum/vinyl siding was applied is not clear. The 1949 building card also indicates that the rear addition was constructed in 1952, that the wooden porch deck had been replaced with a concrete slab. Also, the 1949 card has a note that a basement entrance with concrete stairs was added to the north side of the house. The roof form is intact, as is the dropped hipped roof porch inset into the L at the front of the house. The openings on the primary façade are not original and include a large aluminum side slider type window in the gable end and a large horizontal-paned WWII era window under the porch. The changes are significant and diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Flat lot, deep setback from street, minimal vegetation. The 1958 tax card includes a note dated 12-9-1968 that describes the concrete block garage. On the 1968 tax card, the garage is shown as having been constructed in 1965.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

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

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1904

PENDING APPROVAL

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.[1]

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

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

6 PHOTOS

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

Photo No. 1: East elevation. Camera facing west, 2006.

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

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

PENDING APPROVAL

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

NEW APPRAISAL BASE

SERIAL NO. X481

RE-APPRAISAL CARD

Owner's Name

Owner's Address

Location

Kind of Building Res Street No. 1455 Woodside Ave

Schedule 1 Class 3 Base Factor

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		633	$	$ 1384
	x x			$	$
	x x			$	$

No. of Rooms 4 + Bath Condition Good

Description of Building	Add	Deduct	
124' @ 100 Foundation—Stone Conc. None ✓		124	
Ext. Walls Siding			
Insulated—Floors — Walls — Clgs. —			
Roof—Type Gable Mat. R. Shgle			
Dormers—Small — Med. Lg.			
Bays—Small — Med. Lg.			
Porches—Front 76# @ .70	53		
Rear — @ —			
Basm't—Cellar—~~¼ ⅓ ½ ¾ full-floor~~ —		40	
Basement Apts.—Rooms Fin. —			
Attic—Rooms Fin. — Unfin. —			
Plumbing—Class 1 Tub — Trays 1			
Basin — Sink 1 Toilet 1			
Urls. — Ftns. — Shr. —			
Dishwasher — Garbage Disp. —	245		
Heat—Stove ✓ H. A. — Steam — S. — Blr. —			
Oil — Gas — Coal ✓			
Air Conditioned — Incinerators —			
Finish—Hd. Wd. — Fir ✓ Floors—Hd. Wd. — Fir ✓ Conc. —			
Cabinets 1 Mantels —	40		
Tile—Walls — Floors —			
Lighting—Lamp — Drops ✓ Fix. —			
Lumber & Wallbd lined		112 Fld.	
Totel Additions and Deductions	338	276	1384
Net Additions or Deductions	-276		$ + 62

Ave Age 45 Yrs. by (Est. / Owner / Tenant / Neighbors / Records ✓)

REPRODUCTION VALUE $ 1446

Depreciation 58/42 % $

Reproduction Val. Minus Dep. $ 607

Remodeled	Est. Cost	Remodeling Inc. %	$
Garage—S 8—C			$
Cars	Walls		$
Roof	Size x Age		$
Floor	Cost	Depreciated Value Garage	$

Remarks Ave. 37 years
Ave 1941

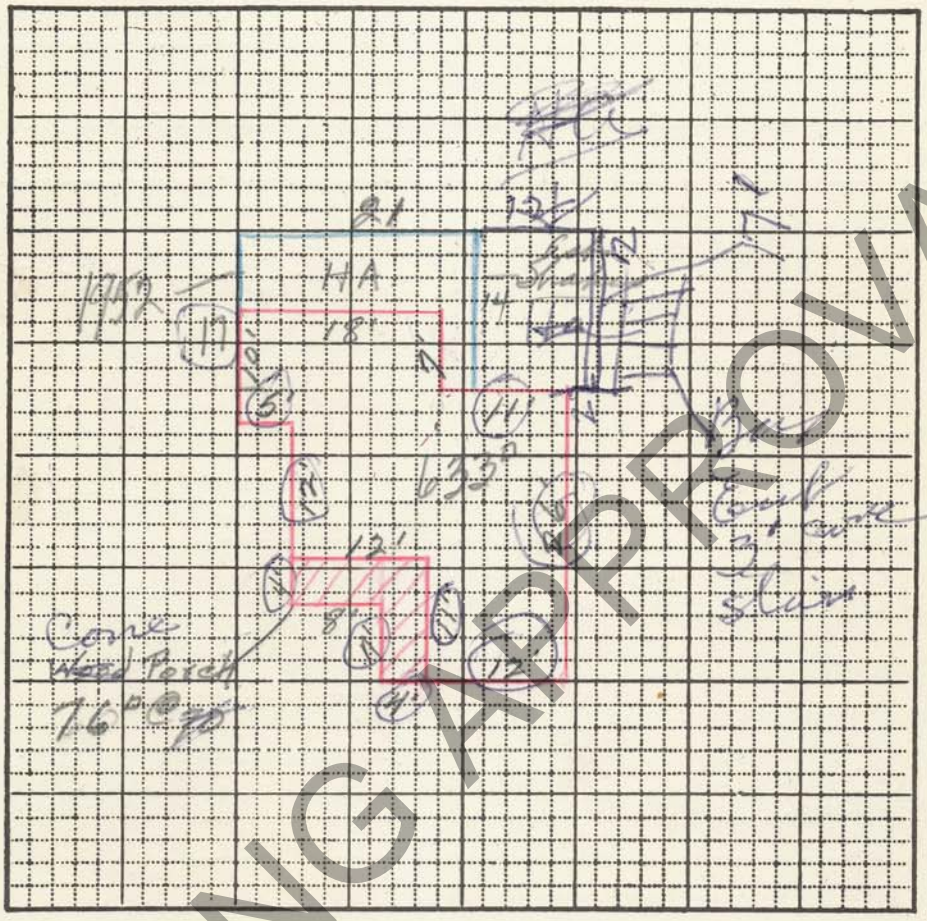
Total $ 607

Obsolesence % $

Total Building Value $

Appraised 9/30/49 194 By C.T.W.

PENDING APPROVAL



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74
State of Utah—State Tax Commission

PENDING APPROVAL

Serial No. SA 226

Location SEC 9-25-4E

Kind of Bldg. RES St. No. 1455 Woodside Ave.

Class 3 Type 1 2 3 4. Cost $ 1346 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		801		$ 1346
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone — Conc. — None ✓	
Ext. Walls Siding + Asb. Shakes.	
Insulation—Floors — Walls — Clgs. —	
Roof Type Gable Mtl. CI	
Dormers—Small — Med. — Large —	
Bays — Small — Med. — Large —	250
Porches—Front 76 @ 25	95
Rear — @	
Porch — @	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @	
Planters — @	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full — Floor —	
Bsmt. Apt. — Rooms Fin. — Unfin. —	
Attic Rooms Fin. — Unfin.	
Plumbing: Class — Tub — Trays —	
Basin — Sink — Toilet 1	410
Wtr. Sftr. — Shr. St. — O.T. —	
Dishwasher — Garbage Disp. —	
Built-in-Appliances	
Heat—Stove — H.A. — Steam — Stkr. — Blr. ✓	220
Oil ✓ Gas — Coal — Pipeless — Radiant —	
Air Cond.	
Finish— Fir — Hd. Wd.	
Floor— Fir ✓ Hd. Wd. — Other	
Cabinets 1 Mantels —	
Tile — Walls — Wainscot — Floors	
Storm Sash— Wood D. — S. —; Metal D. 1 S.	30
Total Additions	755

Year Built —	Avg. Age 54	Current Value	$ 2101
Ave Age 1949-45		Commission Adj. %	
Inf. by {Owner - Tenant / Neighbor - Record - Est.}		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 33 %	
Remodel Year — Est. Cost —		Current Value Minus Depr.	$ 693

Garage — Class 3 Depr. 2% 3% Carport — Factor —

Cars 2 Floor C Walls C Blk Roof Pot Doors 2

Size 14 x 24 Age 3 Cost — x — %

Other

12/9/68

Total Building Value $

Appraised 4-28-1958 By 1302

PENDING APPROVAL

SA-226 Serial Number

1 OF 1 Card Number

Owners Name Russell M. Horan

Location Park City, Utah

Kind of Bldg. Res St. No. 1455 Woodside

Class B Type 1 2 3 4 Cost $ 42.49 sq x 102.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	981		$ 4355	$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. Work Sills		
Ext. Walls Std and Tgb. Shake		
Roof Type Gab Mtl. Pat Shgle		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front 76 @ 250	190	
Rear @		
Porch Basement Ent 8' @ 250	20	
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor		
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing: Class 2 Tub. 1 Trays		
Plumbing: Basin 1 Sink 1 Toilet 1	650	
Plumbing: Wtr. Sftr. Shr. St. O.T.		
Plumbing: Dishwasher Garbage Disp.		
Heat—Stove H.A. FA ✓ HW Stkr Elec.	380	
Oil Gas ✓ Coal Pipeless Radiant	~~417~~	
Air Cond. — Full Zone		
Finish—Fir. Hd. Wd. Panel		
Floor—Fir. Hd. Wd Other		
Cabinets Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. 1 S.	30	
Awnings — Metal Fiberglass		
Total Additions	1270	
Year Built 1904 Avg. 1 1904 Replacement Cost	5425	
Age 2. Obsolescence		
Inf. by Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value		
Conv. Factor	x.47	
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side Garage	1790	
Total Building Value	$ 1328	

Appraised ① 12/9/ 1968 By Eg W. 1328

Appraised ② 19 By JAN 7 1969

PENDING APPROVAL

RECORD OF ASSESSMENT OF IMPROVEMENTS

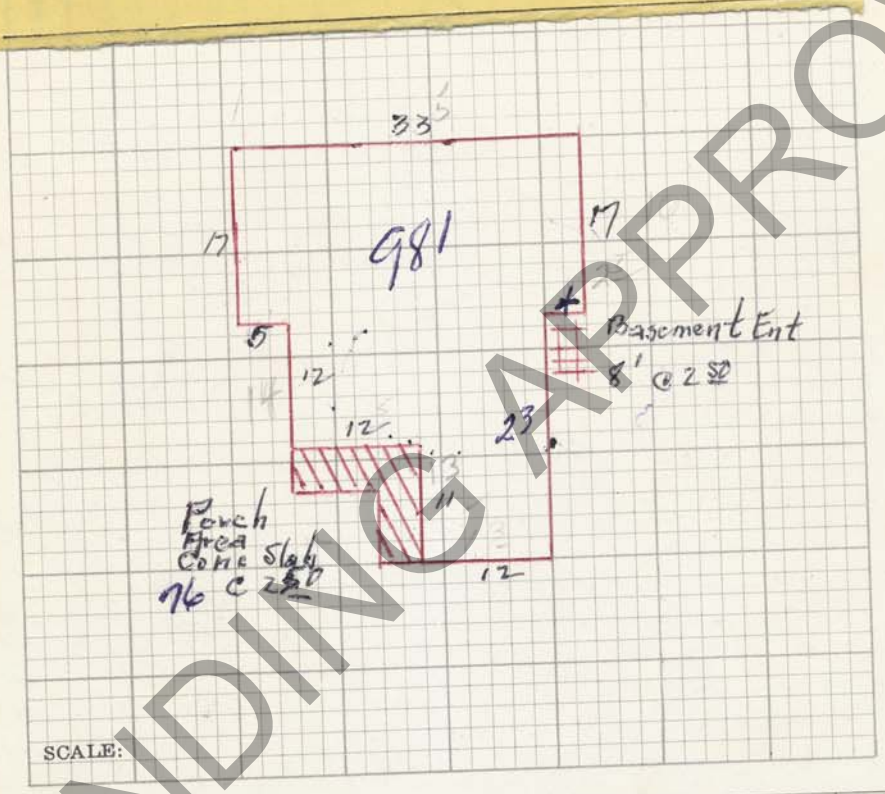
SUMMIT COUNTY SERIAL NO. SA 22648

OWNER'S NAME Russell M Horan MCAFEE CLARENCE SAMUEL

OWNER'S ADDRESS PARK CITY

LOCATION #1455, WOODSIDE AVE

SEC. 9, 2S, 4E.



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 3 Depr (2%) 3%

Cars 2 Floor Conc Walls Conc Block Roof Pol. Shgl Doors 2

Size 24 x 24 Age 1965 Cost 1904 x ~~47%~~ 19 4

1940 Base Cost x 94 % Depr. Total 1790

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION

PENDING APPROVAL



PENDING APPROVAL


PENDING APPROVAL



SE-APPRAISAL


PENDING APPROVAL

1475 Park Avenue
Park City
UT 84060

2nd February 2025

To Whom It May Concern

I am writing in support of Mr and Mrs Newland.

I have lived on the Woodside Avenue side of our property for nearly 20 years. There have been changes here but none, including the proposed development will spoil the aesthetic of our road.

The adjoining property one of the remaining three on this section, between 14th and 15th, was granted permission to extend. It actually no longer resembles the original building as the owner was permitted to build a much larger porch than the original and change the roof line.

Mr and Mrs Newland by contrast are not seeking to change the frontage of their home. The proposal is to keep it exactly as it looks now from the front. They simply propose to move it a few feet to one side. This will enable them to make the most of their large garden, which only contains a modern double garage.

Although we are in the Old Town our area generally lacks the charm of the buildings higher up. We are mainly condos with just three small single family homes, including the property in question. I cannot see how developing their garden can do anything other than improve our street and it may even enhance it with carefully designed properties. Nor will it restrict our view as we look out into a solid wall behind Edelweiss nor will it impede our view up the road towards Deer valley. As for any other direction there are already buildings in the way.

Please reconsider your refusal of this application.

Yours faithfully

Margaret Smith
President Bonanza Flats HOA

PENDING APPROVAL

Historic Preservation Board
Staff Report

Subject: **615 Woodside Avenue**
Application: **PL-25-06428**
Author: **Lillian Zollinger, Planner III**
Date: **March 5, 2025**
Type of Item: **Modification to Material Deconstruction**

Recommendation

(I) Review the proposed Material Deconstruction modification for 615 Woodside Avenue, a Significant Historic Site, to widen two existing window openings in the Historic Structure, (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.[1]

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 modifications to the November 6, 2024 Historic Preservation Board (HPB) Material Deconstruction approval for 615 Woodside Avenue, a Significant Historic Site on Park City's Historic Sites Inventory (Staff Report; Minutes).

[1] LMC § 15-11-12.5

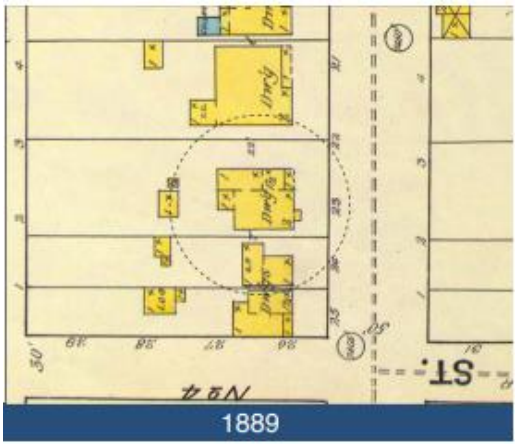
Background

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).[2] 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

[2] 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.



615 Woodside Avenue rendering provided by the Applicant.

Analysis

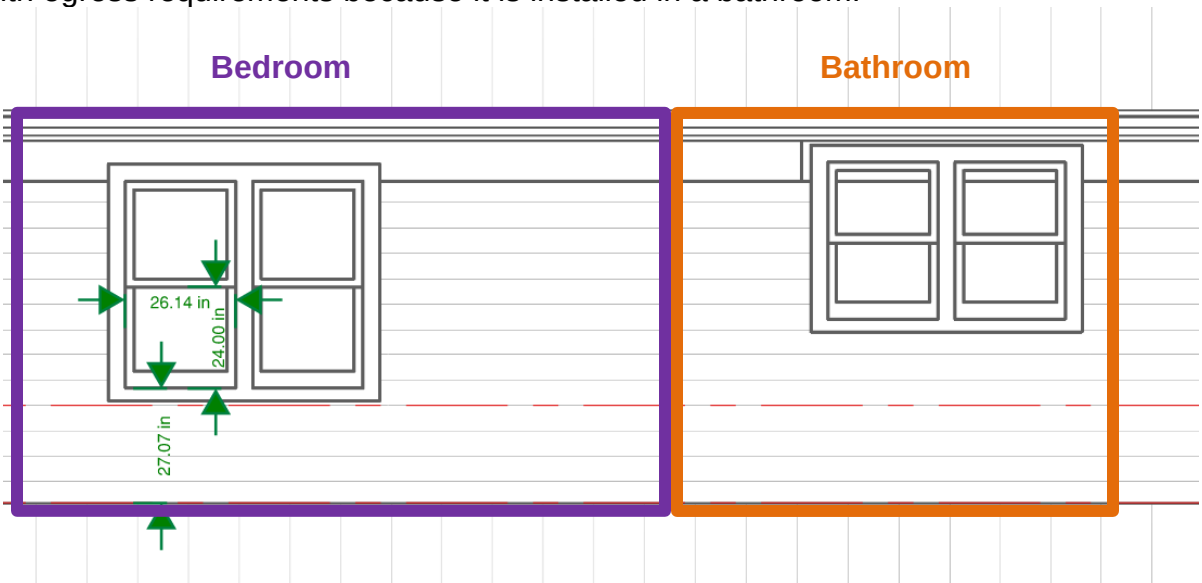
(I) The Applicant requests approval to increase existing window openings in the Historic Structure.

The HPB 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 proposes interior layout changes to create a third bedroom and to meet emergency egress requirements.

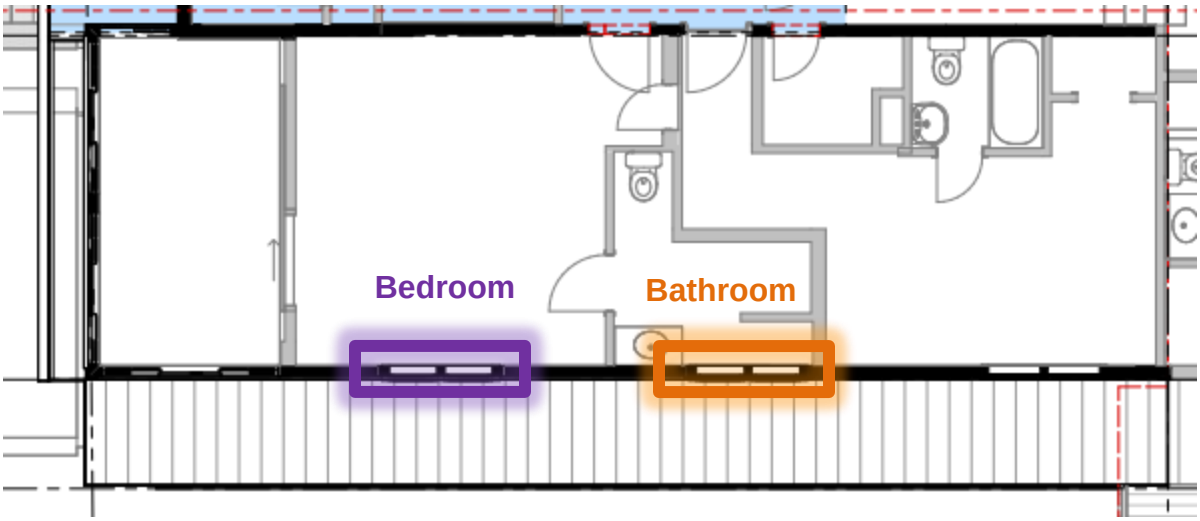
According to the Building Department, in order to meet emergency egress and rescue requirements outlined in the International Building Code, bedroom egress windows must have a minimum of 5.7 square feet openable area with a minimum width of 20 inches and a minimum height of 24 inches. The clear opening may not be greater than 44 inches above the floor.

The window on the left (highlighted in purple) currently does not comply with egress bedroom space opening requirements (4.3 square feet opening, 1.4 square feet short). The window to the right (highlighted in orange) does not currently require compliance with egress requirements because it is installed in a bathroom.

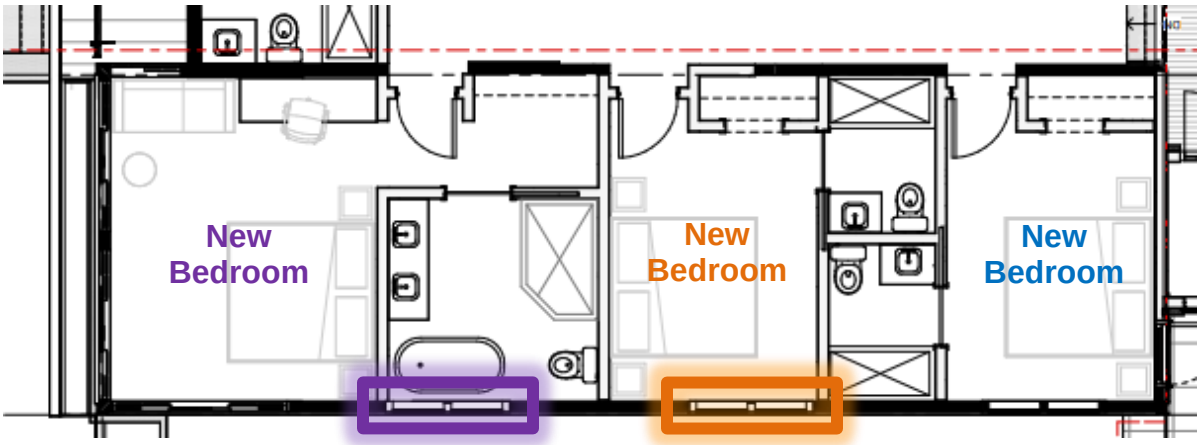


Existing north elevation plan, showing the Historic Structure in its non-complying configuration today.

The Applicant proposes interior layout changes and transforming the bathroom into a bedroom, which requires emergency egress.

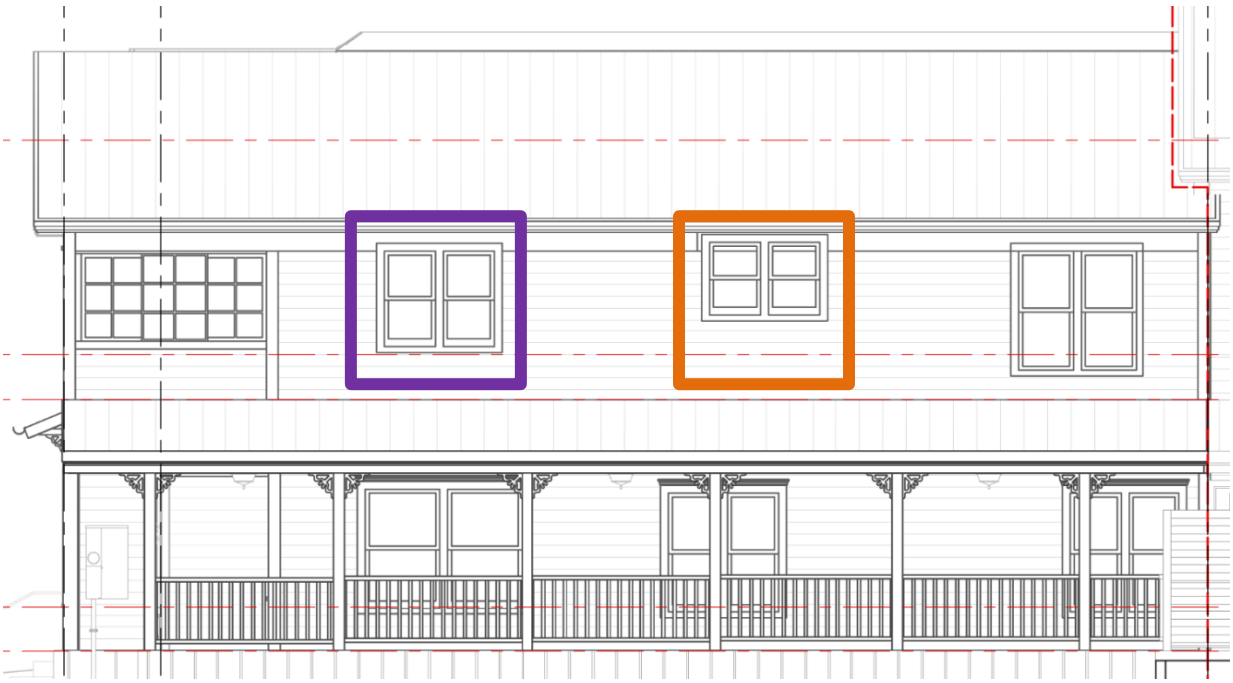


Existing plans showing the layout of the Historic Structure currently.

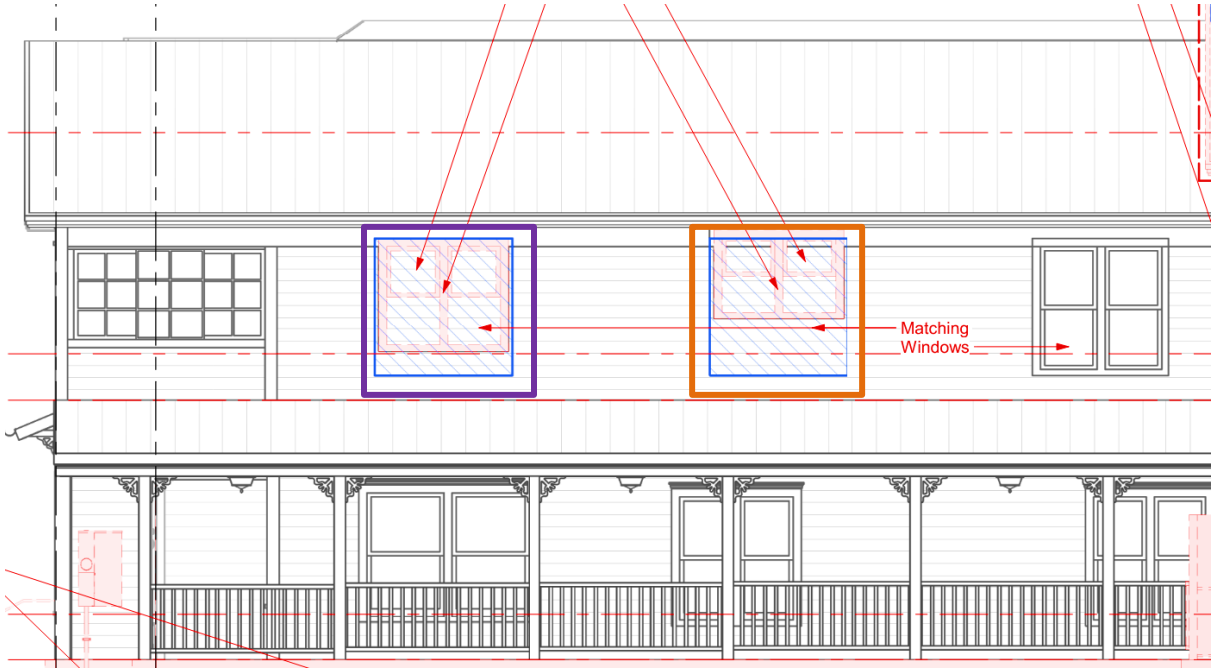


Proposed interior site plan, showing the new proposed layout of the Historic Structure.

The Applicant notes that the windows (highlighted in purple and orange) on the north side of the Historic Structure must be changed to comply with building code requirements for egress.



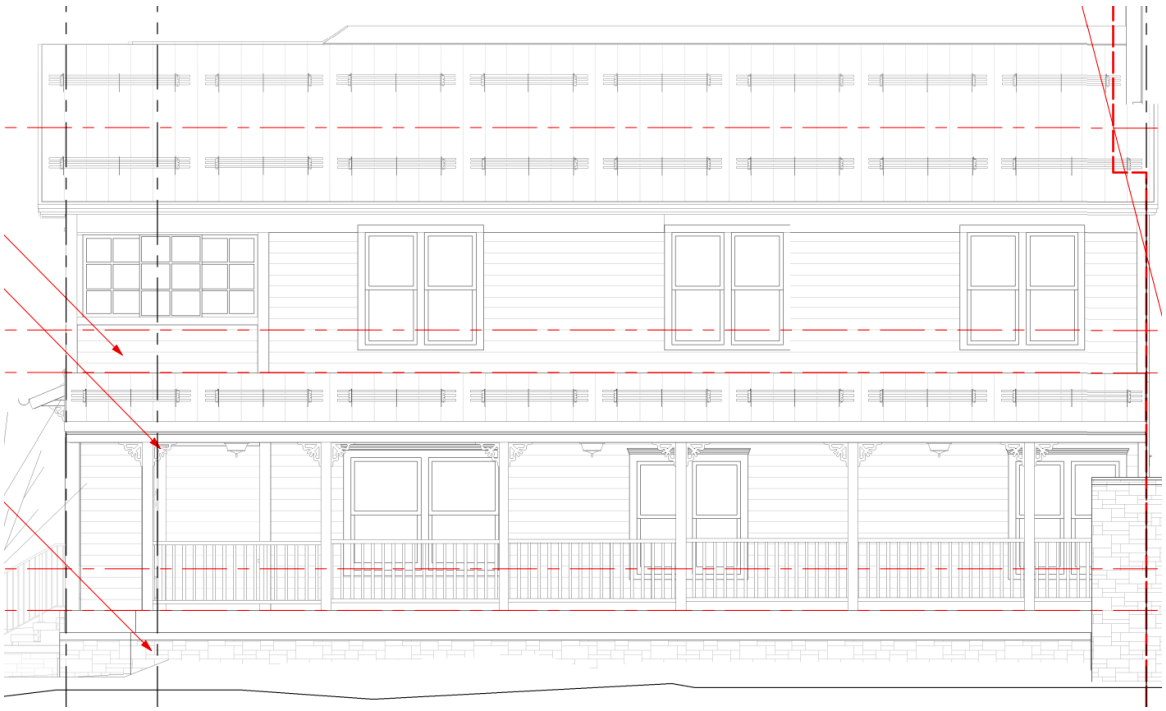
Existing north elevation plan, showing the Historic Structure as viewed today.



Proposed north elevation plan, showing the Historic Structure with larger window openings outlined in blue.

LMC § 15-13-2(B)(2)(a)(8) states Applicants should "[a]void interior changes that affect the exterior appearance of primary and secondary facades . . ." LMC § 15-13-2(B)(2)(d)(1) states Applicants should maintain and preserve historic window openings, windows, window surrounds, and decorative window features. However, LMC § 15-13-2(B)(2)(d)(11) provides some flexibility and states, "[i]t is generally inappropriate to

modify windows **on the primary façade** to accommodate interior changes."



Proposed exterior site plan, showing the new proposed windows on the north side of the Historic Structure.

The Applicant proposes window modifications to a secondary façade to match the existing compliant egress window to the right in the above image.

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 February 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 19, 2025. The *Park Record* published notice on February 19, 2025.[3]

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 modification in whole or in part;
- The Historic Preservation Board may deny the Material Deconstruction modification in whole or in part; or

[3] LMC § 15-1-21

- The Historic Preservation Board may request additional information and continue the discussion to April 2, 2025.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans

Planning Department

March 5, 2025

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

CC: Grand Love Shack, LLC

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	615 Woodside Avenue
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction
Project Number:	PL-25-06428
Action:	APPROVED WITH CONDITIONS
Date of Final Action:	March 5, 2025
Project Summary:	The Applicant proposes to widen two existing window openings on a secondary façade of the Significant Historic Structure.

Action Taken

On March 5, 2025, the Historic Preservation Board conducted a public hearing and approved the modified Material Deconstruction 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.

DRAFT

3. The Historic Preservation Board approved the Lifting and Material Deconstruction of 615 Woodside on November 6, 2024, to accommodate foundation upgrades, a basement addition, and rehabilitation of the Significant Historic Structure.
4. The Applicant proposes a modification to the Material Deconstruction Final Action Letter.
5. The Applicant proposes enlarging two existing windows to meet egress requirements in dimensions reflective of an existing third window on the secondary (northern) façade.
    a. The Applicant proposes installing a code-compliant egress window on a secondary (northern) façade for an existing bedroom.
    b. The Applicant proposes converting a bathroom to a new bedroom, requiring a code-compliant egress window on a secondary (northern) façade.
6. The Land Management Code discourages interior changes that affect the exterior appearance of primary and secondary facades (LMC Section 15-13-2(B)(2)(a)(8)). LMC Section 15-13-2(B)(2)(d)(1) states Applicants should maintain and preserve historic window openings, windows, window surrounds, and decorative window features. However, LMC Section 15-13-2(B)(2)(d)(11) provides some flexibility and states it is generally inappropriate to modify windows on the primary façade to accommodate interior changes.
7. The Applicant's proposed modifications to windows are limited to the secondary (northern) façade.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction*.
2. The proposal, as conditioned, complies with LMC § 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board March 5, 2025 approval. 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.

DRAFT

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 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.
5. The windows approved to be expanded shall not exceed the minimum requirements for egress as outlined in the International Building Code.
6. The Applicant shall update the Historic Preservation Plan to reflect the modification approved. New windows installed on the Historic Structure shall be made of wood.

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

Sincerely,

_____

Randy Scott, Historic Preservation Board Chair

CC: Lillian Zollinger, Project Planner

DRAFT

Jean & Travis Ault

Grand Love Shack

615 Woodside
Park City, UT 84060

HDDR Documents

2025.01.23

EWG Project # 2022.091



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elliottworkgroup.com

ELLIOTT WORKGROUP

HDDR Documents

2025.01.23

Jean & Travis Ault

Grand Love Shack

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Park City, UT 84060

HDDR Documents

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SHEET TITLE

Cover Sheet

HDDR 00.0

PROJECT CONTACT INFORMATION

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

SERVICE CONTACTS

Rocky Mountain Power
201 South Main St, Suite 2300
Salt Lake City, UT 84111
(866) 870.3419

Old Town Post Office
450 Main St
Park City, Ut
(800) 275.8777

Comcast Service Center
1890 Bonanza Dr, Suite 101
Park City, UT 84098
(435) 649.4020

Questar Gas
P.O. Box 45360
Salt Lake City, UT 84145
(800) 323.5517

Park City Fire District
730 W Bitner Road
Park City, UT 84098
(435) 940-2500

Snyderville Basin Water Reclamation District
2800 Homestead Rd
Park City,UT84098
(435)649-7993

Park City Municipal Corp
445 Marsac Avenue
Park City, UT 84060
(435) 658.9471

Summit County
60 N. Main Street
Coalville, UT 84017
(435) 336.3200

Park City School District
2700 Kearns Blvd.
Park City, UT 84060
(435) 645.5600

Qwest Phone Company
Salt Lake City, UT
(800) 922.7387

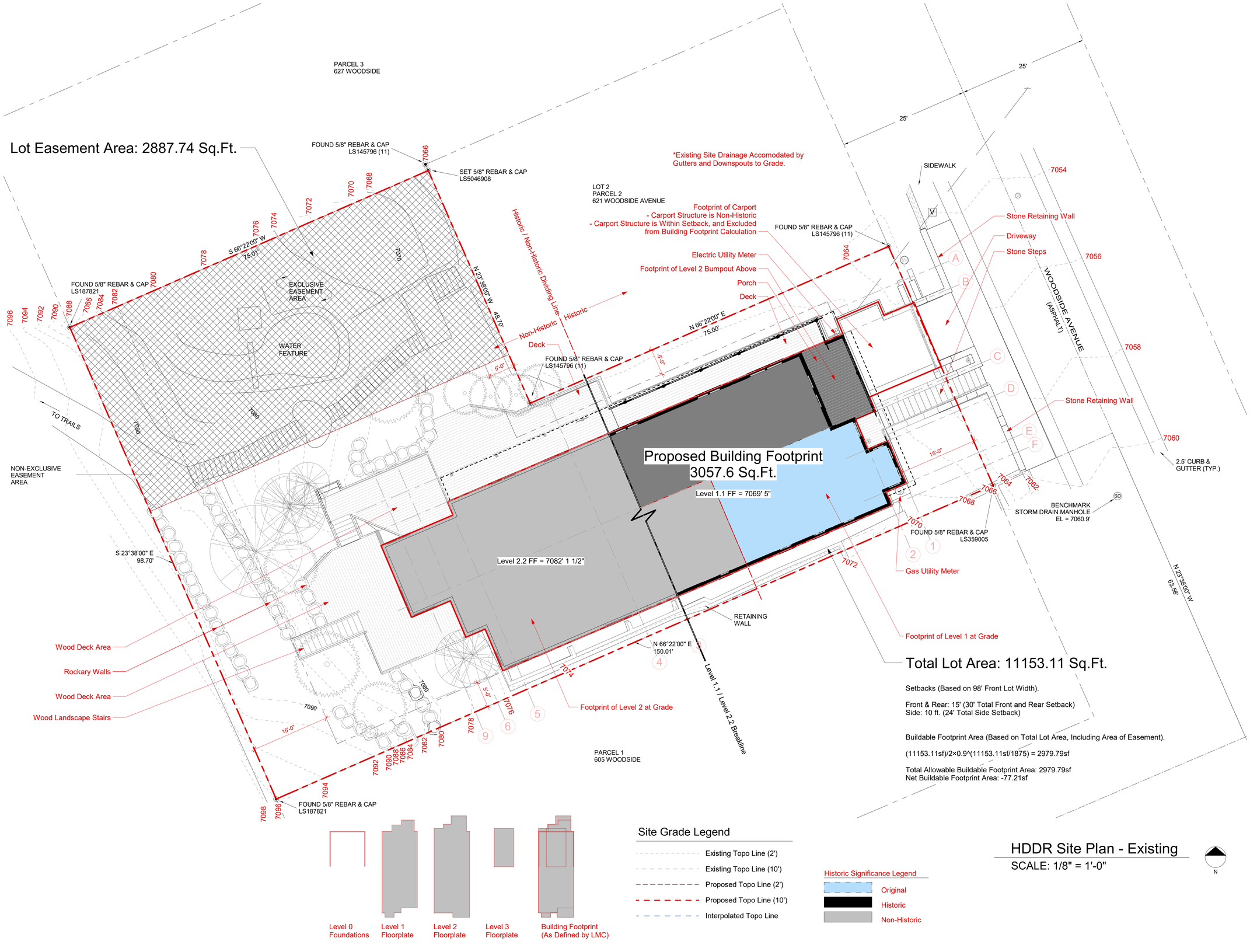
Century Link
4160 Atkinson Road
Park City, UT 84098
(435) 645.5600

Utah Division of Water Quality
288 North 1460 West
Salt Lake City, UT 84116
(801) 536.4300

Drawing Index HDDR

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HDDR 00.2	Site Plan - Demolition
HDDR 00.3	Site Plan - Proposed
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HDDR 00.5	Roof Over Topography - Proposed
HDDR 00.A	Photographs - Existing
HDDR 00.B	Renderings - Proposed
HDDR 00.C	Renderings - Existing & Proposed
HDDR 1.10	Floor Plan - L0 - Existing
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HDDR 1.14	Floor Plan - Roof - Existing
HDDR 1.21	Elevations - East & West - Existing
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HDDR 2.10	Floor Plan - L0 - Demolition
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HDDR 2.21	Elevations - East & West - Demolition
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HDDR 3.22	Elevations - North - Proposed
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HDDR 3.31	Section - East/West - Proposed
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HDDR 4.0	3D Isometrics

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Jean & Travis Ault

Grand Love Shack

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Park City, UT 84060

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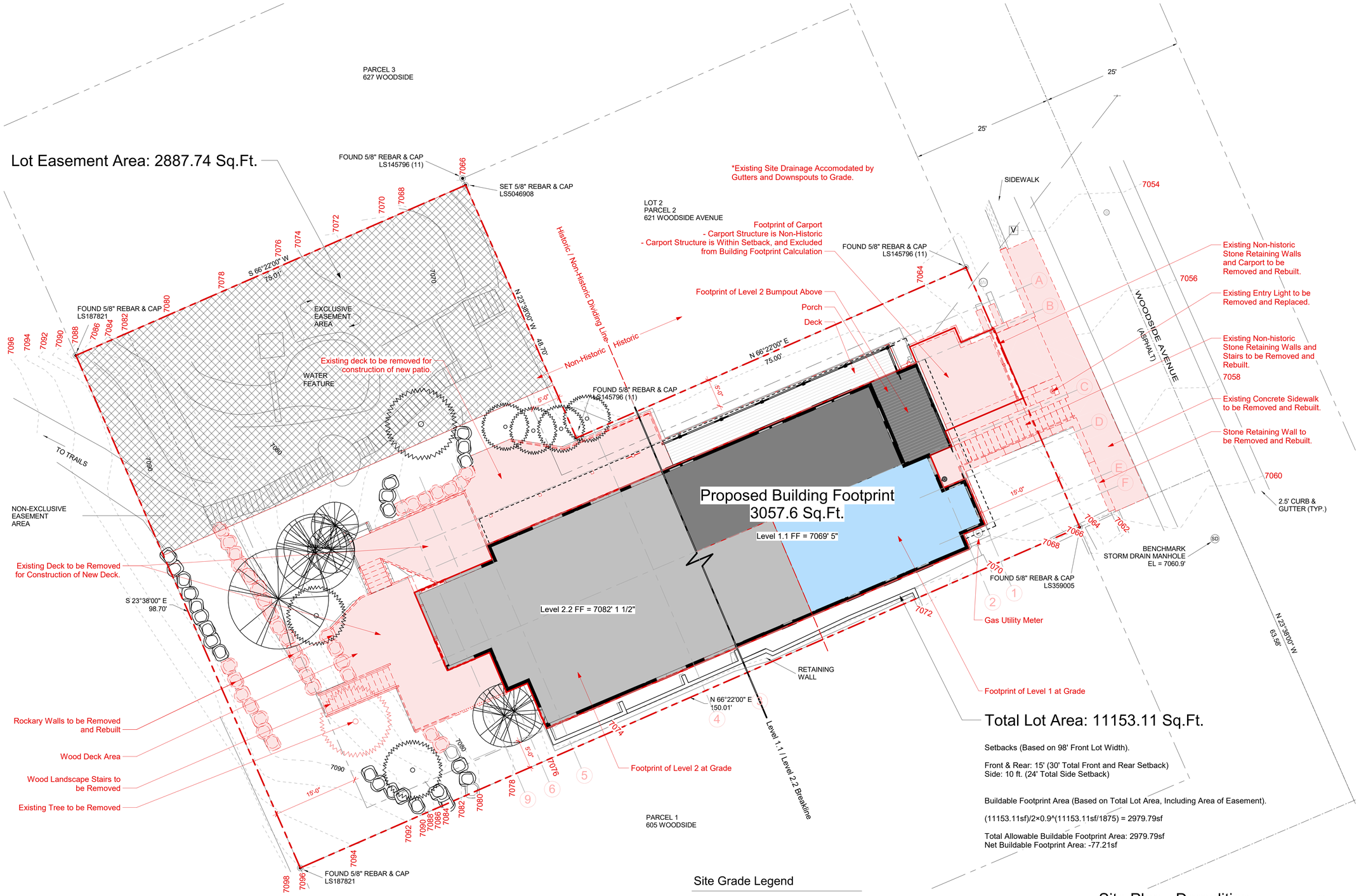
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SHEET TITLE

Site Plan - Existing

HDDR 00.1

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Site Plan - Demolition

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

N

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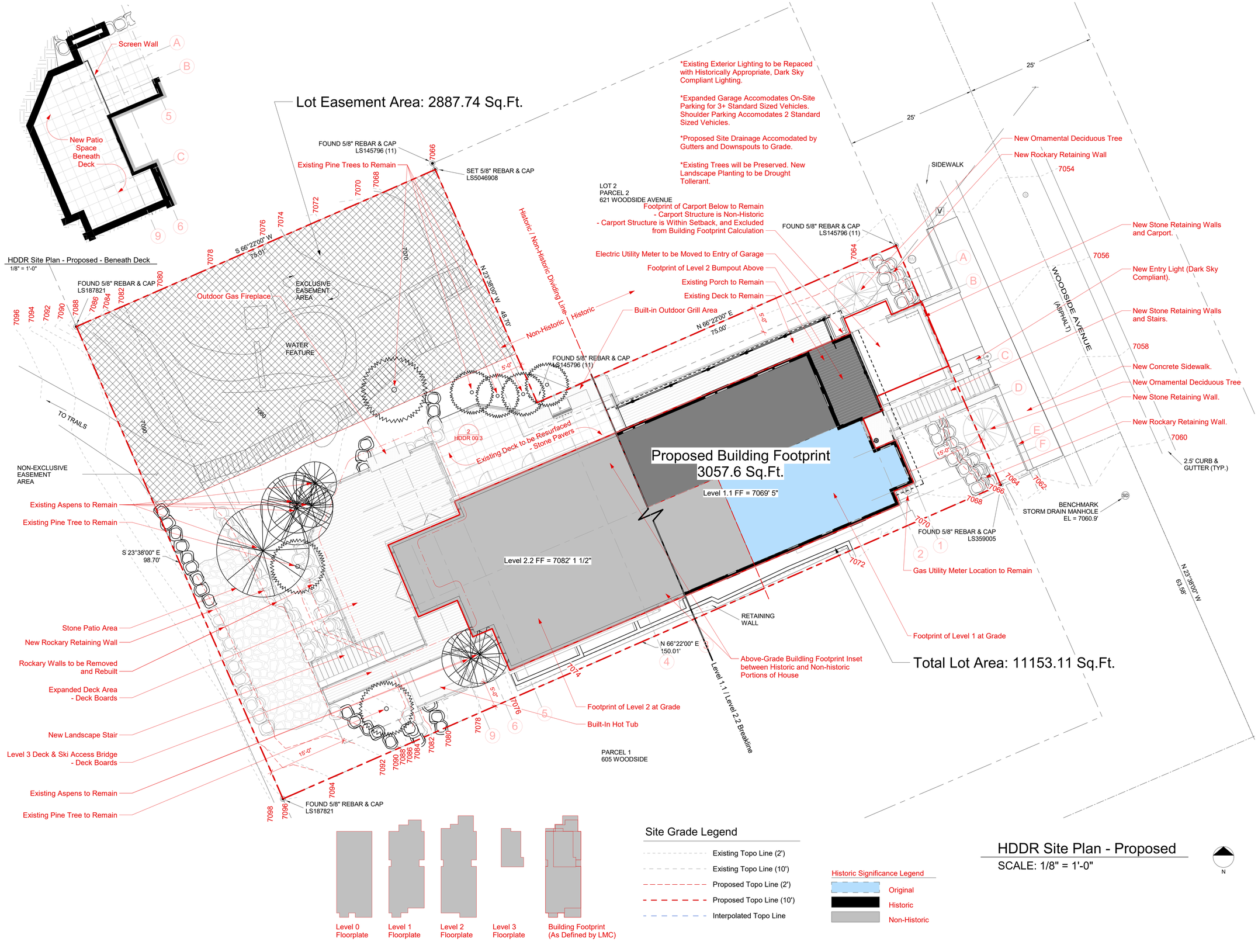
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Site Plan - Demolition

HDDR 00.2

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HDDR Site Plan - Proposed

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

N

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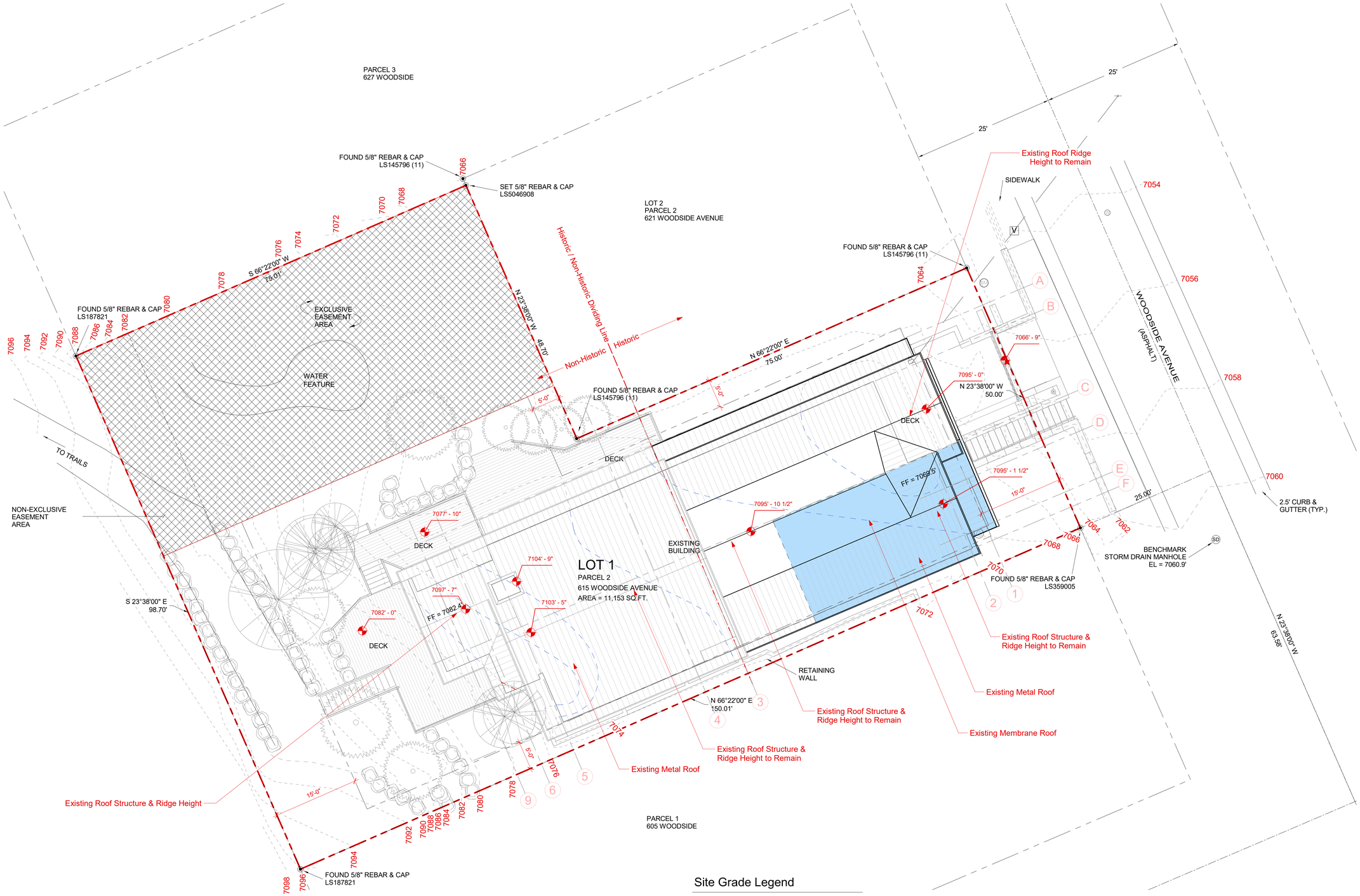
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Site Plan - Proposed

HDDR 00.3

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Site Grade Legend

- Existing Topo Line (2')
- Existing Topo Line (10')
- Proposed Topo Line (2')
- Proposed Topo Line (10')
- Interpolated Topo Line

Historic Significance Legend

- Original
- Historic
- Non-Historic

HDDR Roof Over Topo - Existing

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

N

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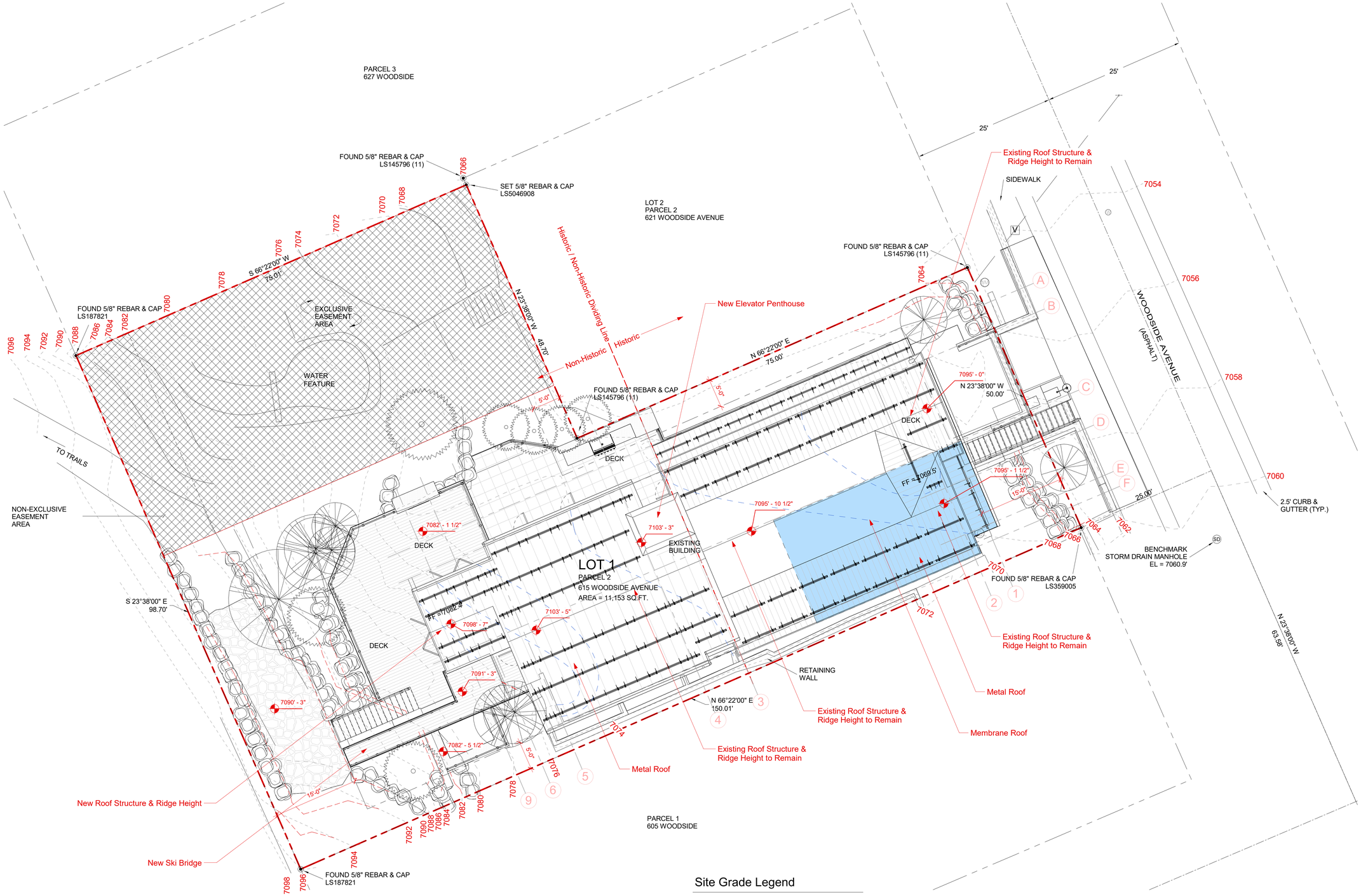
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Roof Over Topography - Existing

HDDR 00.4

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Site Grade Legend

- Existing Topo Line (2')
- Existing Topo Line (10')
- Proposed Topo Line (2')
- Proposed Topo Line (10')
- Interpolated Topo Line

Historic Significance Legend

- Original
- Historic
- Non-Historic

HDDR Roof Over Topo - Proposed

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

N

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Roof Over Topography - Proposed

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Photographs - Existing

HDDR 00.A

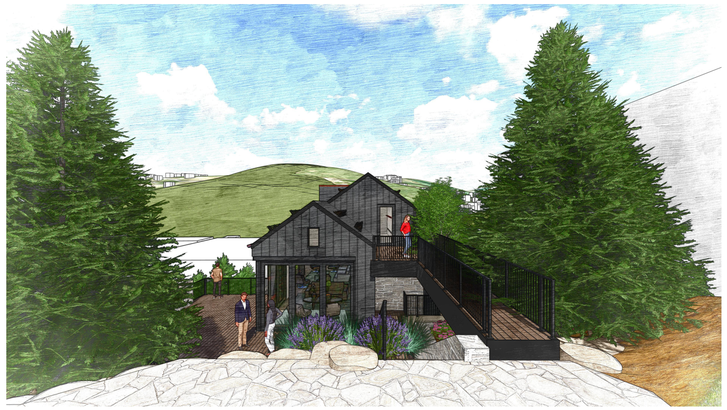
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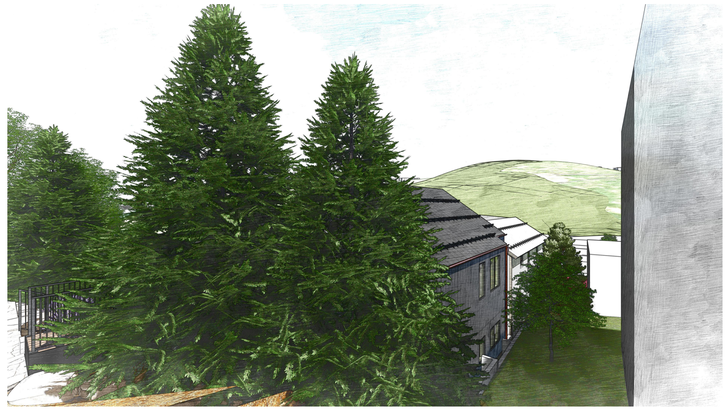












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Renderings - Proposed

HDDR 00.B

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View from Southeast of Property (Existing)



View from Southeast of Property (Existing)



View from Southeast of Property (Proposed)



View from Southeast of Property (Proposed)

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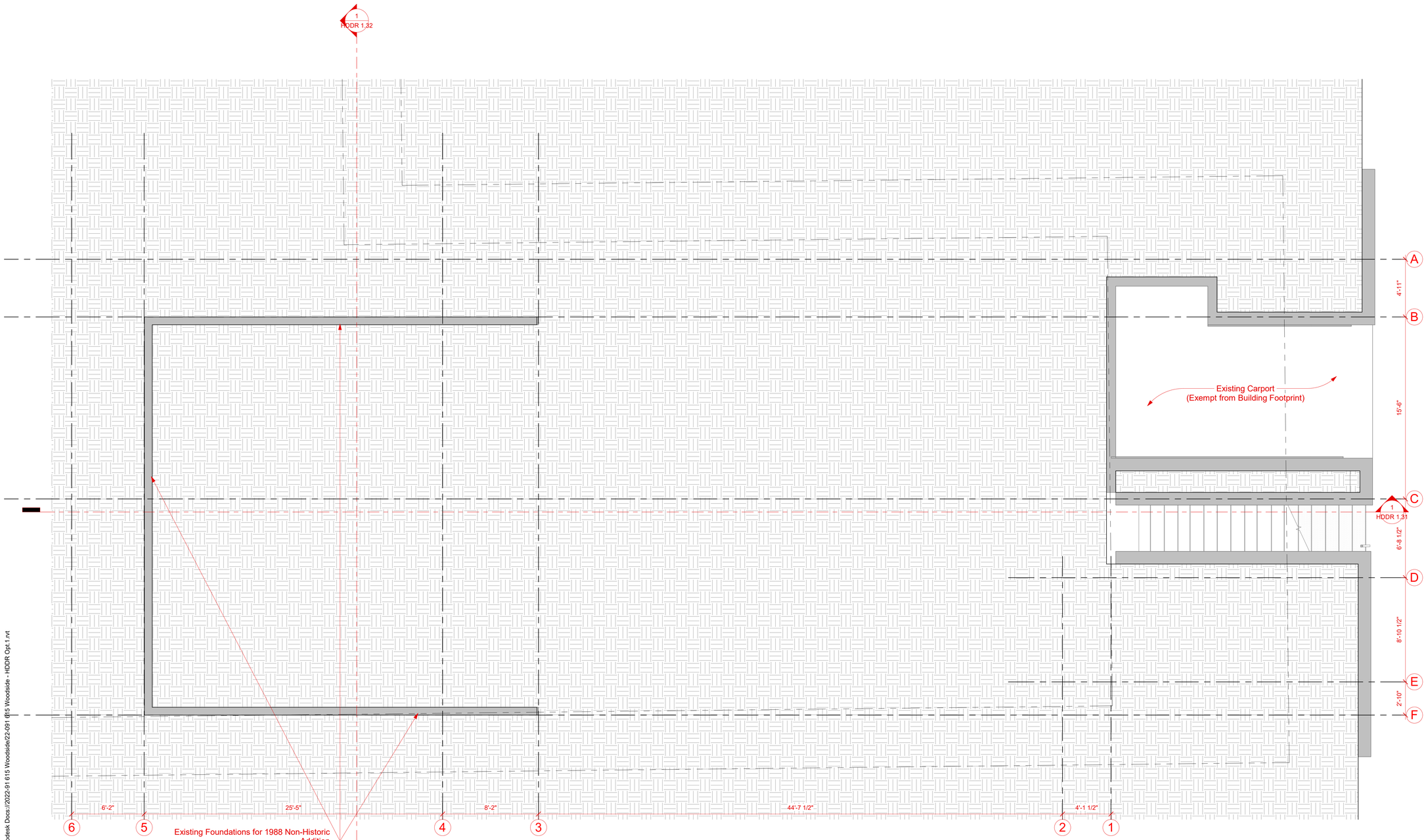
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Renderings - Existing & Proposed

HDDR 00.C

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Level 0 - Existing

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

1/4" =1' 0 8' 16' 32'

N

Historic Significance Legend

- Original
- Historic
- Non-Historic

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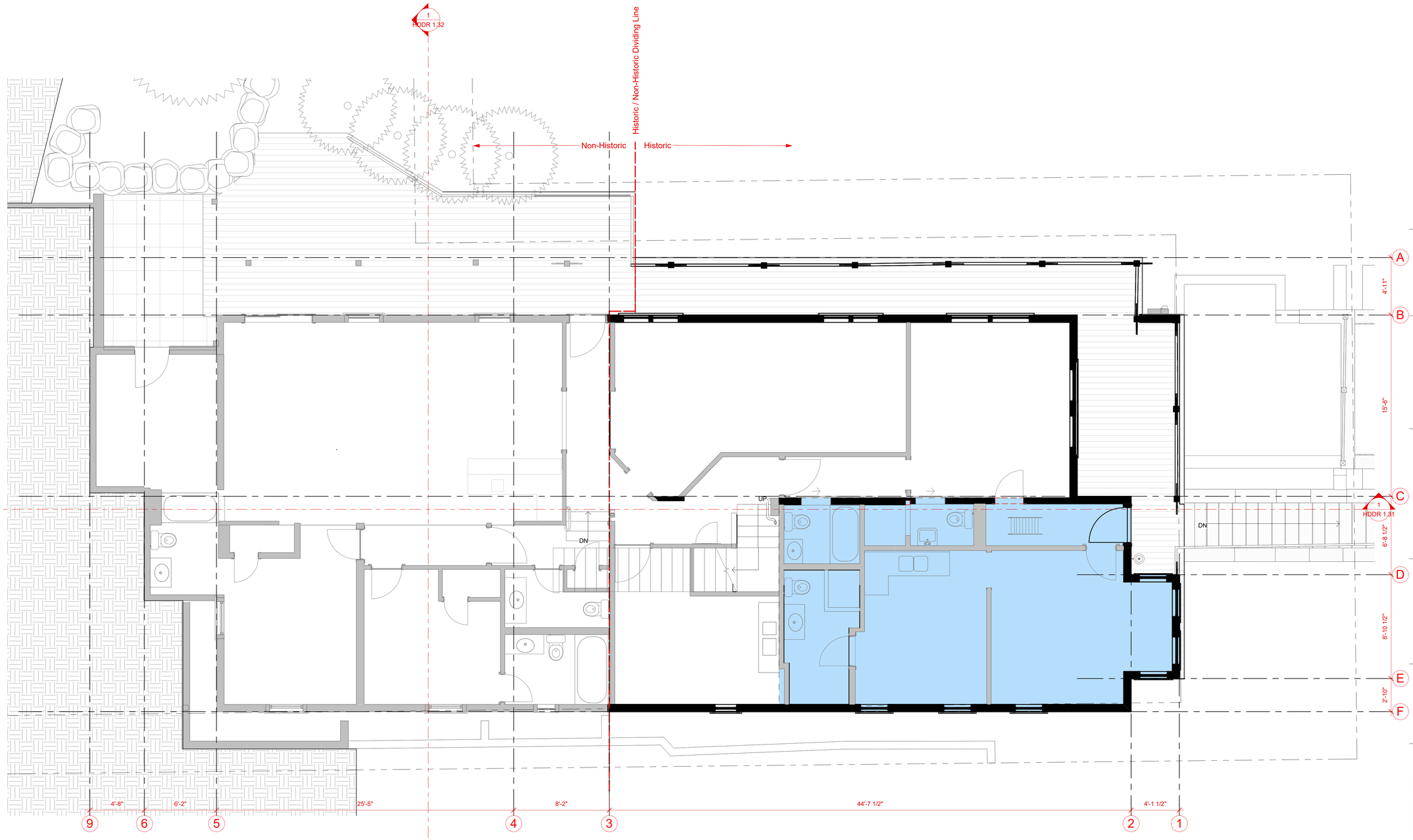
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Floor Plan - L0 - Existing

HDDR 1.10

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Level 1 - Existing

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

1/4" =1' 0 8' 16' 32'

N

Historic Significance Legend

- Original
- Historic
- Non-Historic

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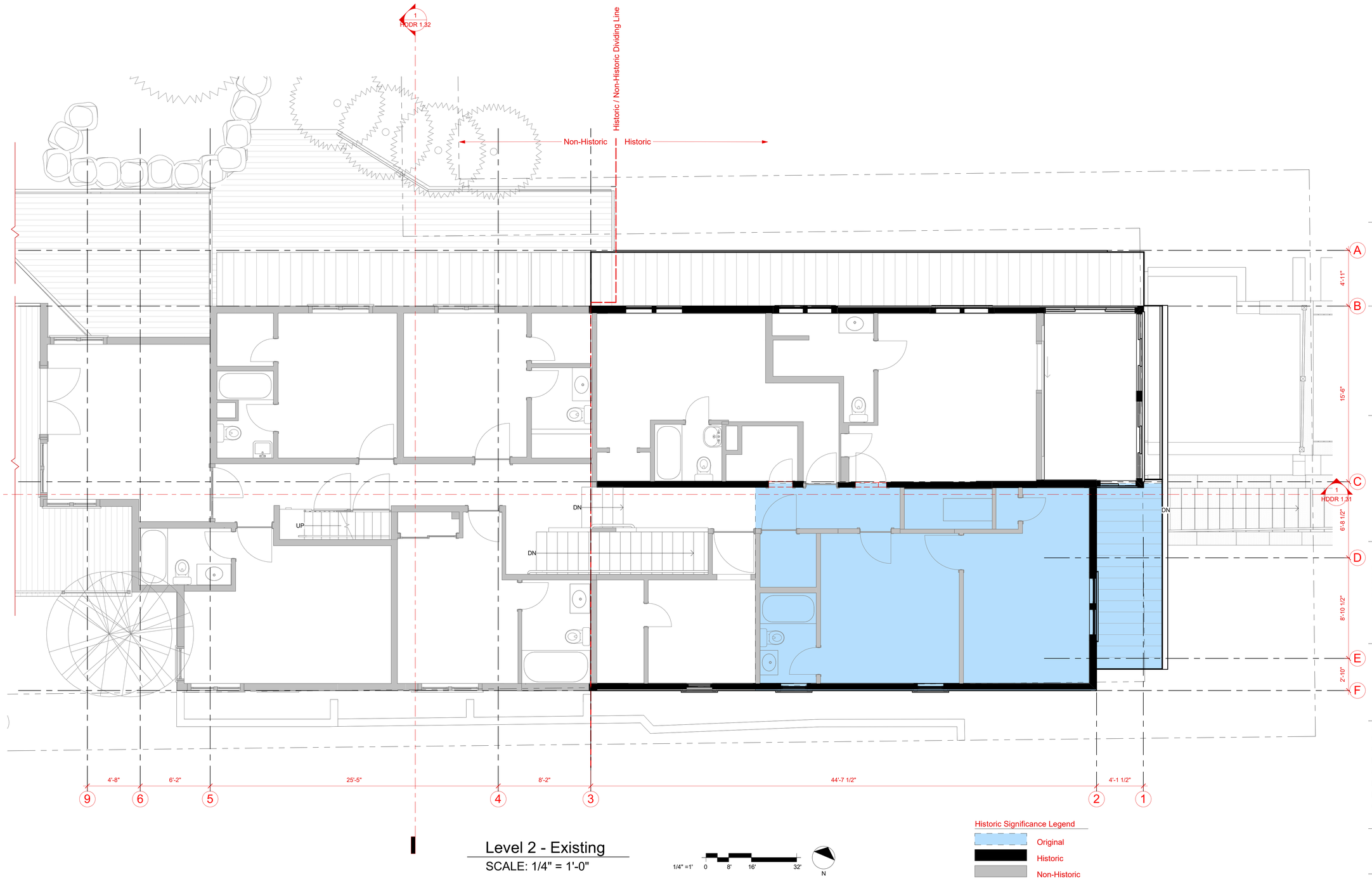
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Floor Plan - L1 - Existing

HDDR 1.11

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Level 2 - Existing

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

1/4" =1' 0 8' 16' 32'

N

Historic Significance Legend

- Original
- Historic
- Non-Historic

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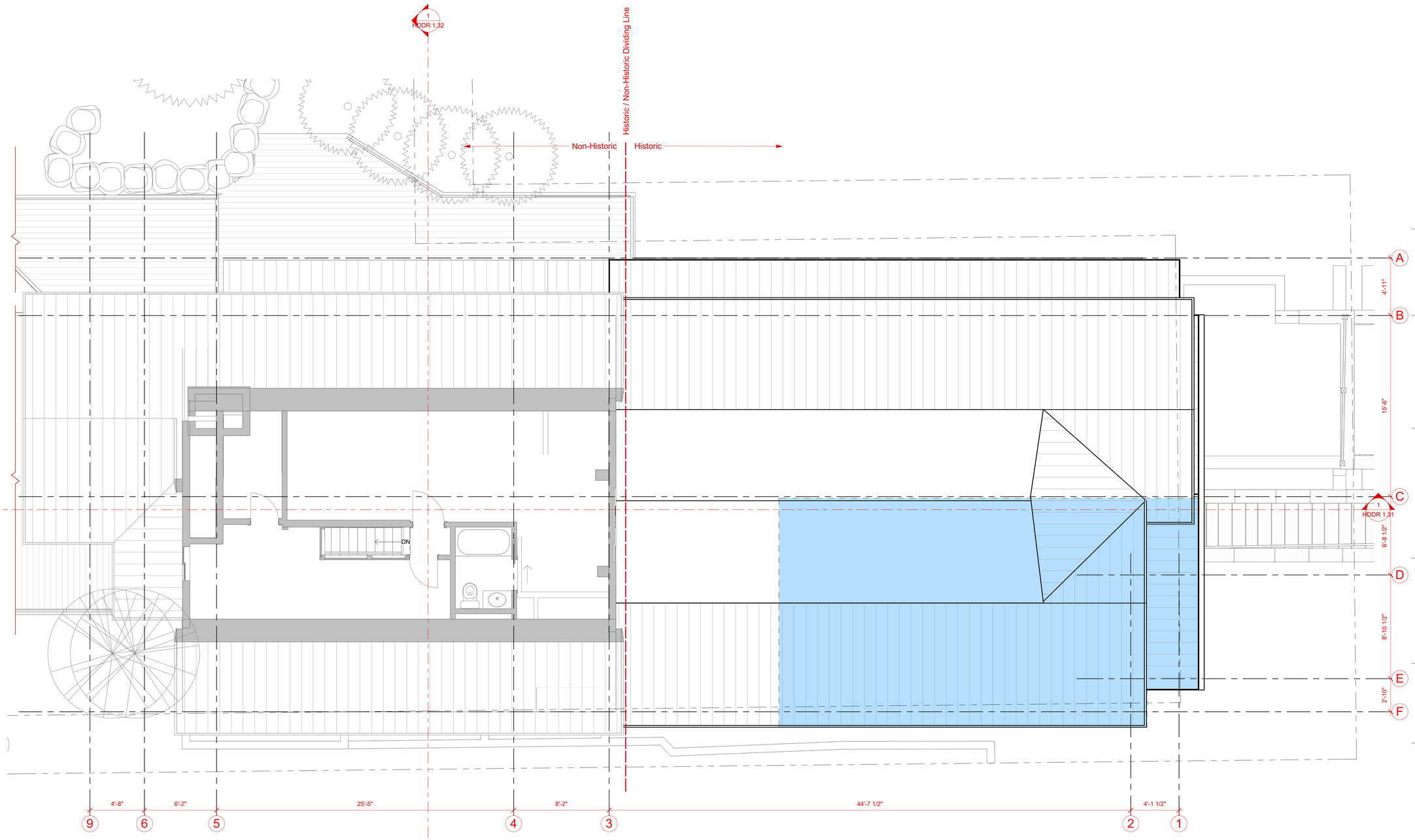
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Floor Plan - L2 - Existing

HDDR 1.12

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Level 3 - Existing

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

1/4" =1' 0 8' 16' 32'

N

Historic Significance Legend

- Original
- Historic
- Non-Historic

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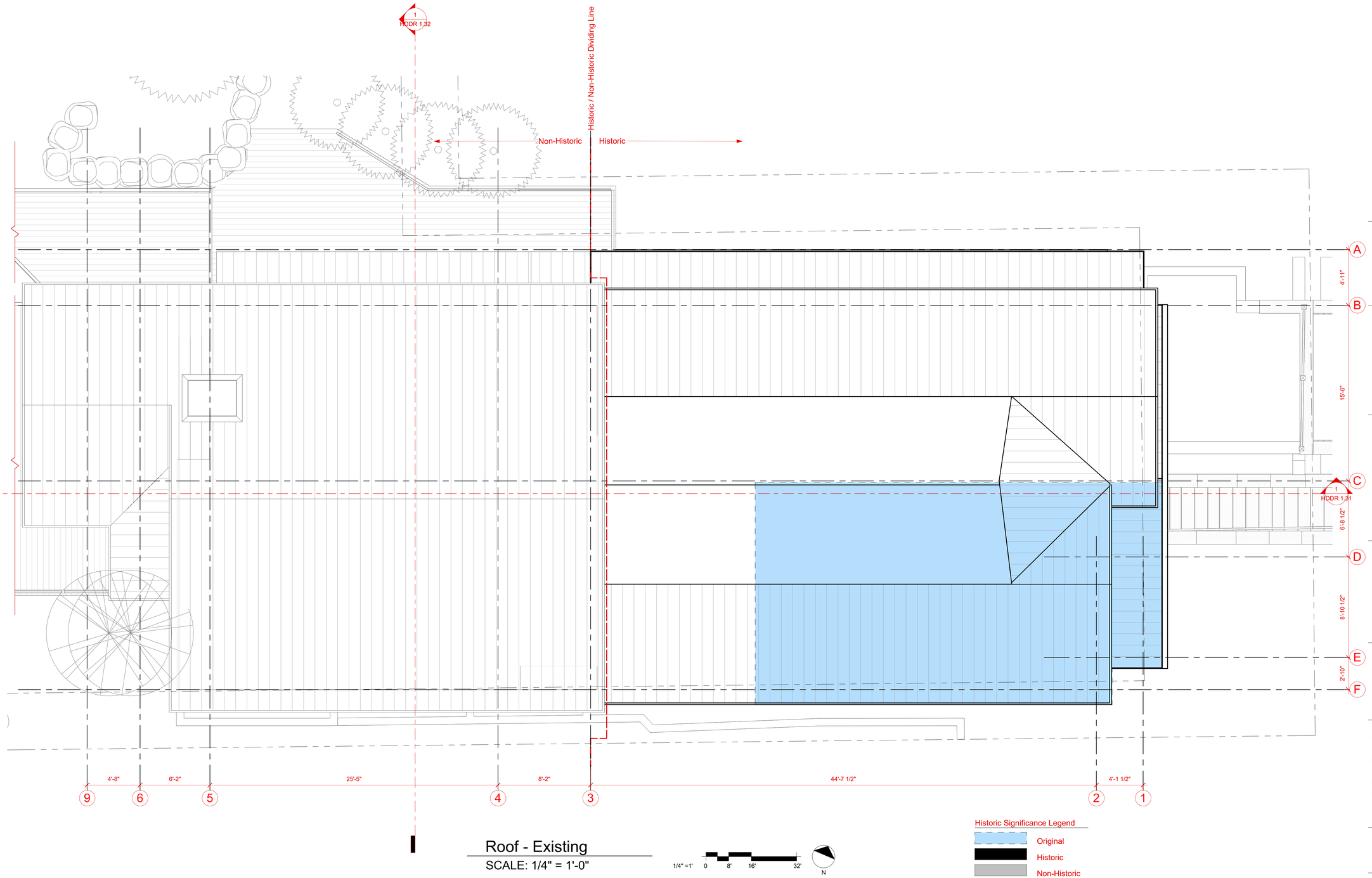
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Floor Plan - L3 - Existing

HDDR 1.13

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Roof - Existing

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

1/4" =1' 0 8' 16' 32'

N

Historic Significance Legend

- Original
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- Non-Historic

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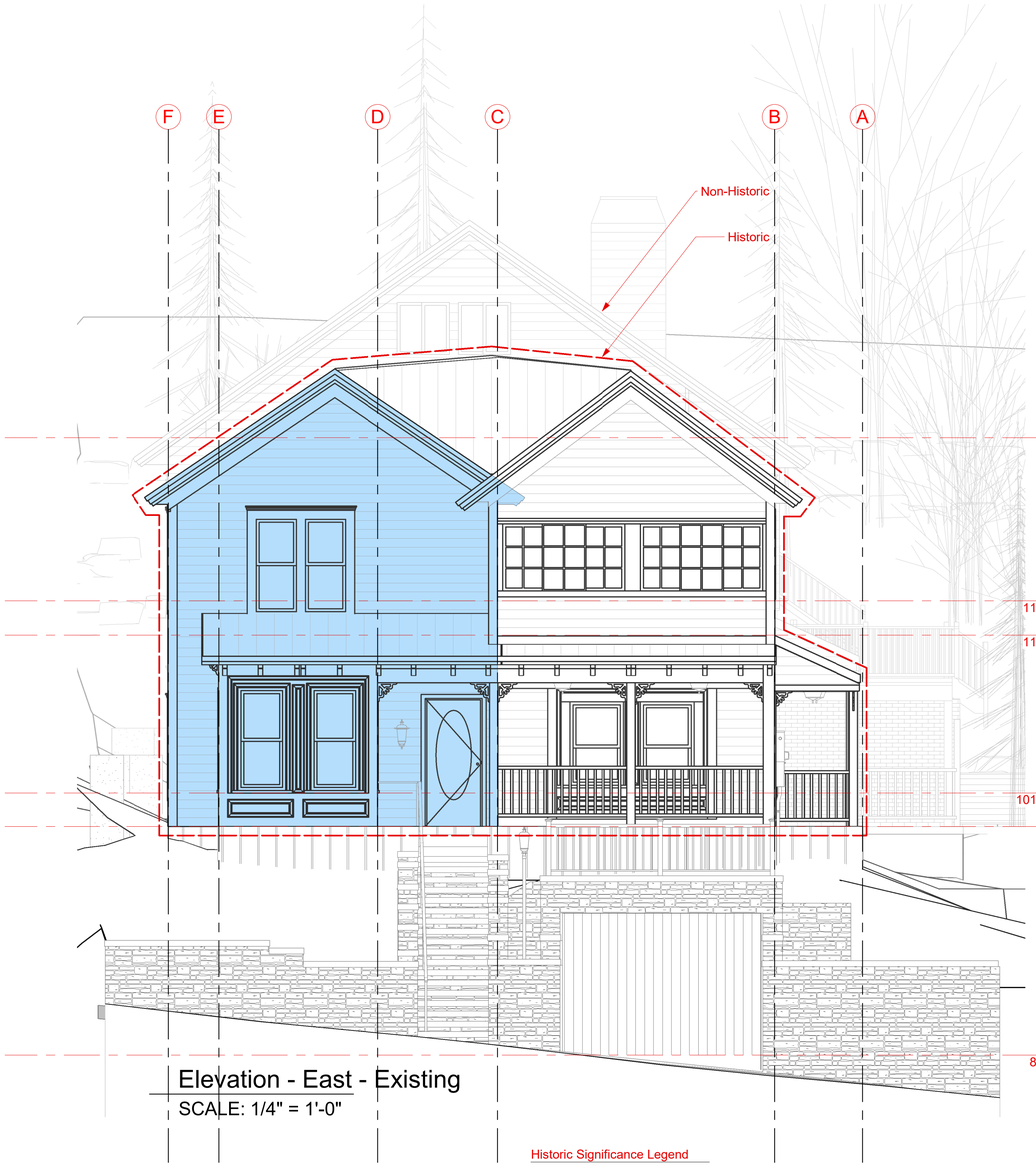
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SHEET TITLE

