



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
April 17, 2025**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, 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/88167820277>

1. REGULAR AGENDA - 12:00PM

- 1.A. **569 Park Avenue – Administrative Conditional Use Permit** – The Applicant Proposes a Retaining Wall That Exceeds Four Feet in Height in the Front Setback. PL-25-06457.
(A) Public Hearing (B) Action
- 1.B. **1003 Norfolk Avenue – Historic District Design Review** – 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. PL-23-05845.
(A) Public Hearing; (B) Action
- 1.C. **64 Chambers Avenue – Historic District Design Review** – The Applicant Proposes to Construct a Rear Addition to a Landmark Historic Structure in the Historic Residential - 1 Zoning District. PL-24-06360.
(A) Public Hearing; (B) Action

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 569 Park Avenue
Application: PL-25-06457
Author: Meredith Covey, Planner I
Date: April 17, 2025
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit (ACUP) for retaining walls greater than four feet in the Front Setback at 569 Park Avenue, (II) conduct a public hearing, and (III) consider approving the ACUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jonathan DeGray

Location: 569 Park Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: Retaining walls over four feet in height above Final Grade in the Front Setback require an ACUP in the Historic Residential – 1 (HR-1) Zoning District.¹

ACUP	Administrative Conditional Use Permit
HDDR	Historic District Design Review
HR-1	Historic Residential – 1 Zoning District
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 a retaining wall that exceeds four feet in height in the Front Setback. The wall ranges in height from 2 feet 3 inches at the southeast end of the wall to 5 feet five inches at the northeast end of the wall (Exhibit B – Proposed Plans).

Background

569 Park is a .09 acres site containing one SFD in the Historic Residential -1 (HR-1) Zoning District. The property is Lot A of the 569 Park Avenue Plat recorded with Summit

¹ LMC [§ 15-4-2\(A\)\(1\)](#)

County in 2023 (Entry No. 1203817). 569 Park Avenue is a Significant Historic Site pursuant to LMC § [15-11-10](#). The Structure was constructed circa 1917.

On September 2, 2022, the Historic Preservation Board approved the proposal to lift the Structure to accommodate a basement addition and foundation upgrade, relocate the Dwelling to the north, build a garage and rear addition, and remove and rebuild the non-historic porch (Exhibit C – HPB Final Action Letter).

On October 17, 2022, the Planning Director approved the Historic District Design Review (HDDR) application to rehabilitate the Significant Historic Structure and construct an addition (Exhibit D – APH Final Action Letter). Condition of Approval 13 required that the historic retaining wall along Park Avenue be preserved to the extent possible. Condition of Approval 7 required that the historic site shall be returned to original grade and that no more than 6 inches of the new foundation shall be visible above the Final Grade on primary and secondary facades.

The Applicant applied for a Building Permit with the Building Department in 2023, the retaining wall within the Front Setback was approved to be no more than 4 feet in height. However, the Applicant has submitted a written narrative explaining the proposed increase in height due to the relocation of the Structure, and to maintain the relationship of the top of wall to the bottom of the entry deck on the front facade (Exhibit E – Applicant Narrative).



Figure 1: Photo of the Structure prior to construction

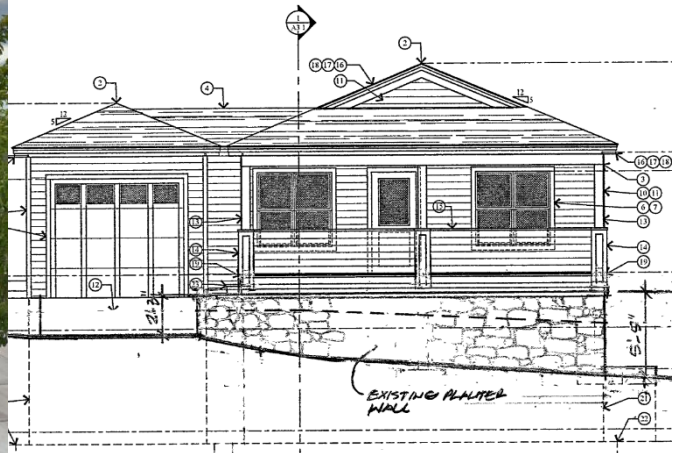


Figure 2: Proposed Plans

Analysis

(I) The ACUP for retaining walls greater than four feet in height, as conditioned, complies with LMC [Chapter 15-2.2](#) Historic Residential – 1 (HR-1) District.

The purposes of the HR-1 Zoning District are outlined in LMC [§ 15-2.2-1](#) as follows:

- A. preserve present land Uses and character of the Historic residential Areas of

- Park City;
- B. encourage the preservation of Historic Buildings and/or Structures;
 - C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
 - D. define Development parameters that are consistent with the General Plan policies for the Historic core; and
 - E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

The proposed retaining wall at 569 Park Avenue will not change the Use of the Site from an SFD. The proposed retaining wall is compatible with the above regulations and consistent with other residential development in the area. The Applicant proposes a stacked stone retaining wall, a typical material for retaining walls in the City's Historic District.

Retaining walls greater than four feet in height from Final Grade in the Front Setback require an Administrative Conditional Use Permit (ACUP) reviewed by the Planning Director pursuant to LMC § [15-4-2\(A\)\(1\)](#).

Retaining walls are permitted within the Front Setback pursuant to LMC § [15-2.2-3\(G\)\(1\)](#).

(II) The proposal, as conditioned, complies with the criteria for retaining walls in Historic Districts as outlined in LMC § 15-13-2.

LMC § [15-13-2\(B\)\(1\)\(d\)](#) includes the following requirements for non-historic residential sites in Historic Districts:

(1) Historic retaining walls shall be preserved to the greatest extent possible.

The proposed wall is in the same location and is in the same style as the historic retaining wall.

(2) Maintain the historic height and setback of retaining walls along the street. Retaining walls of stone, concrete, or rock-faced concrete block that are original to the historic site should be preserved and maintained in their original dimensions.

The proposed wall is in the same location along the street. The increase in height from what was seen historically at the site helps to maintain the historic relationship between the bottom of the porch and the top of the wall. The masonry utilizes stones in the same style and dimensions as the historic retaining wall.

(3) Removing portions of historic retaining walls for new driveways and pathways should be avoided to the greatest extent possible, but where it

must occur, visual impact should be minimized.

The Applicant obtained approval from the Historic Preservation Board to relocate the Structure to accommodate a driveway addition in 2022. The retaining wall maintains the same relationship with the existing Historic Structure as seen previously.

(4) Historic retaining walls should be repaired with materials that closely approximate the original. Replace only those portions of historic retaining walls that have deteriorated beyond repair. When repair of deteriorated retaining walls is not feasible, the replacement must reuse the existing stone to the greatest extent possible, and otherwise match the original in color, shape, size, material, and design.

The proposed wall matches the original retaining wall in color, shape, size of stones, material, and design.

(5) To abate retaining wall failure, improve drainage behind retaining walls to water drains away from the walls. Repair and preserve historic stone and mortar.

Condition of Approval 1 requires the retaining wall to comply with Municipal Code of Park City Chapter 13-5, Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities.

Condition of Approval 2 requires the Applicant to maintain drainage behind the retaining wall so that water drains away from the wall.

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

The proposed retaining wall is stacked stone in material and is compliant with Historic District Regulations.

(7) Non-extant historic retaining walls of concrete or stone specific to the Historic Site may be reconstructed based on physical or pictorial evidence. Historically appropriate concrete or stone walls, if consistent with the historic character of the district, may be added to the area of a historic site viewable from adjacent public rights-of-way.

The proposed retaining wall is in the same location as the historic retaining wall and is based on physical and pictorial evidence of the prior wall.

(8) Maintain stone in its natural finish. It is not appropriate to paint, stain, or

plaster over stone or concrete.

The proposed wall will maintain its natural finish.

(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC [§ 15-1-10\(E\)](#).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Planning Staff shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. Planning Staff may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards.²

1. Size and location of the Site: *Condition of approval recommended*

The retaining wall is within the Front Setback and will be visible from Park Avenue. Staff recommends Condition of Approval 3, discussed below, to mitigate the visual impact of the proposed retaining wall.

2. Traffic considerations including capacity of the existing Streets in the Area:
No unmitigated impacts

3. Utility capacity, including Storm Water run-off: *Condition of approval recommended*

Staff recommends the following condition of approval to ensure any potential impacts regarding Storm Water run-off are mitigated for the proposed retaining walls:

Condition of Approval 1 – The Applicant shall obtain Engineering Department approval for drainage and storm water management plans prior to building permit issuance. Drainage and storm water management shall comply with Municipal Code of Park City Chapter 13-5 *Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities*.

Pursuant to LMC [§ 15-13-2\(B\)\(1\)\(d\)](#), Staff recommends the following condition of approval regarding drainage of the new retaining walls:

Condition of Approval 2 – To abate retaining wall failure, drainage behind the new retaining wall shall be maintained so water drains away from the walls.

² LMC [§ 15-1-10](#)

4. **Emergency vehicle Access:** *No unmitigated impacts*
5. **Location and amount of off-Street parking:** *No unmitigated impacts*
6. **Internal vehicular and pedestrian circulation system:** *No unmitigated impacts*
7. **Fencing, Screening, and landscaping to separate the Use from adjoining Uses:** *Condition of Approval recommended*

The retaining wall is proposed in front of the Structure along the front Lot line. The retaining wall will be visible from the Park Avenue Right-of-Way.

Staff recommends the following Condition of Approval to mitigate the impact of the proposed retaining wall from Park Avenue:

Condition of Approval 3 – The Applicant shall install landscaping on top of the retaining wall to reflect previous conditions and minimize the visual impact of the retaining wall when viewed from Park Avenue.

8. **Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots:** *No unmitigated impacts.*
 9. **Usable Open Space:** *No unmitigated impacts*
 10. **Signs and lighting:** *No unmitigated impacts*
 11. **Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing:** *No unmitigated impacts*
- Per the Applicant, the retaining wall is a stacked stone retaining wall in the same style and with the same materials as seen on the site historically. Pursuant to LMC § [15-13-2\(B\)\(1\)\(d\)](#) stacked stone retaining walls are recommended.
12. **Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site:** *No unmitigated impacts*
 13. **Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas:** *No unmitigated impacts*
 14. **Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities:** *No unmitigated impacts*

15. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site: *No unmitigated impacts*

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding: *Conditions of Approval recommended*

[Old Town Goal 6.4](#) notes that the character of Historic sites should be retained and preserved and states that retaining walls contribute to the character of Historic sites. The proposed retaining wall maintains the relationship between the existing Structure and the historic location of the retaining wall.

Staff also recommends the following Conditions of Approval:

Condition of Approval 4– The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved retaining wall. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review in accordance with the applicable standards by the Planning Director or designee prior to construction.

Condition of Approval 5 – Any changes, modifications, or deviations from the approved scope of work that have not been approved in advance by the Planning Department may result in a stop work order.

(IV) The Development Review Committee reviewed the proposal on March 17, 2025, and requires no Conditions of Approval.³

Department Review

The Planning Department 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 April 2, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 2, 2025. The *Park Record* published courtesy notice on April 2, 2025.⁴

Public Input

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

³ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁴ LMC [§ 15-1-21](#)

Alternatives

- Approve the ACUP for a retaining wall greater than four feet in height within the Front Setback;
- Deny the ACUP for a retaining wall greater than four feet in height within the Front Setback and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: HPB Final Action Letter

Exhibit D: HDDR Final Action Letter

Exhibit E: Applicant Narrative



Planning Department

April 17, 2025

Jonathan DeGray

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 569 Park Avenue

Zoning District: Historic Residential – 1

Application: Administrative Conditional Use Permit

Project Number: PL-25-06457

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 17, 2025

Project Summary: The Applicant proposes a retaining wall that exceeds four feet in height in the Front Setback. The wall ranges in height from 2 feet 3 inches at the southeast end of the wall to 5 feet five inches at the northeast end of the wall

Action Taken

On April 17, 2025, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 569 Park is a .09 acres site containing one SFD in the Historic Residential -1 (HR-1) Zoning District. The property is Lot A of the 569 Park Avenue Plat recorded with Summit County in 2023
2. 569 Park Avenue is a Significant Historic Site pursuant to LMC § 15-10-11. The Structure was constructed circa 1917.
3. On September 2, 2022, the Historic Preservation Board approved the proposal to lift the Structure to accommodate a basement addition and foundation upgrade, relocate the Dwelling to the north, build a garage and rear addition, and remove and rebuild the non-historic porch.



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4. On October 17, 2022, the Planning Director approved the Historic District Design Review (HDDR) application to rehabilitate the Significant Historic Structure and construct an addition.
 - a. Condition of Approval 13 required that the historic retaining wall along Park Avenue be preserved to the extent possible. Condition of Approval 7 required that the historic site shall be returned to original grade and that no more than 6 inches of the new foundation shall be visible above the Final Grade on primary and secondary facades.
5. The ACUP for retaining walls greater than four feet in height, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) District.
6. The proposal, as conditioned, complies with the criteria for retaining walls in Historic Districts as outlined in LMC § 15-13-2.
7. The proposed retaining wall at 569 Park Avenue will not change the Use of the Site from an SFD. The proposed retaining wall is compatible with the above regulations and consistent with other residential developments in the area. The Applicant proposes a stacked stone retaining wall, a typical material for retaining walls in the City's Historic District.
8. Retaining walls greater than four feet in height from Final Grade in the Front Setback require an Administrative Conditional Use Permit (ACUP) reviewed by the Planning Director pursuant to LMC § 15-4-2(A)(1).
9. Retaining walls are permitted within the Front Setback pursuant to LMC § 15-2.2-3(G)(1).
10. The proposed retaining wall is replacing an existing retaining wall along the Front Lot Line. The proposed retaining wall is 5 feet 5 inches at the highest point. The project does not involve gradual steps or tiers nor the placement of a fence on top of the retaining wall. The Applicant has proposed landscaping on top of the retaining wall to minimize the visual impact.
11. The proposed height of 5 feet 5 inches does not represent a significant change relative to the existing retaining wall in this location.
12. The proposed wall is in the same location along the street. The increase in height from what was seen historically at the site helps to maintain the historic relationship between the bottom of the porch and the top of the wall. The stone masonry utilizes stones in the same style and dimensions as the historic retaining wall.
13. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).



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14. The retaining wall is within the Front Setback and will be visible from Park Avenue. Staff recommends Condition of Approval 3, discussed below, to mitigate the visibility of the proposed retaining wall.
15. Staff recommends Condition of Approval 1 to ensure any potential impacts regarding Storm Water run-off are mitigated for the proposed retaining walls.
16. Pursuant to LMC § 15-13-2(B)(1)(d), Staff recommends the Condition of Approval 2 regarding drainage of the new retaining walls.
17. Staff recommends Condition of Approval 3 to minimize the visual impact of the retaining wall.
18. Old Town Goal 6.4 notes that the character of Historic sites should be retained and preserved and states that retaining walls contribute to the character of Historic sites. The proposed retaining wall maintains the relationship between the existing Structure and the historic location of the retaining wall.
19. The Development Review Committee reviewed the proposal on March 17, 2025 and requires no Conditions of Approval.
20. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 2, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 2, 2025. The Park Record published courtesy notice on April 2, 2025.

Conclusions of Law

1. The retaining wall over 4 feet in height and within the Front Setback complies, as conditioned, with the requirements of the LMC.
2. The retaining wall will be compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any difference in Use or scale for the retaining wall has been mitigated through careful planning.

Conditions of Approval

1. The Applicant shall obtain Engineering Department approval for drainage and storm water management plans prior to building permit issuance. Drainage and storm water management shall comply with Municipal Code of Park City Chapter 13-5 *Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities*.
2. To abate retaining wall failure, drainage behind the new retaining wall shall be maintained so water drains away from the walls.



Planning Department

3. The Applicant shall install landscaping on top of the retaining wall to reflect previous conditions and minimize the visual impact of the retaining wall when viewed from Park Avenue.
4. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved retaining wall. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Any changes, modifications, or deviations from the approved scope of work that have not been approved in advance by the Planning Department may result in a stop work order.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org

Sincerely,

Rebecca Ward
Planning Director

CC: Meredith Covey

March 4, 2025

Park City Municipal Corporation
443 Marsac Avenue
Park City, Utah

Attn: Planning Department

Re: 569 Park Ave.

Admin. CUP Application for.

Retaining wall over 4' tall in a front yard.

Dear Staff,

Attached application is asking permission to allow an existing retaining wall in the front setback that exceeds 4' for a portion of the wall length to remain. The wall ranges in height from 2'-3" at the southeast end of the wall to 5'-5" on the northeast corner of the wall. See attached site plan. There were several factors which led to the current wall height.

1. The wall was laid out to maintain the top of wall and bottom of entry deck relationship as seen in the original wall. See attached Original Wall Photo.
2. This original wall was approx. 4'.
3. The renovation of the building allowed for the building finished floor elevation to be raised 12". Since the relationship of the top of wall and bottom of deck was desired to remain, this meant the wall raised 12" as well.
4. The building was also approved to be shifted approx. 7' to the north. As the building moved to the north the elevation of the grade dropped approx. 5".

The net effect of these conditions raised the front wall from 4' to 5'-5" in height at the northeast corner, see attached photos.

Please let me know if you have any questions regarding this request.

Sincerely,



Jonathan DeGray - Architect



Planning Department

September 7, 2022

Bill and Janet Kershaw
569 Park Avenue
Park City, Utah

CC: Jonathan DeGray

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 569 Park Avenue, a Significant Historic Structure pending appeal

Zoning District: Historic Residential – 1

Application: Relocation and Material Deconstruction

Project Number: PL-22-05317

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 7, 2022

Project Summary: The Applicant proposes removing a non-historic porch, lifting the Single-Family Dwelling to accommodate a basement addition and foundation upgrade, relocating the Single-Family Dwelling four feet to the north to accommodate a driveway and garage addition, deconstruct material from the rear and south facade of the Single-Family Dwelling to accommodate an addition, and rebuilding the non-historic porch.

Action Taken

On September 7, 2022, the Historic Preservation Board conducted a public hearing and approved the Relocation and Material Deconstruction of 569 Park Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

Background

1. 569 Park Avenue is a bungalow-type Single-Family Dwelling constructed circa 1917 in the Victorian Eclectic style.



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2. 569 Park Avenue is a Significant Historic Site pending appeal on the Park City Historic Sites Inventory.
3. The Sanborn Maps show a cross-wing house built on the site prior to 1889. The current bungalow form was constructed circa 1917.
4. A circa 1941 tax photo shows the original bungalow and hip roof.
5. Sometime between 1957 and 1968, the Single-Family Dwelling was modified to a gable roof with a partial-width recessed porch.
6. In 1986, the City issued Building Permit No. 2924-86 to re-roof and remodel the Single-Family Dwelling.
7. In 1987, the City issued Building Permit No. 3334-87 for a porch addition.
8. The City provided a \$5,000 Historic District grant in 1988 for the re-roof, replacement of trim, and installation of a stone walkway.
9. On February 4, 2009, the Historic Preservation Board designated 569 Park Avenue a Significant Historic Site on the Park City Historic Sites Inventory based on the results of a reconnaissance level survey.
10. On April 7, 2010, the Historic Preservation Board reviewed the designation and removed 569 Park Avenue from the Historic Sites Inventory determining that due to changes to the Single-Family Dwelling from circa 1923 to 1995, 569 Park Avenue did not meet the criteria of a Significant Historic Structure.
11. On August 6, 2015, the Historic Preservation Planner prepared a Manager's Report regarding 569 Park Avenue for the City Council.
12. The City Council directed staff to begin Land Management Code amendments to address demolition of structures that are of historic significance.
13. On August 7, 2015, the Planning Director submitted a Determination of Significance Application for 569 Park Avenue to nominate 569 Park Avenue for re-listing as a Significant Historic Site on the Park City Historic Sites Inventory.
14. On September 2, 2015, the property owner applied for Building Permit BD-15-21810 to demolish the Single-Family Dwelling.
15. The City denied Building Permit BD-15-21810.
16. On March 2, 2016, Planning staff brought the Determination of Significance application before the Historic Preservation Board, recommending 569 Park Avenue be listed as a Significant Site on the Park City Historic Site Inventory.
17. The Historic Preservation Board unanimously voted to designate 569 Park Avenue a Significant Site.
18. On March 15, 2016, the property owner appealed the Determination of Significance.



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19. The appeal was scheduled for Board of Adjustment review on May 24, 2016.
20. On May 23, 2016, the property owner submitted a request for an Advisory Opinion to the Utah Property Rights Ombudsman. The City and property owner agreed to postpone the Board of Adjustment public hearing and review of the appeal until the Ombudsman completed the Advisory Opinion.
21. On March 7, 2017, the Property Rights Ombudsman issued the Advisory Opinion, finding the demolition permit for 569 Park Avenue was entitled to approval.
22. Since that time, the City and property owner have been working through options for the property. Alternatively, the property owner may still proceed with their stayed appeal and ultimately judicial review. However, the property owner and City have tentatively agreed to terms of City acquisition of a preservation easement/dismissal of their appeal, provided the owner can obtain the Historic Preservation Board review and approval of a Historic District Design Review for the property.
23. The Applicant now requests the Historic Preservation Board review the following proposal:
 - a. lift the Single-Family Dwelling to accommodate a basement addition and foundation upgrade,
 - b. relocate the Single-Family Dwelling four feet to the north to accommodate a driveway and garage addition, and
 - c. deconstruct material from the rear and south facade of the Single-Family Dwelling to accommodate an addition

Relocation

24. The Applicant proposes shifting the existing structure four feet to the north to accommodate a side and rear addition.
25. Pursuant to LMC § 15-11-13(A)(3), the Historic Preservation Board reviews the following criteria when considering relocation of a Historic Structure:

In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.

 - A. *For either a Landmark or Significant Site all the following shall be met:*
 1. *A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully*



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- be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and*
- 2. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;*
- B. Landmark structures shall only be permitted to be relocated on its existing site if:*
- 1. the relocation will abate demolition; or*
 - 2. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.*
- C. For Significant sites, at least one of the following shall be met:*
- 1. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or*
 - 2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or*
 - 3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:*
 - 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and*
 - 2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and*
 - 3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and*
 - 4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.*



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26. Staff recommends Conditions of Approval to ensure a licensed structural engineer certifies the building can be relocated, that a professional building mover will move the building and protect it, and that the relocation will not have a detrimental effect on the structural soundness of the building.
27. Relocating the structure four feet to the north allows the Applicant to construct a side and rear addition and garage on the property and will abate demolition of the Significant Historic Structure that is pending appeal.
28. 569 Park Avenue is 49.98 feet in width. For properties in the HR – 1 Zoning District, LMC § 15-2.2-3(I) requires a five-foot Side Setback for lots up to 50 feet in width. Shifting the structure four feet to the north will retain the five-foot Side Setback.
29. LMC § 15-2.2-3(J) allows for window wells not exceeding the International Residential Code requirements for egress to extend not more than four feet into the five-foot Side Setback. One three-foot long and eight-foot wide window well is proposed in the Side Setback pursuant to this exception to provide egress for two proposed basement bedrooms.
30. LMC § 15-2.2-3(J)(6) allows for pathways and steps in the Side Setback if they are no more than 30 inches above Final Grade, not including any required handrails. There is an existing walkway and stairs in the Side Setback between 569 Park Avenue and the property to the north, 575 Park Avenue. No changes are proposed to the walkway.
31. According to available Planning Department records, the non-historic front porch addition to 569 Park Avenue was constructed in 1987. 569 Park Avenue was in the HR – 1 Zoning District at that time. The 1987 LMC § 7.1.3(d) established the following requirements for HR – 1 Front Setbacks: *The minimum depth of the front yard for all main buildings and accessory buildings, including garages, shall be 10 feet.*
32. The 1987 LMC § 7.1.4(b) required Single-Family Dwellings to provide a volume of open space within the building envelope in the front and rear of the structure, which could be satisfied with porches “which are open on at least two sides, one of which must be the front or back façade of the structure.” Additionally, the porches under a roof could count as open space volume and could project into the open space volume. The City issued a 1987 building permit to construct the front porch with a Front Setback just shy of three feet (approximately two feet ten inches).
33. Structures built in compliance with the LMC at the time of construction are Non-Complying Structures. LMC § 15-9-6(A) states that a Non-Complying Structure



Planning Department

may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure.

34. The relocation of the structure will impact Significant Vegetation. Significant Vegetation includes large trees 6" in diameter or greater measured four and one-half feet above ground. The evergreen tree shown in the image above and in the northwest corner of the Existing Conditions and Topographic Map below will be removed. Additionally, the Existing Conditions and Topographic Map includes two more evergreens and one deciduous tree.

Material Deconstruction

35. The Applicant proposes lifting the Single-Family Dwelling to accommodate a basement addition and new foundation.
36. According to the Applicant's Existing Conditions Report, the existing foundation is unreinforced concrete.
37. The Applicant also proposes removing materials to accommodate an addition to the south side and rear facades.
38. The proposed addition includes a 1,515-square-foot basement and 188-square-foot a main-level garage, powder room, and bathroom.
39. Approximately 17 feet of material will be removed from the south side facade and three feet of material will be removed from the western rear facade.

Conclusions of Law

1. Pursuant to LMC § 15-11-13(A)(3) relocating the structure four feet to the north allows the Applicant to construct a modest side and rear addition to accommodate a garage on the property and will abate demolition of the Significant Historic Structure that is pending appeal, as conditioned.
2. The Material Deconstruction, as conditioned, complies with LMC § 15-11-12.5(B).

Conditions of Approval

1. The Applicant is responsible for notifying the Building and Planning Departments prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.



Planning Department

3. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building official.
4. The Applicant shall maintain the natural topography and original grading of the site when and where feasible.
5. The new foundation shall not raise the structure more than two feet from its original floor elevation.
6. The form, material, and detailing of the new foundation shall be similar to the historic foundation.
7. The historic site shall be returned to original grade following construction of a foundation. If the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above the final grade on primary and secondary facades.
8. The porch reconstruction shall be in the same dimensions and of the same materials indicated on the Applicant's As-Built Elevations.
9. The Applicant's Landscape Plan shall be revised to replace the six evergreen trees and one deciduous tree identified on the Existing Conditions and Topographic Map with equivalent landscaping in type and size prior to submitting for a building permit. The revised Landscape Plan shall be reviewed and approved by the Planning Director.
10. Prior to Building Permit issuance, a professional structural analysis shall be conducted and submitted to the Planning Department that minimizes damage that may occur during the relocation.
11. The Property Owner shall hire a licensed professional building mover to shift the structure four feet to the north.
12. The structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the reorientation process.
13. A written plan detailing the steps and procedures for reorientation of the structure shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.
14. The structure shall be moved in one piece.
15. The structure shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.



Planning Department

16. Distinctive materials, components, finishes, and examples of craftsmanship shall be retained and preserved.
17. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in design, dimension, texture, material, and finish.
18. 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.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

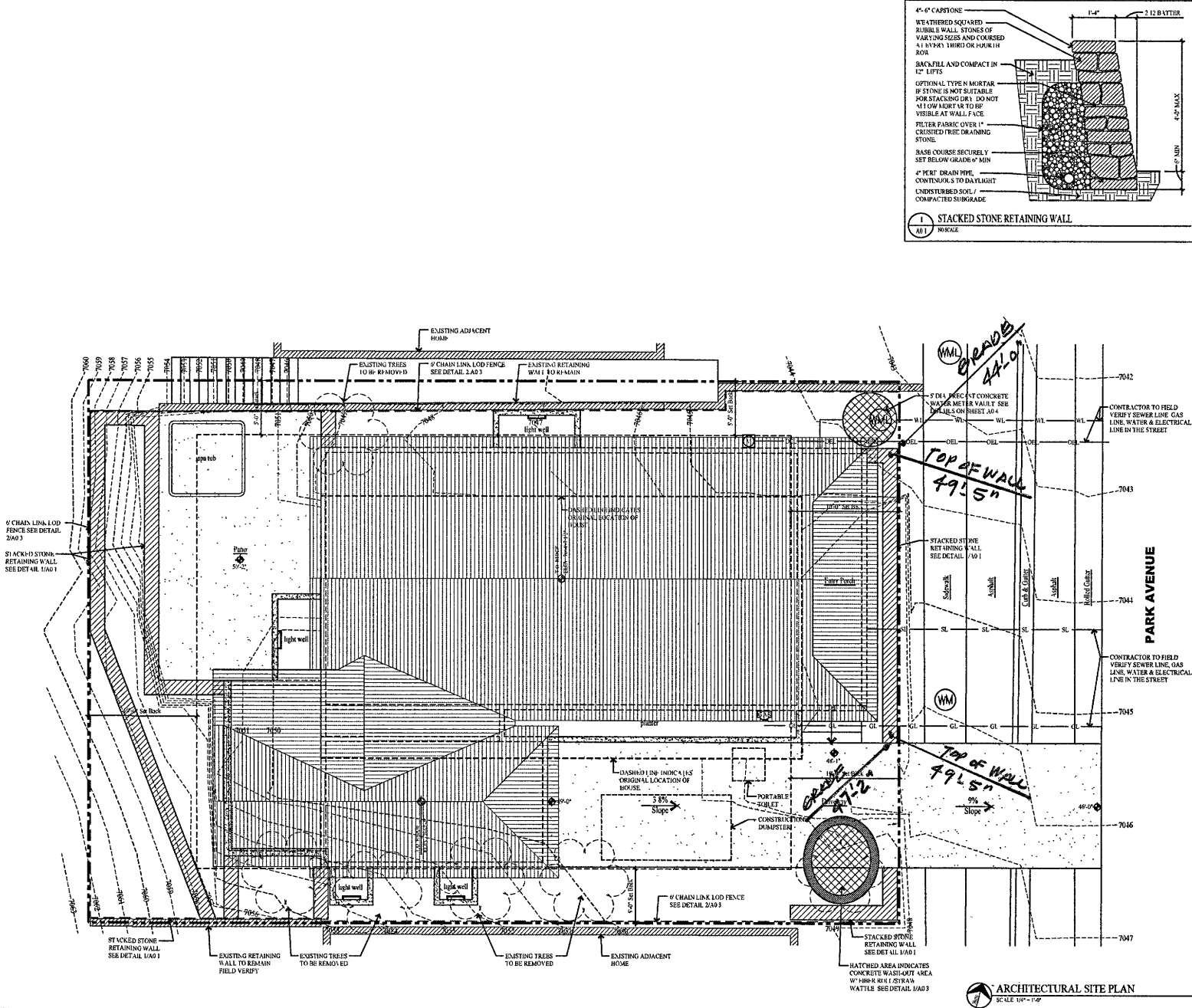
Sincerely,

A handwritten signature in blue ink, appearing to read "Douglas C. Stephens". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Historic Preservation Board Chair Pro Tem, Douglas Stephens

CC: Rebecca Ward

THE CLIENT, ARCHITECT, AND DESIGNER IN THIS DOCUMENT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.



Jonathan DeGray
Architect

P.O. Box 1074, 854 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-266-1231, Email: jgray@jonathandegray.com

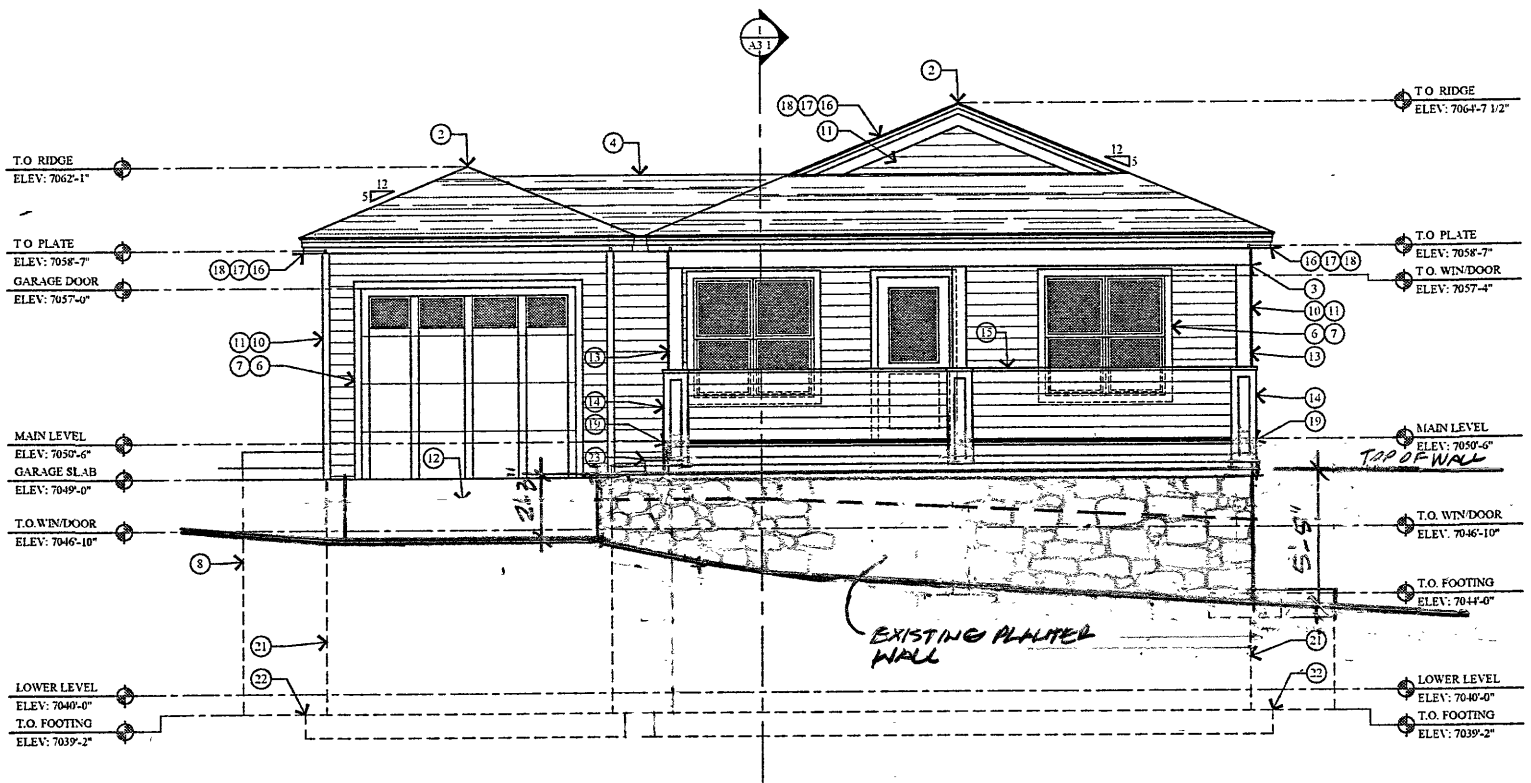
KERSHAW RESIDENCE

ARCHITECTURAL SITE PLAN

DATE: DECEMBER 08, 2022

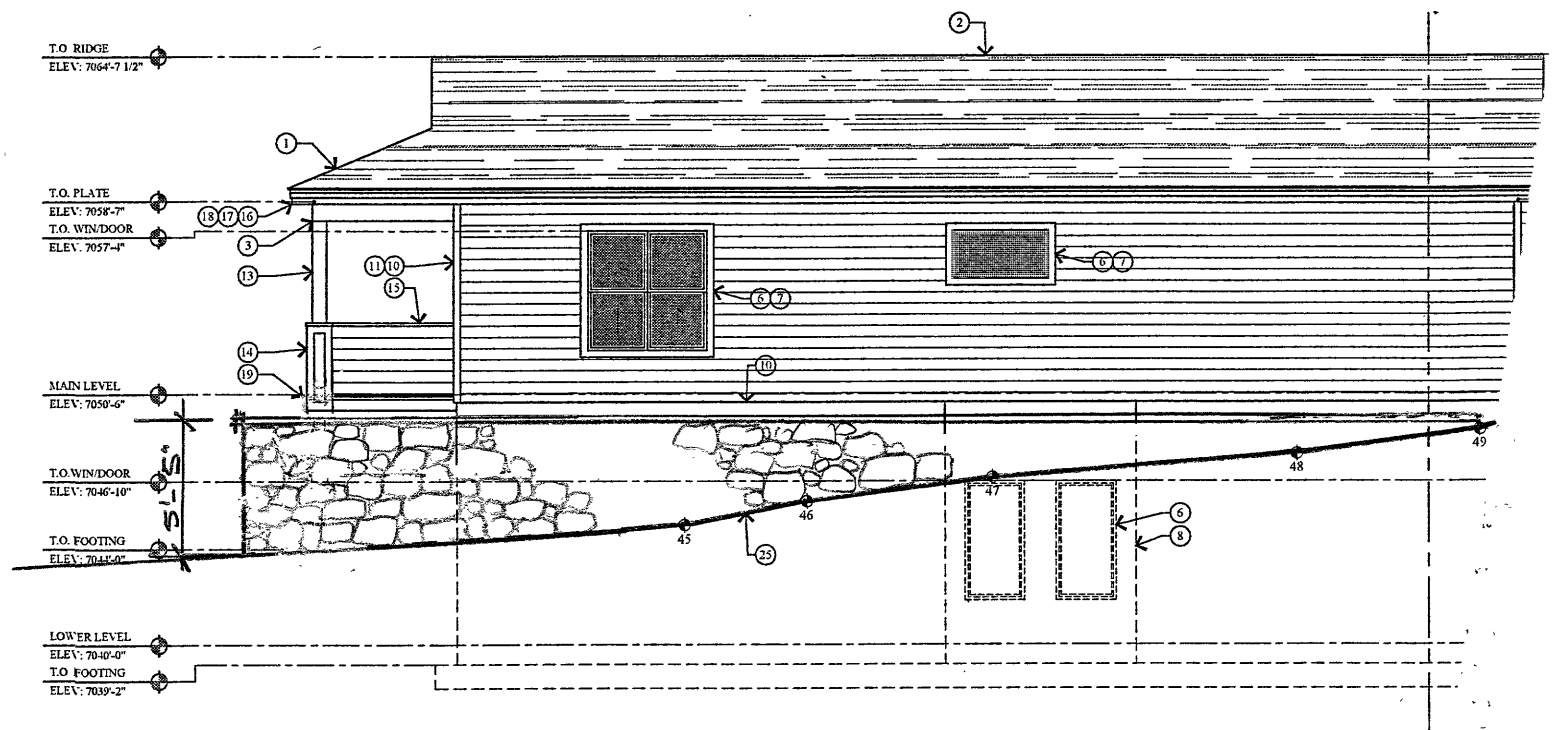
PROJECT NUMBER: 2206-01

A0.1

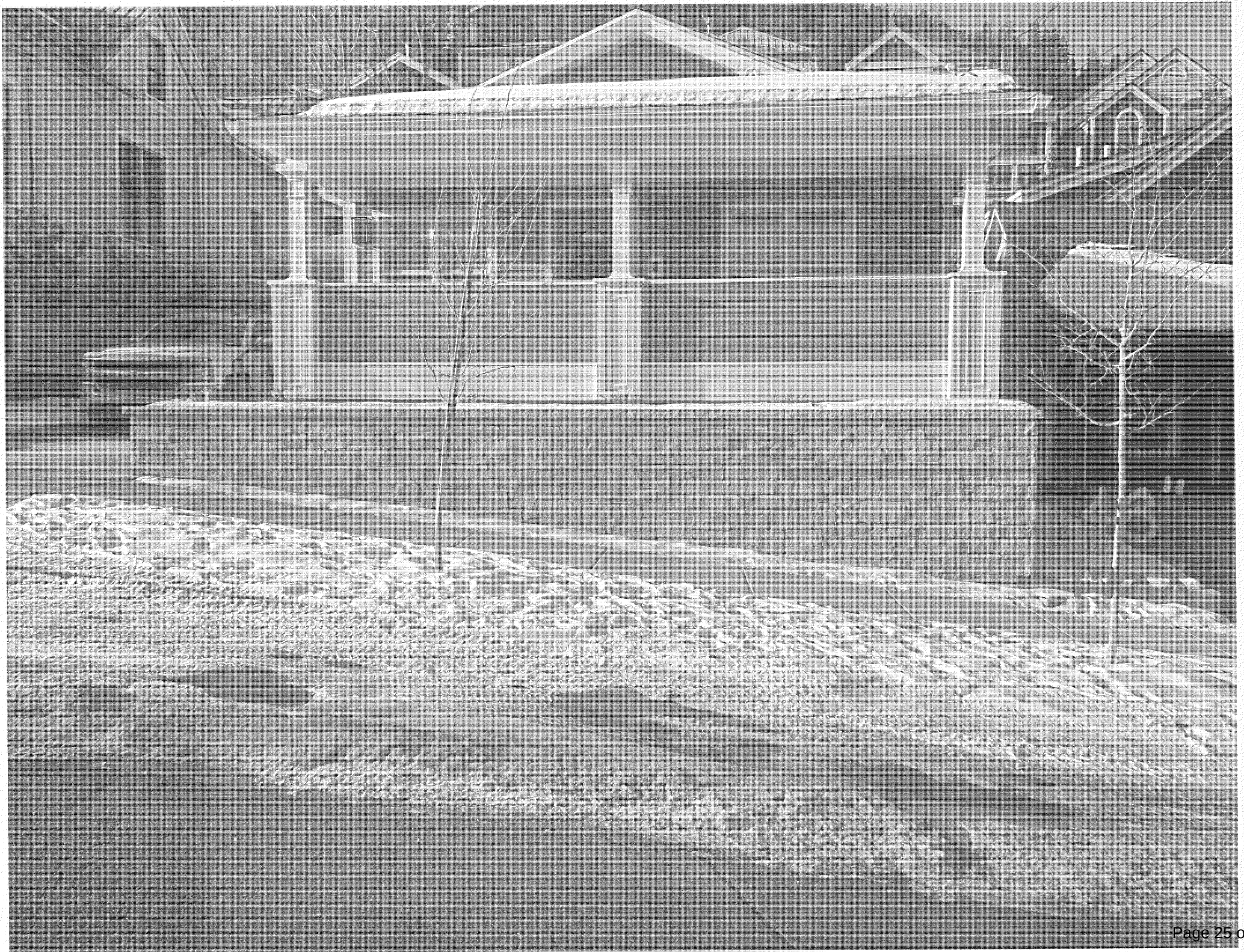


Existing Condition

2 EAST ELEVATION
A2.2 SCALE 1/8" = 1'-0"



1 NORTH ELEVATION
A2.2 SCALE 1/8" = 1'-0"







Planning Department

October 27, 2022

Bill and Janet Kershaw
569 Park Avenue
Park City, Utah

CC: Jonathan DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 569 Park Avenue, a Significant Historic Structure pending appeal

Zoning District: Historic Residential – 1

Application: Historic District Design Review

Project Number: PL-22-05317

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: October 27, 2022

Project Summary: The Applicant proposes rehabilitating a Significant Historic Structure and constructing an addition.

Action Taken

On October 27, 2022, the Planning Director conducted a public hearing and approved the Historic District Design Review for 569 Park Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

Background

1. 569 Park Avenue is a bungalow-type Single-Family Dwelling constructed circa 1917 in the Victorian Eclectic style.
2. 569 Park Avenue is a Significant Historic Site pending appeal on the Park City Historic Sites Inventory.



Planning Department

3. The Sanborn Maps show a cross-wing house built on the site prior to 1889. The current bungalow form was constructed circa 1917.
4. A circa 1941 tax photo shows the original bungalow and hip roof.
5. Sometime between 1957 and 1968, the Single-Family Dwelling was modified to a gable roof with a partial-width recessed porch.
6. In 1986, the City issued Building Permit No. 2924-86 to re-roof and remodel the Single-Family Dwelling.
7. In 1987, the City issued Building Permit No. 3334-87 for a porch addition.
8. The City provided a \$5,000 Historic District grant in 1988 for the re-roof, replacement of trim, and installation of a stone walkway.
9. On February 4, 2009, the Historic Preservation Board designated 569 Park Avenue a Significant Historic Site on the Park City Historic Sites Inventory based on the results of a reconnaissance level survey.
10. On April 7, 2010, the Historic Preservation Board reviewed the designation and removed 569 Park Avenue from the Historic Sites Inventory determining that due to changes to the Single-Family Dwelling from circa 1923 to 1995, 569 Park Avenue did not meet the criteria of a Significant Historic Structure.
11. On August 6, 2015, the Historic Preservation Planner prepared a Manager's Report regarding 569 Park Avenue for the City Council.
12. The City Council directed staff to begin Land Management Code amendments to address demolition of structures that are of historic significance.
13. On August 7, 2015, the Planning Director submitted a Determination of Significance Application for 569 Park Avenue to nominate 569 Park Avenue for re-listing as a Significant Historic Site on the Park City Historic Sites Inventory.
14. On September 2, 2015, the property owner applied for Building Permit BD-15-21810 to demolish the Single-Family Dwelling.
15. The City denied Building Permit BD-15-21810.
16. On March 2, 2016, Planning staff brought the Determination of Significance application before the Historic Preservation Board, recommending 569 Park Avenue be listed as a Significant Site on the Park City Historic Site Inventory.
17. The Historic Preservation Board unanimously voted to designate 569 Park Avenue a Significant Site.
18. On March 15, 2016, the property owner appealed the Determination of Significance.
19. The appeal was scheduled for Board of Adjustment review on May 24, 2016.



Planning Department

20. On May 23, 2016, the property owner submitted a request for an Advisory Opinion to the Utah Property Rights Ombudsman. The City and property owner agreed to postpone the Board of Adjustment public hearing and review of the appeal until the Ombudsman completed the Advisory Opinion.
21. On March 7, 2017, the Property Rights Ombudsman issued the Advisory Opinion, finding the demolition permit for 569 Park Avenue was entitled to approval.
22. Since that time, the City and property owner have been working through options for the property. Alternatively, the property owner may still proceed with their stayed appeal and ultimately judicial review. However, the property owner and City have tentatively agreed to terms of City acquisition of a preservation easement/dismissal of their appeal, provided the owner obtains the Historic Preservation Board review and approval of a Historic District Design Review for the property.
23. On September 7, 2022, the Historic Preservation Board approved the lifting of the Single-Family Dwelling to accommodate a basement addition and foundation upgrade, relocating the Single-Family Dwelling four feet to the north to accommodate a driveway and garage addition, and deconstructing material from the rear and south façade of the Single-Family Dwelling to accommodate an addition.
24. The Applicant proposes the construction of a secondary façade addition to accommodate a garage, as well as a foundation upgrade and basement addition
25. Single-Family Dwellings are an allowed use in the HR – 1 Zoning District.
26. **Lot Size** – The minimum lot area is 1,875 square feet for a Single-Family Dwelling; 569 Park Avenue is 3,750 square feet.
27. **Lot Width** – The minimum lot width is 25 feet; the lot width of 569 Park Avenue is 49 feet 98 inches.
28. **Building Footprint** – $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$; FP = maximum Building Footprint and A = lot area. The maximum Building Footprint is 1,519 square feet. The proposed footprint is 1,515 square feet.
29. **Front and Rear Setbacks** – Lots 75 feet in depth require a 10-foot setback for a total of 20 feet. **Complies** – 569 Park Avenue has a lot depth of 75 feet. The rear addition exceeds the 10-foot setback. According to available Planning Department records, the non-historic front porch addition to 569 Park Avenue was constructed in 1987. 569 Park Avenue was in the HR – 1 Zoning District at that time. The 1987 LMC § 7.1.3(d) established the following requirements for



Planning Department

HR – 1 Front Setbacks: *The minimum depth of the front yard for all main buildings and accessory buildings, including garages, shall be 10 feet.* The 1987 LMC § 7.1.4(b) required Single-Family Dwellings to provide a volume of open space within the building envelope in the front and rear of the structure, which could be satisfied with porches “which are open on at least two sides, one of which must be the front or back façade of the structure.” Additionally, the porches under a roof could count as open space volume and could project into the open space volume. The City issued a 1987 building permit to construct the front porch with a Front Setback just shy of three feet (approximately two feet ten inches), which may have been considered open space at the time it was constructed. Structures built in compliance with the LMC at the time of construction are Non-Complying Structures. LMC § 15-9-6(A) states that a Non-Complying Structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure.

30. **Side Setbacks** – Lots up to 50 feet in width must meet a five-foot setback. The proposal meets the side setback requirements.
31. **Building Height** -- LMC § 15-2.2-5 establishes a 27-foot maximum Building Height in the HR – 1 Zoning District. The Significant Historic Structure and the addition are well below maximum Building Height. LMC § 15-2.2-5(A) states a structure shall have a maximum Building Height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The lower-level elevation is 2,070 feet and the top plate is 7,058 feet and seven inches, for a total of 18 feet, well below the 35-foot allowance:
32. LMC § 15-2.2-5(C) requires a roof pitch of 7:12 to 12:12 for a Contributing Roof Form. The Significant Historic Structure roof pitch is 5:12. LMC § 15-2.2-4 exempts Historic Structures from current regulations to preserve their Historic Form and establishes Historic Structures as valid Non-Complying Structures. LMC § 15-2.2-5(C)(1) states Secondary Roof Forms may be below the required 7:12 roof pitch. The proposed addition includes a 5:12 roof pitch to align with the Significant Historic Structure roof pitch.
33. **Significant Vegetation** – LMC § 15-2.2-10 requires protection of Significant Vegetation during development. The relocation of the structure will impact Significant Vegetation. LMC § 15-5-5(N) *Landscaping* states that to the extent possible, existing Significant Vegetation shall be maintained on site and protected during construction.



Planning Department

When approved to be removed as part of a Historic District Design Review, the Significant Vegetation must be replaced with equivalent landscaping in type and size. The Planning Director may grant exceptions to this if it is found that equivalent replacement is impossible or would be detrimental to the site's existing or proposed vegetation. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

34. Significant Vegetation includes large trees 6" in diameter or greater measured four and one-half feet above ground. The evergreen tree shown in the image above and in the northwest corner of the Existing Conditions and Topographic Map below will be removed. Additionally, the Existing Conditions and Topographic Map includes two more evergreens and one deciduous tree.
35. Municipal Code of Park City § 14-1-5 identifies Rocky Mountain Maple and Aspens as firewise species and requires that no single tree cluster shall exceed five trees or cover more than 15% of the Intermediate Ignition Zone (5 – 30 feet from the structure). The Applicant's landscape plan complies.
36. **Building Setbacks & Orientation** – LMC § 15-13-2(B)(1)(a)(1) requires maintaining existing front and side yard setbacks of Historic Sites. The Historic Preservation Board approved relocating the Significant Historic Structure four feet to the north. However, the historic presence on the site with the same setback will be retained.
37. **Retaining Walls** – LMC § 15-13-2(B)(1)(d) requires preservation of historic retaining walls to the greatest extent possible. A historic retaining wall along Park Avenue fronts the Significant Historic Structure and must be preserved to the extent possible. The historic retaining wall should be repaired with materials that closely approximate the original, replacing only those portions that have deteriorated beyond repair, as approved by the Planning Director. LMC § 15-13-2(B)(1)(d) requires new retaining walls to be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. The Applicant proposes installing a new four-foot-high retaining wall within the ten-foot rear setback. Pursuant to LMC § 15-2.2-3(J) allows retaining walls that do not exceed six feet within the rear setback. Height above six feet requires an Administrative Conditional Use Permit review.
38. **Parking Areas | Driveways** – LMC § 15-13-2(B)(1)(g) requires that on-site parking be minimized with incorporation of landscaping with parking located to the rear of the property, accessed by a driveway no more than 12 feet in width. The Applicant proposes landscaping to separate the Significant Historic Structure from the driveway.



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39. **Additions to Primary Structures** – LMC § 15-13-2(B)(4) outlines the following requirements for additions:

- a. Additions should only be considered on non-character defining facades, usually tertiary and occasionally secondary facades.
 - i. **Complies** – the proposed garage addition is on a secondary façade
- b. Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way
 - i. **Complies** – the proposed garage addition is set back more than 50% of the Significant Historic Structure's primary façade
- c. Additions should not be placed so as to obscure, detract from, or modify historic roof forms
 - i. **Complies** – the addition is set back from the primary structure and is located more than halfway behind the primary facade and is aligned with the form in the 5:12 roof pitch; modifications to roof form are minor to accommodate the addition
- d. In-line additions should be avoided generally
 - i. **Complies** – no in-line addition is proposed
- e. A transitional element is required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure
 - i. **Complies** – the Significant Historic Structure footprint is 1,075 square feet. The footprint of the addition is 440 square feet, less than 50% than the footprint of the historic structure and therefore no transitional element is required; however, the Applicant proposes a transitional element to separate the Significant Historic Structure from the addition
- f. Additions must complement the visual and physical qualities of the Significant Historic Structure and may not be an exact copy of the existing style, but should rather be a contemporary interpretation compatible in footprint, height, mass, and scale
 - i. **Complies**
- g. Building components and materials on additions shall be similar in scale and size to those found on the Significant Historic Structure
 - i. **Complies**

40. **Attached Garages** – Single-car wide tandem garages are recommended; a single vehicle garage door not greater than 9 feet wide and 9 feet high may be used; glazing on garage doors is limited to no more than 30%.

41. **Notice** – Staff mailed courtesy notice to property owners within 100 feet on October 8, 2022. Staff posted notice to the property on October 10, 2022. Staff published notice on the City's website October 12, 2022.



Planning Department

Conclusions of Law

1. The Historic District Design Review complies with the Historic Residential – 1 Zoning District.
2. The Historic District Design Review complies with Land Management Code Section 15-13-2 *Design Guidelines for Historic Residential Sites*.

Conditions of Approval

1. The Applicant is responsible for notifying the Building and Planning Departments prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building official.
4. The Applicant shall maintain the natural topography and original grading of the site when and where feasible.
5. The new foundation shall not raise the structure more than two feet from its original floor elevation.
6. The form, material, and detailing of the new foundation shall be similar to the historic foundation.
7. The historic site shall be returned to original grade following construction of a foundation. If the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above the final grade on primary and secondary facades.
8. The porch reconstruction shall be in the same dimensions and of the same materials indicated on the Applicant's As-Built Elevations.
9. This approval is for the construction of a Single-Family Dwelling. Alterations to convert the Single-Family Dwelling to a Duplex require a Conditional Use Permit and Planning Commission review and approval.
10. Final construction shall comply with the five-foot side setbacks.
11. Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
12. Final landscape plans shall comply with the City's Wildland Urban Interface Code outlined in Chapter 11-21, requiring that trees taller than 10 feet and less than 15 feet must have all branches removed from within four feet of the ground measured from the highest point of the ground below the canopy of the tree and



Planning Department

trees taller than 15 feet must have all branches removed from within six feet of the ground measured from the highest point of the ground below the canopy of the tree.

13. The historic retaining wall along Park Avenue that fronts the Significant Historic Structure must be preserved to the extent possible. The historic retaining wall should be repaired with materials that closely approximate the original, replacing only those portions that have deteriorated beyond repair, as approved by the Planning Director.
14. The single vehicle garage door shall not be greater than 9 feet wide and 9 feet high; glazing on the garage door is limited to no more than 30%.
15. The Historic Preservation Board Conditions of Approval dated September 7, 2022 remain in full effect.
16. Final building plans shall substantially comply with those reviewed as part of the Historic District Design Review dated September 27, 2022.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken". The signature is fluid and cursive, with a long horizontal stroke at the end.

Planning Director, Gretchen Milliken

CC: Rebecca Ward

Planning Department Staff Report



Subject: 1003 Norfolk Avenue
Application: PL-23-05845
Author: Meredith Covey, Planner I
Date: April 17, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review at 1003 Norfolk Avenue, (II) conduct a public hearing and (III) consider approving the proposal 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 Planning Director, or their Designee, reviews and takes Final Action for Historic District Design Reviews in accordance with LMC [§ 15-1-8](#).

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's proposal for 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.
- 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 convert it into a single-car detached garage.



Image 1: 1003 Norfolk when viewed from the south east corner.



Image 2: The rear facade of 1003 Norfolk

Background

The property located at 1003 Norfolk Avenue, is in the Historic Residential - 1 (HR-1) Zoning District, and is designated a Landmark Historic Structure on the Park City Historic Sites Inventory (HSI) (see Exhibit D). 1003 Norfolk Avenue is located on the 1003 Norfolk Avenue Amended Plat, approved on September 9, 2021 (Ordinance 2021-34, Exhibit H). 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) Built prior to 1900, the Structure is a one-story T/L cottage with a gable roof. As seen in the 1900 Sanborn Fire Insurance Map, the front porch was an L shape and wrapped around the side-facing cross gable. The additions constructed c. 1907 included enclosing the L porch on the south elevation facing 10th Street (first addition), and creating an attached shed (which is currently the kitchen) (second addition). A third addition was added to the rear of the Structure after 1941.

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

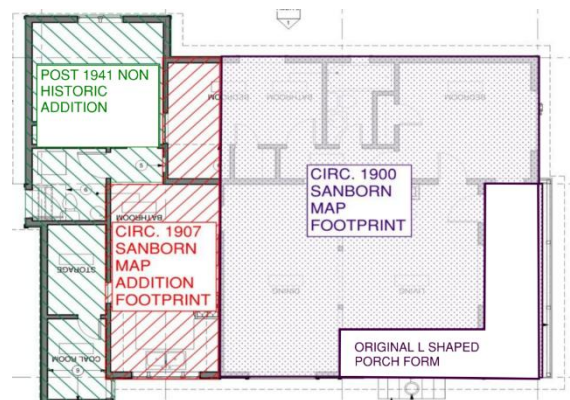


Figure 1: 1003 Norfolk Landmark Historic Structure with additions

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 pursuant to LMC [§ 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](#)).

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.

On March 5, 2025 the Historic Preservation Board approved the Applicant's request for material deconstruction 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 ([Staff Report](#); Exhibit F – HDDR Final Action Letter, April 7, 2022).

Analysis

(I) The proposal, as conditioned, complies with LMC Chapter 15-2.2 *Historic Residential – 1 (HR-1) Zoning District*.

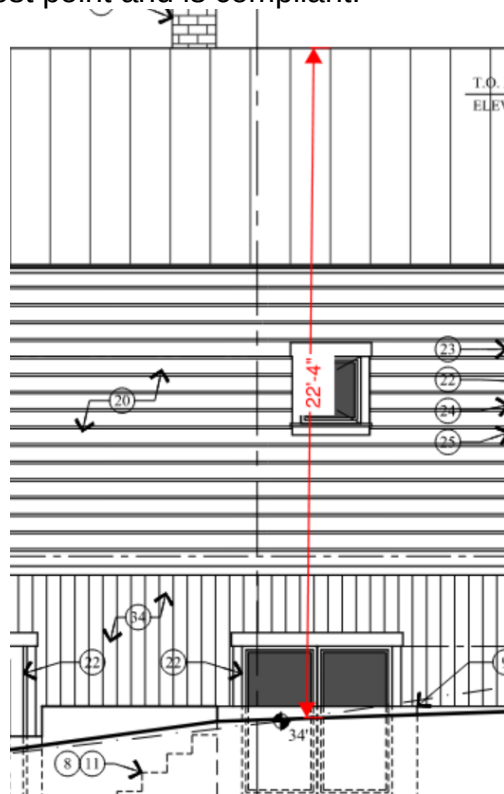
Requirement	Analysis of Proposal
<i>Maximum Building Footprint:</i> The Maximum Building Footprint is established by Lot size according to the following formula: $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$ (Where FP = maximum Building Footprint and A= Lot Area.)	Complies: Pursuant to LMC §15-2.2-3 the Maximum Building Footprint for the site is 1,519 square feet. The proposed Building Footprint is 1,518 square feet and is compliant.
<i>Minimum Lot Width:</i> 25 feet	Complies – the Lot meets the minimum lot width requirement as it is 50 feet in width.
<i>Maximum Lot Size:</i> The maximum Lot Area	Complies – the Lot meets the maximum lot size and is 3,750 square feet.

for a Single-Family Dwelling is 3,750 square feet.	
Front and Rear Setbacks: 10 feet each, totaling 20 feet	Complies – the Historic Structure sits 17 feet 10 inches from the front property line and the proposed addition is set 10 feet back from the rear property line. Pursuant to LMC § 15-2.2-3(H)(4) roof overhangs are a permitted exception in the Rear Setback so long as they do not project more than 2 feet into the Rear Setback. The proposed roof overhangs are compliant.
<i>Side Setbacks:</i> Side Setbacks: 5 feet each, totaling 10 feet	Complies – the property is considered a corner lot and pursuant to LMC § 15-4-17 (see fig. a.) corner lots have two front Setbacks unless otherwise excepted by the LMC. The property is located within the Historic Residential -1 Zoning District, and per LMC § 15-2.2-3(I)(1) “on Corner Lots, the minimum Side Setback that faces a side Street or platted Right-of-Way is five feet (5’).” The Historic Structure encroaches approximately three and a half feet (3’ 6”) into the southern (Street-facing) Side Setback and is permitted to remain in place per LMC § 15-2.2-4. The proposed rear addition is sited five feet (5’) from the Street-facing side property line. On the northern side of the Lot an existing detached Historic Structure sits approximately two feet (2’) from the northern property line and encroaches into the platted Right of Way by approximately two feet (2’); this Structure will be converted into a detached garage and is also permitted to remain in its current location per LMC § 15-2.2-4. The proposed addition is five feet (5’) from the northern Side Lot Line. Pursuant to LMC § 15-2.2-3(J)(3) window wells are a permitted exception in the Side Setback. The Applicant proposes one window well within the Side Setback. The proposed well does not extend more than 4 feet into the Side Setback and is compliant. Pursuant to LMC § 15-2.2-3(J)(4) roof overhangs are a permitted exception in the Side Setback so long as they do not project more than 2 feet into the Side Setback. The proposed roof overhangs are compliant.
<i>Snow Release:</i>	Condition of Approval recommended: Condition of Approval 7

Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.	requires the Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site, pursuant to LMC § 15-2.2-3(K) .
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Building Height

Pursuant to LMC § [15-2.2-5](#) no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. The proposed Structure is 22 feet above Existing Grade at its highest point and is compliant.



Interior Building Height

Pursuant to LMC § [15-2.2-5\(A\)](#) a Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The proposed maximum interior height of the Structure is 25 feet and is compliant.

(II) The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.

Pursuant to LMC § [15-2.2-4](#) additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment. The proposed addition does not create a Lockout Unit or Accessory Apartment and is compliant with LMC § [15-2.2-4](#).

(II) The proposal complies with the Design Regulations for Historic Residential Sites, LMC § 15-13-2.

LMC Section [§ 15-13-2](#) sets forth the following requirements for Historic Residential Sites:

LMC Requirement	Analysis of Proposal
A. Universal Regulations	<i>See analysis below</i>
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 property has historically been used as an SFD. The Applicant proposes no change to this Use.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.	Complies: As discussed above, the Historic Structure has undergone multiple additions. The Applicant proposes removing the post 1941 addition to restore the 1907 footprint. The Applicant proposes to remove the overbuilt gambrel roof form and restore the Historic Structure.
3. The historic exterior features of a building should be retained and preserved.	Complies: The Applicant proposes to retain existing exterior features of the Historic Structure and to restore the Structure to its Historic form.
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,	Complies: The Applicant does not propose alterations to the historic features or forms of the Historic Structure. The Applicant proposes to restore the Structure to the 1907 footprint.

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. 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.	Complies: The Applicant proposes to replace the existing windows on the Structure to reflect the windows that were original to the Structure in form and material.
6. 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.	Complies: The Applicant proposes to remove the overbuilt gambrel roof form and replace it with a roof that is compliant with current LMC regulations.
7. Each site should be recognized as	Complies: The Applicant proposes to

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.	restore the Historic Structure to the 1907 footprint and does not propose introducing architectural elements that alter the Historic Structure.
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 does not propose chemical or physical treatments of historic building materials.
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.	Complies: The Applicant proposes a rear and basement addition to the Historic Structure. The proposed addition is differentiated visibly from the existing 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 proposed be removed without impacting the essential form and integrity of the Historic Structure.