Floor Plan - Roof - Existing

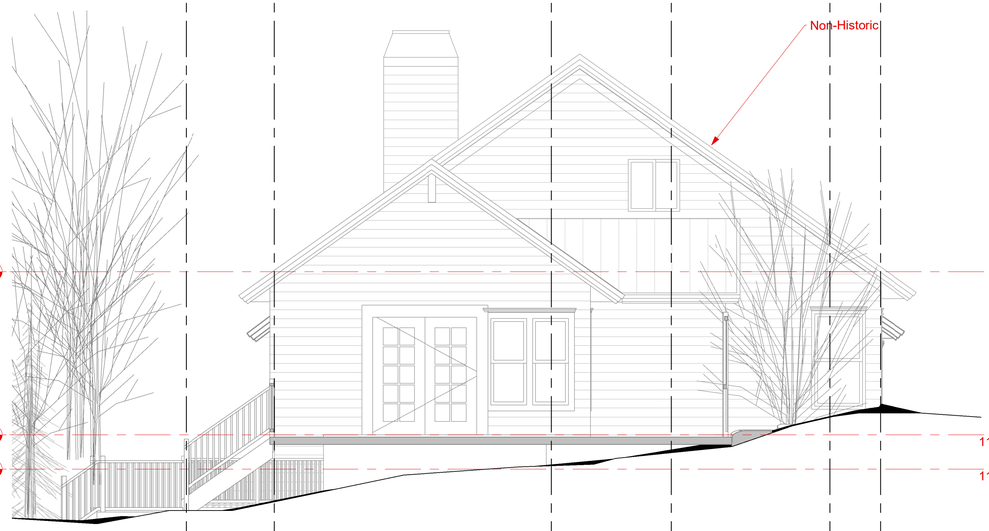
HDDR 1.14

Autodesk Docs://2022-91 615 Woodside/22-091 615 Woodside - HDDR Opt.1.rvt
2/5/2025 4:43:21 PM



Elevation - East - Existing

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



Elevation - West - Existing

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

Historic Significance Legend

- Original
- Historic
- Non-Historic

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Grand Love Shack

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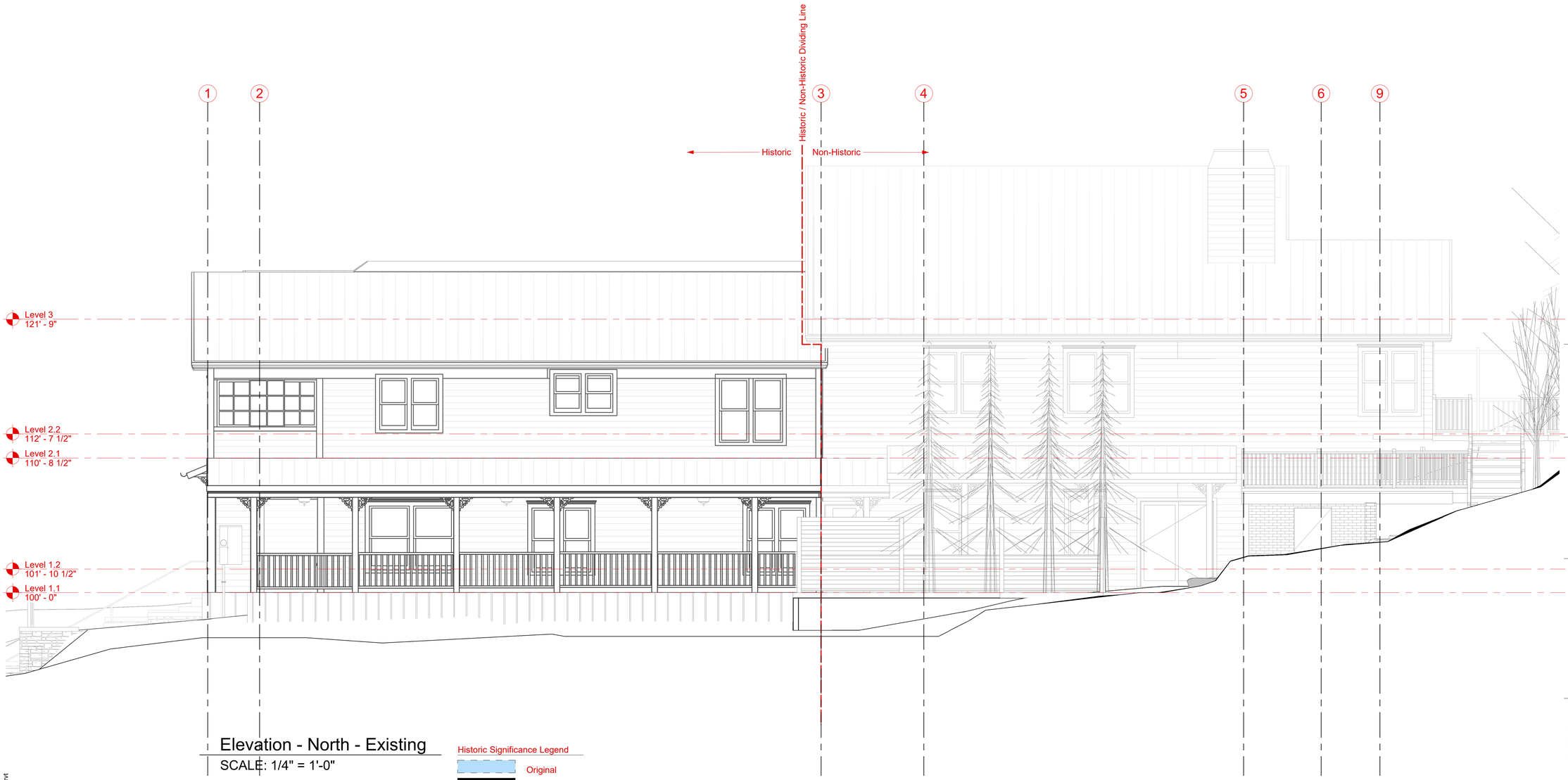
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SHEET TITLE

Elevations - East & West - Existing

HDDR 1.21

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Elevation - North - Existing

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

Historic Significance Legend

- Original
- Historic
- Non-Historic

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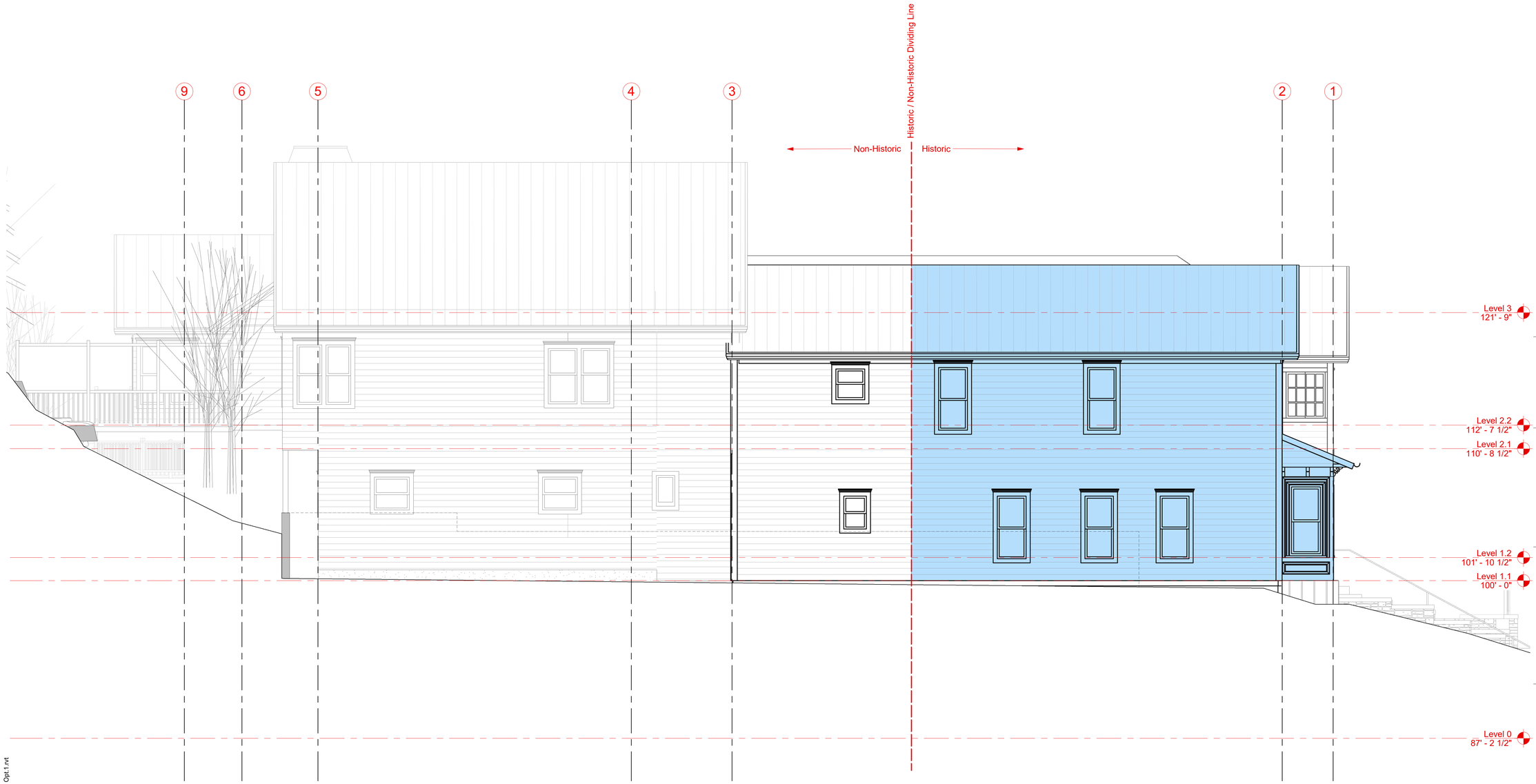
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SHEET TITLE

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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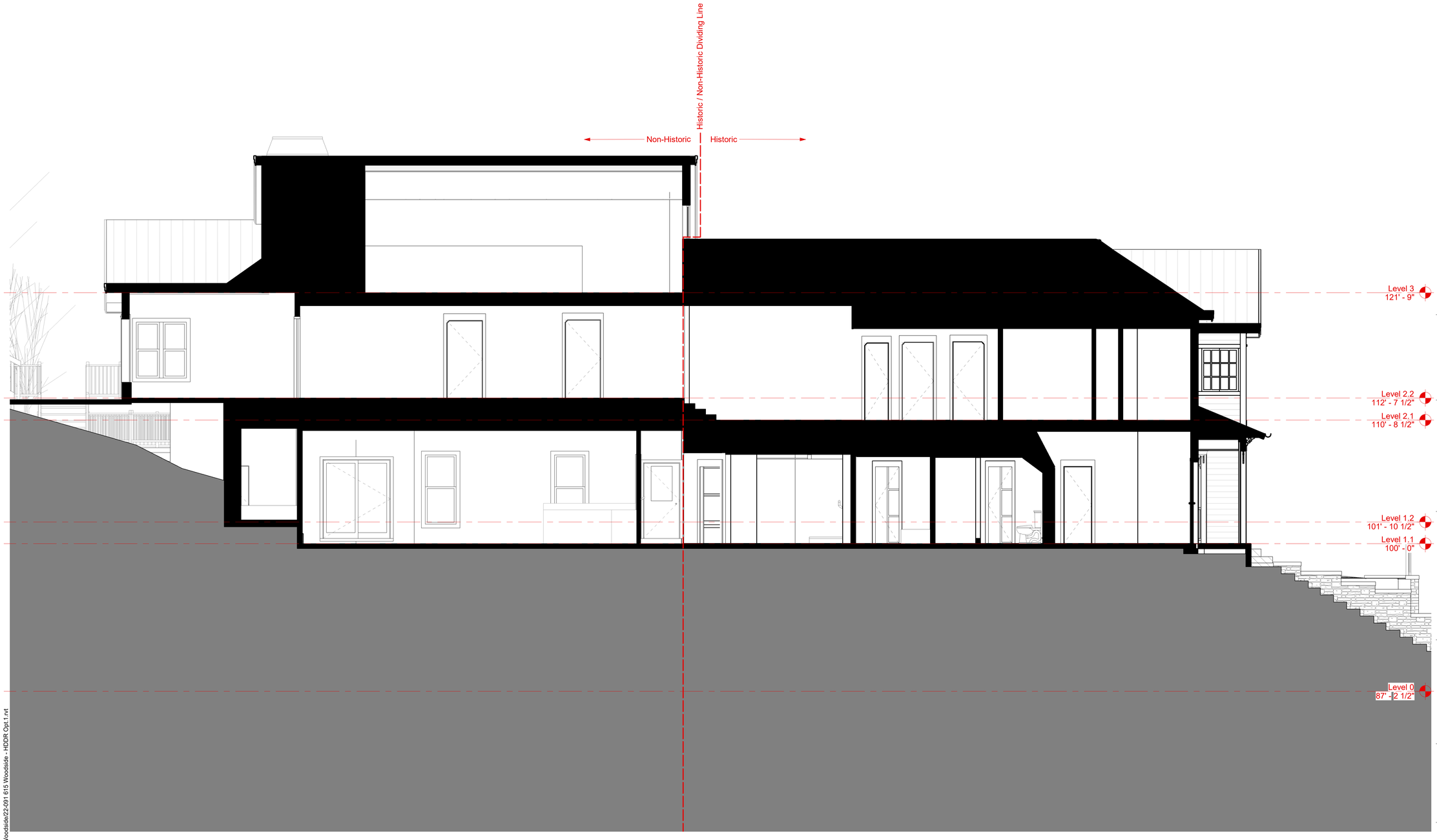
SHEET TITLE

Elevations - South - Existing

HDDR 1.23

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Section A - Existing

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

0 5' 10' 20'

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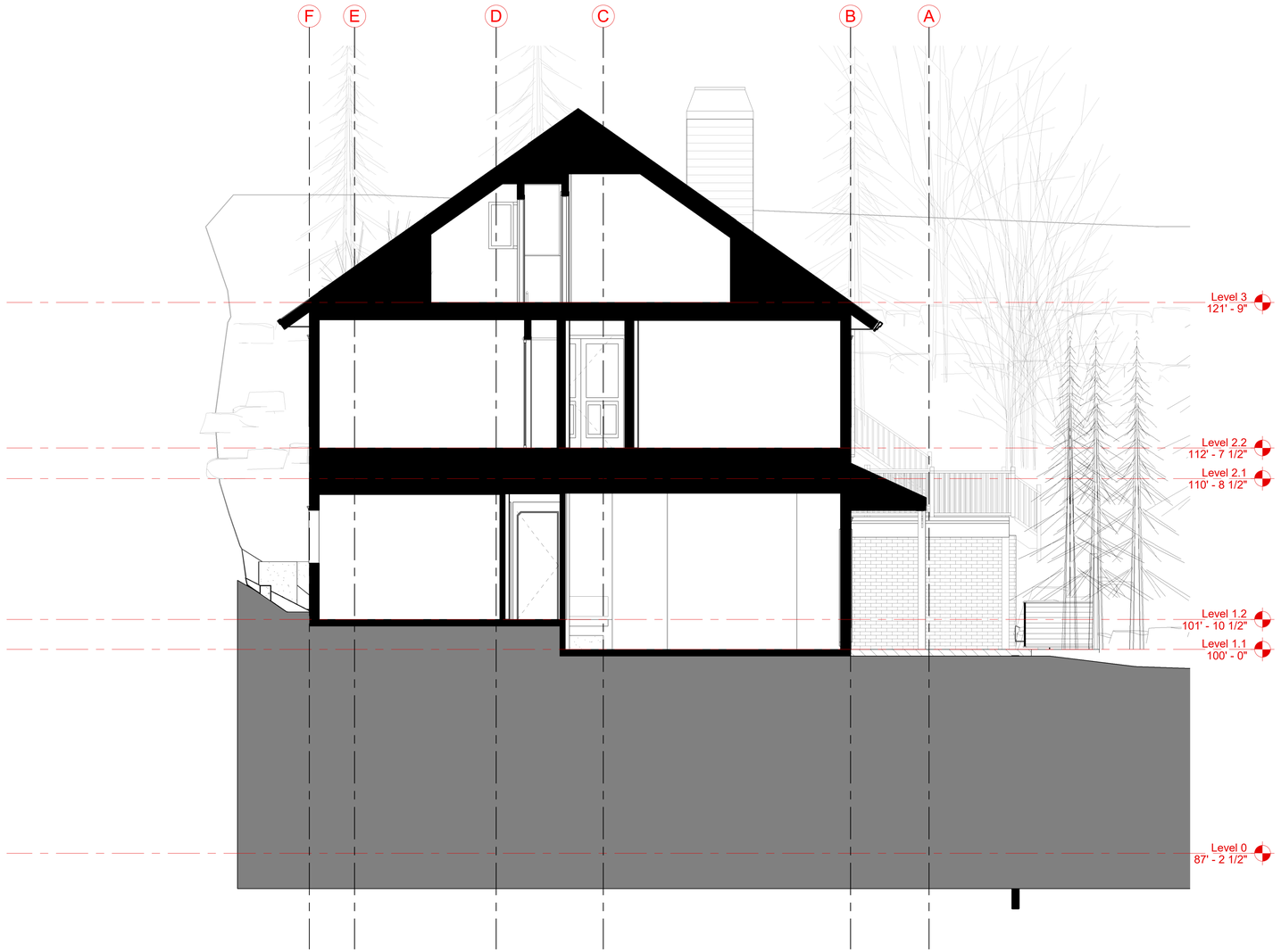
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SHEET TITLE

Section - East/West - Existing

HDDR 1.31

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Section B - Existing

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

0 5' 10' 20'

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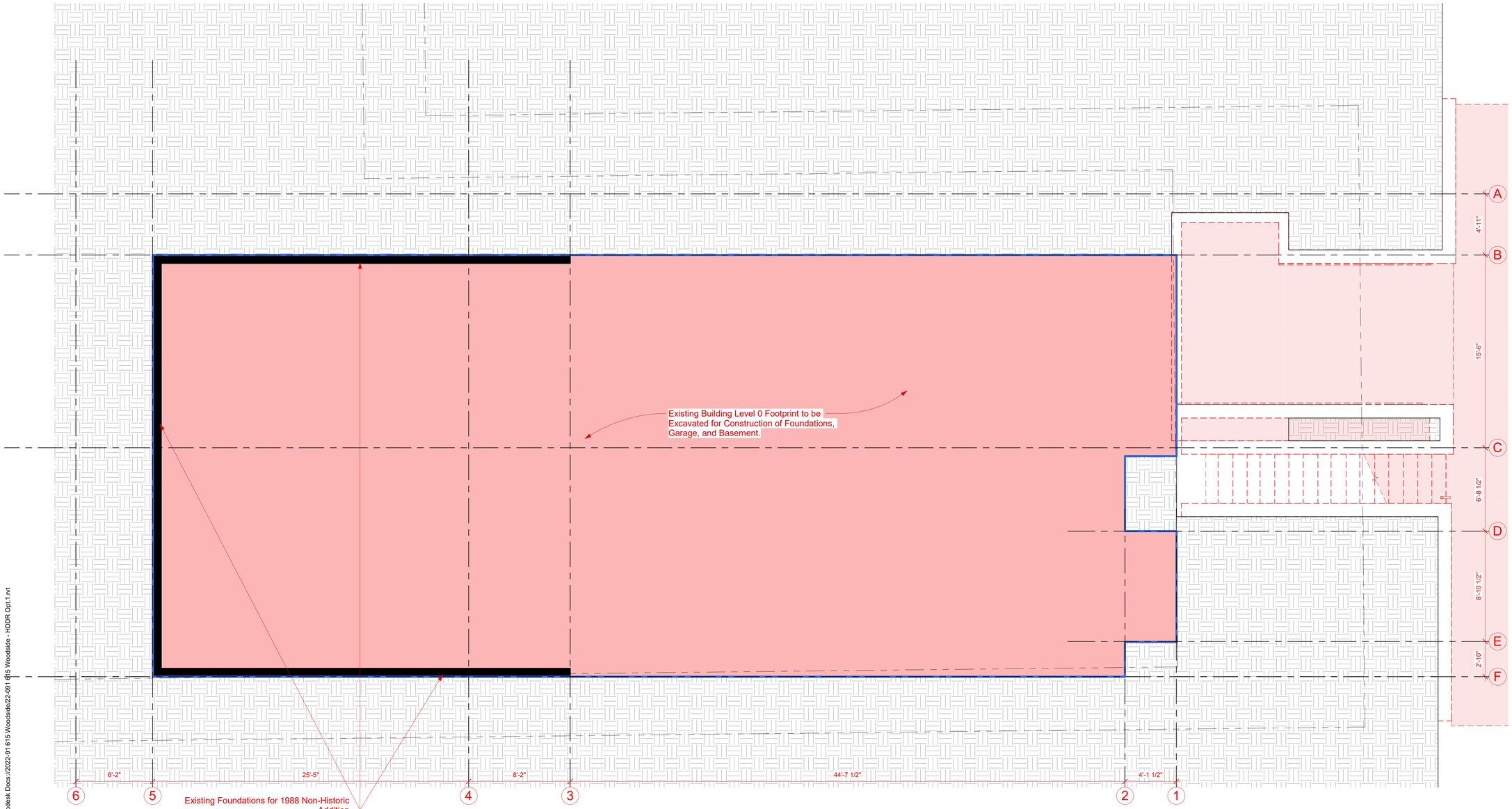
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Section - North/South - Existing

HDDR 1.32

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Level 0 - Demolition

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

1/4" =1' 0 8" 16" 32"

N

Demoliton Legend

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

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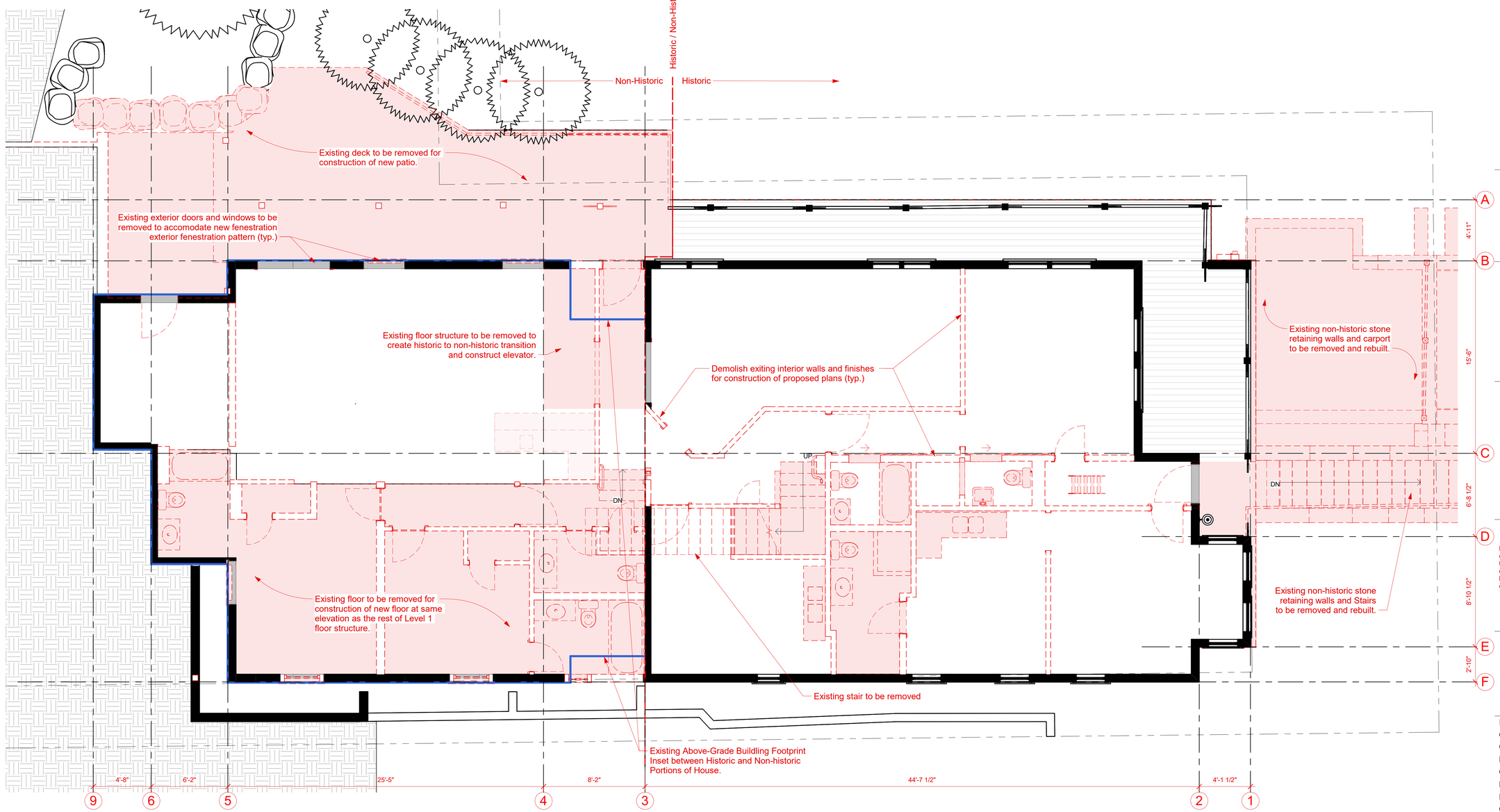
SHEET TITLE

Floor Plan - L0 - Demolition

HDDR 2.10

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Level 1 - Demolition

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

1/4" =1' 0 8" 16" 32"

N

Demoliton Legend

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

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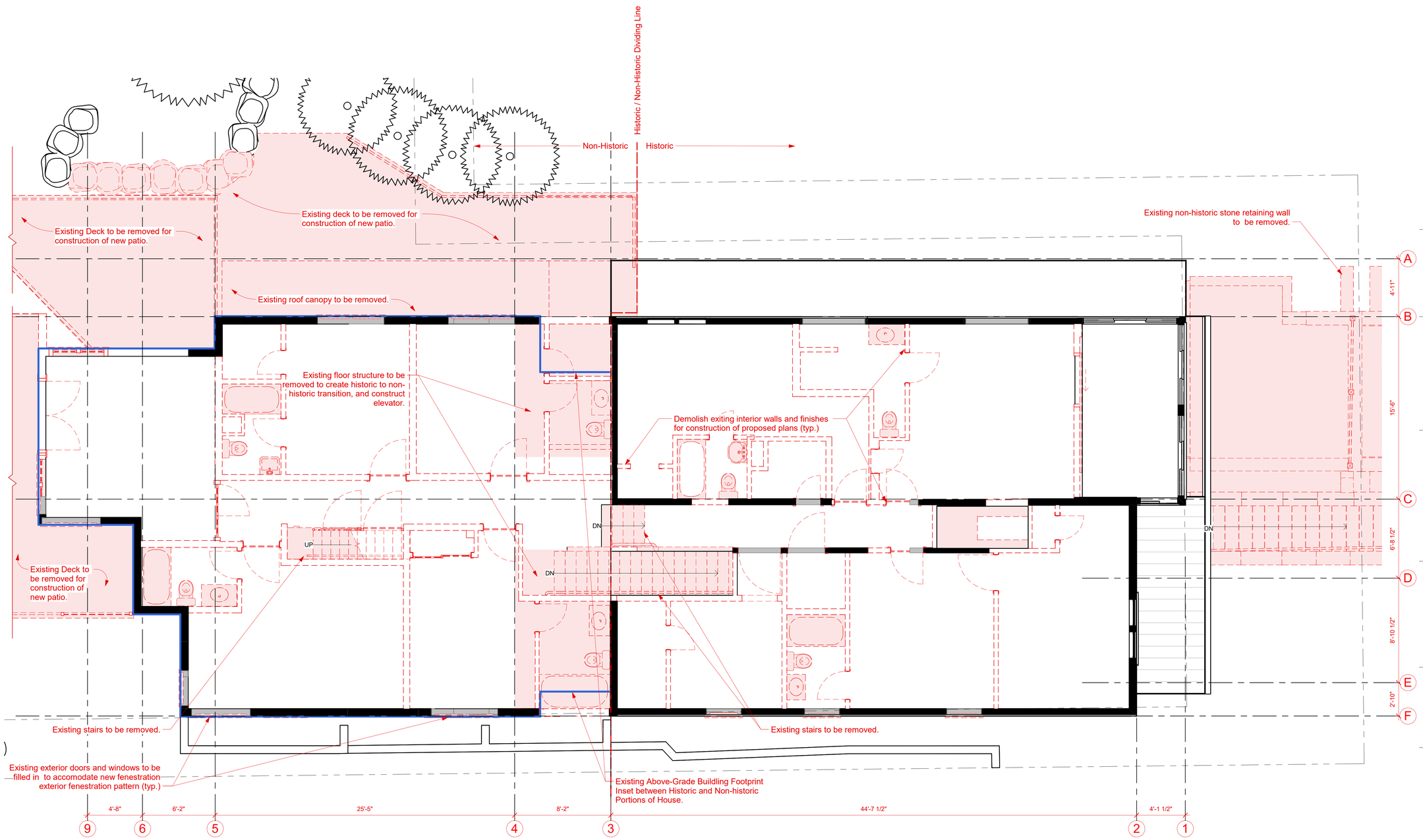
SHEET TITLE

Floor Plan - L1 - Demolition

HDDR 2.11

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Level 2 - Demolition

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

1/4" =1' 0 8' 16' 32'

N

Demoliton Legend

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

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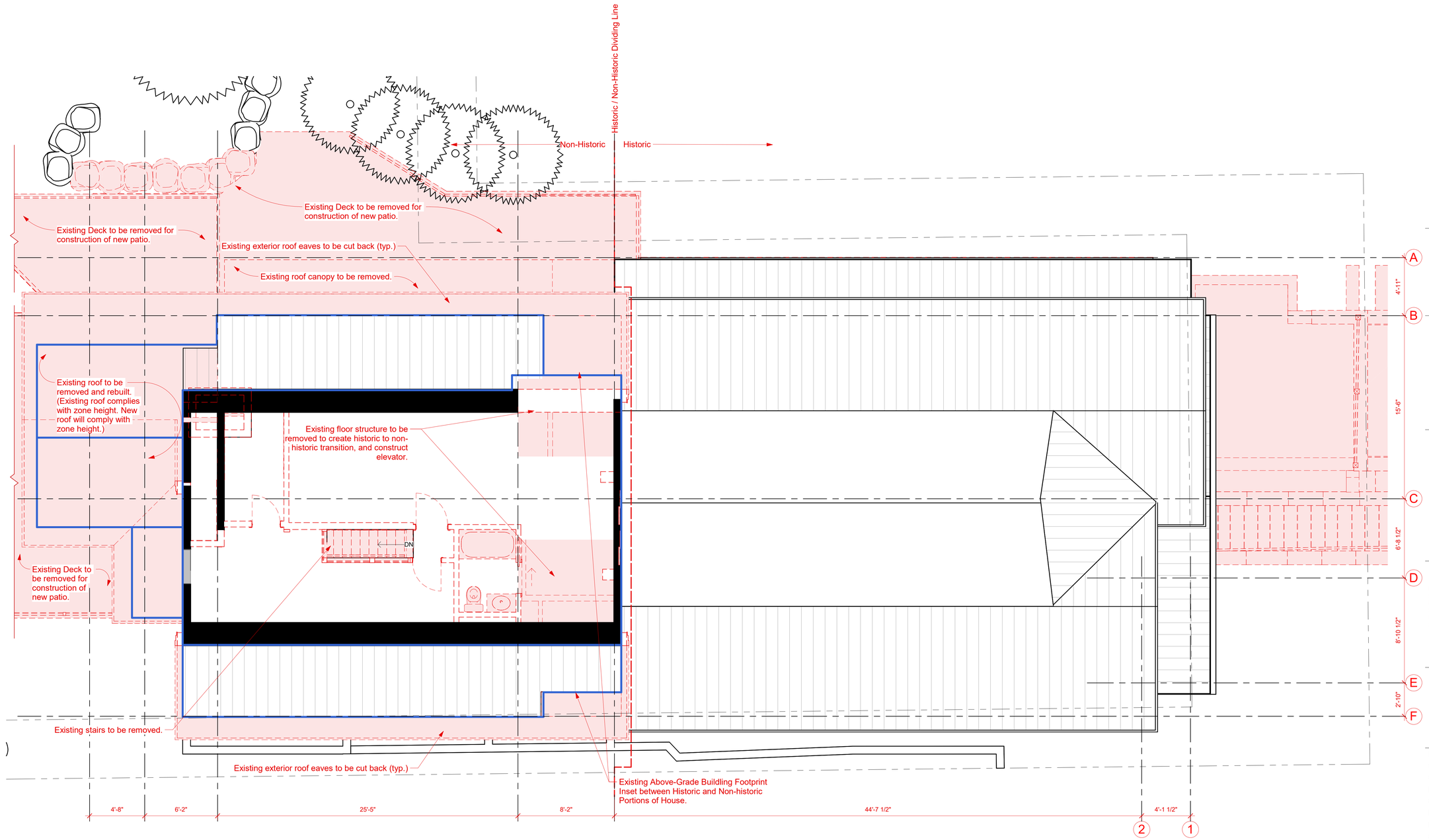
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Floor Plan - L2 - Demolition

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Level 3 - Demolition

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

1/4" =1' 0 8' 16' 32'

N

Demoliton Legend

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

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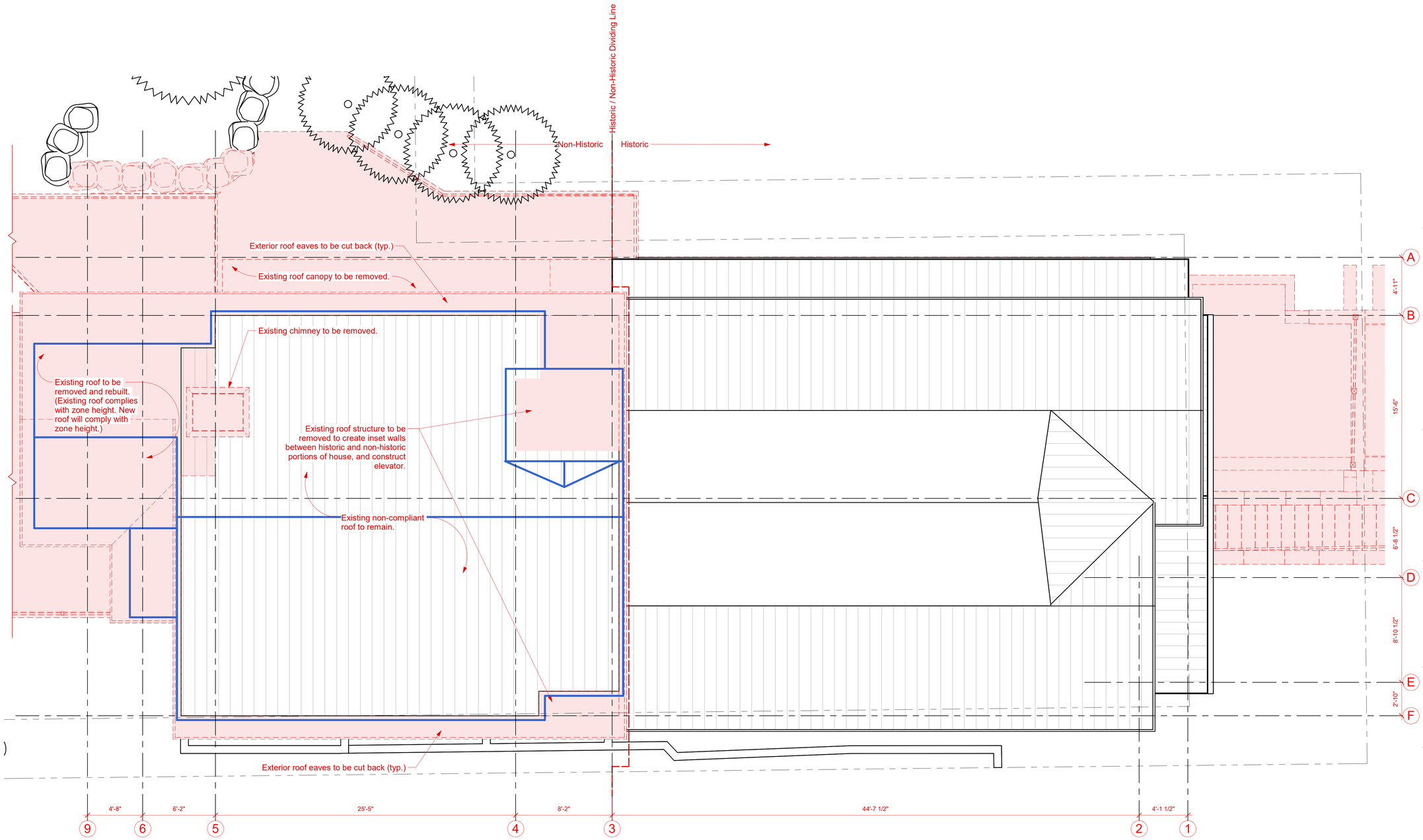
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Floor Plan - L3 - Demolition

HDDR 2.13

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Roof - Demolition

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

1/4" =1' 0 8" 16" 32" N

Demoliton Legend

- Area of Original Building
- Bulding Elements to be Kept
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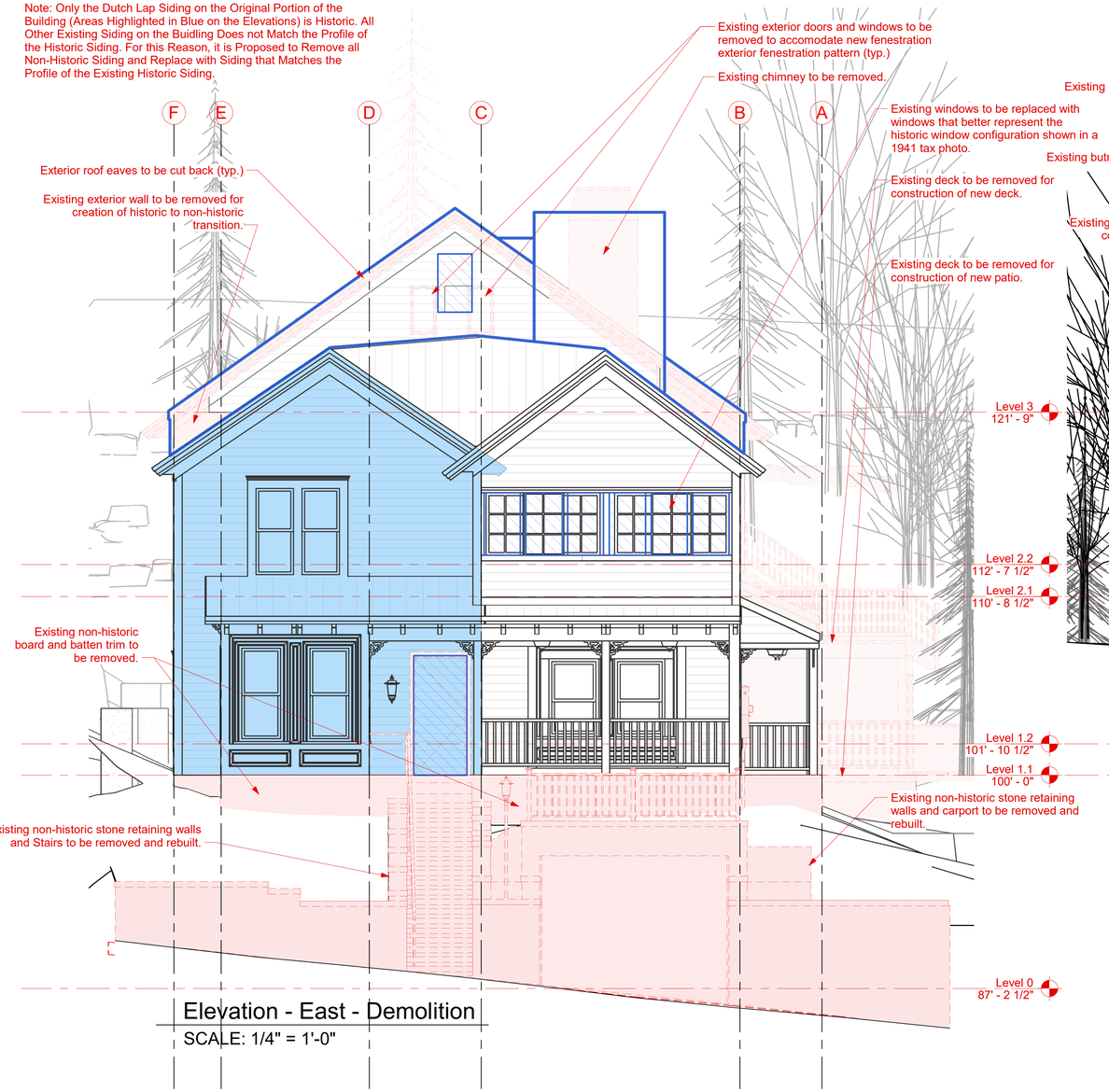
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Floor Plan - Roof - Demolition

HDDR 2.14

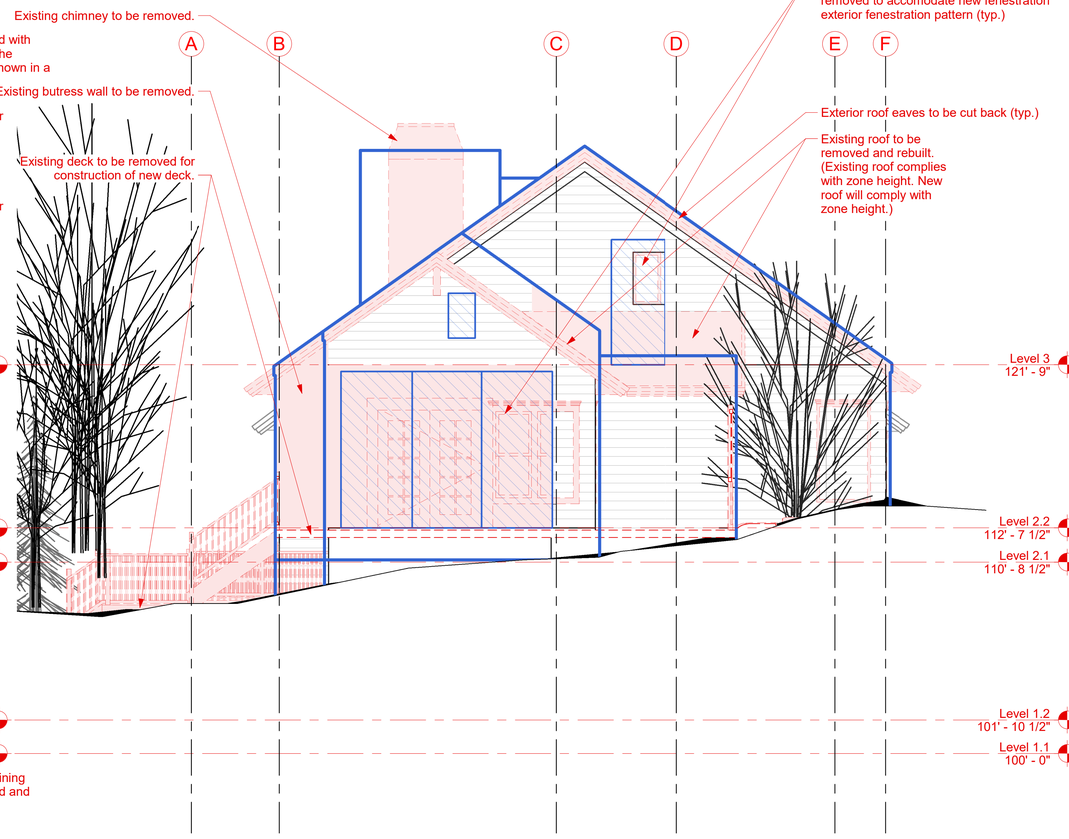
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Elevation - East - Demolition

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



Elevation - West - Demolition

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

Demoliton Legend

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

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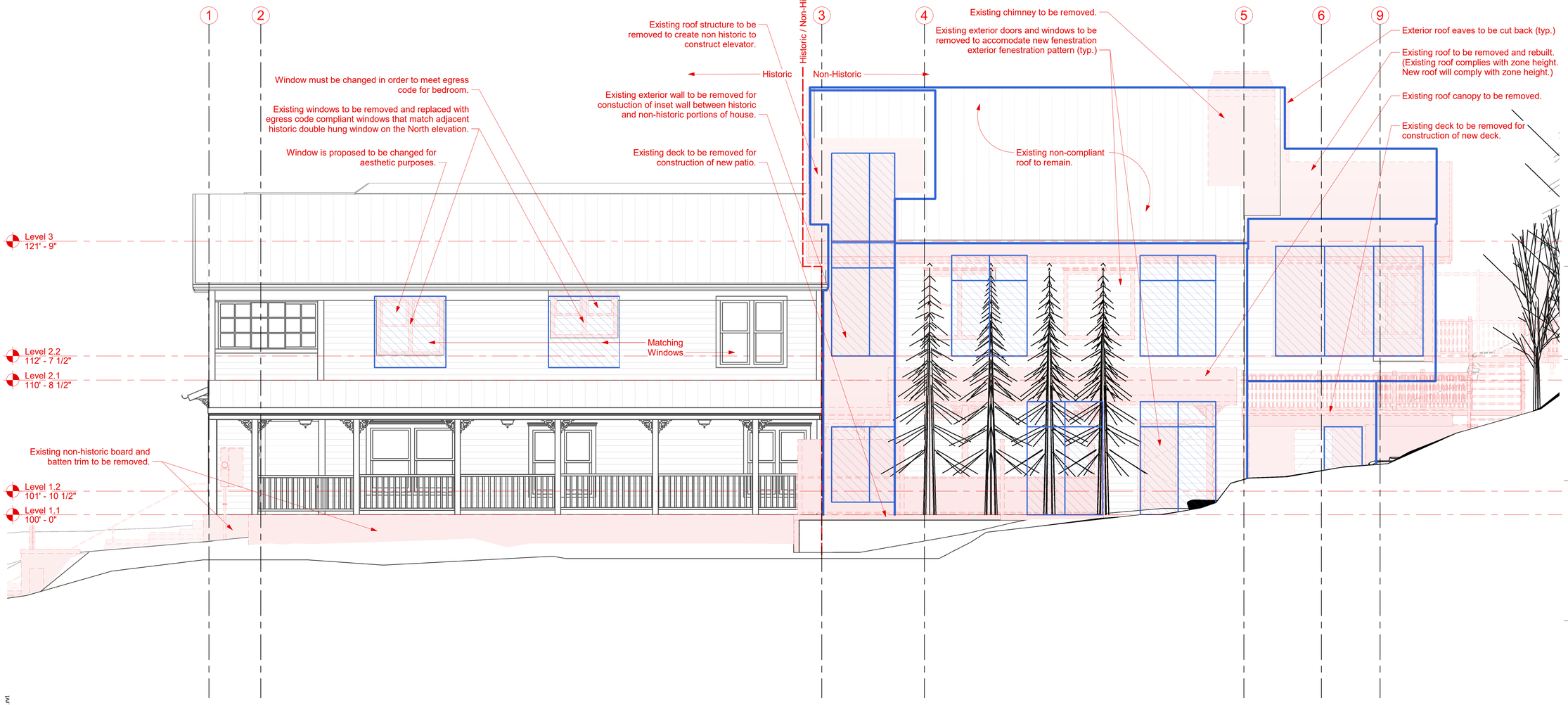
SHEET TITLE

Elevations - East & West - Demolition

HDDR 2.21

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Note: Only the Dutch Lap Siding on the Original Portion of the Building (Areas Highlighted in Blue on the Elevations) is Historic. All Other Existing Siding on the Buidling Does not Match the Profile of the Historic Siding. For this Reason, it is Proposed to Remove all Non-Historic Siding and Replace with Siding that Matches the Profile of the Existing Historic Siding.



Elevation - North - Demolition

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

Demoliton Legend

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

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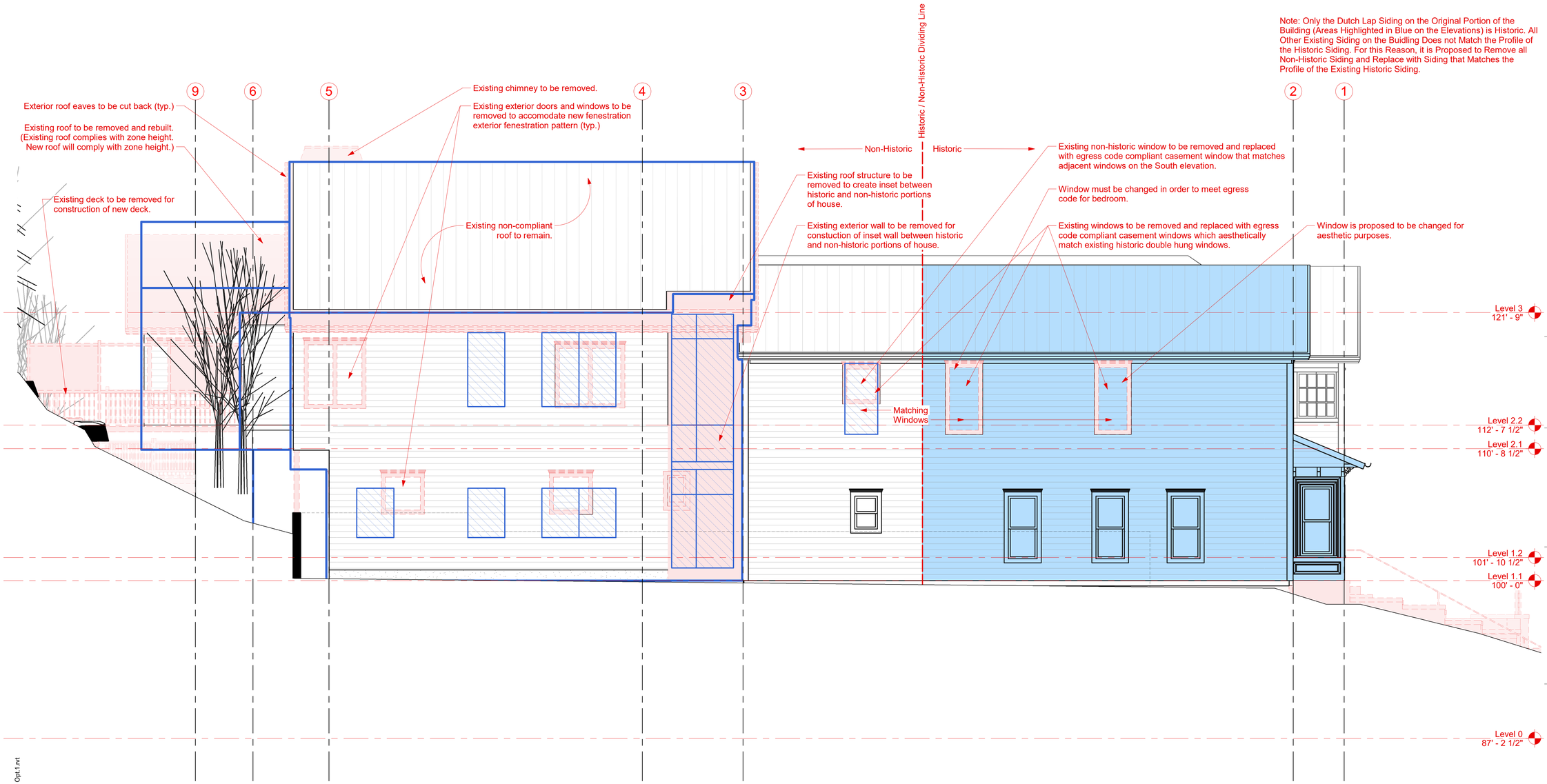
SHEET TITLE

Elevations - North - Demolition

HDDR 2.22

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Elevation - South - Demolition

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

Demoliton Legend

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

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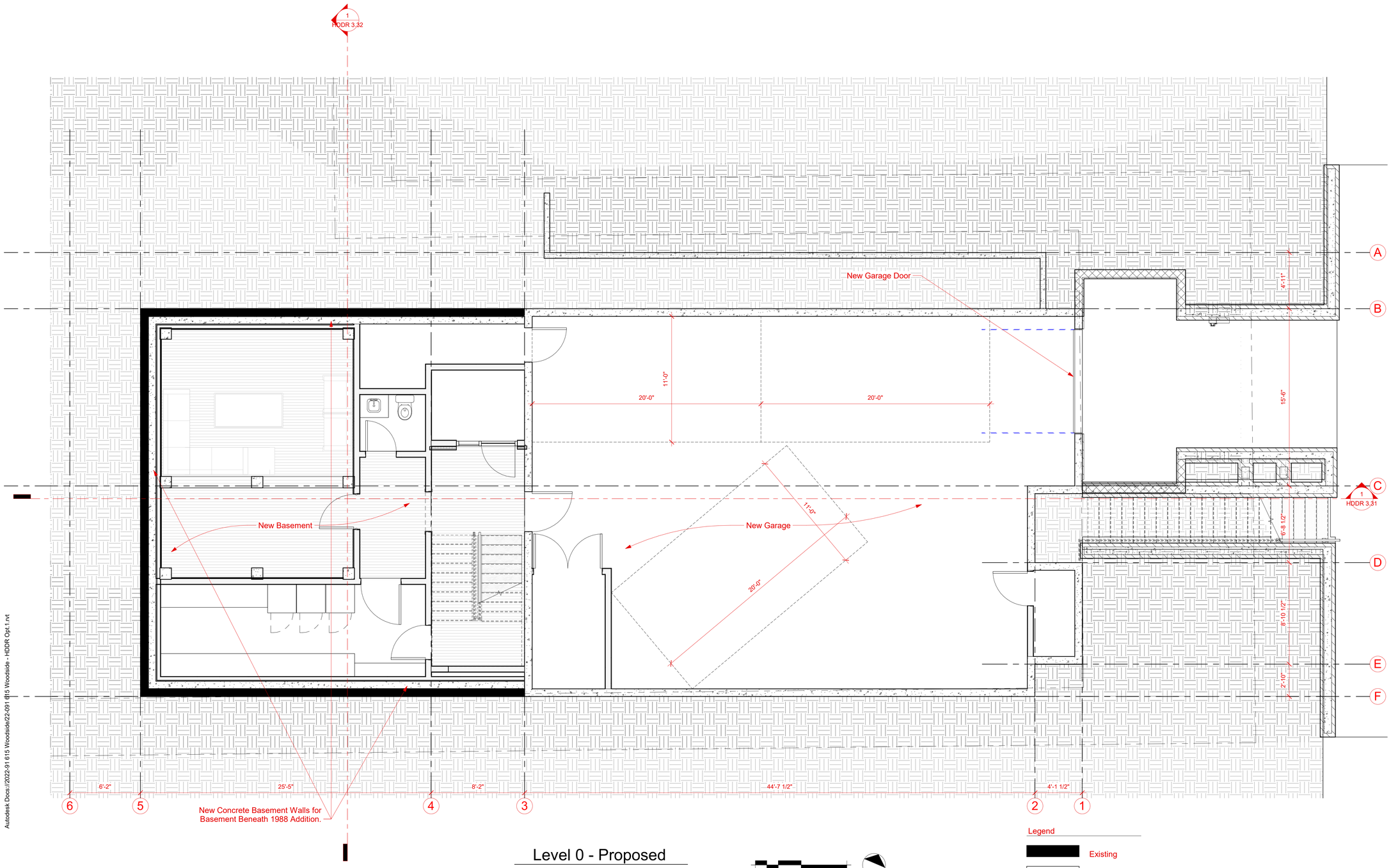
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Elevations - South - Demolition

HDDR 2.23

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Level 0 - Proposed

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

1/4" =1' 0 8' 16' 32'

N

Legend

Existing

Proposed

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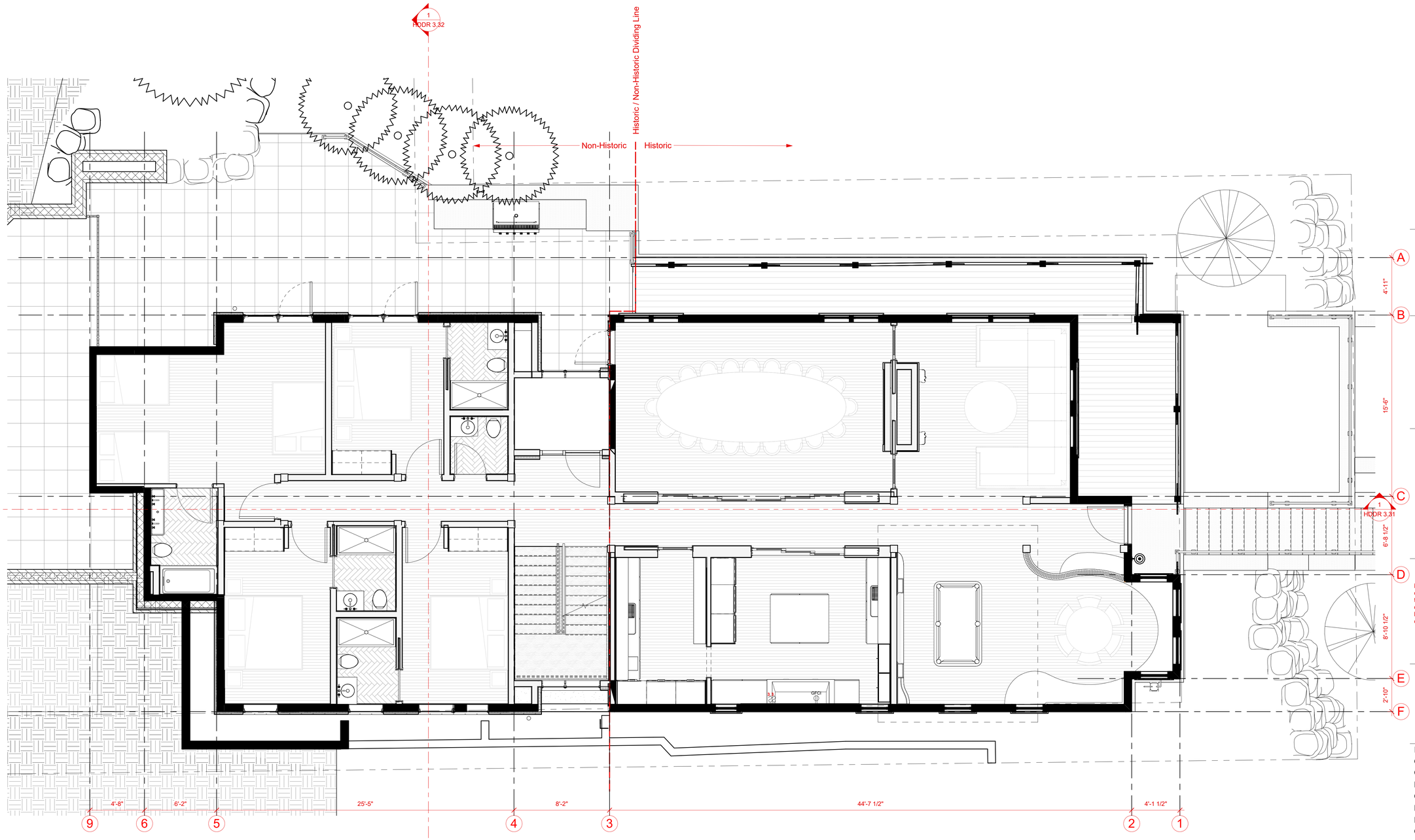
SHEET TITLE

Floor Plan - L0 - Proposed

HDDR 3.10

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Level 1 - Proposed

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

1/4" =1' 0 8' 16' 32'

N

Legend

Existing

Proposed

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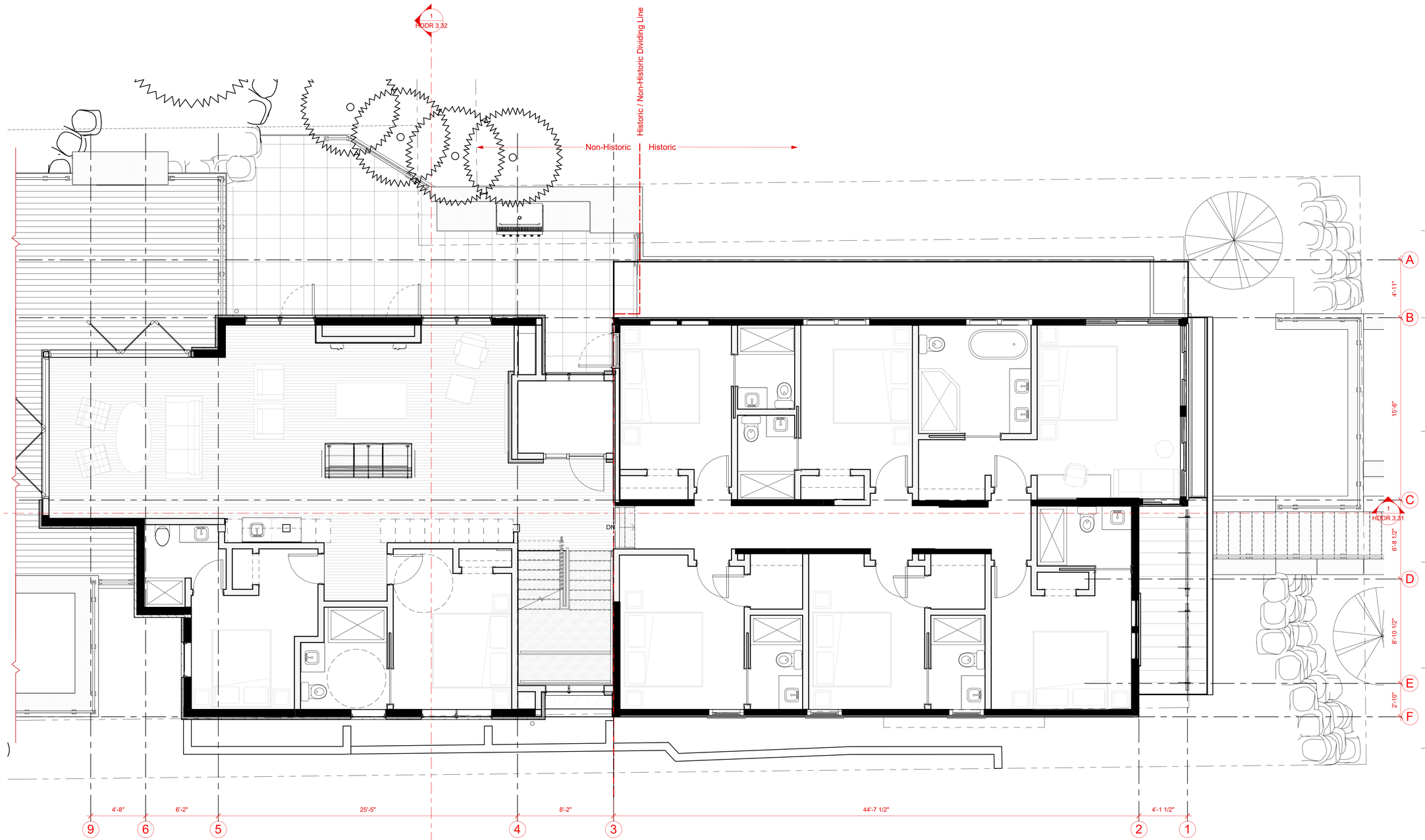
SHEET TITLE

Floor Plan - L1 - Proposed

HDDR 3.11

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Level 2 - Proposed

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

1/4" =1" 0 8" 16" 32"

N

Legend

Existing

Proposed

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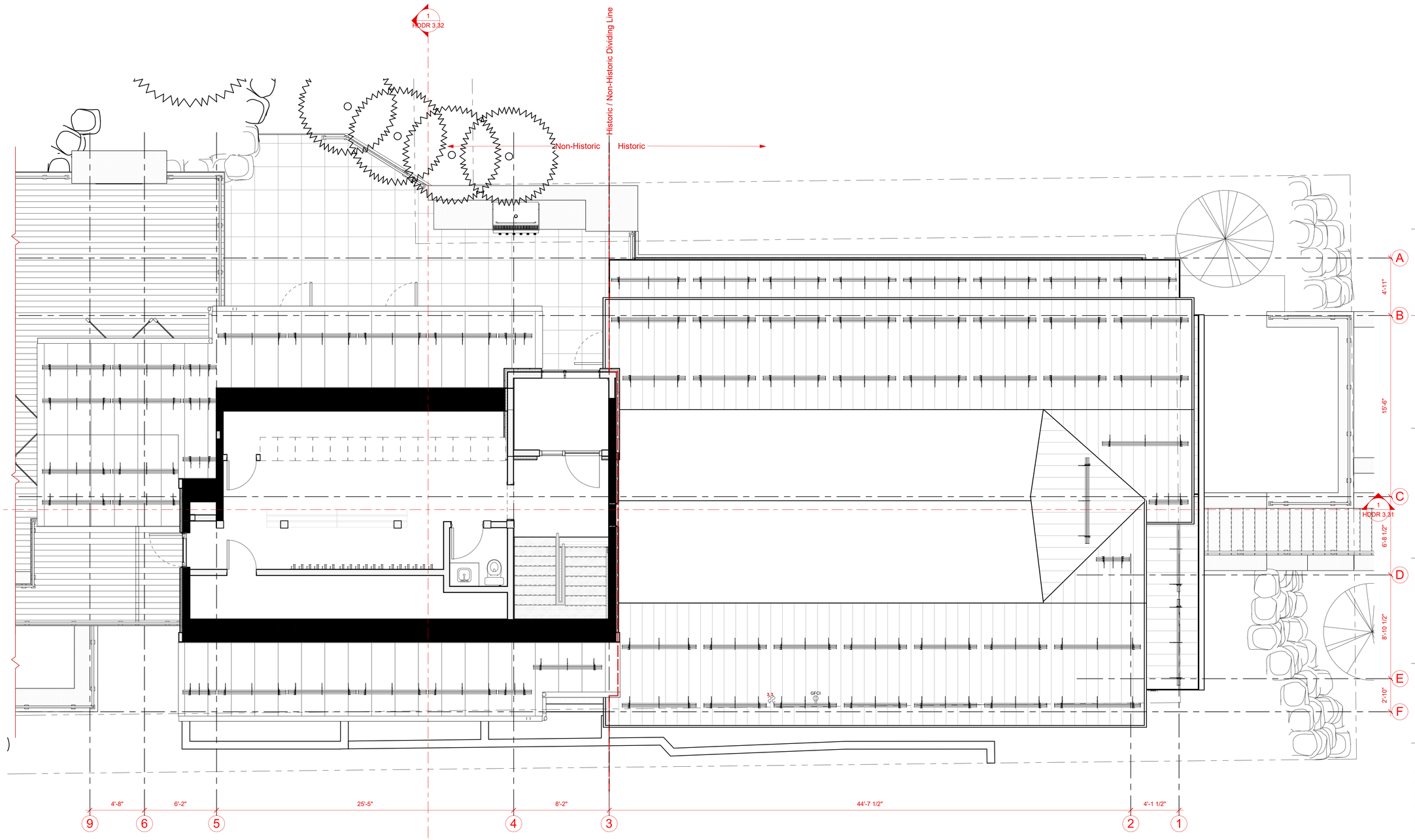
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Floor Plan - L2 - Proposed

HDDR 3.12

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Level 3 - Proposed

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

1/4" =1' 0 8' 16' 32'

N

Legend

Existing

Proposed

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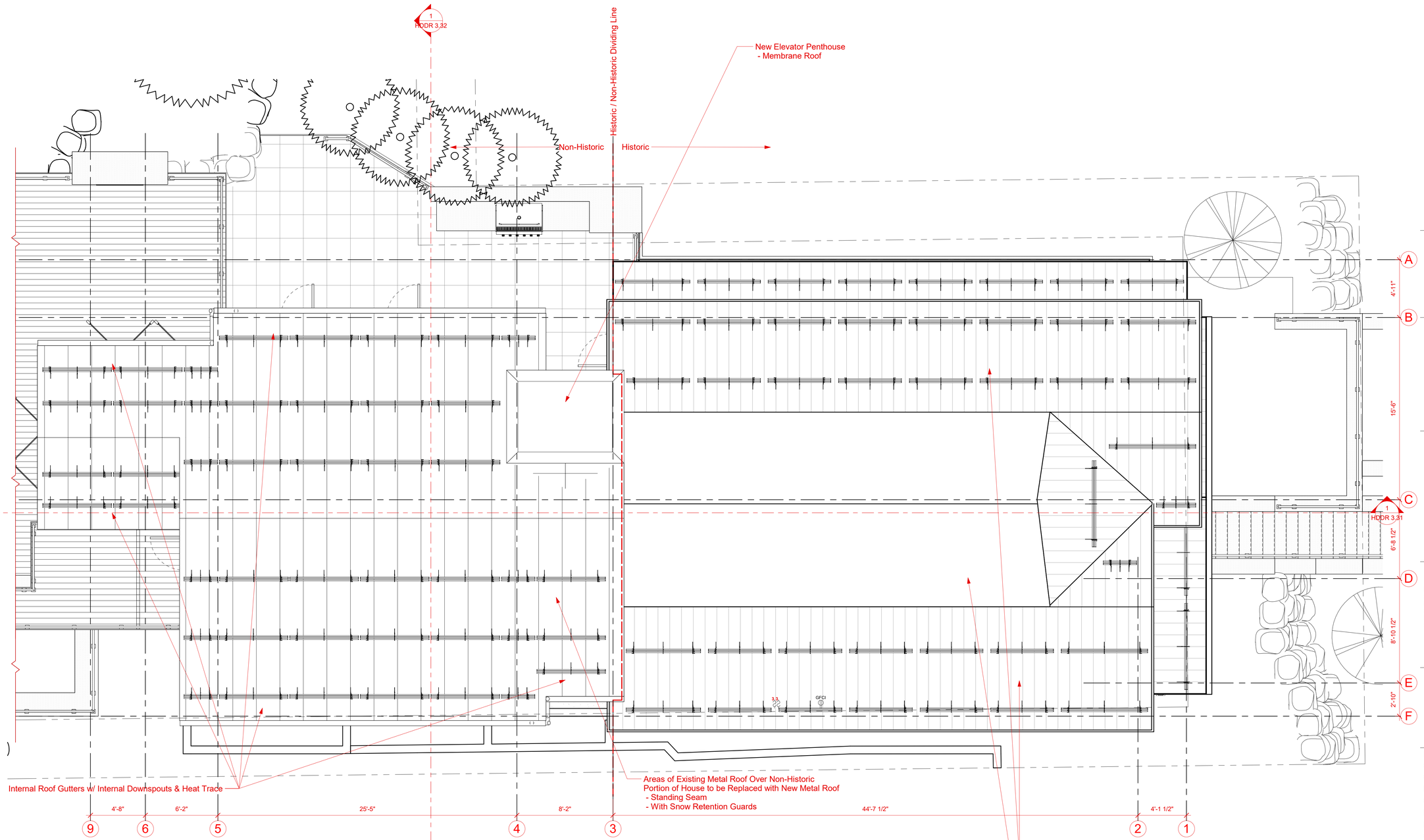
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Floor Plan - L3 - Proposed

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Roof - Proposed

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

1/4" =1' 0 8' 16' 32'

N

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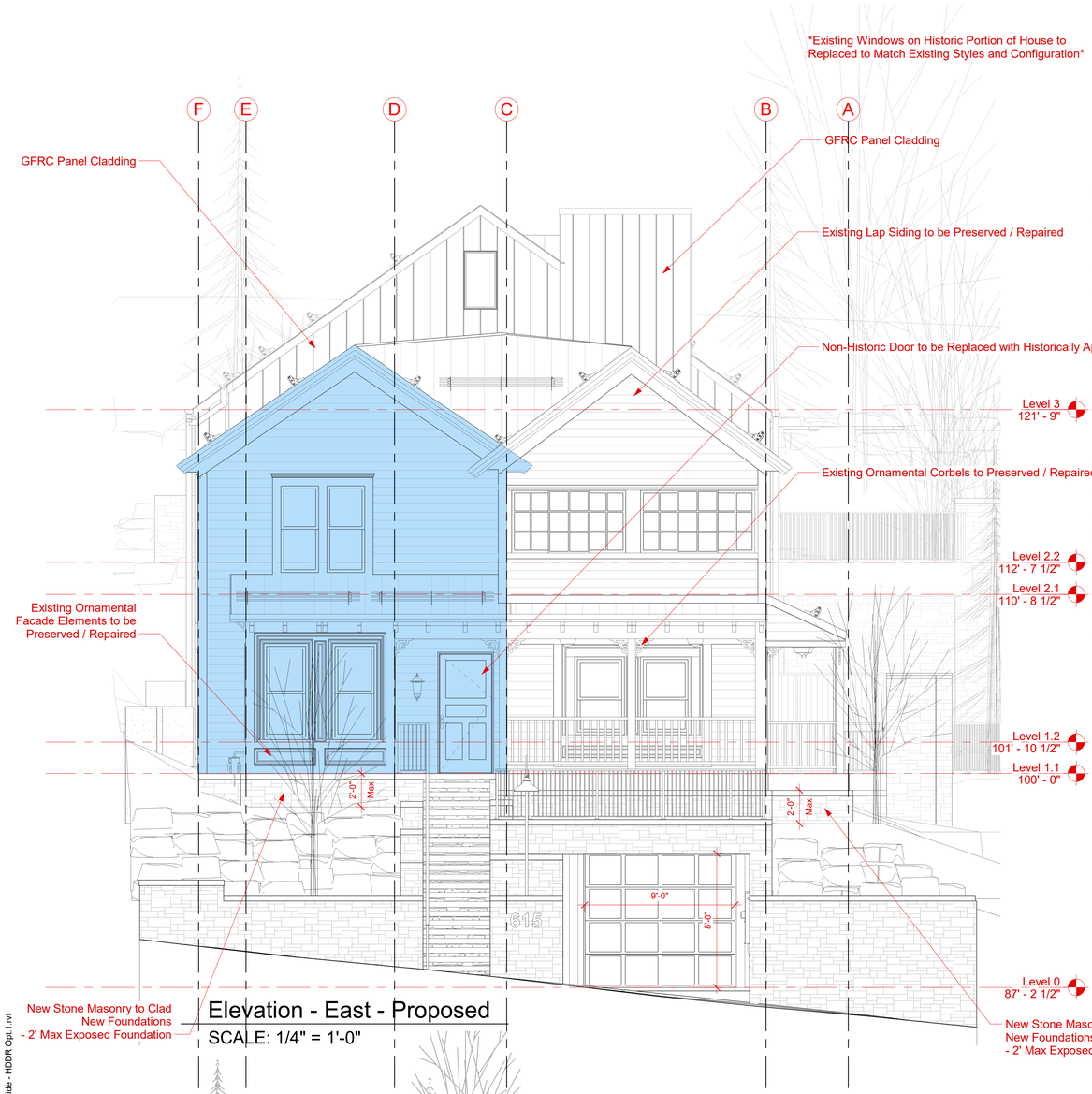
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Floor Plan - Roof - Proposed

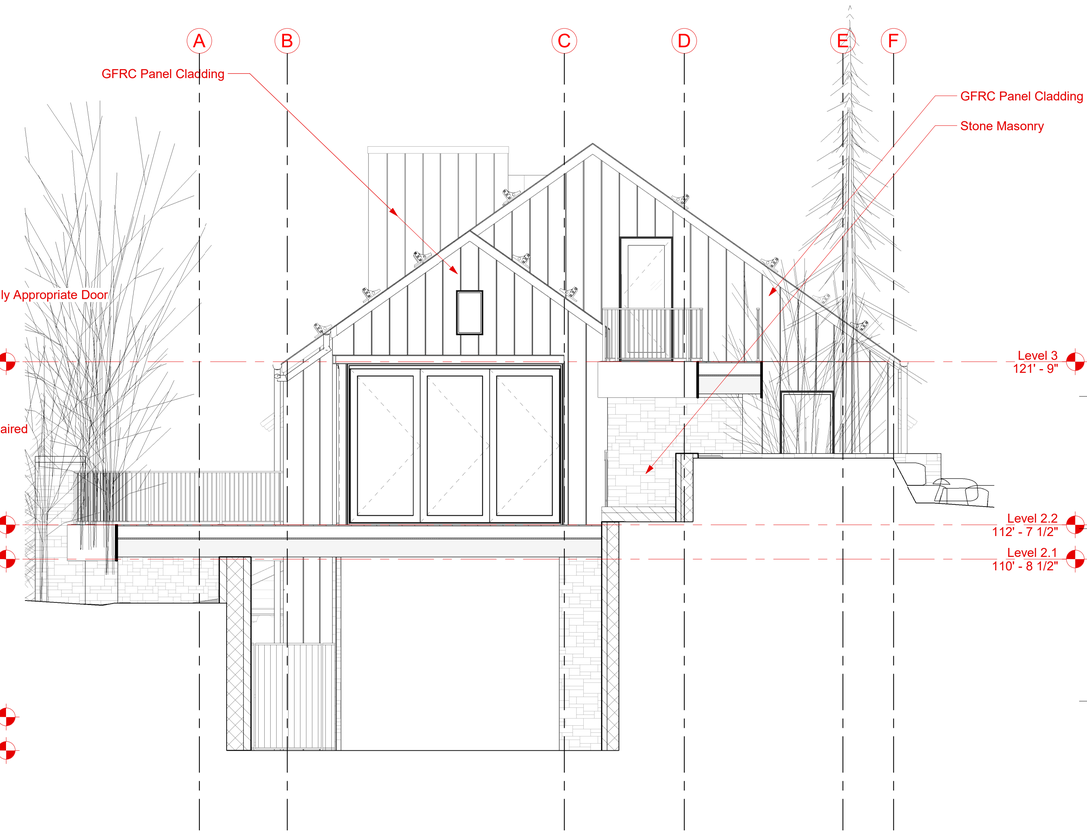
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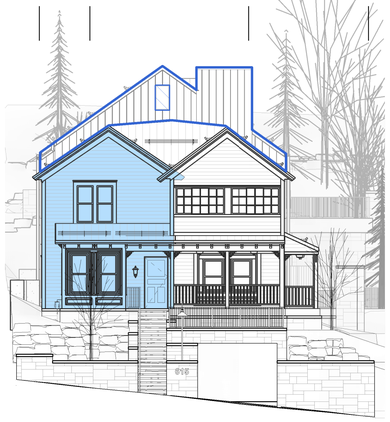
Elevation - East - Proposed

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



Elevation - West - Proposed

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

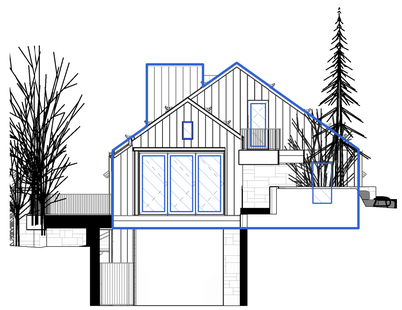


Elevation - East - Proposed (Glazing Ratio)

SCALE: 1" = 10'-0"

Non-Historic Addition Glazing Ratio Breakdown (East)

Total Facade Area:	176 SF	
Opaque Facade Area:	169 SF	96%
Glazed Facade Area:	7 SF	4%



Elevation - West - Proposed (Glazing Ratio)

SCALE: 1" = 10'-0"

Non-Historic Addition Glazing Ratio Breakdown (West)

Total Facade Area:	632 SF	
Opaque Facade Area:	530 SF	84%
Glazed Facade Area:	102 SF	16%