LMC Requirement	Analysis of Proposal
B. Specific Regulations	<i>See analysis below</i>
1. Site Design	<i>See analysis below</i>
a. Building Setbacks & Orientation	<i>See analysis below</i>
(1) Maintain the existing front and side yard setbacks of Historic Sites	Complies: The Applicant proposes to maintain the existing front and side yard setbacks of the Historic Site. The Historic Structure encroaches approximately three and a half feet (3' 6") into the southern (Street-facing) Side Setback and is permitted to remain in place per LMC § 15-2.2-4. The proposed rear addition is sited five feet (5') from the Street-facing side property line. On the northern side of the Lot an existing detached Historic Structure sits approximately two feet (2') from the northern property line and encroaches into the platted Right of Way by approximately two feet (2'). The proposed addition will comply with setback requirements pursuant to LMC § 15-2.2-3.
(2) Preserve the original location of the main entry of the historic structure, if extant	Complies: The Applicant proposes to preserve the original main entry location.
b. Topography & Grading	<i>See analysis below</i>
(1) Maintain the natural topography and original grading of the site when and where feasible.	Complies: The Applicant does not propose significant changes to the natural topography and grading of the site.
(2) The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.	Complies: The Applicant proposes an addition to the rear of the Historic Structure in the same location as the post 1941 addition that is proposed to be removed. The proportion of open space and built area will not significantly change.
(3) Respect and maintain existing landscape features that contribute	Complies: The applicant does not propose the removal of significant vegetation.

to the historic character of the site and existing landscape features that provide sustainability benefits.	
(4) Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic structure may be removed, but should be replaced with native vegetation away from the historic building or structure.	Complies: The applicant does not propose the removal of significant vegetation.
<i>c. Landscaping and Vegetation</i>	<i>See analysis below</i>
(1) The character of a historic site shall not be significantly altered by substantially changing the proportion of built and/or paved area to open space.	Complies: The Applicant proposes an addition to the rear of the Historic Structure in the same location as the post 1941 addition that is proposed to be removed. The proportion of open space and built area will not significantly change.
(2) Existing landscape features that contribute to the character of a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained.	Complies: The applicant does not propose the removal of significant vegetation.
(3) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.	Complies: The applicant does not propose the removal of significant vegetation. The Applicant proposes to install additional landscaping through the installation of 10 trees, 17 shrubs, along with native ground cover.
(4) A detailed landscape plan,	Condition of Approval recommended:

particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.	Condition of Approval 13 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(5) Landscape plans shall balance water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the site. Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used.	Condition of Approval recommended: Condition of Approval 13 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(6) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site.	Condition of Approval recommended: Condition of Approval 14 requires the Applicant to submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
(7) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.	Condition of Approval recommended: Condition of Approval 13 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(8) Along public rights of way, landscaped areas, street trees, and	Complies: Condition of Approval 13 requires the Applicant to submit a detailed landscaping

seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, mitigate against Urban Heat Island effect, and/or screen utility areas.	and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(9) Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.	Complies: There are no medians, divider strips, or traffic islands at 1003 Norfolk Avenue
(10) Commercial properties typically have no setbacks along the principal facade. However, when front yard setbacks exist, landscaped areas (including patios) shall be of a small scale and design such that they do not disrupt the normal volume and flow of pedestrian traffic along the street.	Complies: 1003 Norfolk Avenue is not a commercial property.
(11) Provide a detailed landscape plan that respects, particularly for areas visible from adjacent public rights-of-way the manner and materials historically used in the Historic Districts. When planning for the long-term sustainability of a landscape system, consider all landscape relationships on the site, the relationship between the site and its structure(s), as well as the relationship between plants and other plants on site. See LMC § 15-5-5(N) for Water Wise Landscaping with existing plat materials and site features that contribute to the historic significance of the site.	Condition of Approval recommended: Condition of Approval 13 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(12) Landscape plans should balance water efficient irrigation methods and Water Wise Landscaping with existing plant materials and site features that contribute to the historic significance of the site.	Condition of Approval recommended: Condition of Approval 13 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.

(13) Use to advantage storm water management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to water retention and permeability of the historic site.	Condition of Approval recommended: The Applicant's plans do not include details regarding gutters and downspouts. Condition of Approval 10 requires drainage infrastructure to be configured so that water drains away from the Historic Structure.
(14) Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation. Consider the use of Water Wise Landscaping or permaculture strategies for landscape design to maximize water efficiency and soil productivity; these systems should be designed to maintain the historic character of areas viewable from adjacent public rights-of-way.	Condition of Approval recommended: Condition of Approval 13 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
<i>d. Retaining Walls</i>	<i>See analysis below.</i>
(1) Historic retaining walls shall be preserved to the greatest extent possible.	Complies: The Applicant proposes replacing an existing cracked concrete retaining wall to be removed and replaced along the property line.
(2) Maintain the historic height and setback of retaining walls along the street. Retaining walls of stone, concrete, or rock-faced concrete block that are original to the historic site should be preserved and maintained in their original dimensions.	Complies: The proposed retaining wall is to be 2 feet tall along the street and to be constructed of concrete.
(3) Removing portions of historic retaining walls for new driveways and pathways should be avoided to the greatest extent possible, but where it must occur, visual impact should be minimized.	Complies: The Applicant does not propose removing any historic retaining walls to accommodate new driveways or pathways.
(4) Historic retaining walls should be repaired with materials that closely	Complies: The Applicant proposes replacing an existing deteriorating retaining wall in the

approximate the original. Replace only those portions of historic retaining walls that have deteriorated beyond repair. When repair of deteriorated retaining walls is not feasible, the replacement must reuse the existing stone to the greatest extent possible, and otherwise match the original in color, shape, size, material, and design.	same location.
(5) To abate retaining wall failure, improve drainage behind retaining walls to water drains away from the walls. Repair and preserve historic stone and mortar.	Condition of Approval recommended: Condition of Approval 10 requires the Applicant to improve drainage behind the retaining walls so that water drains away from the walls to abate retaining wall failure.
(6) New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.	Condition of Approval recommended: Condition of Approval 15 requires that new retaining walls shall not exceed 6 feet within any Rear or Side Setbacks or 4 feet within any Front Setback, pursuant to LMC § 15-4-2 , and shall be constructed out of simple board-formed concrete, stone, or another historic material.
(7) Non-extant historic retaining walls of concrete or stone specific to the Historic Site may be reconstructed based on physical or pictorial evidence. Historically appropriate concrete or stone walls, if consistent with the historic character of the district, may be added to the area of a historic site viewable from adjacent public rights-of-way.	Condition of Approval recommended: Condition of Approval 15 requires that new retaining walls be constructed out of simple board-formed concrete, stone, or another historic material.
(8) Maintain stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.	Condition of Approval recommended: Condition of Approval 15 prohibits painting, staining, or plastering over stone or concrete retaining walls.
<i>e. Fencing</i>	<i>The Applicant does not propose any new fencing.</i>

<i>f. Gazebos, Pergolas, and Other Shade Structures</i>	<i>The Applicant does not propose any gazebos, pergolas, or other shade structures.</i>
<i>g. Parking Areas & Driveways</i>	<i>See analysis below</i>
(1) Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complementary and integrated design.	Condition of Approval recommended: Condition of Approval 16 requires the Applicant to incorporate additional landscaping adjacent to the proposed driveway and the existing asphalt to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses.
(2) Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.	Condition of Approval recommended: Condition of Approval 16 requires the Applicant to incorporate additional landscaping adjacent to the proposed driveway existing asphalt to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses.
(3) When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted.	Complies: The Applicant proposes a driveway and garage that will be level with Norfolk Avenue
(4) Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible.	Complies: The Applicant proposes converting the Accessory Structure into a single car garage. This will help to visually minimize the impact of vehicles when seen from the primary public right-of-way.
(5) When locating driveways, the existing topography of the building site and significant site features	Complies: The Applicant proposes a driveway and garage that will be level with Norfolk Avenue

should be minimally impacted.	
(6) New driveways shall not exceed ten (10) feet in width.	Condition of Approval recommended: The Applicant proposes a single-car garage. Condition of Approval 17 requires that the driveway is reduced to not exceed 10 feet in width.
(7) Shared driveways should be used when feasible.	The use of a shared driveway is not feasible for this site.
(8) Consider using textured and pour paving materials other than smooth concrete for driveways viewable from the adjacent public rights-of-way. Permeable paving should be used on a historic site, where appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.	Condition of Approval recommended: Condition of Approval 17 requires that the new driveway be constructed out of a textured or pour paving material.
(9) Consider avoiding paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff problems.	Complies: The Applicant does not propose paving the new driveway up to the foundation of the Historic Structure. The driveway will lead to a detached Accessory Building that includes a top-level garage.
(10) Snow storage from driveways should be provided on site.	Condition of Approval recommended: Condition of Approval 7 requires the Applicant to provide adequate snow storage for the new driveway on site and to obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
<i>h. Paths, Steps, Handrails, & Railings (Not Associated with Porches)</i>	<i>See analysis below</i>
(1) The original path or steps leading to the main entry, if extant, should be preserved and maintained.	Complies: The Applicant proposes preserving the historic main entry to the Historic Structure
(2) Historic hillside steps that are an integral part of the landscape should be preserved and maintained.	Complies: There are no historic hillside steps on the Site.

(3) New hillside steps should be visually subordinate to the associated historic building or structure in materials, size, scale and proportion, as well as massing and shall complement the historic structure in materials, size, scale, and proportion, and massing to protect the integrity of the historic site. For longer-run stairs, consider changes in material to break up the mass of the stairs.	Complies: The Applicant does not propose new hillside steps.
(4) Historic handrails should be preserved and maintained. Historic handrails may be reconstructed based on photographic evidence; the reconstruction should match the original in size, design, color, texture, and material.	Condition of Approval Recommended: Condition of Approval 12 requires that Historic handrails should be preserved and maintained
(5) New handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.	Condition of Approval Recommended: Condition of Approval 12 requires that new handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.
2. Primary Structures	<i>See analysis below</i>
a. Exterior Walls	<i>See analysis below</i>
(1) Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.	Complies: The Applicant proposes to retain the location of the existing windows and doors on the façade of the Historic Structure.
(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.	Complies: As noted above, the Historic Preservation Board approved the Applicant's Material Deconstruction requests to remove (a) the 1941 addition (b) the gambrel roof form (c) replace 11 windows on the Historic Structure (d) lift the Structure to construct a basement

Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.	addition (e) convert the Historic Accessory Structure to a garage.
(3) When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.	Recommended Condition of Approval 18 requires that recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.
(4) When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	Complies: The Historic Preservation Board approved the Material Deconstruction of the existing windows on the Structure that are aluminum sliders and are not original to the Structure. This Applicant proposes to replace with windows that are wood in material.
(5) Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material— expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength— have been proven to not damage or cause the deterioration of adjacent historic material.	Complies: The Applicant proposes using siding that matches the existing siding on the Historic Structure. No substitute materials are proposed.
(6) Substitute materials shall not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used, or if new materials that are similar in design, dimension,	Complies: The Applicant does not propose any substitute materials.

texture, material and finish can be shown to result in significant (>30 percent) energy efficiency gains, and the applicant demonstrates that the substitute material will not cause damage to adjacent historic materials or detract from the historic integrity of the structure.	
(7) Vinyl and aluminum siding are prohibited in the Historic Districts. The application of synthetic or substitute materials, such as vinyl or aluminum, over original wood siding may cause, conceal, or accelerate structural damage and is not permitted. Removal of synthetic siding (aluminum, asbestos, Brick- Tex, and vinyl) that has been added to a structure, followed by restoration of historic wood siding (or other underlying historic material) is highly encouraged.	Condition of Approval recommended: The Applicant does not propose vinyl or aluminum siding. Condition of Approval 19 requires wood siding that is painted opaque.
(8) Avoid interior changes that affect the exterior appearance of primary and secondary facades, including changing historic floor levels, changing windows to doors or doors to windows, and changing porch roofs to balconies or decks. Insulation may be added to increase the energy efficiency of the structure; however, this should be accommodated within the wall system and shall not impact the exterior dimensions of the structure.	Complies: The Applicant's proposed interior changes will not affect the exterior appearance of the Historic building façades. The Applicant proposes preserving the door and window locations on the facades of the Historic Structure.
<i>b. Foundation</i>	<i>See analysis below.</i>
(1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.	Condition of Approval Recommended: The Applicant does not propose changing the historic placement or orientation of the Historic Structure. The Applicant proposes lifting the Historic Structure to repair the foundation and

	construct a basement addition. 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 20.
(2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.	Condition of Approval Recommended: 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. Condition of Approval 20 requires that the Historic Site be returned to original grade following construction of the foundation.
(3) A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.	Condition of Approval Recommended: Condition of Approval 20 requires that the Historic Site be returned to original grade following construction of the foundation.
(4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.	Condition of Approval Recommended: Condition of Approval 10 requires that the site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
(5) A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.	Condition of Approval Recommended: Condition of Approval 20 requires that 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.
(6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.	Condition of Approval Recommended: Condition of Approval 22 requires that Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for

	incompatible retaining walls.
(1) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.	Complies: The Applicant proposes constructing a new foundation to stabilize the site. The proposed foundation is to be similar to those of nearby Historic Structures.
(2) Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines (published by the Secretary of the Interior). The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	Complies: The Applicant proposes constructing a new foundation to stabilize the site. The proposed foundation is to be similar to those of nearby Historic Structures.
(3) Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear tertiary façade, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.	Complies: The Applicant does not propose any window or egress wells on the front façade.
<i>c. Doors</i>	<i>See analysis below.</i>
(1) Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.	Complies: The Applicant proposes to maintain the existing Historic door on the front of the Structure.
(2) Restore historic door openings that are significant to the period of restoration. On primary facades, in particular, consider reconstructing, based on physical or documentary	Complies: The Applicant proposes to maintain the existing opening on the front façade of the Structure.

evidence, historic doorways that no longer exist.	
(3) Avoid changing the position, proportions, or dimensions of historic door openings. It is not appropriate to create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way.	Complies: The Applicant does not propose any changes to the form or placement of doors on the Historic Structure.
(4) Replacement doors shall be allowed only when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style.	Complies: The Applicant does not propose replacing any historic doors on the Historic Structure.
(5) When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.	Complies: The Applicant does not propose replacing any historic doors on the Historic Structure.
(6) Storm doors and/or screen doors typical of the Mining Era may be used on primary or secondary facades when the applicant can show that they will not diminish the historic character of the building.	Complies: The Applicant does not propose storm doors or screen doors.
(7) New door openings may be	Complies: The Applicant does not propose

considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.	new door openings on the secondary façade on the Structure.
(8) When a historic door opening is no longer functional on a primary façade, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.	Complies: The Applicant proposes retaining the historic door on the primary façade.
<i>d. Windows</i>	<i>See analysis below</i>
(1) Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	Complies: The Applicant proposes to replace the existing historic windows in the same location.
(2) Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist.	Complies: Per the Applicant the existing windows on the Structure are not the original windows. The Applicant proposes to replace the windows with historically accurate jambs and sash.
(3) Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.	Complies: The Applicant proposes to fabricate new historically accurate jambs and sash to accommodate the existing openings.
(4) Maintain the historic ratio of window openings to solid wall.	Complies: The Applicant proposes to replace the existing historic windows in the same location.
(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	Complies: The Physical Conditions report notes that the windows are deteriorating, some are beginning to rot, and some being inoperable.

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.	
(6) Maintain the original number of glass panes in a historic window. Replacing multiple panes with a single pane is not appropriate. Snap-in muntins or muntins between two sheets of glass are inappropriate as these simulated dividers lack depth and fail to show the effect of true divided glass panes.	Complies: No changes to the original number of glass panes are proposed.
(7) Replacing an operable window with a fixed window is inappropriate.	Complies: The Applicant does not propose replacing any operable windows with fixed windows.
(8) New window openings may be considered on secondary facades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure.	Complies: The Applicant proposes to replace the existing historic windows in the same location.
(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 inappropriate.	Complies: The Applicant proposes to replace the existing windows with wood.
(10) New glazing shall match the	Complies: The proposed windows will match

visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.	the visual appearance of historic glazing.
(11) It is generally inappropriate to modify windows on the primary façade to accommodate interior changes. When a window opening is no longer functional on a primary or secondary façade visible from the right-of-way, the glazing shall be retained, and the window opening shall be screened or shuttered on the interior side. The window shall appear to be functional from the exterior.	Complies: The Applicant proposes to replace the existing historic windows in the same location.
(12) Storm windows shall be installed on the interior of the window; if interior installation is not feasible, the materials, style, and dimensions of exterior wood storm windows shall match the way storm windows would have been constructed at the time of the building's construction or complement the historic window dimensions in order to minimize their visual impact. Exterior storm windows shall be set within the window opening and attach to the exterior sash stop.	Complies: The Applicant does not propose any storm windows.
<i>e. Gutters and Downspouts</i>	<i>See analysis below</i>
(1) Avoid removing or obstructing a historic building's elements and materials when installing gutters and downspouts.	Complies: The Applicant does not propose changes to gutters or downspouts that would remove or obstruct the Historic Structure's elements.
(2) When new gutters are needed, the most appropriate design for hanging gutters is half round.	Condition of Approval recommended: The Applicant's plans do not include detailed plans for any new gutters or downspouts. Condition of

Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the right-of-way.	Approval 22 requires new gutters to be half round and requires downspouts to be visually minimized.
(3) Water from gutters and downspouts shall drain away from the historic structure.	Condition of Approval recommended: Condition of Approval 22 requires that Drainage infrastructure, including gutters and downspouts, shall be configured so that water drains away from the Historic Structure.
<i>f. Chimneys and Stovepipes</i>	
(1) Maintain and preserve historic chimneys and their decorative features as they are important character-defining features of historic structures.	Complies: The Applicant proposes to preserve the chimneys on the Historic Structure and to use the historic materials to repair them.
(2) Historic stovepipes shall be maintained and repaired when possible. When partial or full replacement is required, and new materials shall have a matte, non-metallic finish.	Complies: The Applicant proposes to preserve the chimneys on the Historic Structure and to use the historic materials to repair them.
(3) Repairs to chimneys shall be made so as to retain historic materials and design. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Ornamental features such as corbelling and brick patterning shall be repaired and preserved.	Complies: The Applicant proposes to preserve the chimneys on the Historic Structure and to use the historic materials to repair them.
(4) Chimneys shall not be covered with non-historic materials.	Complies: The chimneys shall not be covered with non-historic materials.
(5) New chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style of the historic structure. New chimneys and stovepipes shall be visually minimized when viewed from adjacent public rights-of-way and	Complies: The chimneys are proposed to be repaired in their same location and with the same scope.

shall be appropriate to the character and style of the historic structure.	
<i>g. Porches</i>	
Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs.	Condition of Approval recommended: The Applicant proposes to remove the existing porch to facilitate the lift of the Structure. The Applicant proposes to reconstruct the porch in the same location. Condition of Approval 23 requires the porch be reconstructed using the historic materials in the same location with the same form.
Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material.	Condition of Approval recommended: The Applicant has noted in the Existing Conditions report that the porch has sagged over time due to moisture. Condition of Approval 23 requires the porch be reconstructed using the historic materials in the same location with the same form.
Substitute decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic material.	Condition of Approval recommended: Condition of Approval 23 requires the porch be reconstructed using the historic materials in the same location with the same form.
It may be appropriate, in some cases, to reconstruct historic porches. 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.	Condition of Approval recommended: Condition of Approval 23 requires the porch be reconstructed using the historic materials in the same location with the same form.

While modifications to porch posts and balustrades may be necessary to meet current code requirements, these elements shall not be substantially different in size and proportion than those seen historically.	Condition of Approval recommended: Condition of Approval 23 requires the porch be reconstructed using the historic materials in the same location with the same form.
It is not appropriate to add decorative porch elements that are not known to have been used on a particular historic structure or on similar historic structures.	Complies: The Applicant does not propose any additional decorative porch elements that are not known to have been used on the Historic Structure.
<i>h. Architectural Features</i>	<i>See analysis below</i>
(1) Preserve and maintain architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles.	Complies: The Applicant does not propose any changes to eaves, brackets, cornices, moldings, trim work, or decorative shingles.
(2) Repair rather than replace historic architectural features. Replacement architectural features are allowed only when it can be shown that the historic features are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	Complies: The Applicant does not propose repairing any architectural features. The Applicant has not identified any architectural features at the Site in need of repairs.
(3) Replacement features shall exactly match the historic features in design, size, dimension, form, profile, texture, material and finish.	Complies: The Applicant does not propose replacing any architectural features.
(4) Architectural features may be added to a building when accurately based on physical or photographic evidence (i.e. "ghost" lines).	Complies: The Applicant does not propose adding any architectural features to the Historic Structure.
<i>3. Mechanical Systems, Utility Systems, and Service Equipment</i>	<i>See analysis below</i>
(1) Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall	Condition of Approval recommended: Condition of Approval 24 requires that any mechanical, utility, or service equipment be fully screened from view from the public right-of-way and be located on tertiary facades of the Historic Structure. It also requires that building

be screened from view by incorporating it into the appearance as an element of the design.	elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.
(2) Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.	Condition of Approval recommended: Condition of Approval 24 requires screening of mechanical equipment.
(3) Rooftop mechanical equipment is generally discouraged. Roof-mounted mechanical and/or utility equipment shall be screened and minimally visualized from all views.	Complies: The Applicant does not propose any rooftop mechanical equipment.
(4) Historic building elements shall not be removed or obstructed when installing mechanical systems and equipment.	Condition of Approval recommended: Condition of Approval 24 requires that building elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.
(5) Contemporary New communication equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.	Complies: The Applicant does not propose adding any new communication equipment to the Historic Structure.
<i>4. Additions to Primary Structures</i>	<i>See analysis below</i>
<i>a. Protection for Historic Structures & Sites</i>	<i>See analysis below</i>
(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 homeowners have utilized all of the existing living area within the dwelling and are in need of additional space.
(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	Complies: The proposed addition is located on the rear façade and does not compromise the architectural character of the Historic Structure.

compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.	
(3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.	Complies: The proposed addition's roofline does not detract, obscure or modify the historic roof form.
(4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.	Complies: The proposed addition will not affect the historic roof form of the Historic Structure.
(5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.	Complies: The HPB approval for Material Deconstruction requires that the Applicant utilize any salvageable historic material on the site.
(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.	Complies: The proposed addition is less than 50% of the historic structure's footprint and does not require a transitional element.
(7) Maintain and preserve additions to structures that are significant to the era/period of restoration.	Complies: The Applicant proposes to remove the 1941 addition and restore the 1907 footprint and roof form.
(8) In-line additions shall be avoided.	Complies: The proposed addition's footprint is smaller than the historic structure, a transitional element is not required. The Applicant has designed the addition so that it is visually broken up from the historic structure and to avoid an in-line addition.
<i>b. Transitional Elements</i>	Complies: The historic footprint is 1,021 square feet. The proposed addition is 497 square feet. The proposed addition is less than 50% of the historic structure and does not require a transitional element.
<i>c. General Compatibility</i>	<i>See analysis below</i>

(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.	Complies: The Applicant proposed design does not mimic the historic structure and does not impose on the historic design of the existing structure.
(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.	Complies: The design of the addition is contemporary, however similar materials and window dimensions are used to reflect the historic structure.
(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.	Complies: The proposed addition is less than 50% of 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.	Complies: The proposed addition is located on the rear of the Structure and is visually subordinate.

(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, site topography (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.	Complies: The proposed addition has a smaller footprint than the historic structure and is not considered a large addition.
(6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building.	Complies: The materials on the proposed addition are similar in scale and size to those on the historic structure.
(7) Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.	Complies: The proposed window shapes, patterns, and proportions found on the historic building are 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.	Complies: The addition's proposed windows and doors match the shapes, patterns, and proportions of the Historic Structure.
5. Garages	See analysis below

a. Scenario 1: Basement Addition without a Garage	The Applicant proposes to construct a basement addition without a garage.
b. A basement addition shall not raise the historic structure generally more than two feet (2') from its original floor elevation above grade prior to construction.	Condition of Approval Recommended: Condition of Approval 20 requires that the basement addition shall not raise the historic structure generally more than two feet (2') from its original floor elevation above grade prior to construction.
c. The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, no more than two feet (2') of the new foundation shall be visible above final grade on the primary and secondary facades.	Condition of Approval Recommended: Condition of Approval 20 requires that the historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, no more than two feet (2') of the new foundation shall be visible above final grade on the primary and secondary facades.
d. The exterior walls on an inline basement addition shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades.	Complies: The proposed basement does not extend beyond the exterior wall planes of the Historic Structure primary or secondary facades.
e. Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear tertiary façade, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.	Condition of Approval Recommended: Condition of Approval 25 requires that window wells on the secondary façade be located behind the midpoint of the Structure.
f. After construction of the basement, the site shall be re-graded to approximate the grading prior to construction of the addition.	Condition of Approval Recommended: Condition of Approval 20 requires that after construction of the basement, the site shall be re-graded to approximate the grading prior to construction of the addition.
6. Decks	<i>The Applicant does not propose a deck.</i>
7. Balconies and Roof Decks	<i>See analysis below</i>
a. New balconies and roof decks on a historic structure shall be visually	Complies: The Applicant proposes a balcony on the rear façade of the addition to the Historic

subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.	Structure and is minimal in scale.
b. A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	Complies: The proposed balcony is simple in design.
c. A roof deck on a new addition shall be visually minimized when viewed from the right-of-way.	Complies: The applicant does not propose a roof deck on the proposed addition.
8. Historic Accessory Buildings	
a. Historic accessory buildings that contribute to the significance of the property shall be maintained and preserved.	Complies: The Applicant proposes to restore the Historic Accessory Building and convert it into a garage.
b. Regulations for the treatment of Primary Structures shall be applied to all historic accessory buildings that contribute to the significance of the property.	Condition of Approval Recommended: Condition of Approval 11 requires that 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. New Accessory Buildings	<i>The Applicant does not propose a new Accessory Building.</i>

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. Condition of Approval 6 requires 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.

Department Review

The Planning Department 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 April 2, 2025. Staff mailed a courtesy notice to property owners within 100 feet on April 2, 2025.

Public Input

Staff received public input on April 10, 2025 that is attached as Exhibit H.

Alternatives

- Approve the Historic District Design Review for 1003 Norfolk Avenue.
- Deny the Historic District Design Review for 1003 Norfolk Avenue and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Historic Sites Inventory Form

Exhibit F: HDDR Final Action Letter, April 7, 2022

Exhibit G: HPB Final Action Letter, March 5, 2025

Exhibit H: Public Input Received 4.10.2025



Planning Department

April 17, 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: Historic District Design Review

Project Number: PL-23-05845

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 14, 2024

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 April 17, 2024, the Planning Director 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. 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, approved on September 2, 2021.



Planning Department

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 to modify the Historic Preservation Board Approval.
15. On March 5, 2025, the Historic Preservation Board approved the Modification to the Material Deconstruction 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.



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- 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. The proposal, as conditioned, complies with LMC Chapter 15-2.2 *Historic Residential – 1 (HR-1) Zoning District*.
18. The proposal, as conditioned, complies with LMC Chapter 15-3 *Off-Street Parking*.
19. The proposal complies with LMC § 15-13-2 *Design Regulations for Historic Residential Sites*.
20. Staff published a notice on the City's website and the Utah Public Notice website and posted a notice to the property on April 2, 2025. Staff mailed a courtesy notice to property owners within 100 feet on April 2, 2025.

Conclusions of Law

- 1. The proposal, as illustrated on the submitted plan set, dated October 27, 2022, complies with the Land Management Code requirements pursuant to LMC § 15-11-12 Historic District or Historic Site Review.
- 2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-2.2-3 Historic Residential – 1 Lot and Site Requirements.
- 3. The proposal complies with the Land Management Code requirements pursuant to 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 for the Material Deconstruction. 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. Final building plans and construction details shall reflect substantial compliance with the plans approved April 17, 2025 by the Planning Department. Any



Planning Department

changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
4. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
6. 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.
7. The Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site. The Applicant shall provide adequate snow storage for the new driveway on site and obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
8. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
9. 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.
10. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. Drainage infrastructure is to be configured so that water drains away from the Historic Structure. Drainage behind the retaining walls shall be so that water drains away from the walls.
11. 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.
12. Historic handrails should be preserved and maintained. New handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.



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13. The Applicant shall submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
14. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
15. New retaining walls shall not exceed 6 feet within any Rear or Side Setbacks or 4 feet within any Front Setback, pursuant to LMC § 15-4-2, and shall be constructed out of simple board-formed concrete, stone, or another historic material. There shall be no painting, staining, or plastering over stone or concrete retaining walls.
16. The Applicant shall incorporate additional landscaping adjacent to the proposed driveway and the existing asphalt to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses.
17. The width of the driveway shall be reduced as to not exceed 10 feet in width. The new driveway be constructed out of textured or pour paving material.
18. Recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.
19. Wood siding shall be painted opaque.
20. Basement additions shall not raise the Historic Structure more than two feet from its original floor elevation above grade. The Historic Structure shall be returned to original grade following construction of 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.
21. Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.
22. New gutters shall be half round and downspouts are to be visually minimized.
23. The porch is to be reconstructed using the historic materials in the same location with the same form.
24. Mechanical, utility, or service equipment shall be fully screened from view from the public right-of-way. Building elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.
25. Window and light wells shall be located beyond the midpoint of the Structure.

If you have questions or concerns regarding this Final Action Letter, please contact



Planning Department

Meredith Covey at (435) 640-8683.

Sincerely,

Rebecca Ward
Planning Director

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

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	Iof I	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
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9	A1.1	LOWER LEVEL PLAN
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11	A1.3	UPPER LEVEL PLAN
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ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REV'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	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	ID.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUC.	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	MANFR	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.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.	OUTFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPNG.	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

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

Jonathan DeGray

A r c h i t e c t

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1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

REMODEL / ADDITION

1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

COVER SHEET

SHEET DESCRIPTION:

REVISIONS:

DATE:

JANUARY 20, 2025

PROJECT NUMBER:

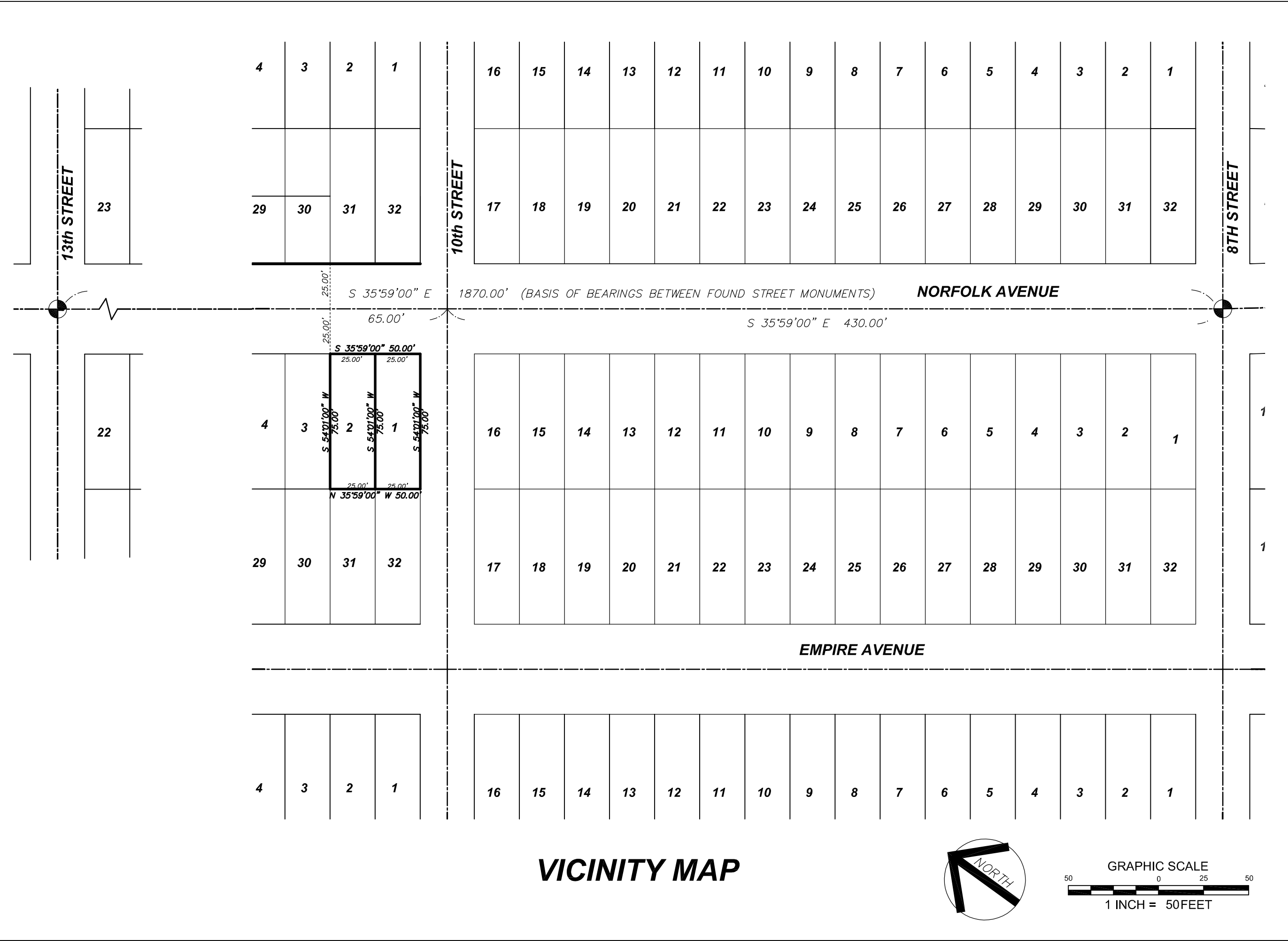
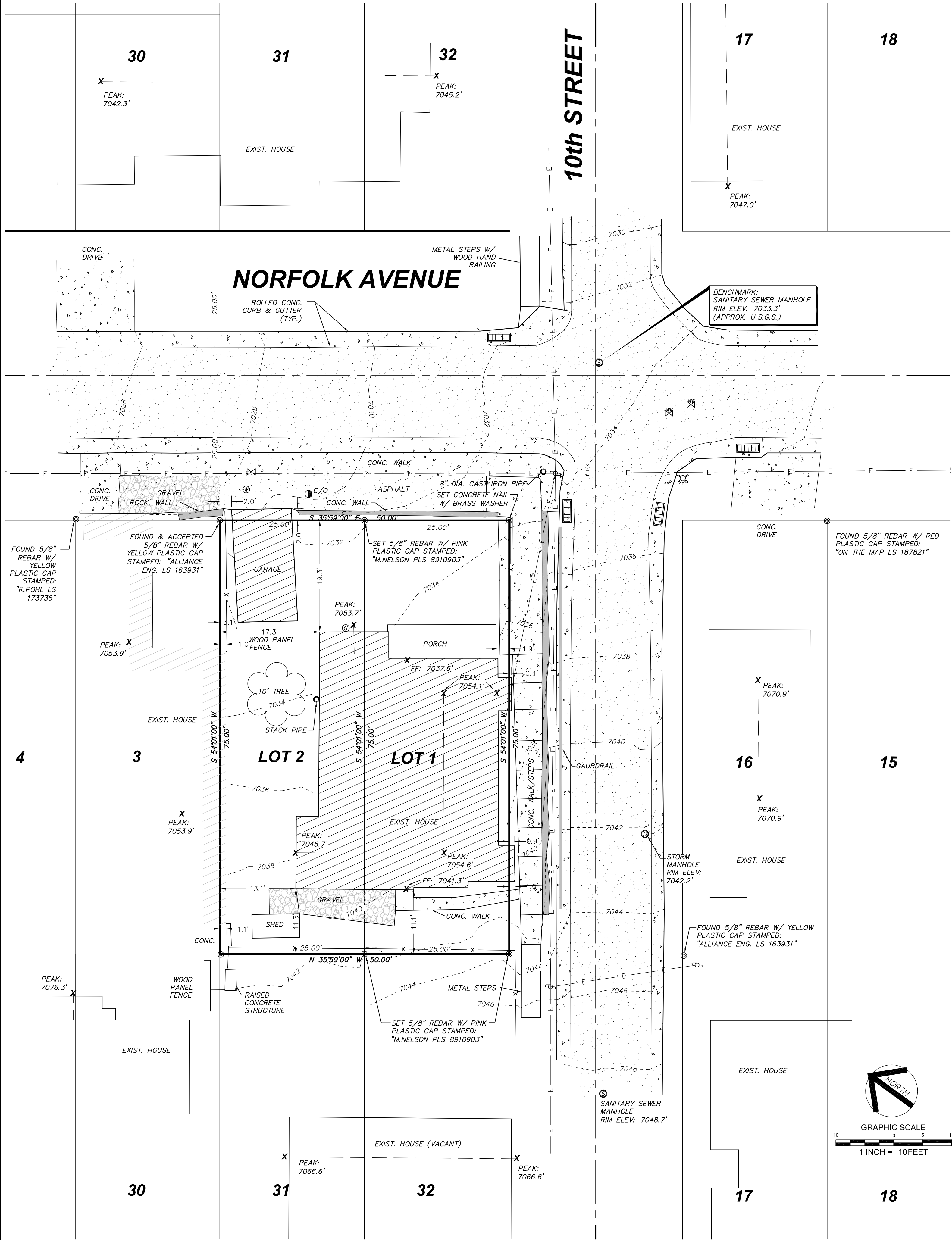
2007-02

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



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.

LEGEND

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

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:

RECORD OF SURVEY & AS-BUILT MAP
 LOT 1 & LOT 2, BLOCK 16
 SNYDERS ADDITION TO PARK CITY

FOR: GARY BUSH

P.O. Box 682993
Park City, UT 84068
(435) 649-2918
(435) 649-4637 fax

Park City
Surveying

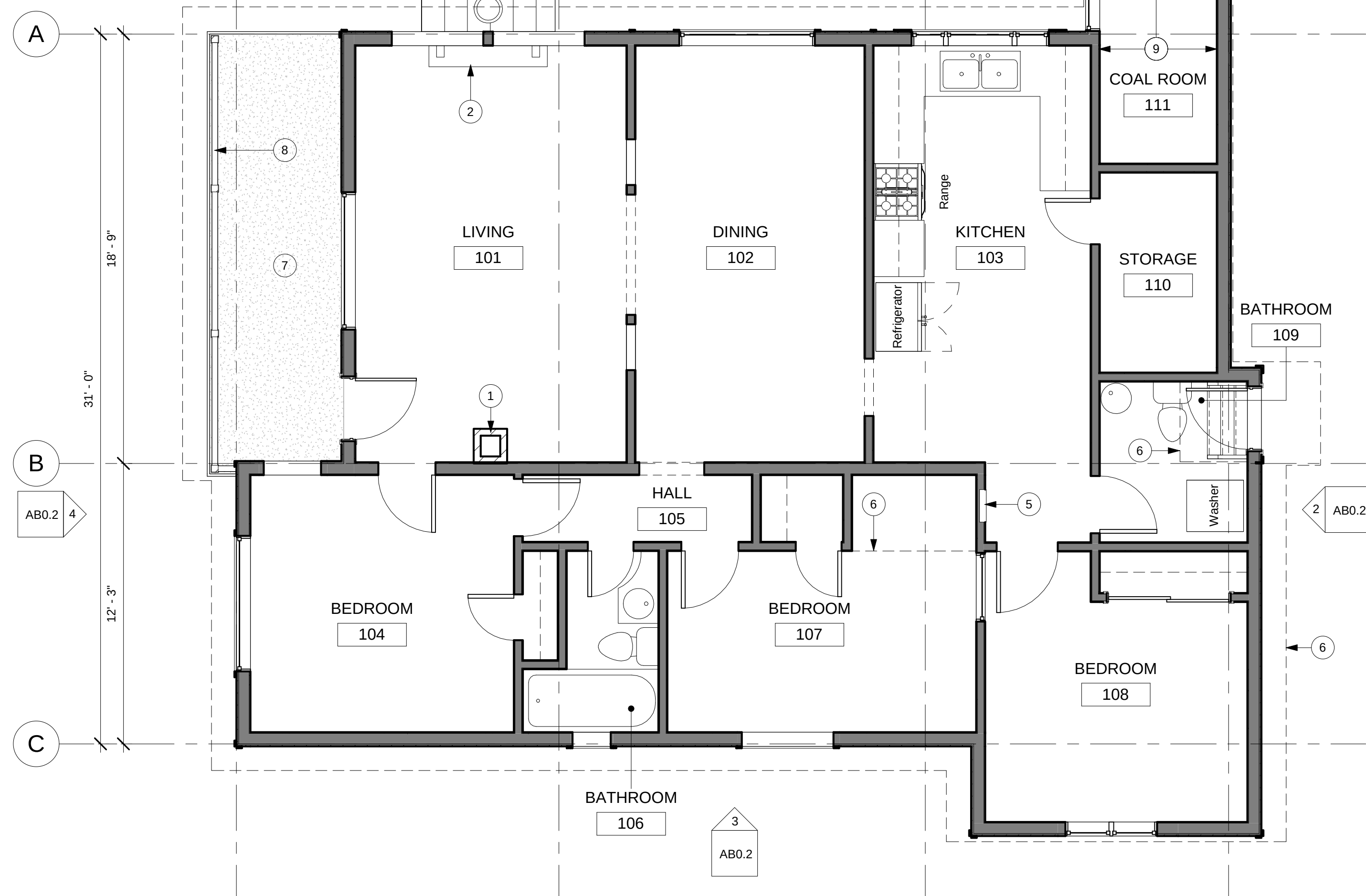
DATE	BY	COMMENTS
xx/xx/xxxx		

SURVEYED BY:
SC/KR

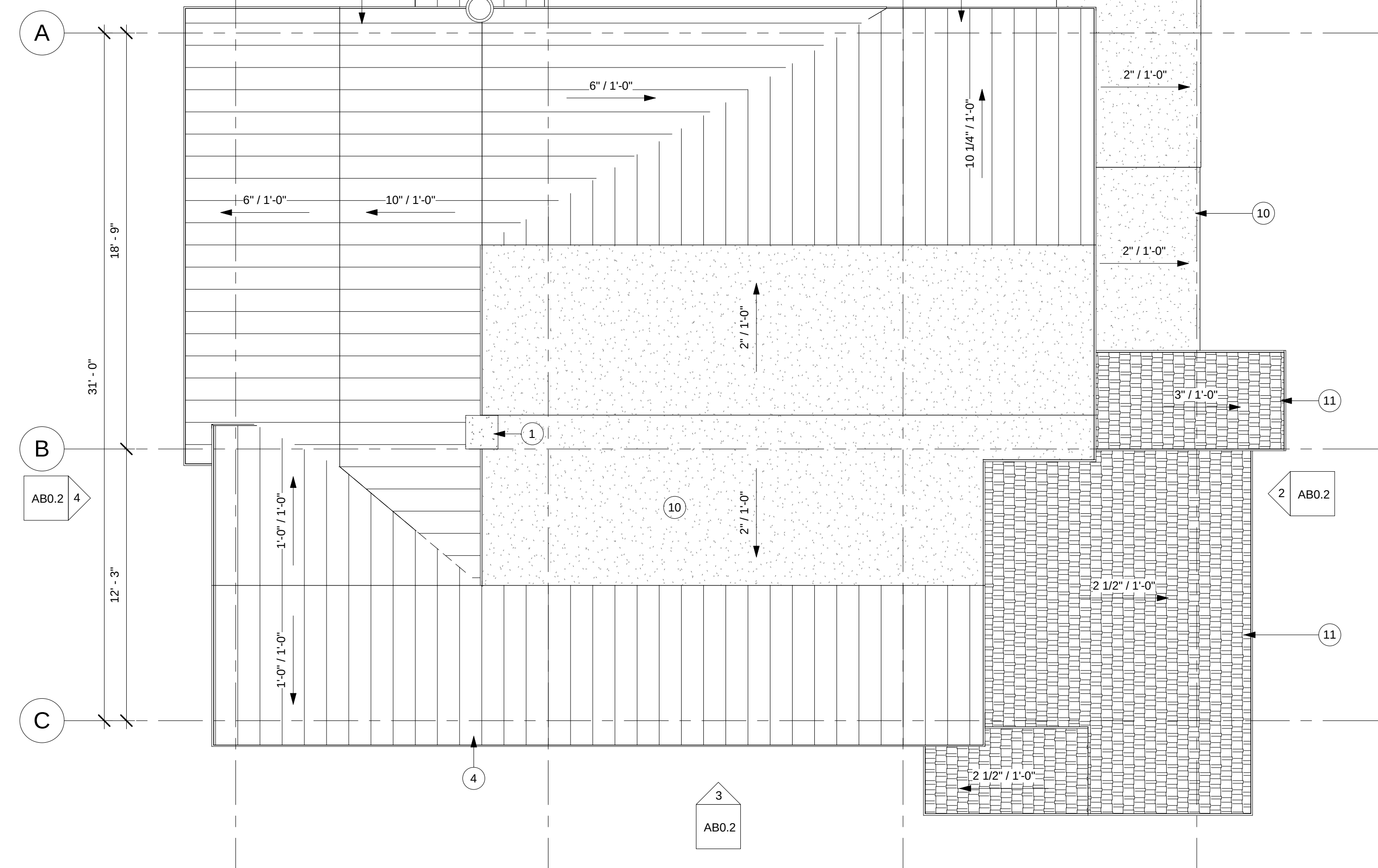
DRAWN BY:
MN

DATE:
OCTOBER 2015

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



② ROOF PLAN
1/4" = 1'-0"



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

Jonathan DeGray
A r c h i t e c t

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1003 NORFOLK RESIDENCE
1003 NORFOLK AVENUE
PARK CITY, UTAH 84060

PLANS

SHEET DESCRIPTION:

REVISIONS:

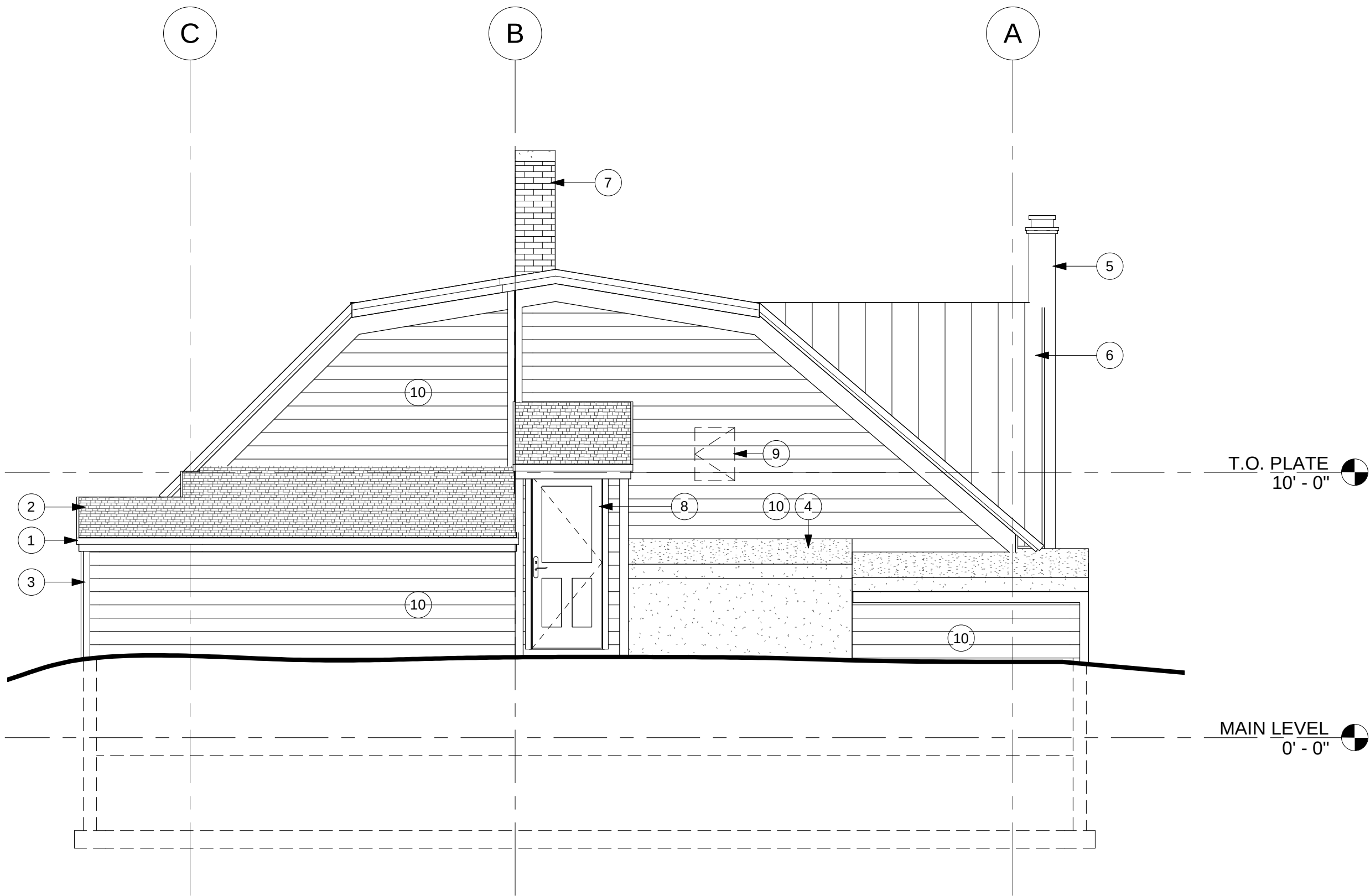
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Issue Date

PROJECT NUMBER:
Project Number

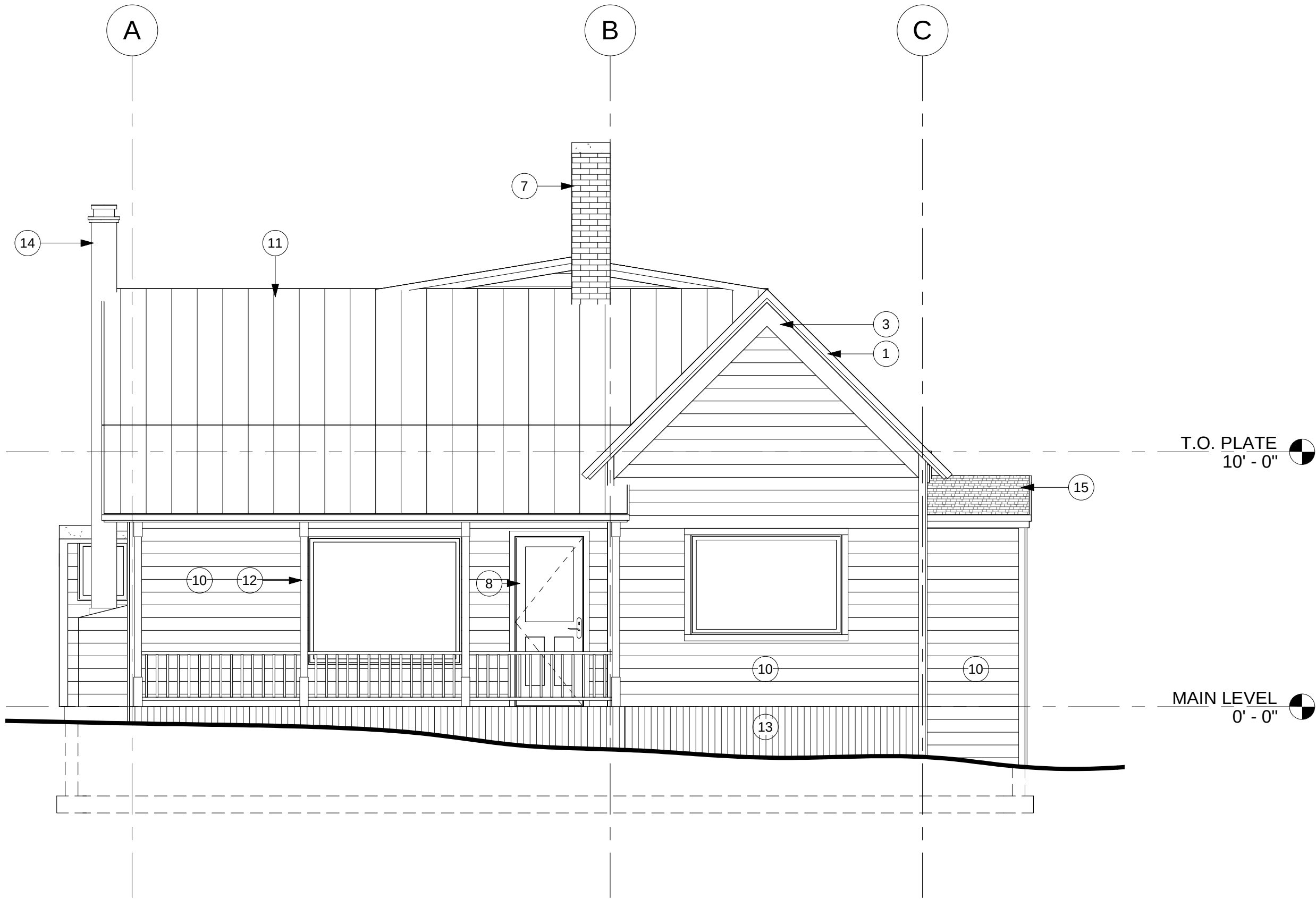
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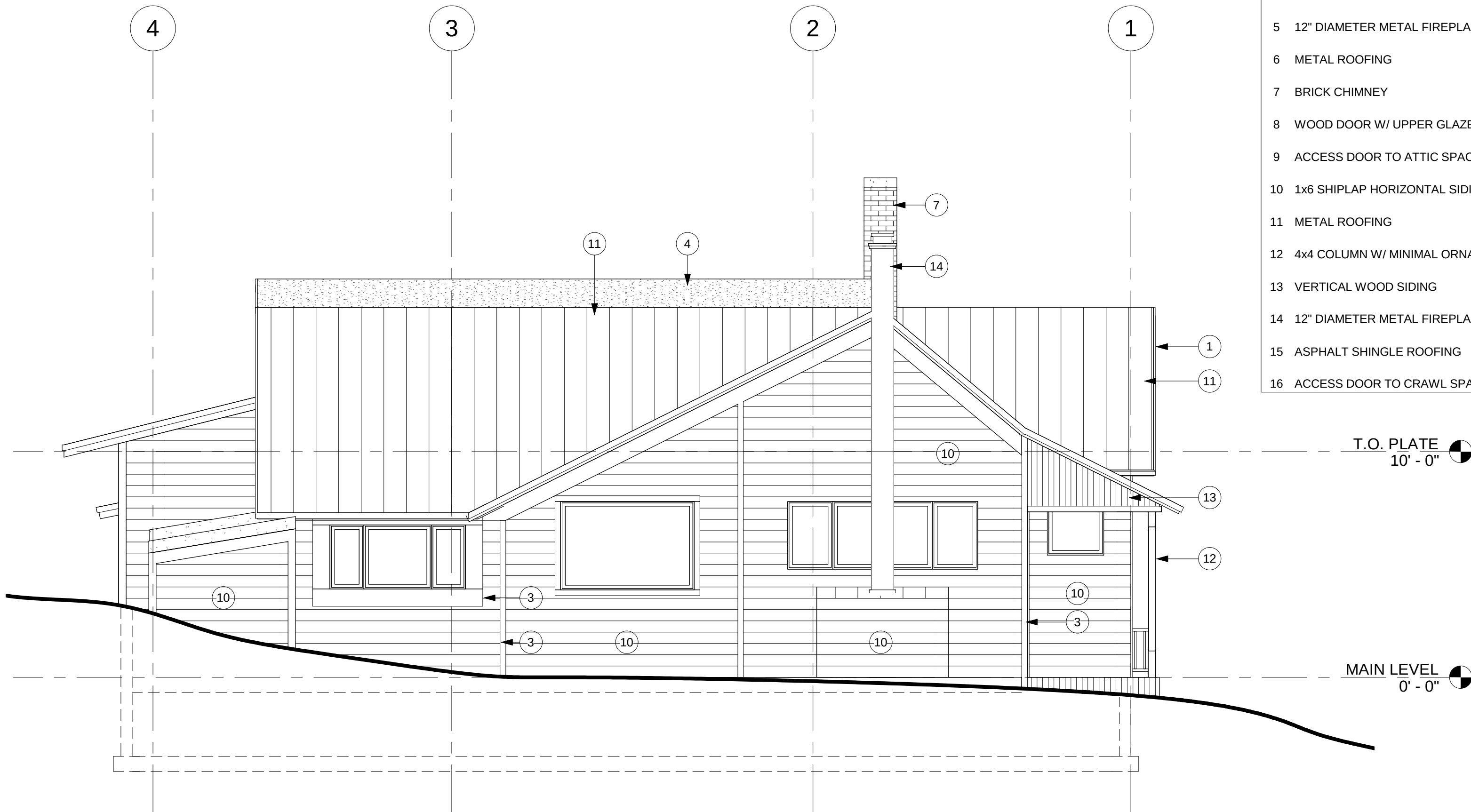
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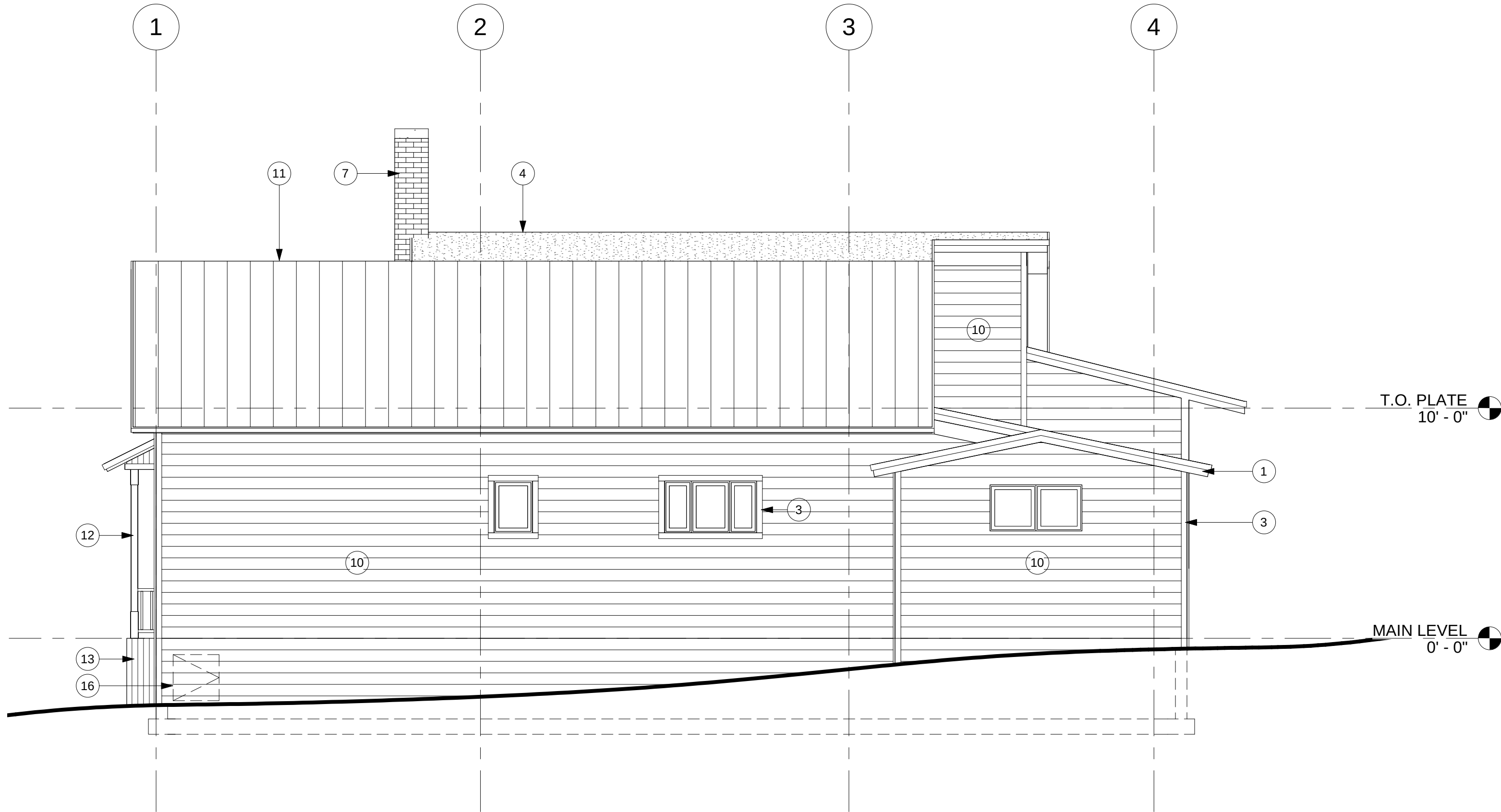
2 EAST ELEVATION
1/4" = 1'-0"



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



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



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

KEY NOTES

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

Jonathan DeGray
Architect

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

SHEET DESCRIPTION:
NORTH & EAST ELEVATIONS

REVISIONS:

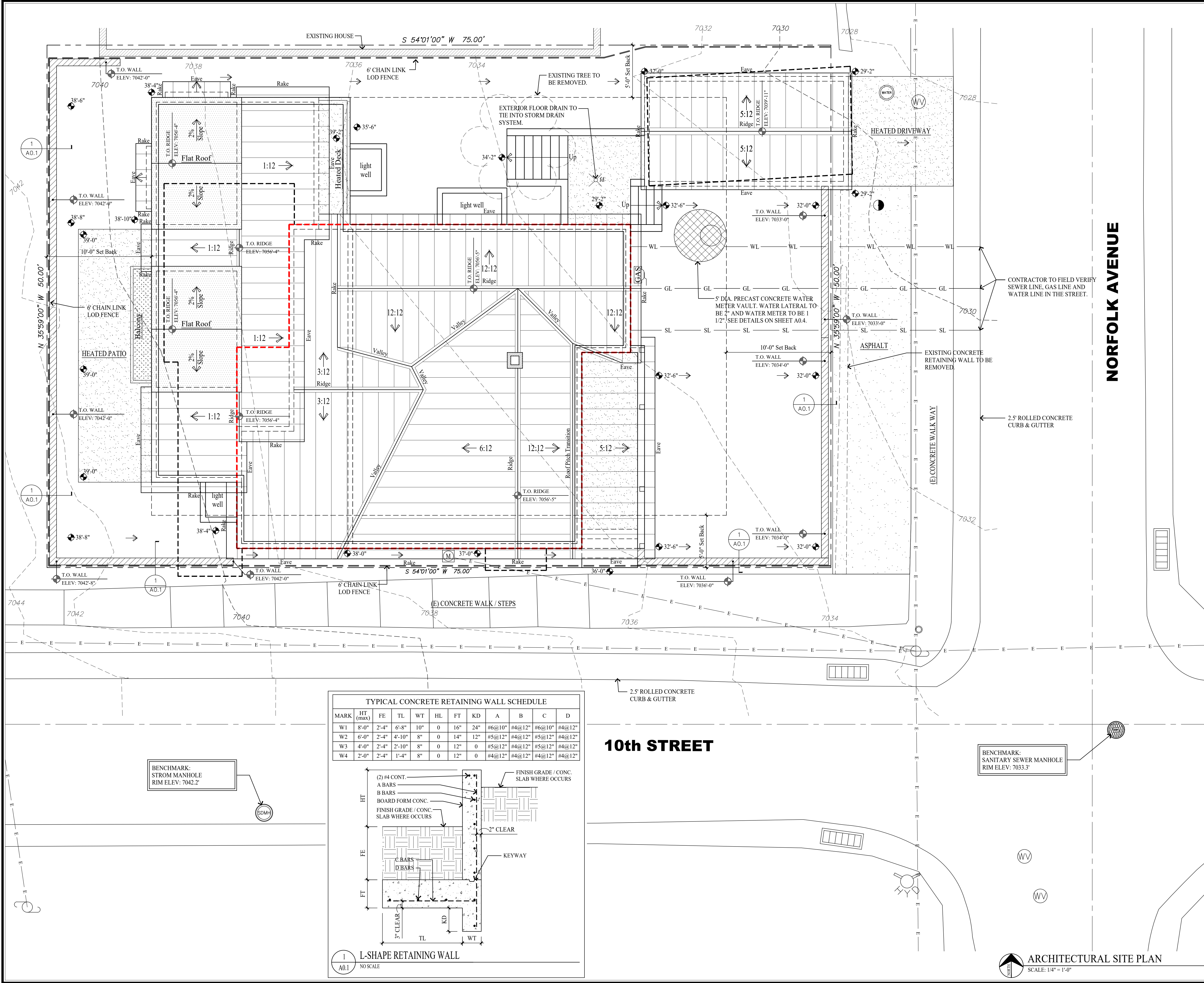
DATE:
Issue Date

PROJECT NUMBER:
Project Number

SHEET NUMBER:

AB0.2

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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.