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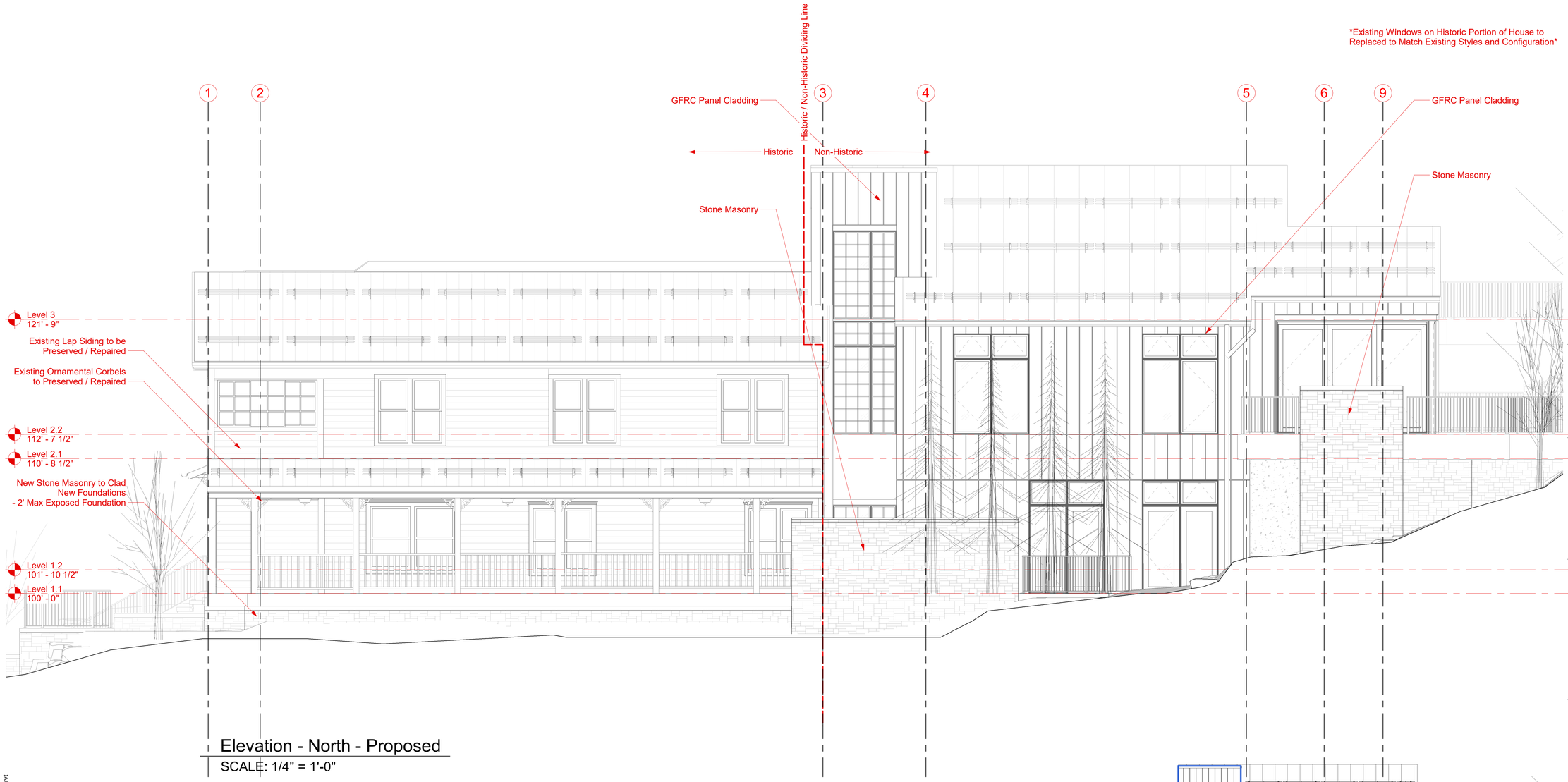
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Elevations - East & West - Proposed

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Elevation - North - Proposed

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



Elevation - North - Proposed (Glazing Ratio)

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

Non-Historic Addition Glazing Ratio Breakdown (North)

Total Facade Area:	1140 SF	
Opaque Facade Area:	825 SF	73%
Glazed Facade Area:	307 SF	27%

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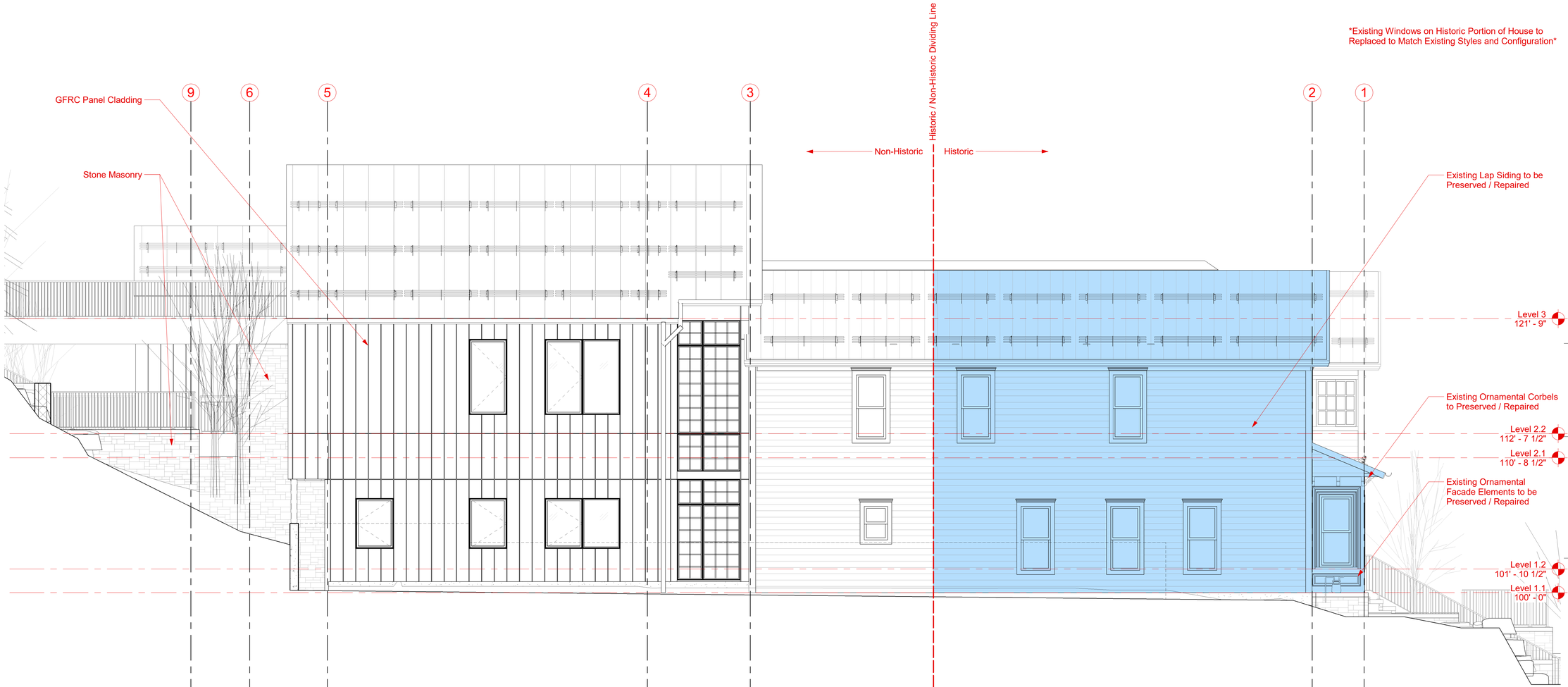
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Elevations - North - Proposed

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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:	935 SF	
Opaque Facade Area:	791 SF	82%
Glazed Facade Area:	168 SF	18%

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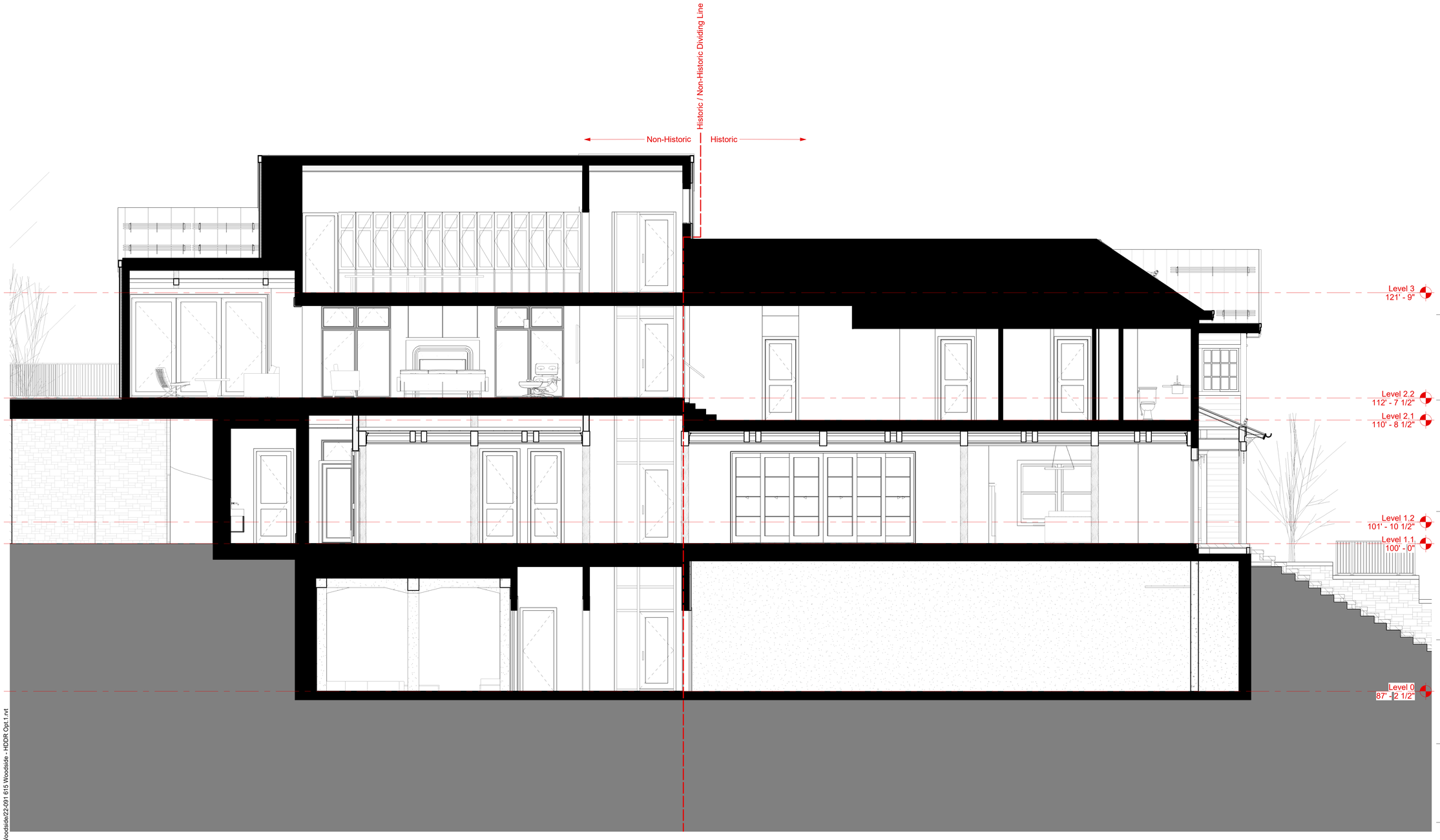
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Elevations - South - Proposed

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Section A - Proposed

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

0 5' 10' 20'

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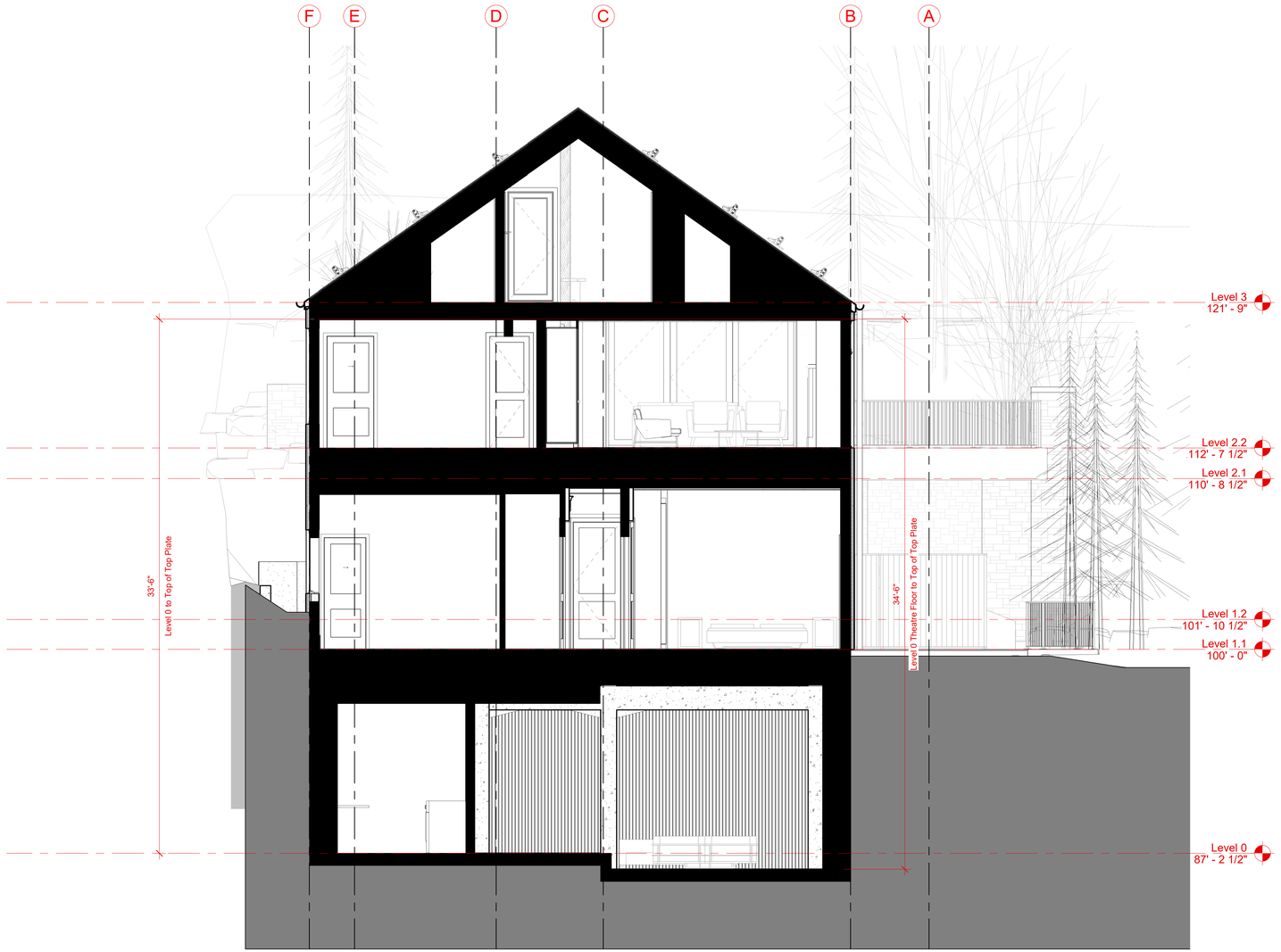
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Section - East/West - Proposed

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Section A Proposed

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

0 5' 10' 20'

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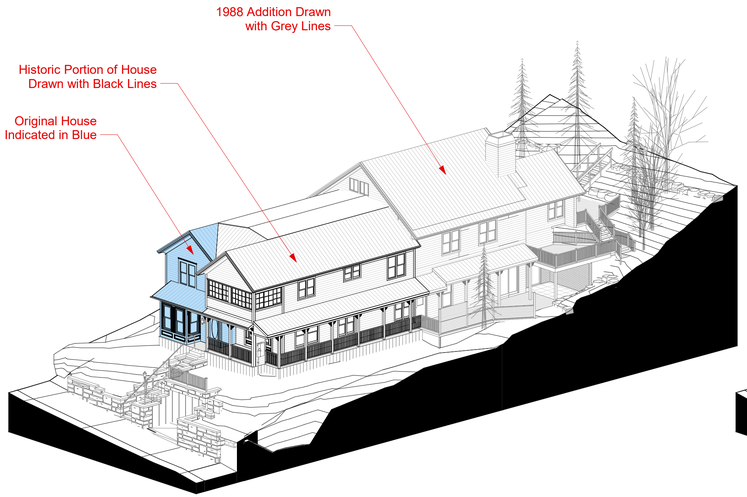
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Section - North/South - Proposed

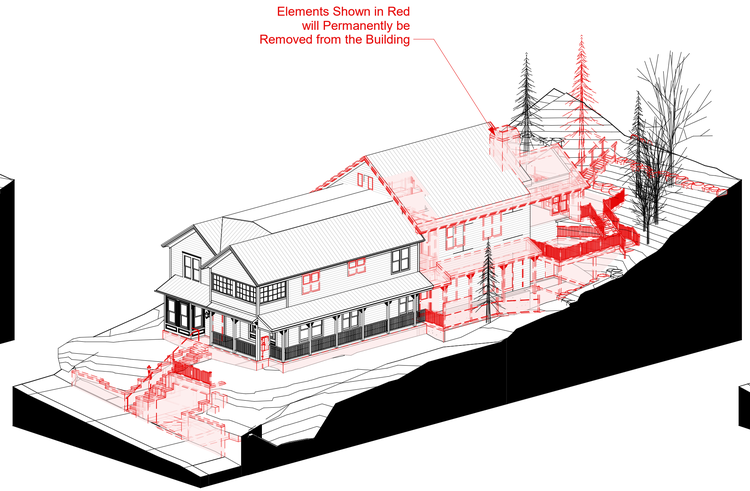
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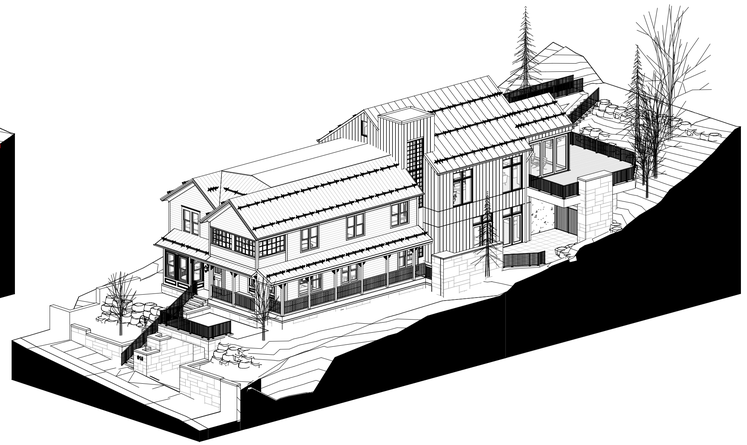
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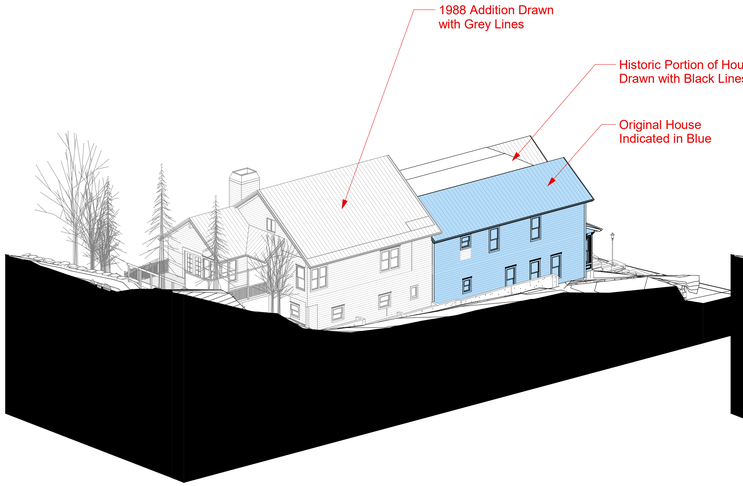
1 3D - Existing Conditions (01)



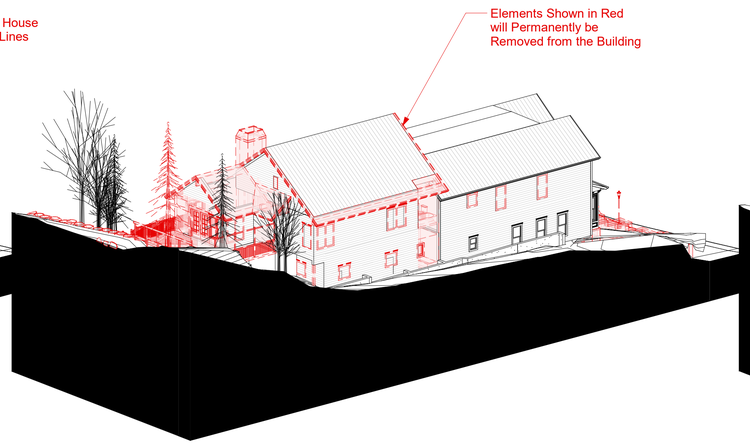
3 3D - Demolition (01)



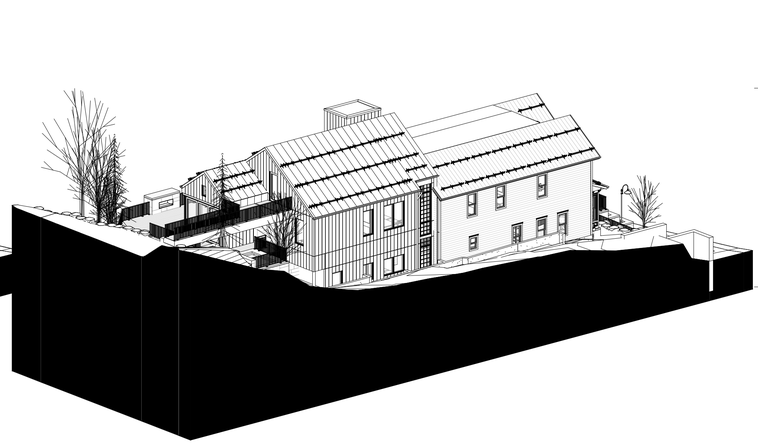
5 3D - Proposed (01)



2 3D - Existing Conditions (02)



4 3D - Demolition (02)



6 3D - Proposed (02)

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3D Isometrics

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Historic Preservation Board
Staff Report

Subject: 1455 Woodside Avenue
Application: PL-23-05777
Author: Lillian Zollinger, Planner III
Date: March 5, 2025
Type of Item: Material Deconstruction and Relocation of a Historic Structure

Recommendation

(I) Review the proposal for 1455 Woodside Avenue, a Significant Historic Site to Relocate the 1904 Significant Historic, (II) conduct a public hearing, and (III) consider directing staff to draft a Final Action Letter.

On February 5, 2025, the Historic Preservation Board provided consensus to approve:

- Removal of the 580-square-foot rear 1960s addition to rehabilitate the 1904 Significant Historic Form.
- Restoration of the front porch to reflect the 1904 materials and Mature Mining Era (1894-1930).

Based on the Board's direction regarding Relocation, Planning will return with a Final Action Letter for Board review and ratification at the next Board meeting.

Description

Applicant:	Diane and Bill Newland, represented by Molly Guinan
Location:	1455 Woodside Avenue, a Significant Historic Site
Zoning District:	Recreation Commercial
Adjacent Land Uses:	Residential, Multi-Unit Dwellings
Reason for Review:	The Historic Preservation Board reviews and takes Final Action on the Relocation of Historic Structures.[1]

HPB Historic Preservation Board
HSI Historic Site Inventory
LMC Land Management Code
RC Recreation Commercial
SFD Single-Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

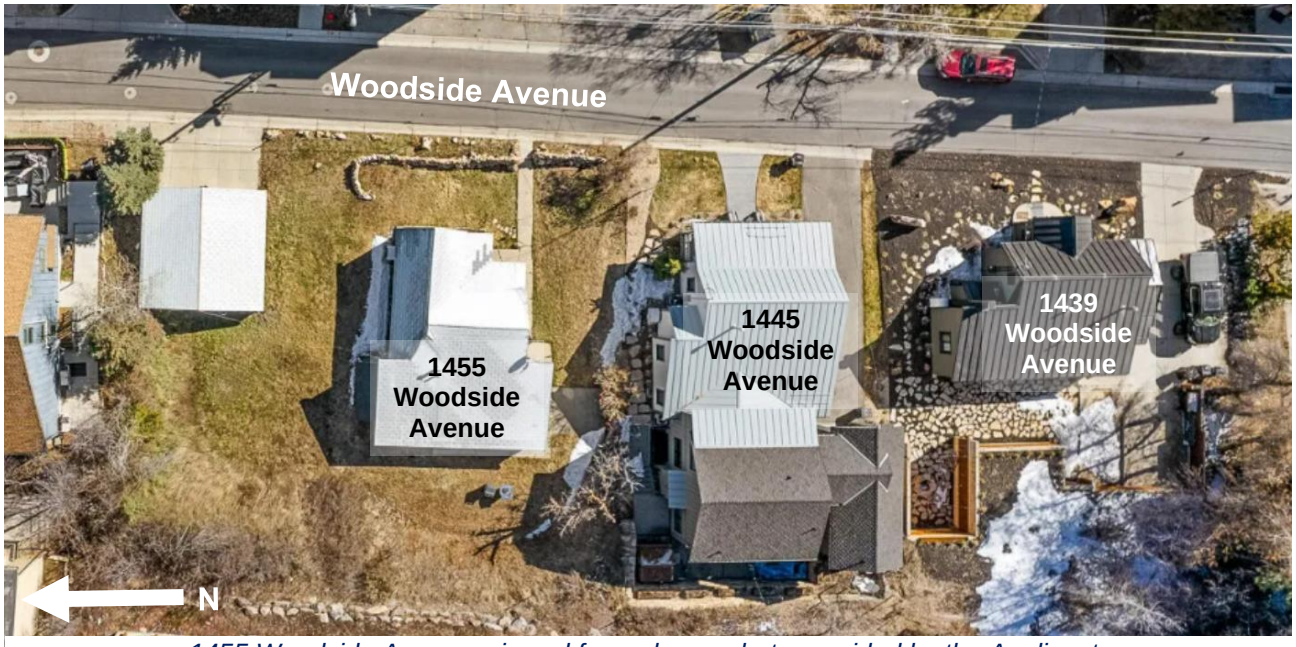
[1] LMC § 15-11-13(C)

Background

1455 Woodside Avenue, a Significant Historic Site on Park City's Historic Sites Inventory (HSI), is an approximately 0.22-acre (9,047-square-foot) metes-and-bounds Parcel SA-226, larger than four Old Town 25-foot by 75-foot Lots. The HSI notes the Significant Historic Structure was built circa 1904 and a non-historic detached garage was constructed in 1965. The Significant Historic Site is in the Recreation Commercial Zoning District, across from the Historic Residential Medium – Density Zoning District.



1455 Woodside Avenue highlighted by staff in white on a Zoning Map excerpt with the RC Zoning District shown in purple.



1455 Woodside Avenue, viewed from above; photo provided by the Applicant.

According to the Applicant's existing conditions survey, the 1904 Structure at 1455 Woodside Avenue is a 1,065.44-square-foot Single-Family Dwelling (SFD) with a 1960s 580-square-foot rear addition. The SFD and detached non-historic garage are located on a 9,047-square-foot metes and bounds parcel that is approximately 103 feet in width by 83 feet in depth.



1455 Woodside Avenue, viewed from Woodside Avenue; photo provided by the Applicant.



1455 Woodside Avenue tax photo from the HSI, date unknown.

According to the HSI form, the T/L cottage was constructed circa 1904 during Park City's Mature Mining Era (1894-1930). The Sanborn maps show the Significant Historic Structure remained the same from 1907-1941 and minor additions to the rear were added sometime after 1941. The Applicant provided additional information regarding the expansion of the structure after 1949.

The Applicant proposes removing the 1960s 580-square-foot addition from the rear of the Significant Historic Structure to rehabilitate the Structure to its 1904 form. The Applicant proposes demolishing the detached non-historic two-car garage constructed in 1965.

The Applicant also proposes restoring the covered front porch, which was replaced with non-historic materials, including a concrete pad. The Applicant proposes to remove and reconstruct the existing porch with wood.

Finally, the Applicant proposes Relocation of the 1904 form of the Significant Historic Structure to the south to further subdivide and develop the property (see Exhibit E).

On January 6, 2025, the Historic Preservation Board (HPB) continued this item's discussion and public hearing to February 5, 2025, based on a request from the Applicant (Staff Report; Audio).

On February 5, 2025, the HPB discussed the proposal and continued the item to March 5, 2025 (Staff Report; Audio). The HPB agreed to approve the Material Deconstruction for the removal of the 580-square-foot rear 1960s addition and restoration of the front porch and requested additional information for the Relocation of the Significant Historic Structure.

Analysis

When reviewing a proposed Relocation of a Historic Structure, the Historic Preservation Board reviews the criteria outlined in LMC § 15-11-13(A)(3). The Board must find all of the following are met:

1. The historic context of the Historic Structure has been so radically altered that the proposed Relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or its present setting; and
2. The proposed Relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
3. The historical integrity and significance of the Historic Structure will not be diminished by Relocation; and
4. The potential to preserve the Historic Structure will be enhanced by its Relocation.

The HPB requested an opportunity to evaluate whether the Applicant's proposal to Relocate the Significant Historic Structure at 1455 Woodside Avenue may comply with the four criteria above.

The Applicant proposes five potential Relocation scenarios (Exhibit E):

(1) Relocating the Historic Structure eight feet to the south to create two lots, with the Historic Lot 4,265 square feet, and a second lot 4,782 square feet.
(2) Relocating the Historic Structure ten feet to the south to create two lots, with the Historic Lot 3,748 square feet, and a second lot 5,299 square feet.
(3) Relocating the Historic Structure 12 feet to the south to create two lots, with the Historic Lot 3,920 square feet, and a second lot 5,127 square feet.
(4) Relocating the Historic Structure 14 feet to the south to create two lots, with the Historic Lot 3,230 square feet, and a second lot 5,817 square feet.
(5) Relocating the Historic Structure nearly 20 feet to the south to create two lots, with

the Historic Lot 2,771 square feet, and a second lot 6,275 square feet.

Staff finds none of the five scenarios comply with the criteria in LMC § 15-11-13(A)(3) primarily because the scenarios do not consider or reflect compatibility with the two Historic Sites that contribute to the rhythm and pattern of the streetscape.[2] Therefore, staff cannot recommend a finding that the historical integrity and significance of the Historic Structure will not be diminished by Relocation. If the Board considers the Relocation of 1455 Woodside Avenue, staff recommends a Relocation compatible with the rhythm and pattern of the streetscape by honoring the established lot width and location of the Historic Structure within the lot.

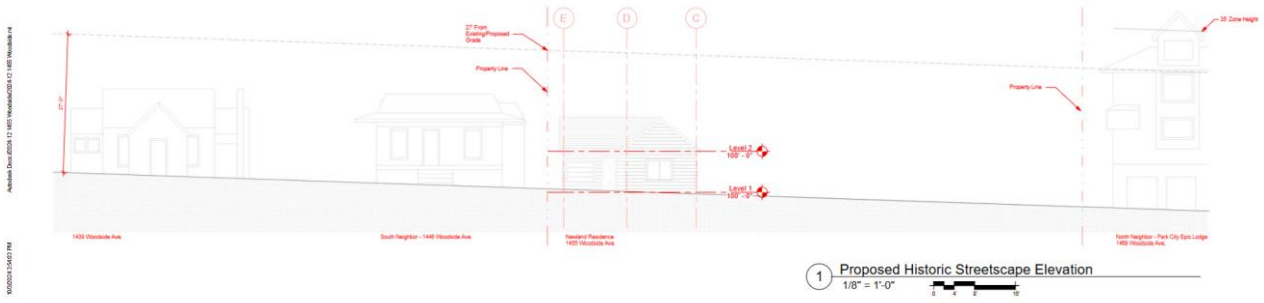
While typical Historic Lots are 25 feet by 75 feet in the Historic Residential Zoning Districts, 1439 Woodside Avenue, 1445 Woodside Avenue, and 1455 Woodside Avenue are all Historic Structures on larger Historic Lots in the Recreation Commercial Zoning District. The maximum Lot size for new residential infill in the Recreation Commercial Zoning District is 3,750 square feet.[3] Historic Sites are exempt from this maximum Lot size requirement and all three exceed the maximum Lot size requirements, with 1455 Woodside Avenue substantially larger.

The table below outlines the three Historic Residential Lots that form the streetscape for 1455 Woodside Avenue:

1439 Woodside Avenue	3,920 square feet, 170 square feet over the maximum Lot size
1445 Woodside Avenue	4,927 square feet, 1,177 square feet over the maximum Lot size
1455 Woodside Avenue	9,047 square feet, 5,297 square feet over the maximum Lot size

The Applicant's original proposal was to Relocate the Significant Historic Structure at 1455 Woodside Avenue to the closest possible point south to increase the square footage available to subdivide and develop the remnant parcel area. However, while the proposed Relocation complied with the minimum side setback, it disrupted the rhythm and pattern of the streetscape when viewed in context of the two Historic Sites to the south, shown in the Applicant's proposed streetscape:

[2] See analysis section in previous Staff Report for full assessment.
[3] LMC Section 15-2.16-5(A) *Recreation Commercial – Special Requirements for Single-Family Dwellings*



The HPB requested additional information on the adjacent Historic Structures, provided below, to evaluate the Applicant's Relocation request:

1439 Woodside Avenue is a Significant Historic Structure constructed circa 1905 and is Lot 2 of the Frandsen Subdivision Amended. The Lot is approximately 76 feet deep by 55 feet wide, as viewed from Woodside Avenue and 3,920 square feet. The front façade of the Historic Structure is approximately 25 feet wide and approximately 2 feet from the south Lot line and 12 feet from the north Lot line. The Structure is set back approximately 15 feet from Woodside Avenue. 1439 Woodside Avenue has not been Relocated since it was constructed in 1905.

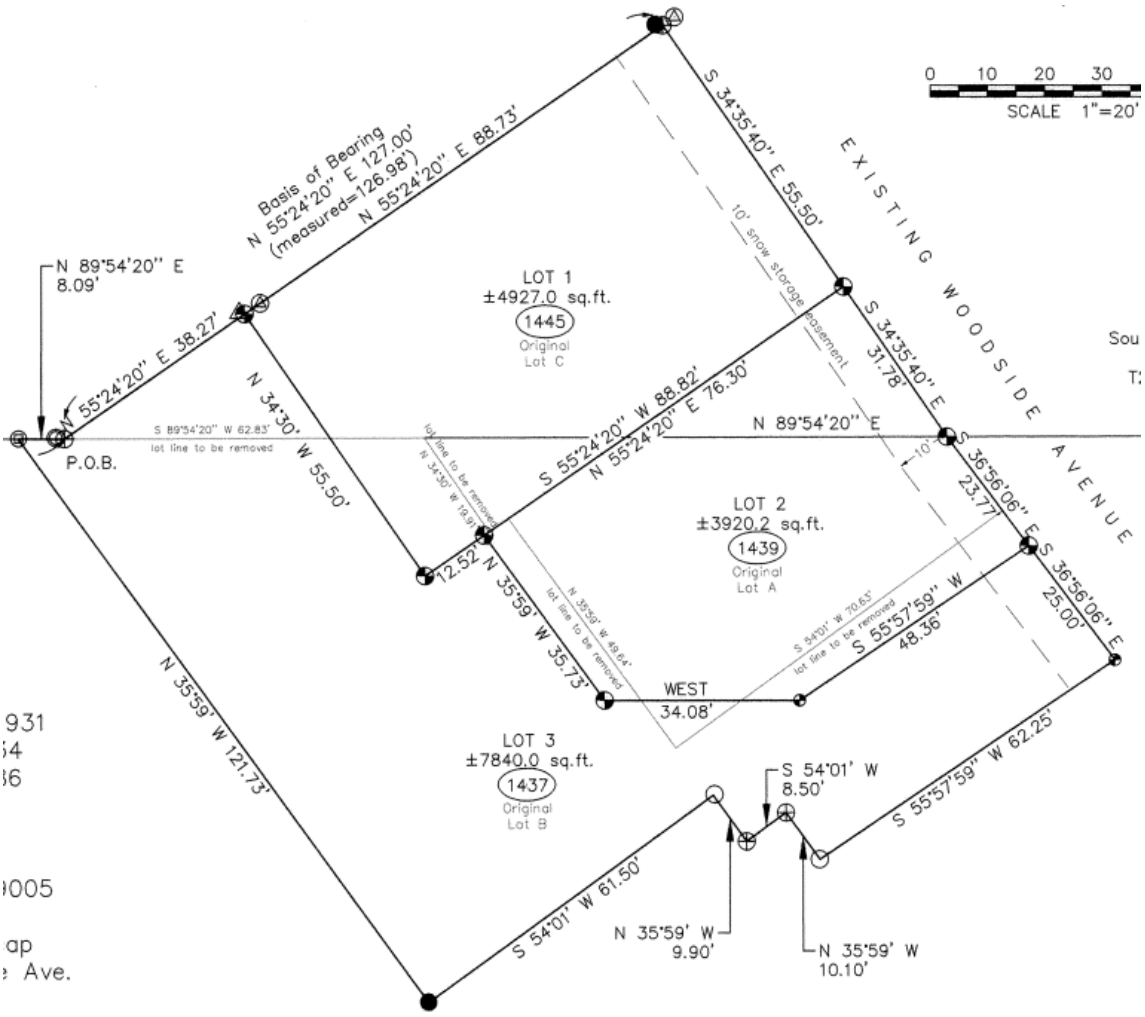


1439 Woodside Avenue

1445 Woodside Avenue is a Significant Historic Structure constructed circa 1898 and is Lot 1 of the Frandsen Subdivision Amended. The Lot is approximately 78 feet deep by 55 feet wide, as viewed from Woodside Avenue and 4,927 square feet total. The front façade of the Historic Structure is approximately 27 feet wide, and approximately 13 feet from either side Lot line. The Structure is set back approximately 12 feet from Woodside Avenue. 1445 Woodside Avenue burned down in 1992 and was completely reconstructed. In 2016, the Planning Department approved an addition to the rear of the structure. The Historic Structure has not been Relocated.



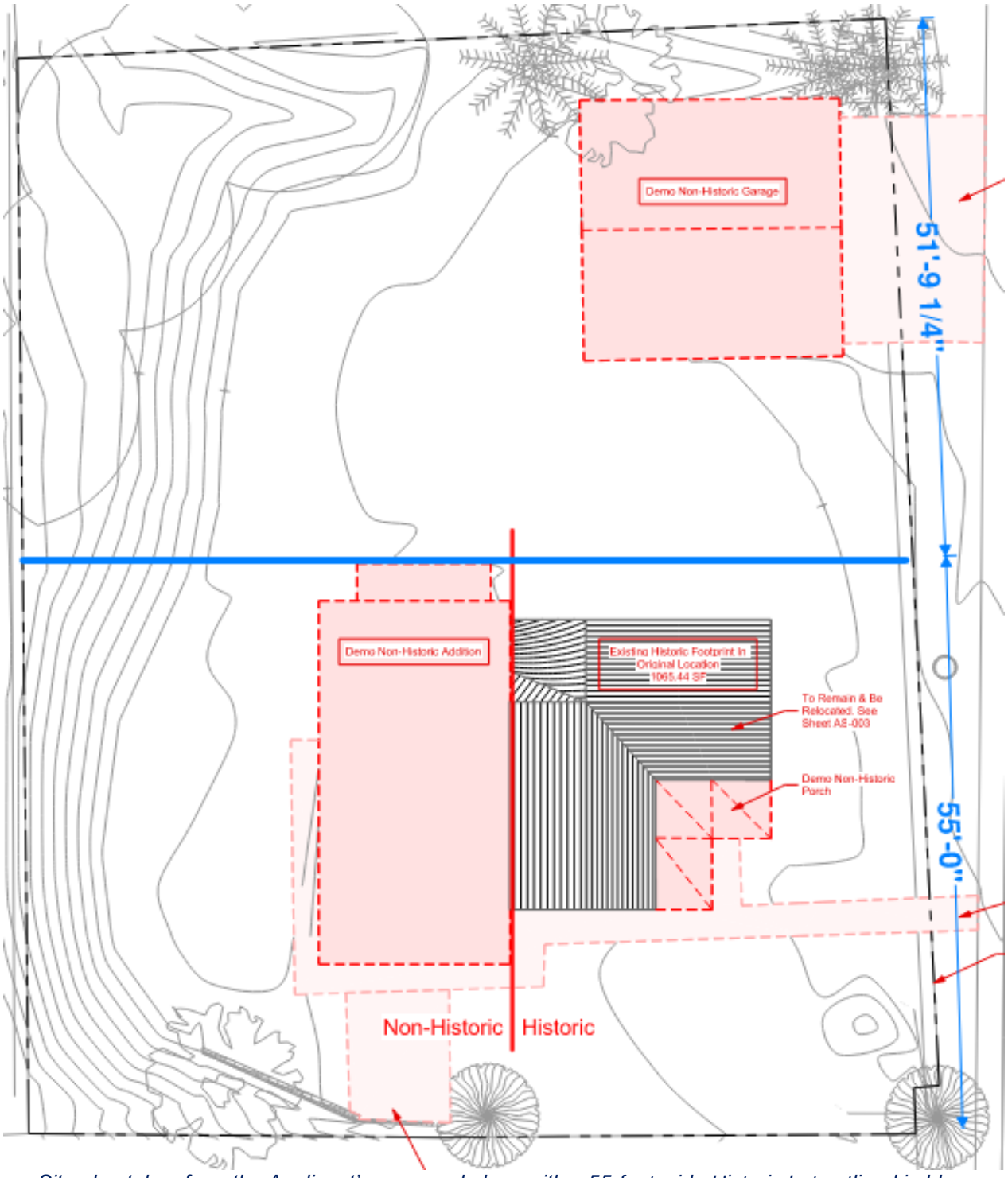
1445 Woodside Avenue



Excerpt from the Frandsen Subdivision Amended.



1439 Woodside Avenue, 1445 Woodside Avenue, and 1455 Woodside Avenue as seen from Woodside Avenue.



Site plan taken from the Applicant's proposed plans with a 55-foot-wide Historic Lot outlined in blue.

As indicated above, the Applicant could create a 55-foot Lot, without HPB approval, which also creates space and buffer between the Historic Structure and future development, and the Historic Structure remains in place and is compliant with Setbacks. The remaining north Lot's proposed would be reviewed by the Planning Department or Commission dependent upon an Allowed or Conditional Use.



1439 Woodside Avenue, 1445 Woodside Avenue, and 1455 Woodside Avenue on an excerpt from the Parcel viewer.

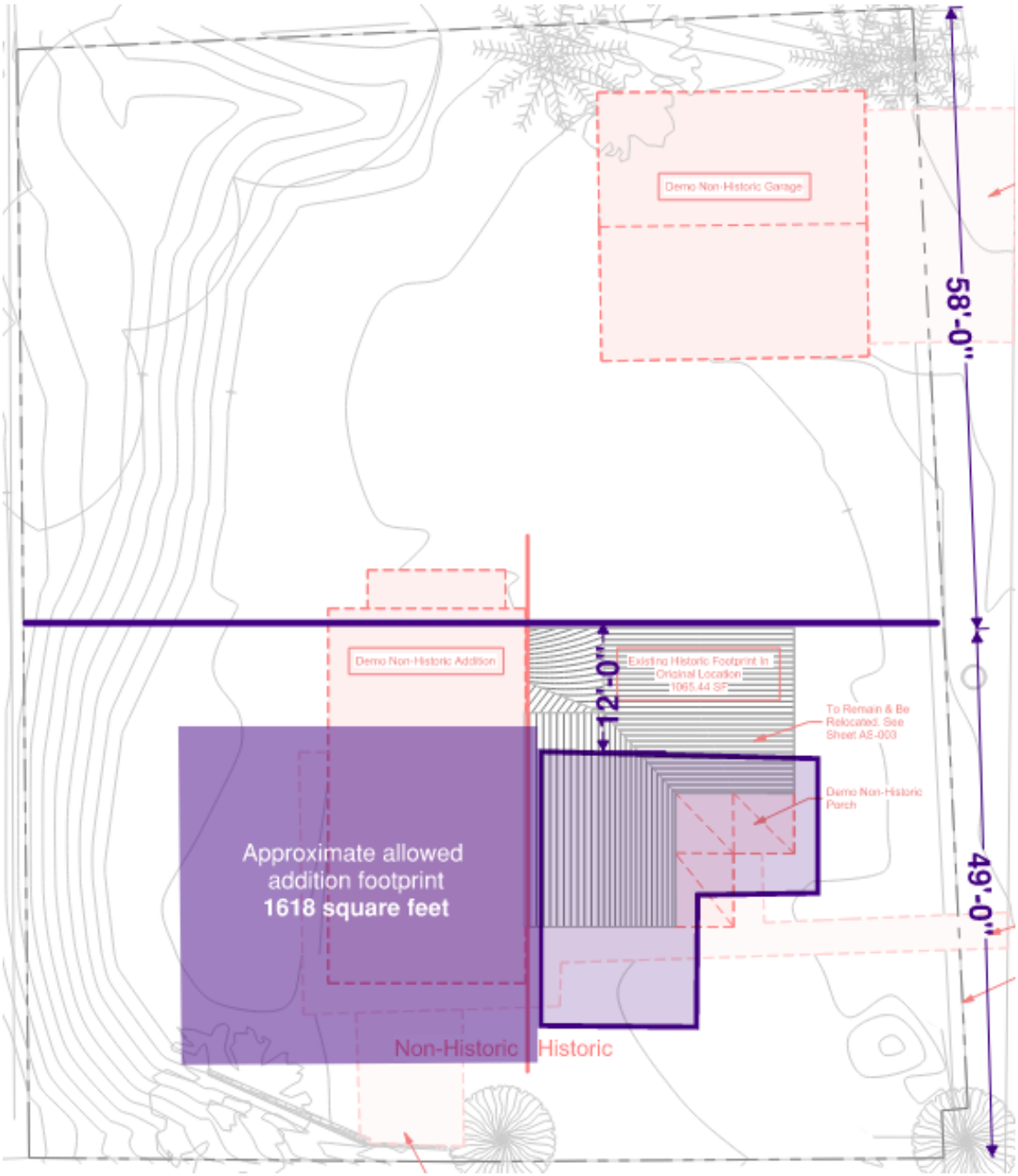
However, since the rhythm and pattern along the streetscape features Historic Lots approximately 55 feet wide, and the adjacent Historic Structures are slightly closer to Woodside Avenue and to their side Lot lines, a proposal for a site with similar dimensions at 1455 Woodside Avenue could potentially comply with the LMC requirements for Relocating a Significant Historic Structure.

Staff have not changed their recommendations from the previous report. During the February 5, 2025 HPB meeting, Board Member Doug Stevens noted that relocation could be considered, but he recommended preserving compatible Lot sizes/volume. As shown below, staff considered a scenario resulting in a total of three Lots be created to house the existing Historic Structure and up to two Single-Family Dwellings (SFD) if the owner proceeded to subdivide the resulting north area evenly. The historic context in the area would be preserved, and result in approximately twelve-foot buffer around 1455 Woodside Avenue to relate to the adjacent Historic Structures. Staff prepared some additional information regarding possible relocation below.

The Applicant recalls hearing there was still flexible for not restricting the north area to SFD Lots, and will likely offer further discussion on this scenario.

Staff recommends that if the HPB considers approving Relocation of 1455 Woodside Avenue, the HPB consider creating a Historic Lot that follows a similar relationship of the Historic Structure to Woodside Avenue and side Lot lines, as the adjacent Historic Structures relate to Woodside Avenue and side Lot lines, considering a Condition of Approval that the remaining developable Lots be Single-Family Dwellings (SFD), and

possibly considering a Condition of Approval the remaining developable Lots include a maximum Building Footprint.



Site plan taken from the Applicant's proposed plans with a 49-foot-wide Historic Lot outlined in purple and the Historic Structure moved approximately 12 feet to the south and three feet to the east.

In the proposed scenario, the Historic Structure moves approximately 10-12 feet south and approximately three feet forward. Staff finds that the proposed Relocation may continue the pattern of the distance between adjacent Historic Structures on Woodside Avenue. Moving the Historic Structure would also create also open space buffer between the Historic Lots and future non-historic development. The structure would be set closer to Woodside Avenue, in a similar pattern to the adjacent Historic Structures. If the HPB

considers this scenario, staff recommends conditions of Approval regarding the adjacent development to be limited to SFDs and possibly have a limited Building Footprint, or increased Front Setback.

Staff finds that a smaller proposed Lot for the Historic Structure would not follow the pattern of the distance between adjacent Historic Structures on Woodside Avenue, nor would moving the Historic Structure closer to the South Lot line.

Staff requests the HPB review and discuss the Applicant's proposed Relocation scenarios, staff's recommendations, conduct a public hearing, and direct staff to draft a Final Action Letter reflecting the HPB's determination for review and ratification in the next meeting to either approve or deny the Relocation request.

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 December 20, 2024. Staff mailed courtesy notice to property owners within 300 feet on December 20, 2024. The *Park Record* published notice on December 20, 2024.[4]

Public Input

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

Exhibits

Exhibit A: Physical Conditions Report and Historic Preservation Plan
Exhibit B: 1445 Woodside Avenue Historic Site Form
Exhibit C: Mission Structural's Physical Conditions Report
Exhibit D: Applicant's Updated Narrative
Exhibit E: Proposed Plans
Exhibit F: Draft Final Action Letter Approving Rehabilitation of the 1904 Significant Historic Form

[4] LMC § 15-1-21

PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN

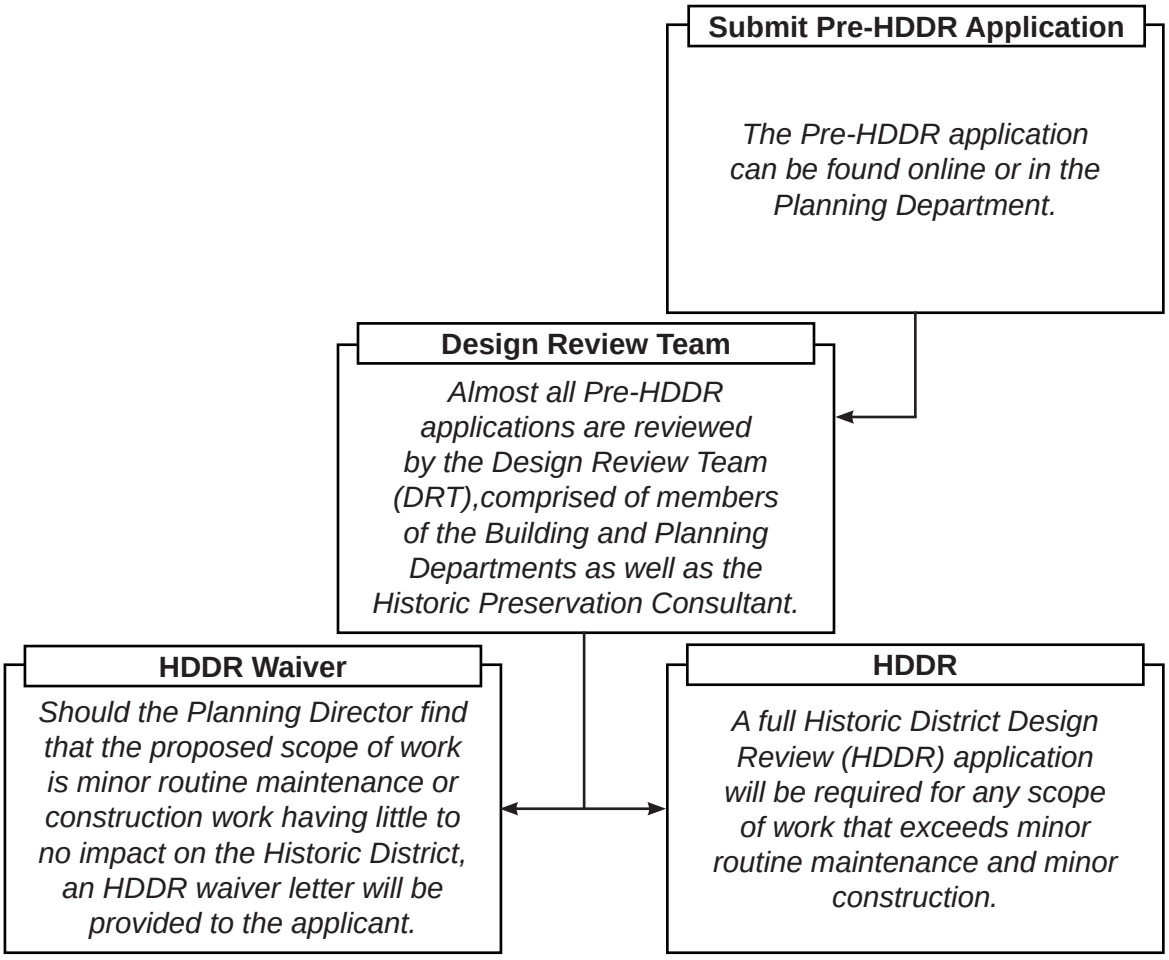
INFORMATION GUIDE
AND APPLICATIONS

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

INFORMATION GUIDE

It is deemed to be in the best interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings, structures, and sites of historic significance in Park City. These buildings, structures, and sites are among the City's most important cultural, educational, and economic assets.

Application Process for sites in the Historic District



The Planning Department is authorized to require that developers prepare a Physical Conditions Report and Historic Preservation Plan as a condition of approving an application that affects a historic structure, site, or object.

What is a Physical Conditions Report?

A Physical Conditions Report is a preservation and rehabilitation tool that identifies, describes, and evaluates the existing condition of a historic building at the specific point in time that the report is completed. It should document the history of construction and past alterations based on physical and documentary evidence. It should also evaluate the condition of specific character-defining features that make up the site or structure.

What is a Historic Preservation Plan?

A Historic Preservation Plan recommends an overall treatment approach in order to address

the conditions documented by the Physical Conditions report. The Historic Preservation Plan assesses and guides the effects of the proposed construction-related work in order to ensure that the proposed project complies with the Design Guidelines for Historic Districts and Historic Sites.

What does a Physical Conditions Report include?

A Physical Conditions Report is a comprehensive redecoration and evaluation of the elements, features, and spaces that make up a historic site or structure. The report shall identify each element, feature, and/or space and provide a detailed description of:

- What is it?
- What does it look like?
- What is it made of?
- How was it constructed?

The Physical Conditions Report should be completed after conducting a visual inspection of the existing conditions including uninhabitable space such as roofs, attics, basements, and crawlspaces. Selective demolition or removal of wall and floor coverings may be helpful, but is not required.

What does a Historic Preservation Plan include?

The Historic Preservation Plan outlines proposed treatments for the elements, features, and/or spaces identified by the Physical Conditions Report. These treatment options should be consistent with the Design Guidelines for Historic Districts and Historic Sites, consider potential impacts of proposed treatments, and avoid significantly altering the historic site's or structure's historic integrity.

What is the purpose of the Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report helps establish the scope of work for the proposed project. By determining the condition of the specific elements and character-defining features of the site or structure, the report aids the applicant in selecting an appropriate treatment method for the Historic Preservation Plan.

The four (4) recognized treatment options are:

- **Preservation**. If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
- **Rehabilitation**. If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
- **Restoration**. If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
- **Reconstruction**. If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.

Most projects will employ two (2) or more of these treatments.

The Historic Preservation Plan outlines the proposed treatment for each element, feature, and/or space documented in the Physical Conditions Report. The Historic Preservation Plan considers the current and proposed program needs of the site and/or structure in order to guide treatment approaches and prevent alterations that may have an adverse effect on the site and/or structure.

Who can complete a Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report and Historic Preservation Plan may be prepared by the property owner, architect, structural engineer, historic preservation consultant, contractor, or other members of the design team.

INSTRUCTIONS FOR PHYSICAL CONDITIONS REPORT

The purpose of the Physical Conditions Report is to document the existing conditions of the site, its buildings, and structures. All sites, historic or otherwise, that are subject to a Historic District Design Review application are required to complete a Physical Conditions Report. This form may be completed and submitted to the Planning Department prior to your Pre-Application Conference.

It is important to identify each element, feature, or space of a historic site and/or structure as all materials, elements, features, and space show the history of construction and past alterations that make up the historic site and/or structure as it exists today. Together and individually, these components contribute to or detract from the historic integrity. Each component should be described regardless of its historical significance.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDRs) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Conditions Assessment.** In order to fully document each element, feature, and/or space of the historic site or structure, a description of the individual item as well as a conditions evaluation should be provided.

   At a minimum, the description narrative should describe the overall appearance, material, and condition of each element, feature, and/or space. The description should also identify and evaluate causes for deterioration, decay, or loss of material. Descriptions should refer to the location and the extent of the deficiency. Photo-documentation should be referenced as well. Any limitations or obstacles to an inspection should be noted as part of the description.

   Window and Door Survey forms have been included as part of this application. All window and door openings should be assigned a number and described as part of the survey. Windows and doors in pairs or groupings should be assigned separate numbers.
3. **Structural Evaluation.** A licensed structural engineer's report should be provided for any proposed panelization or reconstruction project. The structural engineer must certify that the building cannot be reasonably moved intact and demonstrate that the structural system is failing.
4. **Conditions Evaluation.** Each element, feature, and/or space of the historic site or structure shall be described in detail and include photographic documentation to illustrate the condition. Conditions shall be assessed as:

   - *Excellent Condition.* An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
     - It is intact, structurally sound, and performing its intended purpose
     - There are no cosmetic imperfections
     - Needs no repair
   - *Good Condition.* An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
     - It is intact, structurally sound, and performing its intended purpose
     - There are few cosmetic imperfections
     - It needs only minor or routine maintenance

- *Fair Condition.* An element, feature, and/or space is evaluated to be in fair condition when it meets the following criteria:
    - There are early signs of wear, failure, or deterioration though the element or feature is generally structurally sound and performing its intended purpose
    - There is a failure of a sub-component of the element or feature
    - Replacement of up to 25% of the feature or element is required
    - Replacement of a defective sub-component of the element or feature is required.
- *Poor Condition.* An element, feature, and or/space is evaluated to be in poor condition when it meets the following criteria:
    - It is no longer performing its intended purpose
    - It is missing
    - It shows signs of imminent failure or breakdown
    - More than 25% of the feature or element is deteriorated or damaged and the element or feature cannot be made safe and serviceable through repair
    - It requires major repair or replacement

5. **Photo Documentation.** Historic and current photographic documentation shall be provided for the conditions described in the narrative for each element, feature, and/or space. Digital photos must be comprehensive and clear. At a minimum:

- Photographs of each building elevation should be provided. Multiple photographs may be used to document the entire length of a façade, if necessary.
- Where appropriate, a measuring scale shoudl be included in the photograph to verify dimensions. This should be completed for any photographs of architectural details.
- Each feature described in this report must include at least one (1) corresponding photograph. More than one (1) photograph per description is encouraged.
- Photographs should be numbered and organized in the same order as the narratives described above. Photographs should be printed in color. To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
- Images on a Disc. Digital copies of the photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit original materials. Materials submitted with the form will not be returned to the applicant.
    i. The size of the images should be at least 3,000 x 2,000 pixels at 300 dpi (pixels per inch) or larger if possible.
    ii. It is recommended that digital images be saved in 8-bit (or larger) format.
    iii. TIFF images are preferred, but JPEG images will be accepted.
    iv. The CD-R should be labeled as PCR Form “Property Address” “Date”.
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- The photos should be organized in a clear, comprehensive manner, reflecting the order of the Physical Conditions Report. Captions are recommended, but not required. See next page for example of photo numbering.

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Diane and Bill Newland

ADDRESS: 1455 Woodside Ave.
Park City, UT, 84060

TAX ID: SA-226 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Diane Newland

MAILING ADDRESS: 1455 Woodside Ave.
Park City, UT, 84060

PHONE #: (435) 649 - 0092 FAX #: ( ) -

EMAIL: ddnewland@yahoo.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Molly Guinan

PHONE #: (435) 649 - 0092

EMAIL: mguinan@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. Updated 10/2014.

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

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

Signature of Applicant: 

Name of Applicant: Molly Guinan

Mailing Address: 1441 Ute Blvd Suite 100

Park City, UT, 84098

Phone #: (435) 649 - 0092 Fax #: ( ) -

Email: mguinan@elliottworkgroup.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Diane Newland

Mailing Address:

Street Address/ Legal 1455 Woodside Ave. Park City, UT, 84060

Description of Subject Property: Single Residential

Signature: Date:

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

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

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

SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

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

Element/Feature: Front Porch (East Facade)

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

SAMPLE

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

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

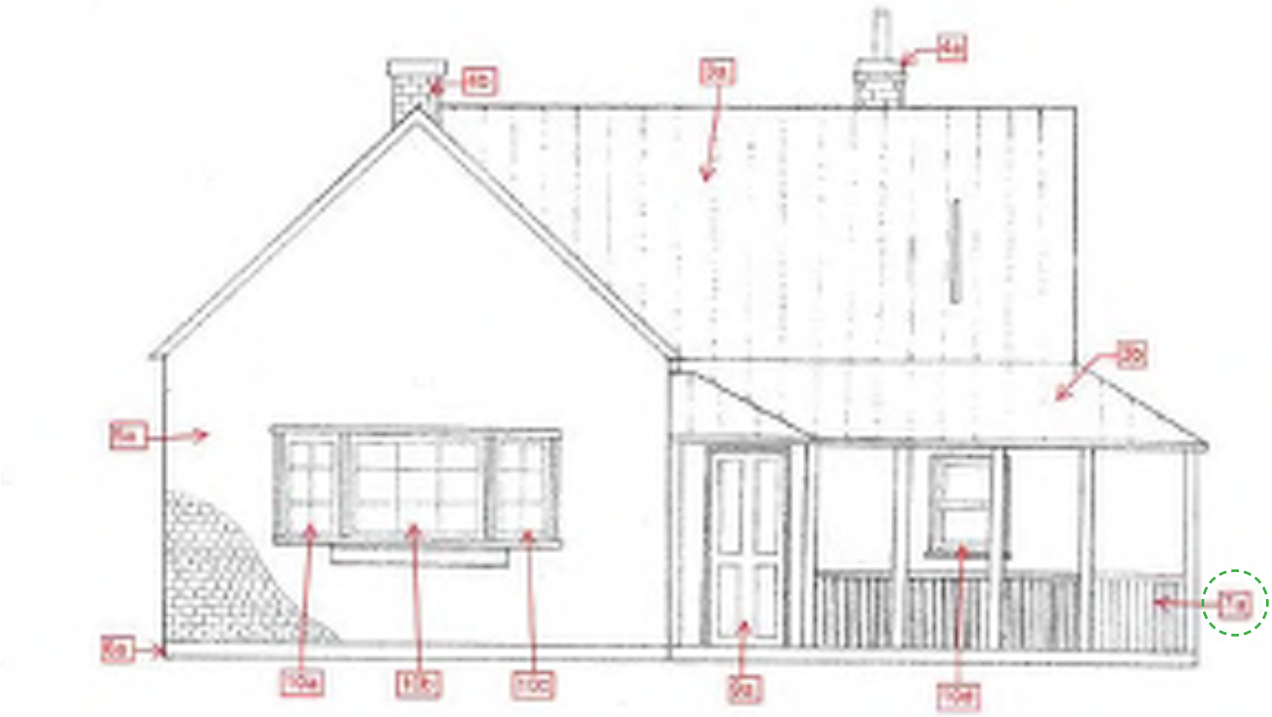
Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13 Illustration Numbers: 7a

Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

SAMPLE ILLUSTRATION

East Facade:



SAMPLE PHOTO DOCUMENTATION SHEET

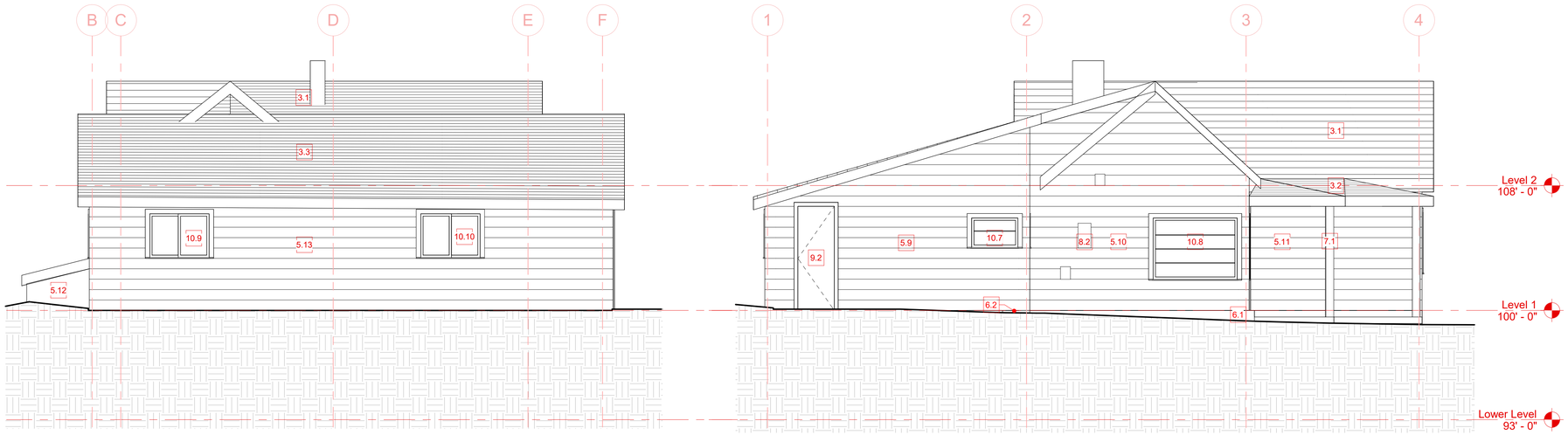
Photo #1: East Elevation



Photo #2: East Elevation Porch Ceiling and Support Structure Detail



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4 West Elevation PCR

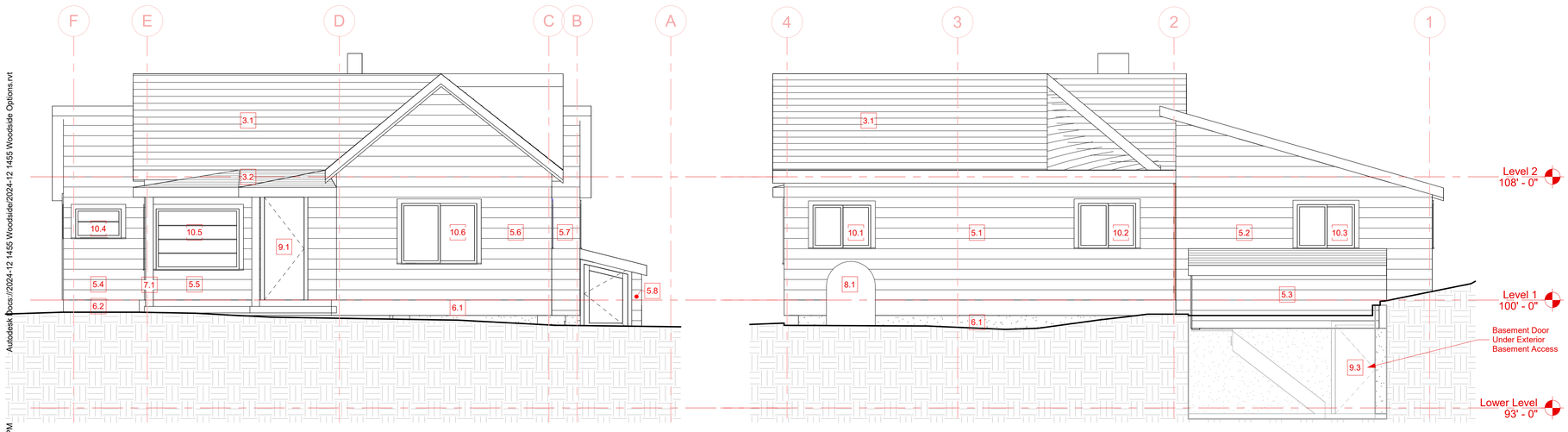
1/4" = 1'-0"

0 2' 4' 8'

3 South Elevation PCR

1/4" = 1'-0"

0 2' 4' 8'



2 East Elevation PCR

1/4" = 1'-0"

0 2' 4' 8'

1 North Elevation PCR

1/4" = 1'-0"

0 2' 4' 8'

General Notes - Elevations

1. See Electrical for Exterior Lighting.

2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.

3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.

4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Posssible).

Datum Reference

Architectural Elevation 100' - 0" = USGS xxxx' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

Keynotes - Elevations

1	Site
2	Structure
3	Roof
4	Chimney
5	Exterior Walls
6	Foundation
7	Porch
8	Mechanical System, Utility System, Service Equipment & Electrical
9	Doors
10	Windows
11	Interior
12	Garage

ELLIOTT WORKGROUP LLC

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

ELLIOTT WORKGROUP

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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:	2024.06.10
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	Author
CHECKED BY:	Checker
DESIGNED BY:	Designer
EWG PROJECT NO:	2024.12
COPYRIGHT:	Elliott Workgroup, LLC

SHEET TITLE

Existing Elevations PCR & HPP

A-205

Autodesk Docs://2024-12 1455 Woodside/2024-12 1455 Woodside Options.rvt
11/26/2024 3:00:48 PM

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: Fence, Lot, Vegetation, Paving

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Dry-stacked stone wall runs along frontage. Non-historic - installed by homeowner

Relatively flat lot, deep setback from street, minimal vegetation.

A paved path runs from the street frontage to the house, up to, and along the front porch. It continues along the south side of the house, wrapping around west side of the house and stops mid-way at rear facade.
The paved path connects with a concrete pad on the south rear of house.
There are trees on the south, west, and north at property boundary of the site.
There is a non-historic garage on the north east of site with a two car driveway that connects to the road.

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

Pavement is cracked in many places.

Photo Numbers: Sheets 1 & 2 Illustration Numbers: _____


Sheet 1 Photo 1

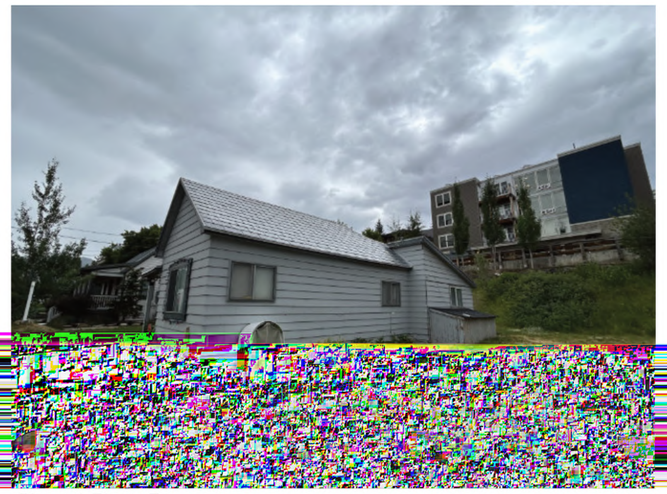

Sheet 1 Photo 2


Sheet 1 Photo 3


Sheet 1 Photo 4


Sheet 1 Photo 5


Sheet 1 Photo 6


Sheet 1 Photo 7


Sheet 1 Photo 8


Sheet 1 Photo 9


Sheet 1 Photo 10


Sheet 1 Photo 11

Photo Sheet 1 - Site



Sheet 2 Photo 1



Sheet 2 Photo 2



Sheet 2 Photo 3



Sheet 2 Photo 4

Photo Sheet 2 - Site

2. Structure

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

Element/Feature: Structure

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: 1904, 1964

Describe existing feature:

Historic: "wood timbers banded the perimeter and held it together as it was moved to the site. The wood rotted and was replaced with a concrete grade beam. Concrete grade beam supports the home as a primitive foundation (board form concrete @ current). Wood floor trusses." (Merlin Taylor attached Exhibit A)
Modern concrete stairway and floor in west basement. Concrete foundation in rear non-historic addition. Wood framing throughout. (See Exhibit B)

Sub-floor: Plank.
East Basement/Crawlspace Floor: Dirt
Floor Structure: Wood/Wood Joists (cinder-block)

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [X] Fair [X] Poor

Wood framing and support posts are in direct contact with soil which had degraded the structural integrity.

Photo Numbers: Sheet 3 Illustration Numbers:



Sheet 3 Photo 1



Sheet 3 Photo 2



Sheet 3 Photo 3



Sheet 3 Photo 4



Sheet 3 Photo 5



Sheet 3 Photo 6



Sheet 3 Photo 7



Sheet 3 Photo 8



Sheet 3 Photo 9



Sheet 3 Photo 10

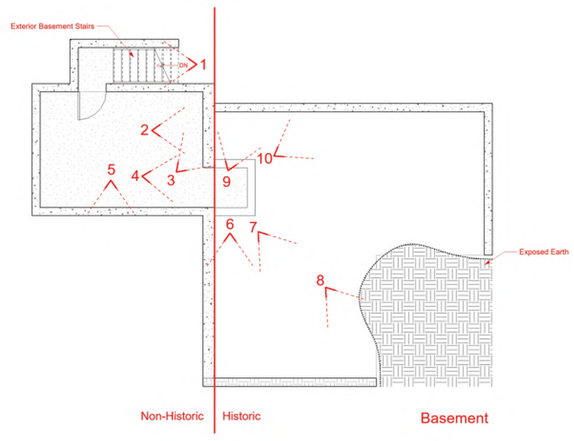


Photo Sheet 3 - Structure


Sheet 3a Photo 1


Sheet 3a Photo 2


Sheet 3a Photo 3


Sheet 3a Photo 4


Sheet 3a Photo 5


Sheet 3a Photo 6


Sheet 3a Photo 7


Sheet 3a Photo 8


Sheet 3a Photo 9


Sheet 3a Photo 10


Sheet 3a Photo 11


Sheet 3a Photo 12


Sheet 3a Photo 13


Sheet 3a Photo 14

Photo Sheet 3a - Roof Structure

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: 1904 Roof

This involves: [X] An original part of the building

[ ] A later addition Estimated date of construction: 1904

Describe existing feature:

The ~1904 roof form is a L-shaped gable roof -potentially an L or T shape (see exhibit B for further information)
Asphalt shingles - later addition.
No gutter
Metal flashing - later addition.

Patched shingles but in good condition.

The roof form is intact.

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [X] Fair [ ] Poor

The paint is peeling on the wood soffit. The metal flashing is weathered/and worn.
Weathered and patched shingles.

Photo Numbers: Sheet 4 Illustration Numbers: 3.1

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: 1964 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1964

Describe existing feature:

The ~1964 roof is a shed roof that connects to the rear of the modified 1904 roof. It is a different slope than the original roof slopes and any previous additions. There are additional roof structures beneath the 1964 roof from previous additions.
Asphalt shingles
No gutter
Metal flashing

In good condition.

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

The paint is peeling on the wood soffit. The wood soffit is disconnecting at the corners and lacking structural and formal integrity. The metal flashing is weathered.

Photo Numbers: Sheet 4 Illustration Numbers: 3.3

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: Porch Roof Addition-occupies area of historic porch roof

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1964

Describe existing feature:

Asphalt shingles
No gutter
Metal flashing

The form: dropped hipped roof porch inset into the L shape at the front of the house is intact.
All supports and roof cladding is new but in poor condition.

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

The paint is peeling on wood soffit. The wood is deteriorating on soffit. In the south east corner of soffit, the wood is decayed and broken off lacking structural and formal integrity. The metal flashing is weathered and dented. Weathered and patched shingles.

Photo Numbers: Sheet 4 Illustration Numbers: 3.2


Sheet 4 Photo 1


Sheet 4 Photo 2


Sheet 4 Photo 3


Sheet 4 Photo 4


Sheet 4 Photo 5


Sheet 4 Photo 6


Sheet 4 Photo 7


Sheet 4 Photo 8


Sheet 4 Photo 9

Photo Sheet 4 - Roof

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: Siding

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Aluminum/Vinyl Siding

As indicated in the tax cards, the house was clad in siding in 1949 and asbestos shingles in 1958 and 1968. When the current aluminum/vinyl siding was applied is not clear.

Wood framing

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

Weathered, splitting at the corners of the house. Weathered paint on rear wall (see 5.13 on elevations). Some siding is falling down

Photo Numbers: Sheet 6 Illustration Numbers: 5.1 - 5.13


Sheet 6 Photo 1


Sheet 6 Photo 2


Sheet 6 Photo 3


Sheet 6 Photo 4


Sheet 6 Photo 5


Sheet 6 Photo 6


Sheet 6 Photo 7


Sheet 6 Photo 8


Sheet 6 Photo 9

Photo Sheet 6 - Exterior Walls

6. Foundation

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

Element/Feature: Foundation

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: 1904, 1964

Describe existing feature:

The L-shaped house was moved onto the lot on a wood timber foundation banding the perimeter. The wood rotted and was replaced with a concrete grade beam which still supports the house as a primitive foundation. (Merlin Taylor Exhibit A)

No foundation found ('49, '54, 68') appraisals.

The rear portion of the home, built in late '60's/early '70's, has a more modern concrete foundation and basement. Per the 1952 tax card, there was a rudimentary coal shed/pit where the modern foundation now sits at the N/W

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [X] Fair [X] Poor

Weathered. There is a crack in the perimeter banding foundation under the front door. The perimeter banding foundation on the south part of the historic house is disconnecting from the rest of the foundation and is lacking in structural integrity on the current site (See sheet 7 photo 3).

Photo Numbers: Sheet 7 Illustration Numbers: 6.1, 6.2



Sheet 7 Photo 1



Sheet 7 Photo 2



Sheet 7 Photo 3



Sheet 7 Photo 4



Sheet 7 Photo 5



Sheet 7 Photo 6

Photo Sheet 7 - Foundation

7. Porches

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

Element/Feature: Front Porch (East Facade)

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1952

Describe existing feature:

The original wooden porch deck has been replaced with a concrete slab c. 1950's. The original degraded columns were replaced with new members for structural integrity, but are also now degraded and lacking integrity. There is evidence that the existing porch resembles the original porch in shape and height. The square porch posts/columns are made of painted wood. The dropped hipped roof porch inset into the L at the front of the house is intact. The roof material is asphalt shingles.

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

Paint peeling on columns and ceiling. The side of the concrete slab is slightly weathered and cracked by the front door. Soffit wood is deteriorating and falling off in corners causing holes or tears in the soffit.

Photo Numbers: Sheet 8 Illustration Numbers: 7.1, 3.2


Sheet 8 Photo 1


Sheet 8 Photo 2


Sheet 8 Photo 3


Sheet 8 Photo 4


Sheet 8 Photo 5


Sheet 8 Photo 6


Sheet 8 Photo 7


Sheet 8 Photo 8


Sheet 8 Photo 9


Sheet 8 Photo 10


Sheet 8 Photo 11

Photo Sheet 8 - Porch

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: Electrical, Gas, Mechanical

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Electrical boxes are located on the South facade of the historic portion of the house (see photos 3,4 & illustration 8.2).

There is a gas meter located on the North facade of the historic portion of the house (see photo 1,2 & illustration 8.1).

Furnace and water runs from the basement through the roof in the 1964 addition (see photos 5,6,7).