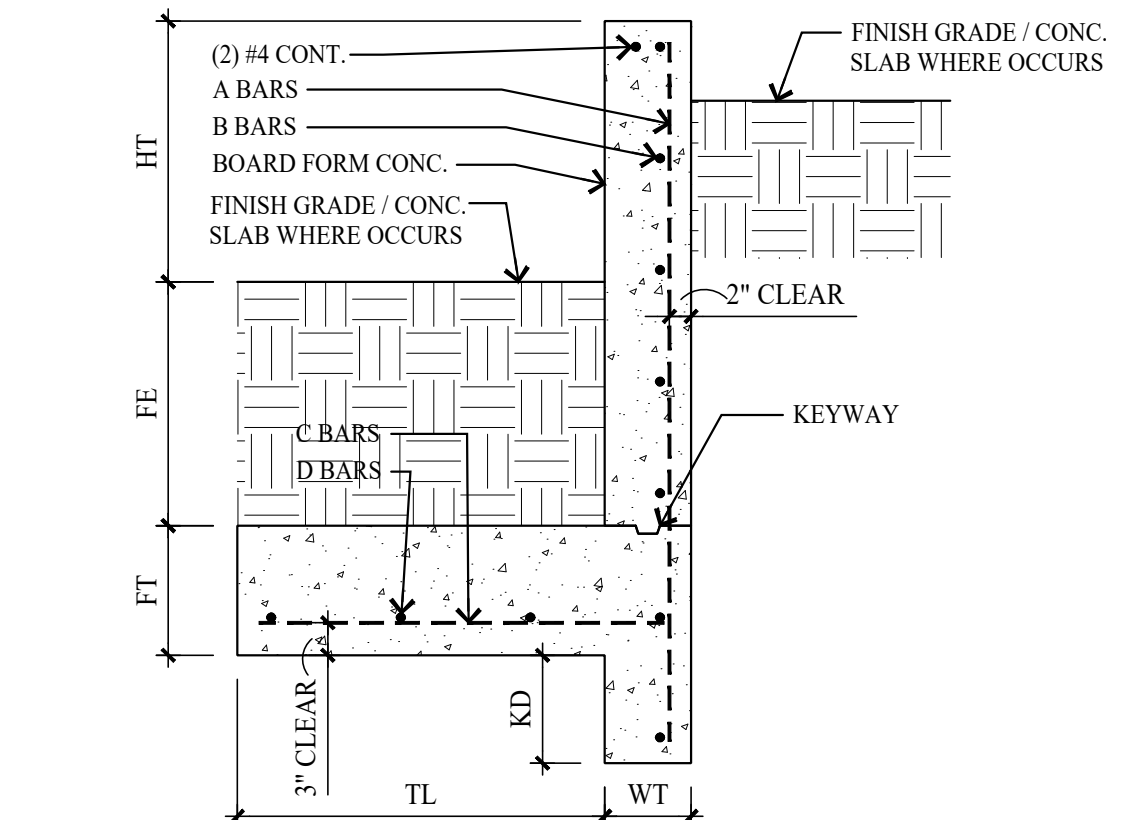
LEGEND

- 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
- WATER LINE
- SEWER LINE
- GAS LINE
- 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 DEPOSITION. FIELD VERIFY.

DISTURBED AREA: 1425 S/F

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 L-SHAPE RETAINING WALL
A0.1 NO SCALE

ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

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1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

REVISIONS:

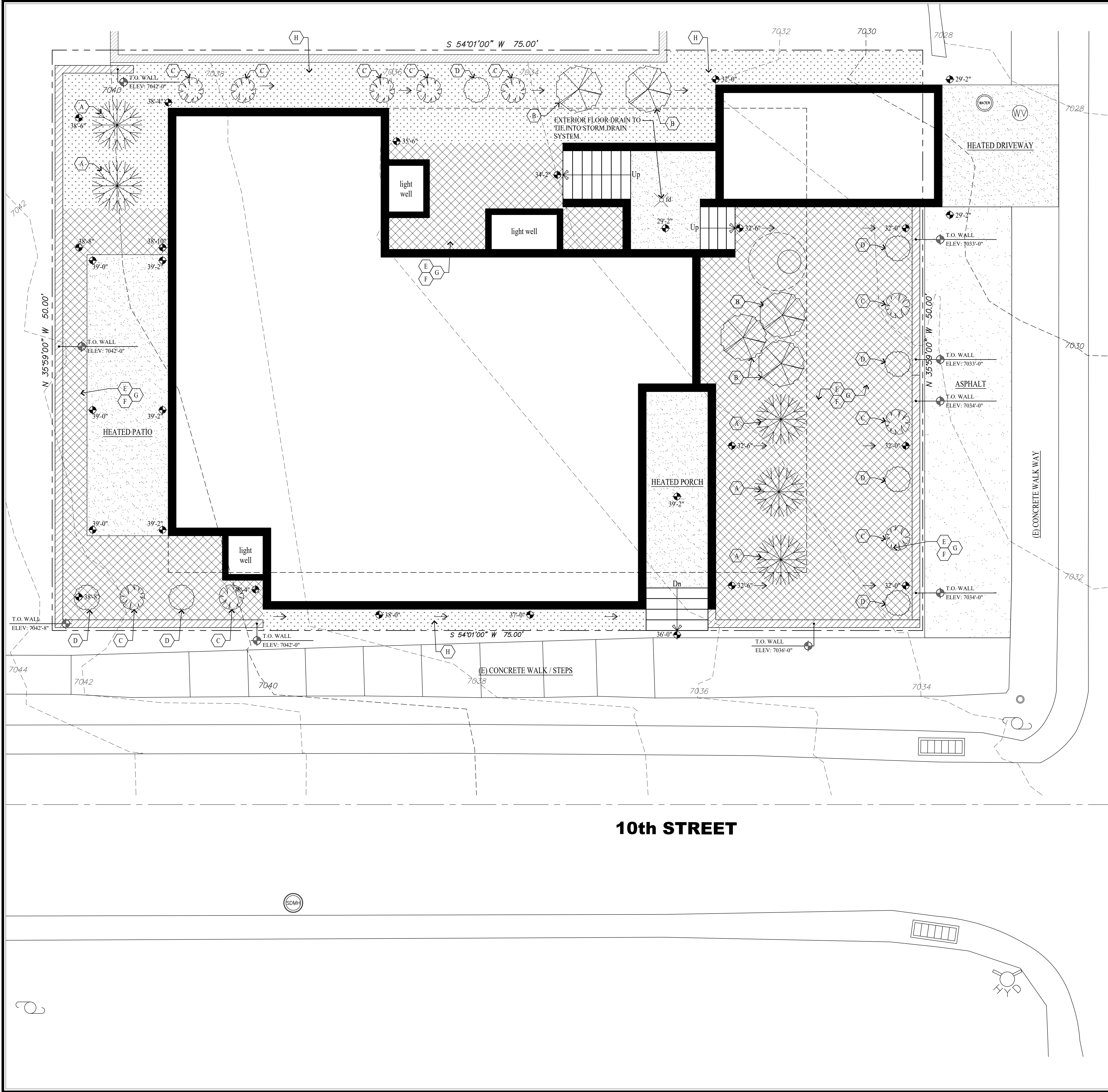
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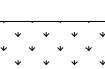
PROJECT NUMBER:
2007-02

SHEET NUMBER:

A0.1

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PLANT SCHEDULE							
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
	A	5	Rocky Mtn. Maple	DECIDUOUS TREES	3" Dia.	3'-8"	
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10"	
	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% reseeded 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 Brome grass
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**
- 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.
 - ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
 - CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
 - IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
 - NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
 - SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
 - ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
 - SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "Trex" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
 - ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
 - ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
 - NO BARE ROOT STOCK SHALL BE USED.

NORFOLK AVENUE

10th STREET



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

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

LANDSCAPE PLAN

REVISIONS:

DATE:

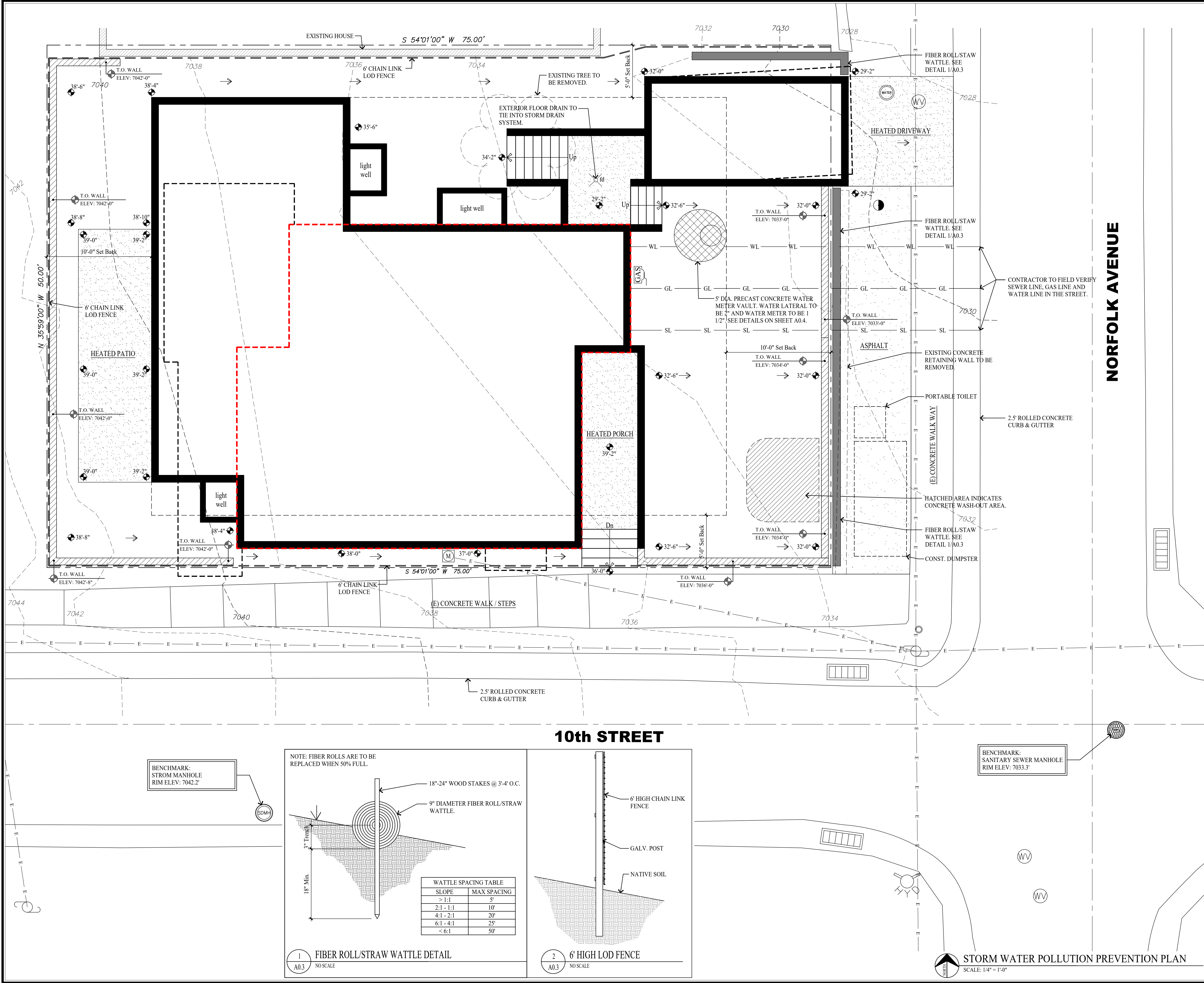
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:

A0.2

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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 DEPOSITION. FIELD VERIFY.

DISTURBED AREA: 1425 S/F

NOTE: FIBER ROLLS ARE TO BE REPLACED WHEN 50% FULL.

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 FIBER ROLL/STRAW WATTLE DETAIL
A0.3 NO SCALE

2 6' HIGH LOD FENCE
A0.3 NO SCALE

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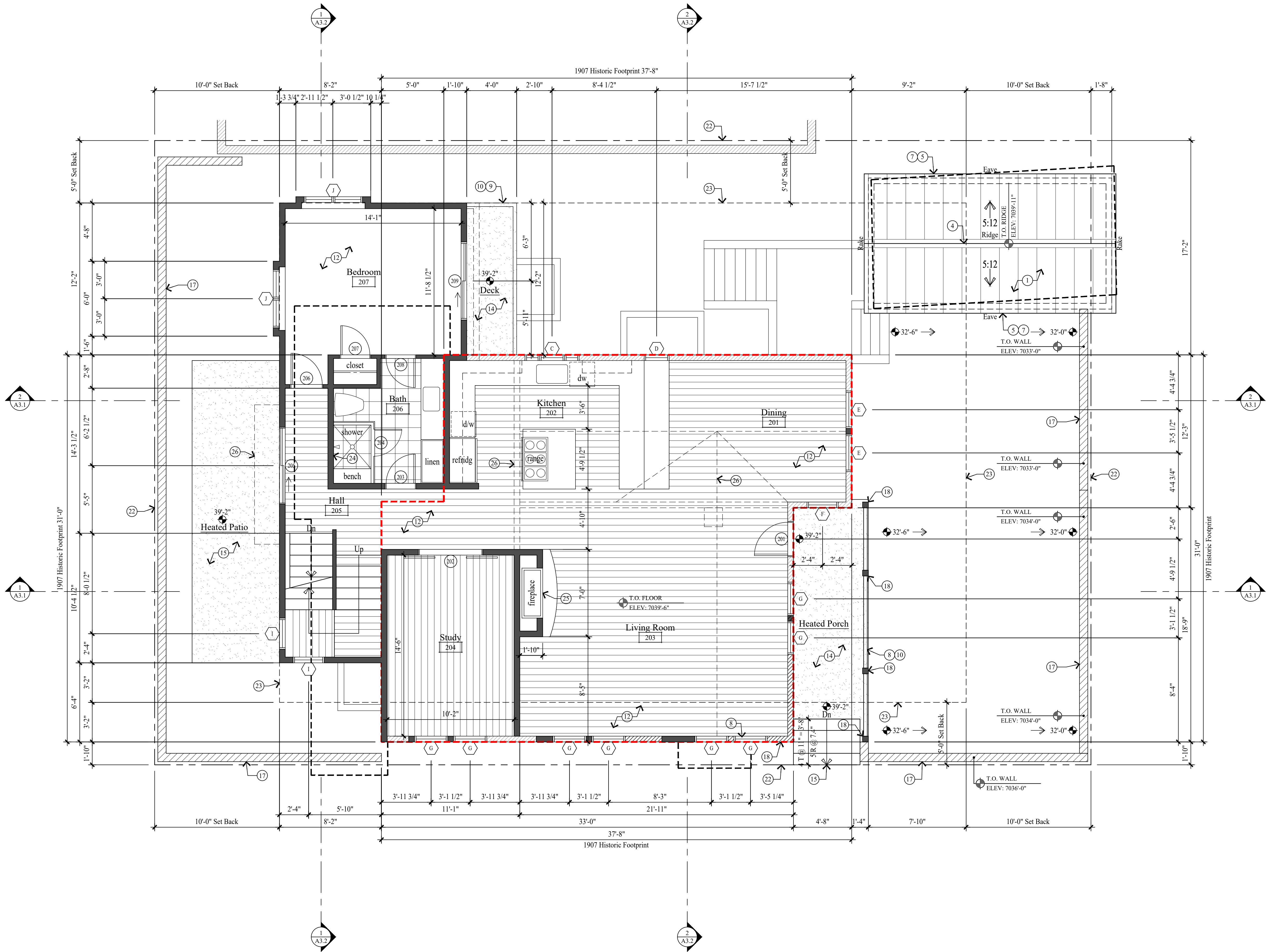
STORM WATER POLLUTION PREVENTION PLAN

DATE: JANUARY 20, 2025

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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
- NEW 2x FRAMED WALL
- NEW CONCRETE WALL
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4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

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- FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 2% ON 3/4" PLYWOOD ON ROOF JOIST.
- HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 17/A4.2 FOR FLASHING.
- METAL RIDGE VENT.
- 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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- HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE B.O. 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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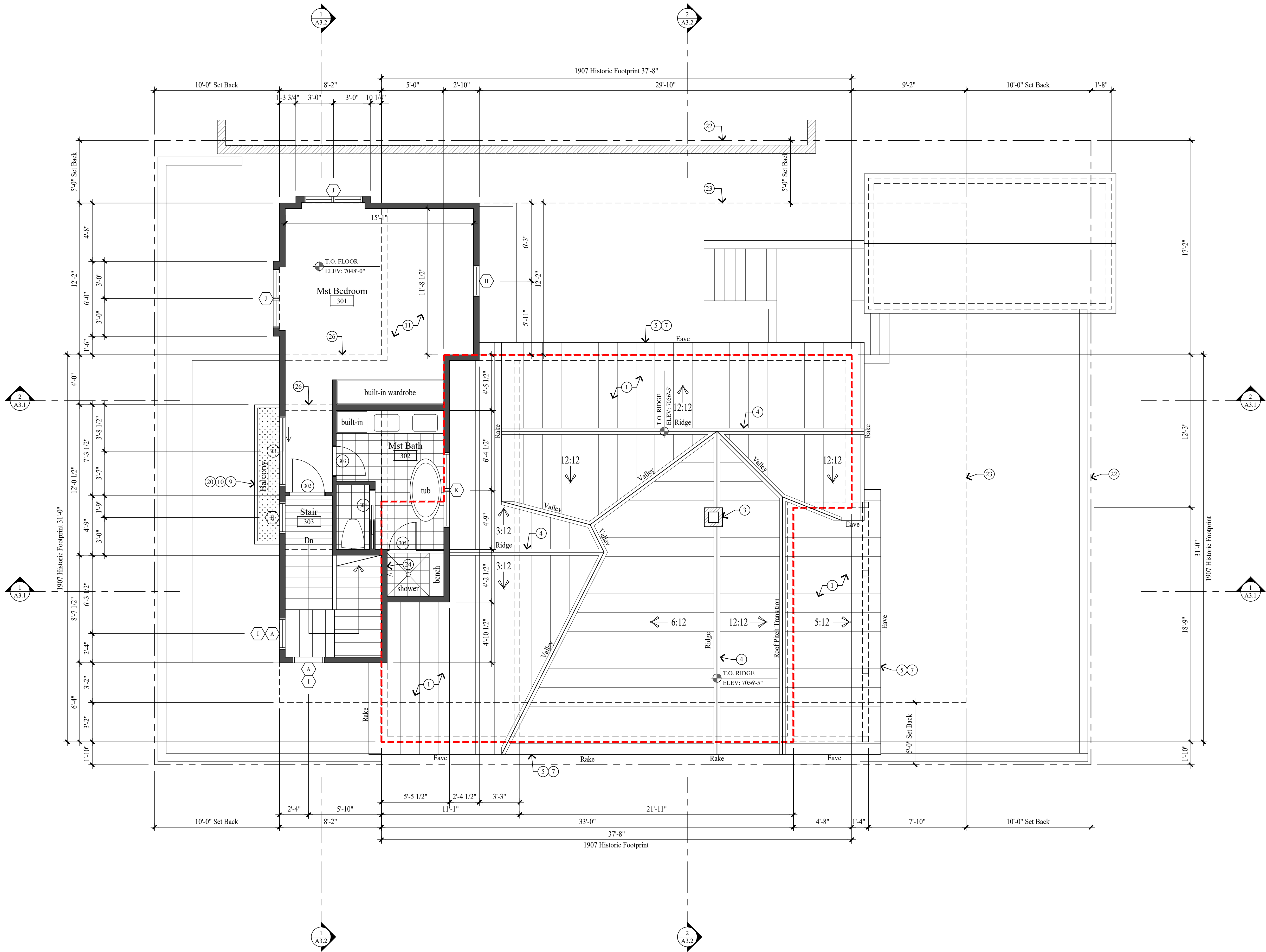
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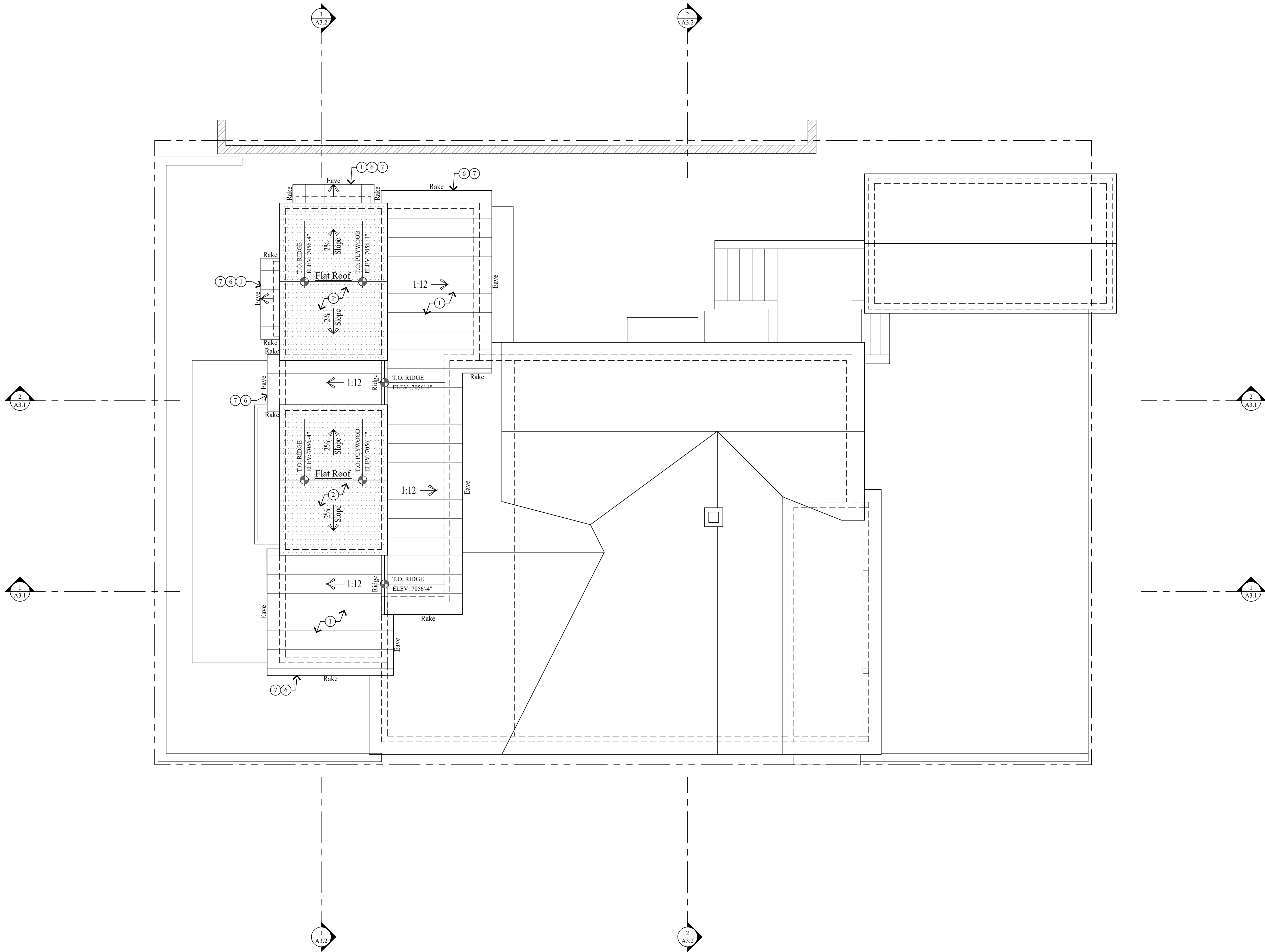
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ROOF PLAN
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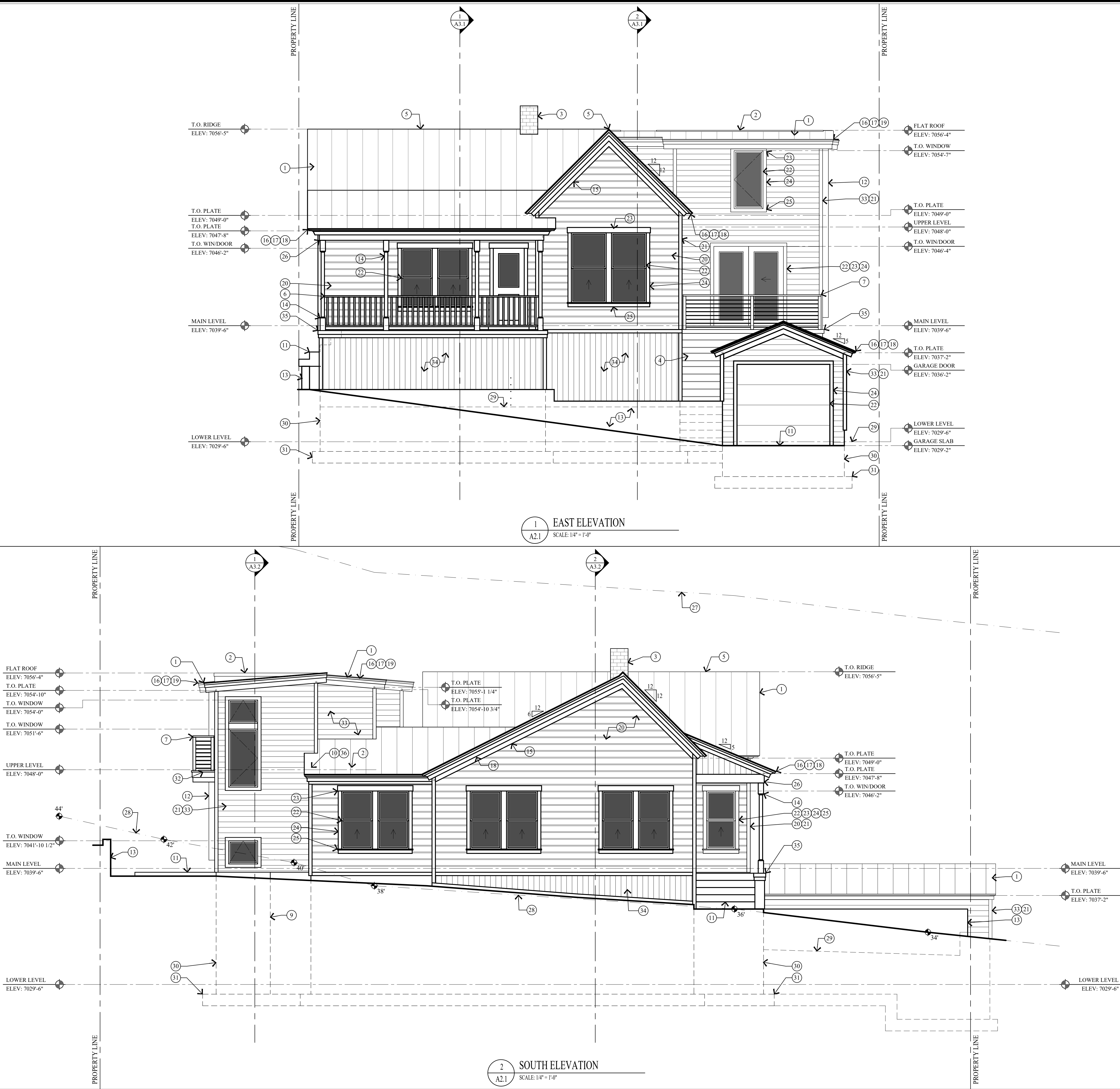
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REMODEL / ADDITION

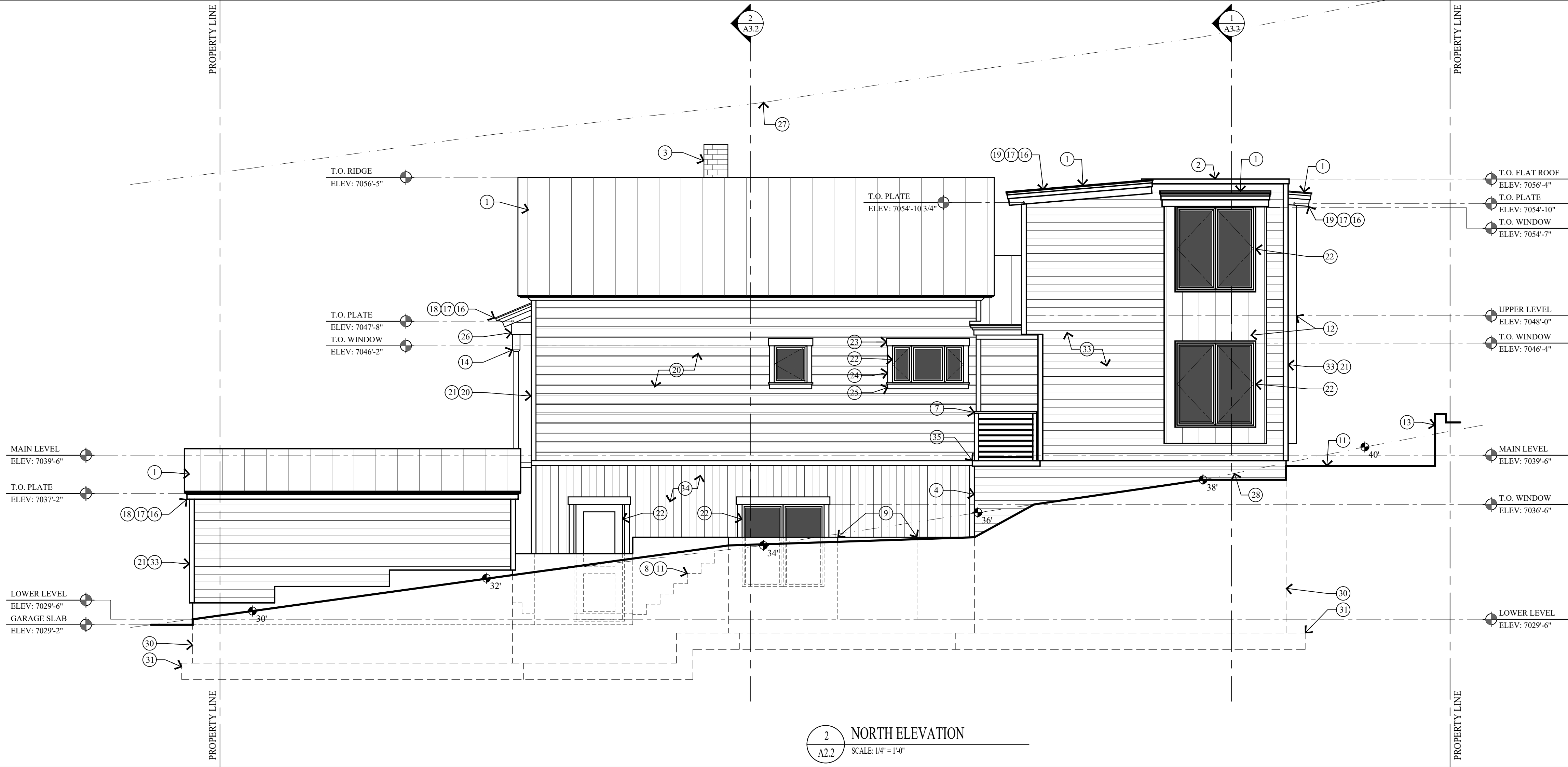
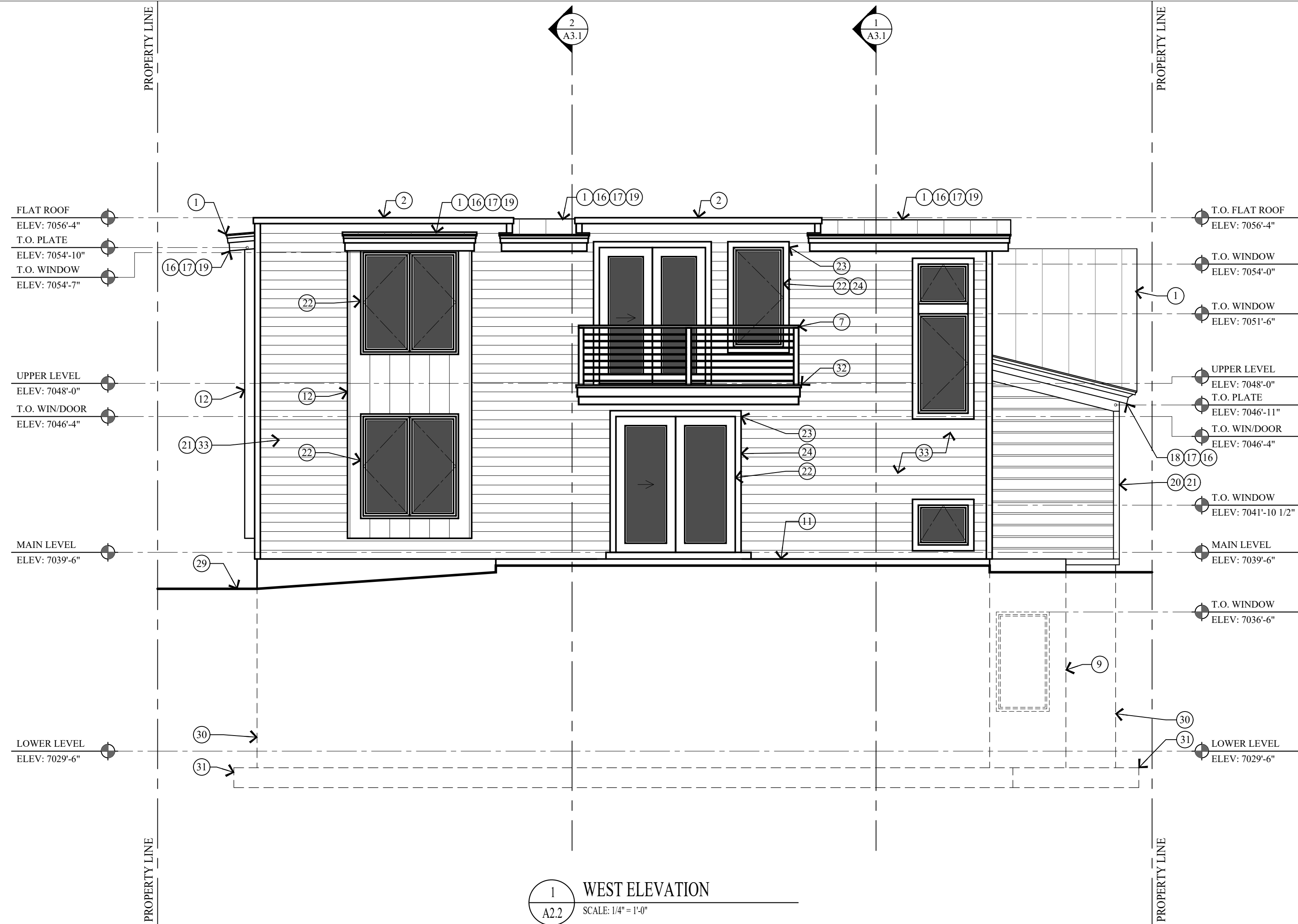
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

EAST ELEVATION
SOUTH ELEVATION

DATE:
JANUARY 20, 2025

PROJECT NUMBER:
2007-02

SHEET NUMBER:
A2.1



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 INSULATION 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 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. 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.

PROJECT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:

JANUARY 20, 2025

PROJECT NUMBER:

2007-02

SHEET NUMBER:

A2.2

Jonathan DeGray
A r c h i t e c t

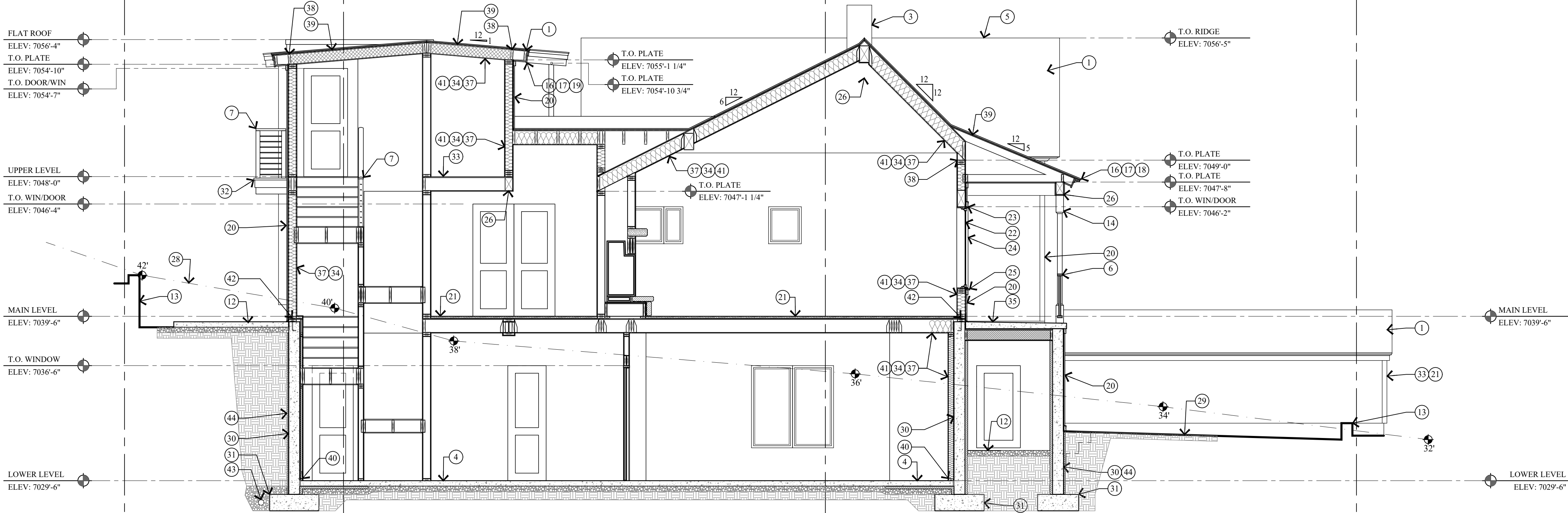
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION

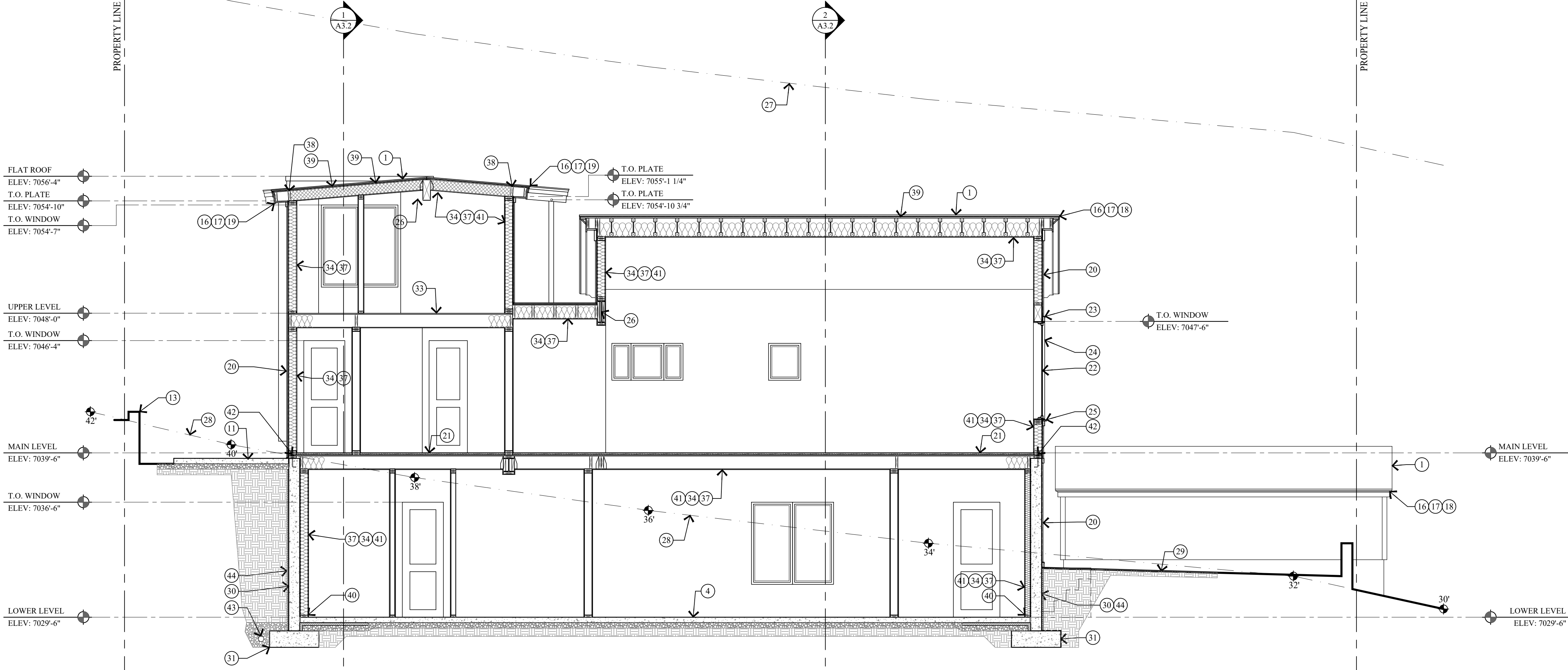
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

WEST ELEVATION
NORTH ELEVATION

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



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PROJECT DESCRIPTION:

1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

BUILDING SECTIONS

REVISIONS:

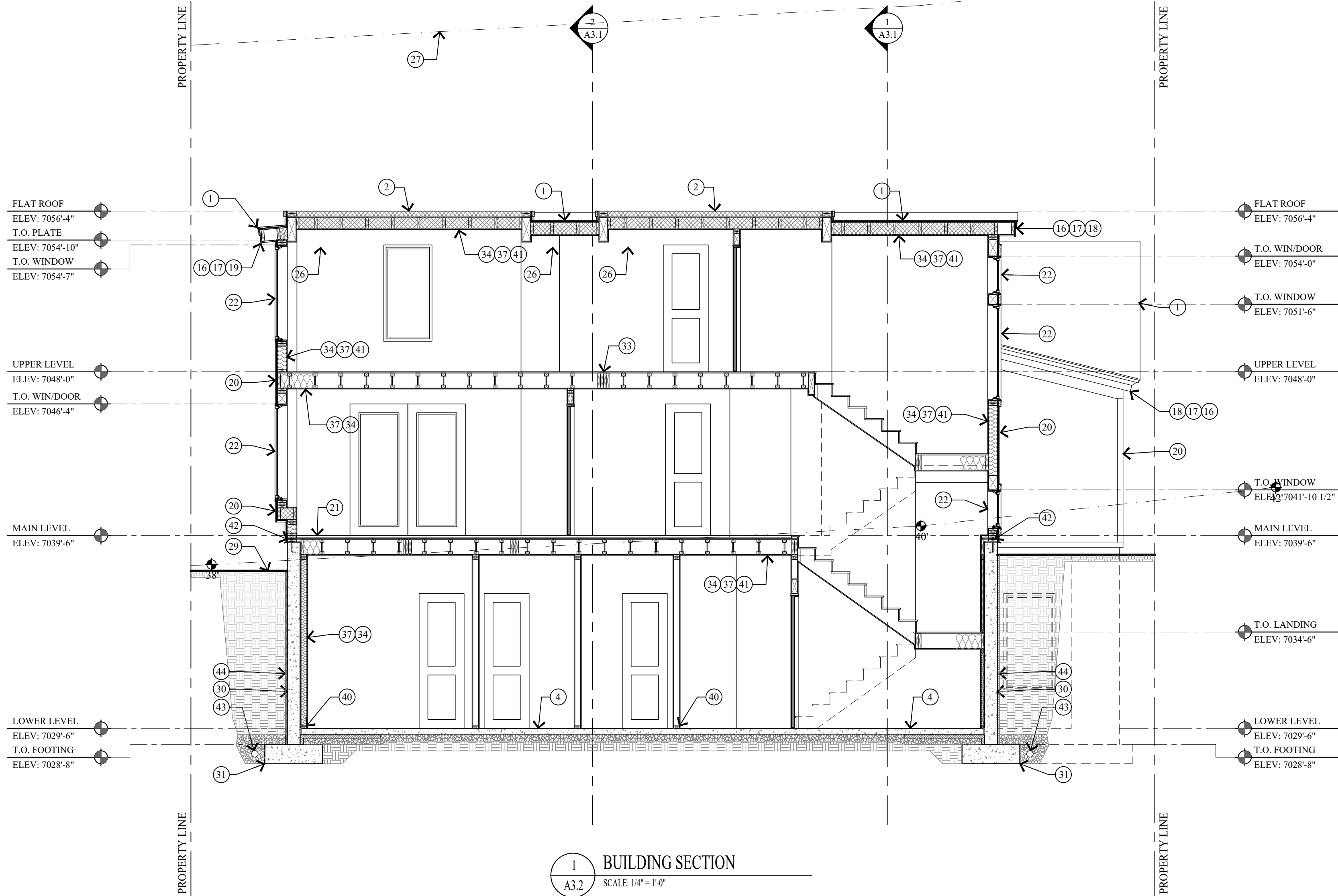
DATE:
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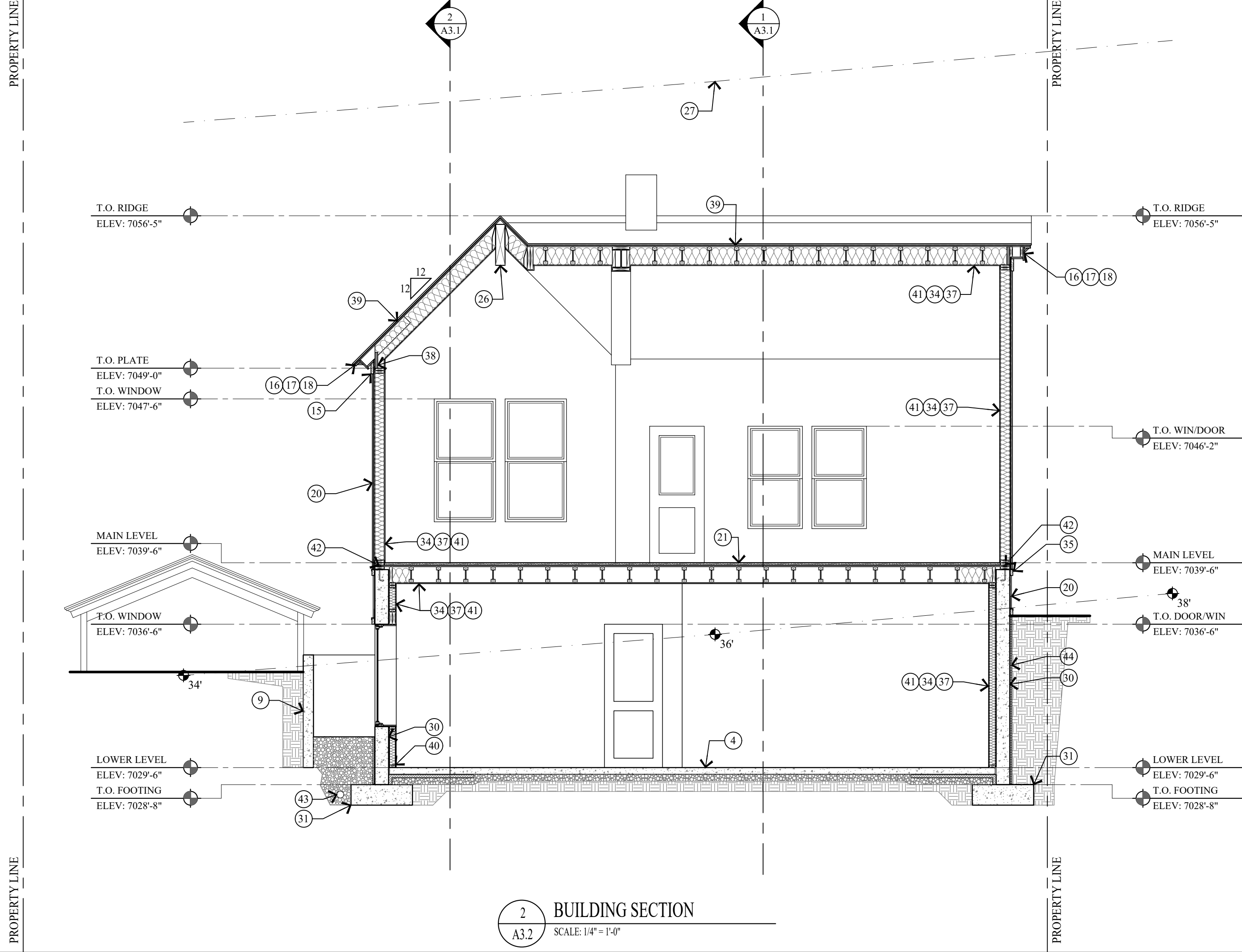
SHEET NUMBER:

A3.1

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A3.2 SCALE: 1/4" = 1'-0"



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- DRAINAGE MATT ON WATERPROOF MEMBRANE

PROJECT DESCRIPTION:

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:

JANUARY 20, 2025

PROJECT NUMBER:

2007-02

SHEET NUMBER:

A3.2

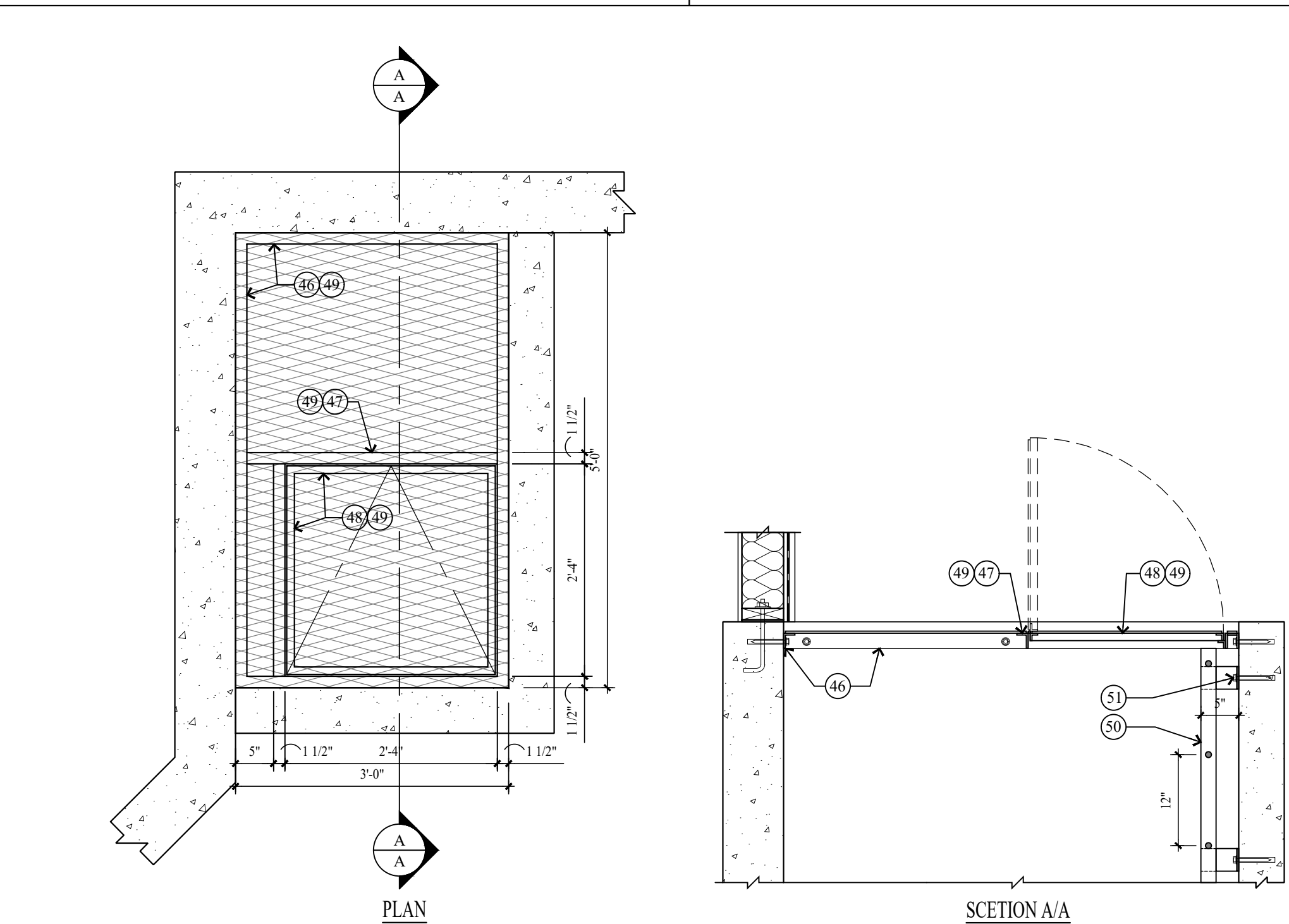
Jonathan DeGray
A r c h i t e c t

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

1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION
1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

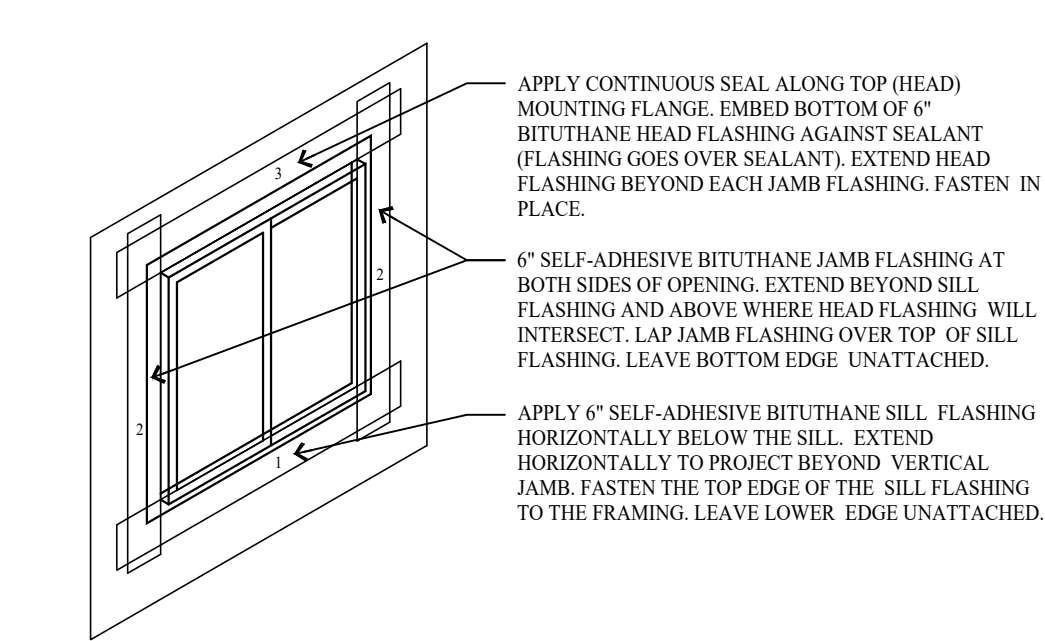
1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/4 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 1/4 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 3/8 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 3/8 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 3/4 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 3/8 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 1/4 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 1/2 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 1/2 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/2 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/2 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 1/8 INCH WITHIN 3/4 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/4 INCH TO A LEVEL THAT IS NOT LESS THAN 1 1/2 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO MAXIMUM OF 2 1/2 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 3/4 INCH BUT NOT MORE THAN 1 1/4 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 1/2 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



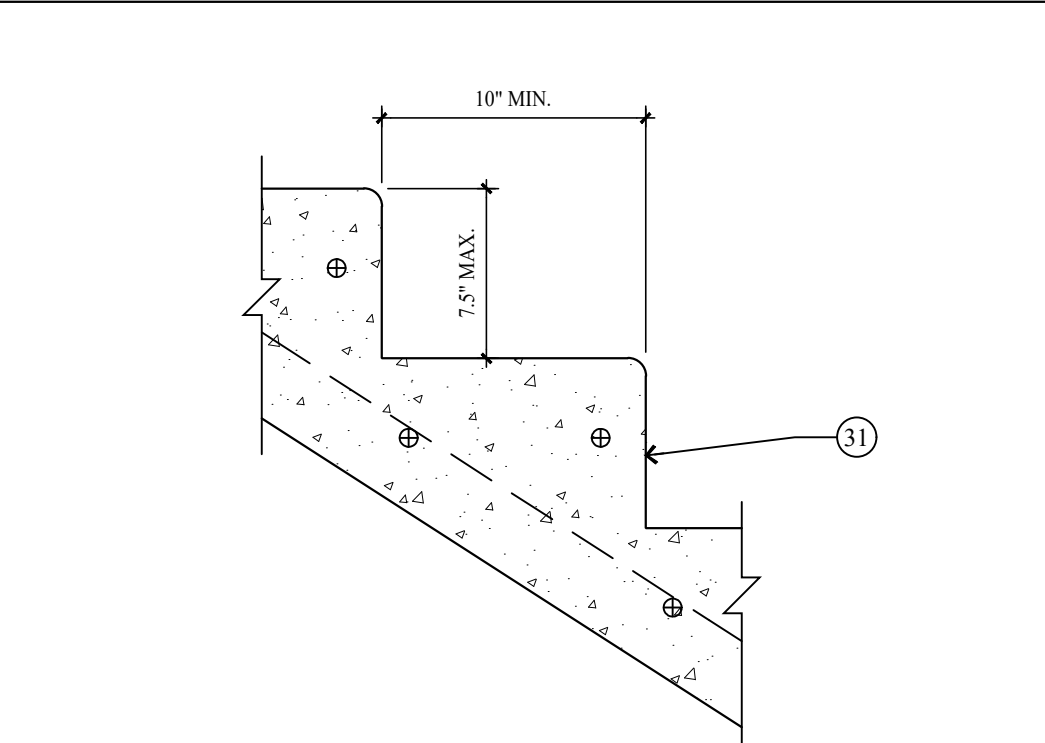
15 LIGHT WELL W/ STEEL GRATE AND ACCESS LADDER FOR EGRESS
A4.1 SCALE: 3/4" = 1'-0"

TYVEK VAPOR/AIR BARRIER INSTALLATION:

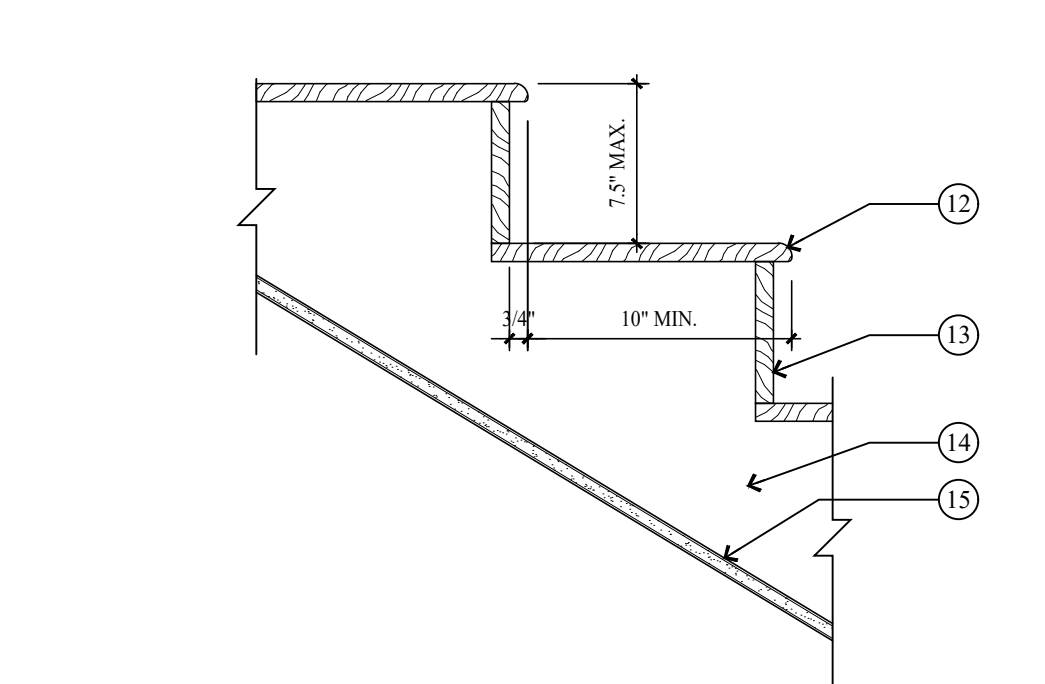
1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM 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 10 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 "T" 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 "T" 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.