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

Not Known

Photo Numbers: Sheet 9 Illustration Numbers: 8.1, 8.2



Sheet 9 Photo 1



Sheet 9 Photo 2



Sheet 9 Photo 3



Sheet 9 Photo 4



Sheet 9 Photo 5



Sheet 9 Photo 6



Sheet 9 Photo 7

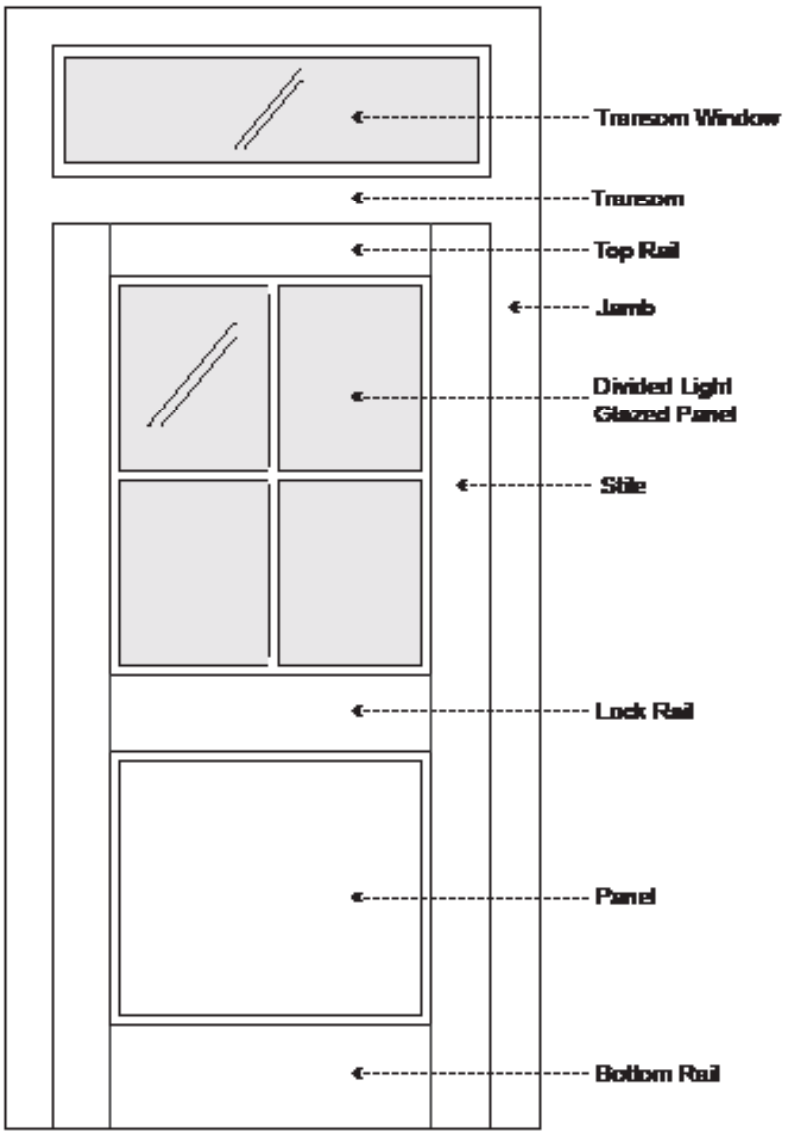
Photo Sheet 9 - Systems

9. Door Survey

Basic Requirements

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

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



Door Survey Form

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

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 3

Number of doors completely missing: 0

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

Number of doors to be replaced: 3

Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
9.1	Good	Front flat door - Peeling/weathered paint on jamb and transom	Sheet 10 Photo 1,2	No
9.1a	Good	Storm door. Dent in panel, dent and crack in stile.	Sheet 10 Photo 1,2	No
9.2	Fair	Weathered, generally fine	Sheet 10 Photo 3,4,5	No
9.2b	Fair	Storm door.	Sheet 10 Photo 3,4,5	No
9.3	Poor	Weathered, splitting wood on panels, top rail has been cut down.	Sheet 10 Photo 6	No

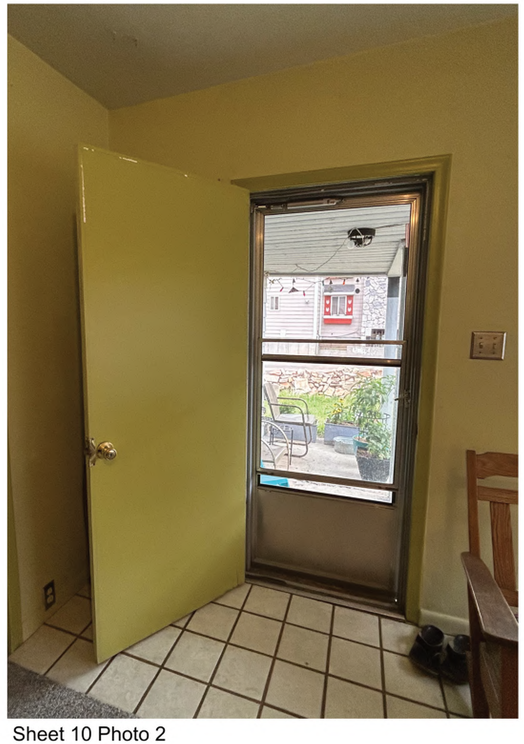
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

9.1 Exterior



Sheet 10 Photo 1

9.1 Interior



Sheet 10 Photo 2

9.2 Exterior



Sheet 10 Photo 3





9.3 Exterior



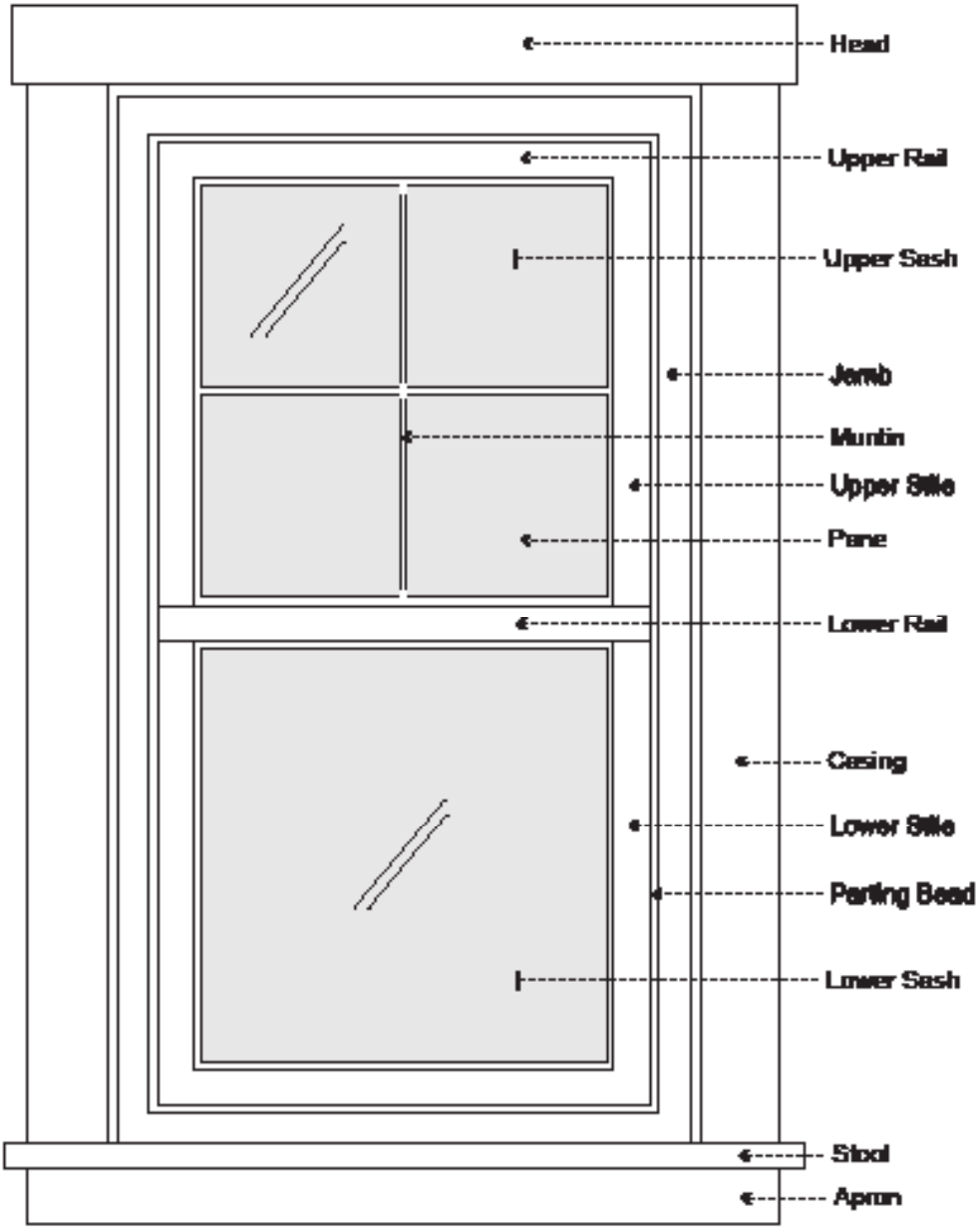
Sheet 10 Photo 6

Photo Sheet 10 - Doors

10. Window Survey

Basic Requirements

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



Window Survey Form

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

Number of historic windows on the structure: 2 (1950's)

Number of existing replacement/non-historic windows 8

Number of windows completely missing: 0

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

Number of windows to be replaced: 10 Replace all with wood frame (thermally efficient) to replicate historic.

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
10.1	Fair	Weathered & dented frame	Sheet 11 Photo 1	No
10.2	Fair	Weathered & dented frame	Sheet 11 Photo 2	No
10.3	Fair	Weathered & dented frame	Sheet 11 Photo 3	No
10.4	Poor	Peeling paint & weathered, splitting wood	Sheet 11 Photo 4	No
10.5	Fair	Slightly weathered	Sheet 11 Photo 5	Yes
10.6	Fair	Weathered frame, light peeling paint	Sheet 11 Photo 6	No
10.7	Poor	Peeling paint & weathered, splitting wood	Sheet 11 Photo 7	No
10.8	Poor	Peeling paint & weathered, splitting wood, damaged frame	Sheet 11 Photo 8	Yes
10.9	Fair	Weathered & dented frame	Sheet 11 Photo 9	No
10.10	Fair	Weathered & dented frame	Sheet 11 Photo 10	No
		No windows are up to modern thermal or code regulations		

10.1



Sheet 11 Photo 1 Aluminum

10.2



Sheet 11 Photo 2 Aluminum

10.3



Sheet 11 Photo 3 Aluminum

10.4



Sheet 11 Photo 4 Wood

10.5



Sheet 11 Photo 5

10.6



Sheet 11 Photo 6 Aluminum

10.7



Sheet 11 Photo 7 Wood

10.8



Sheet 11 Photo 8

10.9



Sheet 11 Photo 9 Aluminum

10.10



Sheet 11 Photo 10 Aluminum

Photo Sheet 11 - Windows

11. Interior Photographs

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

Element/Feature: Interior of Historic House

This involves: [X] An original part of the building

[ ] A later addition Estimated date of construction: 1904

Describe existing feature:

All interiors have been updated/modernized

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [ ] Fair [ ] Poor

Photo Numbers: Sheet 12 Illustration Numbers: _____



Sheet 12 Photo 1



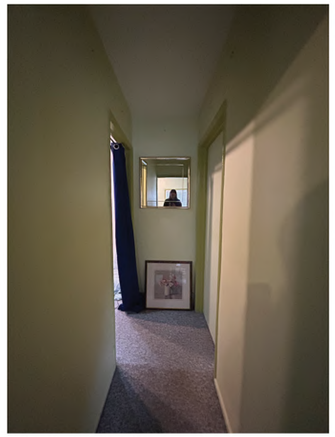
Sheet 12 Photo 2



Sheet 12 Photo 3



Sheet 12 Photo 4



Sheet 12 Photo 5



Sheet 12 Photo 6

Element/Feature: Interior of House Addition & Basement

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1964

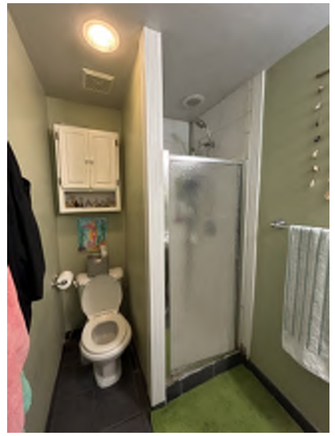
Describe existing feature:

All interiors have been updated/modernized

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

Photo Numbers: Sheet 13 Illustration Numbers:


Sheet 13 Photo 1

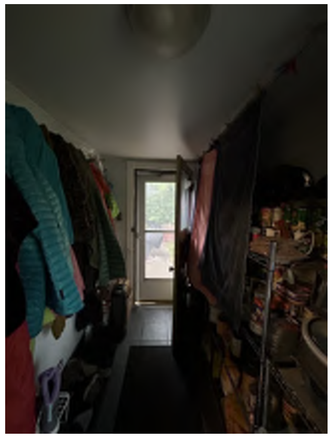

Sheet 13 Photo 2

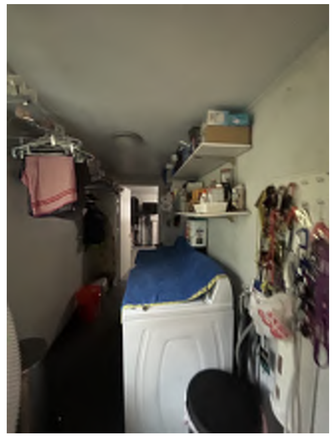

Sheet 13 Photo 3


Sheet 13 Photo 4


Sheet 13 Photo 5


Sheet 13 Photo 6


Sheet 13 Photo 7


Sheet 13 Photo 8


Sheet 13 Photo 9


Sheet 13 Photo 10


Sheet 13 Photo 11


Sheet 13 Photo 12


Sheet 13 Photo 13


Sheet 13 Photo 14

Photo Sheet 13 - Interior Addition

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: Garage

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1965

Describe existing feature:

Concrete block and painted wood garage with gabled roof. Material of roof is asphalt shingles. There are two garage doors in the front and a square window in the rear (West facade).

Constructed in 1969 according to Summit County records, garage is bearing on a contemporary concrete foundation and cinder-block.

Materials are in fair condition.

1968 tax card indicates garage built in 1965 (historic site form)

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

Metal flashing is weathered. Paint is peeling on wood portion of rear. The window in rear is deteriorating.

Photo Numbers: Sheet 14 Illustration Numbers: _____



Sheet 14 Photo 1



Sheet 14 Photo 2



Sheet 14 Photo 3



Sheet 14 Photo 4

Photo Sheet 14 - Garage

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: Overall House

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: 1904, 1964

Describe existing feature:

Overall House - A significant site from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1904. The zoning is recreation commercial.
The house is divided into two parts, the 1904 original front portion and the rear addition built c. late '60's early '70's.

The architectural style of the original front portion is the "T/L" Cottage (crosswing)/Vernacular style. The style is one of the three most common house types built in Park City during the mining era. The T/L cottage was at it's height of popularity from the 1880's until 1900. The one story, 450 square foot L-shaped front portion of the house was not originally constructed on the lot, but moved onto the lot on timbers and skids (prior to the 1907 Sandborn map). Wood timbers were a type of foundation that banded the perimeter of the house and held it together as it was moved to the site (Merlin Taylor exhibit A).

The Sandborn maps show a house of a similar configuration to what is currently on site, but with further investigation of maps and tax cards, it shows that there have been various additions (most likely sheds on the rear of the tertiary facade) throughout the history of the home. (see exhibit B for historical analysis of additions/demolitions). At some point in the homes history, the rear of the original house noted on the 1907 Sandborn map was demolished and re-built in an expanded footprint, again most likely a rear shed roof common at the time. There is evidence of multiple demolitions and rebuilds of the rear section. This is further noted by evidence of numerous old roof forms under the existing rear extension. Analysis of the materials used on the different components of the builds (shingles, lumber, etc) shows the entirety of the rear of the building to be a modern addition. (see exhibit B for additional detail)

The current one story 580 square foot rear addition was added to the older front section. The rear addition, basement access stairs, and basement was added around the late 1960's early 1970's and sits where a coal storage used to reside. The rear portion does not encompass any of the historical components and characteristics typically seen in Park City's historic residences, and is therefore, not historical (Merlin Taylor see exhibit A). In addition, the detached concrete block and wood garage was also constructed around this time c. 1965 (Historic Site Form).

Many elements in both the historic front portion and the rear addition have been replaced or updated including the siding, roofing, wood columns on the front porch, all exterior doors, the aluminum slider windows, and the basement entrance roof. However, the historic horizontal-paned WWII era windows and the L-shape structure are original.

In addition to the extensive house modifications, the site boundaries have also been modified over time. The house originally sat closer to the South Boundary line and the existing site was divided into two lots. (See exhibit B for analysis of site changes.

We have also provided an analysis of historic home designated on the 1907 Sandborn map that have now become condos/hotels/new homes. There are currently 3 homes that have historic designation all of which have been through various house and lot modifications since the 1907 Sandborn map.

If you have questions regarding your application or process please contact the Historic Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org Updated 1/8/2021

1907 Sanborne Map Overlay Onto Google Earth Aerial View

1455 Woodside Ave.

Silver Creek

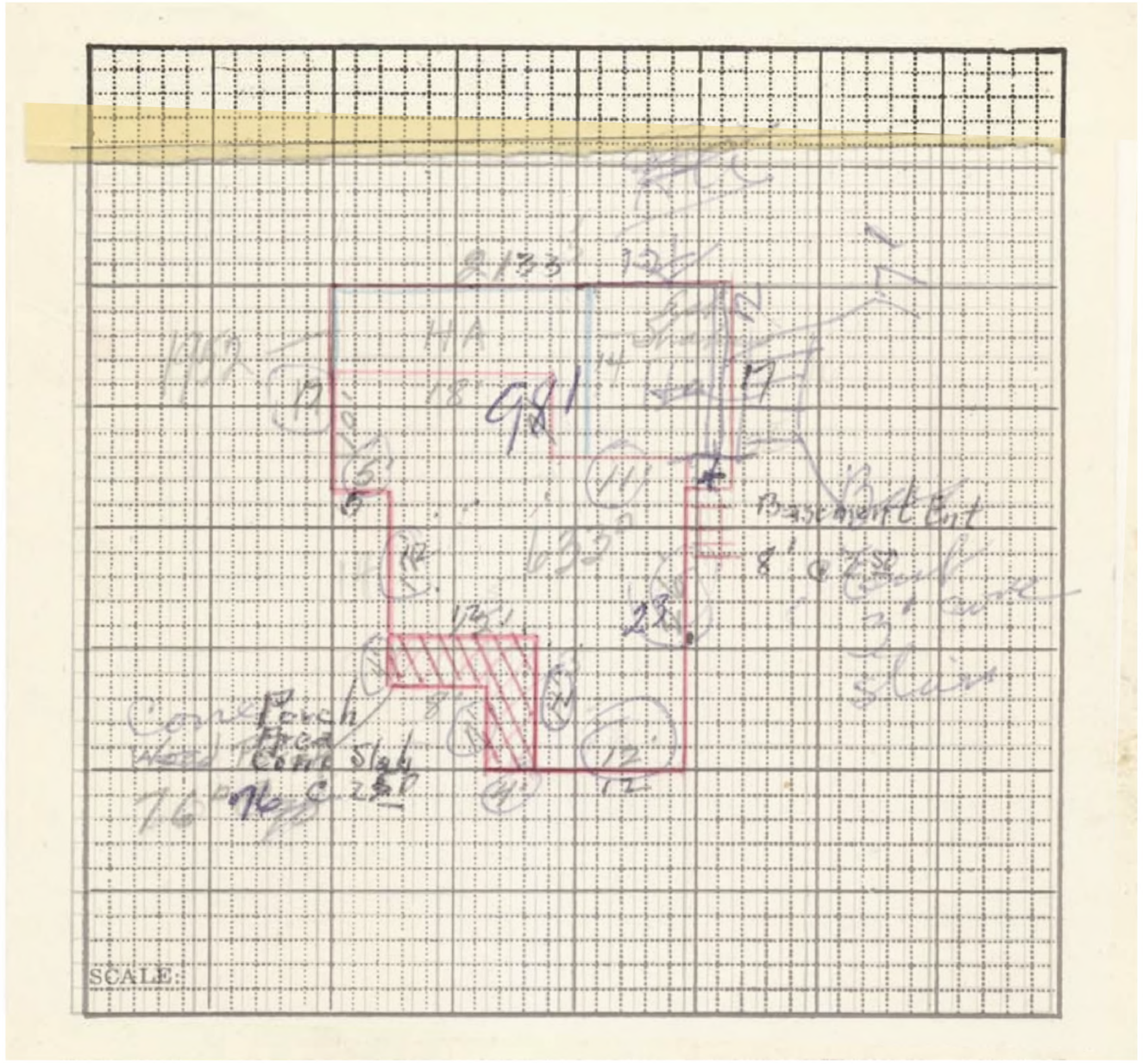
City Park

City Skatepark

Existing Roof and Site Overlay
Onto 1907 Sanborne Map



1968 Tax Card Overlay
Onto 1949 Tax Card



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

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Diane & Bill Newland

ADDRESS: 1455 Woodside Ave.
Park City, UT, 84060

TAX ID: SA-226 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Diane Newland

PHONE #: (435) 649 - 0092 FAX #: ( ) -

EMAIL: ddnewland@yahoo.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. Updated 10/2014.

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

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

Element/Feature: Full Site

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ☐ Rehabilitation

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

The applicant proposed a full upgrade to all site features once a design direction has been outlined by the planning department and all pertinent boards. New paths, slabs, and landscaping will be proposed at a future date. Any significant vegetation will e maintained or replaced with like items.

Structure

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

Element/Feature: Structure

This involves: ☒ Preservation ☒ Restoration ☒ Reconstruction ☒ Rehabilitation

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

The structure of the L-shaped 1905 historic house is to be preserved and rehabilitated. It is proposed that the existing historic home will be secured and brought up to modern structural regulations. The applicant requests to lift and move the existing structure to the minimum setback on the South side of the existing lot. A new foundation would be poured for the historic house to sit upon. This would bring the existing house closer to the only other two historic homes in the area and create additional lots to the North that would sit in the RC district.

The rear non-historic portion of the house would be demolished to rehabilitate the original T/L cottage shape as well as the original roof line which is currently hidden under the more modern addition.

Please reference HDDR application to see extent of demolition and historic vs. new build analysis

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: Roof

This involves: ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The historic L-shaped roof form is to be preserved. Existing asphalt shingles will be replaced with historically accurate alternative (shingle/standing seam metal).

The rear non-historic roof portion of the house will be demolished to rehabilitate the original T/L cottage shape as well as the original roof line which is currently hidden under the more modern addition.

Please reference HDDR application for extent of demolition

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: N/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:

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: Siding

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The existing siding is to be demolished and replaced with historically accurate drop wood siding.

All rear siding on non-historic to be demolished

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:

Foundation

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

Element/Feature: Foundation

This involves:
- ☐ Preservation
- ☐ Restoration
- ☒ Reconstruction
- ☒ Rehabilitation

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

The foundation for the historic portion of the house is in poor condition. It is proposed that the existing historic home will be secured and brought up to modern structural regulations. A new foundation will be poured below the historic portion of the home, most likely a full basement below the original T/L cottage shape.

Porches

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

Element/Feature: Porch

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 L-shaped porch is in disrepair and will need to be reconstructed to stabilize it's form. It will probably be necessary to remove all non-historic members and replace with new while preserving the porch roof form to re-clad with new roofing materials. The front porch could also be rebuilt in the original wood deck removing the more modern poured concrete base.

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: Doors 9.1, 9.2, 9.3

This involves:
- ☐ Preservation
- ☐ Restoration
- ☒ Reconstruction
- ☐ Rehabilitation

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

There are no historic doors remaining on the residence. All exterior doors are to be removed and replaced with historically accurate re-productions

Element/Feature: _____

This involves:
- ☐ Preservation
- ☐ Restoration
- ☐ Reconstruction
- ☐ Rehabilitation

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

Windows

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

Element/Feature: Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All windows to be removed and replaced with historically accurate re-productions. Windows will be brought into HDDR compliance as well as modern thermal insulation standards.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Mech, Elec, Utility

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:

Update per new requirements

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: Rear addition and garage

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 rear non-historic addition will be demolished and a new addition that maximizes the site allowances will be built.

The non-historic garage will also be demolished.

Exhibit A:

Merlin Taylor Report

June 5, 2023

Rosing Davidson Frost
C/O Nick Frost
136 Heber Avenue Suite 205
Park City, Utah 84060

Re: 2396/Newland - 1455 Woodside Avenue Park City, Utah 84060

Dear Nick,

I have been engaged by Bill and Diane Newland to conduct a review of their residence and property located at 1455 Woodside Avenue. Specifically, the Newlands requested that I review and research the various construction methods utilized on the Newland Residence to determine the approximate age of the materials and construction methods used to construct the main residence, as well as the apparent addition added over the years. During my site visits to the Newland home on March 20 and May 1, 2023, I gathered photos and information regarding the approximate age of dwellings on the property. It was my observation and determination that the home is divided into two distinct parts, an original front portion and later, the addition added to the rear of the original house.

According to the Summit County Records, the home is 1037 square feet and is noted as 1904 as the year built. The front portion of the house is approximately 45% of the total square footage of the present size of the home, or 450 square feet. Therefore, the front portion of the home is challenging to date as to how old it is. However, the original 450 square-foot structure was likely moved onto the lot on timbers and skids to place it. The wood timbers were a type of foundation that made moving the home to the new location banded the perimeter and held it together as it was moved to the site. This suggests that the residence was moved onto this lot at some point, and was not originally constructed on the lot. With the wood timbers sitting on the ground, it was only a matter of time before the wood rotted and needed to be replaced. The typical means to replace the decayed wood was to replace it with a concrete grade beam setting on the ground, taking the place of the wood timbers.

This fact is evident today because the concrete grade beam still supports the home as a primitive foundation. Please see Figure 1 below, with the red arrows identifying the concrete beams supporting the house.

Please see all photos from the visits to the property in this Dropbox folder:

https://www.dropbox.com/scl/fo/ctkffoe2oj7w3ubcq9ffp/h?dl=0&rlkey=293oureol9wxkkhaww9b0ax1j

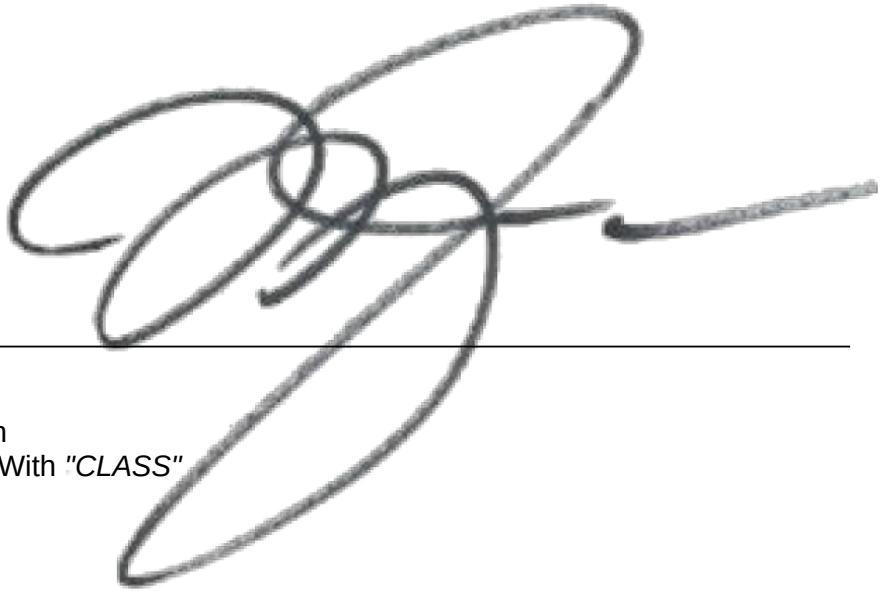
The rear portion of the home is an addition to the older front section; again, approximately 55% of the house's total square footage of about 580 square feet. The rear portion of the home has a utility basement. A concrete foundation, more modern than the concrete foundation supporting the main structure, supports it. Based on the construction of the

concrete foundation of the addition, the materials used, including the floor trusses, as well as the methods used when it was formed and placed, it would date to the 1960s. The unfinished basement area has a concrete stairway and concrete floor, presently used as mechanical systems for the home and storage. Looking at the components of the rear addition that the concrete foundation supports, the wood framing members and finishes of this portion of the house would have been in the same general timeframe as the foundation, the 1950s or early 1960s.

Based on my experience in Park City, including with historic residences, the rear portion of the Newland Residence, which was added in the 1960s does not encompass any of the historical components and characteristics typically seen in Park City’s historic residences, and therefore, is not historical.

I appreciate assisting you with this matter and welcome your thoughts and concerns about the findings in this Preliminary Report.

Best regards,



MERLIN TAYLOR
Comprehensive Litigation
(A+) Support Services ~ With *"CLASS"*



Figure 1

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant:  Date: Nov 26 2024

Name of Applicant: Molly Guinan

Exhibit B:

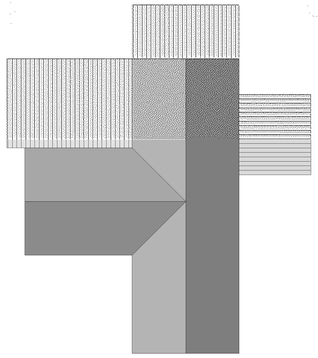
Historic Investigation:

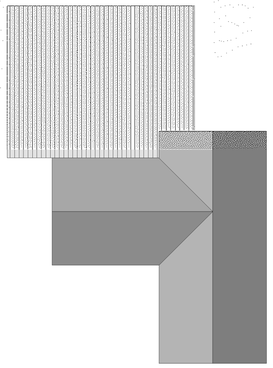
-Review of Sandborn Maps. Tax Cards

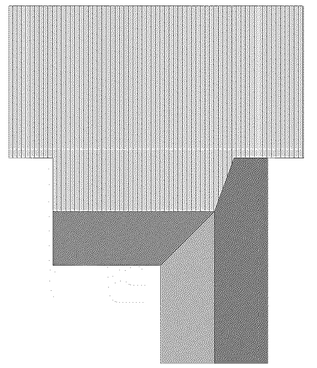
-Photo Evidence of current site findings

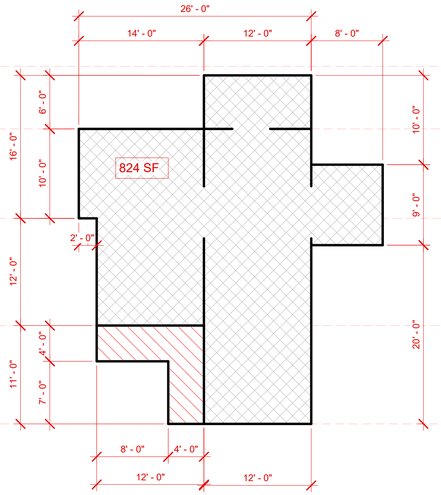
-Overlay of Sanborn map with historic and current boundaries.

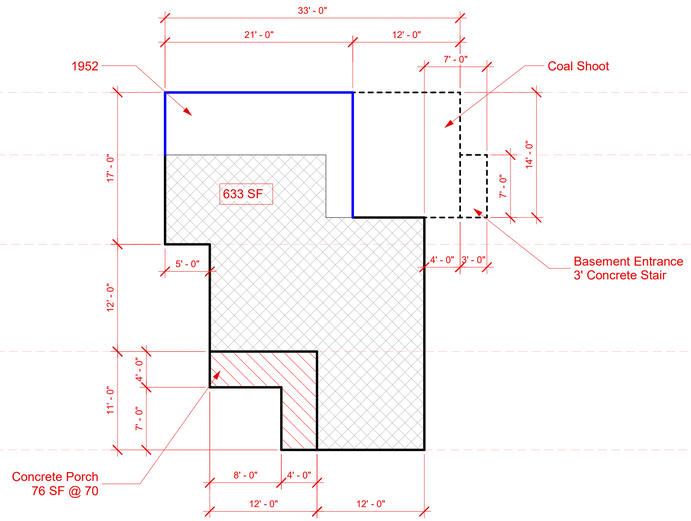
-Overlay of arial photo with analysis of residential vs condo - showing historic and new build residential.

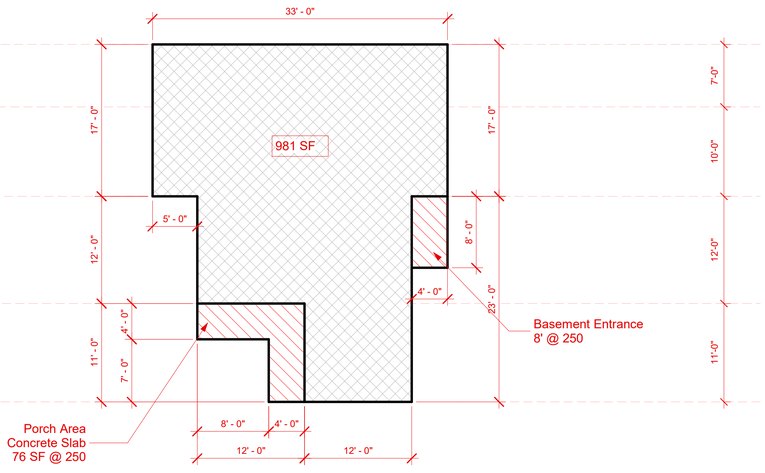


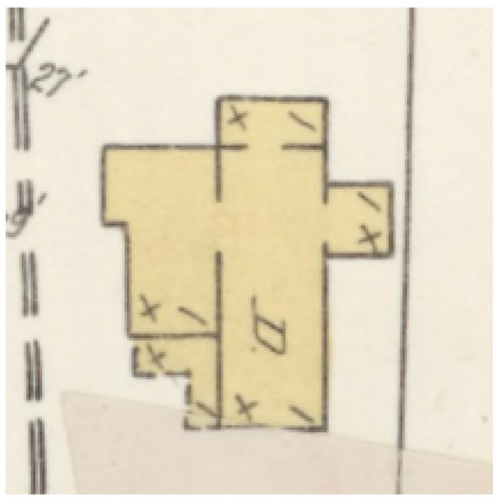




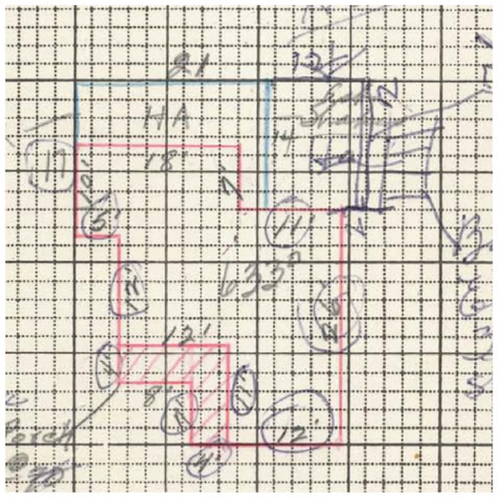




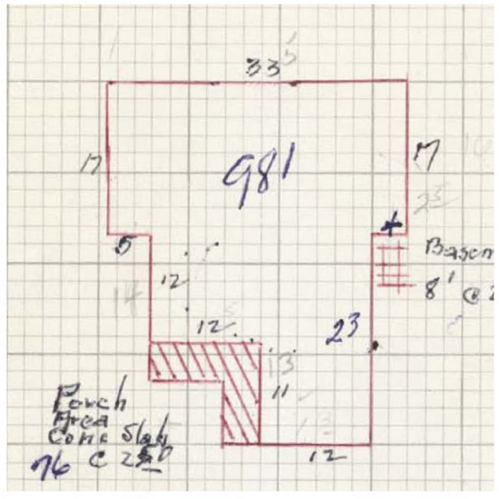




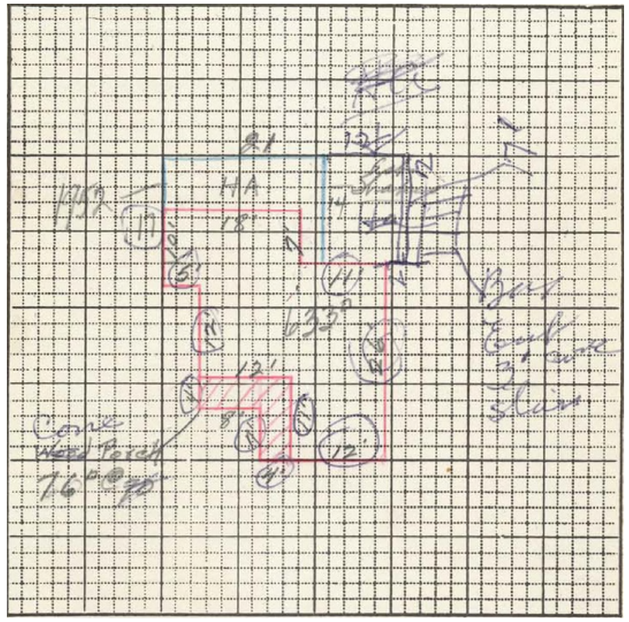
1907

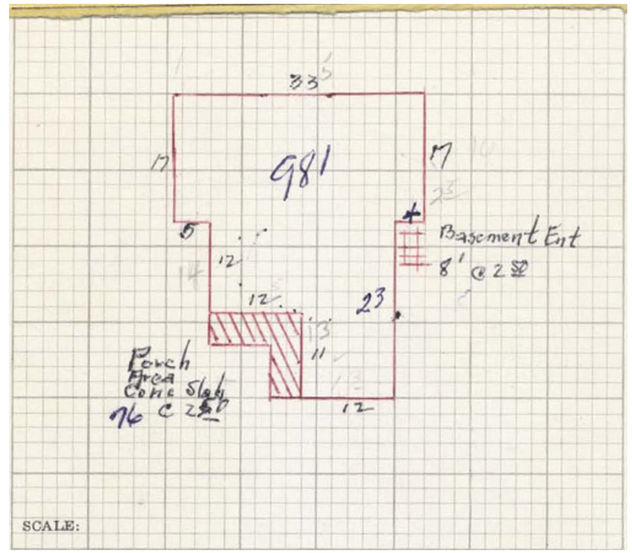


1949/1952



1968/1969





1949/1952

Res Schedule 1 Class 3
Stories 1
4 + Bath
633 SF
Condition: Good
Ext Walls Siding
No foundation
Gable roof shingles
Porches 76 70
No Basement
No Attics
Plumbing: Class, tub, toilet
Heat: stove coal
Finish Fir
Floors Fir
Cabinets 1
Lighting drops
Lumber and wall bd lined

45 years old
37 years in 1941

9/30/49

1958

Res Schedule 1 Class 3 Type 4
Stories 1
4 + Bath
801 SF

Ext Walls Siding and ash shakes
No Foundation
Gable roof CI
Porches 76 125 250
No Basement
No Attics
Plumbing: Class 2, tub, basin sink, toilet
Heat: H.A., Blr., Oil, Gas
Finish Fir
Floors Fir
Cabinets 1

Metal D #2 1
54 years old
45 years in 1949
Garage Class 3 Cars 2 Floor C Walls C Bl
Roof Pat Doors 2 Size 24 x 24 Age 3
4/28/58

1968/1969

Res Schedule 1 Class 3 Type 4
Stories 1

981 SF

Ext Walls Siding and ash shakes
No Foundation
Gable roof pat shake
Porches 76 250
Basement Entrance 8' @ 250
No Attics
Plumbing: Class 2, tub, basin sink, toilet
Heat: H.A., FA, Gas

Metal D #2 1
Year built 1904

Total value from reverse side: Garage

17/9/68 stamped Jan 7 1969







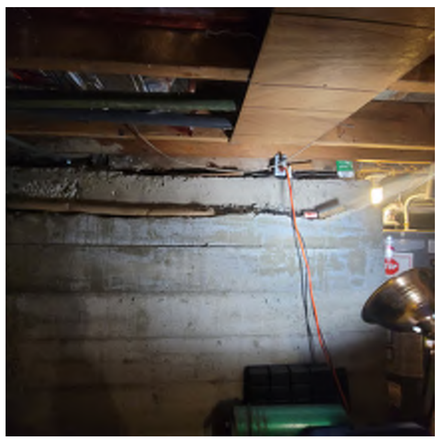
Floor under original L-shape building form (south)

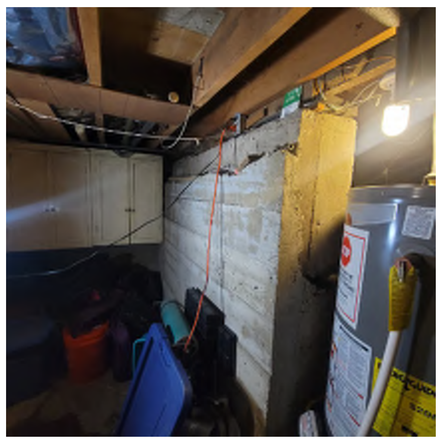




Floor under original L-shape building form (north)

Showing continuous floor for original historic L-shape building form











Floor Under Rear Addition of House. Rear addition has new structural members inconsistent with historic L shape structural members

Consistent Floor Of L-Shape Historic Structure



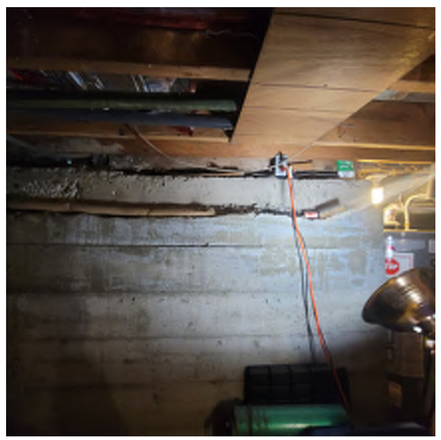


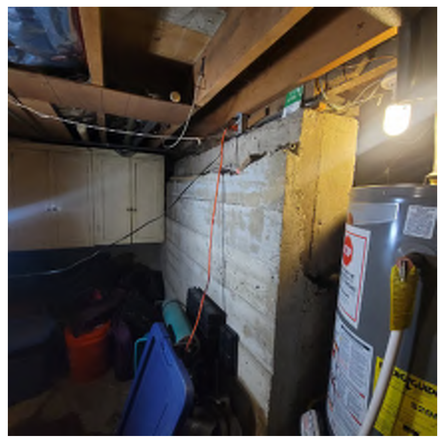
Perimeter wall of original L-shape building form (south)






Perimeter wall of original L-shape building form (north)



Perimeter wall of new basement addition (in location of original coal storage)



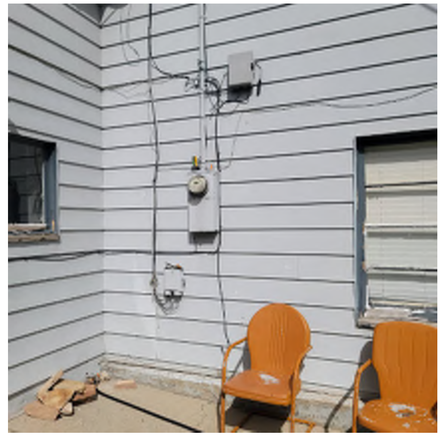
Southeast corner of concrete grade beam perimeter band



Measurement of southeast concrete grade beam perimeter band



Showing perimeter band is only on original L-Shape portion



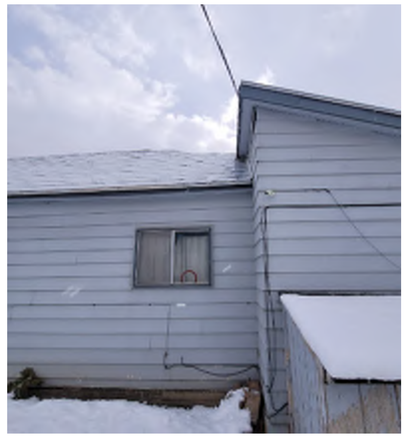
Extent of south concrete grade beam perimeter band



North concrete grade beam perimeter band



North concrete grade beam perimeter band measurement



North concrete grade beam perimeter band



Showing north concrete grade beam joining non historic rear addition



Assumed historic wood timber grade beam visible under house at location of original rear building extents



Rear addition with no perimeter band



Rear addition with no perimeter band



Rear addition with no perimeter band

Perimeter Band Photos


Rear shed roof addition


Rear shed roof addition joining with ~1904 roof


~1904 roof soffit


~1904 roof soffit layers


North corner where rear shed roof addition joins with ~1904 roof


~1904 roof (west)


~1904 roof joins with ~1949-1952 rear wall addition


~1949-1952 exterior rear wall addition


~1949-1952 exterior rear wall addition


Rear shed roof addition meets ~1904 roof


Rear shed roof addition structure


~1904 roof structure





Measurement of an upright in the rear shed roof addition. Showing width and depth of 3 1/2" x 1 1/2" which is modern lumber dimensioning



Measurement of original 1904 rear exterior wall between original 1904 L-shape structure and rear addition. Now interior wall



Measurement of concrete grade beam perimeter band (north)

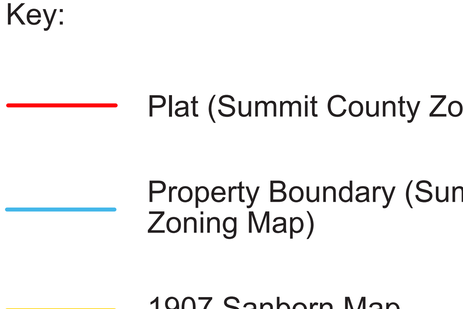


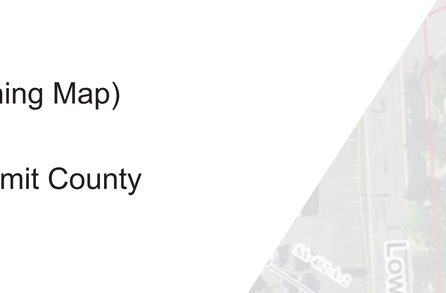
Measurement of concrete grade beam perimeter band (southeast)

Summit County Zoning Map Overlay On 1907 Sanborn Map

Key:

- Plat (Summit County Zoning Map)
- Property Boundary (Summit County Zoning Map)
- 1907 Sanborn Map









Building Types On Summit County Zoning Map

Key:

- Condos
- Historic Single Family
- Non-Historic Single Family
- Hotels











HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): **Charles Clegg House**

Address: **1455 Woodside Avenue**

Date of Construction: **c. 1904**

City, County: Park City, Summit County, Utah

Architect/Builder: **Unknown**

Tax Number: **SA-226**

Current Owner: **Diane Durham**

Legal Description (include acreage): see continuation sheet

STATUS / USE

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

- ■ Building
- ☐ Structure
- ☐ Site

National Register of Historic Places:

- ☐ Eligible
- ■ Ineligible
- ☐ Listed, Date:

Evaluation:

- ☐ Landmark Site
- ■ Significant Site
- ☐ Not Historic

DOCUMENTATION

Photographs:

- ☐ Tax Photos
- ■ Prints
- ■ Historic

Research Sources:

- ■ Sanborn Maps
- ☐ Tax Card
- ■ Census Records
- ■ City/ County Histories
- ☐ Personal Interviews
- ■ Park City Museum
- ☐ Newspapers
- ☐ Other:

DESCRIPTION

Architectural Style: T/L cottage type / vernacular style

No. Stories: 1

Number of Associated Structures: ■ Accessory building(s). # 1 ☐ Structure(s). # 0

Condition: ■ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ■ Original location ☐ Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: Aluminum or vinyl siding

Foundation: Not verified

Roof: Asphalt shingles

Windows/Doors: Aluminum replacement windows

Additions: ☐ Major ■ Minor ☐ None

Alterations: ■ Major ☐ Minor ☐ None

Essential Historic Form: ■ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

1455 Woodside is a T/L cottage that has been modified. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. It appears that the house had a rear addition, sometime between 1941 and 1968. The cross-gable roof is sheathed with composition shingles. The walls are clad with aluminum or vinyl siding, which replaced the asbestos siding that was in place by 1958. The asbestos siding replaced a previous siding material, presumably drop-novelty wood, which is mentioned in the 1949 tax description. The windows have also been modified, with a large aluminum sliding window in the front gable end and a large post-war horizontal paned window in the porch area to the left of the door. The porch is L shaped and is covered by a hipped roof which is supported by square wood posts. There is a stacked stone retaining wall that lines the sidewalk with an opening for the concrete walkway that

leads to the porch. A garage exists at the right front corner of the lot. The garage has composition shingles like the house, but its walls are concrete block with vertical board siding in the gable. The overall material changes have been significant and diminish the houses historic value.

SIGNIFICANCE

Historic Era:

☐ Settlement & Mining Boom Era (1868-1893)

■ Mature Mining Era (1894-1930)

☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house appears on the 1907 Sanborn Insurance map, which was the earliest map for this area, thus it is difficult to determine exactly when it was built. The property was under the ownership of the Ontario Silver Mining Company, and had been purchased by Robert Chambers, the developer of that mining claim, in 1878. The house was likely used to house miners or other laborers at that time. It appears on the 1930 census, being rented at that time by James and Lavera Fairchild. James worked as a miner, but nothing else is known of their family. The house was purchased by Charles Clegg in 1935.

Charles Clegg appears on the 1930 census, living at that time on Park Avenue. He lived there with his wife Martha and their two children. Both he and his son worked as laborers for the mines. He sold the house in 1939, and due to no census occurring during his period of ownership, it is unknown if he and his family ever lived here. The next owner of the house was Clarence McAfee.

Clarence McAfee appears on the 1940 census, living in this house with his wife Mary and their two daughters. He was a miner, but no other information could be found on him or his family. The house has changed hands several times since the historic period, and is currently owned by Diane Durham.

Legal Description (include acreage): BEG AT A PT 1398 FT E OF THE SW COR OFSEC 9 T2S R4E,SLBM; TH DUE W 65 FT; TH N 34}30' W 80 FT; TH N 55}30' W 183 FT;TH S 34*30'E 117 FT; TH S 55*30' W 130 FT TO THE PLACE OF BEG EXCEPTINGTHEREFROM A STRIP OF LAND 14 FT WIDE OFF THE N'LY SIDE OF SD TRACTALSO EXCEPTING THEREFROM: BEG 1398 FT E OF THE SW COR OF SEC 9 T2S R4E,SLBM; &RUN TH W 65 FT; TH N 34}30' W 73 FT M/L TO AN EXISTING FENCE LINE; TH N 55}30' E100 FT; TH S 31}56' E 104.24 FT; TH S 55}33' W 38.46 FT TO PT OF BEG CONT .22ACRES G-0CD 195 WWD 505, TWD-286 XWD-28 M4-307 348-518 407-250 520-74-75(REF:786-553-554); 0.22 AC

REFERENCES

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- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 1455 Woodside Avenue. Southeast oblique. 2020



Photo 2: 1455 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 1455 Woodside Avenue. East elevation. November 2013



Photo 4: 1455 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 1455 Woodside Avenue. East elevation. 2006



Photo 6: 1455 Woodside Avenue. in 1995



Photo 7: 1455 Woodside Avenue. Tax photo

MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)

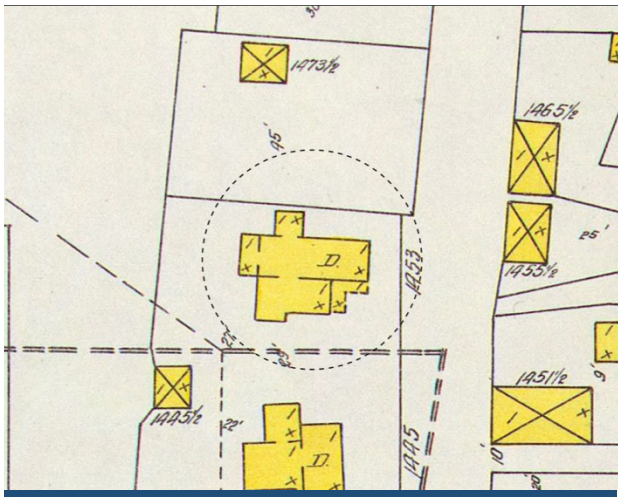


Figure 1: Aerial view showing the location of 1455 Woodside Avenue. (ESRI 2020)

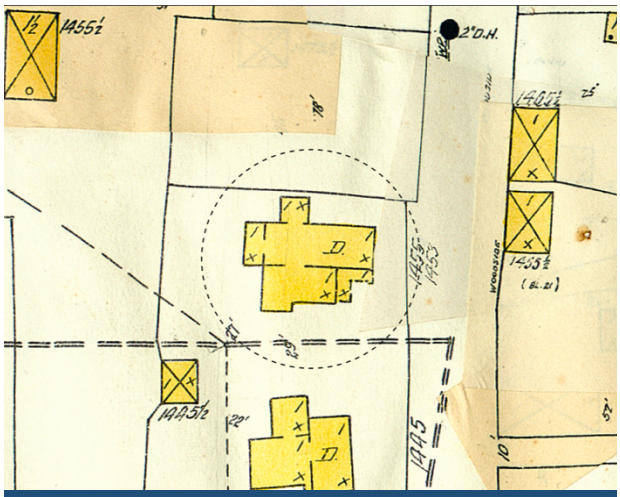
Sanborn Maps

Outside of 1889 Sanborn boundary

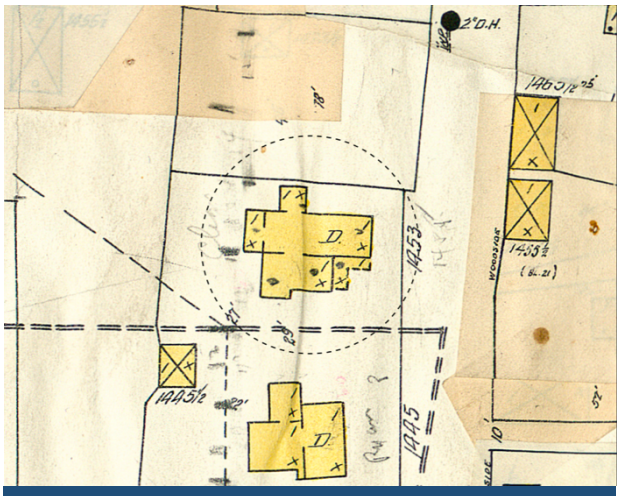
Outside of 1900 Sanborn boundary



1907



1929



1941

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1455 Woodside Avenue
City: Park City, UT
Current Owner: Diane Durham
Address: (see historic site form for address)

Tax Number: SA-226
Legal Description (include acreage): 0.22 acres in SW 1/4 Sec. 9 T: 2S R: 4E (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
10/1/1880	United States	Jacob Arthur	Patent		[SW1/4]
11/11/1878	Jacob Arthur	Robert C. Chambers	W		
8/12/1935	Ontario Silver Mn'g Co.	C.D. Clegg, et ux	Q.C.D.		
1/30/1939	C.D. Clegg, et ux	Clarence S. McAfee	Q.C.D.		
7/17/1948	Clarence S. McAfee, et ux	Russell M. & Marie M. Horan	W.D.		
9/15/1961	Russell M. & Marie M. Horan	Emil & Bernice T. Marcellin	W.D.		
8/31/1962	Emil & Bernice T. Marcellin	Frank L. & Gloria Marcellin	W.D.		
2/9/1994	Frank L. & Gloria Marcellin	Maurine C. & Suzanne Spriggs	Q.C.D.		
5/1/1989	Maurine C. & Suzanne Spriggs	Diane Durham	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 8/22/2015

Planning Department/ Park City Corporation

MISSION
STRUCTURAL

November 24, 2024

Elliott Workgroup
Attn: Molly Guinan
1441 Ute Blvd, Suite 100
Park City, UT 84098

Ref.: 1455 Woodside Avenue, Park City, UT 84060
Subject: Physical Conditions Report

To whom it may concern:

Elliot Workgroup has requested that Mission Structural write a physical conditions report for the structure located at 1455 Woodside Avenue for the purpose of lifting and relocating the historic structure on the existing plot. This letter will discuss concerns with the existing structure, solutions to address these concerns, and additional structural considerations necessary to lift and relocate the building.

Courtney Fleming with Mission Structural has reviewed Elliott Workgroup's HDDR application, their pictures taken from a 1455 Woodside Avenue Site Visit, and Rosing Davidson Frost's referenced letter: 2396/Newland - 1455 Woodside Avenue letter, dated June 5, 2023. Based on the review of these documents, we have provided the following bullet point list to summarize:

- The existing building is a combination of a historic structure and a non-historic structure. With consideration to the age of these two buildings noted by Summit County Records, they should be considered as separate structures and not lifted and relocated simultaneously as their connections linking the structures should be considered insufficient.
- Knowing the home is historic, the boundary connections - The roof-to-wall, and the wall-to-floor connections, should be exposed and analyzed to determine if modifications are necessary prior to lifting and relocating the structure. Modifications could include, but not limited to, new structural hardware connections between existing boundary elements.
- Wall sheathing was not verified at the existing structural walls; This should be confirmed. It is likely no sheathing will be located, and we should expect wall stabilization methods to be utilized prior to lifting and relocating the historic structure. This can be accomplished by constructing temporary braces strategically placed within the boundary walls. Location and methods will need to be determined.

MISSION
STRUCTURAL

- The existing floor is reinforced with horizontal wood planks, not wood sheathing. Wood sheathing is the preferred method to reinforce wood floor systems due to its ability to withstand higher diaphragm forces. Diaphragm forces are caused by lateral movements such as wind, earthquakes, and in our case here, movement during the relocation of the structure. Analysis of the existing diaphragm should be examined to determine if additional diaphragm reinforcement is necessary prior to moving.
- The historic structure is currently set on a concrete foundation, carful disengagement is required to ensure the structural integrity of the existing wood connections at the concrete remain intact.
- Relocation of the structure will require code complaint connections about the existing floor-to-new foundation. These connections are to be engineered based on a full analysis of the existing home once lifted and prior to placement. New structural details can be designed to complete this phase of work.

To summarize, the lift and relocation of this historic structure can be accomplished so long as exploratory work is carried out and structural modifications are implemented if and where required. In addition, structural stabilization methods will be required prior to relocation and code compliant connections must be engineered to secure the existing structure to its new foundation.

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.

1455 Project Description/Narrative. Overall Site/House Analysis. History and Background:

The property is a site currently listed as significant from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1904. The zoning is Recreation Commercial and sits outside of any Historic District. The house is divided into two parts, the 1904 original front portion and the rear addition built c. Late ’60’s early ’70’s.

The architectural style of the original front portion is the “T/L” Cottage (crosswing)/vernacular style. The one story, 450 square foot L-shaped front portion of the house was not originally constructed on its current lot, but moved onto the lot on timbers and skids (prior to the 1907 Sanborn map). Wood timbers were a type of foundation that banded the perimeter of the house and held it together as it was moved to the the site (Merlin Taylor exhibit A).

The Sanborn maps show a house of a similar configuration to what is currently on site, but with further investigation of maps and tax cards, it shows that there have been various additions (most likely sheds on the rear/tertiary facade) throughout the history of the home. See exhibit B for historical analysis of additions/demolitions). At some point in the home’s history, the rear of the original house noted on the 1907 Sanborn map was demolished and re-built in an expanded footprint, again most likely a rear shed roof common at the time. There is evidence of multiple demolition and rebuilds of the rear section. This is further noted by evidence of numerous old roof forms under the exiting rear extension. Analysis of the materials used on the different components of the builds (shingles, lumber, etc) shows the entirety of the rear of the building to be a modern addition (See exhibit B for additional detail).

The current one story 580 square foot rear addition was added to the older front section. The rear addition, basement access stairs, and basement were added around the late 1960’s early 1970’s and sit where a coal storage used to reside. The roof to the basement stair was added in roughly 1992 by Ms. Newland’s Father. The rear portion does not encompass any of the historical components and characteristics typically seen in Park City’s historic residences, and is therefore, not historical (Merlin Taylor see exhibit A). In addition, the detached concrete block and wood garage was also constructed around this time c. 1965 (Historic Site Form).

Many elements in both the historic front portion and the rear addition have been added to, replaced, or updated including the aluminum siding, roofing, wood columns on the front porch, patio and concrete slab, all exterior doors, aluminum slider windows, basement entrance, basement entrance roof, poured concrete foundation, and the horizontal-paned WWII era windows.

The non-historic features are substantial and have so substantially altered the historic integrity of the residence that it is now a stark departure from it’s historical roots. In 2009, as a part of Park City Municipal’s 2009 designation of the residence as a “significant site” on the Historic Sites Inventory, Park City acknowledged that the alterations to the residence were “major” and “significant” and that collectively, they (alterations) “diminish the site’s original character”, “the extent of the alterations to the main building diminishes its association with the past”, and “The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town…” This can be found in the 2009 Historic Sites Form.

In addition to the extensive house modifications, the site boundaries have also been modified over time. The house originally sat closer to the South Boundary line and the existing site was divided into two lots. (See exhibit A page 13 for analysis of site changes).

The house currently sits on an oversized parcel of roughly 9058.57 square feet (larger than four standard old town lots). The parcel is identified by a metes and bound legal description. It is approximately 103 feet wide and 85 feet in length.

1455 Woodside is currently surrounded on three sides by multi-story condominium/apartment buildings. In it's existing state, the residence at 1455 Woodside appears entirely out of context with any aspect of it's historic standing, as a historical residence or site, and certainly is not currently part of a recognizable historic district. (See exhibit A document sheets 8,9,11,12,13) for context of how 1455 Woodside sits in relation to other listed homes and the HR districts.

We have also provided an analysis of historic homes designated on the 1907 Sanborn map that have now become condos/hotels/new residential homes. There are two other homes to the South of 1455 that have historic designation, both of which have been through various house and lot modification since the 1907 Sandborn map and are actually part of the Fransden Subdivision.

Project Proposal:

The proposed project modifications strive to bring the house and site in line with it's original intent of a single family residence on a relatable old town lot. The first request of the board is to allow for the removal of Non-historic features mentioned above including the rear addition, siding, roofing, windows, doors; thus re-establishing the most historic form and features of the home.

The second request is to move the historic L/T cottage closer to the South lot line to re-establish it's relationship to the remaining historic lots to it's South (the only other historically preserved structures in the area) and protect the massing of the house at 1455 Woodside which is currently overshadowed by condominiums on three sides. The house currently has a South side setback of approximately 17.3 feet. The proposed relocation would move the house to create a South side setback that relates more closely to the setbacks of it's remaining historic neighbors and allow for a framework that would protect what is built around the historic home.

After the initial review by the HPB on February 5th. We took the project back to assess alternate solutions to moving the historic home by the originally request 14'. We heard that it is important to honor the streetscape in relation to the three historic homes on lower Woodside Ave. We heard that it is important to protect the mass and scale of the historic home at 1455 Woodside by not overshadowing the historic home. We heard that it would be preferential to ramp up from the historic scale of 1455 Woodside to the RC scale of the surrounding Condos. Currently there is a drastic shift from the single story historic residence to the 3/4 story condos surrounding the site.

We began to focus on the massing of the lots and how they relate to the streetscape. The two neighboring lots with historic homes are part of the Frandsen Subdivision. The lot at 1439 Woodside has a lot size of 3920 sq ft. The lot at 1445 has a lot size of 4791 sq ft. The lot at 1439 has a shared driveway to it's South (to allow access to a lot to the West).

In looking through the historic design guidelines we have taken on board that it is preferred to have parking on the side or rear of the property. In the attached updated proposals, we have moved the proposed parking from the front yard of the historic home, and relocated parking at the back of the property. This shift will allow the historic home to remain at the front of the property with a 12'6" required front setback and leave the view of the historic home unimpeded by parking.

By creating a driveway (shared or private) to the North of the 1455 lot, this creates a mirror of the lot of 1439 around the center house at 1445.

We have prepared multiple lot massing options for consideration:

1) Lot square footage matches lot at 1439 - 3920 sq ft lot size - historic home would move 12’ and lot would have side yard setbacks of 5’ to the South and 9’ to the North.
2) Lot square footage of 3748 sq ft - historic home would move 10’ and lot would have side yard setbacks of 5’ to the South and 5’ to the North.
3) Lot square footage of 3229 sq ft - historic home would move 14’ and lot would have side yard setbacks of 3’ to the South and 3’ to the North.
4) Lot square footage of 2771 sq ft - historic home would move 19’ and lot would have side yard setbacks of 3’ to the South and 3’ to the North
5) Lot square footage approaches the lot at 1445 (4791 sq ft) - 4264 sq ft lot size - historic home would move 8’ and lot would have side yard setbacks of 9’ to the South and 9’ to the North.

It is our professional opinion that a smaller setback to the South with a driveway to the North, honors the streetscape while protecting the integrity, mass, and scale of the historic homes. A smaller lot would allow for control over the massing that will be built as an addition to the historic home. These options also honor the streetscape by creating “bookends” to the three historic homes. The driveway to the North and South of the three homes would create boundaries that would set these three homes apart and give breathing room to what will be built to the North in the future just like the site currently sits in relation to the condos to the South of 1439 Woodside.

The LMC provides a mechanism for a residence to be moved on the same site. Specifically, Section 15-11-13(A)(3)(c) allows the Historic Preservation Board to approve the relocation of a historic residence if the **historic context** of the residence “has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character” of the residence. As outlined above, and as set forth in the 2009 Historic Sites Form, changes and additions to the residence are “significant”, “diminish the site’s original character” and most of the “physical evidence from the period that defines the the typical Park City mining era home has been altered, and therefore, lost.”

By removing the non-historic features and re-establishing historic features where possible, as well as moving the historic house closer to the historic residences to the south and away from the condo/hotels to the North, we capitalize on an opportunity to restore and reinstate the historical integrity the residence and site once encompassed. This would fulfill the intent of the LMC's historic preservation plan.

Response

LMC 15-11-13(A)(3) requires **one** of the following criteria to also be met for Relocation of a Significant Historic Structure.

Page 9 item c. (1)

a. *The proposed Relocation will abate demolition of the Historic Structure on the Site.*
   Does not meet criteria
b. *The Planning Director and Chief Building Official determine the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it.*
   Does not meet criteria

c. *The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the existing Site. Unique conditions shall include all of the following* (in brief):

(1) *The historic context of the Historic Structure has been so radically altered that the proposed Relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or it's present setting.*

Meets Criteria: see evidence outlined below

Historic Site Form - Historic Sites Inventory.
Park City Municipal Corporation (10-08)
Researcher/Organization: Dina Blaes/Park City Municipal corporation Date: November, '08

Design:	*altered. Walls clad in aluminum siding. Rear addition. Openings not original. The changes are significant and diminish the site's original character*
Setting:	*Flat lot, deep setback from street, minimal vegetation - NO mention of any historic features of the setting*
Workmanship:	*Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.*
Feeling:	*The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.*
Association:	*The "T" or "L" cottage is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.*

Relocating the building at 1455 Woodside will enhance the ability to interpret the historic character of the Historic Structure and it's site.
The house currently sits on a parcel that is the equivalent of more than four old town lots consisting of 9058.57 sq ft. The Sanborn maps show that this was not the standard lot size throughout history, and only by the removal of other previous structures and the combination through ownership of multiple lots, that this parcel has now become larger than 4 old town lots.
In leaving the house in it's current location a larger complex could be built around the historic home, diminishing the homes historic character and removing any connection to the historic streetscape. In

HERE. AND THEN. AND NOW.
ELLIOTT WORKGROUP

leaving the house in it's current location and subdividing the parcel into two, the lot of the historic house would become larger than the allowed maximum double lot of 3750 sq ft, creating one lot of 5297 sq ft. To accommodate the historic site and a new lot of 3750 sq ft. This would allow for a very large addition on the historic lot and a smaller structure on the remnant lot that will sit between the historic and the adjacent condominium projects.

Page 12 item (2)
(2) The proposed Relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.

The three historic sites do not reside in a historic district. They are in the Recreation Commercial Zoning District and are across the street from the Historic Residential Medium Density Zoning District. They reside outside of any Historic District and are listed as historic sites outside of any historic zone. By moving the residence at 1455 Woodside South, its relationship to the HRM zone will be unchanged and it's relationship to the two neighboring historic houses will be strengthened by setting a clear boundary on the Woodside Streetscape.

Moving the residence at 1455 Woodside closer to the other historic houses will neither diminish the overall physical integrity of the the Historic District (that it is not a part of) nor will it diminish the historic associations, but conversely enhance them by clarity the historic streetscape.

Due to the above items, and considering the sites location in the RC Zone we feel that relocating the house would enhance the contribution to the streetscape.

Page 12 item (3)
(3) The historical integrity and significance of the Historic Structure will not be diminished by Relocation.

Pursuant to the LMC 15-15-1, Historic Integrity is defined as "The ability of a Site to retain its identity and, therefore, convey it's Significance in the history of Park city. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven aspect or qualities as defined the the National Park Service

2. Design. The combination of physical elements that create the form, plan, space, structure, and style of a site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of planting in the designed landscape.

We look at the building as being significant in it's original form (without later additions). As can be seen on the final pages of exhibit A pages 25-33, there is nothing of historic significance in the site design. It is a relatively flat site with no historic vegetation, paths, walls, fences, etc.

It is stated that Relocation shifts the physical Structure, disrupting the Site and open landscaping - but no matter how the site is developed in the future, the ratio of structure to landscape will change, just as all of it's neighbors have changed the ratios that once existed. Our proposal aims to strengthen the relationship of structure to open landscape by defining massing on a single site, comparative to its historic neighbors, rather than it's current position in the middle of 4 lots.

Page 13 item (3) Setting

3. Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between structures and other features or open space.

Allowing for maximum density development (four lots) of new infill construction would reduce the ratio of open space to the Significant historic Structure. 1445 and 1439 Woodside Avenue are adjacent Historic Structures with lots greater than typical Old Town Lots, and a greater ratio of built structure to open space.
The ratio of lot width to Historic Structure and landscaped area serves as a buffer in the Recreation Commercial Zoning District and creates a rhythm within the historic streetscape with three Significant Historic Sites among larger Multi-Unit Dwellings.

The neighboring historic lots are (according to the official plat at the Summit County Recorders Office)
1445 Woodside Avenue is a 4791 square foot lot
1439 Woodside Avenue is a 3920 square foot lot
Making the existing parcel much larger than the two existing neighboring historic lots. The landscaped area does not serve as a buffer, but as an odd transition from large condominium complexes to the single story historic home.

Sitting in the Recreation Commercial zone, the house is currently surrounded on three sides by Condos and apartments. On the fourth/South side there are two historic homes. By moving the house to the South, the house would relate directly to the residential homes to the south allowing for new construction to relate to the condos/apartments to the North.

As the parcel is in the Recreation Commercial zone, there are allowed uses of Bed and Breakfast and Hotel Minor to name a few. The maximum density possible, would be to leave the historic house where it is, and wrap it with a larger volume project allowed for the zone (this would include transitional elements to set the historic portion apart from the new construction). By creating multiple single family residences or a combination of building types, the site would have a greater ratio of landscape to built footprint by the nature of required setbacks and keep with a residential density vs a potential higher density of the other allowed uses.

Proposed Historic Lot Modification

Legend

- Lot 2 Non-Historic
- Lot 1 Single Family Residence With Reposition Of Historic House
- Building Footprint
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Proposed Lot 1

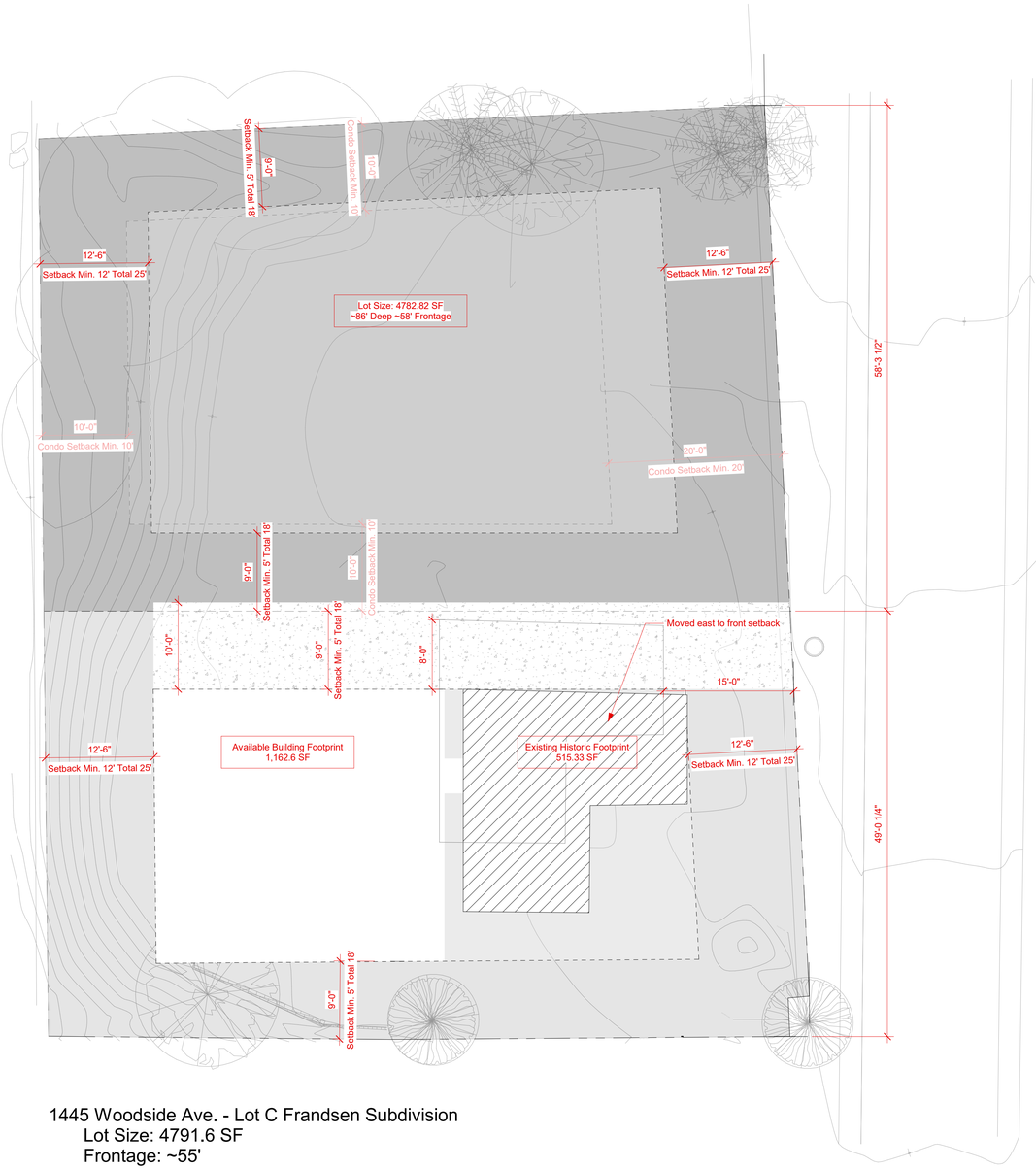
Lot Size:
4264.58 SF
~87' Deep ~49' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1,677.93 SF (515.33 SF Historic Included)

Max. Height: 27'

Overall Building Square Footage: ~2,840.53 SF

Moved 8'



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4791.6 SF
Frontage: ~55'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 18' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3920.4 SF
Frontage: ~55.5'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1 Proposed Plan 8' Option
1/8" = 1'-0"

0 4' 8' 16'

N

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP LLC

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

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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:	2024.06.10
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	Author
CHECKED BY:	Checker
DESIGNED BY:	Designer
EWG PROJECT NO:	2024.12
COPYRIGHT:	Elliott Workgroup, LLC

SHEET TITLE

Planning Presentation 2 - 0

AO-023

Autodesk Docs://2024-12 1455 Woodside/2024-12 1455 Woodside Options.rvt
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Proposed Historic Lot Modification

Legend

- Lot 2 Non-Historic
- Lot 1 Single Family Residence With Reposition Of Historic House
- Building Footprint
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Proposed Lot 1

Lot Size: 3748.07 SF
~87' Deep ~43' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1,518.13 SF (515.33 SF Historic Included)

Max. Height: 27'

Overall Building Square Footage: ~2,521 SF

Moved 10'



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4791.6 SF
Frontage: ~55'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 18' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3920.4 SF
Frontage: ~55.5'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1 Proposed Plan 10' Option
1/8" = 1'-0"

0 4' 8' 16'

N

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.