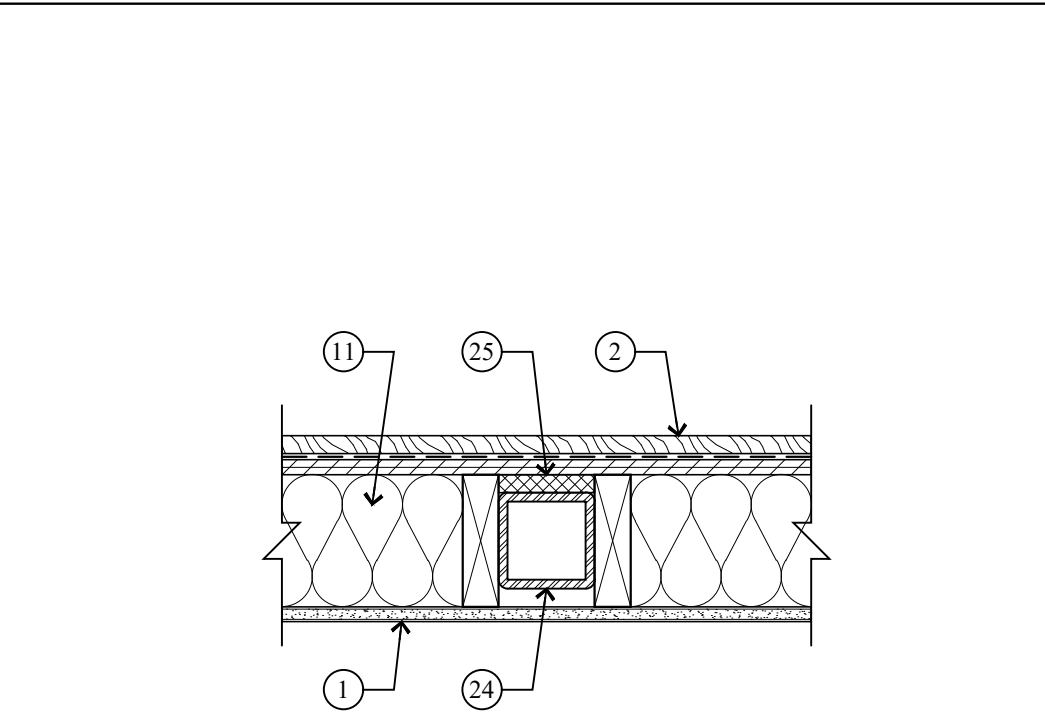
11 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
A4.1 NO SCALE



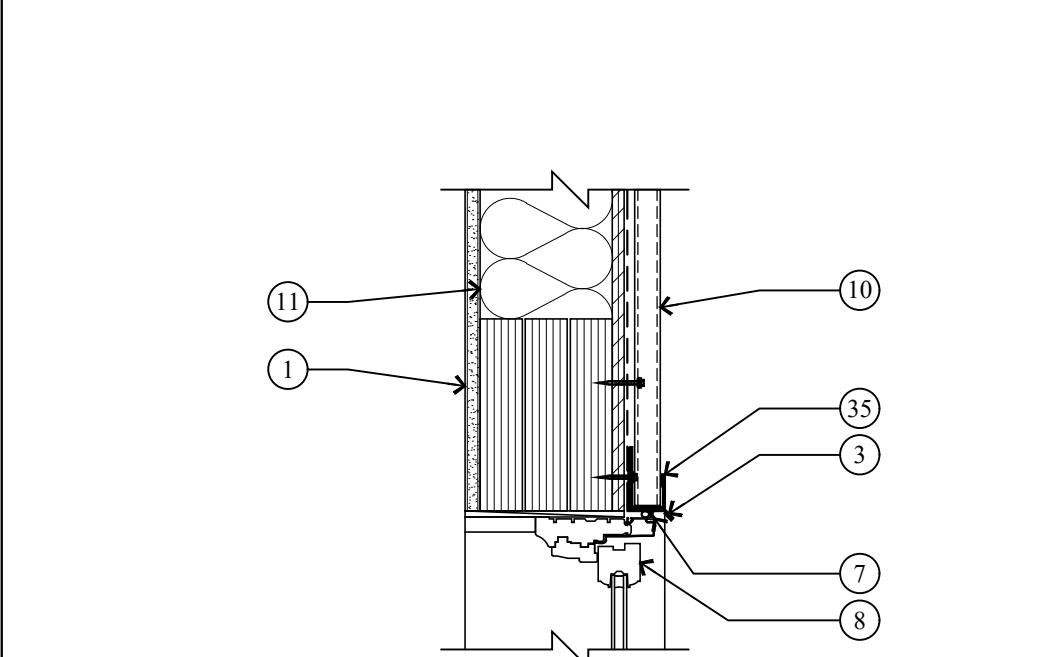
12 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



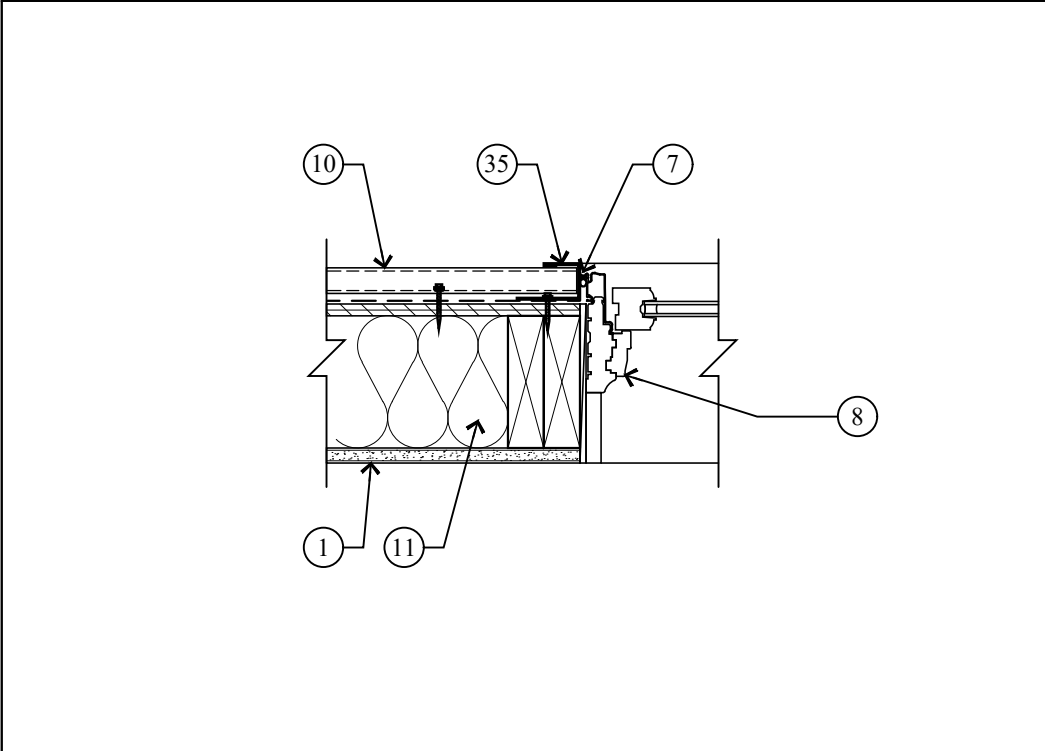
13 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



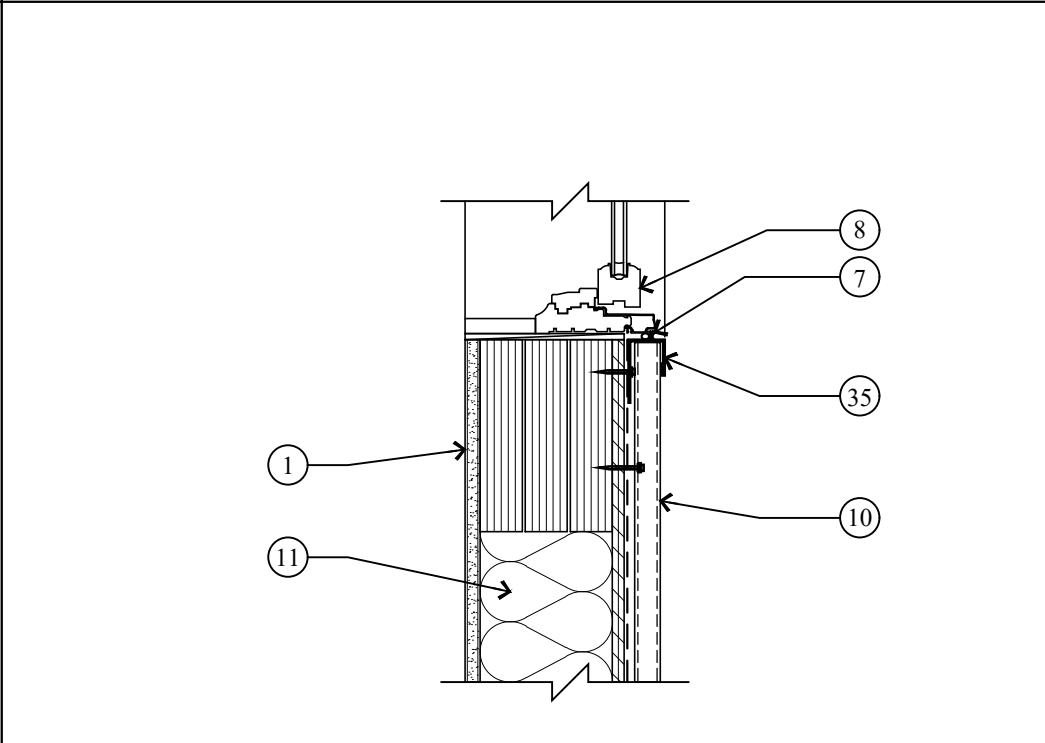
14 THERMAL BREAK DETAIL @ TUBE STEEL COLUMN
A4.1 SCALE: 1 1/2" = 1'-0"



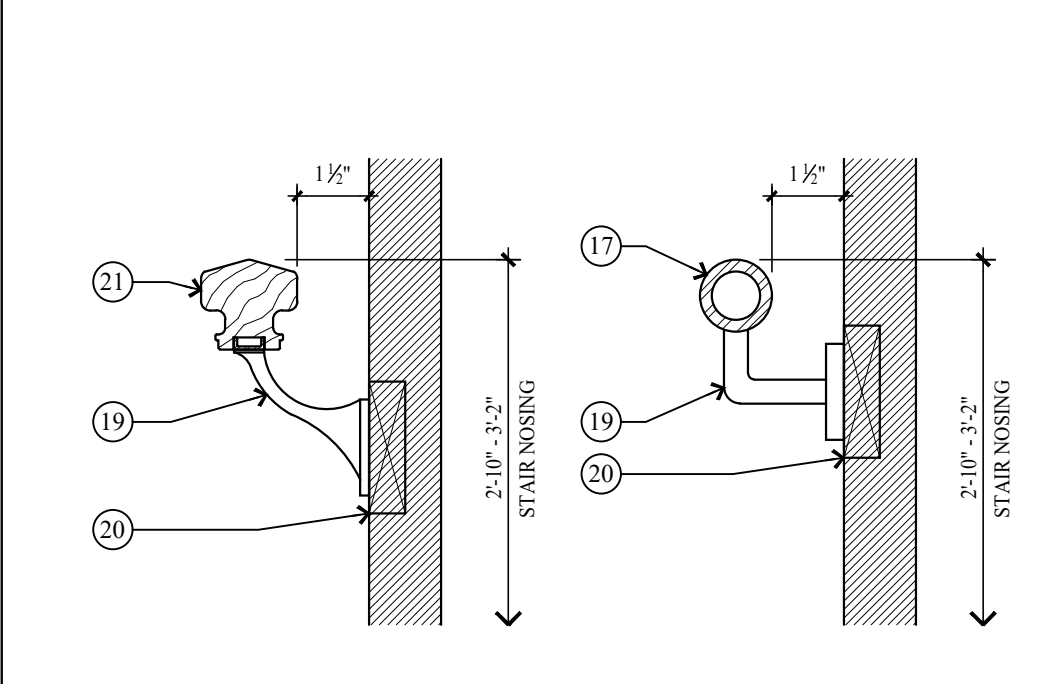
6 HEAD DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



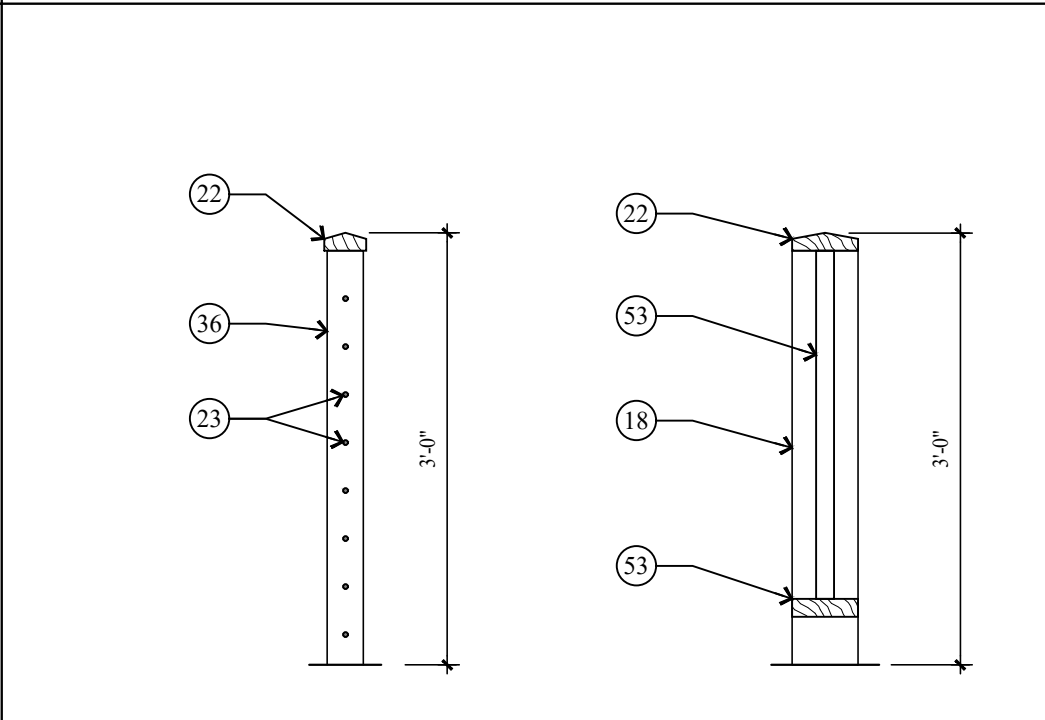
7 JAMB DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



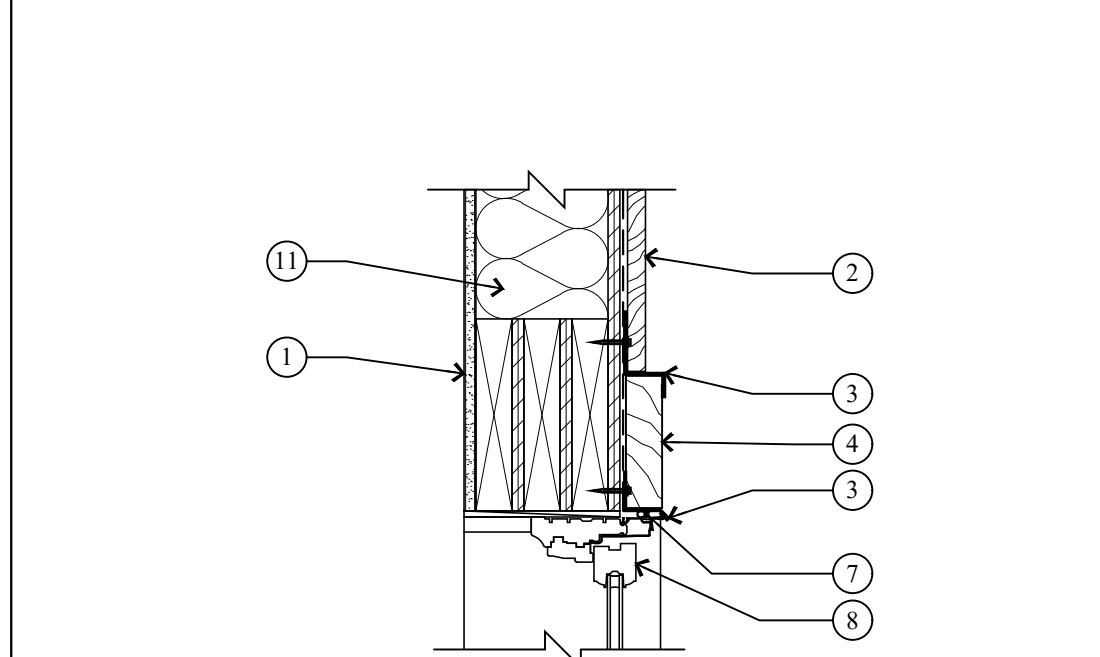
8 SILL DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



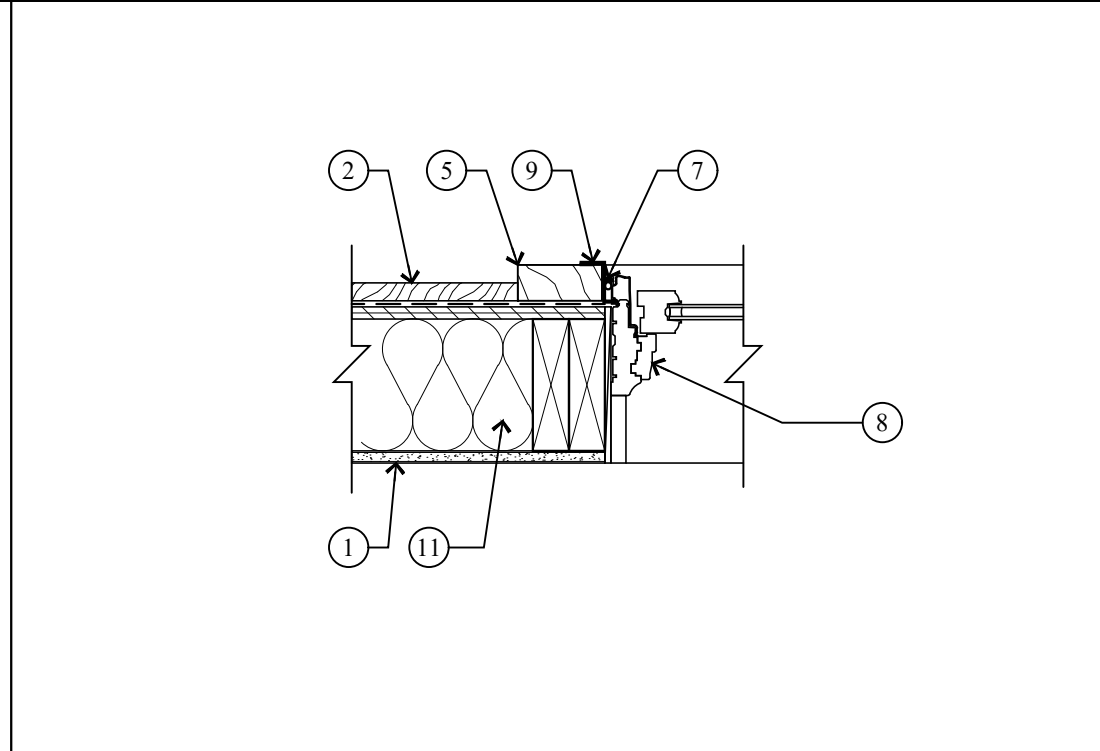
9 TYPICAL HANDRAIL DETAIL
A4.1 NO SCALE



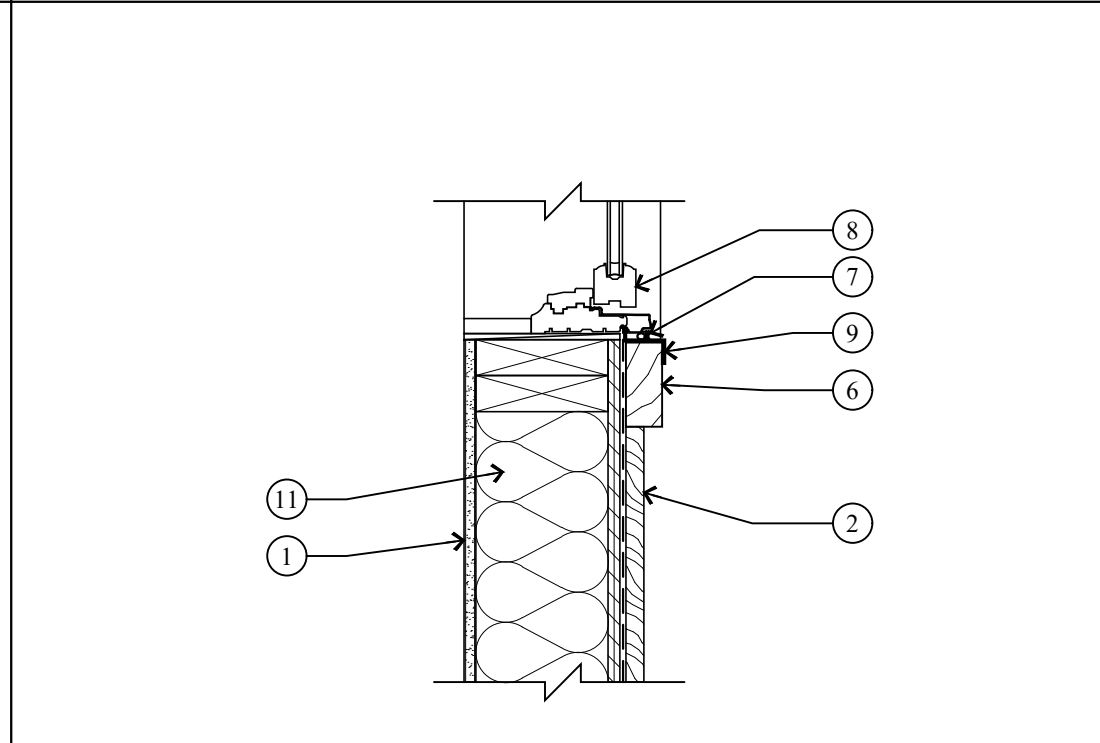
10 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A4.1 SCALE: 3/4" = 1'-0"



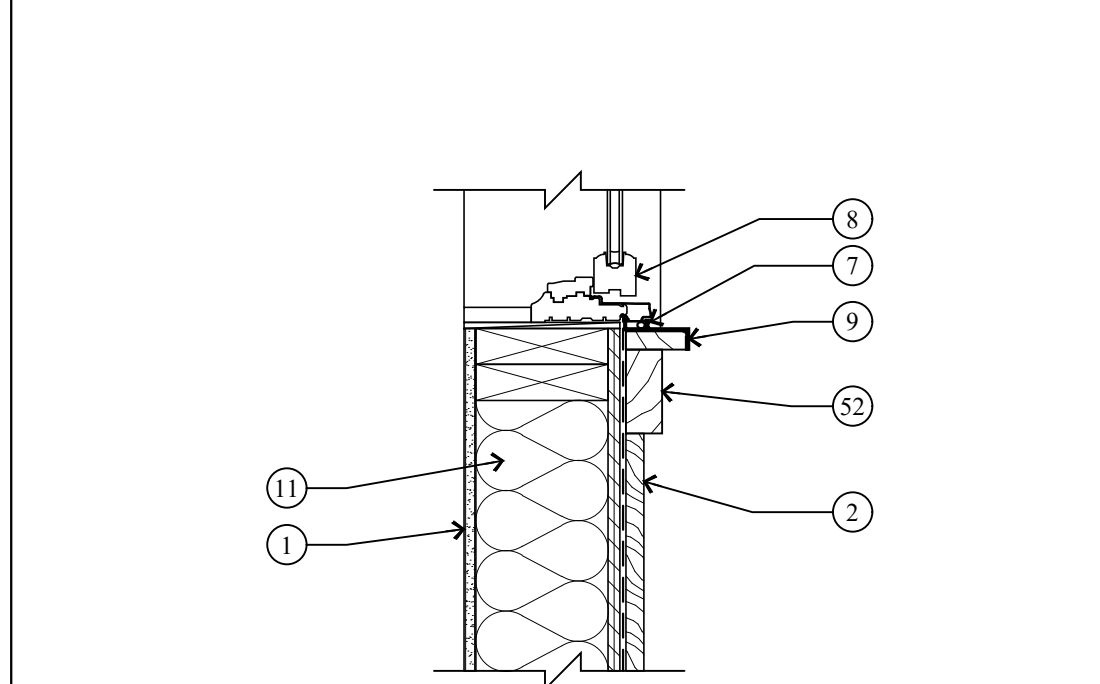
1 HEAD DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



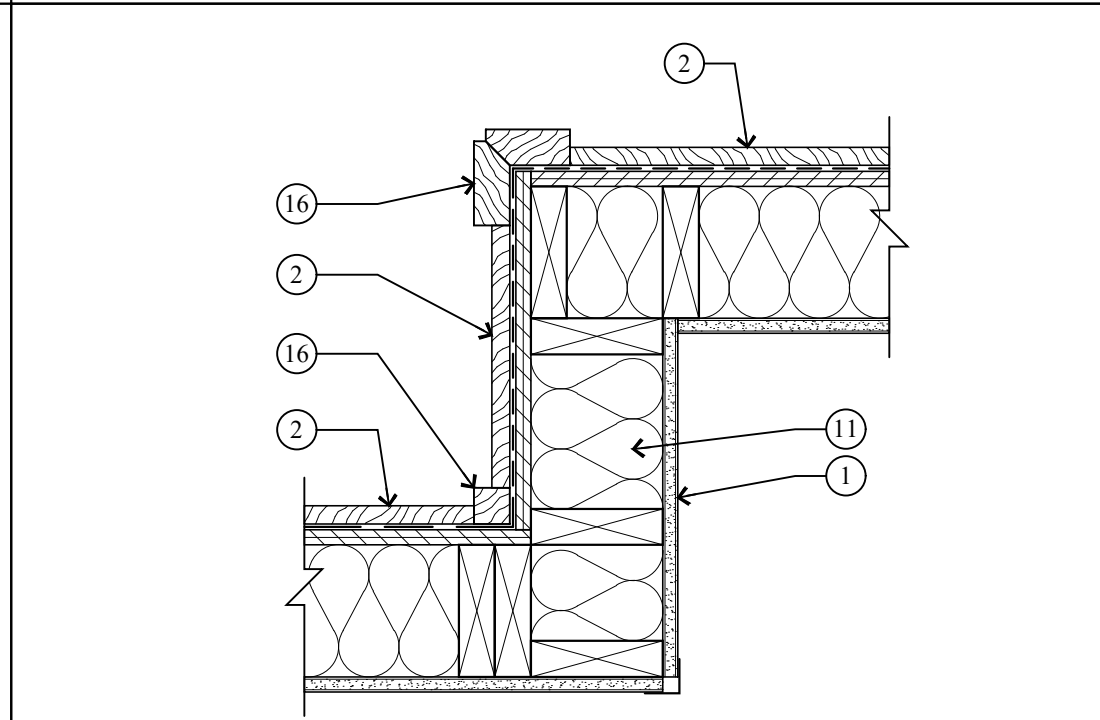
2 JAMB DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



3 SILL DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



4 SILL DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



5 INSIDE AND OUSIDE CORNER TRIM DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"

KEY NOTES

- 1 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
- EXTERIOR WOOD SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- HEAD FLASHING/TRIM.
- 2x6 WINDOW/DOOR HEAD - PAINT/STAIN.
- 2x4 WINDOW/DOOR JAMB - PAINT/STAINED.
- 2x4 WINDOW SILL - PAINT/STAINED.
- BACKER ROD AND CAULK.
- WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
- METAL FLASHING.
- EXTERIOR METAL SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- EXTERIOR WALLS TO BE 2x6 FRAMING, FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
- 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
- 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
- 2x12 STRINGERS.
- 1/2" GYPSUM BOARD.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 1 1/2" DIA. STEEL PIPE - PAINTED.
- 6x6 WOOD END POST.
- HANDRAIL BRACKET.
- SOLID BACKING - TYP.
- HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 36" HIGH 2x SHAPE HARDWOOD CONT.
- 3/8" STEEL BARS HORIZONTAL, SPACED LESS THAN 4", THROUGH VERTICAL TUBE STEEL POSTS.
- TUBE STEEL COLUMN - SEE STRUCTURAL.
- 3/4" RIGID INSULATION.
- 12" STEEL CHANNEL STRINGER.
- 3 1/8 x12 GLU LAM BEAM TREAD.
- 2"x2"x3/4" STEEL ANGLE W/ 2-3/8 DIA. x 3" LAG BOLTS.
- 36" HIGH HARDWOOD TOP RAIL/HAND GRIP TO BE STANDARD MILL SHAPE CONTINUOUS.
- 1/2" DIAMETER STEEL BALLAST, VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
- 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
- 36" HIGH HAND RAIL TO BE 2 1/2" x 5" SHAPE HARDWOOD, CONTINUOUS.
- (3) TOP AND BOTTOM RAILS TO BE 1 1/2" x 3" TUBE STEEL - PAINT/POWDER COAT.
- 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
- 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
- 3"x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
- 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL.
- ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
- 2x12 PRESSURE TREATED STRINGERS.
- TREAD TO BE 2x6 TREX OR EQUAL.
- RISERS TO BE 1x6 TREX OR EQUAL.
- DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
- 1 1/2"x2"x3/16" STEEL ANGLE W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
- 1 1/2"x2"x3/16" STEEL ANGLE @ PERIMETER OF ACCESS OPENING.
- 1"x1"x3/16" STEEL ANGLE ACCESS DOOR, TO BE HINGED. FIELD VERIFY THAT WHEN OPEN IT WILL CLEAR EXTERIOR SIDING AND TRIM.
- 1.5" x#6 EXPANDED STEEL MESH, DIAMOND SHAPE TO BE WELDED TO STEEL ANGLE.
- 2"x3/8" STEEL LADDER W/ 3/4" DIA. STEEL RUNGS @ 12" O.C. FIELD VERIFY LENGTH TO BOTTOM OF GRAVEL.
- 3"x4"x3"x3/16" STEEL ANGLE WELDED TO LADDER, BOLTED W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
- 1x3 STOOL ON 2x4 WINDOW SILL (HISTORIC) 2x4 WINDOW SILL (NON-HISTORIC) - PAINTED.
- 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.

1003 NORFOLK RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
REMODEL / ADDITION

1003 NORFOLK AVENUE, PARK CITY, UTAH 84060

ARCHITECTURAL NOTES
DETAILS

SHEET DESCRIPTION:

REVISIONS:

DATE:

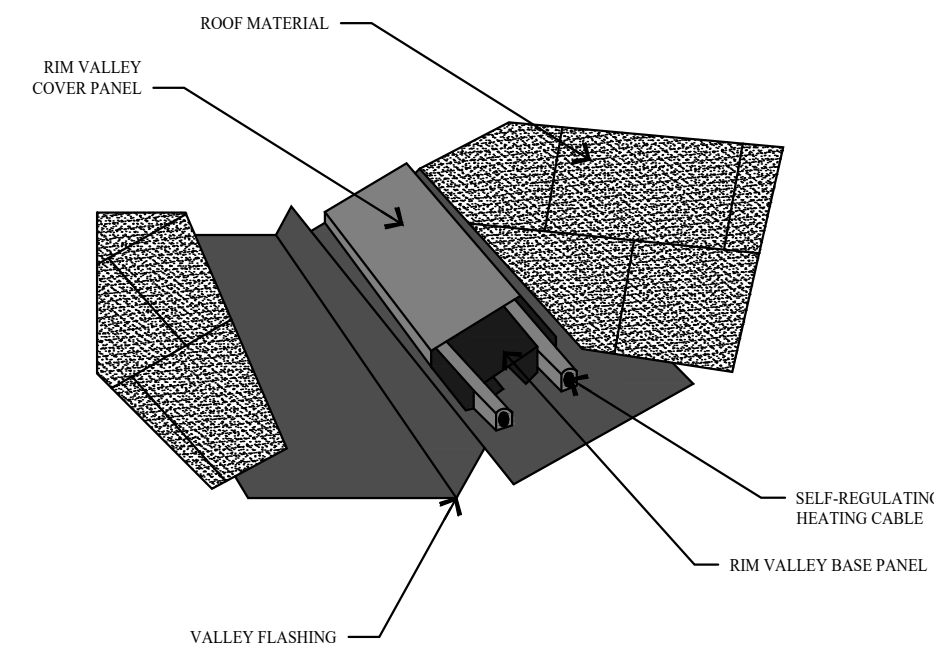
DECEMBER 13, 2024

PROJECT NUMBER:

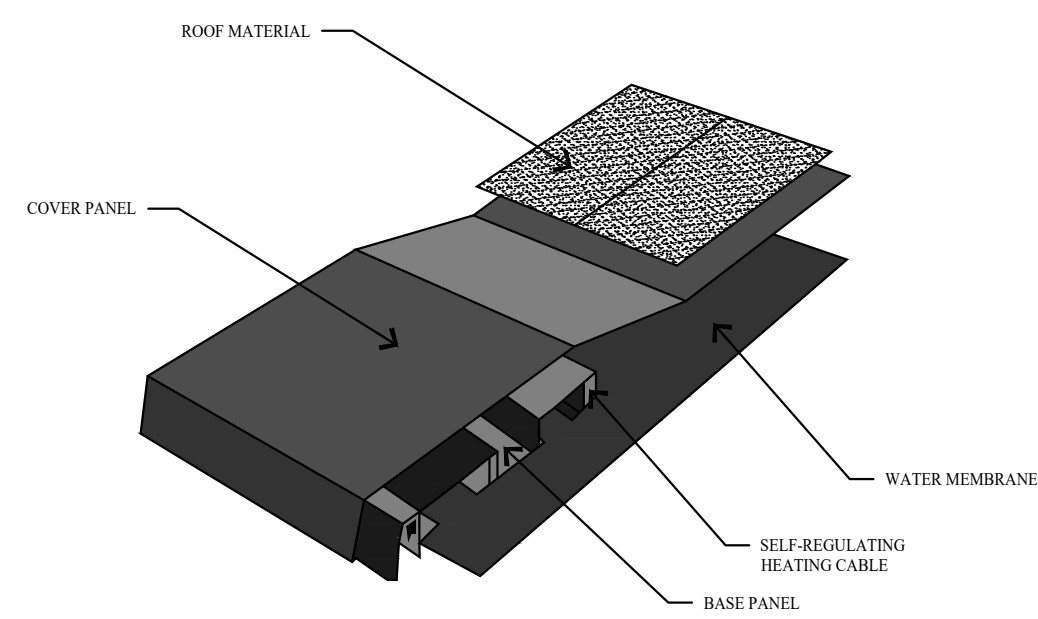
2007-02

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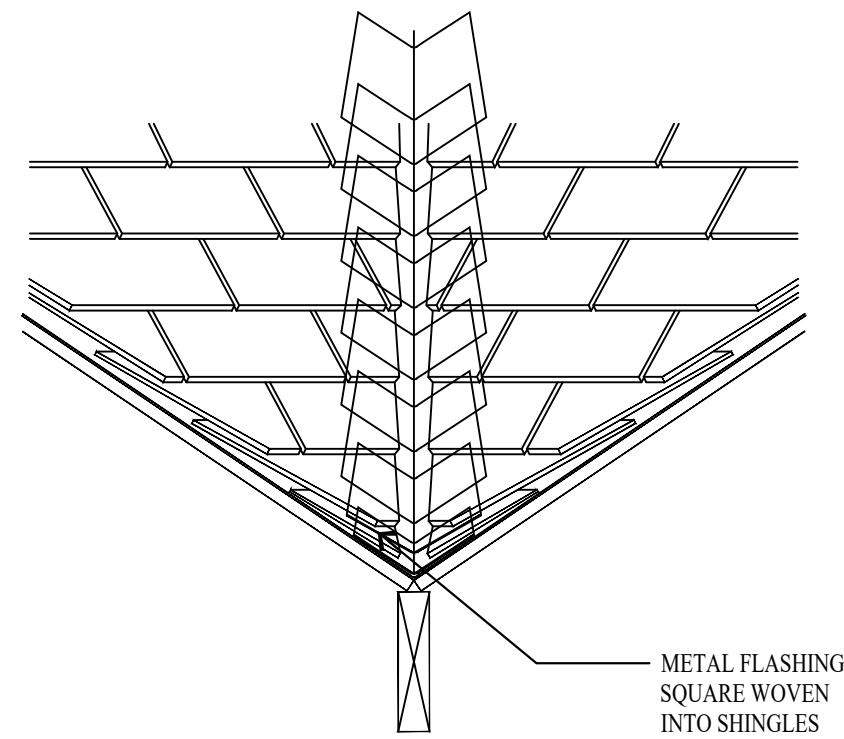
A4.1