Autodesk Docs://2024-12 1455 Woodside/2024-12 1455 Woodside Options.rvt
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ELLIOTT WORKGROUP

ELLIOTT WORKGROUP LLC

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

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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:	2024.06.10
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	Author
CHECKED BY:	Checker
DESIGNED BY:	Designer
EWG PROJECT NO:	2024.12
COPYRIGHT:	Elliott Workgroup, LLC

SHEET TITLE

Planning Presentation 2 - 2

AO-022

Proposed Historic Lot Modification

Legend

- Lot 2 Non-Historic
- Lot 1 Single Family Residence With Reposition Of Historic House
- Building Footprint
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Proposed Lot 1

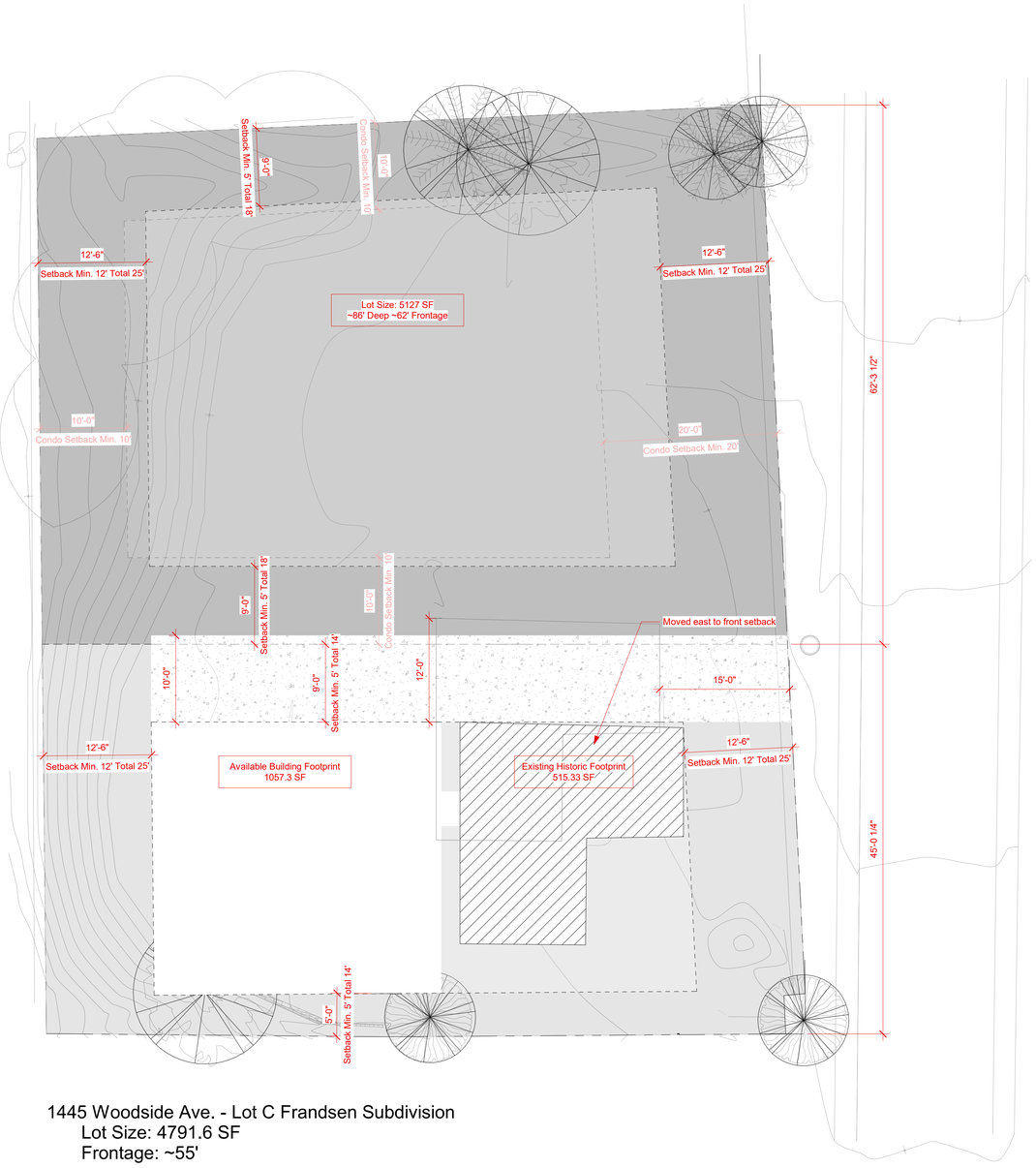
Lot Size (Grandfathered):
3920.4 SF
~87' Deep ~45' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1,572.63 SF (515.33 SF Historic Included)

Max. Height: 27'

Overall Building Square Footage: ~2,630 SF

Moved 12'



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4791.6 SF
Frontage: ~55'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 18' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3920.4 SF
Frontage: ~55.5'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1 Proposed Plan 12' Option
1/8" = 1'-0"

0 4' 8' 16'

N

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP LLC

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

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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:	2024.06.10
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	Author
CHECKED BY:	Checker
DESIGNED BY:	Designer
EWG PROJECT NO:	2024.12

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SHEET TITLE

Planning Presentation 2 - 1

AO-021

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Proposed Historic Lot Modification

Legend

- Lot 2 Non-Historic
- Lot 1 Single Family Residence With Reposition Of Historic House
- Building Footprint
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Proposed Lot 1

Lot Size: 3229.69 SF
~87' Deep ~32' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1346.83 SF (515.33 SF Historic Included)

Max. Height: 27'

Overall Building Square Footage: ~2,178 SF

Moved 14'



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4791.6 SF
Frontage: ~55'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 18' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3920.4 SF
Frontage: ~55.5'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1 Proposed Plan 14' Option
1/8" = 1'-0"

0 4' 8' 16'

N

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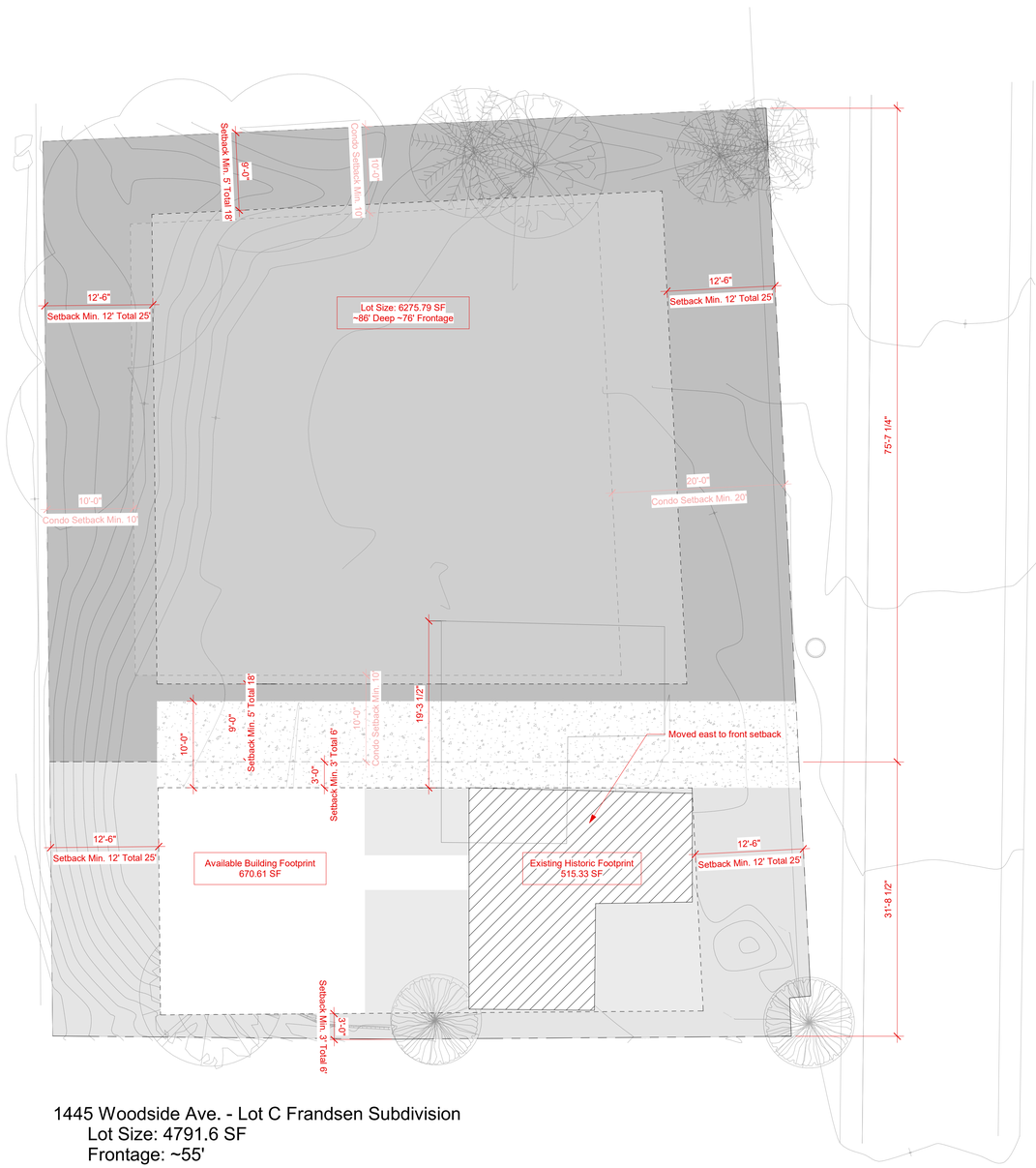
Planning Presentation 2 - 4b

AO-027

Proposed Historic Lot Modification

Legend

- Lot 2 Non-Historic
- Lot 1 Single Family Residence With Reposition Of Historic House
- Building Footprint
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space



Proposed Lot 1

Lot Size: 2771.61 SF
~87' Deep ~32' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1185.94 SF (515.33 SF Historic Included)

Max. Height: 27'

Overall Building Square Footage: ~1,857 SF

Moved 19'-3 1/2"

1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4791.6 SF
Frontage: ~55'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 18' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3920.4 SF
Frontage: ~55.5'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1 Proposed Plan 14' Original Option
1/8" = 1'-0"

0 4' 8' 16'

N

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Project Status

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Planning Presentation 2 - 3b

AO-026

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Woodside Ave

1465 Avenue Condo

MULTIPLE

MULTIPLE

Alpenhof

Ski Tow

SA-237

SA-217

Lift Line Condo

MULTIPLE

BF-1

SA-227-B

SA-226

FRAND-1-AM

Frandsen AM Sub.

FRAND-2-AM

FRAND-3-AM

SA-217-A

Lift Line Condo Phase 2

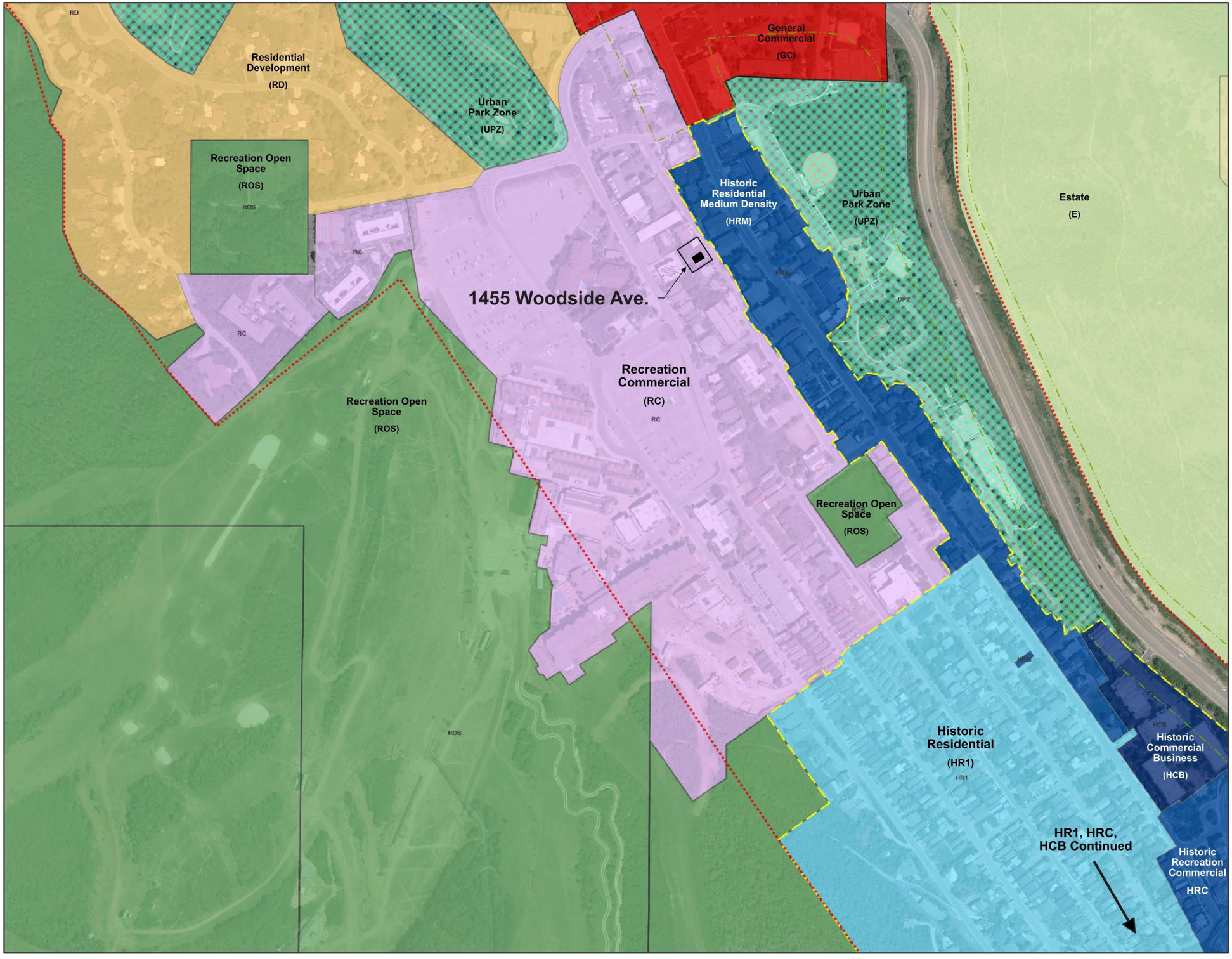
Lift Line Co

Wildwood Condo

SA-227-A

Empire Replat

Park City Municipal Zoning Map - Zoning Adjacencies



Comparison of Allowed Uses of Neighboring Zones

Recreation Commercial

Allowed Uses:

- Single Family Dwelling
- Duplex Dwelling
- Secondary Living Quarters
- Lockout Unit
- Accessory Apartment
- Nightly Rental
- Home Occupation
- Child Care, In-Home Babysitting
- Child Care, Family
- Child Care, Family Group
- Accessory Building and Use
- Conservation Activity
- Agriculture
- Parking Area or Structure with four (4) or fewer spaces
- **Triplex Dwelling**
- **Child Care Center**
- **Bed and Breakfast Inn**
- **Boarding House, Hostel**
- **Hotel, Minor**
- **Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays**
- **Food Truck Location**

Recreation Commercial (RC)

Historic Residential - Medium Density (HRM)



Historic Residential - Medium Density

Allowed Uses:

- Single Family Dwelling
- Duplex Dwelling
- Secondary Living Quarters
- Lockout Unit
- Accessory Apartment
- Nightly Rental
- Home Occupation
- Child Care, In-Home Babysitting
- Child Care, Family
- Child Care, Family Group
- Accessory Building and Use
- Conservation Activity
- Agriculture
- Parking Area or Structure with four (4) or fewer spaces
- **Internal Accessory Dwelling Unit**

D. **BUILDING FOOTPRINT – RC DISTRICT**. The maximum Building Footprint of any Single Family or Duplex Structure located on a Lot, or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula fo Building Footprint, illustrated in Table 15-2.16.

Accessory Buildings listed on the Park City Historic Structures Inventory that are not expanded, enlarged or incorporated into the Main Building, shall not count in the total Building Footprint of the Lot.

The maximum Building Footprint for any Structure located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area, shall be 4,500 square feet; with an exemption allowance of 400 square feet, per Dwelling Unit, for garage floor area. A Conditiona Use permit is required for all Structures with a proposed footprint of greater than 3,500 square feet.

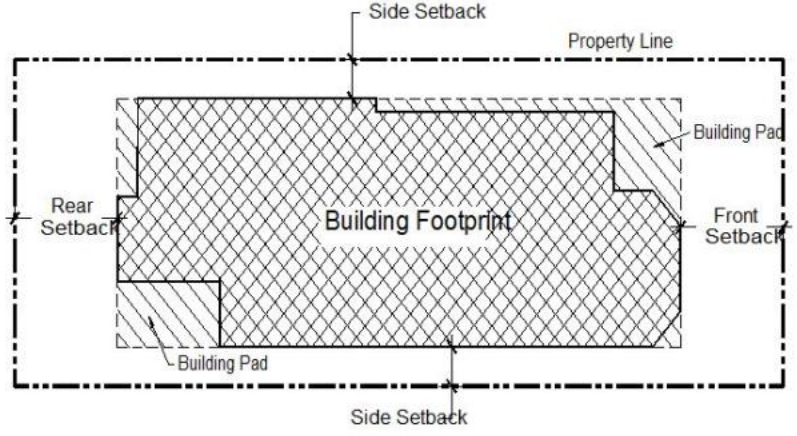
MAXIMUM FP = $(A/2) \times 0.9^{A/1875}$
Where FP= maximum Building Footprint and A= Lot Area.
Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

See the following Table 15-2.16 below for a schedule equivalent of this formula.

TABLE 15-2.16

Lot Depth </=ft.*	Lot Width, ft. Up to:	Side Setbacks Min. Total, ft.		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max. Bldg. Footprint
75 ft.	25.0	3 ft.	6 ft.	1,875	1,045	844
75 ft.	37.5	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,270
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 75 ft.	Per Setbacks and Lot Area	Per formula

*For Lots > 75' in depth use Footprint formula and Table 15-2.16a for Front and Rear Setbacks.



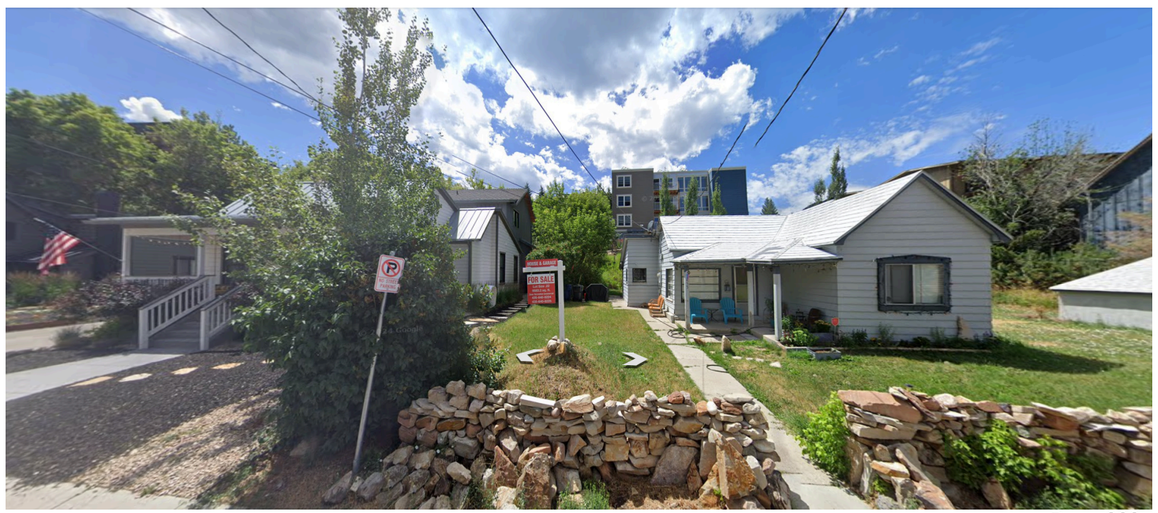












Planning Department

Diane and Bill Newland
1455 Woodside Avenue
Park City, UT 84060

CC: Molly Guinan

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	1455 Woodside Avenue
Zoning District:	Recreation Commercial
Application:	Material Deconstruction
Project Number:	PL-23-05777
Action:	APPROVED WITH CONDITIONS
Date of Final Action:	March 5, 2025
Project Summary:	The Applicant proposes to remove a 1960s addition and restore the front porch of the Significant Historic Structure to restore it to its 1904 form.

Action Taken

On March 5, 2025, the Historic Preservation Board conducted a public hearing and approved the removal of a 580-square-foot 1960s addition and restoration of the front porch materials according to the following Findings of Fact, and Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 1455 Woodside Avenue is a Significant Historic T/L cottage constructed circa 1904.
2. The site is in the Recreation Commercial Zoning District.
3. The site is a metes-and-bounds parcel approximately 83 feet in depth and 103 feet in width, 9,047 square feet.
4. The Significant Historic Structure is 1,065.44 square feet.
5. The Significant Historic Structure is 17.3 feet from the southeastern property line, and the Applicant proposes to move it 14.3 feet towards the southeastern property line.

DRAFT

Material Deconstruction

6. There is an addition on the rear of the Significant Historic Structure constructed in the 1960s. The Applicant proposes to remove the addition and restore the Significant Historic Structure to the 1904 form.
7. The 1960s addition, while over 50 years old, does not contribute to the historic significance of the site because it does not represent the Mature Mining Era (1894-1930) form. The Applicant proposes to rehabilitate the Significant Historic Site to its 1904 form.
8. Removal of the 1960s addition will allow the Applicant to construct an addition, which will be subject to LMC § 15-13-2, *Regulations for Historic Residential Sites*, including a required transitional element that will separate the 1904 form from the addition, and will require compatibility in materials and massing with the 1904 form.
9. No historic material from the 1904 form is proposed to be removed and the removal of the non-historic addition complies with LMC § 15-11-12.5(A)(b), *Historic Preservation Board Review For Material Deconstruction*.

Reconstruction of Porch

10. There is an existing historic porch form with materials that have been replaced – the wood base was replaced with a concrete pad and the wood posts were replaced and are now failing. The Applicant proposes to remove the porch and restore the wood materials.
11. LMC § 15-13-2(A) states, “Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed.” LMC § 15-13-2(B)(2)(g)(4) states, “Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.” The proposed plans comply with these sections because the Applicant proposes to reconstruct the front porch with appropriate materials for the time.

Conclusions of Law

1. The removal of the 1960s addition to the Significant Historic Structure, as conditioned, complies with the requirements of Land Management Code § 15-11-12.5 *Material Deconstruction*.

DRAFT

2. The restoration of the Significant Historic Structure porch, as conditioned, complies with the requirements of Land Management Code § 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval for Material Deconstruction and Reconstruction of the Historic Porch

1. The Applicant must complete Historic District Design Review prior to submitting a building permit.
2. The Applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
3. The front porch shall be constructed of materials and in a style that is compatible with the Significant Historic Structure. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material. The concrete porch shall be replaced with wood.

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

Sincerely,

Randy Scott,
Historic Preservation Chair

CC: Lillian Zollinger, Project Planner

DRAFT

Historic Preservation Board
Staff Report

Subject: **1003 Norfolk Avenue**
Application: **PL-25-06420**
Author: **Meredith Covey, Planner I**
Date: **March 5, 2025**
Type of Item: **Modification to Material Deconstruction Approval**

Recommendation

(I) Review the proposed modification to the Material Deconstruction approval for 1003 Norfolk Avenue, (II) conduct a public hearing and (III) consider approving the modification subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Gary Bush – represented by Jonathan DeGray
Location:	1003 Norfolk Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board reviews and takes Final Action for Material Deconstruction and subsequent modifications.[1]

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR – 1	Historic Residential – 1
HSI	Historic Sites Inventory
LMC	Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes modifying an approved Material Deconstruction for 1003 Norfolk Avenue (PL-23-05845).

The Applicant's proposal for Material Deconstruction of 1003 Norfolk Avenue, a Landmark Historic Structure, is to:

- Remove the post-1941 328-square-foot rear addition.
- Restore the c. 1907 1,021-square-foot footprint of the Landmark Historic Structure.
- Lift the Landmark Historic Structure to construct a basement addition and new foundation.

[1] LMC Section 15-11-12.5

- Add a 497-square-foot rear addition.
- Remove the gambrel roof form.
- Replace 11 windows on the Landmark Historic Structure.
- Restore an existing 205-square-foot Historic Accessory Building located in the northern front corner of the Lot and converting into a single-car detached garage.



Image 1: 1003 Norfolk when viewed from the southeast corner.



Image 2: The rear facade of 1003 Norfolk

Background

1003 Norfolk Avenue is designated a Landmark Historic Site on the Park City Historic Sites Inventory (HSI) (see Exhibit D). The property is in the Historic Residential - 1 (HR-1) Zoning District. Built prior to 1900, the Structure is a one-story T/L cottage with a gable roof.

On November 1, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application to rehabilitate the Landmark Historic Structure.

On February 3, 2021, the Historic Preservation Board reviewed the Applicant's request to restore 1003 Norfolk Avenue to its c. 1900 form with a finding that the removal of the post-1900 additions was appropriate because it was true to the Structure's original form (Staff Report; Minutes, p. 7). Additionally, the Applicant stated the original roof form had been overbuilt at least twice to accommodate the previous additions and detracted from the historic character of the Structure. The Historic Preservation Board recommended a Condition of Approval that any salvageable historic material be reused on the site where possible.

The Applicant obtained Historic District Design Review approval from the Planning Director on April 7, 2022 (Staff Report). This approval expired on April 7, 2023. The Applicant did not timely submit a written request for an extension required by LMC Section 15-11-12(E). As a result, the approval expired. On September 5, 2023, the Applicant submitted a new HDDR application with a revised proposal.

On November 1, 2023, the Applicant received Material Deconstruction approval from the Historic Preservation Board (HPB) to deconstruct the 1907 addition and siding enclosing a portion of the original L shaped porch (Staff Report; Minutes, p. 2, Exhibit G).

On January 30, 2025, the Applicant applied for a Modification of Material Deconstruction to restore the Structure to the c. 1907 footprint and lift the Structure to construct a basement addition.

The Planning Department has an active HDDR (PL-23-05845) file for 1003 Norfolk Avenue, which will be processed for compliance with the Regulations for Historic Districts and Historic Sites pending Historic Preservation Board review.

Analysis

(I) The Applicant Proposes Material Deconstruction to Restore the 1907 Footprint and Construct a Rear Addition.

The Applicant proposes to restore the Structure to the 1907 footprint, which can be seen in the Sanborn Map shown in Figure 2 above. As seen in the 1900 Sanborn Fire Insurance Map, the front porch was an L shape and wrapped around the side-facing cross gable. An addition was constructed c. 1907, which enclosed the L porch on the south elevation facing 10th Street and created a shed addition in the location of the current kitchen. A third addition was added to the rear of the Structure after 1941.

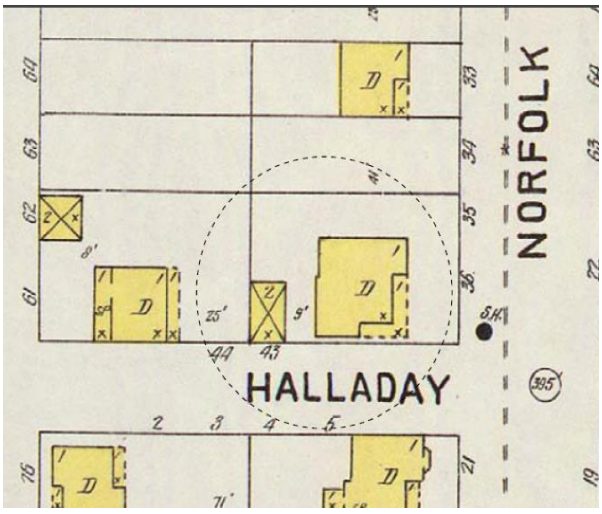


Figure 1: 1900 Sanborn Map showing L-Shape porch

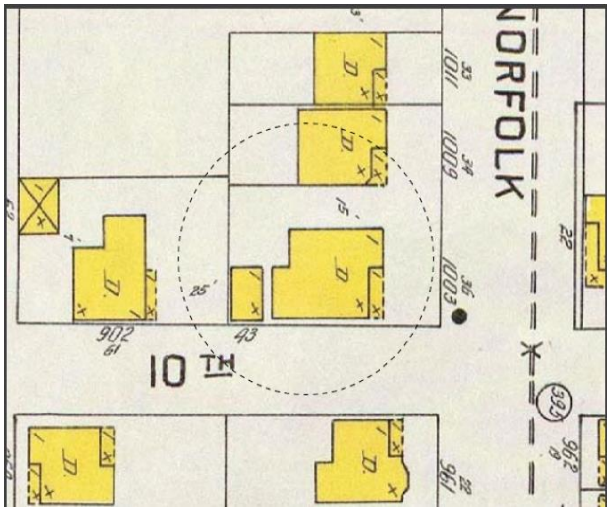


Figure 1: 1907 Sanborn Map showing partially- enclosed porch

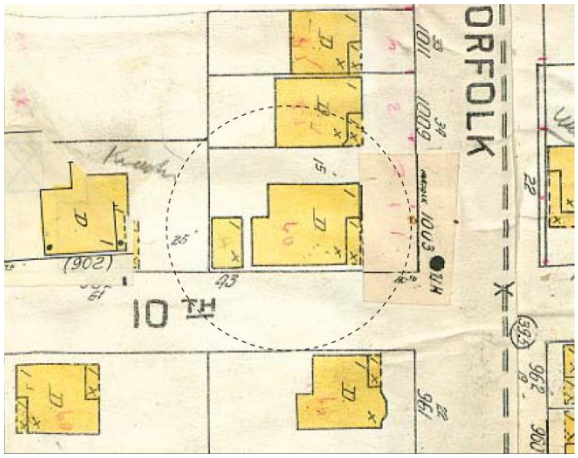


Figure 2: 1941 Sanborn Map

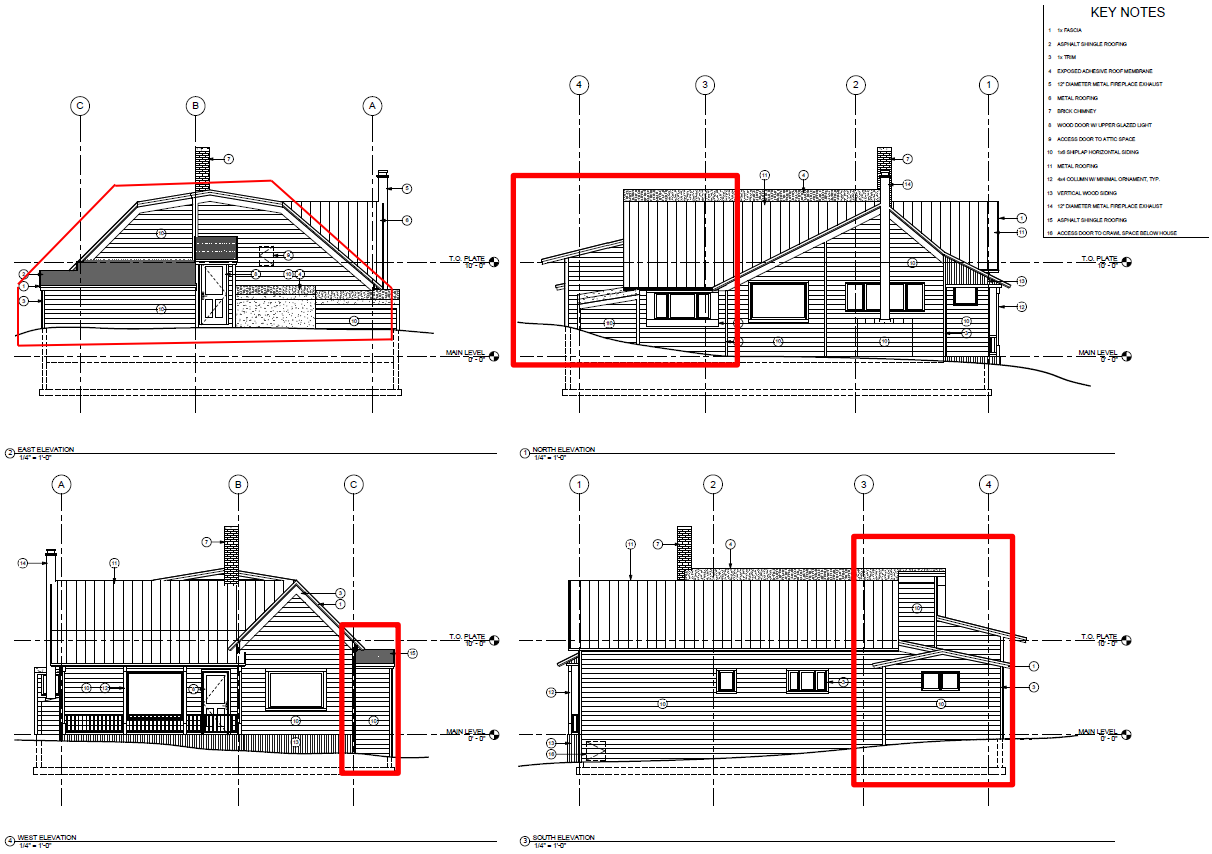


Figure 4: As-built elevations detailing sections of materials to be removed.

Pursuant to LMC § 15-11-12.5(A)(2) the Historic Preservation Board reviews and takes Final Action on Material Deconstruction of Historic Structures. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades (LMC § 15-13-2(B)(4)(a)(2)). The Applicant proposes to construct a rear addition in place of the 1941 addition, as well as a basement addition. The connection to the proposed rear addition will be made at the rear façade of the Historic Structure and is located on a tertiary, non-character defining, façade.

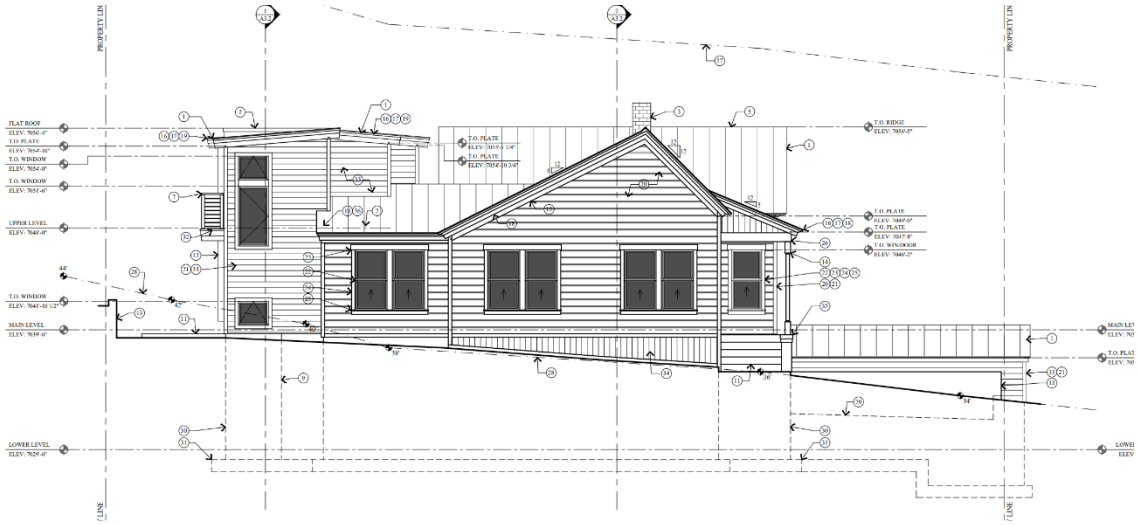


Figure 5: Proposed addition when viewed from the south

Pursuant to LMC § 15-11-12 the proposed addition will be reviewed by the Planning Department for compliance with LMC Chapter 15-5 *Architectural Review*, LMC Chapter 15-11 *Historic Preservation*, and LMC Chapter 15-13 *Regulations for Historic Districts and Historic Sites* and LMC § 15-13-2(B)(4) *Additions to Primary Structures for Historic Residential Sites* through the HDDR review process.

(II) The Applicant Requests Approval to Lift the Significant Historic Structure for a Basement Addition.

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's Physical Conditions Report indicates the joists, posts, and beams are deteriorating in the crawlspace and in some areas the foundation is so buried the wooden framing material is sitting directly on grade.

Approval of the Material Deconstruction will allow the Applicant to stabilize the Landmark Historic Structure with a new foundation and construct a basement addition. See Exhibit C for the full Physical Conditions Report and Historic Preservation Plan.



Figure 6: Proposed facade when viewed from the east

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 10.

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 11.

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 12: 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 13: The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.

Condition of Approval 14: 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 15: 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 16: 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.

(III) The Applicant Requests Approval to Remove the Overbuilt Gambrel Roof Form and Replace it with a Compliant Roof Form.

The overbuilt roof structures lack weather barrier and are not sealed where new and old roofs meet. The Applicant cites concern over the lack of weather barrier on the roof compromising the integrity of the Structure, stating in the Physical Conditions Report:

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



Figure 7: Photo of rear of roof; overbuilt gambrel form

The Applicant proposes to remove the overbuilt gambrel roof form. Pursuant to LMC 15-5-5 gambrel roof forms are prohibited in Park City. The new roof form will be required to comply with the requirements outlined in LMC § 15-2.2-5(C) *Roof Pitch Regulations in the Historic Residential – 1 Zoning District*. Pursuant to LMC § 15-13-2(B)(4) *Additions to Primary Structures* the addition shall be placed so as to not obscure, detract from, or modify historic roof forms.

(III) The Applicant Requests Approval to Remove and Replace 11 Windows on the Structure.

The Applicant also proposes to replace all 11 windows on the Structure, seven of which are 50 years old or more (labeled as windows # 1, 2, 5, 7, 9, 10, and 11 (Figures 9-10)). The existing window openings and locations will remain the same.

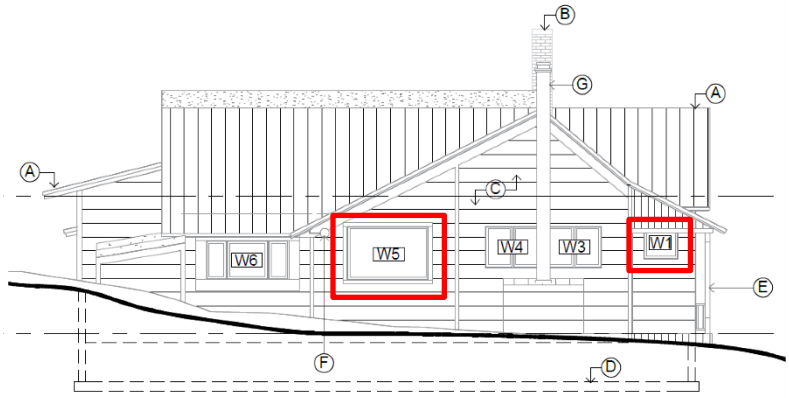


Figure 8: As-builts of southern facade detailing historic window locations.

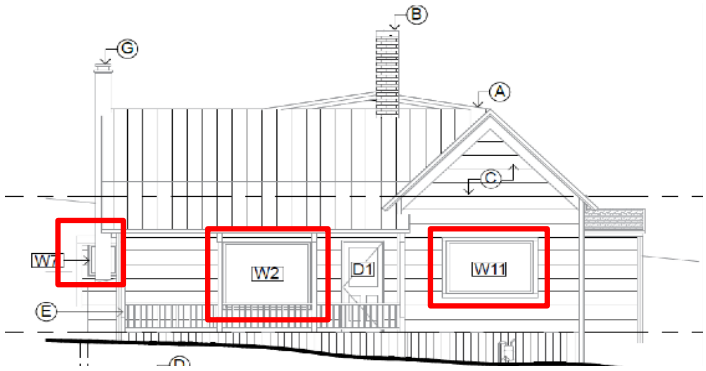


Figure 9: As-builts of northern facade detailing historic window locations.

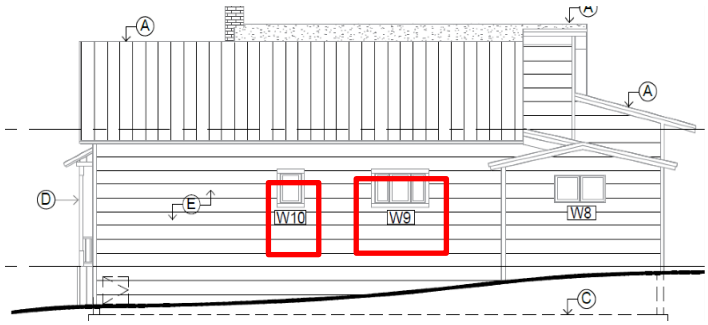


Figure 10: As-builts of eastern facade detailing historic window locations.

The Applicant's Physical Conditions Report (Exhibit C) indicates some of these windows may be inoperable and some components have suffered water damage. In accordance with Condition of Approval 11 from the prior approval for Material Deconstruction the Applicant provided a third-party determination on the operability and salvageability of these windows (Exhibit H).

Pursuant to LMC § 15-13-2(B)(2)(d)(9), when no physical or documentary evidence of

original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure. When replacing non-historic windows, use designs similar to those that were found historically in Park City. Aluminum-clad wood windows are appropriate on non-historic additions or foundation level windows. Vinyl and aluminum windows are prohibited. The third-party determination states that upon evaluation the existing windows, which are more than 50 years old, are aluminum slides and non-operable picture windows and are not the original windows. The determination states that the original windows were double hung wood windows. The Applicant proposes to replace the windows with historically accurate jambs and sash to accommodate the existing openings and contemporary energy standards.

Pursuant to LMC § 15-13-2(B)(2)(d)(5) when historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material. The Physical Conditions report notes that the windows are deteriorating, some are beginning to rot, and some being inoperable. Condition of Approval 17 requires that the replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

The windows will also be subject to the regulations in LMC § 15-13-2(B)(2)(d) *Window Regulations for Historic Residential Sites.*

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.

The Applicant must obtain Historic District Design Review approval.

In addition to the HPB's decision on Material Deconstruction, the Applicant will be required to obtain Historic District Design Review (HDDR) approval, subject to LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites,* and LMC § 15-11-9, *Preservation Policy*, prior to submitting a building permit application. Per LMC § 15-1-8 the Planning Director, or their Designee, is the Review Authority for HDDRs.

Staff has proposed a Condition of Approval that the Applicant must obtain HDDR approval for the proposed new construction prior to submitting a building permit application.

Department Review

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

Notice

Staff published a notice on the City's website and the Utah Public Notice website, and posted a notice to the property on February 12, 2025. Staff mailed a courtesy notice to property owners within 100 feet on February 12, 2025. The *Park Record* published notice on February 12, 2025.[2]

Public Input

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

Alternatives

- The Historic Preservation Board may approve the modification for Material Deconstruction for 1003 Norfolk Avenue;
- The Historic Preservation Board may deny the modification for Material Deconstruction for 1003 Norfolk Avenue and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Material Deconstruction Plans
Exhibit C: Physical Conditions Report and Historic Preservation Plan
Exhibit D: Historic Sites Inventory Form
Exhibit E: 2016 Intensive Level Survey
Exhibit F: November 1, 2023 Final Action Letter
Exhibit G: February 3, 2021, Final Action Letter
Exhibit H: Window Salvageability Report
Exhibit I: Letter from the Applicant

[2] LMC § 15-1-21

Planning Department

March 5, 2025

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Gary Bush

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	1003 Norfolk Avenue
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction
Project Number:	PL-25-06420
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 5, 2025
Project Summary:	The Applicant proposes to remove the 1941 rear addition, lift the Landmark Historic Structure for a basement addition and foundation upgrades, convert the detached accessory building to a single-car garage, and construct a rear addition to 1003 Norfolk Avenue, a Landmark Historic Site.

Action Taken

On March 5, 2025, the Historic Preservation Board conducted a public hearing and approved the Historic District Design Review for 1003 Norfolk Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 1003 Norfolk Avenue is in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Landmark Historic Site on Park City's Historic Sites Inventory.
3. The Property is also known as Lot 1 of the 1003 Norfolk Avenue Amended Plat, approved on September 2, 2021.
4. Development on this Site has spanned across three of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the

Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

5. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one-story T/L Cross-wing cottage style house with a single-story L-shaped front porch and footprint to the south-west corner of the T cottage.
6. The 1907 Sanborn Fire Insurance Map shows an addition to the west and enclosed the southern-side of the L-shaped porch.
7. Another addition was constructed sometime after 1941 to the Structure.
8. On November 1, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application to restore the 1900 footprint, the 1900 wrap around porch, and the 1900 roof form, as well as convert the accessory building to a garage and construct a rear addition.
9. The Historic Preservation Board approved Material Deconstruction at 1003 Norfolk on February 3, 2021.
10. The Applicant obtained Historic District Design Review approval from the Planning Director on April 7, 2022.
11. This approval expired on April 7, 2023. The Applicant did not seek an extension prior to expiration of the approval.
12. On September 5, 2023, the Applicant submitted a new HDDR application with the same proposal.
13. On November 1, 2023, the Historic Preservation Board approved Material Deconstruction at 1003 Norfolk Avenue which included the October 27, 2022 plan set for the proposed remodel and addition.
14. On January 30, 2025, the Applicant submitted a Modification Application
15. The Applicant's proposal for Material Deconstruction of 1003 Norfolk Avenue, a Landmark Historic Structure, is to:
    a. Remove the post-1941 328-square-foot rear addition
    b. Restore the c. 1907 1,021-square-foot footprint of the Landmark Historic Structure
    c. Lift the Landmark Historic Structure to construct a basement addition and new foundation
    d. Add a 497-square-foot rear addition
    e. Remove the gambrel roof form.
    f. Replace 11 windows on the Landmark Historic Structure.

g. Restore an existing 205-square-foot Historic Accessory Building located in the northern front corner of the Lot and converting into a single-car detached garage.

16. The Applicant proposes to construct a rear addition in place of the 1941 addition, as well as a basement addition. The connection to the proposed rear addition will be made at the rear façade of the Historic Structure and is located on a tertiary, non-character defining, façade.
17. Pursuant to LMC § 15-11-12 the proposed addition will be reviewed by the Planning Department for compliance with LMC Chapter 15-5 *Architectural Review*, LMC Chapter 15-11 *Historic Preservation*, and LMC Chapter 15-13 *Regulations for Historic Districts and Historic Sites* and LMC § 15-13-2(B)(4) *Additions to Primary Structures for Historic Residential Sites* through the HDDR review process.
18. The Applicant's Physical Conditions Report indicates the joists, posts, and beams are deteriorating in the crawlspace and in some areas the foundation is so buried the wooden framing material is sitting directly on grade.
19. Approval of the Material Deconstruction will allow the Applicant to stabilize the Landmark Historic Structure with a new foundation and construct a basement addition.
20. The Historic Preservation Board reviews Material Deconstruction requests for compliance with LMC § 15-13-2 *Regulations for Historic Residential Sites*.
21. The overbuilt roof structures lack weather barrier and are not sealed where new and old roofs meet. The Applicant cites concern over the lack of weather barrier on the roof compromising the integrity of the Structure
22. The new roof form will be required to comply with the requirements outlined in LMC § 15-2.2-5(C) *Roof Pitch Regulations in the Historic Residential – 1 Zoning District*. Pursuant to LMC § 15-13-2(B)(4) *Additions to Primary Structures* the addition shall be placed so as to not obscure, detract from, or modify historic roof forms.
23. The Applicant also proposes to replace all 11 windows on the Structure, seven of which are 50 years old or more.
24. The Applicant's Physical Conditions Report indicates some of these windows may be inoperable and some components have suffered water damage.
25. The third-party determination states that upon evaluation the existing windows, which are more than 50 years old, are aluminum slides and non-operable picture windows and are not the original windows. The determination states that the

original windows were double hung wood windows. The Applicant proposes to replace the windows with historically accurate jambs and sash to accommodate the existing openings and contemporary energy standards.

26. Staff published a notice on the City's website and the Utah Public Notice website, and posted a notice to the property on February 12, 2025. Staff mailed a courtesy notice to property owners within 100 feet on February 12, 2025. The Park Record published notice on February 12, 2025.

Conclusions of Law

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

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board March 5, 2025 approval for the Material Deconstruction of the 1941 addition and the siding enclosing a portion of the original L-shaped front porch. Any changes, modifications, or deviations from the approved Material Deconstruction 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 provide the City with a Financial Guarantee, in accordance with LMC § 15-11-9, to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.
5. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.

8. 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.
9. The gambrel roof shall be removed and replaced with a roof pitch that is compliant with Historic District Regulations.
10. The basement addition shall not raise the Historic Structure more than two feet from its original floor elevation above grade.
11. The Historic Site shall 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.
12. 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.
13. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
14. 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
15. 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.
16. 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.

17. The replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material

If you have questions or concerns regarding this Final Action Letter, please contact Meredith Covey at (435) 640-8683.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Meredith Covey
Planner I

1003 NORFOLK RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

REMODEL / ADDITION

1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

LEGEND

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

OFFICE 103	ROOM NAME / ROOM NUMBER
	FLOOR, POINT ELEV.
℄	CENTER LINE
∅	ROUND, DIA.
[	CHANNEL
	ANGLE
X / X	DETAIL
A / X / 1	SECTION CUT, DETAIL
X / X	BUILDING SECTION
X	KEYED NOTES
X	WINDOW TYPE
X	DOOR NUMBER
3	REVISION
A / D B / C	INTERIOR WALL ELEV.
A	WALL TYPE

CODE ANALYSIS

APPLICABLE CODES

2021 IRC	2021 IBC
2021 IPC	2021 IMC
2020 NEC	2021 IFGC
2015 IECC RES.	2021 IFC
2018 IECC COM.	2021 IEBC

OCCUPANCY: R2

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

AREA CALCULATIONS (S/F)

FLOOR AREA	1907 Historic Footprint	NEW	TOTAL
LOWER LEVEL		1512.7	1512.7
MAIN LEVEL	1021.4	448.7	1470.1
UPPER LEVEL		513.4	513.4
TOTAL	1021.4	2474.8	3496.2
PROPOSED FOOTPRINT	1021.4	*497.3	1518.7
ALLOWABLE FOOTPRINT			1519
* LESS THAN 50% OF 1021.4			
GARAGE	204.7		
DISTURBED AREA	1425		
LOT AREA	3750		

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	1of 1	RECORD OF SURVEY & TOPOGRAPHIC MAP
		ARCHITECTURAL
3	AB0.1	AS-BUILT FLOOR PLANS
4	AB0.2	AS-BUILTS ELEVATIONS
5	A0.1	ARCHITECTURAL SITE PLAN
6	A0.2	LANDSCAPE PLAN
7	A0.3	SWPP PLAN
8	A0.4	PARK CITY WATER DETAILS
9	A1.1	LOWER LEVEL PLAN
10	A1.2	MAIN LEVEL PLAN
11	A1.3	UPPER LEVEL PLAN
12	A1.4	ROOF PLAN
13	A2.1	EAST & SOUTH ELEVATIONS
14	A2.2	WEST & NORTH ELEVATIONS
15	A3.1	BUILDING SECTIONS
16	A3.2	BUILDING SECTIONS
17	A4.1	ARCHITECTURAL NOTES AND DETAILS
18	A4.2	ROOF FLASHING DETAILS
19	A5.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

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

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

PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

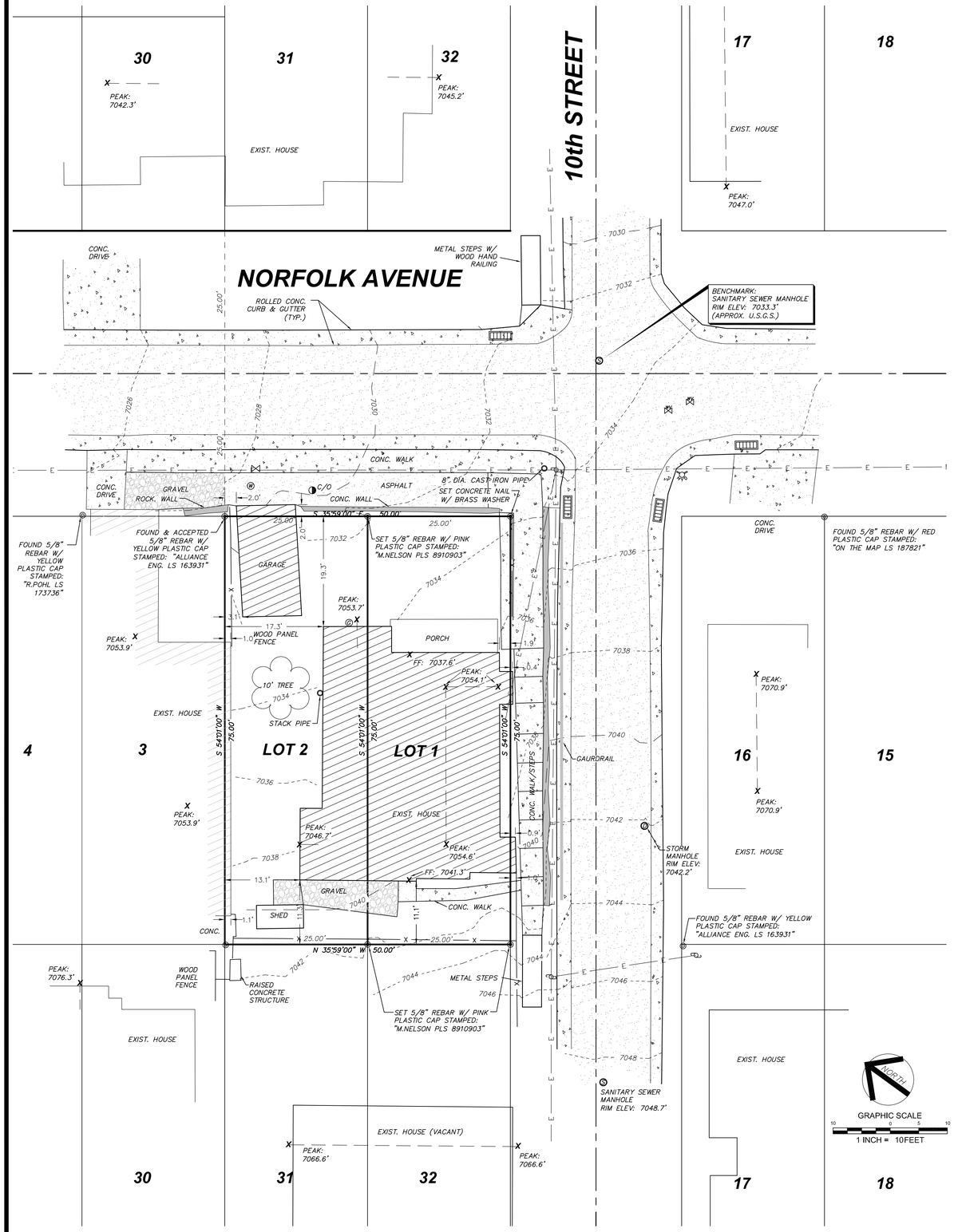
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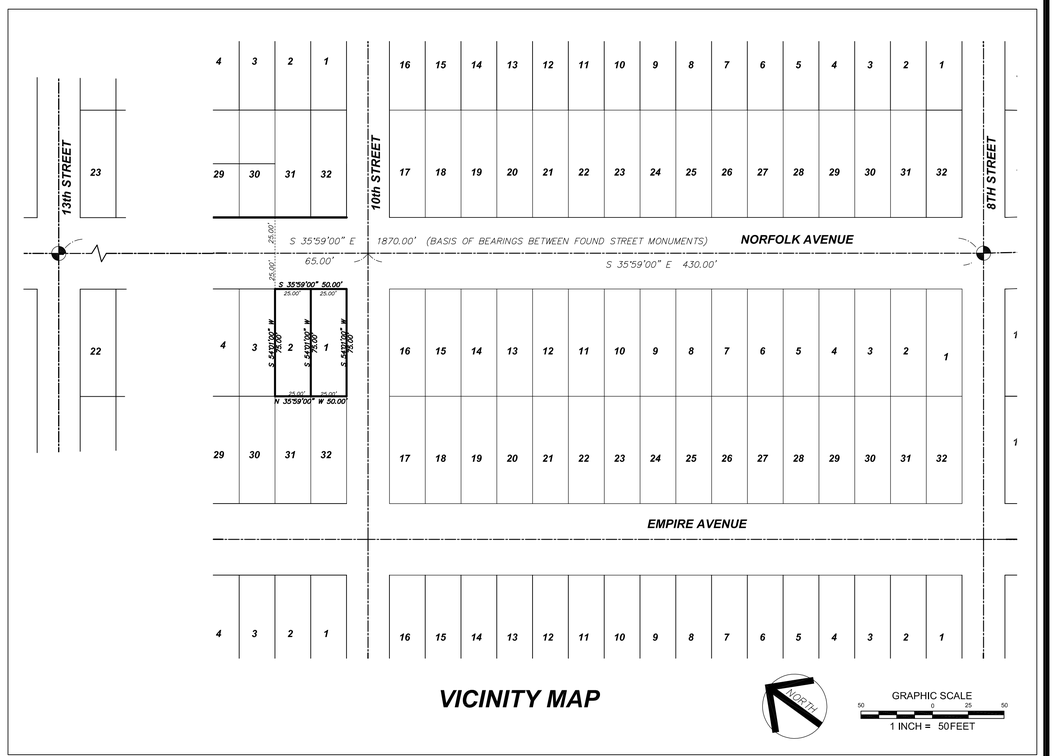
PROJECT NUMBER:
2007-02

SHEET NUMBER:
Aa

RECORD OF SURVEY & AS-BUILT MAP

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





LEGEND

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

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE

- 5' DECIDUOUS TREE

NARRATIVE:

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

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

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

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

SURVEY COMPLETED: 10-13-2015

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

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

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

LEGAL DESCRIPTION:

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

SURVEYOR'S CERTIFICATE

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

MARTINA NELSON — DATE:

P.O. Box 682993
Park City, UT 84068
(435)649-2918
(435)649-4637 fax
Park City Surveying

REVISIONS			
DATE	BY	COMMENTS	
Xx/Xx/Xxxx			

SURVEYED BY: SC/KR
DRAWN BY: MN
DATE: OCTOBER 2015

RECORD OF SURVEY & AS-BUILT MAP
LOT 1 & LOT 2, BLOCK 16
SNYDERS ADDITION TO PARK CITY

1003 NORFOLK ROS-ASB

FOR: GARY BUSH

SHEET 1 OF 1

C:\Dropbox\3Drive\GPS\SURTOPO\Parks Addition\1003 NORFOLK ROS ASB.dwg, 24x36, 11/15/2015 4:50:09 PM

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

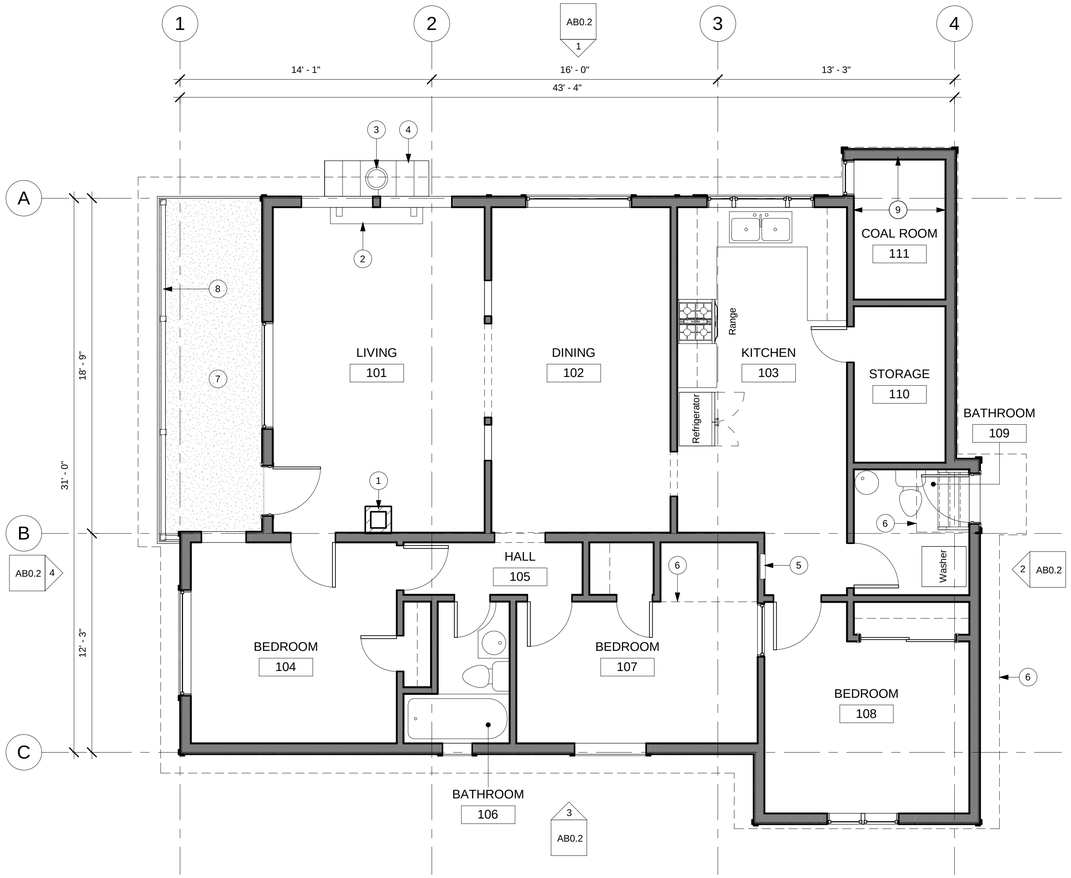
GENERAL NOTES

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

- EXISTING 2x FRAMED WALL
- EXISTING CONCRETE WALL
- EXISTING CMU WALL

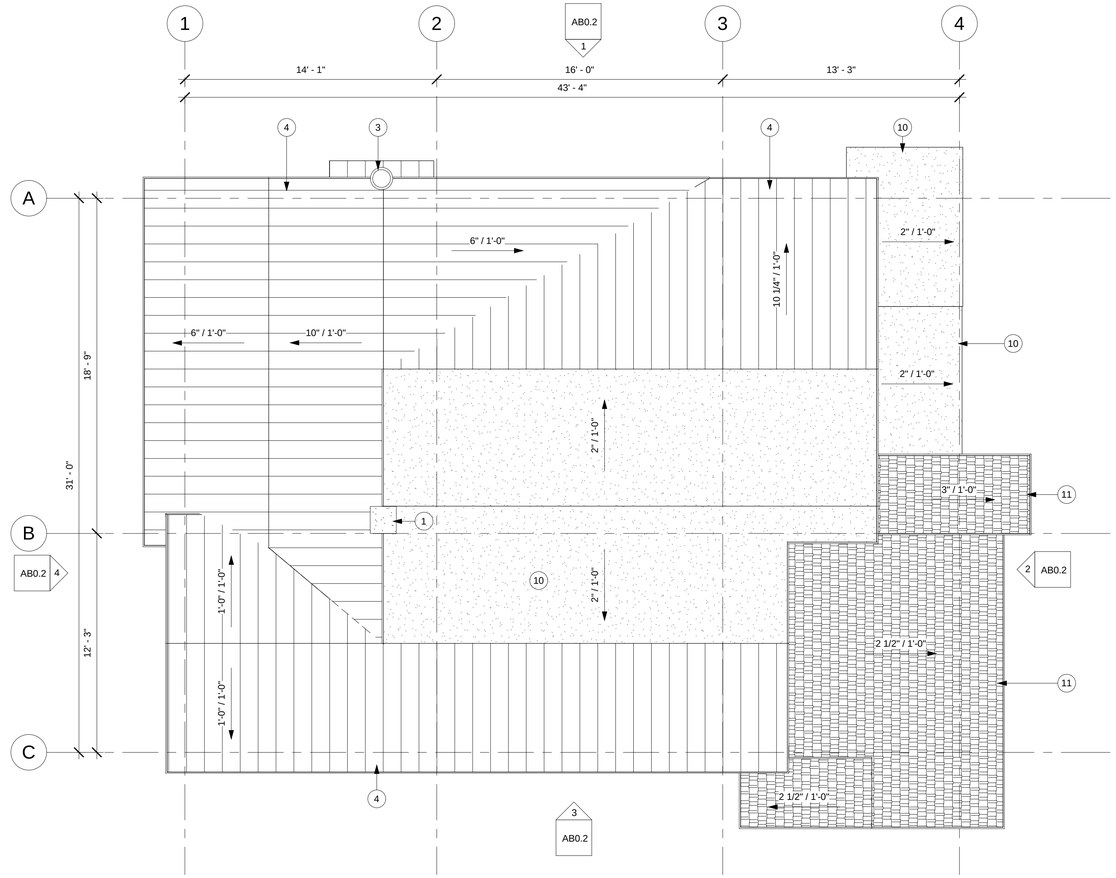
KEY NOTES

1 BRICK CHIMNEY
2 WOOD BURNING FIREPLACE
3 12" DIAMETER METAL FIREPLACE EXHAUST
4 METAL ROOFING
5 ELECTRICAL PANEL / BREAKER BOX IN WALL
6 DASHED LINE INDICATES PROJECTION ABOVE
7 WOOD DECKING W/ TURF FINISH ON 2x JOISTS
8 26" HIGH GUARDRAIL
9 EXPOSED STRUCTURE WALL
10 EXPOSED ADHESIVE ROOF MEMBRANE
11 ASPHALT SHINGLE ROOFING



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

NORTH



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

NORTH

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

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

SHEET DESCRIPTION:
PLANS

REVISIONS:

DATE:
Issue Date

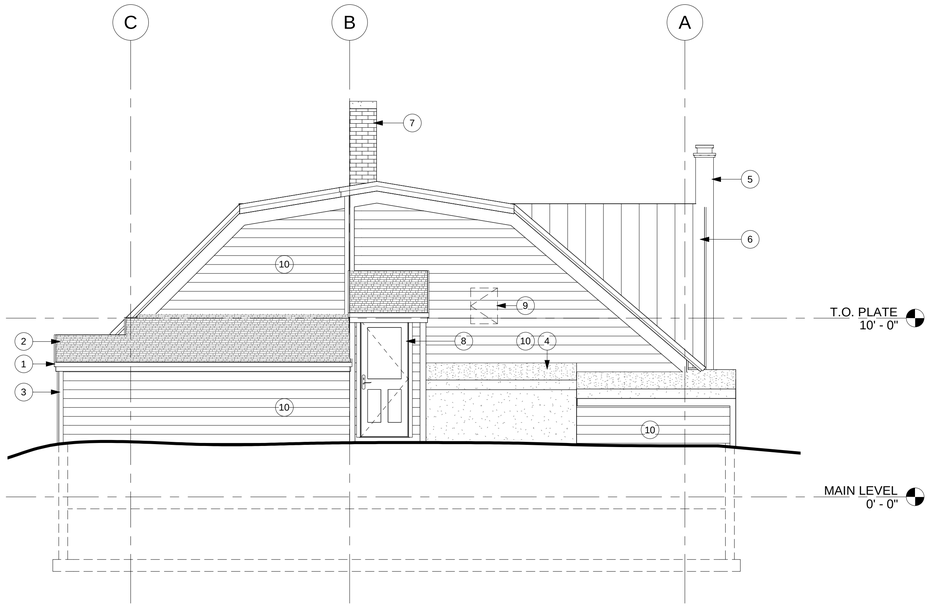
PROJECT NUMBER:
Project Number

SHEET NUMBER:
AB0.1

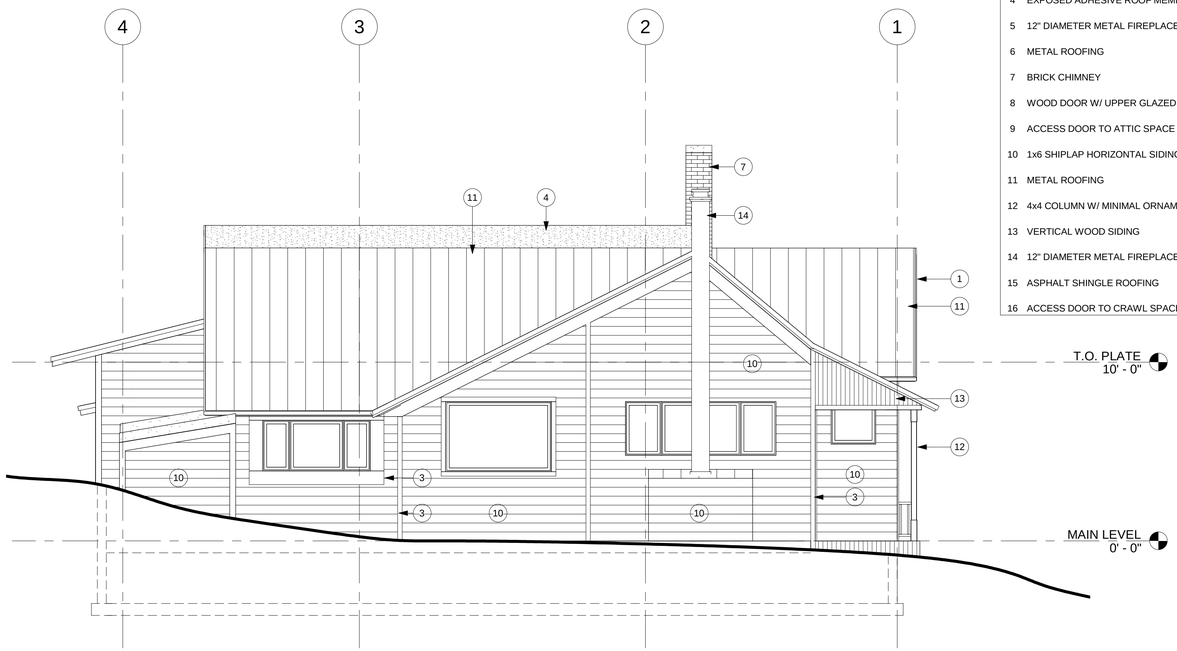
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KEY NOTES

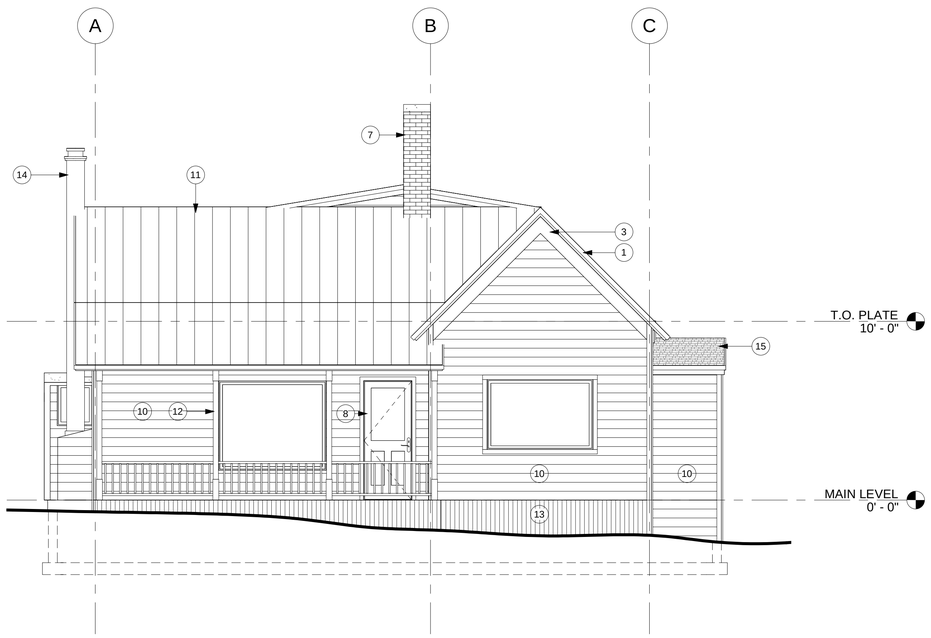
1. 1x FASCIA
2. ASPHALT SHINGLE ROOFING
3. 1x TRIM
4. EXPOSED ADHESIVE ROOF MEMBRANE
5. 12" DIAMETER METAL FIREPLACE EXHAUST
6. METAL ROOFING
7. BRICK CHIMNEY
8. WOOD DOOR W/ UPPER GLAZED LIGHT
9. ACCESS DOOR TO ATTIC SPACE
10. 1x6 SHIPLAP HORIZONTAL SIDING
11. METAL ROOFING
12. 4x4 COLUMN W/ MINIMAL ORNAMENT, TYP.
13. VERTICAL WOOD SIDING
14. 12" DIAMETER METAL FIREPLACE EXHAUST
15. ASPHALT SHINGLE ROOFING
16. ACCESS DOOR TO CRAWL SPACE BELOW HOUSE



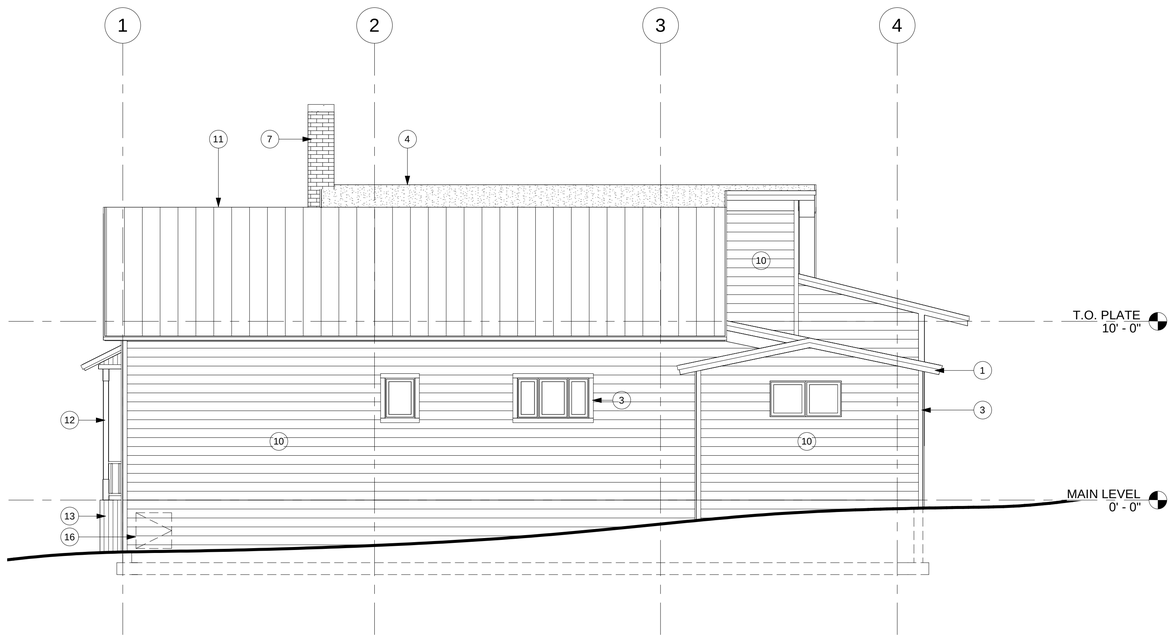
2 EAST ELEVATION
1/4" = 1'-0"



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



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



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

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

SHEET DESCRIPTION:
NORTH & EAST ELEVATIONS

REVISIONS:

DATE:
Issue Date

PROJECT NUMBER:
Project Number

SHEET NUMBER:
AB0.2

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

EXISTING HOUSE

S 54°01'00" W 75.00'

6' CHAIN LINK LOD FENCE

EXISTING TREE TO BE REMOVED.

5'-0" Set Back

EXTERIOR FLOOR DRAIN TO TIE INTO STORM DRAIN SYSTEM.

HEATED DRIVEWAY

Flat Roof

Heated Deck

light well

Balcony

HEATED PATIO

10'-0" Set Back

6' CHAIN LINK LOD FENCE

N 35°59'00" W 50.00'

5' DIA. PRECAST CONCRETE WATER METER VAULT. WATER LATERAL TO BE 2" AND WATER METER TO BE 1 1/2". SEE DETAILS ON SHEET A0.4.

CONTRACTOR TO FIELD VERIFY SEWER LINE, GAS LINE AND WATER LINE IN THE STREET.

ASPHALT

EXISTING CONCRETE RETAINING WALL TO BE REMOVED.

2.5' ROLLED CONCRETE CURB & GUTTER

(E) CONCRETE WALK WAY

NORFOLK AVENUE

10th STREET

(E) CONCRETE WALK / STEPS

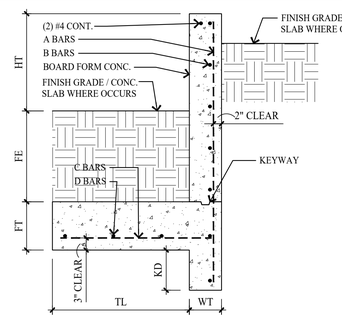
2.5' ROLLED CONCRETE CURB & GUTTER

BENCHMARK:
STROM MANHOLE
RIM ELEV: 7042.2'

BENCHMARK:
SANITARY SEWER MANHOLE
RIM ELEV: 7033.3'

TYPICAL CONCRETE RETAINING WALL SCHEDULE

MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D
W1	8'-0"	2'-4"	6'-8"	10"	0	16"	24"	#6@10"	#4@12"	#6@10"	#4@12"
W2	6'-0"	2'-4"	4'-10"	8"	0	14"	12"	#5@12"	#4@12"	#5@12"	#4@12"
W3	4'-0"	2'-4"	2'-10"	8"	0	12"	0	#5@12"	#4@12"	#5@12"	#4@12"
W4	2'-0"	2'-4"	1'-4"	8"	0	12"	0	#4@12"	#4@12"	#4@12"	#4@12"



1 A0.1 L-SHAPE RETAINING WALL
NO SCALE

ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

- WATER METER
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- SEWER CLEAN OUT
- WATER VALVE
- 8" CAST IRON PIPE
- LOD FENCE
- 1907 HISTORIC FOOTPRINT
- (E) STRUCTURE TO BE REMOVED
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WL WATER LINE
- SL SEWER LINE
- GL GAS LINE
- E ELECTRIC OVERHEAD LINE
- FIRE HYDRANT

NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

DISTURBED AREA: 1425 S/F

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

PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

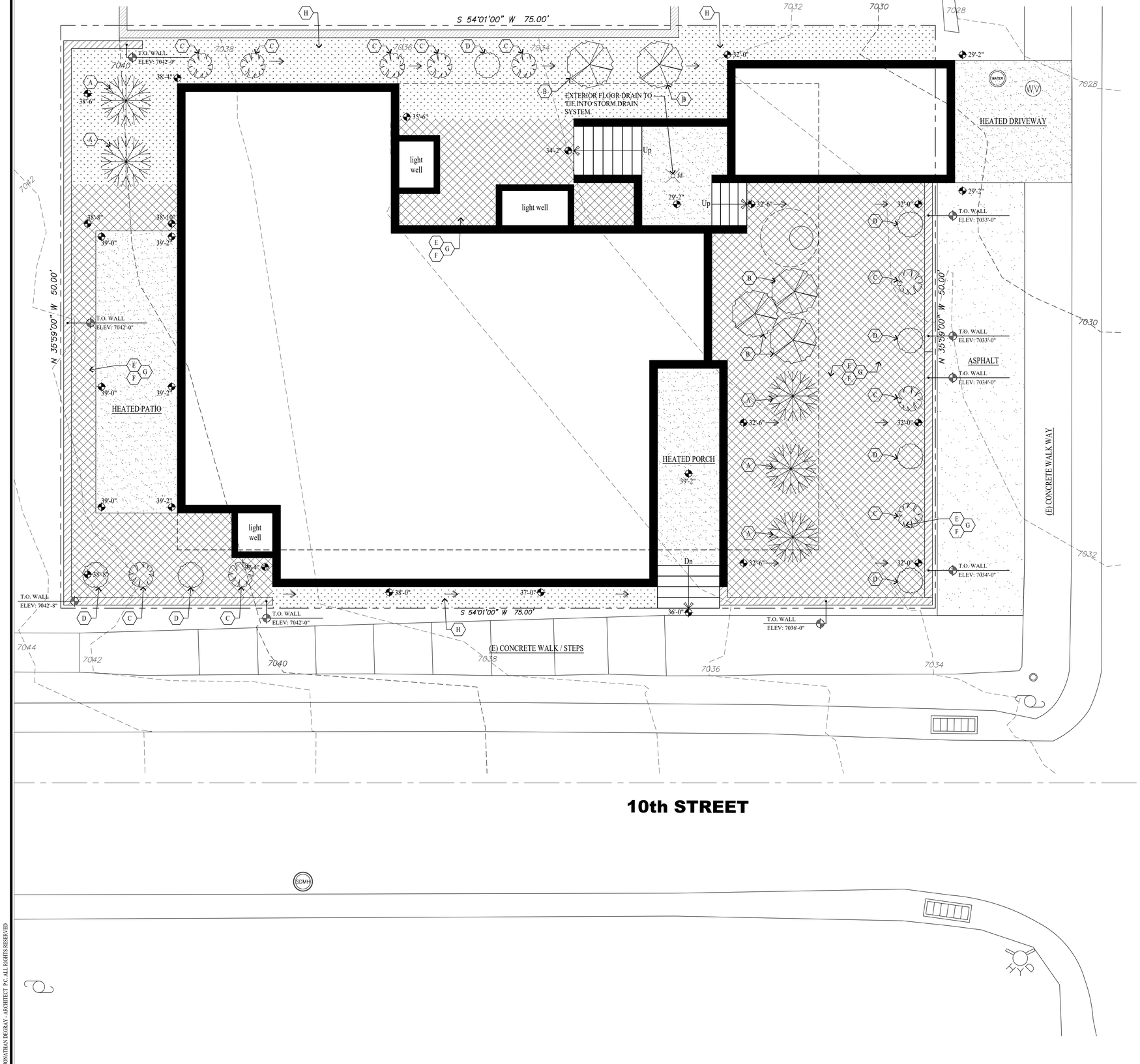
SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A0.1



PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				DECIDUOUS TREES			
	A	5	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10'	
				SHRUBS			
	C	10	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	D	7	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
				GROUND COVER and HYDROSEEDING			
	E	20	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	20	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	925 S/F	Wood Chips		Small		3" Thick Layer
	H	500	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX

The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseeding must occur. Apply at a rate of 80 lbs./ acre on the following percentages:

20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.

* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

PLANTING NOTES

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

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

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

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HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

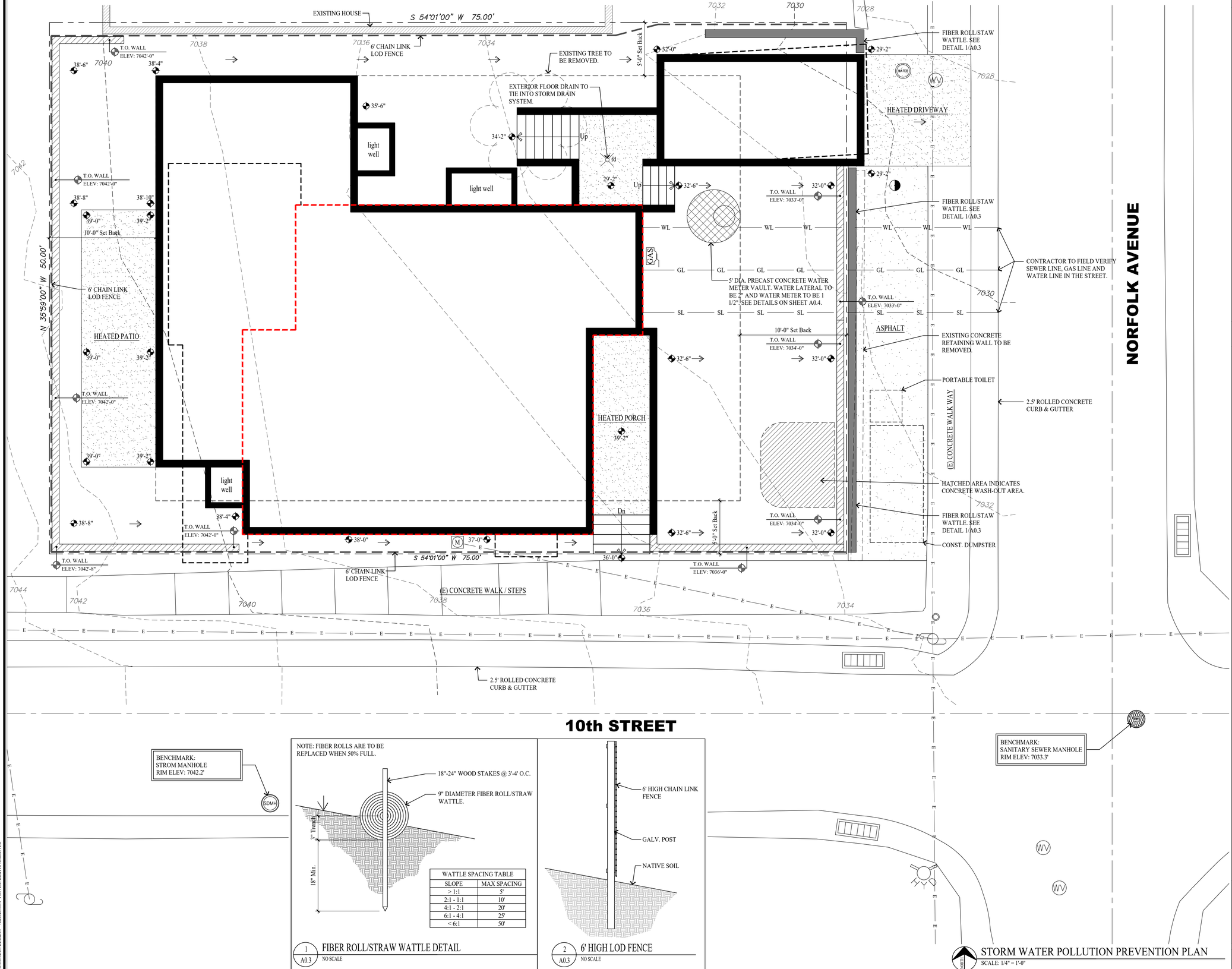
SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A0.2



NOTE: FIBER ROLLS ARE TO BE REPLACED WHEN 50% FULL.

WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

1 A0.3 FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE

2 A0.3 6' HIGH LOD FENCE
NO SCALE

STORM WATER POLLUTION PREVENTION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

SITE PLAN NOTES:

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LEGEND

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- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
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- 8" CAST IRON PIPE
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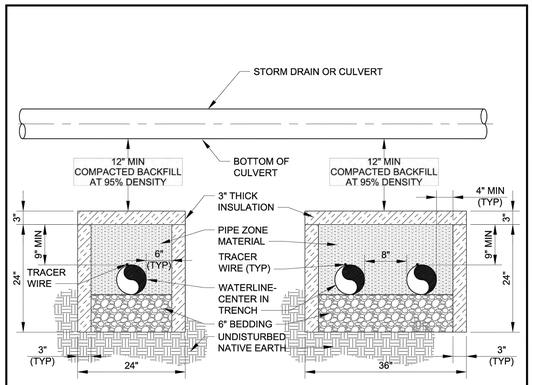
SHEET DESCRIPTION:
STORM WATER POLLUTION PREVENTION PLAN

REVISIONS:

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JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A0.3

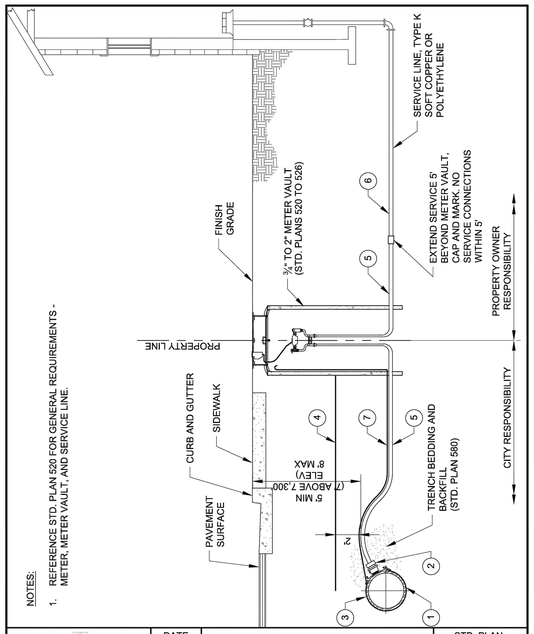


ONE LINE IN TRENCH TWO LINES IN TRENCH

NOTES:

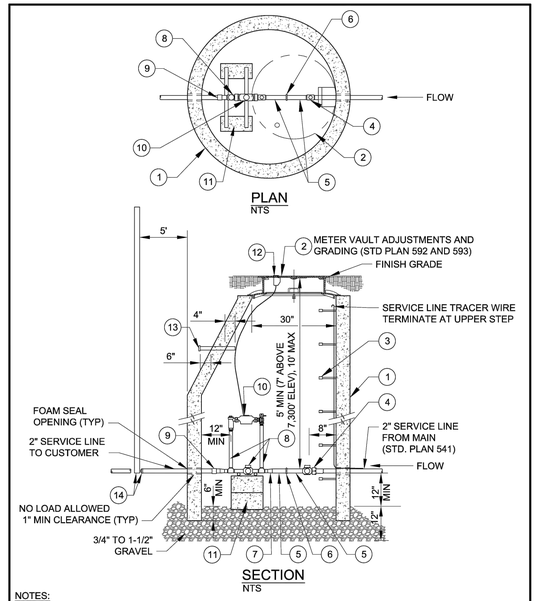
1. WHERE WATERLINES INTERSECT STORM DRAINS OR CULVERTS, INSTALL WATERLINE WITH FROST SHIELD. EXTEND FROST SHIELD A MINIMUM OF 3-FEET ON BOTH SIDES STORM DRAIN OR CULVERT.
2. INSULATION SHALL BE 3-INCH THICK INSULATION BOARD (DOW STYROFOAM HIGHLOAD - 60 INSULATION OR APPROVED EQUAL).
3. ALL BACKFILL MATERIAL, INCLUDING SPECIAL BEDDING AND PIPE ZONE MATERIAL, SHALL BE COMPACTED TO AT LEAST 95% DENSITY TO PROVIDE AN ADEQUATE FOUNDATION FOR THE CULVERT AND ROADWAY.
4. INSTALL TRACER WIRES AS REQUIRED (STD. PLAN 540, 541 AND 545)

PARK CITY MUNICIPAL CORPORATION WATER	DATE	PIPE INSULATION AT STORM DRAIN CROSSINGS	STD. PLAN
	3/2014		546
	REV.		
	0		



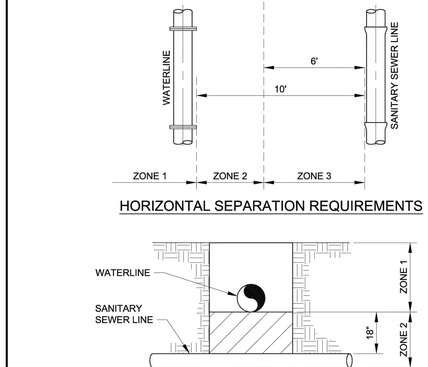
NOTES:
1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	2/2014		541
	REV.		
	0		



NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 521 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	03/2014		524
	REV.		
	0		



NOTES:
1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	3/2014		547-A
	REV.		
	0		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BRONZE SERVICE SADDLE; DI & AC PIPE; DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER	DI & AC PIPE: BR2B SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE: H-13000 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS
		FORD	DI & AC PIPE: STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE: 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
②	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-(SERVICE SIZE)-G-NL
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 1" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901; OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	5/2014		541 S
	REV.		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
⑤	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
⑨	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY: ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	METER, SUPPLIED AND INSTALLED BY PCMC		
⑪	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑭	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	3/2014		524 S
	REV.		

HORIZONTAL SEPARATION NOTES:

1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER – NO SPECIAL REQUIREMENTS
   ZONE 2: WHERE LOCAL CONDITIONS AND SITE SPECIFIC CONDITIONS PRECLUDE ZONE 1 SEPARATION – SPECIAL REQUIREMENTS APPLY:
   A) APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND,
   B) SEWER PIPES IN GOOD CONDITION AND,
   C) NO HIGH GROUNDWATER AND,
   D) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND,
   E) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND,
   F) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE
   ZONE 3: WATER LINE AND SEWER LINE SEPARATED LESS THAN 6 FEET – NOT ALLOWED WITHOUT APPLICATION TO AND APPROVAL BY UTAH DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER FOR EXCEPTION TO THE RULE. ADDITIONAL MITIGATION MEASURES TO PROTECT PUBLIC HEALTH REQUIRED
2. ADDITIONAL WATER-SEWER SEPARATION AND/OR SPECIAL PIPE MATERIALS MAY BE REQUIRED IN AREAS OF HIGH GROUNDWATER, SOILS CONDITIONS, OR SPECIAL SEWER LINE CONTENTS
3. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2
4. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
5. SANITARY SEWER FORCE MAINS:
   a. WATER LINE TO MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SEWER FORCE MAIN
   b. NEW SEWER FORCE MAIN CROSSING UNDER AN EXISTING WATER MAIN TO BE ENCLOSED IN A CONTINUOUS SLEEVE
   c. NEW WATER MAIN CROSSING OVER AN EXISTING SEWER FORCE MAIN, 200 PSI MINIMUM WORKING PRESSURE RATED PIPE MATERIALS REQUIRED
6. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER – NO SPECIAL REQUIREMENTS
   ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAT 18 INCHES – LOOP WATER LINE, REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO TOP OF SEWER LINE
   ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES – LOOP WATER LINE, REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UNCUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. SANITARY SEWER FORCE MAINS: SEE HORIZONTAL SEPARATION REQUIREMENTS, NOTE 5,
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER – SANITARY SEWER SEPARATION NOTES	STD. PLAN
	5/2014		547-B
	REV.		

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PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PARK CITY WATER DETAILS

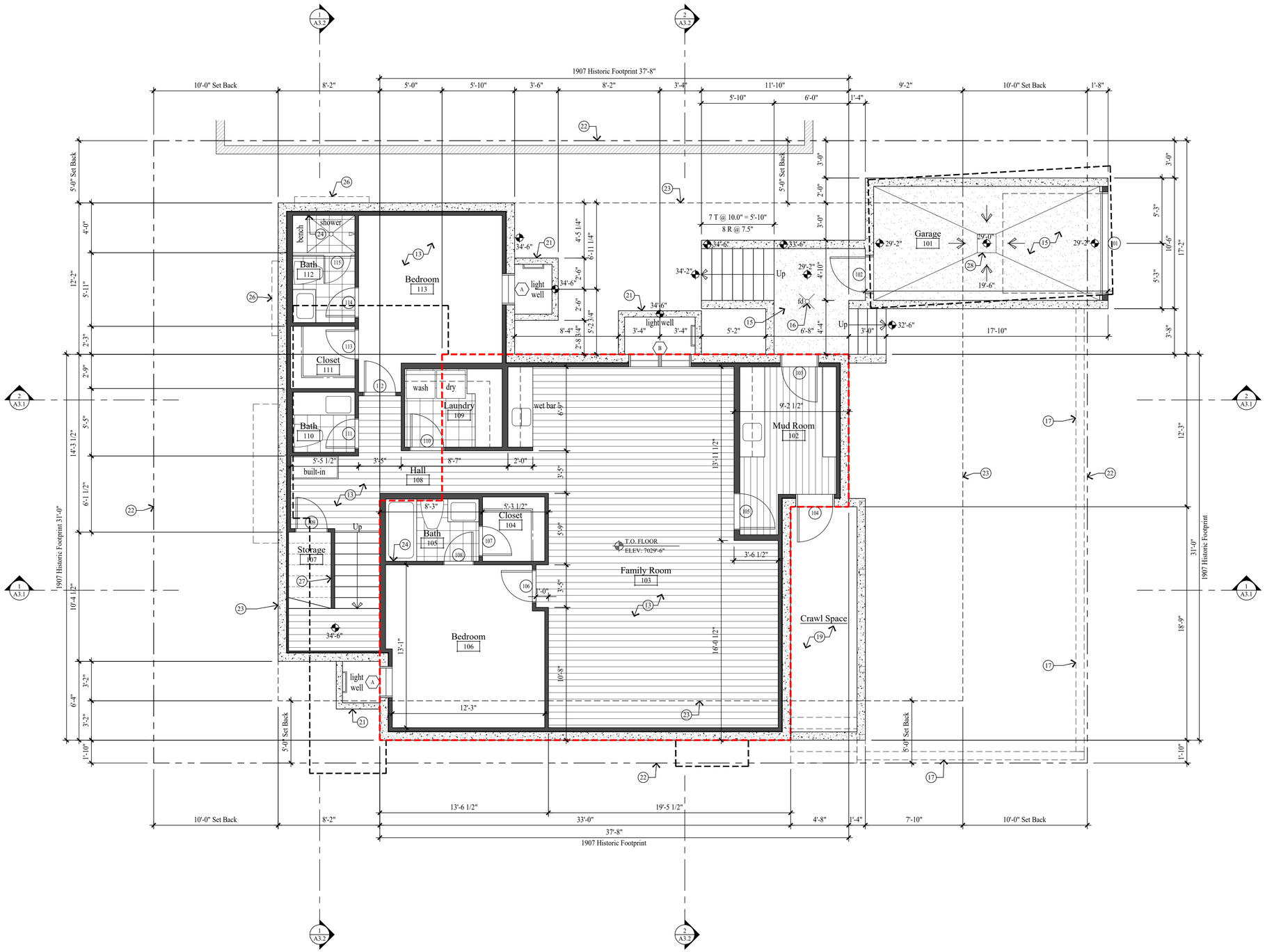
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DATE:
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LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- 1907 HISTORIC FOOTPRINT
- (E) STRUCTURE TO BE REMOVED
- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 AND 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

1. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE.
2. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 2% ON 3/4" PLYWOOD ON ROOF JOIST.
3. HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 17/A4.2 FOR FLASHING.
4. METAL RIDGE VENT.
5. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE ON 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED, W/ 1x CEDAR SOFFIT, VENTED - PAINTED.
6. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE ON 1x6 ON 1x12 BUILT-UP FASCIA - PAINTED. W/ 1x CEDAR SOFFIT, VENTED - PAINTED.
7. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP.
8. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 VERT. BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.
9. 36" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" STEEL HORIZ. BARS SPACED LESS THAN 4". THROUGH 3"x 3" VERTICAL TUBE STEEL POSTS.
10. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
11. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE B.O. 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
12. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
13. 4" CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION x 4'-0"@ PERIMETER ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE.
14. HEATED PORCH / DECK: 4"- 6" CONCRETE TOPPING ON WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON DCK JOIST. SEE STRUCTURAL FOR SIZE AND DETAILS.
15. 4" HEATED CONCRETE / STAIRS / GARAGE SLAB / DRIVEWAY / PATIO / WALK WAY ON 4" GRAVEL BASE.
16. EXTERIOR FLOOR DRAIN TO TIE INTO STORM DRAIN SYSTEM.
17. BOARD FORM CONCRETE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
18. 6x6 SHAPED COLUMN MATCH EXISTING. TYPICAL OF 6 TOTAL.
19. CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. WATERPROOF BALCONY: GACO DECK SYSTEM OVER 3/4" EXTERIOR GRADE APA/ A/C OR APA B/C PLYWOOD ON P.T. DECK JOIST. SEE STRUCTURAL FOR SIZE AND DETAILS.
21. CONCRETE WINDOW WELL W/ EGRESS LADDER.
22. PROPERTY LINE.
23. SET BACK LINE.
24. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
25. HEATILATOR "CRAVE 4836" DIRECT VENT FIREPLACE. FRAME ON 18" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.
26. DASHED LINES INDICATE WALL/BEAM ABOVE.
27. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
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REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER LEVEL PLAN

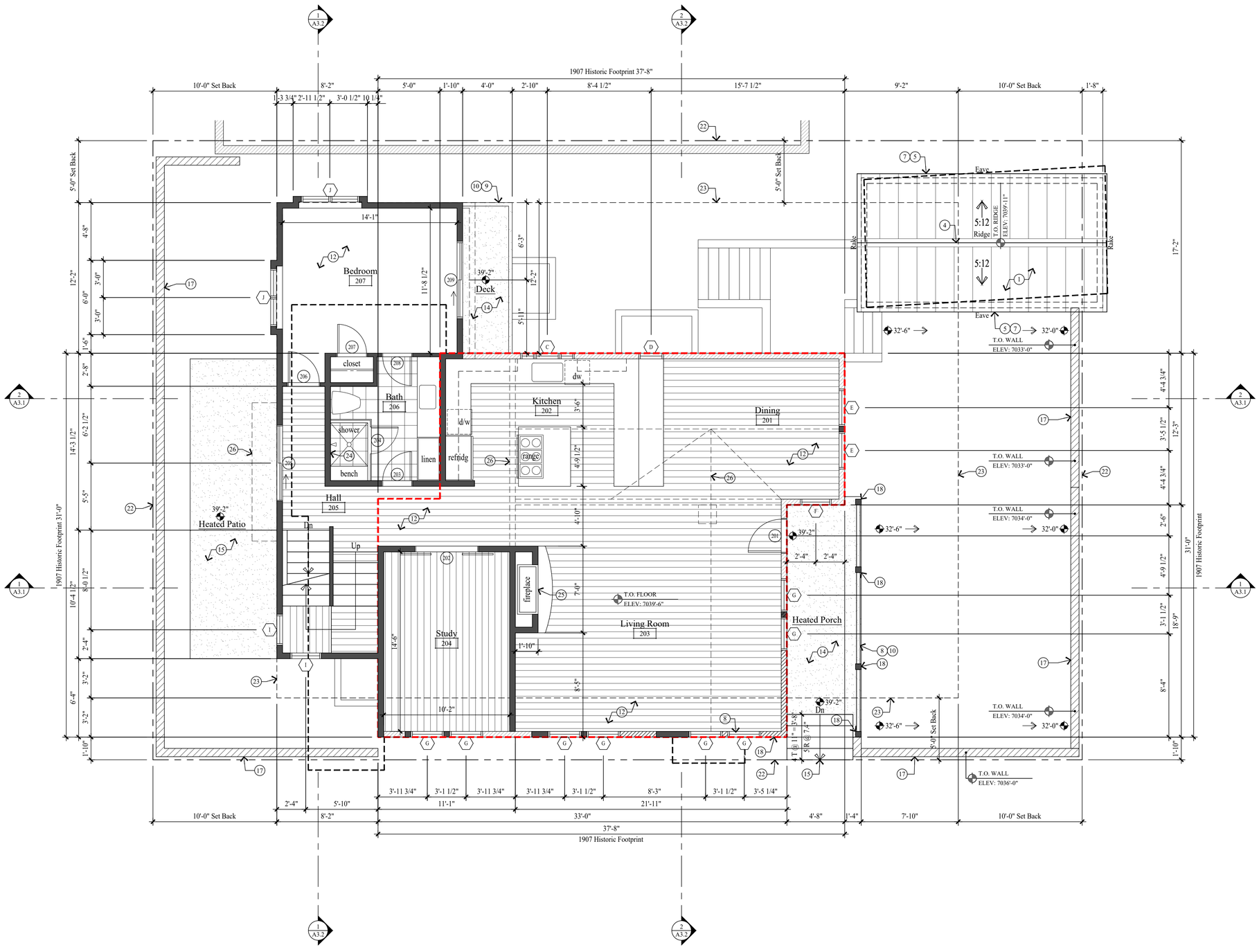
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DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A1.1

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

GENERAL NOTES

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- (E) STRUCTURE TO BE REMOVED
- EXISTING 2x FRAMED WALL
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3. HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 17/A4.2 FOR FLASHING.
4. METAL RIDGE VENT.
5. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE ON 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED, W/ 1x CEDAR SOFFIT, VENTED - PAINTED.
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REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

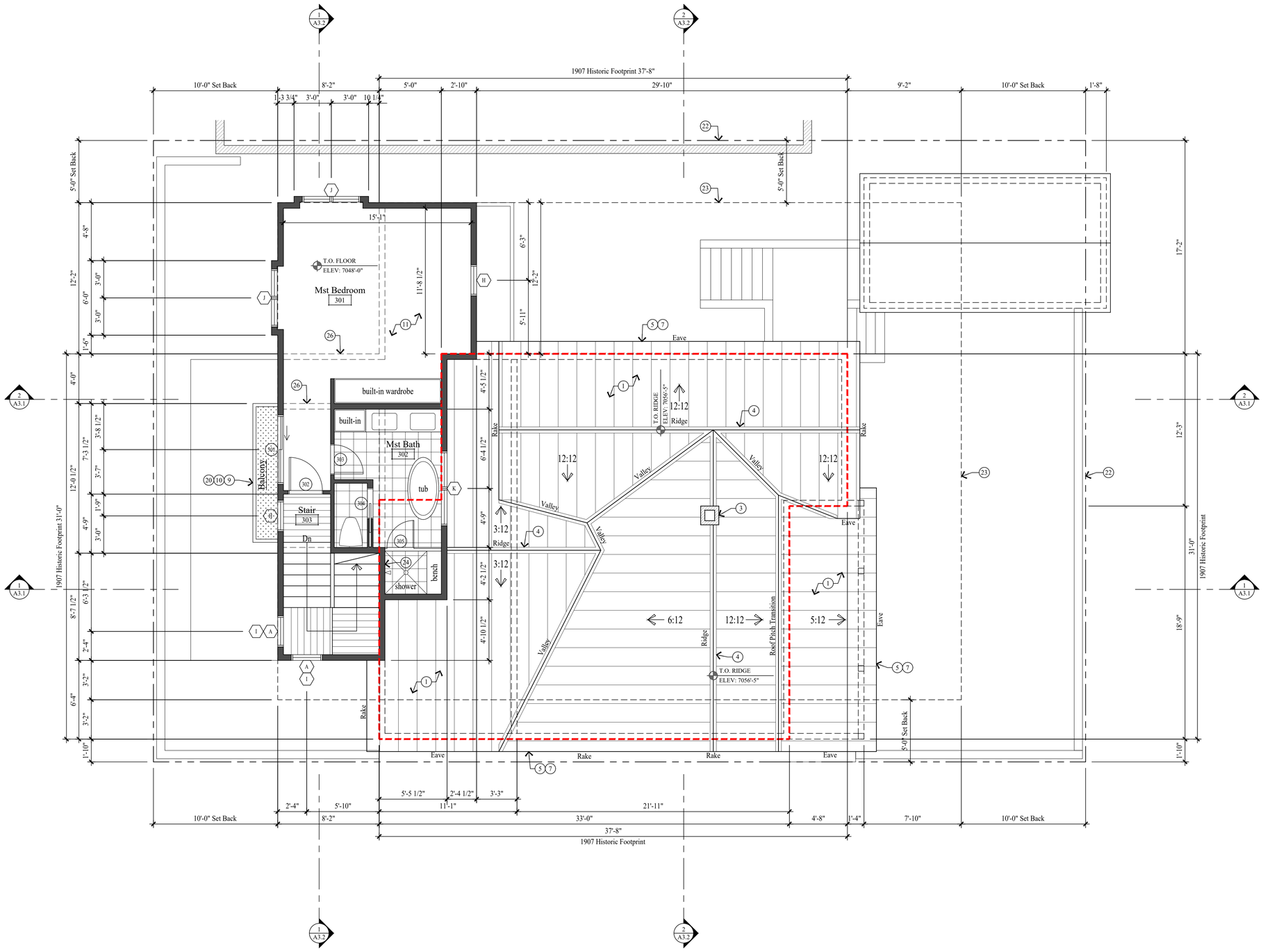
SHEET DESCRIPTION:
MAIN LEVEL PLAN

REVISIONS:

DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A1.2



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

GENERAL NOTES

- 1907 HISTORIC FOOTPRINT
- (E) STRUCTURE TO BE REMOVED
- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 AND 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

1. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE.
2. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 2% ON 3/4" PLYWOOD ON ROOF JOIST.
3. HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 17/A4.2 FOR FLASHING.
4. METAL RIDGE VENT.
5. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE ON 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED, W/ 1x CEDAR SOFFIT, VENTED - PAINTED.
6. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE ON 1x6 ON 1x12 BUILT-UP FASCIA - PAINTED. W/ 1x CEDAR SOFFIT, VENTED - PAINTED.
7. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP.
8. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 VERT. BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.
9. 36" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" STEEL HORIZ. BARS SPACED LESS THAN 4". THROUGH 3"x 3" VERTICAL TUBE STEEL POSTS.
10. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
11. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE B.O. 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
12. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
13. 4" CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION x 4'-0"@ PERIMETER ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE.
14. HEATED PORCH / DECK: 4"- 6" CONCRETE TOPPING ON WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON DCK JOIST. SEE STRUCTURAL FOR SIZE AND DETAILS.
15. 4" HEATED CONCRETE / STAIRS / GARAGE SLAB / DRIVEWAY / PATIO / WALK WAY ON 4" GRAVEL BASE.
16. EXTERIOR FLOOR DRAIN TO TIE INTO STORM DRAIN SYSTEM.
17. BOARD FORM CONCRETE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
18. 6x6 SHAPED COLUMN MATCH EXISTING. TYPICAL OF 6 TOTAL.
19. CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. WATERPROOF BALCONY: GACO DECK SYSTEM OVER 3/4" EXTERIOR GRADE APA/ A/C OR APA B/C PLYWOOD ON P.T. DECK JOIST. SEE STRUCTURAL FOR SIZE AND DETAILS.
21. CONCRETE WINDOW WELL W/ EGRESS LADDER.
22. PROPERTY LINE.
23. SET BACK LINE.
24. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
25. HEATILATOR "CRAVE 4836" DIRECT VENT FIREPLACE. FRAME ON 18" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.
26. DASHED LINES INDICATE WALL/BEAM ABOVE.
27. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
28. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO STORM DRAIN SYSTEM.

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A r c h i t e c t
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HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
UPPER LEVEL PLAN

REVISIONS:

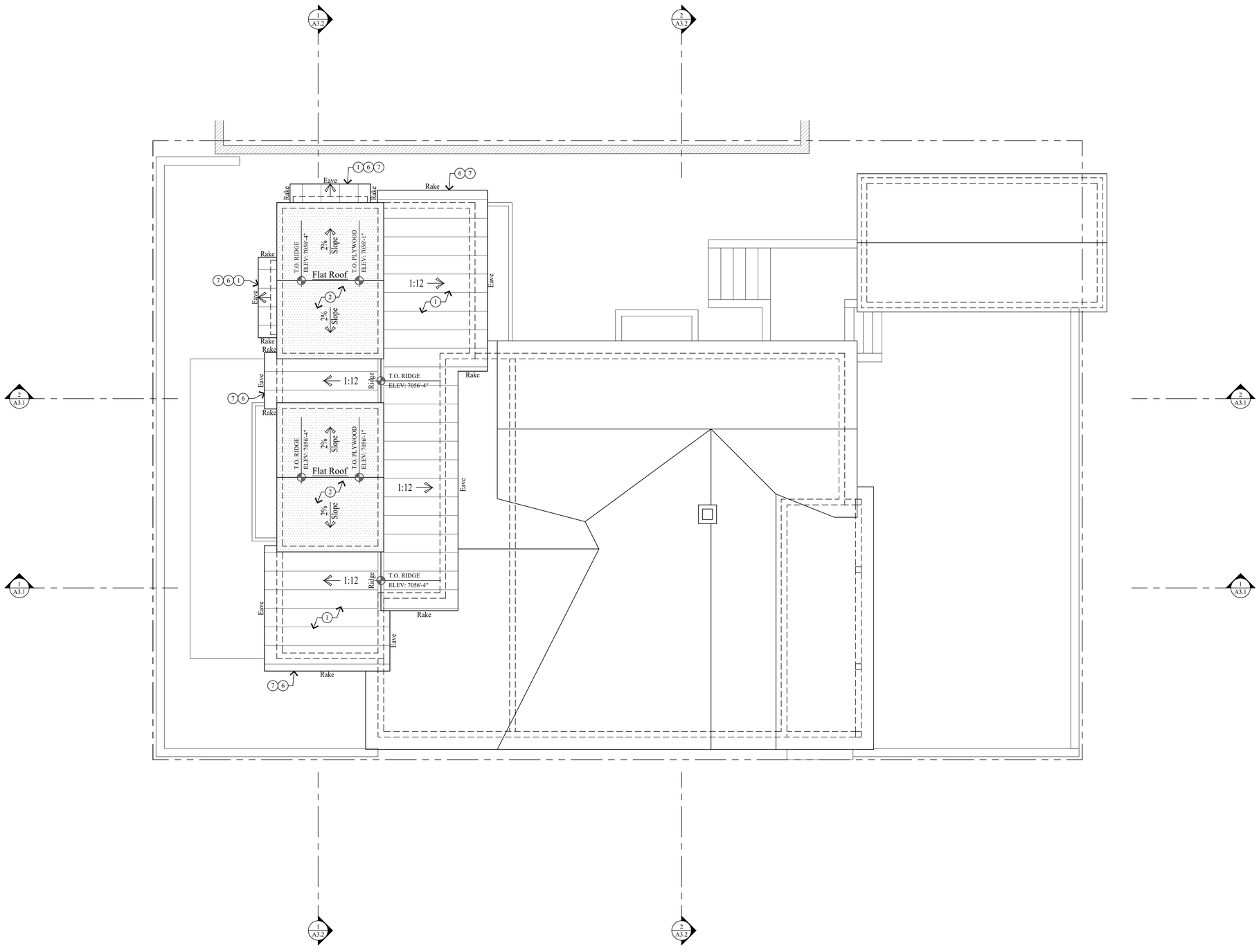
DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A1.3

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

GENERAL NOTES

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Jonathan DeGray
Architect
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HISTORIC DISTRICT DESIGN REVIEW
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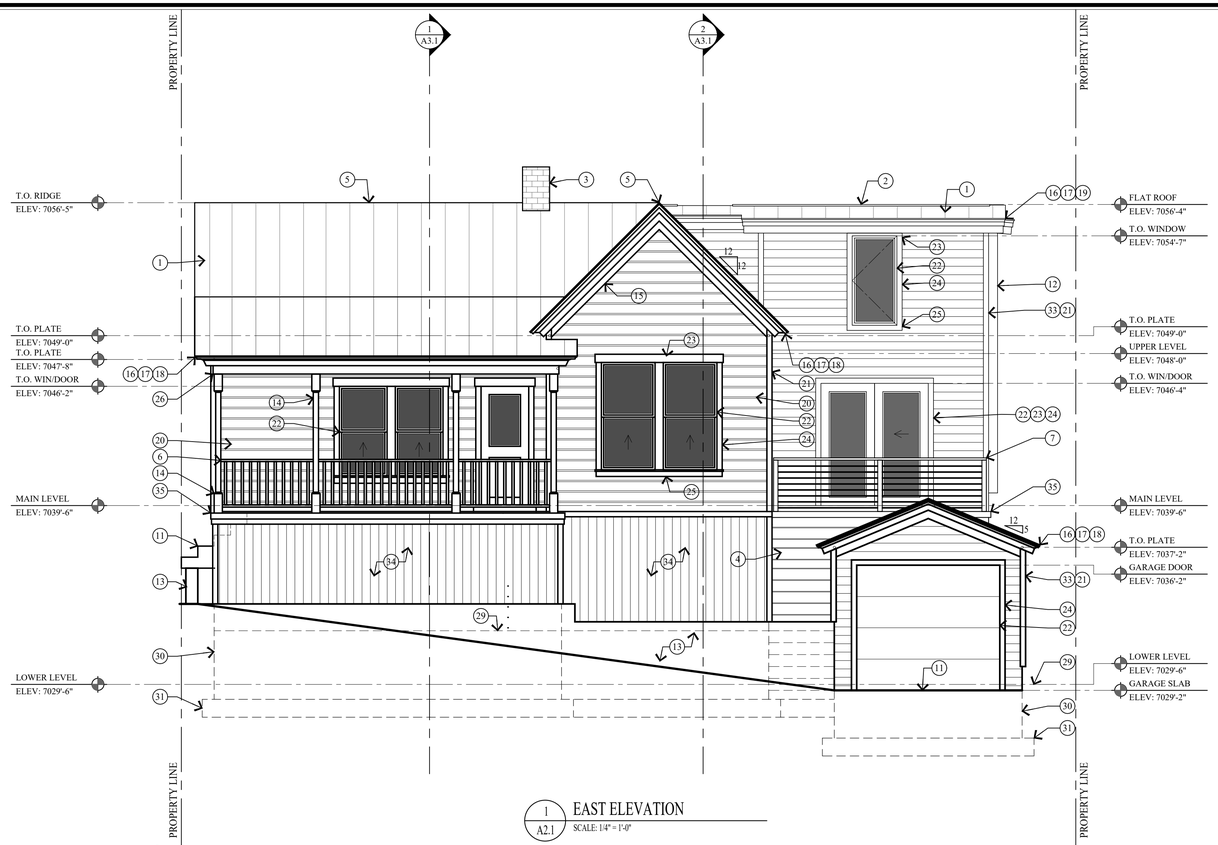
SHEET DESCRIPTION:
ROOF PLAN

REVISIONS:

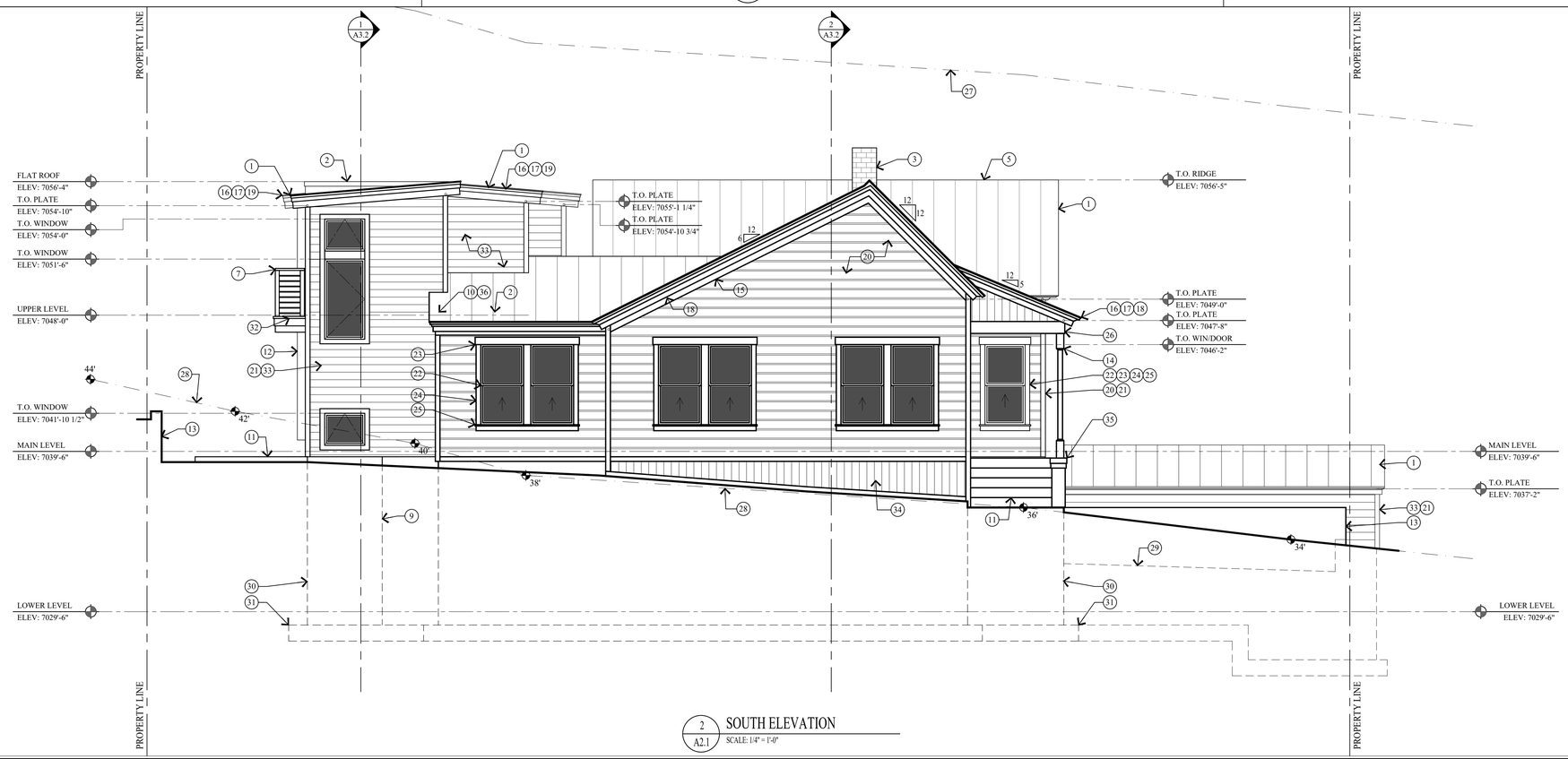
DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A1.4



1 A2.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

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3. HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
4. EXPOSED FOUNDATION TO BE BOARD FORMED W/ ROUGH SAWN 1x8 AND 1x6.
5. METAL RIDGE VENT.
6. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 VERT. BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.
7. 36" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" STEEL HORIZ. BARS SPACED LESS THAN 4". THROUGH 3"x 3" VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
9. CONCRETE WINDOW WELL W/ EGRESS LADDER.
10. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
11. 4" HEATED CONCRETE / STAIRS / GARAGE SLAB / DRIVEWAY / PATIO / WALK WAY ON 4" GRAVEL BASE.
12. NON-REFLECTIVE 12" VERTICAL METAL PANEL SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
13. BOARD FORM CONCRETE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
14. 6x6 SHAPED COLUMN MATCH EXISTING.
15. 2x8 TRIM BOARD - PAINTED.
16. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
17. 1x CEDAR SOFFIT, VENTED - PAINTED.
18. 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED.
19. 1x6 ON 1x12 BUILT-UP FASCIA - PAINTED.
20. HISTORIC 1x8 BEVELED HORIZONTAL LAP SIDING TO REMAIN. REPAIR / REPLICATE AS NEEDED - PAINTED. ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
21. 2x4 CEDAR OUTSIDE CORNER BOARD,2x2 CEDAR INSIDE CORNER BOARD - STAINED
22. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
23. 2x6 WINDOW / DOOR HEAD (HISTORIC) 2x4 WINDOW / DOOR HEAD (NON-HISTORIC) - PAINTED W/ METAL FLASHING.
24. 2x4 WINDOW/DOOR JAMB - PAINTED.
25. 1x3 STOOL ON 2x4 WINDOW SILL (HISTORIC) 2x4 WINDOW SILL (NON-HISTORIC) - PAINTED.
26. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
27. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
28. EXISTING GRADE LINE.
29. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
30. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
31. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
32. WATERPROOF BALCONY: GACO DECK SYSTEM OVER 3/4" EXTERIOR GRADE APA/ A/C OR APA B/C PLYWOOD ON P.T. DECK JOIST. SEE STRUCTURAL FOR SIZE AND DETAILS.
33. 1x6 CEDAR HORIZONTAL LAP SIDING - STAINED ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
34. VERTICAL 1x6 T&G CEDAR SIDING - PAINTED. ON 2x RAIN SCREEN ON TYVEK HOMEWRAP ON FOUNDATION WALL.
35. HEATED PORCH / DECK: 4"- 6" CONCRETE TOPPING ON WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON DCK JOIST. SEE STRUCTURAL FOR SIZE AND DETAILS.
36. FLASHING AND COUNTER FLASHING - TYPICAL.

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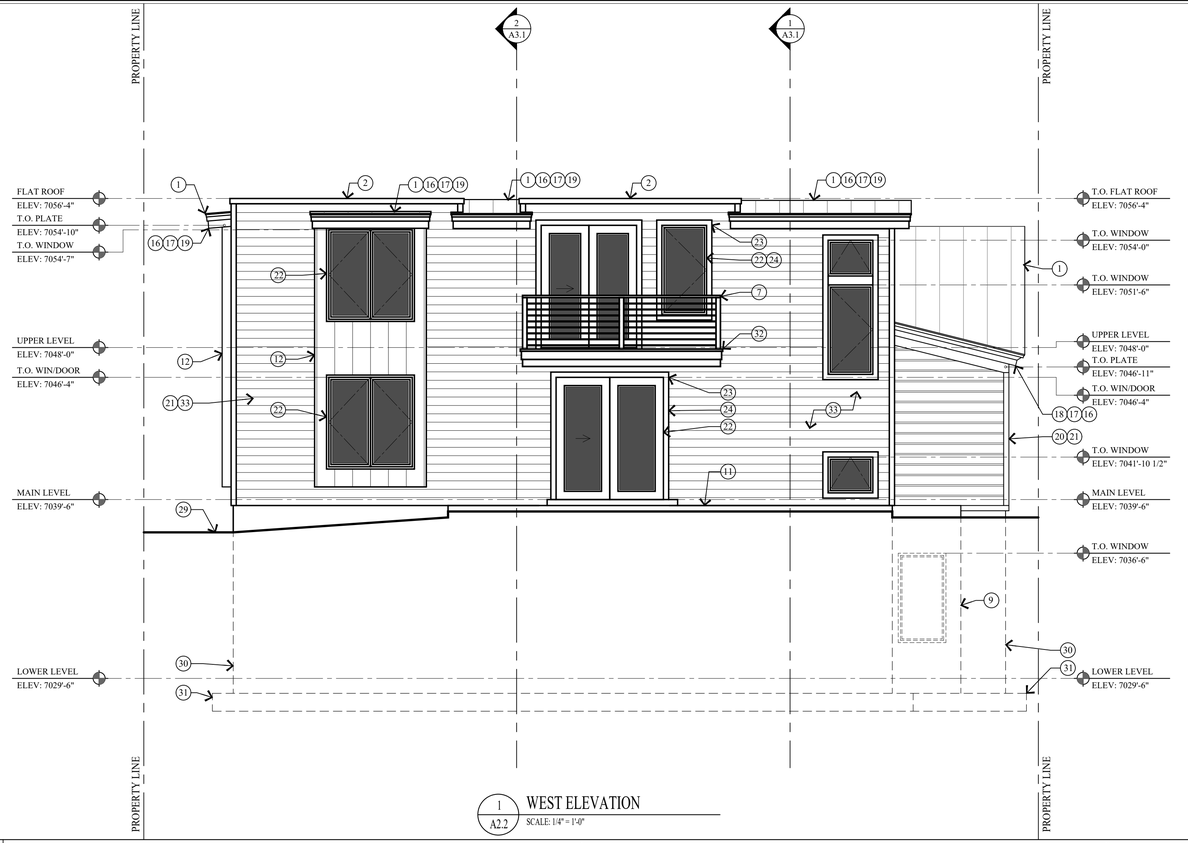
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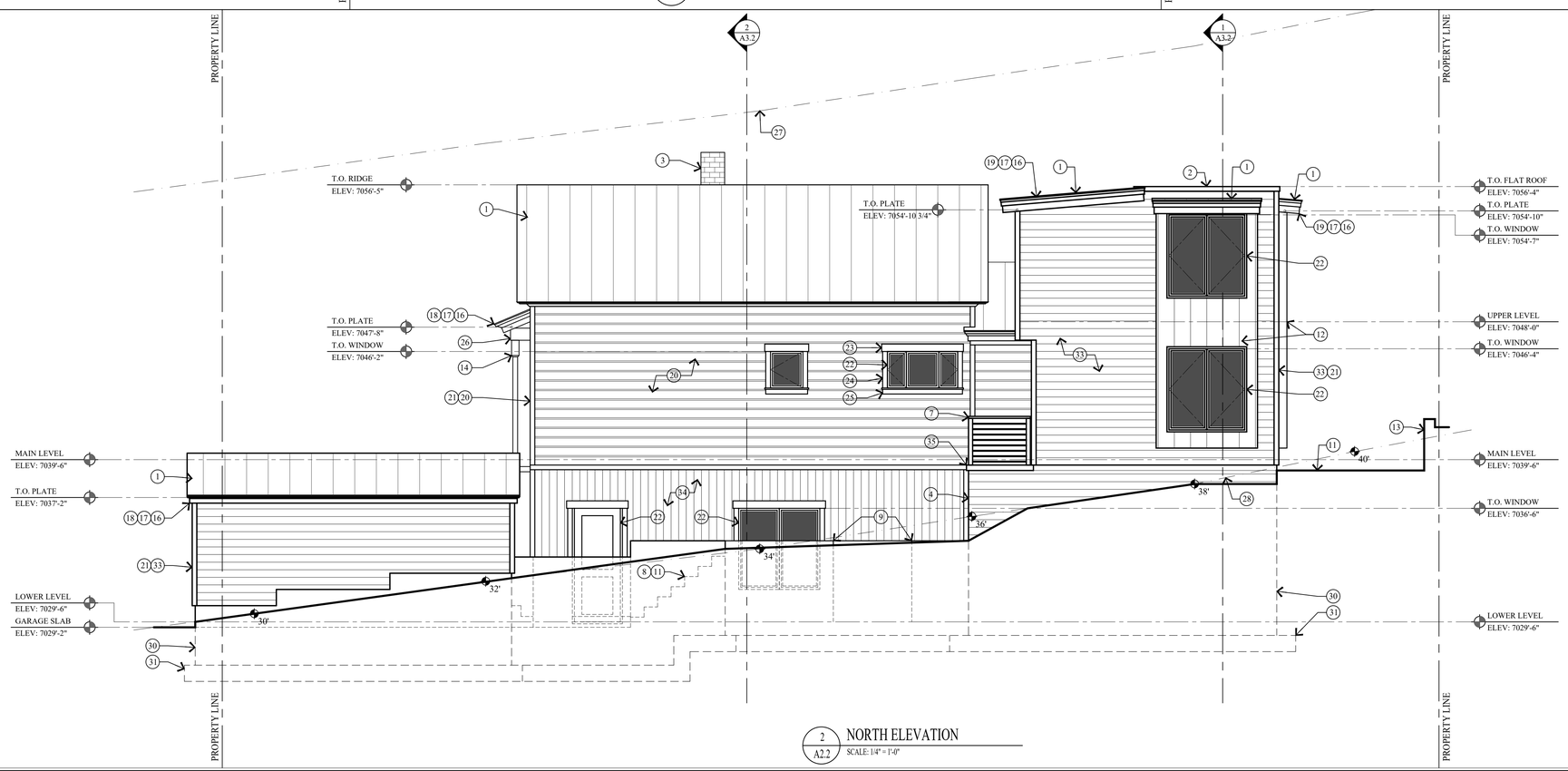
PROJECT NUMBER:
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SHEET NUMBER:
A2.1

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1 A2.2 WEST ELEVATION
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35. HEATED PORCH / DECK: 4"- 6" CONCRETE TOPPING ON WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON DCK JOIST. SEE STRUCTURAL FOR SIZE AND DETAILS.
36. FLASHING AND COUNTER FLASHING - TYPICAL.

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PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
WEST ELEVATION
NORTH ELEVATION

REVISIONS:

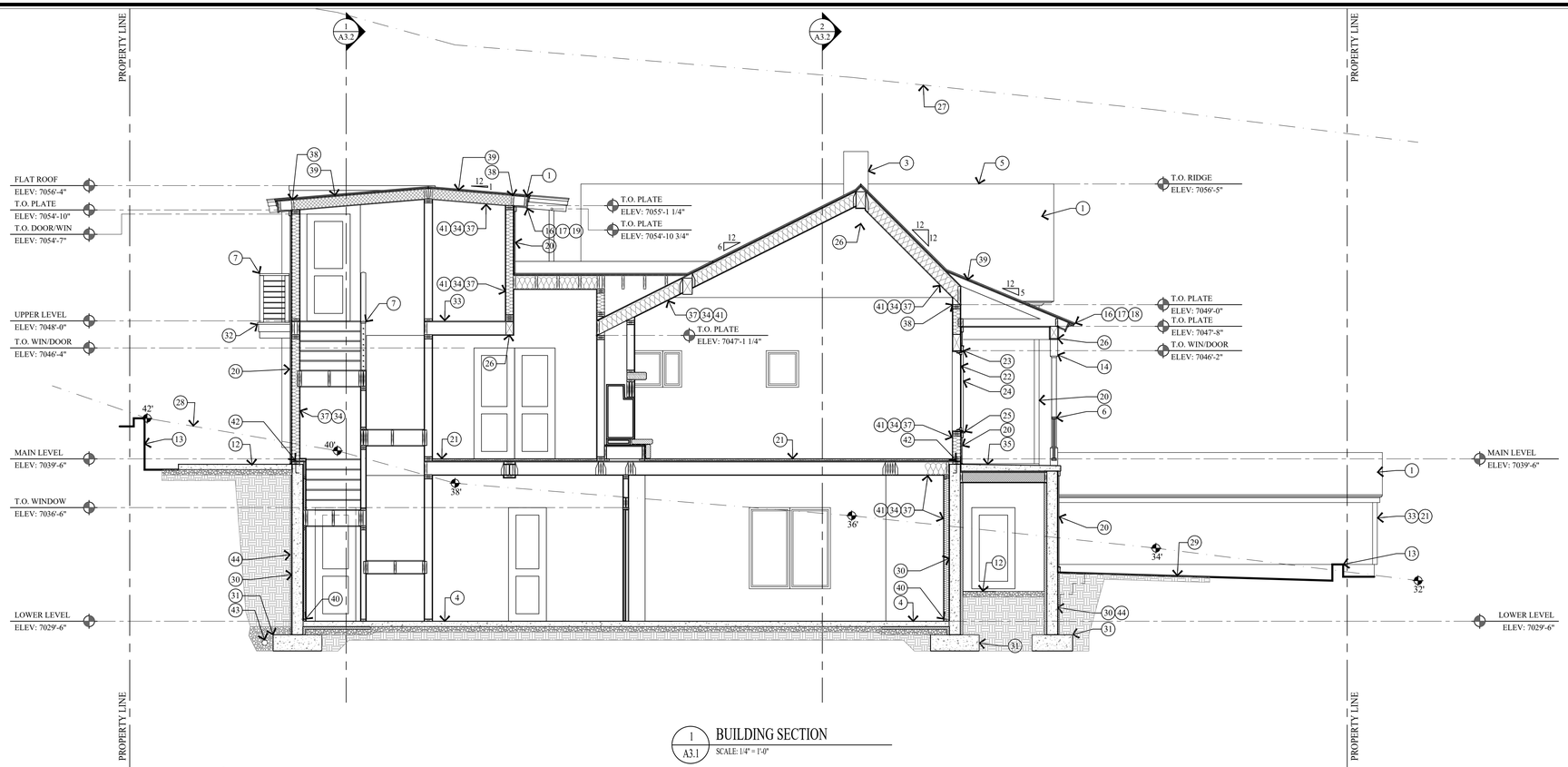
DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

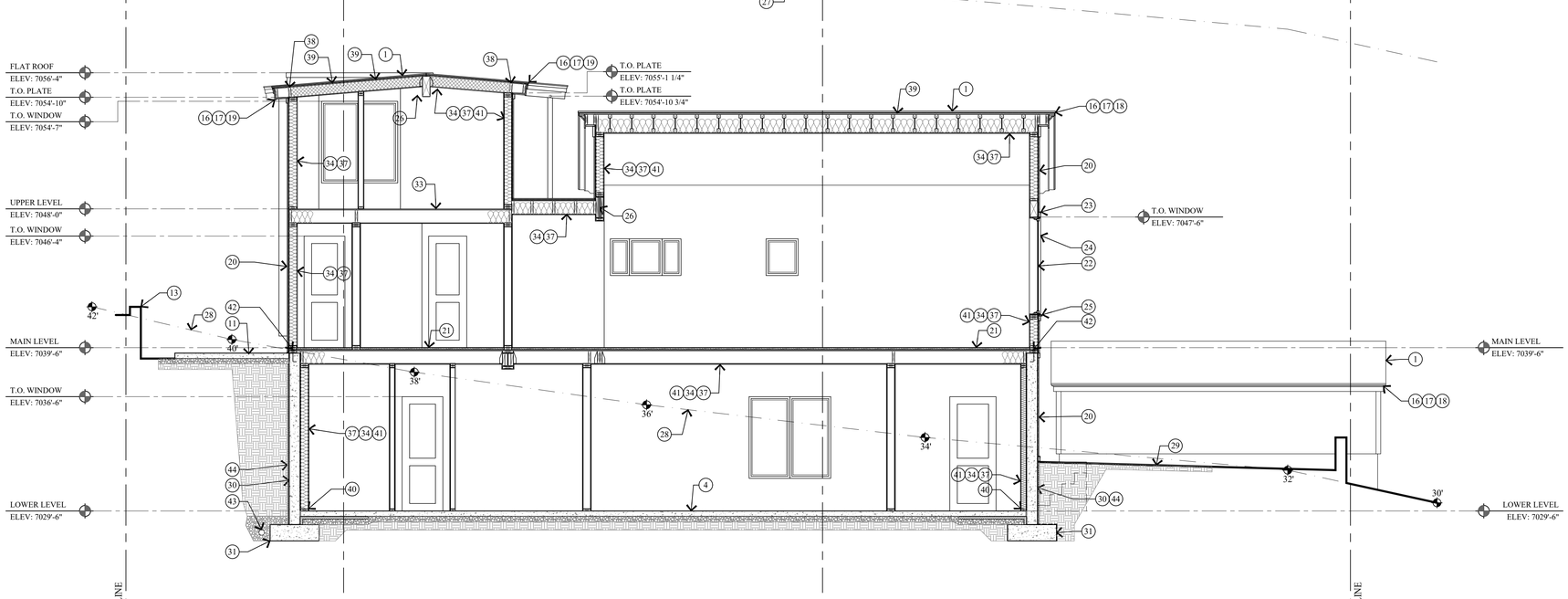
SHEET NUMBER:
A2.2

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1 A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE.
2. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 2% ON 3/4" PLYWOOD ON ROOF JOIST.
3. HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 17/A4.2 FOR FLASHING.
4. 4" CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION x 4'-0"@ PERIMETER ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE.
5. METAL RIDGE VENT.
6. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 VERT. BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.
7. 36" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" STEEL HORIZ. BARS SPACED LESS THAN 4". THROUGH 3"x 3" VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. CONCRETE WINDOW WELL W/ EGRESS LADDER.
10. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
11. 4" HEATED CONCRETE / STAIRS / GARAGE SLAB / DRIVEWAY / PATIO / WALK WAY ON 4" GRAVEL BASE.
12. CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
13. BOARD FORM CONCRETE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
14. 6x6 SHAPED COLUMN MATCH EXISTING.
15. 2x8 TRIM BOARD - PAINTED.
16. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
17. 1x CEDAR SOFFIT, VENTED - PAINTED.
18. 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED.
19. 1x6 ON 1x12 BUILT-UP FASCIA - PAINTED.
20. EXTERIOR SIDING - SEE ELEVATIONS.
21. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
22. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
23. 2x6 WINDOW / DOOR HEAD (HISTORIC) 2x4 WINDOW / DOOR HEAD (NON-HISTORIC) - PAINTED W/ METAL FLASHING.
24. 2x4 WINDOW/DOOR JAMB - PAINTED.
25. 1x3 STOOL ON 2x4 WINDOW SILL (HISTORIC) 2x4 WINDOW SILL (NON-HISTORIC) - PAINTED.
26. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
27. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
28. EXISTING GRADE LINE.
29. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
30. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
31. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
32. WATERPROOF BALCONY: GACO DECK SYSTEM OVER 3/4" EXTERIOR GRADE APA/ A/C OR APA B/C PLYWOOD ON P.T. DECK JOIST. SEE STRUCTURAL FOR SIZE AND DETAILS.
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39. 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
40. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
41. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
42. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE. SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
43. 6" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 18" OF FREE DRAINING GRAVEL TIED INTO GRAVEL SUMP, SEE SITE PLAN FOR SUMP LOCATION.
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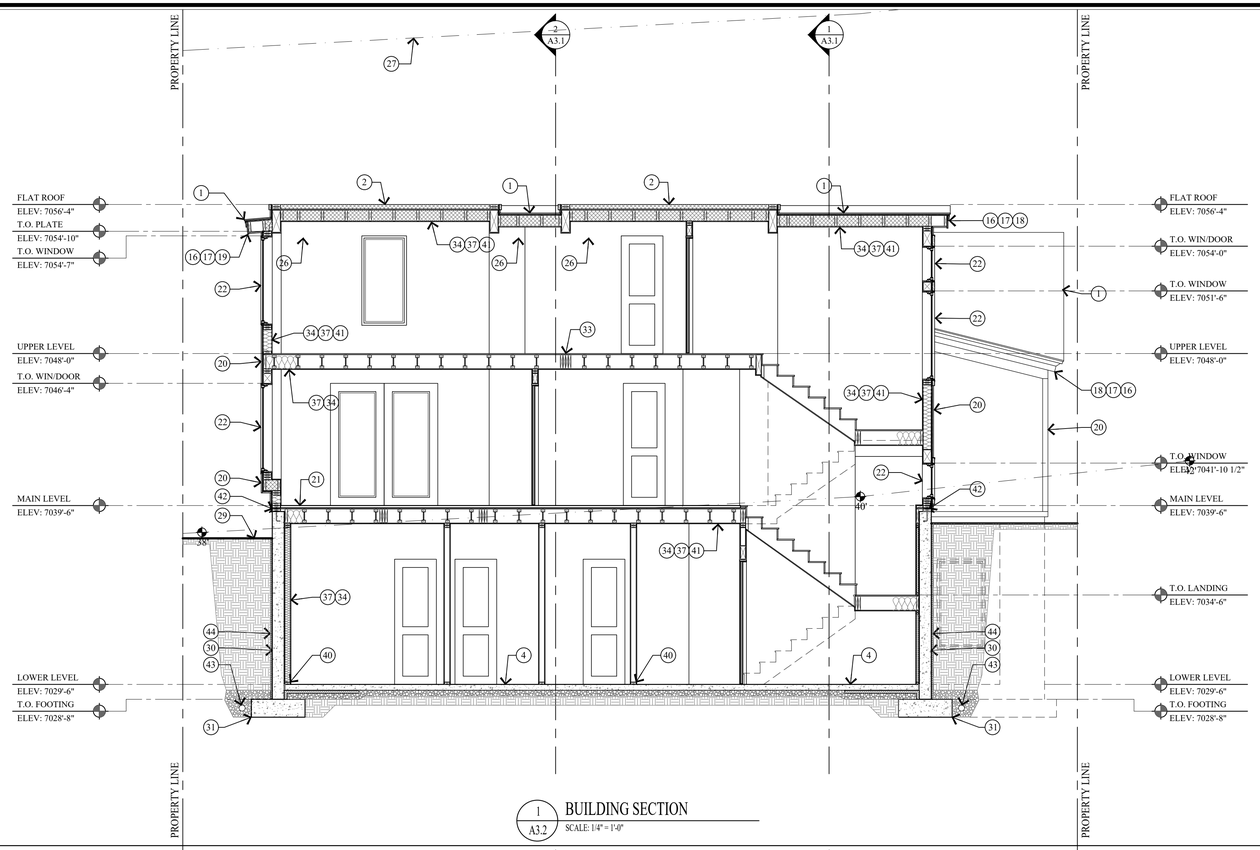
SHEET DESCRIPTION:
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REVISIONS:

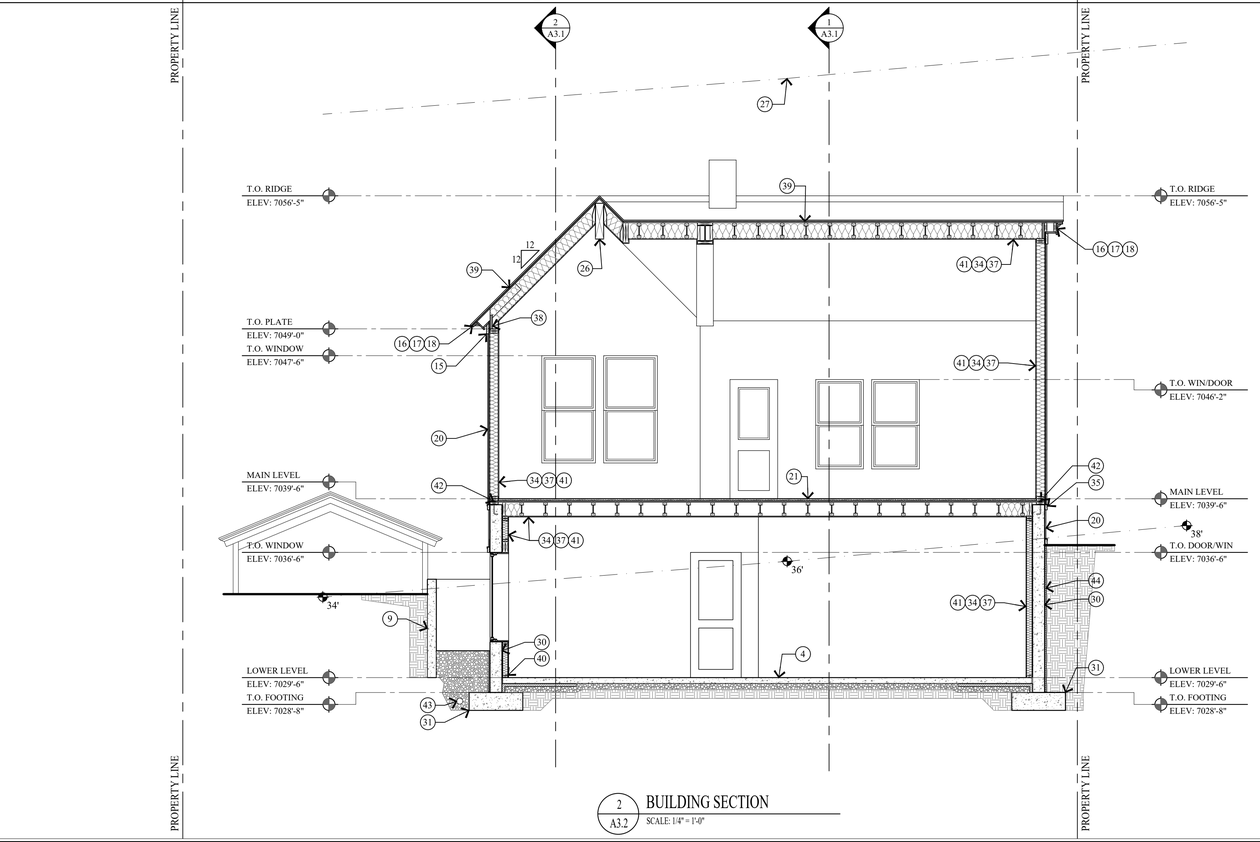
DATE:
JANUARY 20, 2025

PROJECT NUMBER:
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SHEET NUMBER:
A3.1



1 A3.2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A3.2 BUILDING SECTION
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KEY NOTES

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HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A3.2

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STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾ INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. -IRC R311.7.4.1

4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ⅜ INCH OF THE RECTANGULAR TREAD DEPTH.
WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ⅜ INCH. -IRC R311.7.4.2

5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5

6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1

7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½ INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2

8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 ¼ INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 ¼ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ¾ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST $\frac{5}{16}$ INCH WITHIN ⅞ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ⅞ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ¾ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES TO MAXIMUM OF 2 ¾ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH.
-IRC R311.7.7.3

9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1

10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2

11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3

12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH . A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ½ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS.
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.

2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.

3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.

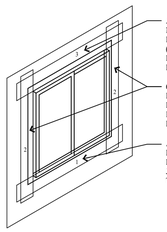
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.

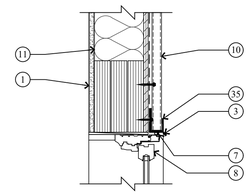
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.

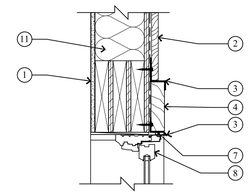
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



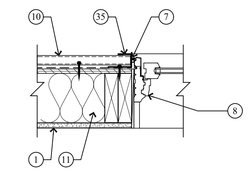
11 / A4.1 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
NO SCALE



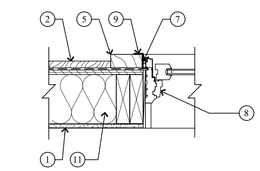
6 / A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



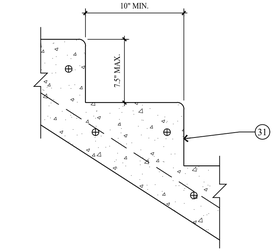
1 / A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



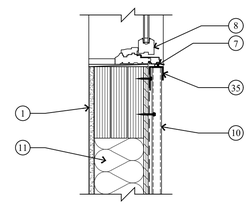
7 / A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



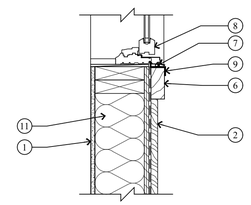
2 / A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



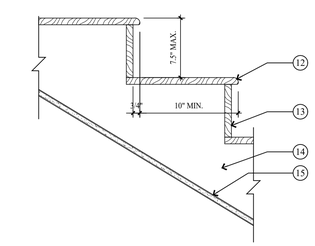
12 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



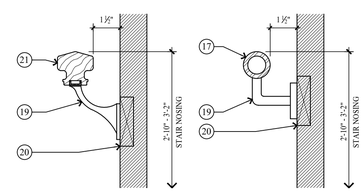
8 / A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



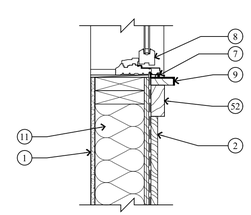
3 / A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



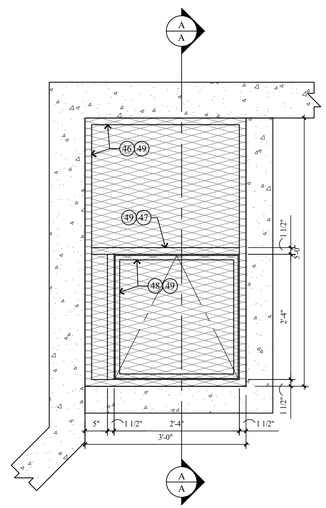
13 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



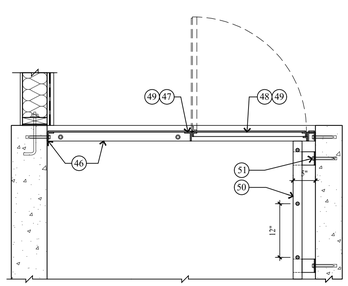
9 / A4.1 TYPICAL HANDRAIL DETAIL
NO SCALE



4 / A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"

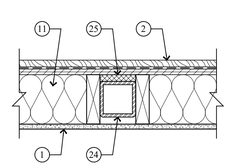


PLAN

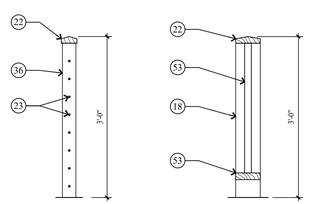


SCETION A/A

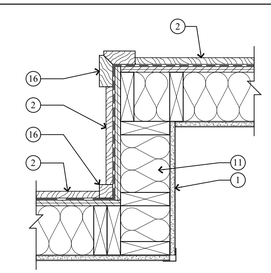
15 / A4.1 LIGHT WELL W/ STEEL GRATE AND ACCESS LADDER FOR EGRESS
SCALE: 3/4" = 1'-0"



14 / A4.1 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
SCALE: 1 1/2" = 1'-0"



10 / A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



5 / A4.1 INSIDE AND OUSIDE CORNER TRIM DETAIL
SCALE: 1 1/2" = 1'-0"

KEY NOTES

1. 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
2. EXTERIOR WOOD SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
3. HEAD FLASHING/TRIM.
4. 2x6 WINDOW/DOOR HEAD - PAINT/STAIN.
5. 2x4 WINDOW/DOOR JAMB - PAINT/STAINED.
6. 2x4 WINDOW SILL - PAINT/STAINED.
7. BACKER ROD AND CAULK.
8. WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
9. METAL FLASHING.
10. EXTERIOR METAL SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
11. EXTERIOR WALLS TO BE 2x6 FRAMING, FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
12. 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
13. 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
14. 2x12 STRINGERS.
15. 1/2" GYPSUM BOARD.
16. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
17. 1 1/2" DIA. STEEL PIPE - PAINTED.
18. 6x6 WOOD END POST.
19. HANDRAIL BRACKET.
20. SOLID BACKING - TYP..
21. HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
22. 36" HIGH 2x SHAPE HARDWOOD CONT.
23. 3/8" STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH VERTICAL TUBE STEEL POSTS.
24. TUBE STEEL COLUMN - SEE STRUCTURAL.
25. 3/4" RIGID INSULATION.
26. 12" STEEL CHANNEL STRINGER.
27. 3 1/8 x12 GLU LAM BEAM TREAD.
28. 2"x2"x ¼" STEEL ANGLE W/ 2- ⅜ DIA. x 3" LAG BOLTS.
29. 36" HIGH HARDWOOD TOP RAIL/HAND GRIP TO BE STANDARD MILL SHAPE CONTINUOUS.
30. 1/2" DIAMETER STEEL BALLAST, VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
31. 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
32. 36" HIGH HAND RAIL TO BE 2 ½" x 5" SHAPE HARDWOOD, CONTINUOUS.
33. (3) TOP AND BOTTOM RAILS TO BE 1 ½" x 3" TUBE STEEL - PAINT/POWDER COAT.
34. 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
35. 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
36. 3"x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
37. 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL.
38. ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
39. 2x12 PRESSURE TREATED STRINGERS.
40. TREAD TO BE 2x6 TREX OR EQUAL.
41. RISERS TO BE 1x6 TREX OR EQUAL.
42. DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
43. DECK BEAM - SEE STRUCTURAL FOR DETAILS.
44. 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
45. 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
46. 1 1/2"x2"x3/16" STEEL ANGLE W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
47. 1 1/2"x2"x3/16" STEEL ANGLE @ PERIMTER OF ACCESS OPENING.
48. 1"x1"x3/16" STEEL ANGLE ACCESS DOOR, TO BE HINGED. FIELD VERIFY THAT WHEN OPEN IT WILL CLEAR EXTERIOR SIDING AND TRIM.
49. 1.5" x #6 EXPANDED STEEL MESH, DIAMOND SHAPE TO BE WELDED TO STEEL ANGLE.
50. 2"x3/8" STEEL LADDER W/ 3/4" DIA. STEEL RUNGS @ 12" O.C., FIELD VERIFY LENGTH TO BOTTOM OF GRAVEL.
51. 3"x4"x5"x3/16" STEEL ANGLE WELDED TO LADDER, BOLTED W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
52. 1x3 STOOL ON 2x4 WINDOW SILL (HISTORIC) 2x4 WINDOW SILL (NON-HISTORIC) - PAINTED.
53. 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.

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PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL NOTES
DETAILS

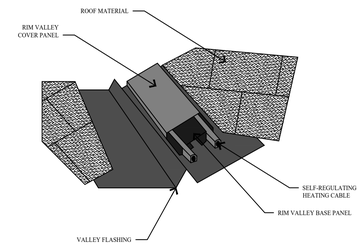
REVISIONS:

DATE:
DECEMBER 13, 2024

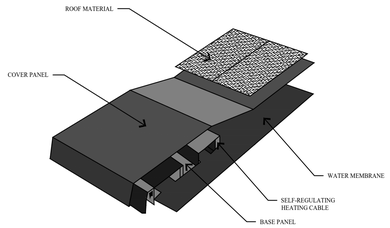
PROJECT NUMBER:
2007-02

SHEET NUMBER:
A4.1

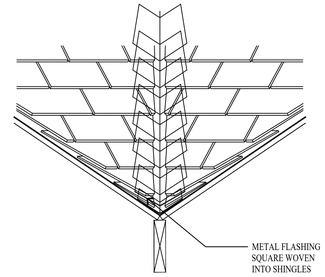
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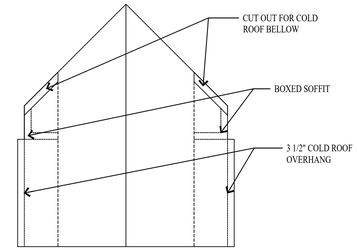
1 A4.2 VALLEY SNOW MELT DETAIL
NO SCALE



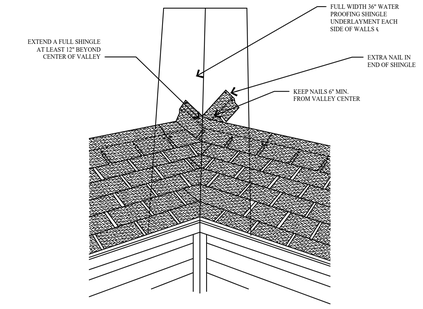
2 A4.2 EAVE SNOW MELT DETAIL
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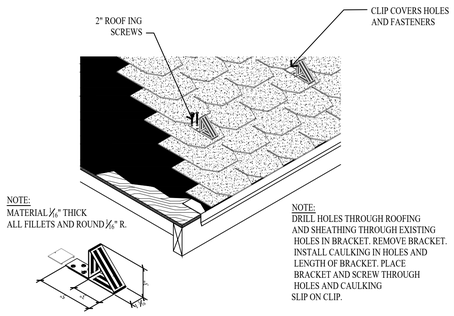
3 A4.2 CLOSED VALLEY FLASHING
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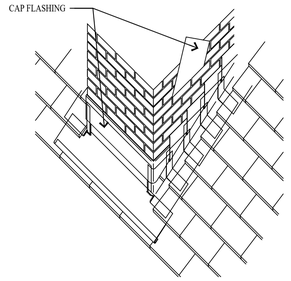
4 A4.2 DORMER ROOF
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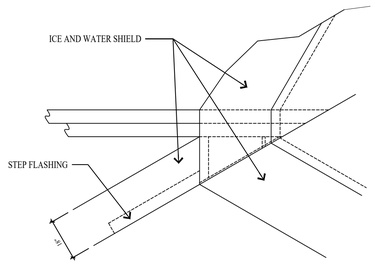
5 A4.2 WOVEN VALLEY DETAIL
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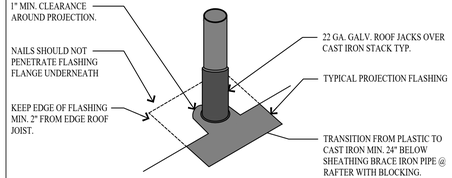
6 A4.2 SNOW BRAKET DETAIL
NO SCALE



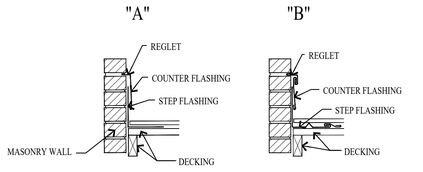
7 A4.2 CHIMNEY FLASHING
NO SCALE



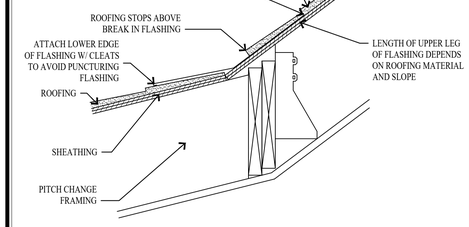
8 A4.2 DORMER FLASHING DETAIL
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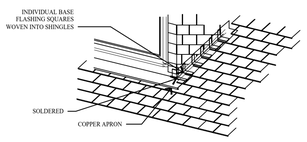
9 A4.2 VENT FLASHING DETAIL
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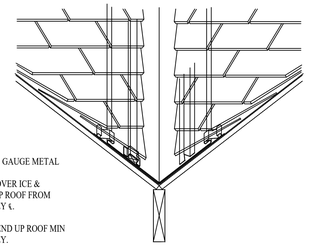
10 A4.2 RAKE WALL FLASHING DETAIL
NO SCALE



11 A4.2 ROOF PITCH TRANSITION DETAIL
NO SCALE



12 A4.2 FLASHING DETAIL
NO SCALE



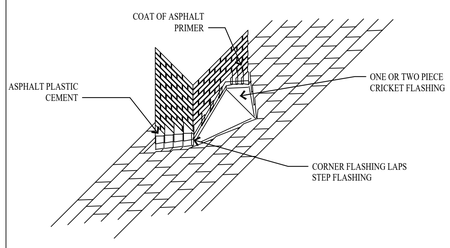
NOTE
1. FLASHING TO BE 28 GAUGE METAL

2. PLACE FLASHING OVER ICE & WATER SHIELD 36" UP ROOF FROM EACH SIDE OF VALLEY ¼.

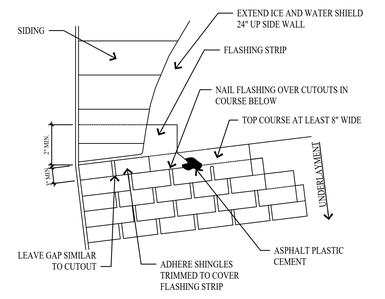
3. FLASHING TO EXTEND UP ROOF MIN 12" FROM ℄ OF VALLEY.

4. IF ROOF PITCH EXCEEDS 6:12 ENLARGE "V" CRIMP TO 2"

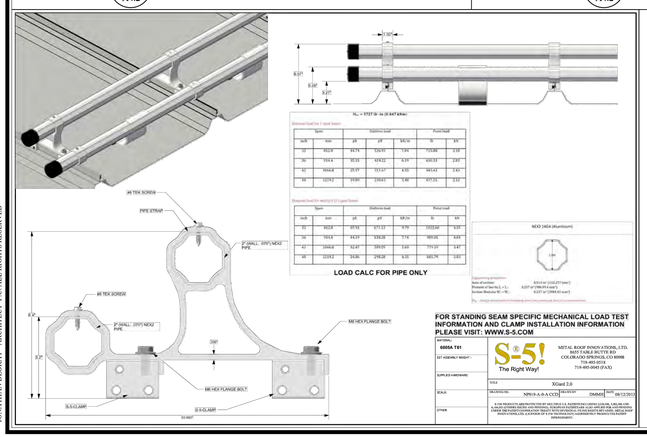
13 A4.2 OPEN VALLEY DETAIL
NO SCALE



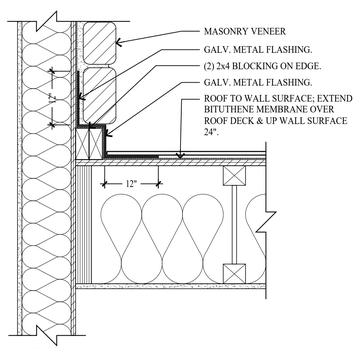
14 A4.2 CHIMNEY CRICKET FLASHING
NO SCALE



15 A4.2 ROOF/WALL FLASHING DETAIL
NO SCALE



16 A4.2 SNOW RETENSION BARS DETAIL
NO SCALE



17 A4.2 MASONRY DETAIL @ CHIMNEY
SCALE: 1 1/2" = 1'-0"

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1003 NORFOLK RESIDENCE
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1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF FLASHING DETAILS

REVISIONS:

DATE:
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2007-02

SHEET NUMBER:
A4.2

WINDOW SCHEDULE

MARK (X)	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	DBL. INSULATED - LOW E	
B	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	DBL. INSULATED - LOW E	(2) 2'-6"x 5'-0" CASEMENT MULLED - SEE ELEVATION
C	4'-4"	2'-3"	CASEMENT	WOOD	WOOD	STAIN & VARNISH	DBL. INSULATED - LOW E	(2) 1'-2"x 2'-3" CASEMENT MULLED EACH SIDE OF 2'-0"x 2'-3" CASEMENT- SEE ELEV.
D	2'-0"	2'-3"	CASEMENT	WOOD	WOOD	STAIN & VARNISH	DBL. INSULATED - LOW E	
E	3'-0"	6'-0"	DBL. HUNG	WOOD	WOOD	STAIN & VARNISH	DBL. INSULATED - LOW E	
F	2'-6"	5'-0"	DBL. HUNG	WOOD	WOOD	STAIN & VARNISH	DBL. INSULATED - LOW E	
G	2'-8"	5'-0"	DBL. HUNG	WOOD	WOOD	STAIN & VARNISH	DBL. INSULATED - LOW E	
H	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	DBL. INSULATED - LOW E	
I	2'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	DBL. INSULATED - LOW E	
J	4'-8"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	DBL. INSULATED - LOW E	(2) 2'-4"x 5'-0" CASEMENT MULLED - SEE ELEVATION
K	5'-0"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	DBL. INSULATED - LOW E	(2) 2'-6"x 2'-0" AWNING MULLED

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308

5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.

6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE

MARK (X)	TYPE	SIZE WIDTH	SIZE HEIGHT	THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
LOWER LEVEL										
101	OVER HEAD DOOR	8'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER
102	STYLE & RAIL	2'-10"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
103	STYLE & RAIL	2'-10"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	
104	STYLE & RAIL	2'-10"	5'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	CRAWL SPACE ACCESS DOOR
105	STYLE & RAIL	2'-10"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
106	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
107	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
108	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
109	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
110	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
111	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
112	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
113	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
114	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
115	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
MAIN LEVEL										
201	ENTRY	2'-8"	6'-8"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
202	STYLE & RAIL	5'-0"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	2'-6" PAIR BARN DOOR
203	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
205	PATIO	6'-0"	6'-8"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
206	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
207	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
208	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	PATIO	6'-0"	6'-8"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	
										INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
UPPER LEVEL										
301	PATIO	5'-4"	6'-8"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
302	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
303	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
304	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
305	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.

3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4

4. FRENCH/PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.

5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT'L	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
LOWER LEVEL										
101	GARAGE	CEMENT	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
102	MUD ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
103	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
104	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
105	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
106	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
107	STORAGE	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
108	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
109	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
110	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
111	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
112	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
113	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
MAIN LEVEL										
201	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
202	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
203	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
204	STUDY	WOOD	WOOD	GYP	GYP	GYP	GYP	7-7 1/4"	GYP	
205	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-7 1/4"	GYP	
206	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-7 1/4"	GYP	
207	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-7 1/4"	GYP	
UPPER LEVEL										
301	MST. BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
302	MST. BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
303	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	

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

PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SCHEDULES
DOOR, WINDOW AND ROOM

REVISIONS:

DATE:
DECEMBER 13, 2024

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A5.1

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

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

■ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Gary Bush

ADDRESS: 1003 Norfolk Avenue
Park City, Utah 84060

TAX ID: SA-164 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

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

EMAIL: degrayarch@qwestoffice.net

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

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

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

Element/Feature: _____

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The front portion of the site is to return to and replicate the condition seen in the tax photo as close as possible
The north side yard will be preserved.
The south side yard will be preserved . Entry steps to east entry deck and connection to public stair will be reconstructed.

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: _____

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 1907 historic form will be preserved. All other additions will be removed. The 1907 form will be lifted to facilitate excavation and construction of a new foundation. Once the foundation has been constructed, the building will be place back on it. The building will be re-structured from the inside to meet code requirements.

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:

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The existing roof will be rebuilt once the building has been placed back on it's new foundation, to meet code. The front porch roof does not meet code. It will be removed to facilitate the building lift. It will be rebuilt to match the historic appearance and to meet current building codes.

Chimney

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

Element/Feature:

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Chimney material, the bricks, will be saved and reused to reconstruct the chimneys in their original locations

Exterior Walls

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

Element/Feature: _____

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 historic walls of the 1907 form will remain as part of the lifted structure. Once the building has been placed back on it's new foundation the walls will be remodeled from the interior to meet code. All historic material is to be saved in place.

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:

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:

The existing foundation of the home consists of areas of CMU block and wood frame on dirt. It does not meet code.
A new concrete foundation will be constructed that will meet current building codes.

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:

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The front porch will be removed to facilitate the lift of the building. It will be reconstructed to match the historic appearance and to meet current building codes.

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: _____

This involves: ☒ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The existing front door will be retained and reconditioned. The other none historic exterior door will be replaced with a new door.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All windows will be replaced with historically appropriate windows. See the third party window evaluation.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: MECHANICAL SYSTEM, UTILITY SYSTEM, SERVICE EQUIPMENT & ELECTRICAL

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

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

Additions

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: Jonathan DeGray Digitally signed by Jonathan DeGray DN: cn=Jonathan DeGray, o, ou, email=degrayarch@qwestoffice.net, c=US Date: 2020.09.21 09:59:58 -06'00' Date: _____

Name of Applicant: Jonathan DeGray

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

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Gary Bush

ADDRESS: 1003 Norfolk Avenue

TAX ID: SA-164 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ■ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Gary Bush

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

PHONE #: (435)640 - 3688 FAX #: ( ) -

EMAIL: bushconstruction@qwest.net

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray

PHONE #: (435)649 - 7263

EMAIL: degrayarch@qwestoffice.net

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

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

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

Signature of Applicant: _____

Name of Applicant: Gar Bush

Mailing Address: P.O. Box 113
Park City, Utah 84060

Phone #: (435)640 -3688 Fax #: ( ) -

Email: bushconstruction@qwest.net

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Gary Bush

Mailing Address: P.O. Box 113
Park City, Utah 84060

Street Address/ Legal Description of Subject Property: 1003 Norfolk Ave SA-164
Historic Single Family Home

Signature: _____ Date: _____

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: FRONT YARD

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: EARLY 1900's

Describe existing feature:

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

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

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

Photo Numbers: 1,2,3 Illustration Numbers: i1: A

2. Structure

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

Element/Feature: FLOORS, CEILINGS, AND ROOF STRUCTURE

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

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

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

Photo Numbers: 10,11,12,13 Illustration Numbers: i2: A i4: A

3. Roof

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

Element/Feature: ROOFS

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: 1904, late 1900's

Describe existing feature:

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

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

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

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

4. Chimney

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

Element/Feature: BRICK CHIMNEY

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1904

Describe existing feature:

The brick chimney is original from 1904 on the Historic Site Inventory. It is centered on the roof when looking from the front facade of the house and located at the top, broad gabled part of the roof. On the exterior it contains is a simple square rising of all brick until it hits a 4”-6” concrete cap. The chimney is located on the interior within the living room and is no longer functional.

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

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

Photo Numbers: 19,20,21 Illustration Numbers: il2: B i4: B i6: B i7: B i8: B i9: B

5. Exterior Walls

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

Element/Feature: FRONT FACADE (EAST)

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1904

Describe existing feature:

In appearance, the wall construction of the front facade has been unaltered from its original state. The original wall from 1904 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on 6x6 posts stemming from a buried concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the front porch and its roof attach to the front of this wall.

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

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

Photo Numbers: 25,26,27 Illustration Numbers: il2: C i7: C

Element/Feature: SIDE FACADE (SOUTH)

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

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

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

Photo Numbers: 28,29 Illustration Numbers: il2: D i8: C

Element/Feature: REAR FACADE (WEST)

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

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

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

Photo Numbers: 30,31,32 Illustration Numbers: il2: E i9: C

6. Foundation

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

Element/Feature: FOUNDATION

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

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

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

Photo Numbers: 35,36,37,38 Illustration Numbers: i6: C i7: D i8: D i9: D

7. Porches

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

Element/Feature: FRONT PORCH

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1904

Describe existing feature:

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

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

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

Photo Numbers: 39,40,41 Illustration Numbers: i2: F i4: C i6: D i7: E i8: E

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

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

Element/Feature: ALL SYSTEMS

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: around 2000

Describe existing feature:

The central heating system appears to be from the past 20 years and is functioning. The water heater too is from the recent years. Both are located in the unfinished crawl space below the house. All of the electrical fixtures and switches seem to be in their original locations from 1904, but some fixtures were updated from the originals.

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

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

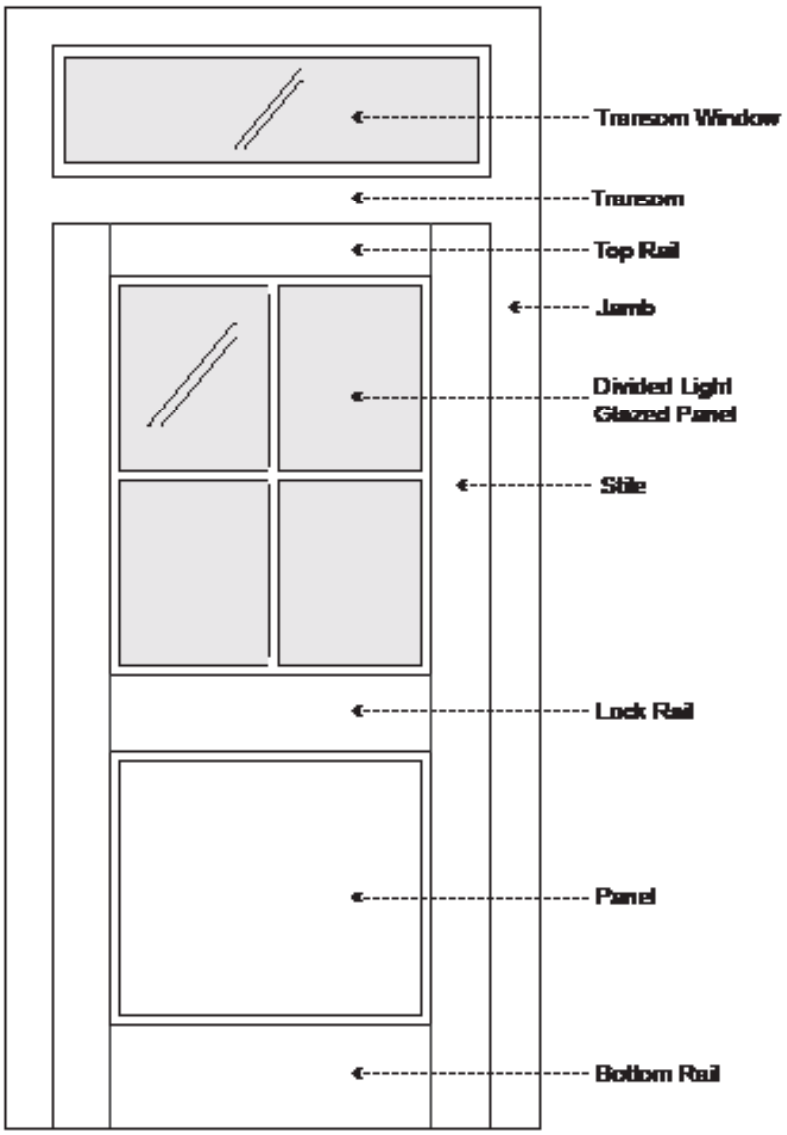
Photo Numbers: 42,43,44,45,46,47,48 Illustration Numbers: i2: G i7: F i8: F

9. Door Survey

Basic Requirements

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

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



Door Survey Form

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

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

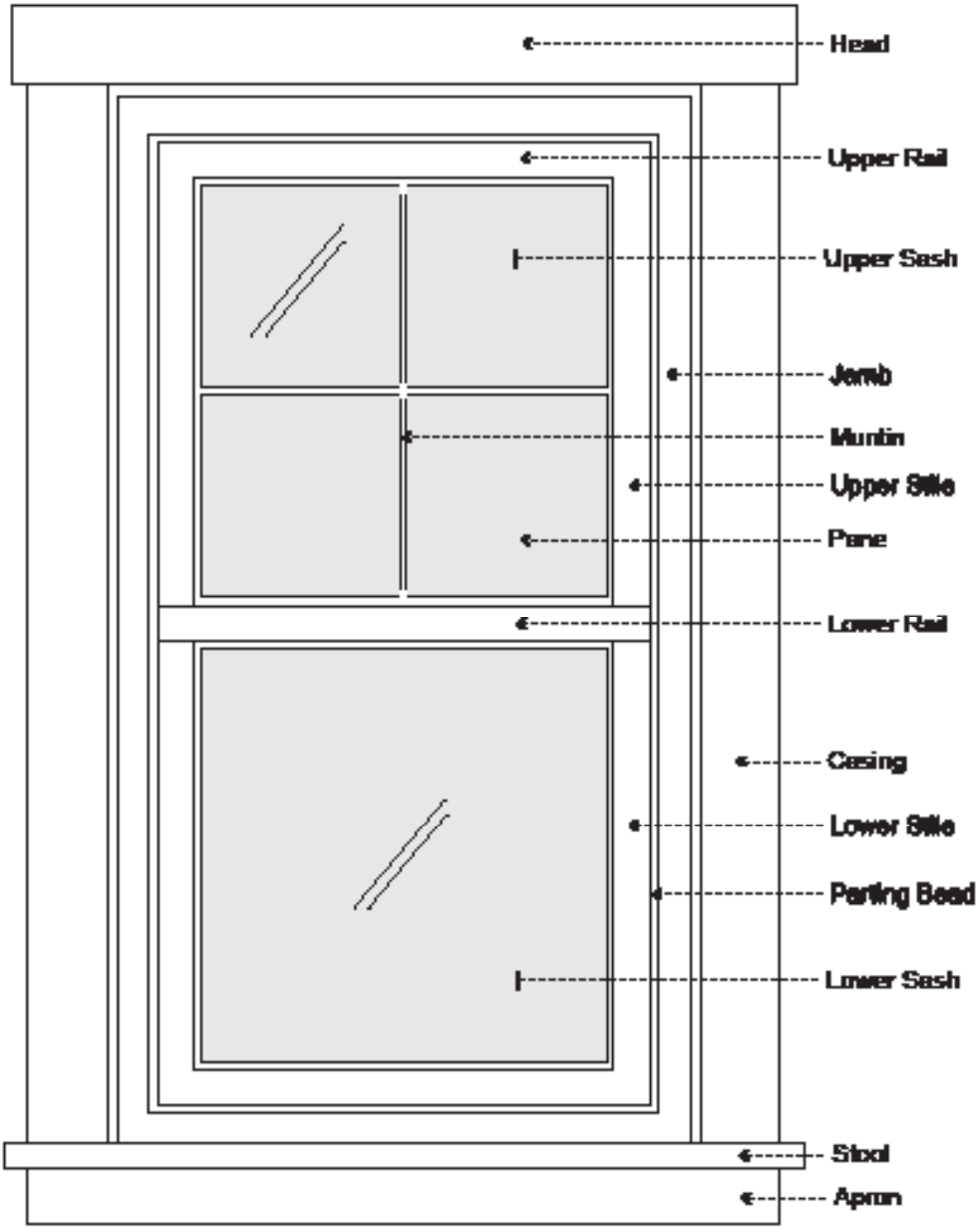
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair FAIR	The front door is in fair condition with deterioration	49,50	YES
2	Good FAIR	The rear door is in fair condition with deterioration at the bottom panels and bottom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

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10. Window Survey

Basic Requirements

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



Window Survey Form

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

Number of historic windows on the structure: 7

Number of existing replacement/non-historic windows 4

Number of windows completely missing: 0

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

Number of windows to be replaced: 11

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

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11. Interior Photographs

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

Element/Feature: MAIN LEVEL

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

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

The interior can definitely use some care as the floors are worn down, some finishes are peeling off, doors are loose and old, and cracking in finishes is evident.

Photo Numbers: 64-88 Illustration Numbers: _____

Supplemental Sheets Supplemental Page 1 of 4

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

Element/Feature: REAR YARD

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: Late 1900's

Describe existing feature:

The rear of the site is much higher than the front of the site near the street. The gradual slope meets the back fence at a level estimated about 5 feet above the main level. It is thought that this gradual slope has always been part of the site as it follows the natural slope of the area, but the new flat rear portion of the yard is thought to have been done when the new interior spaces were added. Along with these new interiors came an additional storage shed to the rear Northwest corner of the site.

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

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

Photo Numbers: 4,5,6 Illustration Numbers: i1: B

Element/Feature: SIDE YARDS

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: 1904

Describe existing feature:

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

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

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

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

Element/Feature: LOW SHED ROOF AND METAL EXHAUST

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: Mid 1900's

Describe existing feature:

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

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

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

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

Element/Feature: EXTERIOR WALLS (CONTINUED) NORTH FACADE

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

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

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

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

NORFOLK 1003

Physical Conditions Report
Supporting Illustrations

Illustration 1 - Site Plan
1/16” = 1’-0”

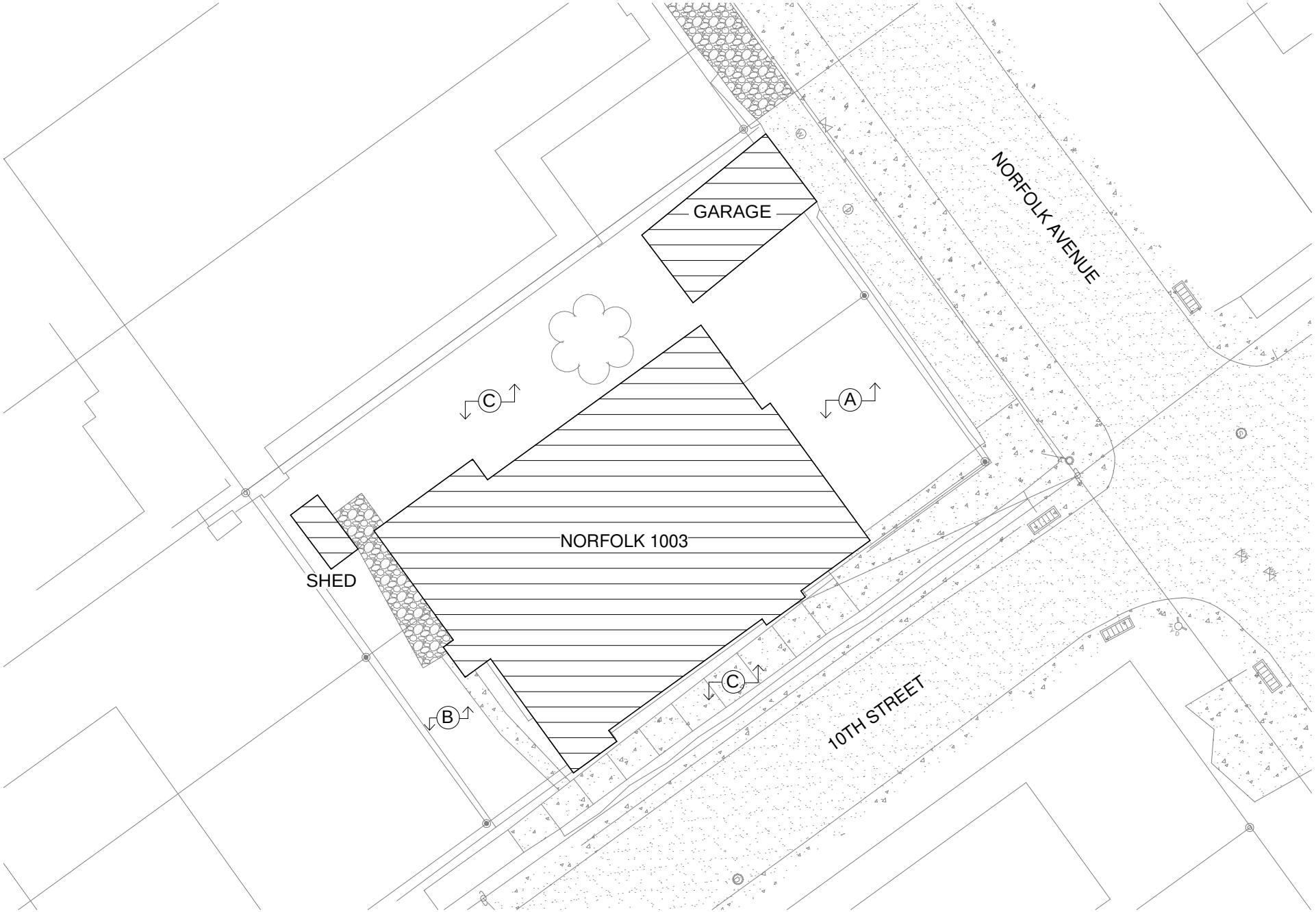


Illustration 2 - Main Level Plan
1/8” = 1’-0”

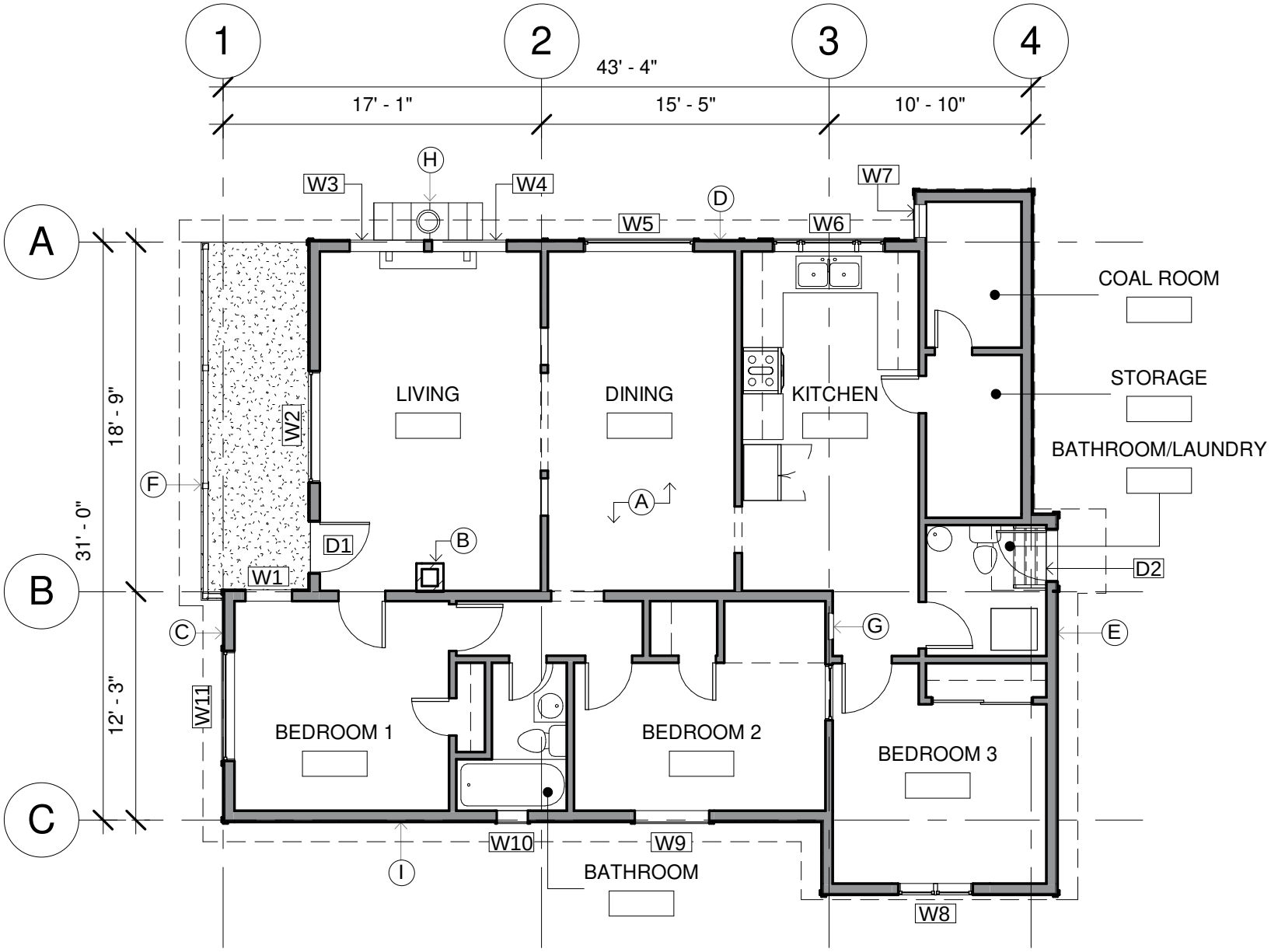


Illustration 3 - Main Level Designation Plan
1/8” = 1’-0”

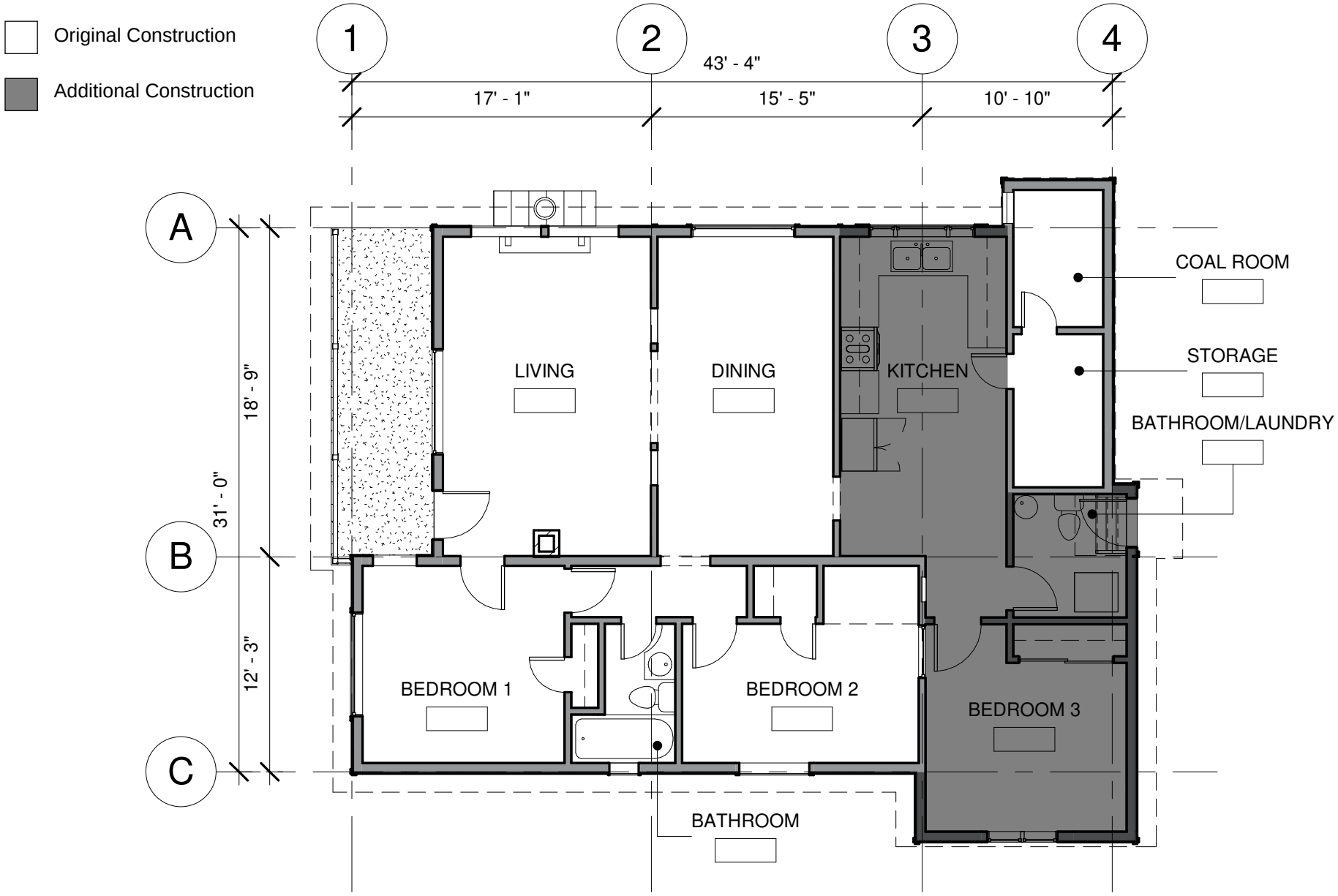


Illustration 4 - Roof Plan
1/8” = 1’-0”

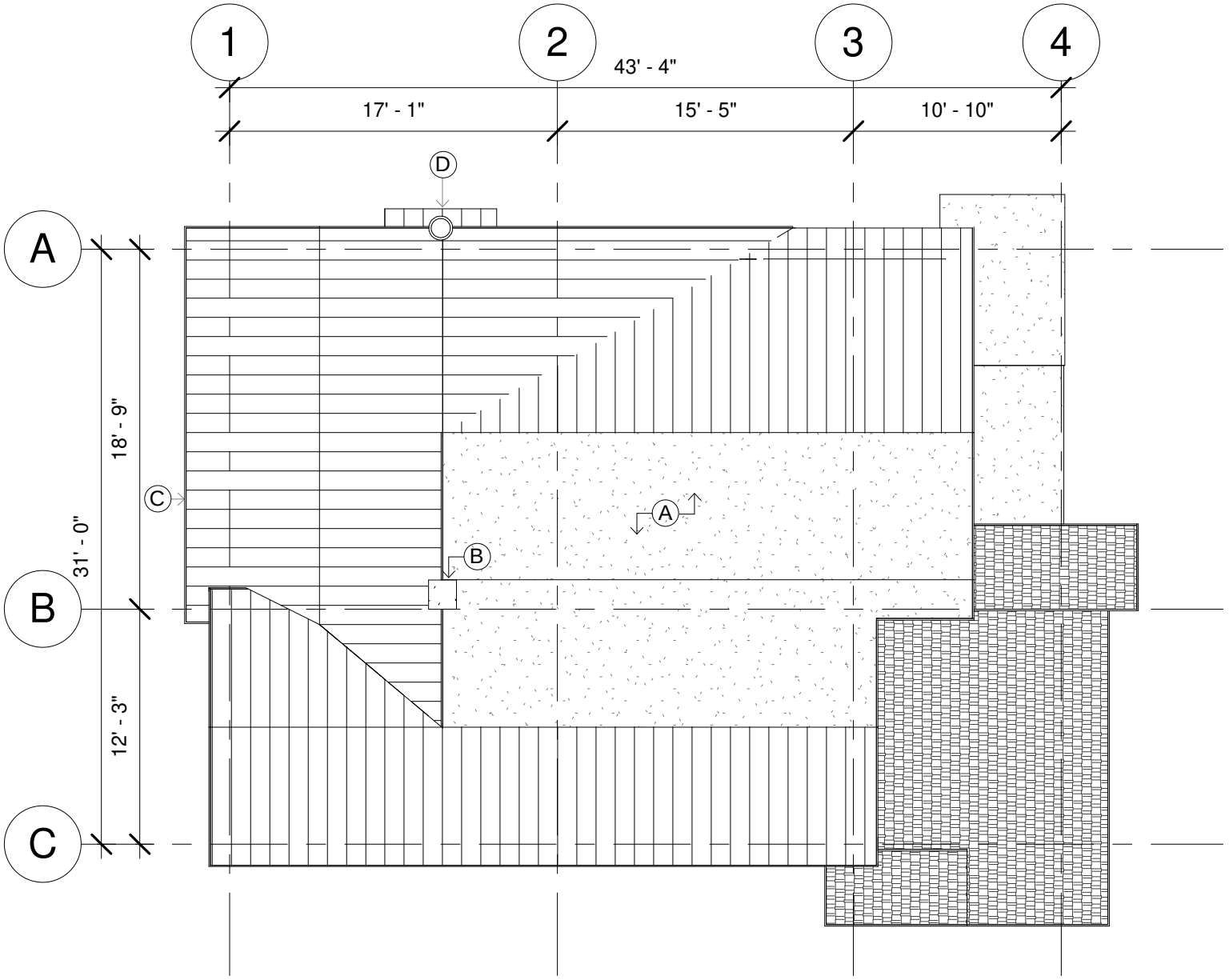


Illustration 5 - Roof Designation Plan
1/8” = 1’-0”

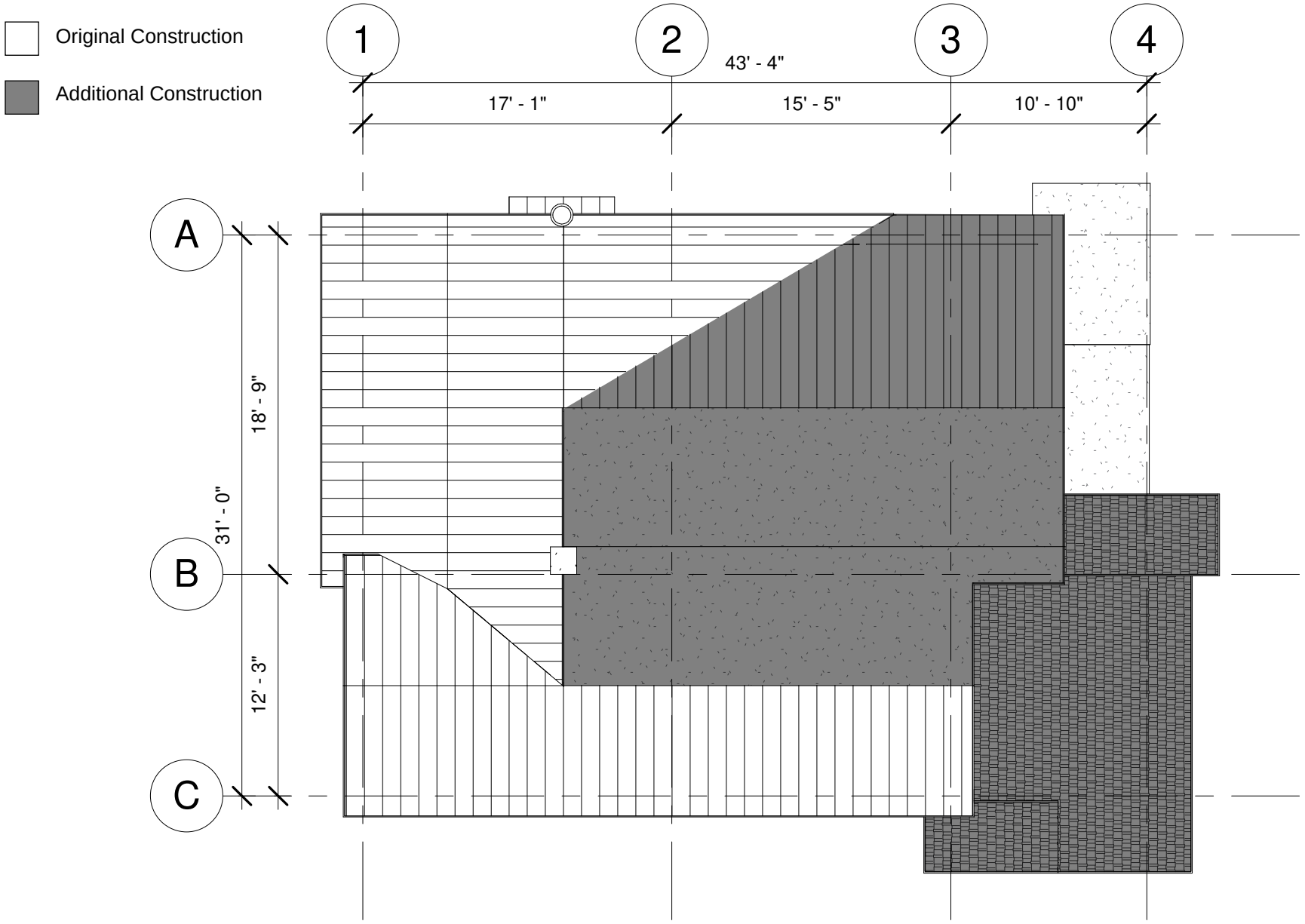


Illustration 6 - North Elevation
1/8” = 1’-0”

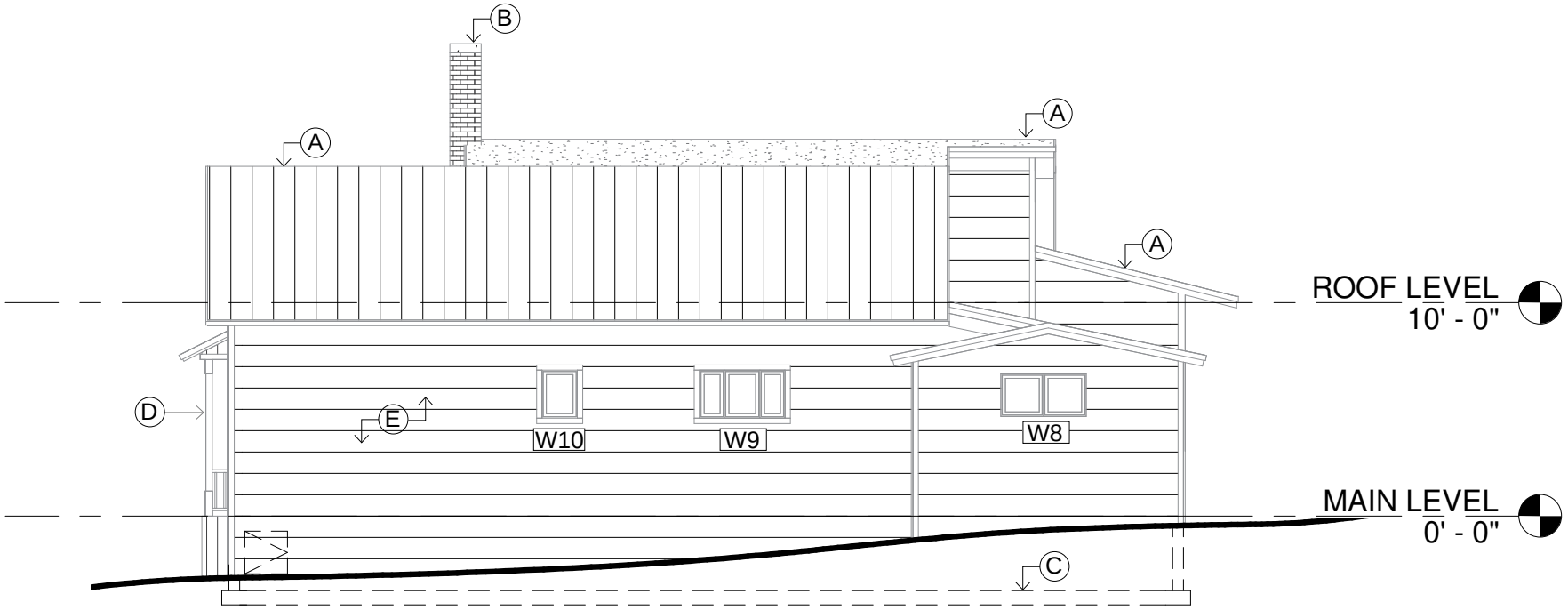


Illustration 7 - East Elevation
1/8” = 1’-0”

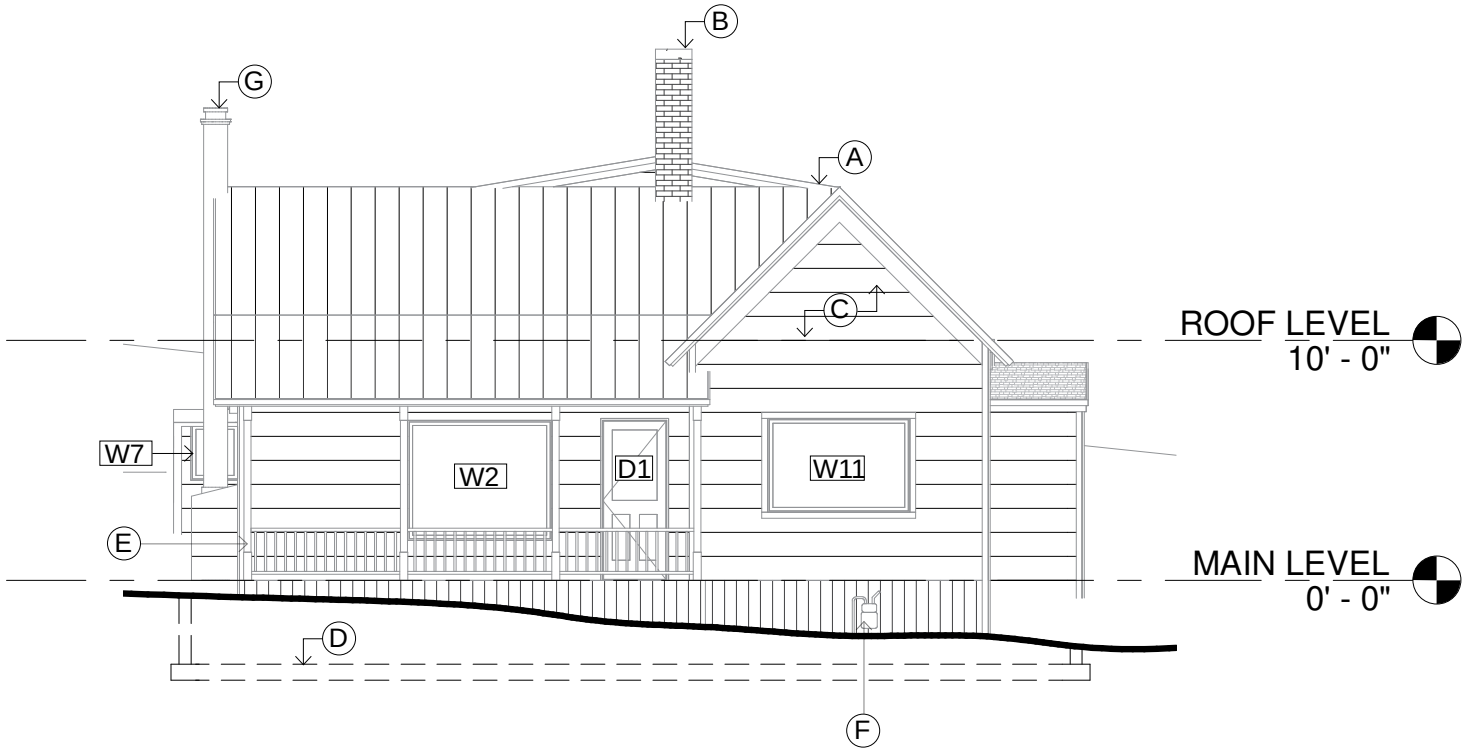


Illustration 8 - South Elevation
1/8” = 1’-0”

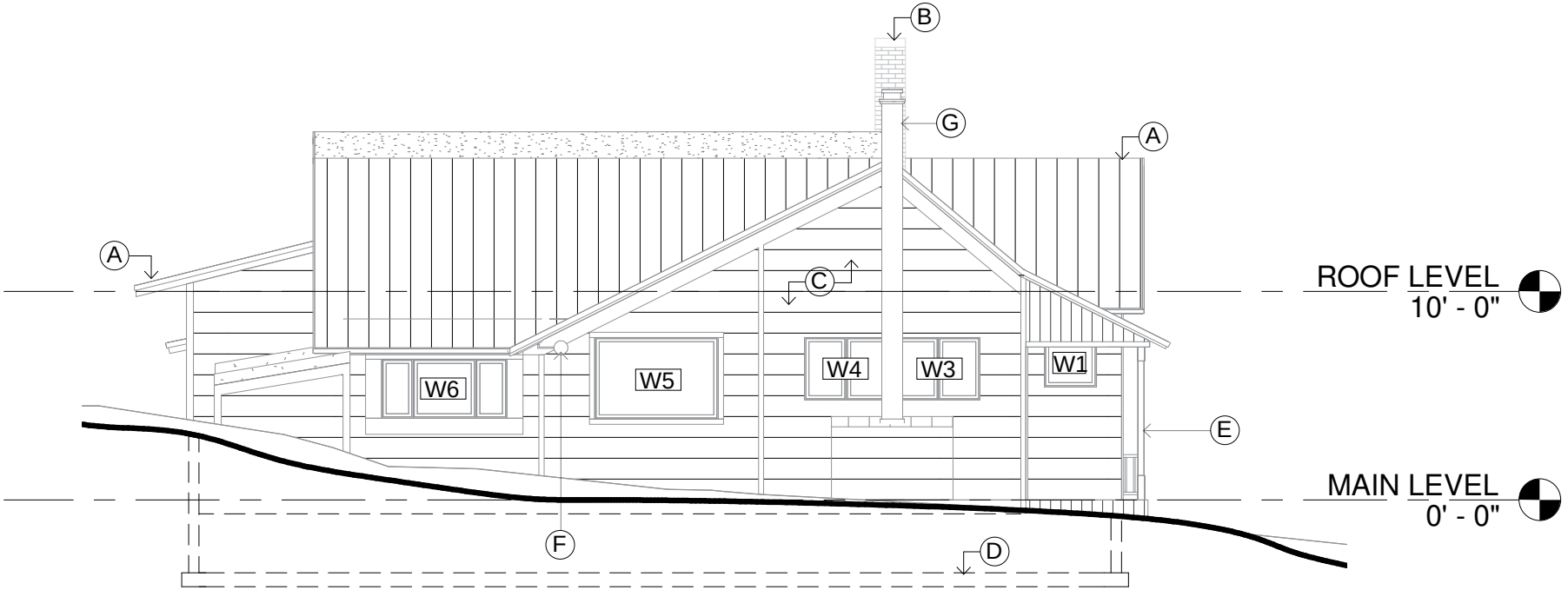
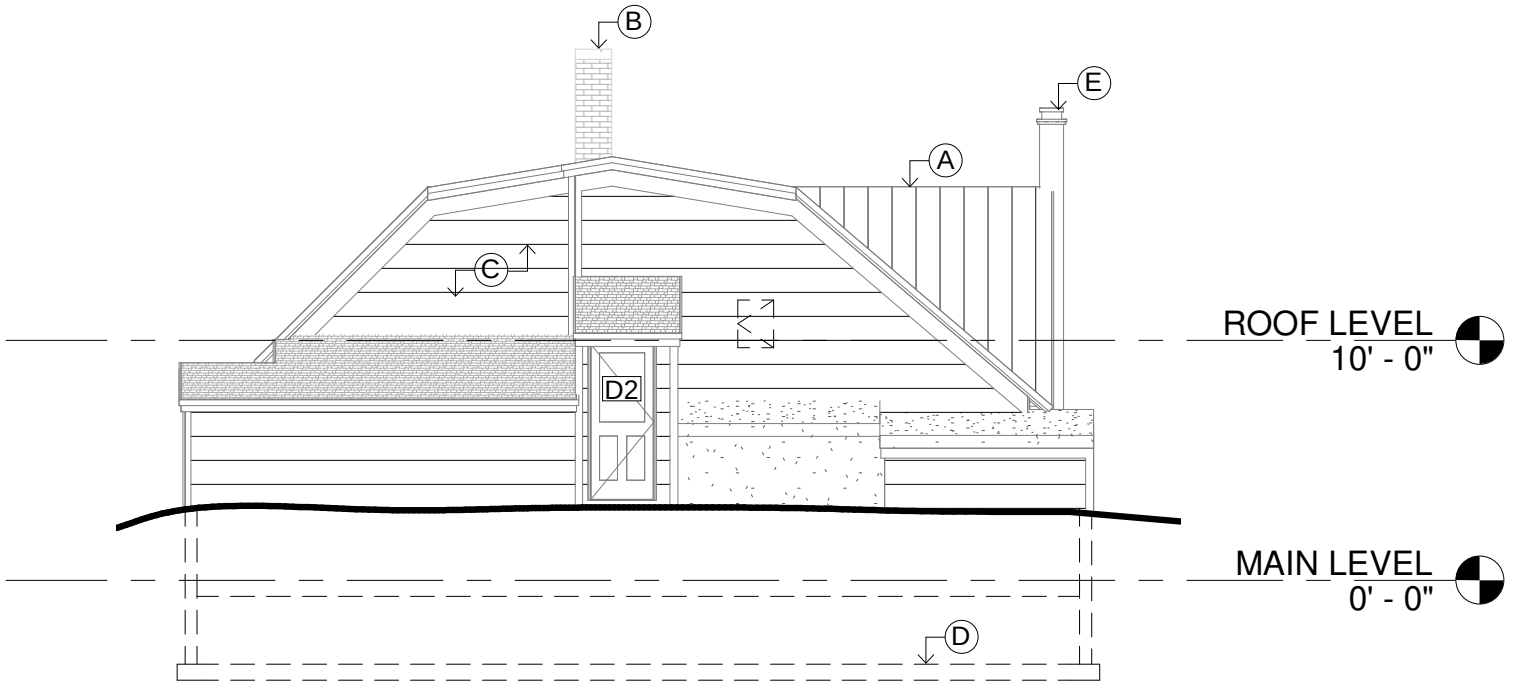


Illustration 9 - West Elevation
1/8” = 1’-0”



NORFOLK 1003

Physical Conditions Report
Supporting Photographs

Photos: Site Design - Front Yard

Photo #1: Side View of Front Yard



Photo #2: Secondary Garage Structure



Photo #3: Concrete Retaining Wall & Fence



Photos: Site Design - Rear Yard

Photo #4: Side View of Rear Yard



Photo #5: Shed Structure at Northwest Corner



Photo #6: Rear Yard Grading



Photos: Site Design - Side Yards

Photo #7: North Side Yard



Photo #8: South Side Yard



Photo #9: Low Shed Roof at Southern Side Yard



Photos: Structure - Floors and Roof

Photo #10: Posts & Beam Supporting Floor



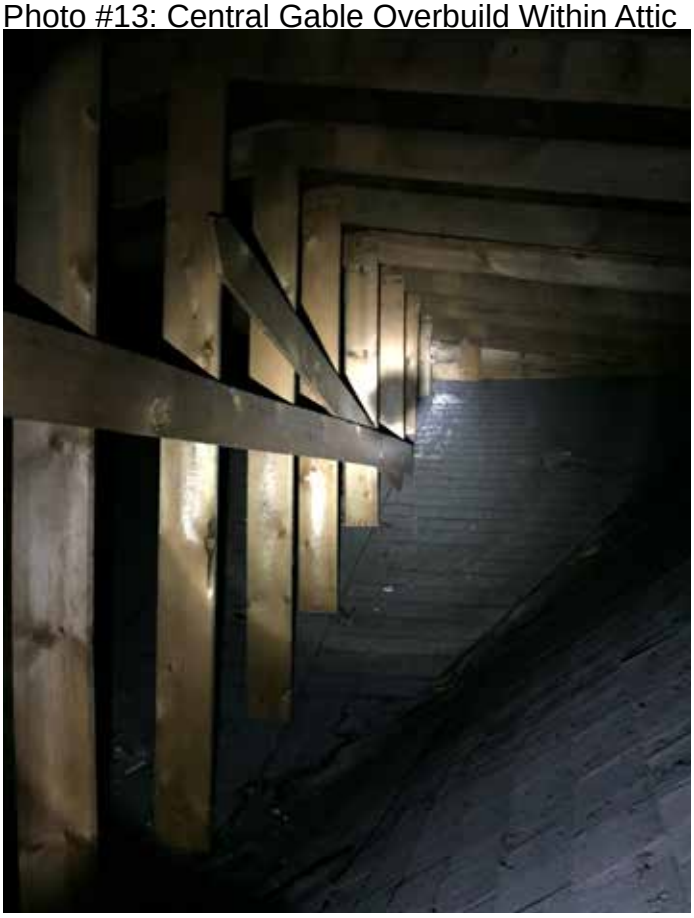
Photo #11: B.O. 2x8 Main Floor Structure



Photo #12: Attic Space W/ Intersecting Roofs



Photo #13: Central Gable Overbuild Within Attic



Photos: Roof

Photo #14: Original Roof Shape From Southeast Corner



Photo #15: Roof From Rear With Overbuilds and Additions



Photos: Roof

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



Photo #17: Detail of Roof Layers

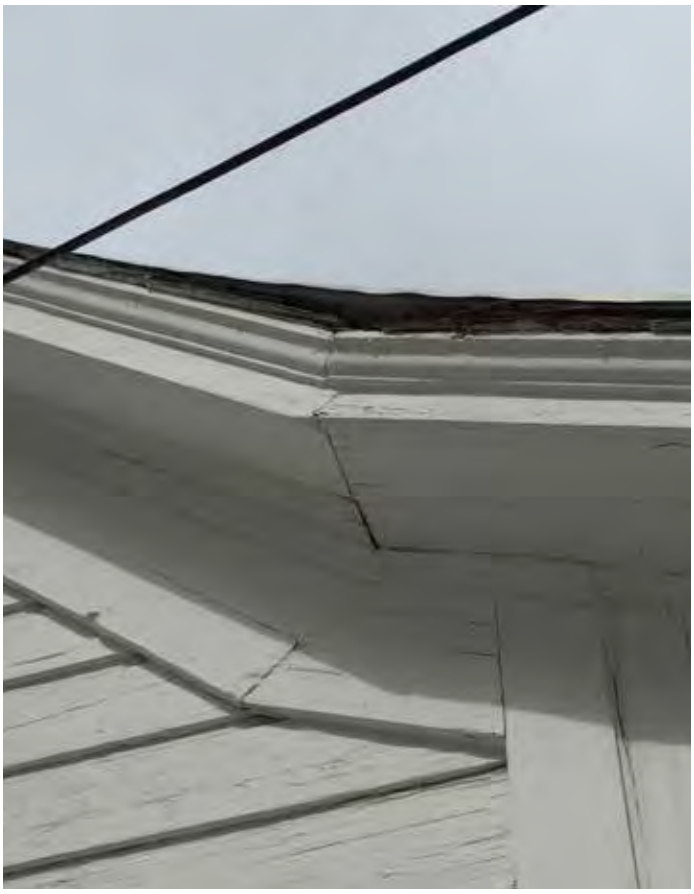


Photo #18: View of Overbuilt Roof Above Kitchen



Photos: Front Chimney

Photo #19: Chimney From Southeast



Photo #20: Chimney From South



Photo #21: Front Chimney Within Living Room



Photos: Low Shed Roof and Metal Exhaust

Photo #22: Side View



Photo #23: Low Shed Roof



Photo #24: Metal Exhaust Pipe



Photos: Exterior Walls - Front Facade

Photo #25: Front Facade



Photo #26: Gable Roofed Wall Close Up



Photo #27: Close Up At Porch



Photos: Exterior Walls - South Facade

Photo #28: South Facade



Photo #29: South Facade



Photos: Exterior Walls - Rear Facade

Photo #30: Rear Facade



Photo #31: Close Up At Attic Entry



Photo #32: Left Side Overbuild



Photos: Exterior Walls - North Facade

Photo #33: North Facade



Photo #34: North Facade



Photos: Foundation

Photo #35: Exposed Foundation At Addition



Photo #36: Exposed Foundation At Addition



Photo #37: Crawl Space W/ Lack of Foundation



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



Photos: Front Porch

Photo #39: Front Porch



Photo #40: Detail At Railing



Photo #41: T.O. Column At Roof



Photo #42: Heating Unit On Side In Crawl Space



Photo #43: Water Heater In Crawl Space



Photo #44: Gas Meter At Front Of House



Photo #45: Electrical Meter On Side of Facade



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

Photo #46: Ducting and Plumbing in Crawl Space

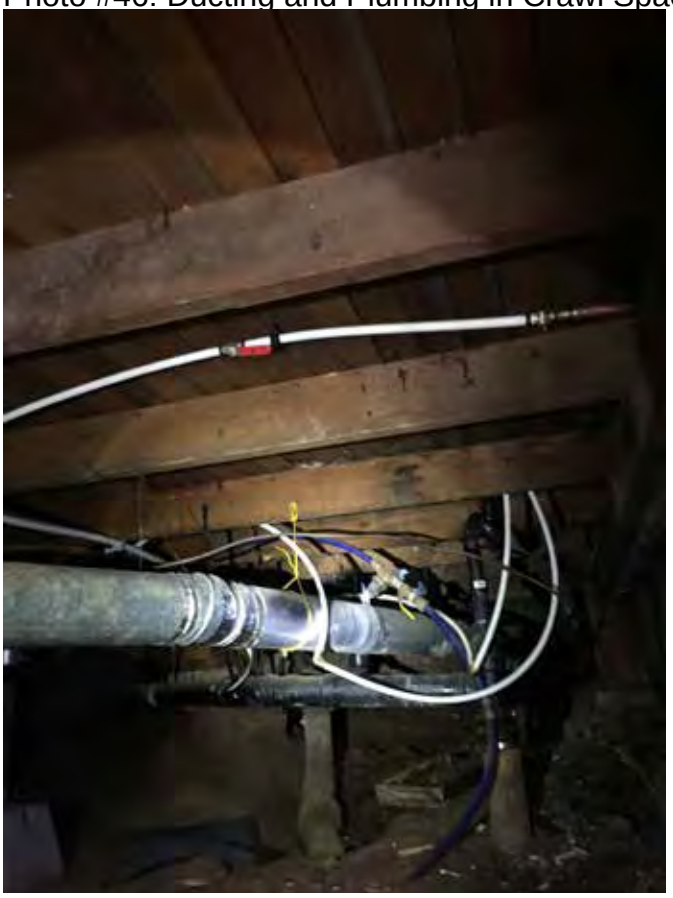
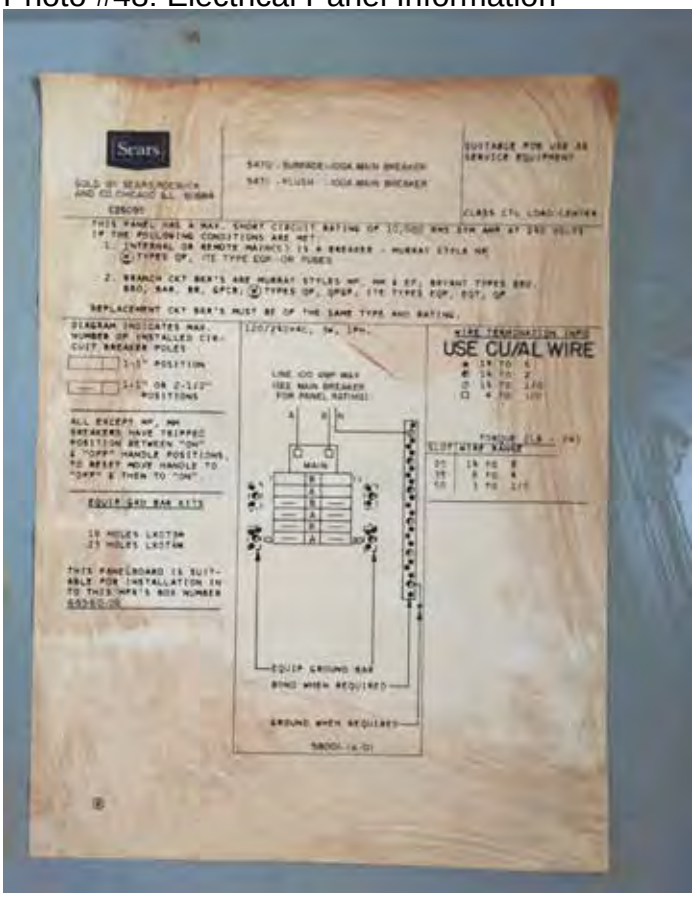


Photo #47: Electrical Panel In Kitchen



Photo #48: Electrical Panel Information



Photos: Doors

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



Photo #50: Door #1 Detail



Photo #51: Door #2 From Exterior



Photo #52: Door #2 Detail



Photos: Windows

Photo #53: Window #1 From Exterior



Photo #54: Window #2 From Exterior



Photo #55: Window #3 From Exterior



Photo #56: Window #4 From Exterior



Photos: Windows

Photo #57: Window #5 From Exterior



Photo #58: Window #6 From Exterior



Photos: Windows

Photo #59: Window #7 From Exterior



Photo #60: Window #8 From Exterior



Photos: Windows

Photo #61: Window #9 From Exterior



Photo #62: Window #10 From Exterior



Photo #63: Window #11 From Exterior



Photos: Interior - Main Level

Photo #64: Living Room From Dining Room

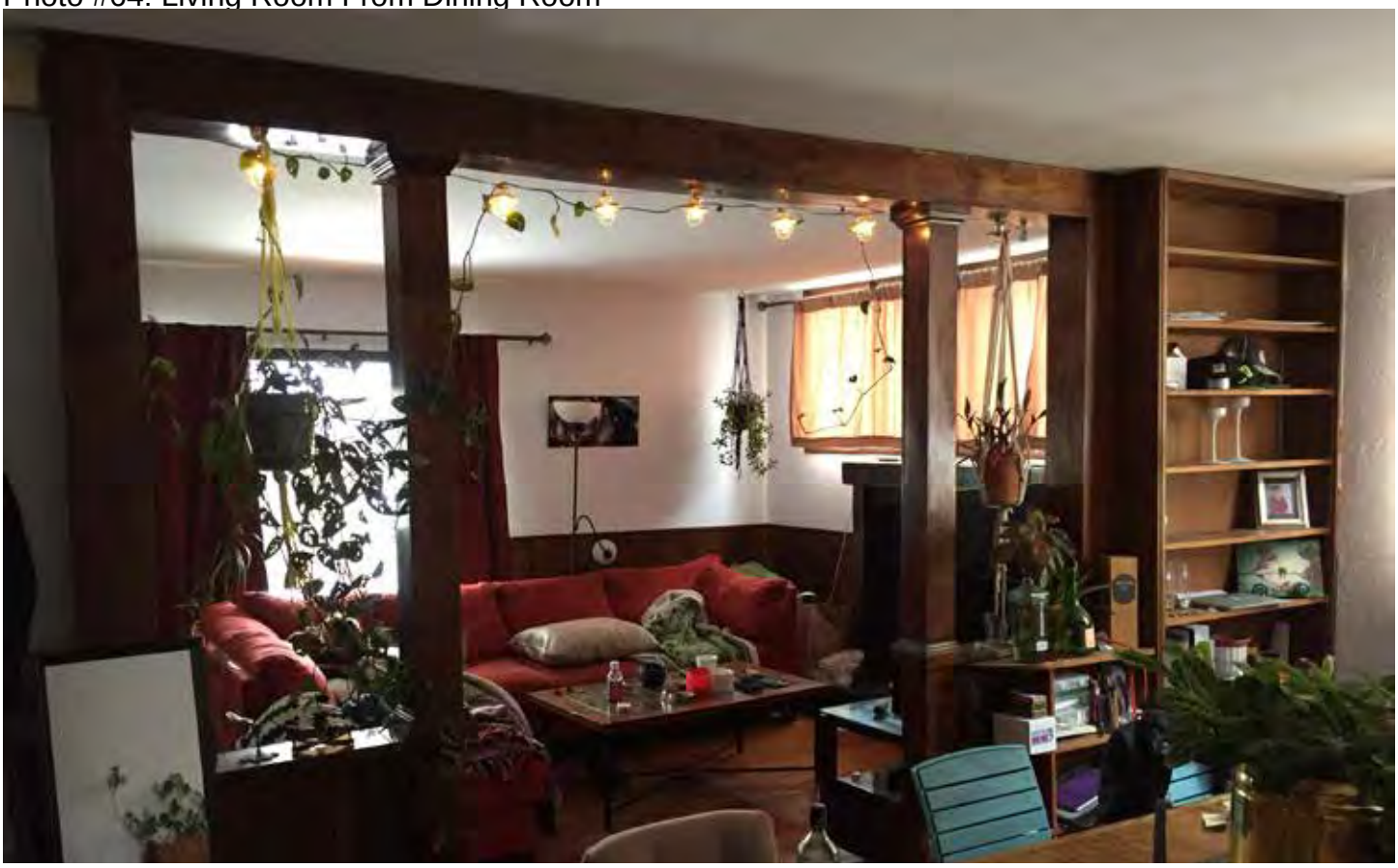
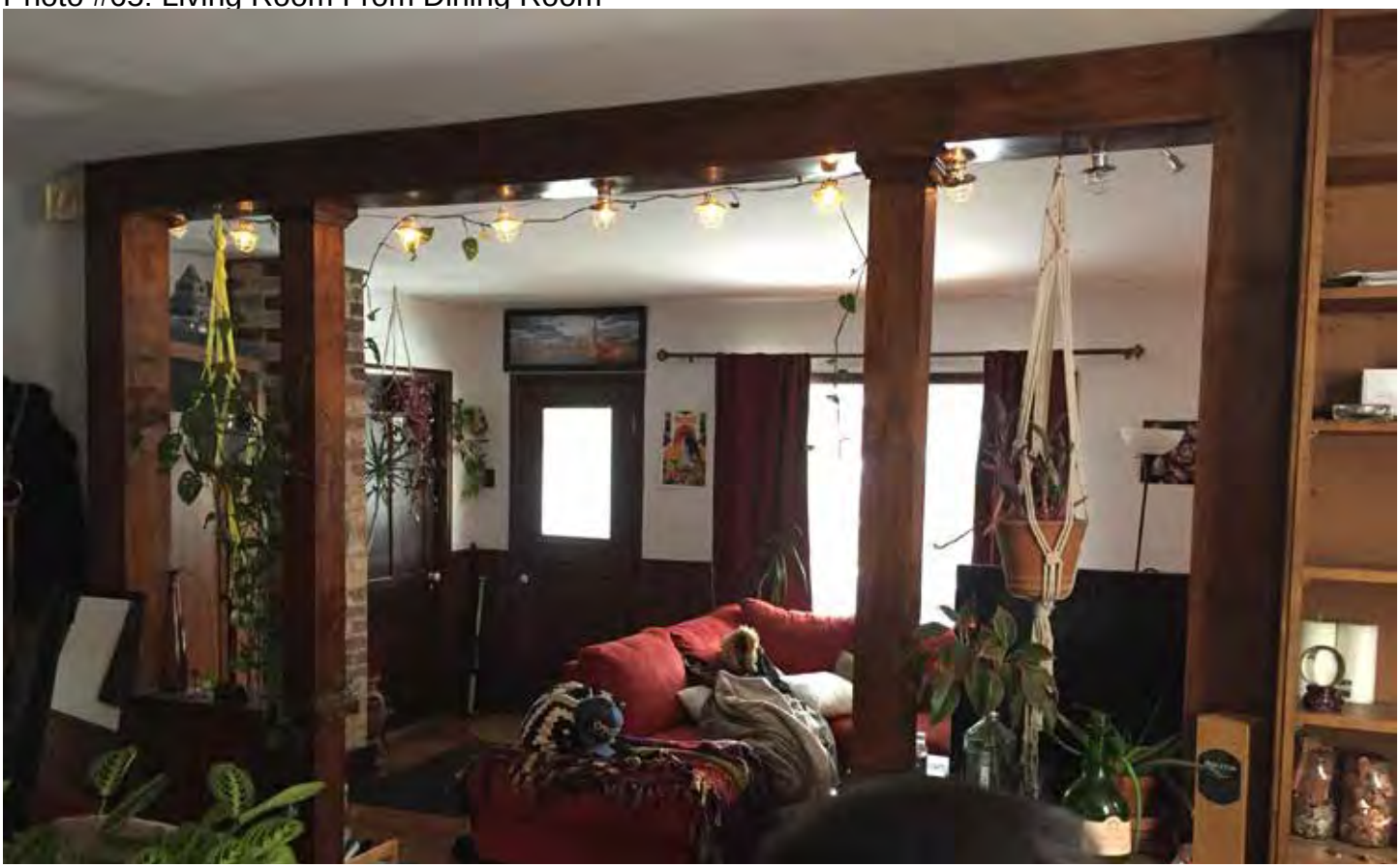


Photo #65: Living Room From Dining Room

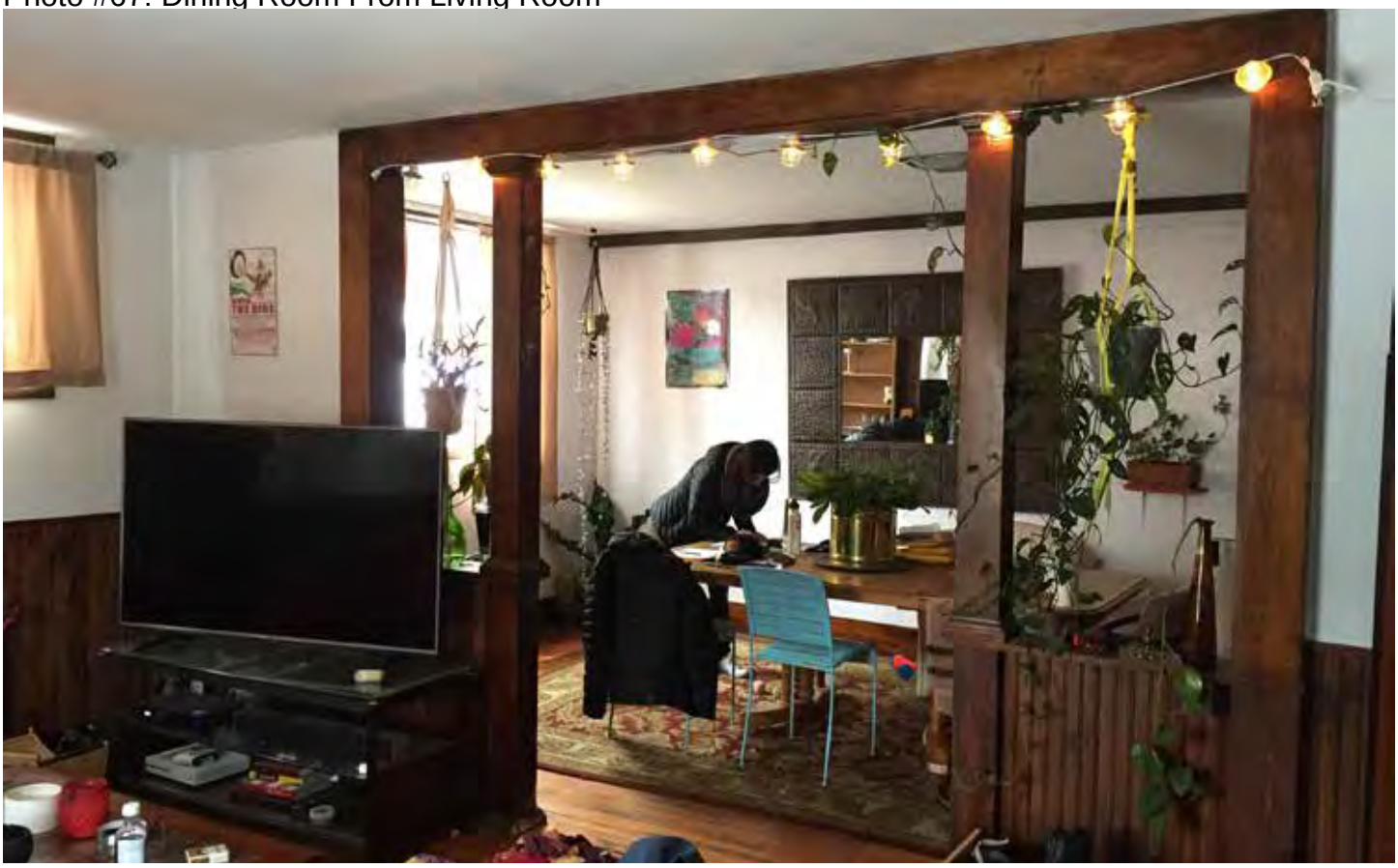


Photos: Interior - Main Level

Photo #66: Living Room



Photo #67: Dining Room From Living Room



Photos: Interior - Main Level

Photo #68: Dining Room

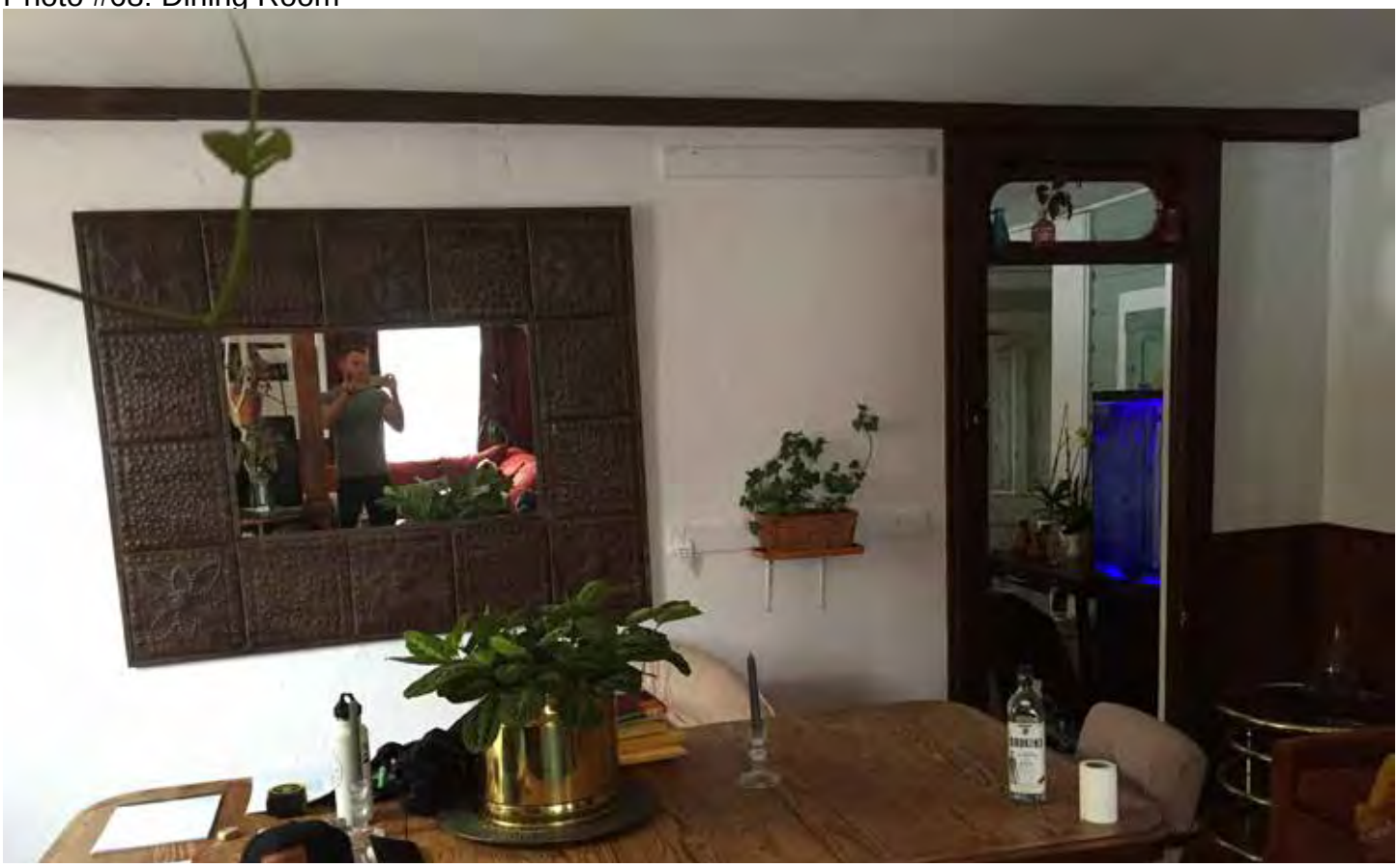
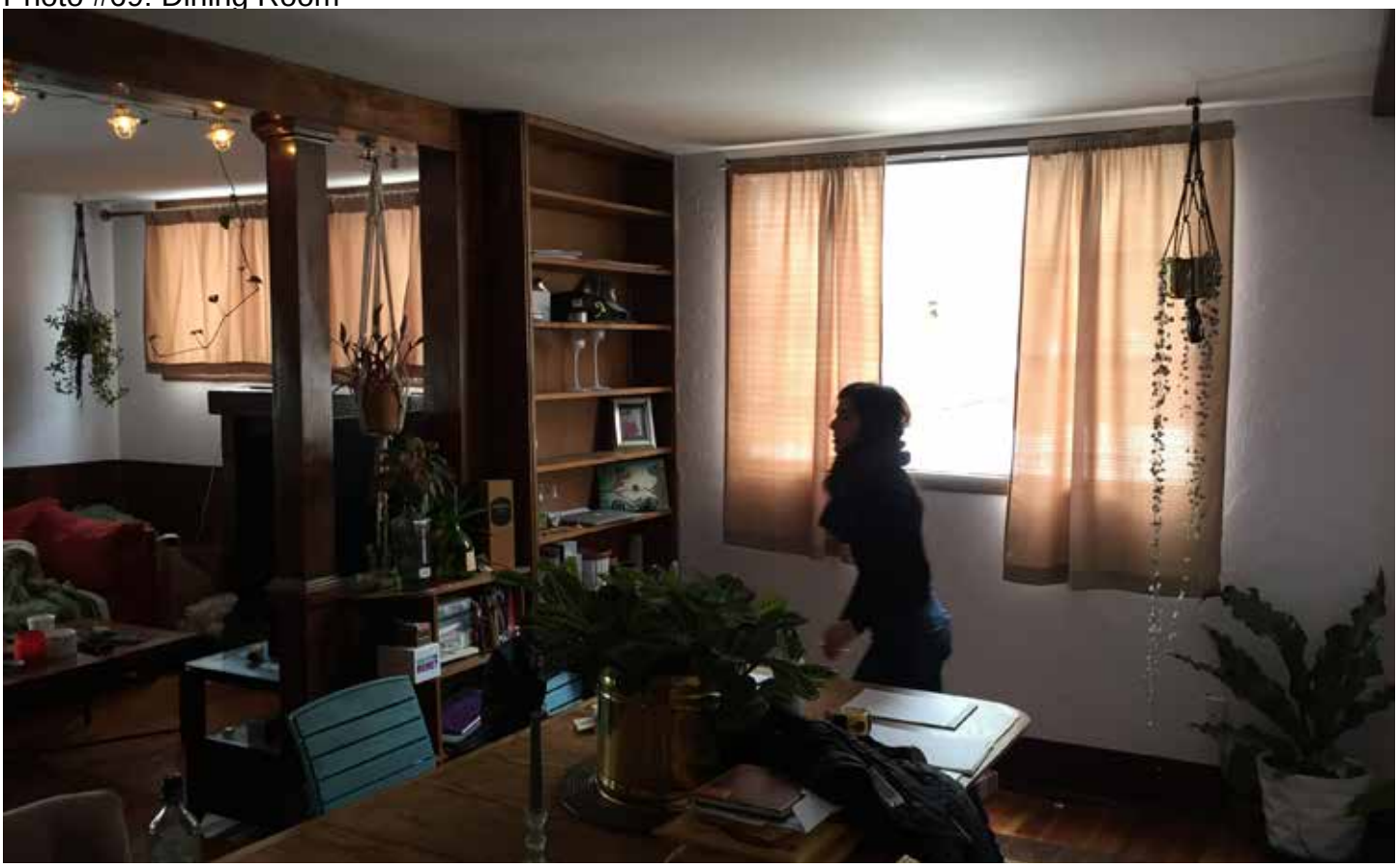


Photo #69: Dining Room



Photos: Interior - Main Level

Photo #70: Kitchen

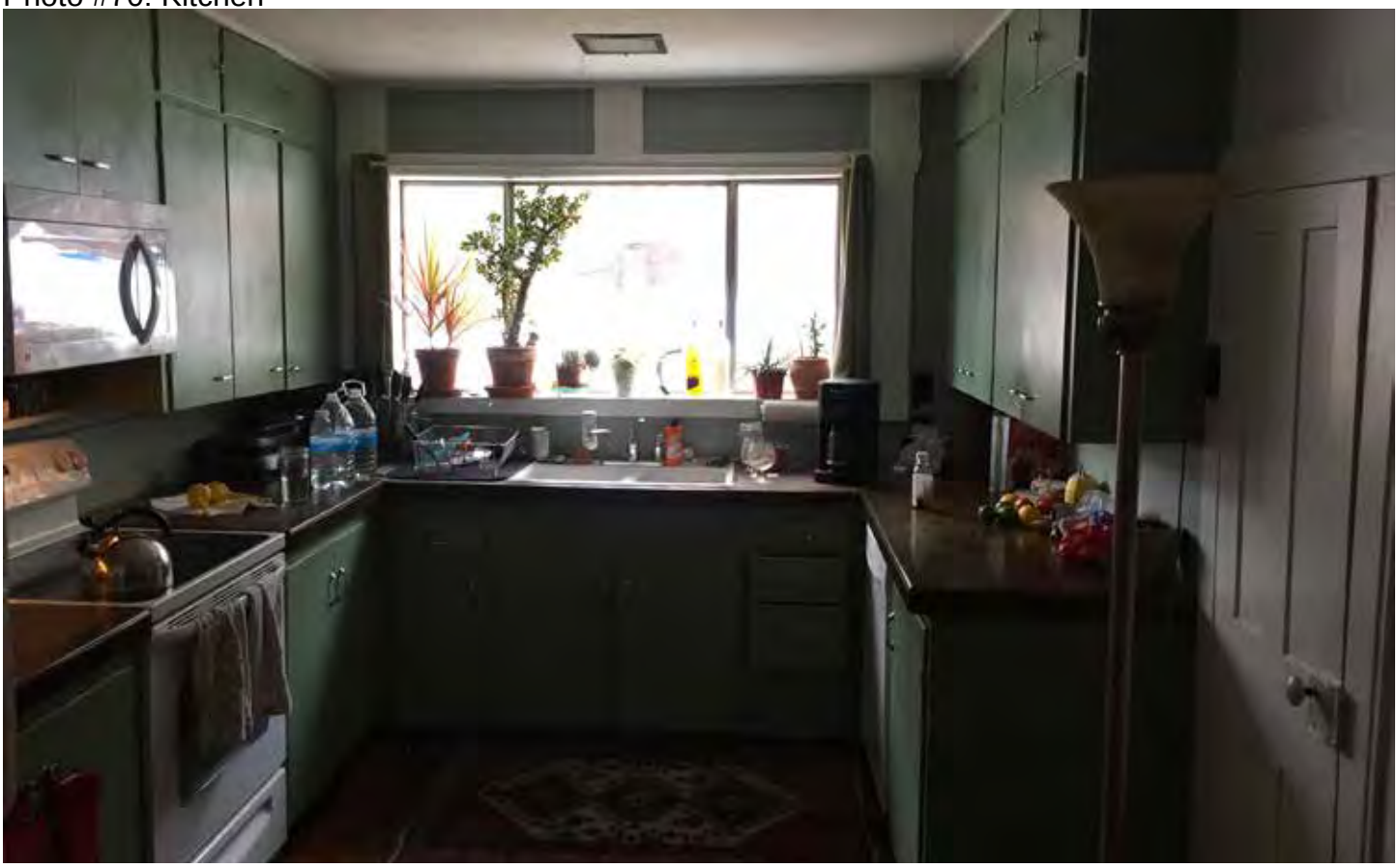


Photo #71: Kitchen



Photos: Interior - Main Level

Photo #72: Bedroom 1

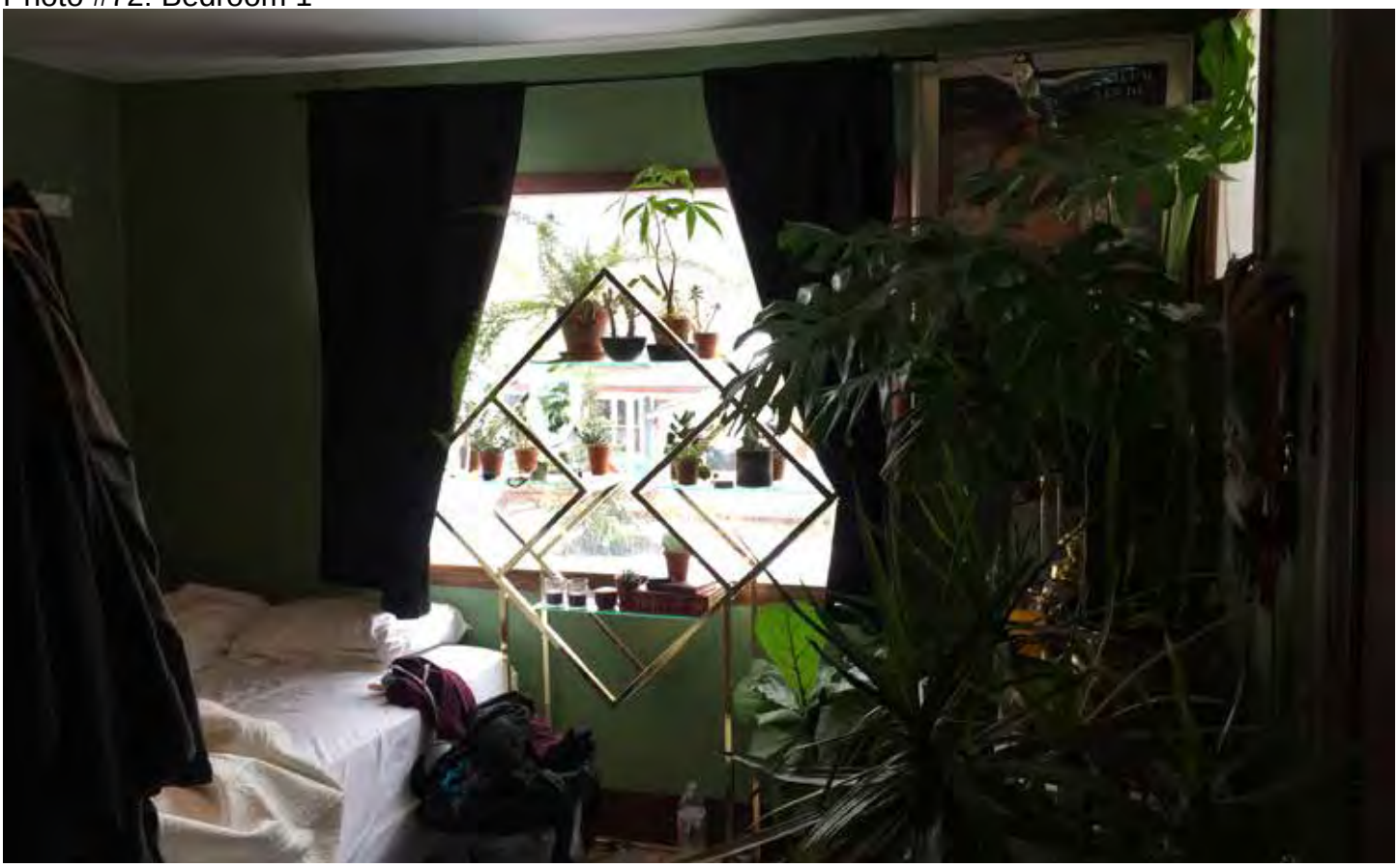


Photo #73: Bedroom 1



Photos: Interior - Main Level

Photo #74: Bathroom



Photo #75: Bathroom



Photo #76: Bathroom



Photo #77: Bathroom



Photos: Interior - Main Level

Photo #78: Bedroom 2



Photo #79: Bedroom 2



Photos: Interior - Main Level

Photo #80: Bedroom 3

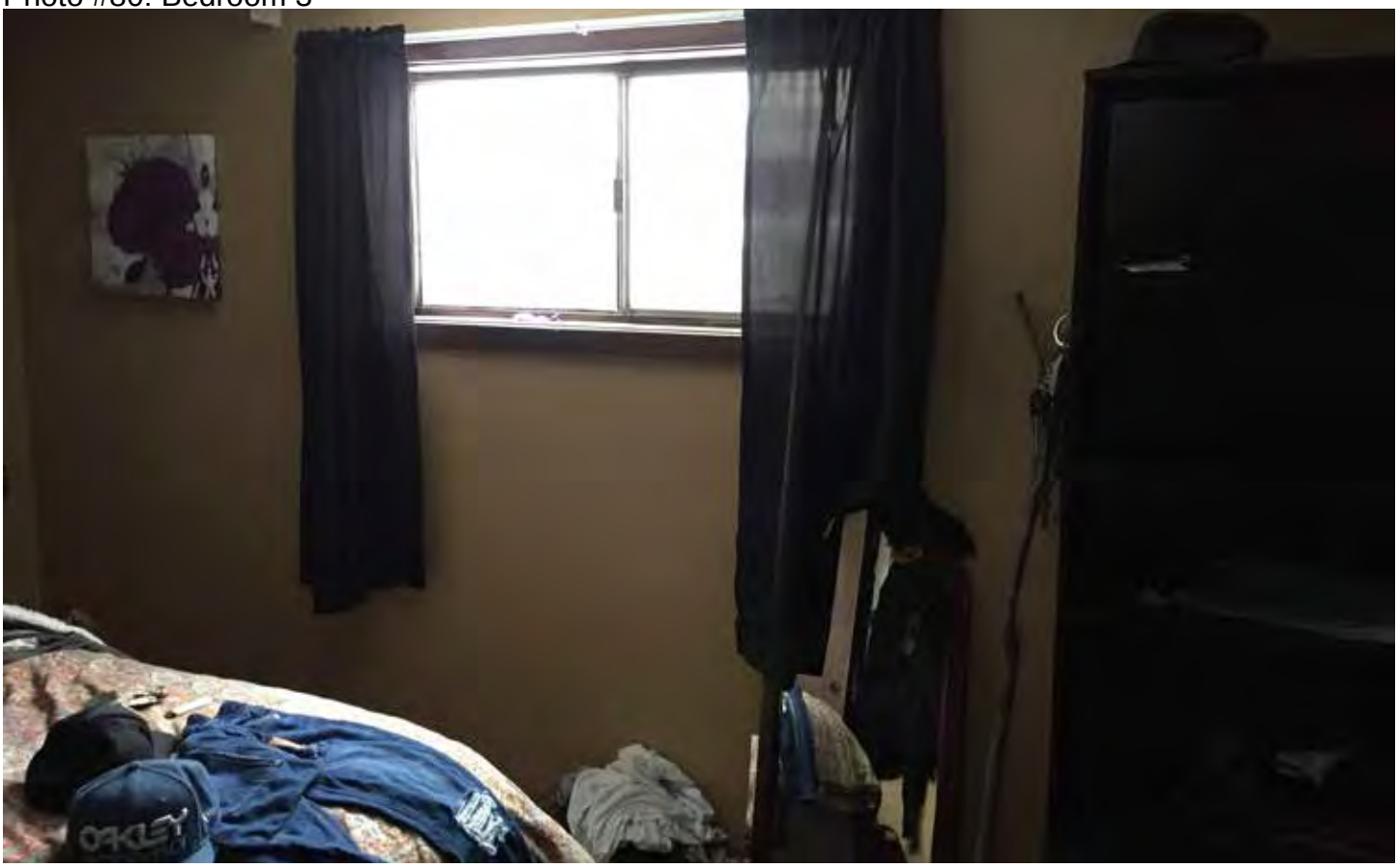


Photo #81: Bedroom 3



Photos: Interior - Main Level

Photo #82: Coal Room



Photo #83: Coal Room



Photo #84: Coal Room



Photos: Interior - Main Level

Photo #85: Storage Room



Photo #86: Storage Room



Photo #87: Bathroom/Laundry Room



Photo #88: Bathroom/Laundry Room



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1003 NORFOLK AVE *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* SA-164

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

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☑ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☐ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☑ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular style No. Stories: 1

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

Number of associated outbuildings and/or structures: ☑ accessory building(s), # __1__; ☐ structure(s), # _____.

General Condition of Exterior Materials:

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

☑ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

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

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

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1904[1]

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

[1] Summit County Recorder.

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

6 PHOTOS

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

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

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

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

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







HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: **William S. Wright House**

Address: **1003 Norfolk Avenue** *Twnshp Range Section*:

City, County: **Park City, Summit, Utah** *UTM:*

Current Owner Name: **1003 Norfolk LLC** *USGS Map Name & Date:* **Park City West**

Current Owner Address: **PO Box 113** **Quad/2011**

Park City, UT 84060-0113 *Tax Number:* **SA-164**

Legal Description (include acreage): **LOTS 1 & 2 BLK 16 SNYDERS ADDITION TO PARK CITY PWD-333 SWD-539 1314-598 2064-024-030-035; 0.09 AC**

2 STATUS/USE

Property Category	*Evaluation*	*Use*
_**x** *building(s)*	_**x** *eligible/contributing*	*Original Use:* **single dwelling**
___ *structure*	___ *ineligible/non-contributing*	
___ *site*	___ *out-of-period*	*Current Use:* **single dwelling**
___ *object*		

3 DOCUMENTATION

Photos: Dates
_**x** *digital:* **Nov. 2013 (4)**
_**x** *prints:* **2006 (2), 1995**
___ *historic:*

Drawings and Plans
___ *measured floor plans*
___ *site sketch map*
___ *Historic American Bldg. Survey*
___ *original plans available at:*
___ *other:*

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

_**x** *abstract of title*	_**x** *city/county histories*
_**x** *tax card & photo*	___ *personal interviews*
___ *building permit*	___ *USHS History Research Center*
___ *sewer permit*	_**x** *USHS Preservation Files*
_**x** *Sanborn Maps*	___ *USHS Architects File*
___ *obituary index*	___ *LDS Family History Library*
___ *city directories/gazetteers*	_**x** *local library:* **Park City Museum**
_**x** *census records*	___ *university library(ies):*
___ *biographical encyclopedias*	
_**x** *newspapers*	

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski, CRSA Architecture *Date:* October 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **cross-wing type / vernacular style** *No. Stories:* **1**

Foundation Material: **concrete** *Wall Material(s):* **drop-novelty wood siding**

Additions: __*none* **x** *minor* __*major (describe below)* *Alterations:* __*none* **x** *minor* __*major (describe below)*

Number of associated outbuildings **1** *and/or structures* **0**.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1003 Norfolk is a cross-wing type house that has undergone several modifications. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The cross gable roof is sheathed with a standing seam metal and extends to cover the porch. The porch roof is supported by simple square posts with a wood railing between. A brick chimney is visible on the rear of the stem wing and a metal chimney flue on the façade of the cross gable. The house is clad in drop-novelty wood siding, and irregularities in the siding denote alterations and additions. There is a large rectangular fixed window in the front gable end, and there is another fixed pane window next to the front door under the porch. There are more fixed pane windows and a few aluminum slider windows on the south façade. The site has a chain-link fence surrounding the yard, with a concrete walkway leading to the porch. The first addition is covered in a shed roof that extends off the main roof line. The second addition was a large gabled addition to the rear; and is just visible over the ridge of the cross gable. The final addition is covered in a shed roof. The resources are not available to determine when these additions were made, but the first addition may have been completed prior to the 1907 Sanborn map and the remaining additions occurring after the 1941 Sanborn map and before 1995. The overall form and materiality of the building remains intact and the building retains its historic value.

The outbuilding, a garage on the northeast corner of the site, is visible in a 1940s tax photo of the adjacent house. It retains its historic integrity and should be considered as a contributing outbuilding to Park City history.

5 HISTORY

Architect/Builder: **unknown** *Date of Construction:* **c. 1891**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing). (see instructions for details)

__*Agriculture*	__*Economics*	**C** *Industry*	__*Politics/ Government*
C *Architecture*	__*Education*	__*Invention*	__*Religion*
__*Archeology*	__*Engineering*	__*Landscape Architecture*	__*Science*
__*Art*	__*Entertainment/ Recreation*	__*Law*	__*Social History*
__*Commerce*	__*Ethnic Heritage*	__*Literature*	__*Transportation*
__*Communications*	__*Exploration/ Settlement*	__*Maritime History*	**C** *Other:* **Mining**
__*Community Planning & Development*	__*Health/Medicine*	__*Military*	
__*Conservation*		__*Performing Arts*	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house was built prior to the 1900 Sanborn Map of Park City, probably around the time William S. Wright bought the land from the Park City Townsite Company in 1891. Born in 1835, Wright was a native of Scotland who immigrated to the U.S. in the 1850s. He moved to Utah in 1861, then went to California in 1863 and worked in the famous Comstock Mine in Virginia City, Nevada, before returning to Utah in 1870. At first he worked at the Alta mines in Little Cottonwood Canyon, then settled permanently in Park City in 1872 as an employee of the Ontario Mine. Wright would work the rest of his career in the Park City mines, retiring around 1907. He died suddenly in Park City on March 8, 1914, at the age of seventy-eight.

William D. Wright, son of William S., inherited the house from his father. Born in Park City in 1881, William, Jr. married Dessa Goold (b. 9/29/1890) in Salt Lake City in 1921. Dessa and William would own 1003 Norfolk until 1946, when it was sold to Charles and Eva Grose. William D. Wright died in Weber County, Utah, in 1960. Dessa passed away in 1976 and was buried in a family plat in Ogden, Utah.

Charles K. Grose was a lifelong Park City resident, born in the city in 1905, working in the Silver King Mill and United Park City Mines, and passing away in 2008, just six days prior to his 103rd birthday. He married Eva Zenger in the Salt Lake City

LDS Temple in 1929. Eva had been born in Midway, Utah, in 1909. She passed away in Salt Lake City in 2004. The Groses are buried in Midway, Utah.

The house at 1003 Norfolk is currently owned by 1003 Norfolk LLC; it was sold as a part of the Eva Grose estate in 2010 after being owned by the family for sixty-four years.



1003 Norfolk Avenue. Southeast oblique. November 2013.



1003 Norfolk Avenue. Southwest oblique. November 2013.



1003 Norfolk Avenue. East elevation. November 2013.



1003 Norfolk Avenue (outbuilding at right). Northeast oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1003 Norfolk Avenue
City: Park City, UT
Current Owner: 1003 Norfolk LLC
Address: (see historic site form for address)

Tax Number: SA-164
Legal Description (include acreage): SA BK16 L1&L2 (see historic site form for complete legal description)

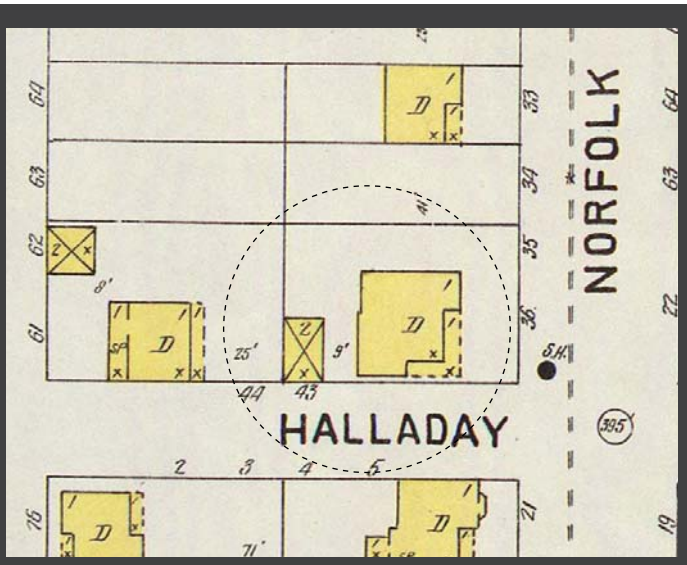
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-32]
6/5/1891	D.C. & H.M. McLaughlin	Wm. S. Wright	W		"1,2,3"
12/16/1929	William D. Wright	Dessa V. Wright, his wife	W.D.		"1,2" [rest of form]
5/17/1946	Dessa V. Wright, et al	Charles K. & Eva L. Grose	W.D.		
12/30/2010	Dee L. & Max K. Grose (suc. tr.)	Enterprises West LLC	W.D.		[Estate of Eva L. Grose]
12/21/2012	Enterprises West LLC	1003 Norfolk LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

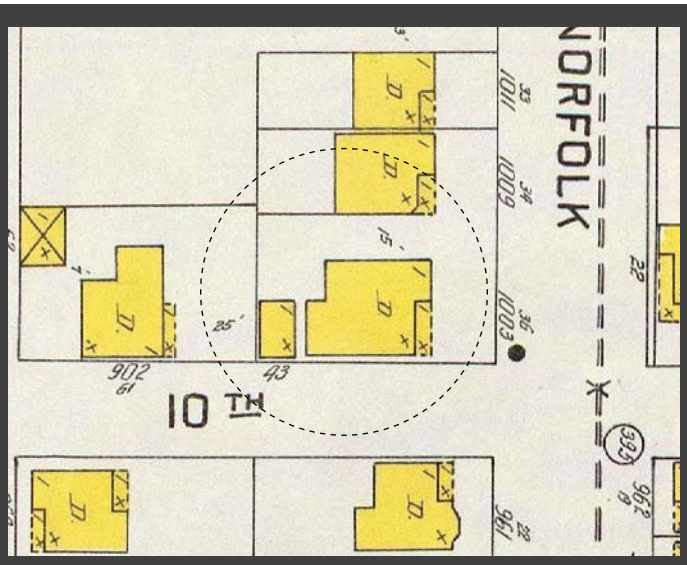
Date: 5/8/2014

(outside of 1889 map boundary)

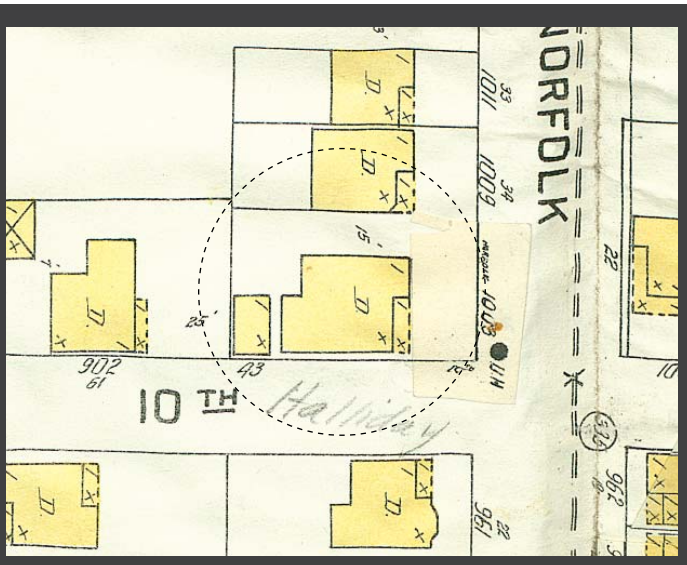
1889



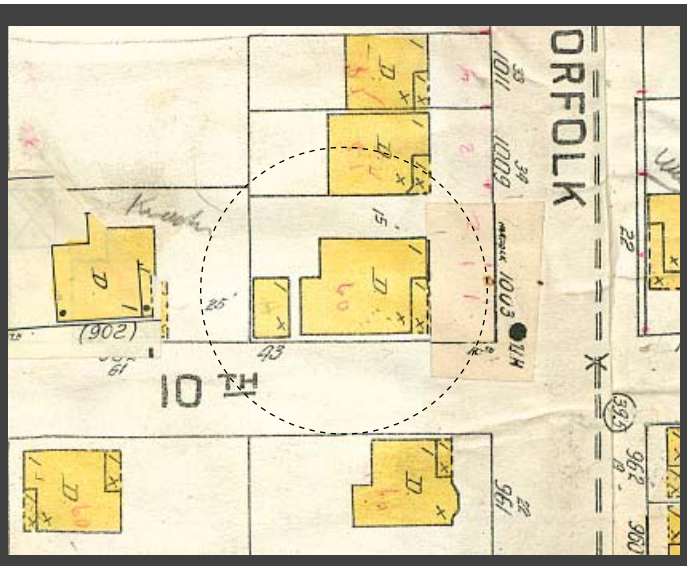
1900



1907



1929



1941



1009 Norfolk Avenue (1003 Norfolk outbuilding on left) c. 1941 (Summit County)

William S. Wright Suddenly Summoned

Another pioneer of Park City, and a familiar and beloved citizen of this community passed to his reward Sunday last. This time it was W. S. Wright, who for forty-two years had resided in our midst. His cordial greeting and genial smile will be missed by the scores of friends who knew and admired the grand old man.

A week ago last Friday Mr. Wright was enjoying his usual good health and on that day to his close friends he told what his plans were for the coming summer, expressing himself regarding certain investments, recently made, and optimistically dwelling upon the bright future for his home town. That day, however, the old gentleman had the misfortune to slip on the icy walk, resulting in a fractured rib. The mishap caused him considerable pain, but after being attended to by the family physician, rested quite comfortably and seemed to be getting along nicely. Sunday afternoon he was stricken with a severe chill, acute pneumonia set in, and almost before medical aid could be secured he passed away.

In the death of Mr. Wright, Park City loses a good man and a good citizen. For the past seven years he had lived a retired life. Scarcely a day passed but what he was up town conversing with his friends. He was of a quiet, kindly disposition, with always a kind word to those addressed, and a hearty hand-clasp for friends. He will be sadly missed from his accustomed haunts, and his removal from his home circle will be sincerely grieved by his loved ones, for he was a most devoted husband and fond father. To the bereaved widow, sons and daughter, his aged sister and other relatives, sincere sympathy is extended in their hour of trial.

William S. Wright was born in Baellieston, Lanarkshire, Scotland, on August 4, 1835, he being in his seventy-ninth year at the time of his death. He came to America when eighteen years of age, living in Maryland, Illinois and Kentucky. In 1861 he came to Utah by ox team; going on to California in 1863. In 1865 he was in Virginia City working in the famous Comstock mine. He returned to Utah in 1870, going to Alta and working at the Prince of Wales mine. In 1872 Mr. Wright came to Park City, going to work at the Ontario mine and for thirty-two years was in the employ of that company.

Besides his widow, Mrs. Jennet Wright, deceased is survived by one daughter and two sons, Mrs. John A. Buck, William D. and Charles S. Wright, all residents of the Park. He also leaves a sister, Mrs. Elizabeth Ross, of Midway, Utah.

Mr. Wright was an old and honored Mason, joining Argenta Lodge, Salt Lake, in 1878, affiliating with Uintah Lodge, No. 7, of this city in 1884.

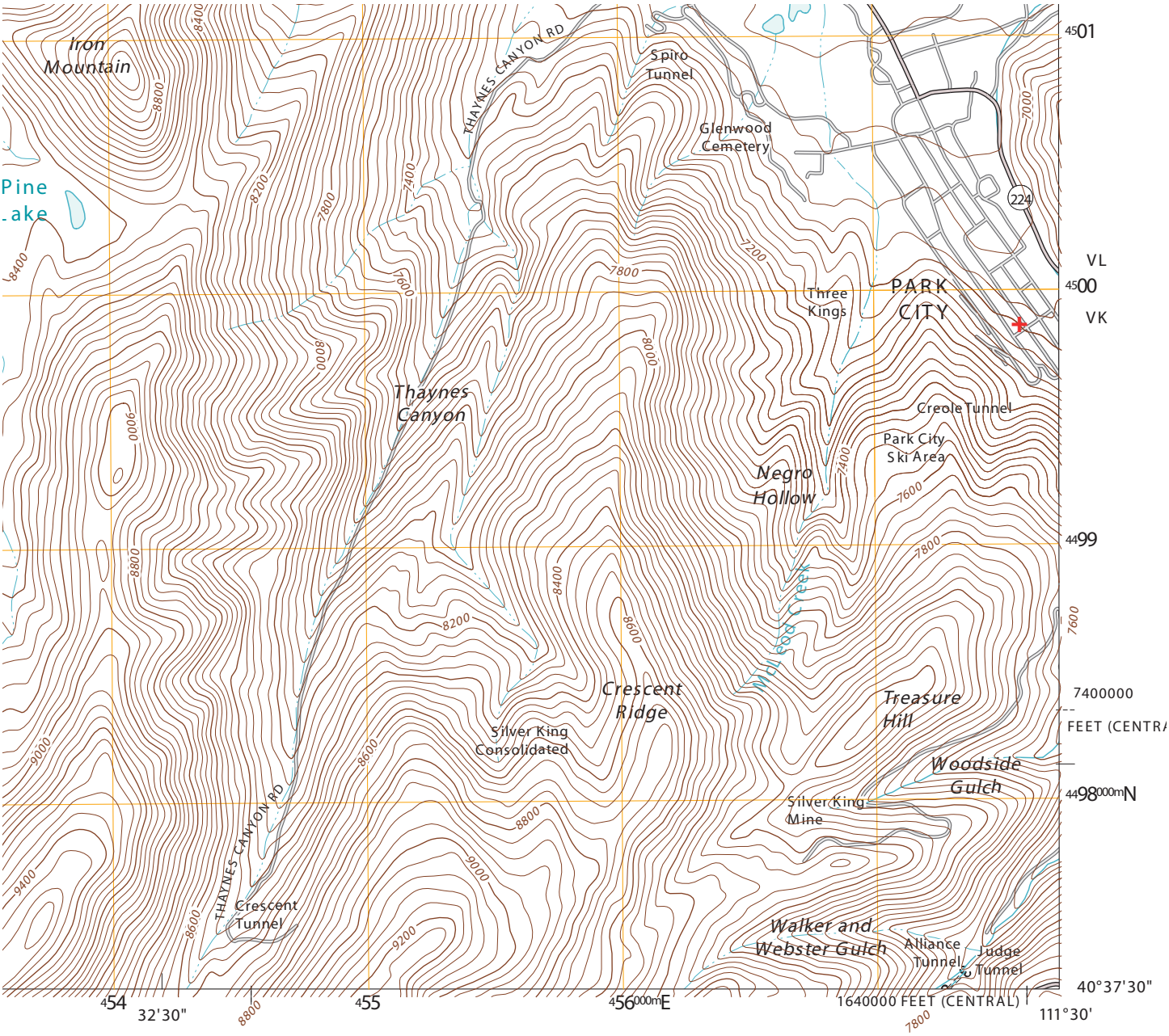
Funeral services were held Thursday afternoon under the auspicies of Uintah Lodge, No. 7, F. & A. M., at Masonic Hall, which was crowded with relatives and friends of the beloved citizen. Rev. C. L. Martin, officiated, euloging the many virtues of the deceased, and conveying comforting words of sympathy to those left to mourn.

As a mark of respect for the deceased, nearly all the business houses of the city closed during the funeral services.

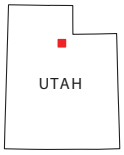
The pall bearers were, John Kelly, Sherman Fargo, R. W. Macdonald, James Bennie, James Murdock, Barney Riley, George W. Wilkinson, sr., Anell Johnson and H. M. Swan.

Outside relatives and friends who came to attend the funeral were Mrs. G. E. Williams, Mrs. Ellen Higby, Mr. I. G. Robertson, of Blackfoot, Idaho, Mrs. H. T. Davidson and son, Emery Davidson, of Millbourne, Wyoming, Mr. and Mrs. Rob Ross, Midway, Utah, James D. Murdock, George Wilkinson, Fred Davis, Jake Oliner, Salt Lake.

Park Record, 3/14/1914



2
2000
1
9000 10000



QUADRANGLE LOCATION

Mountain Dell	Big Dutch Hollow	Wanship
Mount Aire	Park City West	Park City East
Dromedary Peak	Brighton	Heber City

ADJOINING 7.5' QUADRANGLES

ROAD CLASSIFICATION

Interstate Route	State Route
US Route	Local Road
Ramp	4WD

Interstate Route · US Route · State Route

FS Primary Route · FS Passenger Route · FS High Clearance Route

Check with local Forest Service unit
for current travel conditions and restrictions.

PARK CITY WEST, UT

2011

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

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Planning Department

November 1, 2023

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Gary Bush

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	1003 Norfolk Avenue
Zoning District:	Historic Residential – 1
Application:	Historic District Design Review – Material Deconstruction
Project Number:	PL-23-05845
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 1, 2023
Project Summary:	The Applicant Seeks Approval for Material Deconstruction for a Portion of a Landmark Historic Structure to Facilitate the Construction of a Rear Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for 1003 Norfolk Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 1003 Norfolk Avenue in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Landmark Historic Site on Park City's Historic Sites Inventory.
3. The Property is also known as Lot 1 of the 1003 Norfolk Avenue Amended Plat.
4. Development on this Site has spanned across three of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the

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Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

5. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one-story T/L Cross-wing cottage style house with a single-story L-shaped front porch and footprint to the south-west corner of the T cottage.
6. The 1907 Sanborn Fire Insurance Map shows an addition to the west which brought the footprint closer to the accessory structure on site and enclosed the southern-side of the L-shaped porch.
7. A series of non-historic additions took place after the 1941 Sanborn Fire Insurance Map, including a gambrel roof overbuild that can be seen protruding from the historic ridgeline.
8. On November 1, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application.
9. The Historic Preservation Board approved Material Deconstruction at 1003 Norfolk on February 3, 2021.
10. The Applicant obtained Historic District Design Review approval from the Planning Director on April 7, 2022.
11. This approval expired on April 7, 2023.The Applicant did not seek an extension prior to expiration of the approval.
12. On September 5, 2023, the Applicant submitted a new HDDR application with the same proposal.

Conclusions of Law

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

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board November 1, 2023 approval for the Material Deconstruction of the 1907 addition and the siding enclosing a portion of the original L-shaped front porch. Any changes, modifications, or deviations from the approved Material Deconstruction 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.

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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 applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.
6. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
9. 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.
10. The form and pitch of the 1900 roof shall be preserved and maintained.
11. The Applicant shall provide to the Planning Department a determination of the existing historic windows detailing their operability and salvageability prior to proceeding to the Historic District Design Review public hearing.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

DocuSigned by:
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Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner

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HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH

RE: MATERIAL DECONSTRUCTION DETERMINATION

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

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

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

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

Findings of Fact

1. The property is located at 1003 Norfolk Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Landmark on the Historic Sites Inventory.
3. The legal description of the property is Lots 1 & 2 Block 16 Snyder's Addition to Park City. SA-164.
4. On November 1, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application for the property at 1003 Norfolk Avenue.
5. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
6. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one-story T/L Cross-wing cottage style house with a single-story L-shaped front porch and footprint to the south-west corner of the T cottage.
7. The 1907 Sanborn map shows an addition to the west which brought the footprint closer to the accessory structure on site and enclosed the southern-side of the L-shaped porch.
8. A series of non-historic additions took place after the 1941 Sanborn map, including a gabrel-roof overbuild that can be seen protruding from the historic ridgeline.

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9. The circ.1941 tax assessment photograph of this property is unavailable. There are no known historic photographs of this property at the time of writing this report.
10. The proposed Material Deconstruction for the restoration of the circ. 1900 footprint has been reviewed for compliance with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:

A. Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
    - *Complies; the site will continue to be used as a single-family dwelling and the distinctive features are proposed to be restored.*

2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
    - *Complies; the additions to the building are proposed to be removed for the restoration of the original circ. 1900 historic footprint.*

3. The historic exterior features of a building should be retained and preserved.
    - *Complies; the historic exterior features are proposed to be restored to the circ. 1900 historic footprint.*

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
    - *Complies; the applicant is not proposing removal of any distinctive materials, components, finishes or examples of craftsmanship.*

5. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
    - *Complies; per the submitted Historic Preservation Plan, the applicant proposes to repair rather than replace all deteriorated or damaged historic features and elements.*

6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
    - *Complies; the proposed restoration includes restoring incompatible windows to those that would have been seen in the proposed 1900 restoration period.*

7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
    - *Complies; the applicant has not proposed to introduce architectural elements or details.*

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
    - *Complies; the applicant is not proposing to use any treatments that cause known damage to historic materials.*

9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the

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historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.

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

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

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

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

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

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

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(8) In-line additions shall be avoided.

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

b. Transitional Elements

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

Conclusions of Law

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

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board February 3, 2021 for the Material Deconstruction of the Historic foundation for the construction of the basement addition. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
5. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

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

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

Regards,

DocuSigned by:
Randy Scott
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2/8/2021

Randy Scott
Historic Preservation Board Chair

CC: Caitlyn Barhorst, Historic Preservation Planner

American Heritage™
Window Rebuilders
Innovative Restoration and Thermal Upgrading

46 East Herbert Avenue • Salt Lake City, Utah 84111

To whom it may concern,

We write on behalf of builder, Gary Bush Builder@bush.us.com

American Heritage Window have been fenestermaking for historic applications with 30 of Landmark compliance in Salt Lake.

After looking at the existing windows at 1003 Norfolk ave in Park City, it is clear to me that the existing windows which are aluminum sliders and non operable picture windows are not the original windows.

It is my opinion that the original windows were probably wood double hung windows. AHWR is able to fabricate new historically accurate jambs and sash to accommodate the existing openings and contemporary energy standards.

Sincerely,

Emoli Kearns

Emoli and Phil Kearns
Owners, Project Management
American Heritage Window Rebuilders
46 East Herbert Ave.
Salt Lake City, Utah 84111
Office: 801-359-6639
Cell: 801-651-1781, 801-548-6939
Fax:801-323-9055
american.heritage.windows@gmail.com

January 30, 2025

Park City Municipal Corporation
443 Marsac Avenue
Park City, Utah

Attn: Meredith Covey, Planner

Re: Modification Application
1003 Norfolk Avenue
1907 Footprint

Dear Meredith,

Our original Historic Preservation Board approval for material deconstruction stipulated the 1900 building footprint. There was some confusion on my part at the time. It is the 1907 footprint that we wanted to use. This discrepancy went unnoticed until the final review prior to the scheduling of the final action meeting.

We are asking the board to allow us to move forward utilizing the 1907 footprint as the drawings represent.

Please let me know if there are any questions regarding this request.

Sincerely,

Jonathan DeGray

Jonathan DeGray – Architect

614 Main Street , Suite 302
P.O. Box 1674 , Park City , Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com

Historic Preservation Board
Staff Report

Subject: **Material and Opacity Regulations for Residences in Historic Districts**
Application: **PL-25-06407**
Author: **Elissa Martin, Planning Project Manager**
Date: **March 5, 2025**
Type of Item: **Land Management Code Amendment**

Recommendation

(I) Review the proposed Land Management Code Amendments that:

- Remove the requirement for new residential buildings in the Historic District to be painted opaque,
- Create a process for establishing a list of non-historic materials that may be used on non-historic Structures and additions to Historic Structures that is reviewed and approved by the Historic Preservation Board,

(II) conduct a public hearing, and (III) consider forwarding a positive recommendation for the Planning Commission's consideration on April 23, 2025, based on the draft ordinance (Exhibit A).

Description

Applicant:	Planning Department
Location:	All Residences in the Historic Districts
Zoning District:	Historic Residential Low Density, Historic Residential-1, Historic Residential-2, Historic Residential Medium Density
Reason for Review:	The Historic Preservation Board reviews and makes recommendations to Planning Commission and City Council regarding Land Management Code Amendments.[1]

HPB Historic Preservation Board
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

In response to community members who own property in the Historic Districts, and design professionals who work on projects in the Historic Districts, the Historic Preservation Board (HPB) considered the pros and cons of allowing more flexibility in the use of non-

[1] LMC § 15-11-11

historic materials and opacity regulations for non-historic Structures, at several meetings over the past year and a half. On February 5, 2025, the HPB provided direction to Planning staff to draft Land Management Code (LMC) amendments to remove the opacity requirement for non-historic Structures in the Historic Districts and establish a method for vetting various non-historic materials proposed for non-historic Structures and additions to Historic Structures in the Historic Districts.

At the February 5, 2025 HPB work session, the HPB was unanimously in support of allowing more flexibility in the use of non-historic materials for non-historic Structures and additions to Historic Structures for the following reasons:

1) Certain non-historic materials and various wood finishes can be compatible and complimentary to the Historic District and Historic Structures, by providing differentiation to distinguish old from new.
2) The Historic District Regulations for new residential infill, which require buildings to be compatible with Historic Structures through massing, roof form, building height and volume ensure the overall character of the Historic Districts is maintained.
3) Flexibility in materials and opacity for new residential infill allows for creativity and innovation in design, which provides interest and a sense of uniqueness, whereas overly restrictive standards can result in a monotonous, unimaginative and characterless pattern of development.

Background

In November of 2022, SWCA provided a technical memorandum (Opacity Memo) on paint and stain regulations for the Historic Districts. The Opacity Memo concludes wood in Historic Districts should be painted opaque for main structures, but rustic, bare wood may be appropriate for accessory buildings (Exhibit B).

The Board reviewed the Opacity Memo and discussed potential updates to the LMC related to materials and opacity requirements for residential development in Historic Districts at the following meetings:

- June 7, 2023 (Packet, Item 6.B; Minutes, p. 13)
- December 6, 2023 (Packet, Item 6.C; Minutes, p. 10)
- April 3, 2024 (Packet, Item 7.A; Minutes, p. 7)
- February 5, 2025 (Packet, Item 8.A; Audio)

During the December 6, 2023 meeting, the HPB was presented with amendments to the Historic District Regulations, including the removal of the opacity requirement for new residential infill. The Board concluded that more information was needed on what materials should be allowed to have a non-opaque finish and thus opted to address the finishes and materials amendment at a future date.

Throughout past discussions, the HPB's direction has been clear regarding Historic Structures: Regulations for Historic Structures should remain – Historic materials should be preserved and repaired with wood painted opaque. However, for non-historic

Structures, the HPB was interested in exploring options for flexibility in the opacity requirement and the use of non-historic materials.

Focus Group Discussion – January 2025

Staff conducted a Focus Group on January 24, 2025, consisting of several design professionals, to discuss potential materials that may be compatible in the Historic Districts and opacity for new residential infill and additions in the Historic Districts. Recommendations include:

- Clarifying that opacity is for Historic siding, and not necessarily for doors.
- Allowing for more fire-resistant materials like fiber cement and metal.
- Considering Shou Sugi Ban – charred wood that creates a dark and textured surface.
- Considering acetylated wood (pickled wood) – wood with a washed-out appearance that showcases its natural grain.
- Considering PVC composite products.
- Allowing products to be in their natural state – for example, do not require wood grain on non-wood products.
- Updating sustainability criteria to consider cradle-to-grave for materials, and not just the content of the materials.
- Considering a Blue Ribbon Committee or other review panel of design professionals to help staff and the historic preservation consultant create a list of allowable materials that is updated regularly for consistency, to reflect the most up-to-date materials, and to streamline the review process.

During the February 5, 2025 work session, the HPB reached consensus that there should be no opacity requirement for additions and new residential infill in Historic Districts. The Board also agreed that an Advisory Committee should be formed to help guide staff and the HPB to create a list of acceptable new materials that could be updated regularly to reflect the most up-to-date materials.

Analysis

Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15B is to maintain the character with compatible infill development and additions. Community Planning Strategy 15.4 is to annually review the regulations for Historic Districts to maintain regulatory consistency. The LMC implements the goals and policies of the General Plan, in part to protect and enhance the City's Historic Character.

The General Plan describes Historic District compatibility as the relationship between new additions, infill, and existing Historic Structures including texture, material, and architectural style. "While new construction and additions should complement existing [Historic Structures], they must also be seen as a product of their own time. Compatibility does not mean that new infill or additions must duplicate existing structures."

The Historic District regulations are enacted in part to:

- Meet the needs of various interests in the community by providing guidance on the suitability and architectural compatibility of proposed projects, while allowing for reasonable changes to buildings to meet current needs.
- Provide guidance on projects sympathetic to the unique architectural and cultural qualities of Park City.
- Offer a framework for evaluating projects to ensure decisions are not arbitrary or based on personal taste.
- Afford residents the benefit of knowing what to expect when a project is proposed in their neighborhood.[2]

(I) Historic District Regulations emphasize compatibility with form ensuring that new residential infill shares fundamental similarities with Historic buildings; therefore, flexibility in the use of certain approved non-historic materials and finishes used on non-historic Structures will not diminish compatibility but rather, complement Historic Structures and provide differentiation between new and old.

Most homes in the Historic Districts are not Historic Sites. There are roughly 405 Historic Sites listed on Park City's Historic Sites Inventory[3] (residential and commercial properties), and there are roughly 1,112 non-historic residential properties in the Historic Districts. To preserve the character of Old Town, it is critical to ensure non-historic Structures are designed to maintain the pattern of form of mining era Structures. The Historic Zoning District requirements along with the Historic District Design Regulations, in place currently, provide effective standards related to a building's form (massing, volume, roof pitch, etc.) and Lot and Site characteristics, to ensure new residential infill and additions maintain the Historic Character of Park City's Historic Districts.

The Historic Residential-1, Historic Residential-2 and Historic Residential Low Density Zoning Districts encompass the majority of residential buildings in Historic Districts and require new construction to be compatible with Historic Sites in the following ways:

1) Lot Size and width is regulated to be within a minimum and maximum area, in keeping with traditional historic Lots.
2) Building Pad, Setbacks, and Building Footprint regulate the size and location of a Structure to be consistent with Historic Sites.
3) Building Height and the way a Building steps with the sloping grade in the Historic District is regulated to be compatible with Historic Sites.
4) The Contributing Roof Form for all new construction (including additions) must have a roof pitch between 7:12 and 12:12,[4] which echoes the roof form of Historic residential Structures. [5]

[2] LMC § 15-13-1
[3] LMC § 15-11-10
[4] LMC § 15-2.2-5
[5] LMC Chapters 15-2.1, 15-2.2, 15-2.3

LMC § 15-13-2 Regulations for Historic Residential Sites – General Compatibility standards for additions emphasize compatibility with *form* over material:

For additions to Historic Sites, the Historic District regulations are not as strict as for new residential construction on a non-historic site. The code emphasizes that additions should be designed to be compatible with a Historic Structure's form, massing, scale, fenestration patterns and proportions. Additions are to be designed as "a contemporary interpretation of the historic structure's architecture style. The addition shall not be designed to contrast starkly with the historic structure" and "an addition shall not be designed to be an exact copy of the existing style." The code further emphasizes those aspects of design related to form:

- *The **volume** of the addition shall be broken into modules that reflect the **scale** of those components seen on the historic structure*.
- *Building Components and materials used on additions shall be **similar in scale and size** to those found on the historic building.*
- *Window **shapes, patterns and proportions** found on the historic building should be reflected in the new addition.*
- *Windows, doors and other openings shall be of **sizes and proportions** similar to those found on nearby historic structures*
- *The **solid-to-void relationship** and detailing of an addition shall be compatible with the historic structure.*

While the regulations for additions are effective in terms of ensuring overall form is emulated throughout the Historic Districts, the Historic District Design Regulations do not provide specificity on which non-historic materials may be used for additions, or a process by which new materials may be approved. The Universal regulations for Historic Sites require:

> *New construction should be differentiated from the historic structure while also maintaining **compatibility with the historic structure in materials**, features, size, scale and proportion, and massing to protect the integrity of the historic structure."*[6]

To provide staff and the HPB with guidance on the compatibility of certain materials, the HPB proposes creating a Master List of Non-Historic Materials and Finishes that is vetted by an Advisory Committee and updated on a regular basis (See Analysis Section III below for additional details on the potential new process).

To provide clarity on the use of new or non-historic materials for additions, a minor amendment to LMC § 15-13-2(B)(4)(c), regulations for 'Additions to Primary Structures' – 'General Compatibility' is proposed:

(6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. Non-historic Materials approved

[6] LMC § 15-13-2(A)(9)

in the Master List of Non-Historic Materials and Finishes on file with the Planning Department may be used on additions.

While LMC § 15-13-8 Regulations for New Residential Infill Construction also emphasize compatibility with *form* over material, the standards for materials used in new residential construction are more restrictive than for additions to Historic Structures.

The Universal Regulations for new infill residential buildings emphasize design that **does not imitate** but that reinforces **existing rhythms and patterns**. Rhythms and patterns are primarily seen through building form, massing, volume and scale, as opposed to material.

- Simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.
- New infill residential buildings shall not directly imitate existing historic structures in Park City.
- New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing.
- The massing shall be further broken up into volumes that reflect the original massing of historic buildings.
- Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape.
- Lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape.

Subsection (4) of the Specific Regulations addresses Materials for new residential infill.

> *The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches.*

The code prohibits synthetic materials unless they meet certain criteria for sustainability and compatibility and the applicant provides a sample to the Planning Department for approval[7]. The proposed amendments to the code would allow for the creation of a Master List of Non-Historic Materials and Finishes compiled and updated each year for review and approval by the Historic Preservation Board. (See Analysis Section III below for additional details on this new process.)

Proposed amendment to LMC § 15-13-8(4)(d):

(4)d. New, non-historic building Materials such as various types of metal and synthetic building materials, such as fiber cement or ~~[plastic wood]~~ composite siding, shingles, and trim may be considered if approved in the Master List of

[7] LMC § 15-13-8(A)

Non-Historic Materials and Finishes on file with the Planning Department. [~~shall not be used unless~~

~~(1) The materials are made of a minimum of 50% recycled and/or reclaimed material.~~

~~(2)~~ The ~~applicant can demonstrate that use of the materials will not diminish the historic character of the Streetscape or character area by providing a sample of the material to the Planning Department for approval.]~~

e. ~~[If]~~ Non-historic materials approved on the Master List of Non-Historic Materials and Finishes [~~are proposed, the synthetic material~~] shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns.

(II) New Residential Infill Structures that are not painted opaque are compatible with the Historic Districts and can complement Historic Structures by providing differentiation between new Structures and Historic Structures.

Pursuant to LMC § 15-13-2, additions to Historic Structures are not required to be painted opaque. However, new residential buildings are subject to the opacity requirement pursuant to LMC § 15-13-8:

Additions

- *Painting an addition a different color than the Historic Structure to differentiate them is encouraged*.[8]

New infill

- *Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.*
- *Rustic, unfinished wood siding is generally not appropriate on homes but may be on accessory structures.*
    - A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

Comparable communities with similar historic districts as Park City allow wood to be finished with a stain or 'pigmented stain'. Telluride's Historic Residential Design Guidelines require that "exterior wood finishes should be painted or stained on primary structures"[9]. In Crested Butte, reclaimed lumber or barn wood is allowed if it is painted or

[8] LMC Section 15-13-6
[9] Telluride Design Guidelines – Historic Residential Chapter

stained.[10] In Aspen, the Historic Preservation Design Guidelines do not explicitly require opacity for new construction; rather the emphasis is on the new construction being compatible with historic character while also being subordinate, deferential, modest, and secondary in comparison to the architectural character of the primary building. For Historic Structures, wood siding that is painted, stained or natural, as appropriate to the style and history of the Structure is allowed.[11]

The below image is an excerpt from Aspen's Design Guidelines, which shows an example of the use of non-opaque wood siding on an addition, to differentiate between the new and the old.



A side and rear addition that uses materials to differentiate between new and old construction.

The HPB unanimously agreed that new infill residential should not be required to be painted opaque, but that some type of finish or treatment should be required, for durability. The proposed amendment to Subsection (5) Paint and Color is as follows:

(5) **Paint and Color**

a. Paint color is not regulated by the Regulations.

b. Original materials such as brick and stone that ~~[was]~~ were historically left unpainted shall not be painted. ~~[Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish].~~

[10] Town of Crested Butte's Design Standards and Guidelines
[11] Aspen HP Design Guidelines

c. Wood siding that is not painted shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for wood finishes and treatments that are compatible with the Historic Districts.

d. Rustic, unfinished wood siding is generally not appropriate on primary Structures [~~houses~~] but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

(III) Staff recommends the creation of a committee to evaluate materials for consideration of a Master List of Non-Historic Materials and Finishes to allow flexibility in the use of materials and finishes for non-historic Structures and additions to Historic Structures while ensuring the integrity of the Historic Districts is preserved.

There are certain materials that are prohibited for use citywide, in all Zoning Districts:

- Thick shake shingles
- Ceramic tiles
- Slump bloc, weeping mortar
- Plastic or vinyl siding
- Used brick
- Synthetic stone products
- Lava rock
- Asphalt
- Plywood
- Aluminum
- Vinyl[12]

No changes to this list of prohibited materials are proposed.

While the above materials remain prohibited, the HPB unanimously agreed that other new and non-historic materials should be allowed for new residential infill and additions through the creation of a Master List of Non-Historic Materials. Allowing new or non-historic materials on non-historic Structures can be an effective way of distinguishing between the old and the new and allows for creativity and interest in home design. Other comparable communities have similar flexibility in their historic design guidelines to allow for new or non-historic materials. The following images are excerpts from Google Maps Street view of Telluride's historic district, where new construction is juxtaposed with Historic Sites:

[12] LMC Section 15-5-5


116 E Columbia Ave
Telluride, Colorado
Google Street View
Nov 2018


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The HPB stresses that any new materials being considered through this new process must meet certain criteria within these three broad categories:

- Durability
- Sustainability
- Compatibility

The current language in the LMC provides baseline criteria for evaluation of new materials and finishes that may be appropriate for new residential infill and additions throughout § 15-13-2 and § 15-13-8 as follows:

- Alternative materials may be used when they:
  - Have a minimum 50-year lifespan
  - Improve energy performance
  - Are climate durable
  - Provide environmental benefit
- Synthetic materials like fiber cement or plastic-wood composite siding may be used:
  - If they contain a minimum of 50% recycled and/or reclaimed material, the material will not diminish the historic character, and they appear similar in appearance and profile to historic siding.
    - "Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns."[13]

[13] LMC Section 15-13-8(B)(4)

- Exterior elements must be of human scale and compatible with neighboring Historic Structures.
- New materials should reflect the character of the Historic District.[14]
- Materials must be compatible in scale, proportion, texture, finish, and color to Historic Structure materials. “The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.”
- Primary siding material “shall appear similar” to those on Historic Structures in the streetscape or character area.

LMC § 15-13-8 (new residential infill), Subsection (11) of the Universal Regulations discusses ‘new materials’, acknowledging that new technology generates alternative materials. The current language references the staff-level ‘Design Review Team’ for vetting new materials. The proposed amendment would replace the Design Review Team with a Non-Historic Materials Advisory Committee charged with making recommendations to the Historic Preservation Board on new or alternative materials to be included in a Master List of Non-Historic Materials and Finishes approved for use on non-historic Structures.

Two new criteria the HPB identified as being important to add to the list in Subsection (11) for judging new materials would be the fire resistance rating of a material, and the environmental impacts of a material through its entire life cycle, from resource extraction, manufacturing, to its eventual disposal or recycling, otherwise known as ‘cradle to grave’ :

(11) New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials ~~[may be reviewed by]~~ and non-historic materials may be used for new infill residential, pursuant to the Master List of Non-Historic Materials and Finishes on file with the Planning Department. ~~[the Design Review Team for compliance]~~ New, alternative or non-historic materials are ~~-~~judged on the following characteristics: • Longevity (50 year lifespan) • Energy performance • Durable in this climate • Fire Resistance • Environmental benefit and impact (high recycled content, locally sourced, life cycle impact, or cradle to grave impact) • Compatibility with the character of the Historic District.

Staff recommends the creation of a Non-Historic Materials and Finishes review committee consisting of:

- Two Historic Preservation Board members.
- Three design professionals who apply to serve on the review committee and are selected by the two HPB members serving on the review committee.

[14] LMC Section 15-13-8(A)

- The Historic Preservation team members from the Planning Department.
- The City's Historic Preservation consultant.

To establish this new process, the following amendment to LMC § 15-11-6, Additional Duties (of the HPB) is proposed:

E. Appoint members to serve on an Advisory Committee to create a Master List of Non-Historic Materials and Finishes that may be used on non-historic Structures and additions to Historic Structures in the Historic Districts. Regularly review and periodically update the Master List of Non-Historic Materials and Finishes.

If the recommended code amendments are adopted, Planning staff will return with a proposed process to establish the first advisory committee.

Staff will also recommend documenting new materials through photographs and evaluation of performance over time to ensure long-term compatibility within the Historic District.

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 on February 14, 2025. Staff mailed public notice post cards to all residences in the Historic Residential Zoning Districts on February 19, 2025 and The *Park Record* published courtesy notice on February 19, 2025.[15]

Exhibit

Exhibit A: Draft Ordinance No. 2025-XX
Exhibit B: SWCA Technical Memorandum on Paint and Stain Design Code

[15] LMC § 15-1-21

Ordinance No. 2025-XX

AN ORDINANCE AMENDING LAND MANAGEMENT CODE CHAPTER 15-11 *HISTORIC PRESERVATION* AND CHAPTER 15-13 *REGULATIONS FOR HISTORIC DISTRICTS AND HISTORIC SITES*

WHEREAS, the purposes of the Land Management Code include promoting the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City and protecting and enhancing the vitality of the City's resort-based economy, the overall quality of life, the Historic Character, and unique mountain town community;

WHEREAS, the Land Management Code implements the goals and policies of the Park City General Plan;

WHEREAS, *Historic Character* is one of the core values in the Park City General Plan;

WHEREAS, Goal 15 is to preserve the integrity, mass, scale, compatibility, and historic fabric of the national and locally designated historic resources and districts for future generations, Objective 15B of the General Plan is to "[m]aintain character, context and scale of local historic districts with compatible infill development and additions," Objective 15C is to "[i]ncrease local knowledge of historic preservation principles and accepted standards through increased public education and programming";

WHEREAS, Community Planning Strategy 15.4 of the General Plan is to "[r]eview, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency;"

WHEREAS, the General Plan describes Historic District compatibility as the relationship between new additions, infill, and existing Historic Structures including texture, material, and architectural style. "While new construction and additions should complement existing [Historic Structures], they must also be seen as a product of their own time. Compatibility does not mean that new infill or additions must duplicate existing structures;

WHEREAS, the purpose of the Historic Preservation Board is to in part preserve the City's unique historic character and to encourage compatible design and construction in the City's Historic Districts and Historic Sites through periodic updates to Land Management Code Chapters 15-11 *Historic Preservation* and 15-13 *Regulations for Historic Districts and Historic Sites*;

DRAFT

WHEREAS, pursuant to LMC § 15-11-11, from time to time, the HPB may recommend changes to the Regulations for Historic Districts and Historic Sites to the Planning Commission and Council, provided that no changes in the guidelines shall take effect until adopted by an ordinance of the City Council;

WHEREAS, on February 5, 2025, the Historic Preservation Board conducted a work session on potential amendments to the Land Management Code to consider removing the opacity requirement and allowing more flexibility in the use of non-historic materials for new residential infill in the Historic Districts;

WHEREAS, on March 5, 2025, the Historic Preservation Board conducted a public hearing and forwarded a _____ recommendation to the Planning Commission and City Council;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on _____, 2025, and forwarded a _____ recommendation to the City Council;

WHEREAS, the City Council conducted a duly noticed public hearing on _____, 2025.

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Chapter 15-11 *Historic Preservation* and Chapter 15-13 *Regulations for Historic Districts and Historic Sites* are hereby amended as outlined in Attachment 1.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS _____ day of _____2025.

PARK CITY MUNICIPAL CORPORATION

_____
Nann Worel, Mayor

Attest:

_____
City Recorder

DRAFT

Approved as to form:

_____
City Attorney's Office

DRAFT

15-11-16 Additional Duties

In addition to the powers set forth in Section 15-11-5, the HPB may, at the direction of the City Council:

A. Participate in the design review of any City-owned projects located within the designated Historic District or [~~are~~] structures on the Historic Sites Inventory.

B. Recommend to the City Council the purchase of interests in Property for purposes of preserving the City's cultural resources.

C. Recommend to the Planning Commission and the City Council zoning boundary changes for the district to preserve the historical integrity of the Area. Subdivision, Conditional Uses, and Master Planned Development Applications must continue to be acted upon by the Planning Commission.

D. Provide advice and guidance on request of the Property Owner or occupant on the construction, restoration, alteration, decoration, landscaping, or maintenance of any cultural resource, Historic Site, and Property within the Historic District, or neighboring Property which are structures on the Historic Sites Inventory or are within a two (2) block radius of the Historic District.

E. Appoint members to serve on an Advisory Committee to create a Master List of Non-Historic Materials and Finishes that may be used on non-historic Structures and additions to Historic Structures in the Historic Districts. Regularly review and periodically update the Master List of Non-Historic Materials and Finishes.

HISTORY

Adopted by Ord. 02-07 on 5/23/2002

Amended by Ord. 03-34 on 7/10/2003

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 16-15 on 3/24/2016

Amended by Ord. 2022-16 on 5/26/2022

15-13-2 Regulations For Historic Residential Sites

A. Universal Regulations

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
3. The historic exterior features of a building should be retained and preserved.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with properties of similar design, age, and detailing.

5. Standards for the Treatment of Historic Building Materials, per § 15-13-6 shall be adhered to.
6. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in appearance, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in appearance, dimension, texture, material and finish.
7. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these regulations, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these regulations.
8. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building appearance when no evidence of such elements or details exists.

9. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
10. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.
11. 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.
12. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials and non-historic materials may be used on additions, pursuant to the Master List of Non-Historic Materials and Finishes on file with the Planning Department. New, alternative or non-historic materials are judged on the following characteristics: • Longevity (50 year lifespan) • Energy performance • Durable in this climate • Fire Resistance • Environmental benefit and impact (high recycled content,

locally sourced, life cycle impact, or cradle to grave impact) • Compatibility with the character of the Historic District.

B. Specific Regulations

4. **Additions to Primary Structures**

. . .

c. **General Compatibility**

(1) Additions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.

(2) The addition shall be a contemporary interpretation of the historic structure's architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration patterns, and design details. It shall not detract from the Historic District's or Structure's historic character.

(3) Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the

mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.

(4) Additions shall be visually subordinate to historic structures. Where the combined effects of the addition's footprint, height, mass and scale are such that the overall size of an addition is larger than a historic structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure. Multiple modules are encouraged to add articulation and architectural interest.

(5) Large additions (additions with a footprint exceeding 50% of the footprint of the Historic Structure) shall be visually separated from historic buildings when viewed from the public right of way. Where the height of a new addition exceeds the height of the Historic Structure, or site topography results in visibility from the primary right-of-way (e.g., an uphill addition), or both, the addition shall be set away from the historic structure by a minimum of one-half (1/2) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.

(6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic

building. Non-historic Materials approved in the Master List of Non-Historic Materials and Finishes on file with the Planning Department, may be used on additions.

(7) Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.

(8) Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.

…

… 15-13-6 Treatment Of Historic Building Materials

A. **Paint**

1. Paint color is not regulated by the Regulations.

2. When painting a historic structure, colors that are in keeping with the structure's style and period should be considered. Along with material and physical differentiation, painting an addition to a historic structure a color

different than the historic structure to visually differentiate the addition should be considered.

3. Original materials such as brick and stone that were traditionally left unpainted shall not be painted. Materials, such as wood, that were traditionally painted shall have an opaque rather than transparent finish when placed on a Historic Structure.

4. Low-VOC (volatile organic compound) paints and finishes should be used when possible.

B. **Wood**

Historically, wood was a popular material choice for siding, cornices, brackets, columns, balustrades, and other architectural features. These wood features, important in defining the historic character of the building or structure, are therefore important to retain, repair, and protect.

C. **Masonry**

Historic masonry materials generally include stone, brick, terra cotta, and adobe. Mortar was used to bond masonry units together. Historic mortar was quite soft, consisting primarily of lime and sand; however, after 1880, Portland cement was added to create a more rigid bond. While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance and repair techniques and harsh or abrasive cleaning methods.

D. **Architectural Metals**

Architectural metal features may include cast iron facades, siding, porches, and steps. Sheet metal cornices, siding, roofs, roof cresting, and storefronts are often found on historic buildings and structures. These features may be important in defining the overall historic character of a building or structure. Metals commonly used in historic buildings and structures include lead, tin, zinc, copper, bronze, brass, iron, steel, nickel alloys, stainless steel, and aluminum.

HISTORY

Amended by Ord. 2024-05 on 2/15/2024

15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts

A. **Universal Regulations**

1. New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.
2. New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.
3. A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a

contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided.

4. New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.
5. Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.
6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.
7. Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.
8. Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.

9. New construction activity shall not physically damage nearby Historic Sites.
10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.
11. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials ~~[may be reviewed by]~~ and non-historic materials may be used for new infill residential, pursuant to the Master List of Non-Historic Materials and Finishes on file with the Planning Department. ~~[the Design Review Team for compliance being]~~ New, alternative or non-historic materials are judged on the following characteristics: • Longevity (50 year lifespan) • Energy performance • Durable in this climate • Fire Resistance • Environmental benefit and impact (high recycled content, locally sourced, life cycle impact, or cradle to grave impact) • Compatibility with the character of the Historic District.

B. **Specific Regulations**

. . .

4. **Materials**

a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.

b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

c. Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.

d. New, non-historic building Materials such as various types of metal and synthetic building materials, such as fiber cement or [~~plastic-wood~~] composite siding, shingles, and trim may be considered if

approved in the Master List of Non-Historic Materials and Finishes on file with the Planning Department. [~~shall not be used unless~~

(1) ~~The materials are made of a minimum of 50% recycled and/or reclaimed material.~~

(2) ~~The applicant can demonstrate that use of the materials will not diminish the historic character of the Streetscape or character area by providing a sample of the material to the Planning Department for approval].~~

(3) Vinyl and aluminum siding are prohibited [~~not appropriate~~] in the Historic District.

e. [~~If~~] Non-historic materials (approved on the Master List of Materials and Finishes) [~~are proposed, the synthetic material~~] shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns.

5. **Paint and Color**

a. Paint color is not regulated by the Regulations.

b. Original materials such as brick and stone that [~~was~~] were historically left unpainted shall not be painted. [~~Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish].~~

c. Wood siding that is not painted, shall be finished with a durable stain or treatment that complements and does not distract from

adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for wood finishes and treatments that are compatible with the Historic Districts.

d. Rustic, unfinished wood siding is generally not appropriate on primary Structures [~~houses~~] but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

e. Low-VOC (volatile organic compound) paints and finishes should be used when possible.

HISTORY

Adopted by Ord. 2019-06 on 5/16/2019

Amended by Ord. 2024-05 on 2/15/2024

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TECHNICAL MEMORANDUM

To: Gretchen Milliken, Planning Director
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

From: Christina Olson, Lead Architectural Historian, SWCA Environmental Consultants
Trevor Mark, Assistant Staff Architectural Historian, SWCA Environmental Consultants

Date: November 22, 2022

Re: **Park City Design Review Team – Paint and Stain Design Code / SWCA Project No. 00026949-005-SLC**

OVERVIEW

Historic preservation is a core value outlined in the Park City General Plan. Park City's historic character is defined by "more than 400 historic sites, including two National Register Historic Districts" (Park City Planning Department 2022). The Main Street Historic District was listed in the National Register of Historic Places in 1979; the Mining Boom Era Residences Thematic District, which comprises historically significant residential structures built during the mining boom period of 1872 to 1929, was listed in 1984 (Park City Planning Department 2022).

Park City has pursued protection of historic resources though local designation on their Historic Site Inventory and through Historic District Design Guidelines (design guidelines), initially adopted in 1983. In 2009, Park City completed a total update of the regulating documents for the historic districts, including an updated Historic Site Inventory, new design guidelines, and amendments to the land management code (LMC); the design guidelines were updated again and incorporated into the LMC in 2019 (Park City Planning Department 2022).

Recently, the Park City Design Review Team (DRT) has been confronted by applicants with questions regarding the use of natural and reclaimed wood siding on new infill in the historic districts. Several infill buildings within both historic districts have been sided with natural and reclaimed wood despite guidance in the LMC against the use of such siding. To address the apparent inconsistencies in the use of natural and reclaimed wood siding within the historic districts, the DRT asked SWCA Environmental Consultants to draft a memorandum outlining best practices as appropriate to the design guidelines and LMC.

HISTORIC CONTEXT

The first patent for ready-mixed paint was issued in 1867 to the Averill Chemical Company (Moss 1981:11). Prior to this, paint production involved multiple ingredients mixed separately in specific custom batches and required a chemist or trained artisan. As ready mixed paint became more stable and transportation times lessened with more railroads, easier-to-use paint could be acquired even in far-flung parts of the American frontier. Although paint had been applied for centuries before, the last decades of the 19th century saw a rapid advancement in the use of paints because of advancements in chemistry as well as transportation (Moss 1981:10). During the early years of the development of the paint industry, Park City was a small encampment in an otherwise untraveled valley of the eastern Wasatch foothills. As the encampment became a town advertisements and accolades for the use of paint began to appear in local newspapers. As early as 1880, when Park City was realizing a more urban appearance, paint was mentioned as an important addition to two important buildings: "The Park City hotel is being dressed with a new coat of paint on the outside and presents a very neat appearance. McGrath's saloon is being treated likewise" (*Park Record* 1880a).

That same day in 1880, an advertisement for paints, oils, varnishes, brushes, and other items appeared as available at the City Drug Store operated by J. T. Beers and Company (*Park Record* 1880b). A few weeks later a painter named John A. Lenzi advertised in the *Park Record,* indicating that an application of paint would aid in fireproofing a building, commentary doubtlessly taken seriously by a fire-conscious population in a wooden fire-prone frontier town (Figure A-1, Appendix A) (*Park Record* 1880c). That same year, a pamphlet was published called *House Painting Plainly Taught,* an early guide for the do-it-yourself painter that listed numerous recipes for a variety of colors and textures. Nearly all the paints listed were for exterior purposes and were opaque. Those that were clear or transparent (also called varnishes) were generally indicated to be best for interior application (DeWitt Publishers1880). A guide to house painting published by two New York–based architects in 1883 entitled *Modern House Painting* provides some insight into the late 19th century definition and position on the use of stains, an alternative to painting:

> A stain goes into the wood and does not hide the grain. The wood remains the same as it was before, only darkened and colored…The weather acts on a stain to wash out the color. All colors are more fugitive when used as a stain than when they are employed as paint, and for this reason it is best to use more of the color. It will fade to lighter tones. This is the objection to staining the exterior. It is also a merit, for this weathering process results in new tones and softening effects that is impossible to get with ordinary paint. (Rossiter and Wright 1883)

Aside from hundreds of newspaper advertisements for paints and paint products in Park City hardware and drug stores during the 1880s and 1890s, mentions of paint always appeared in commentary on the improvement of the appearance of buildings. In 1887 and again in 1889 the *Park Record* commented briefly that a new coating of paint on the Park City Hotel gave it a "creditable appearance" (*Park Record* 1887) and in 1889 "greatly improved the appearance" (*Park Record* 1889). These aesthetic decisions are not only reserved for the Victorian era but remain true today; coatings of new paint, then as now, indicate maintenance and care. Additionally, paint provided protection from water infiltration, a trait so integral to the purpose that it was often left out of paint treatises during the late 19th century. By the early 20th century, a familiar name in the world of paint appeared in a *Park Record* notice: "Protect your house from the weather by giving it a coat of Sherwin-Williams ready mixed paint" *(Park Record* 1905).

This advertisement was also one of Park City's first to specifically mention ready mixed paint, indicating how long it took to perfect the technology from its first patent in 1867. The value of paint continued to remain present when a local opined for tidiness in the form of paint during the spring of 1915: "It will soon be time for a general clean up and in order to make it a success a general paint-up movement should

be included. Residence and business property can be made to reflect a more prosperous condition if treated to a new coat of paint" (*Park Record* 1915). The basic utility of paint has remained unchanged even as technology continued to advance, and lead-based paint gave way to latex in the later 20th century.

GUIDELINES AND INTERPRETATION

The intent of the design guidelines is to protect the historic character of Park City. Period photographs clearly illustrate that part of that character was a pattern of painted horizontal wood siding for most residences and commercial buildings and unpainted wood siding, often of wider boards installed vertically, for many outbuildings (Figure A-2 through Figure A-5 in Appendix A). Based on that knowledge, the following guidelines regarding wood siding and wood construction materials have been written into the LMC (Park City Planning Department 2019):

- 15-13-6 Treatment of Historic Building Materials

  Although paint color is not dictated by the design guidelines, paint colors should be appropriate to the historic style and period of the historic structure being painted. Materials, such as wood, that were traditionally painted shall have an opaque rather than transparent finish. A rustic, bare-wood look is generally not appropriate on historic residential and commercial structures but may be appropriate on accessory structures. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

- 15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts

  Building materials should be compatible in scale, proportion, texture, finish, and color to materials used on historic structures in the historic district. The dimensions of wood siding should be like those used historically. The primary siding material for new structures should appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures, such as barns and sheds, typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

  Paint color is not regulated by the design guidelines; however, materials, such as wood, that are traditionally painted should have an opaque rather than transparent finish. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to non-historic buildings. A transparent or translucent weather-protective finish should be applied to wood surfaces that were not historically painted.

- 15-13-9 Design Guidelines for Historic Commercial Infill Construction

  Building materials shall be compatible in scale, proportion, texture, finish, and color to materials used on historic structures in the Main Street Historic District. The dimensions of masonry units, wood siding, and other building materials shall be like those used historically. The primary siding material for new buildings shall appear like those on historic commercial structures in the historic districts. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

  Paint color is not regulated by the design guidelines; however, materials, such as wood, that are traditionally painted should have an opaque rather than transparent finish. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to non-historic buildings. A transparent or translucent weather-protective finish should be applied to wood surfaces that were not historically painted.

Since the update of the design guidelines in 2009 and through the 2019 incorporation of the design guidelines into the LMC, the DRT has been consistent in its review of natural and reclaimed wood siding on new infill in the historic districts in accordance with these guidelines. Although there are several primary infill structures within the two historic districts with natural or reclaimed wood siding that is unpainted and/or not finished with an opaque coating, these design changes were likely made during construction and after proposed designs were reviewed and approved by the DRT. New secondary infill structures (outbuildings) with unpainted or unfinished natural or reclaimed wood siding do meet the current design guidelines and LMC.

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APPENDIX A

Historical Photographs



Figure A-1. Early advertisement for paint services touting fire safety as a selling point (Park Record 1880c).



Figure A-2. Park City, view of upper town from Hillside Avenue, ca. 1900 (Park City Museum 2022).

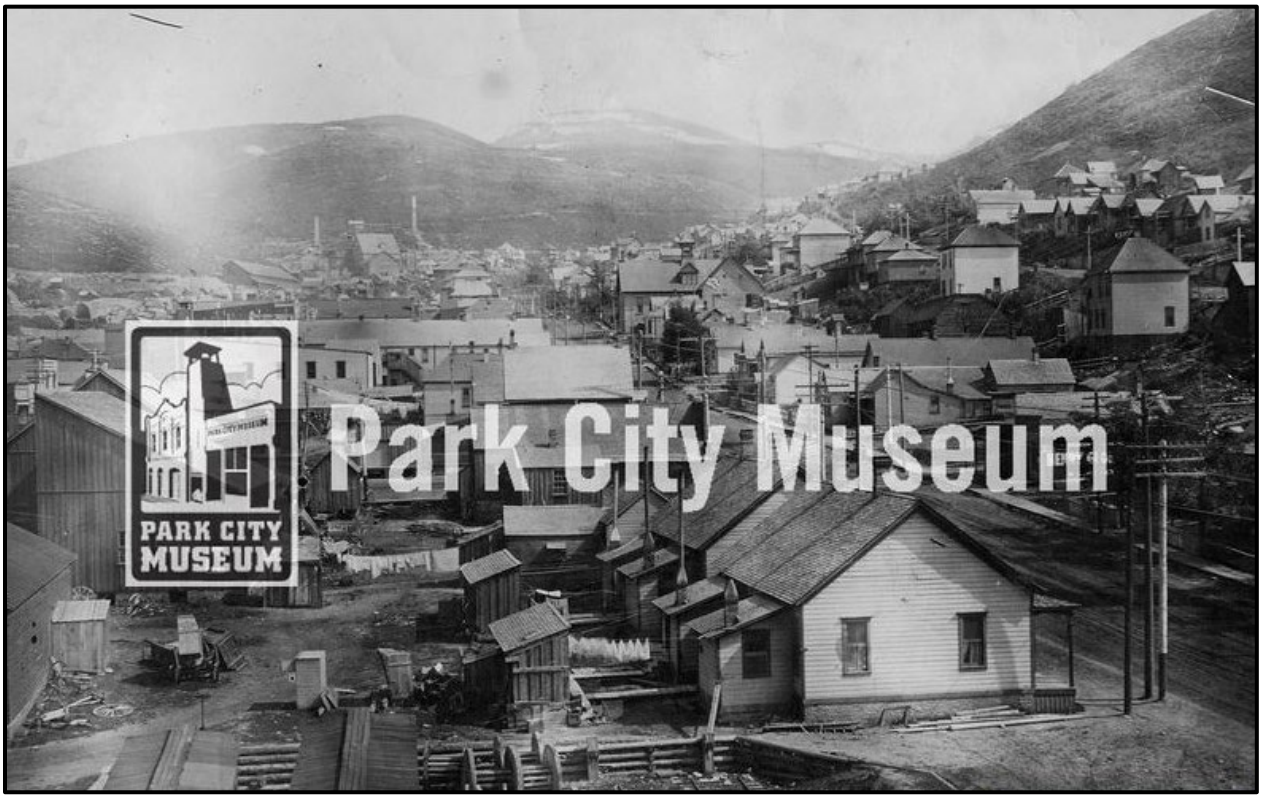


Figure A-3. Park City; view facing south, ca. 1900 (Park City Museum 2022).

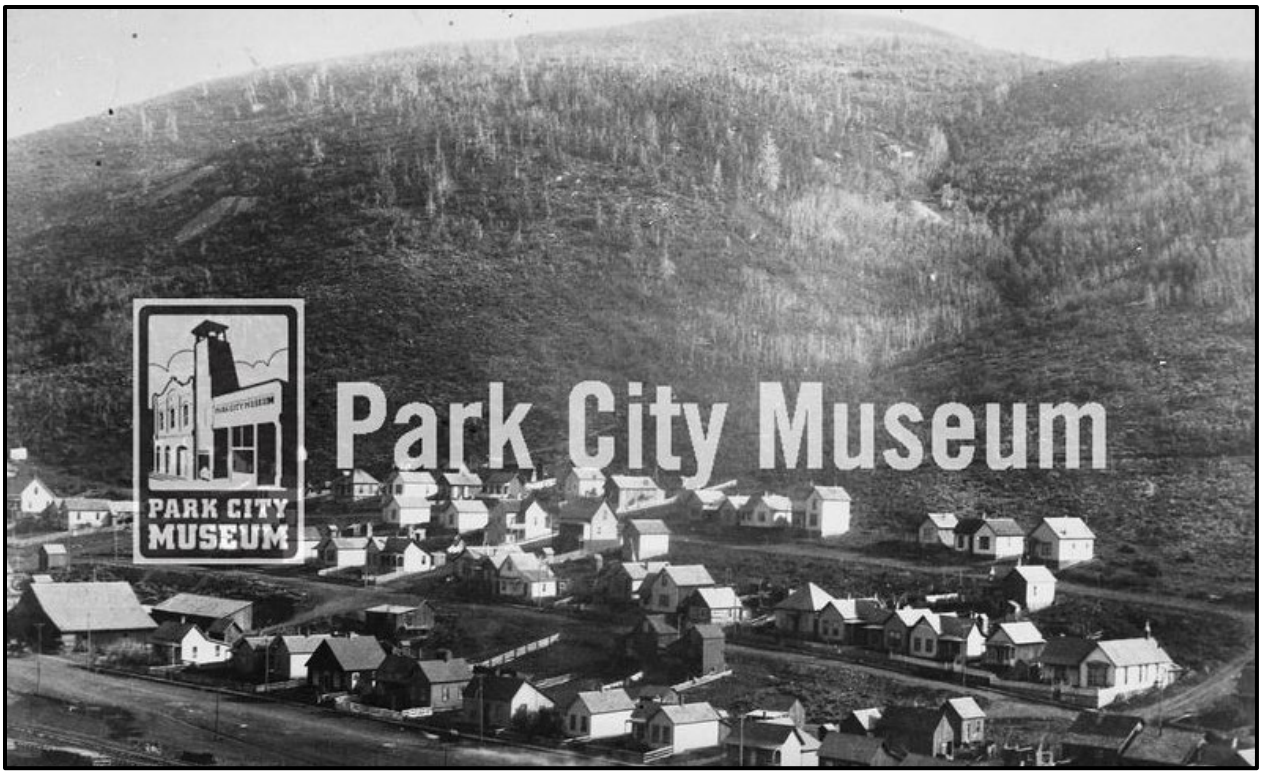


Figure A-4. Park City, lower town along Park Avenue, ca. 1889 (Park City Museum 2022).

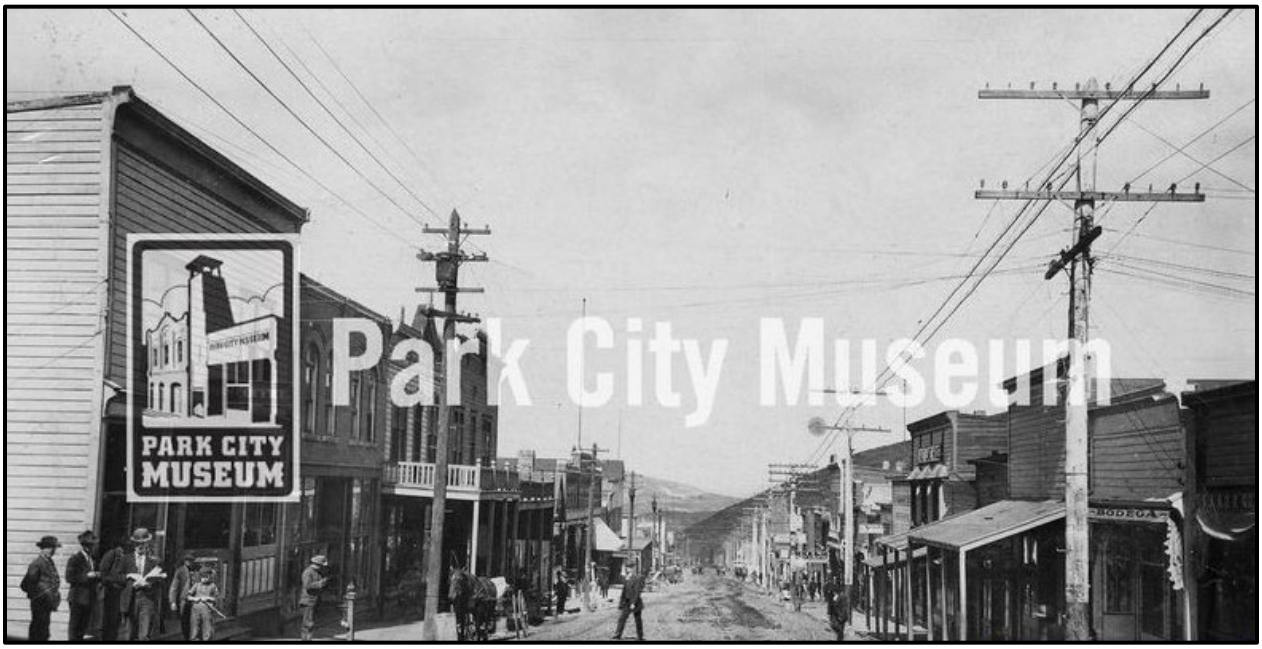


Figure A-5. Park City, Main Street, ca. 1910 (Park City Museum 2022).