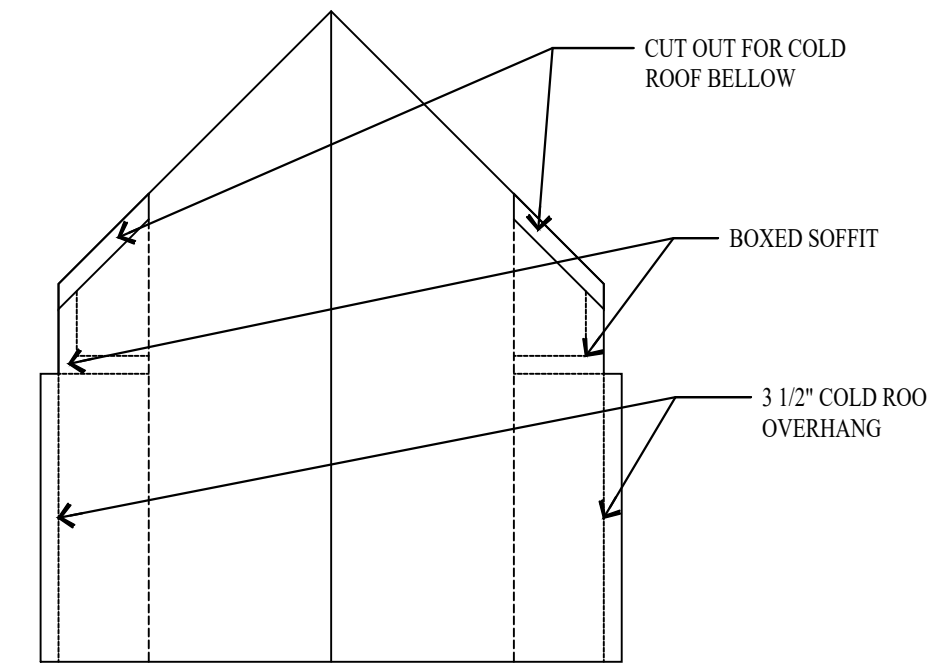
1 VALLEY SNOW MELT DETAIL
A4.2 NO SCALE



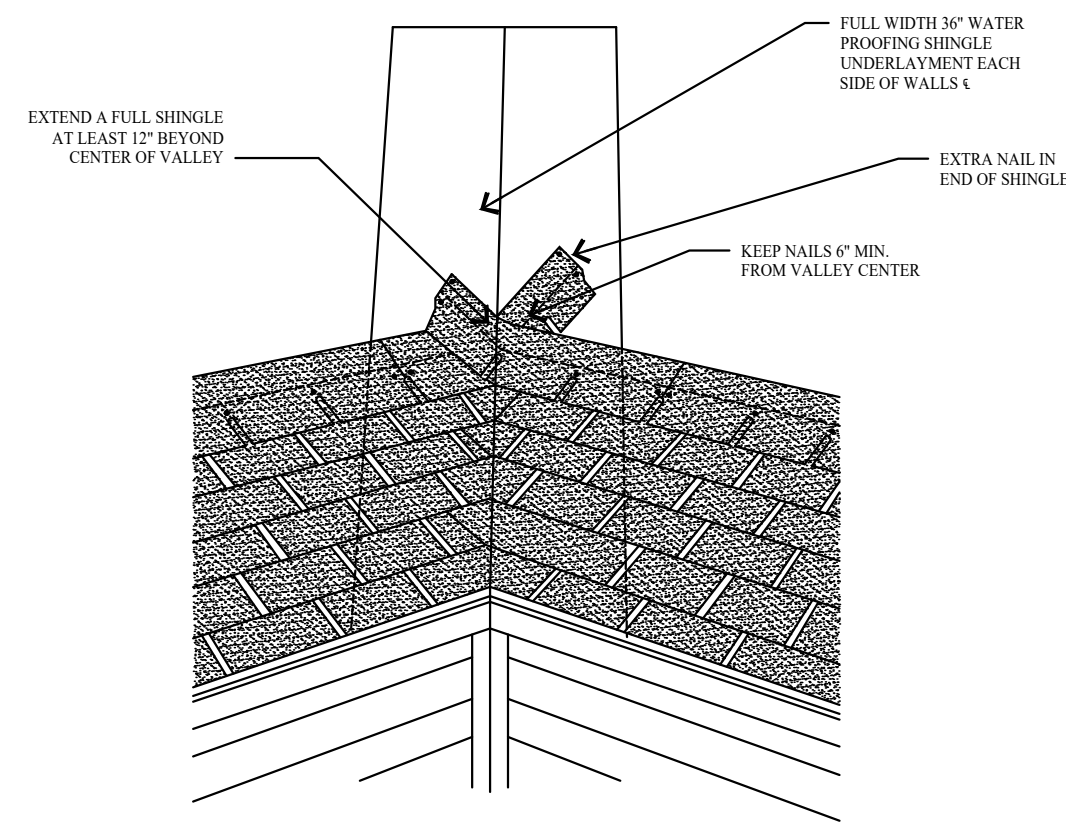
2 EAVE SNOW MELT DETAIL
A4.2 NO SCALE



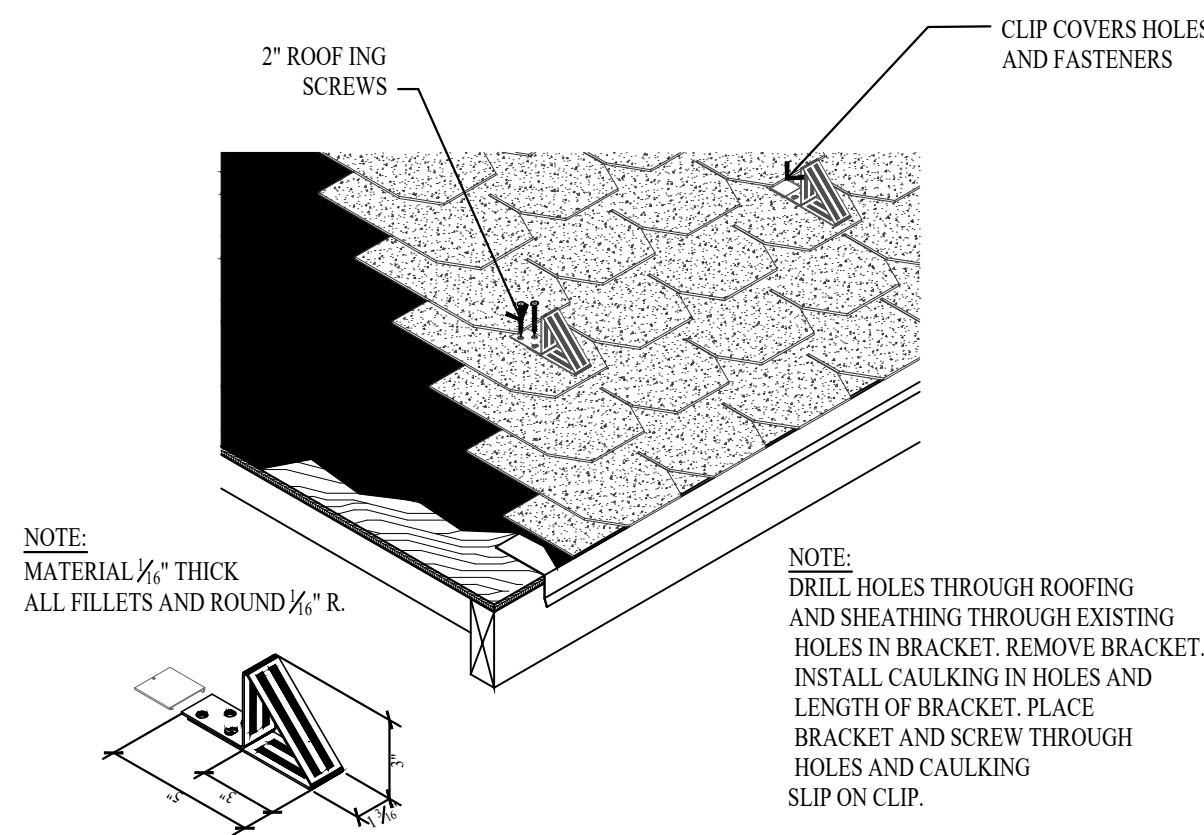
3 CLOSED VALLEY FLASHING
A4.2 NO SCALE



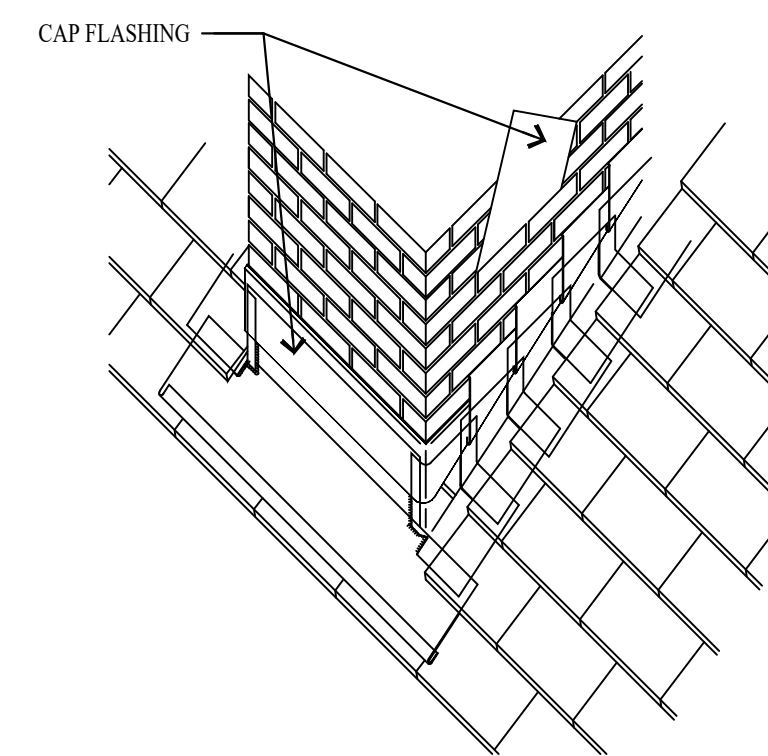
4 DORMER ROOF
A4.2 NO SCALE



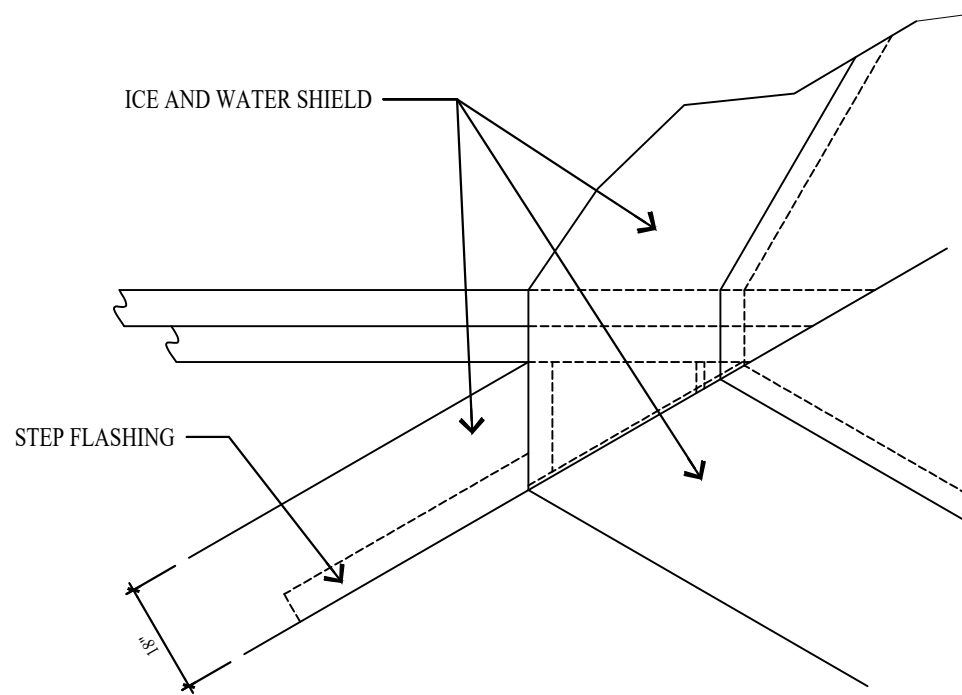
5 WOVEN VALLEY DETAIL
A4.2 NO SCALE



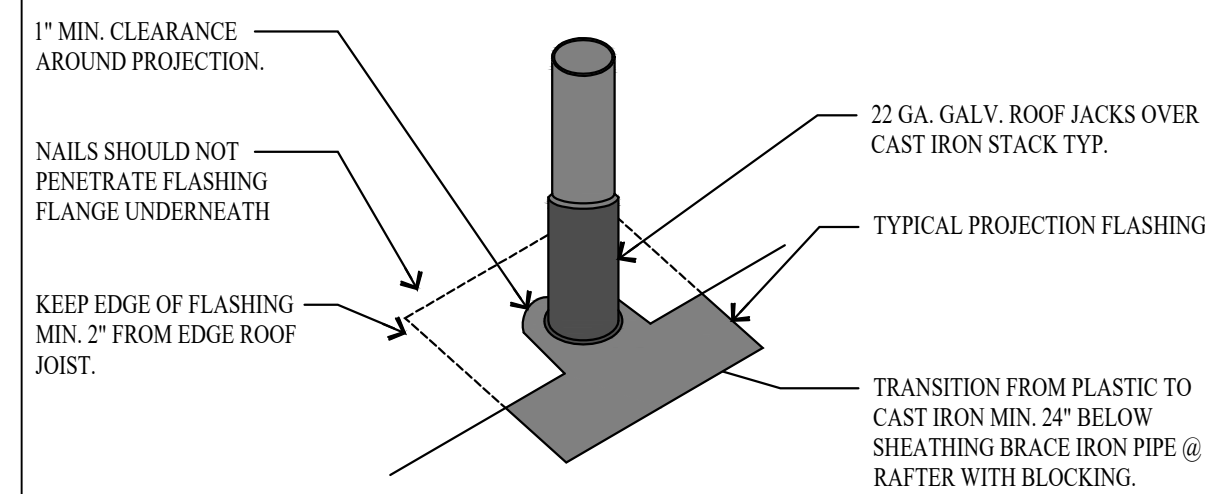
6 SNOW BRACKET DETAIL
A4.2 NO SCALE



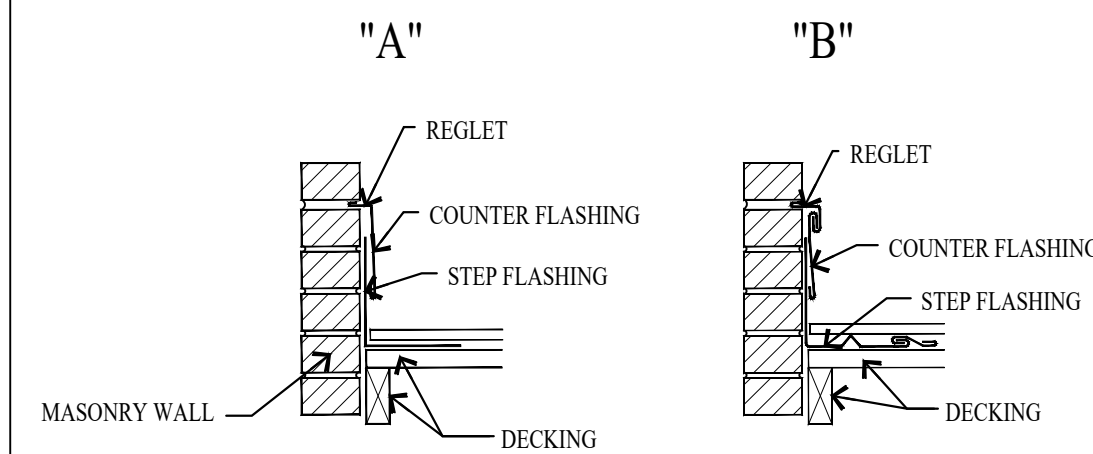
7 CHIMNEY FLASHING
A4.2 NO SCALE



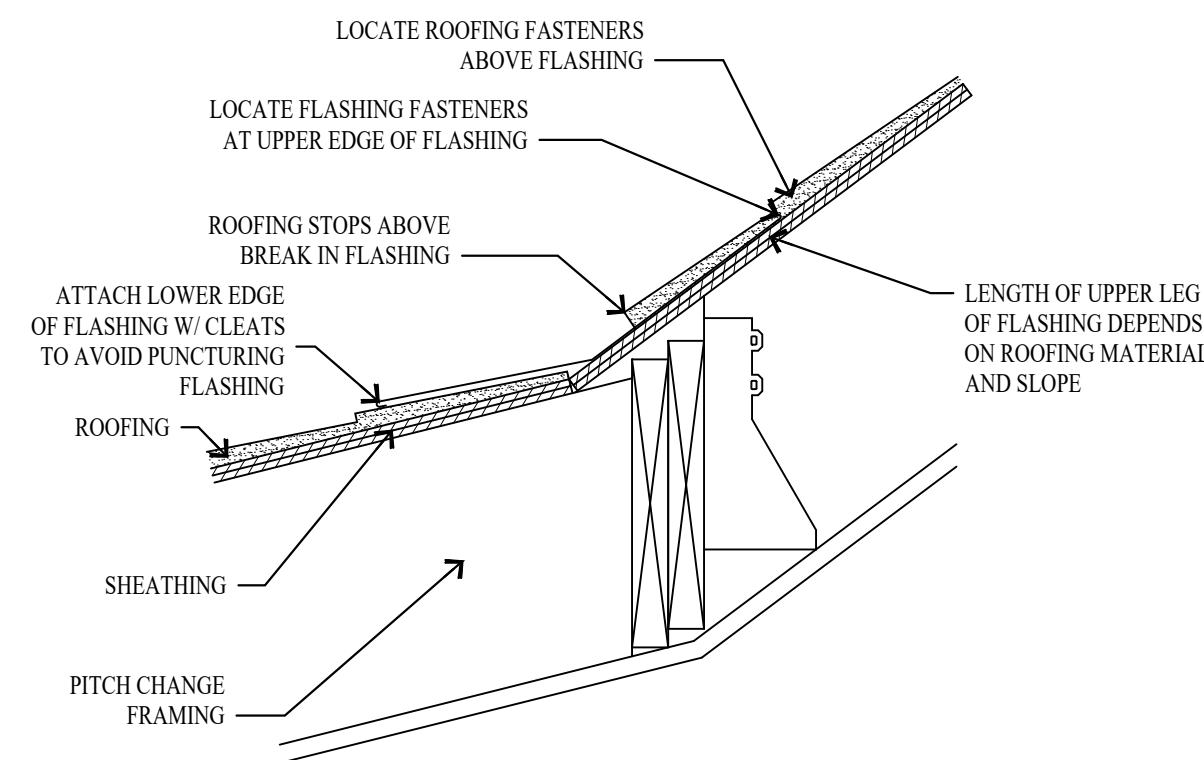
8 DORMER FLASHING DETAIL
A4.2 NO SCALE



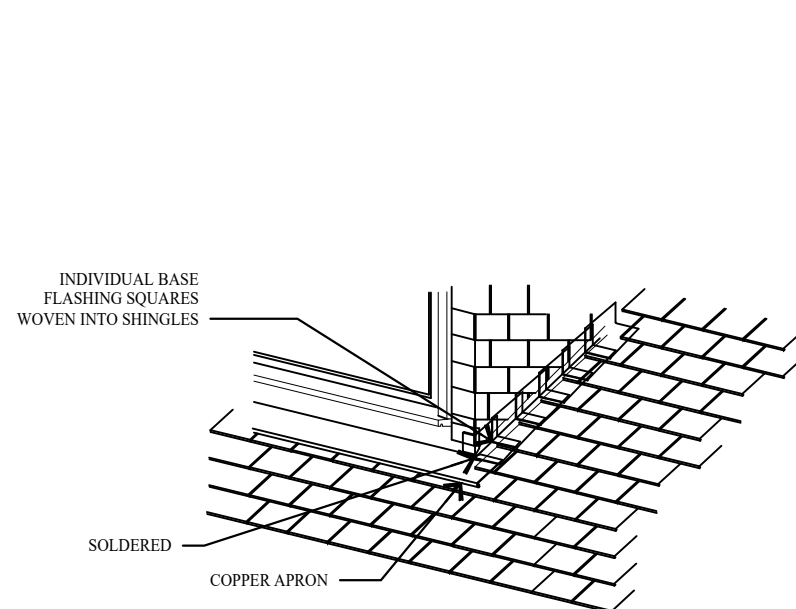
9 VENT FLASHING DETAIL
A4.2 NO SCALE



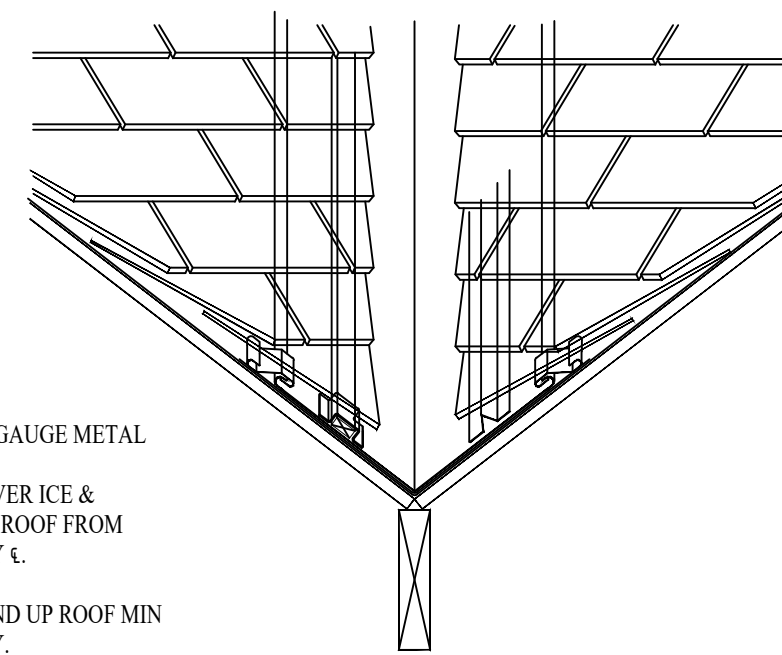
10 RAKE WALL FLASHING DETAIL
A4.2 NO SCALE



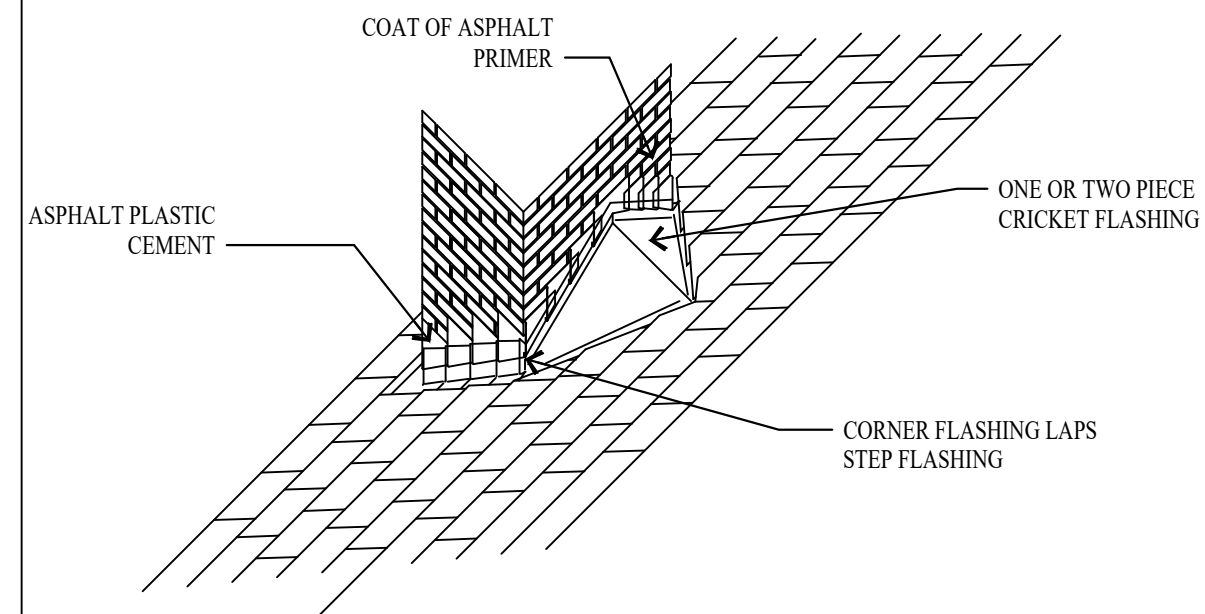
11 ROOF PITCH TRANSITION DETAIL



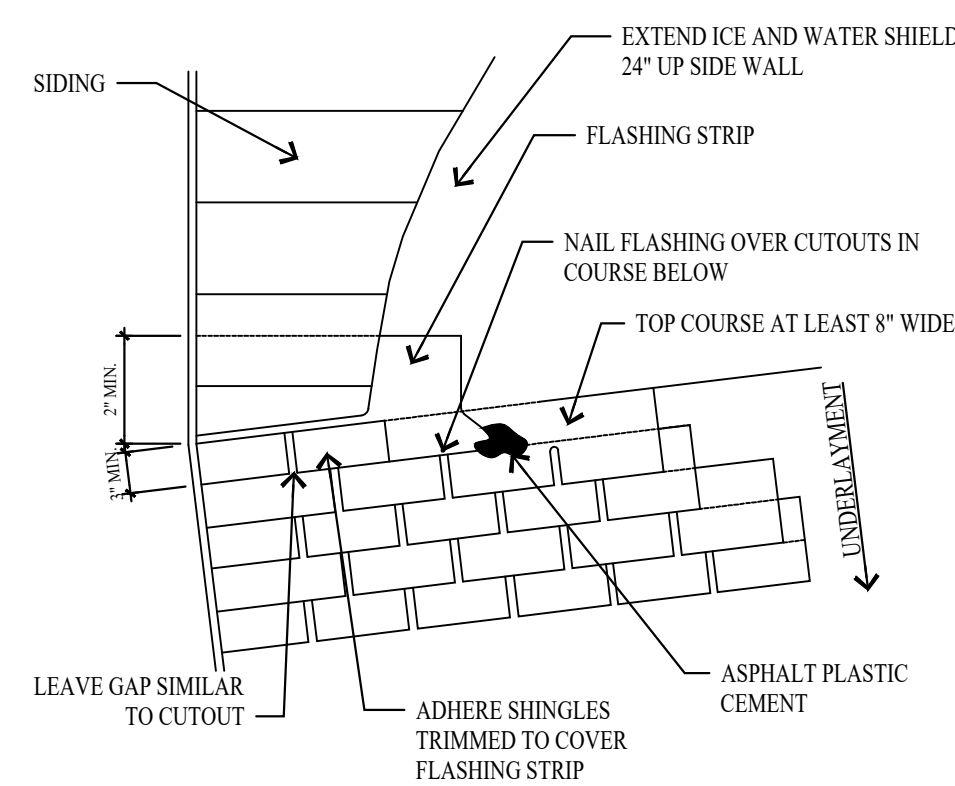
12 FLASHING DETAIL
A4.2 NO SCALE



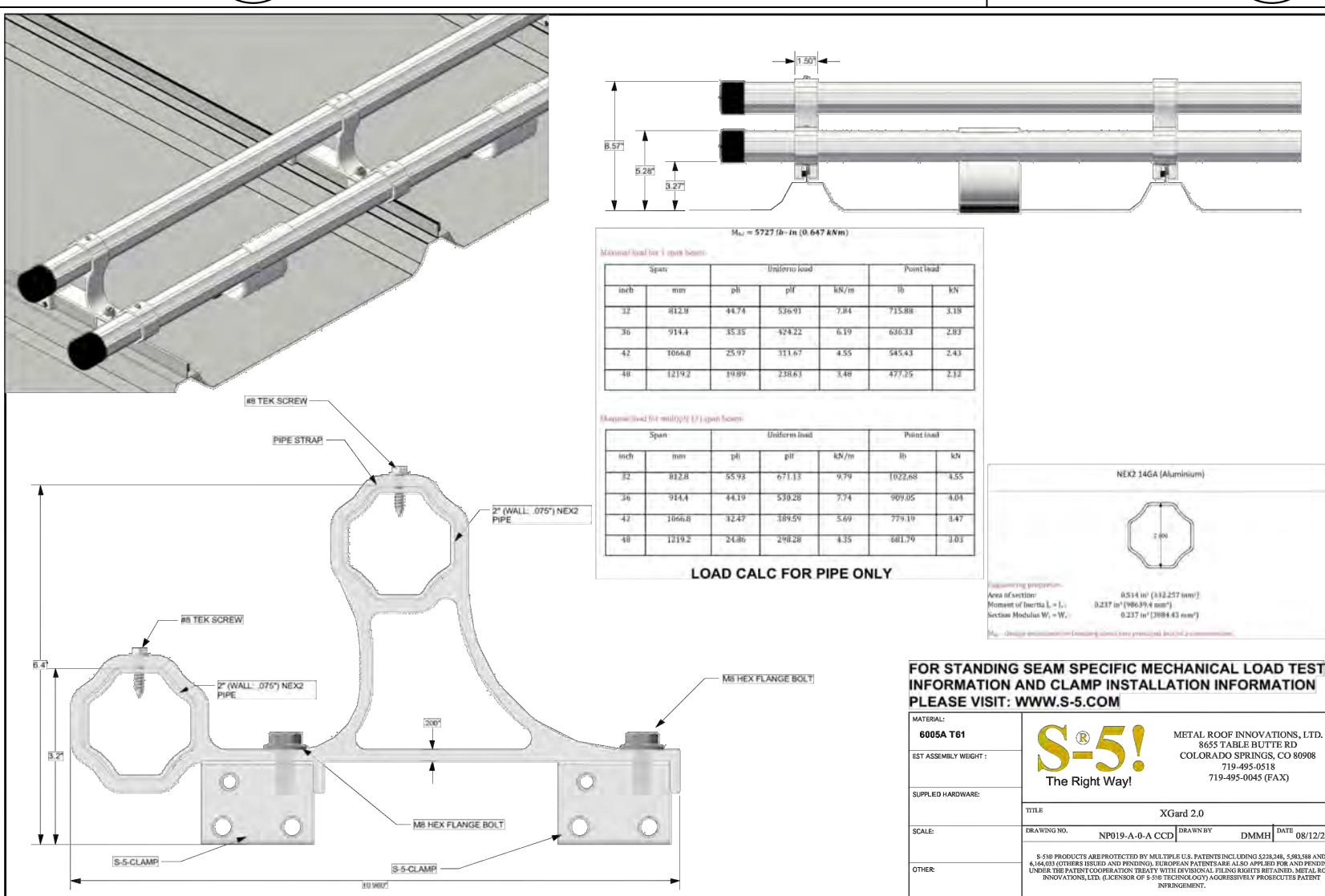
13 OPEN VALLEY DETAIL
A4.2 NO SCALE



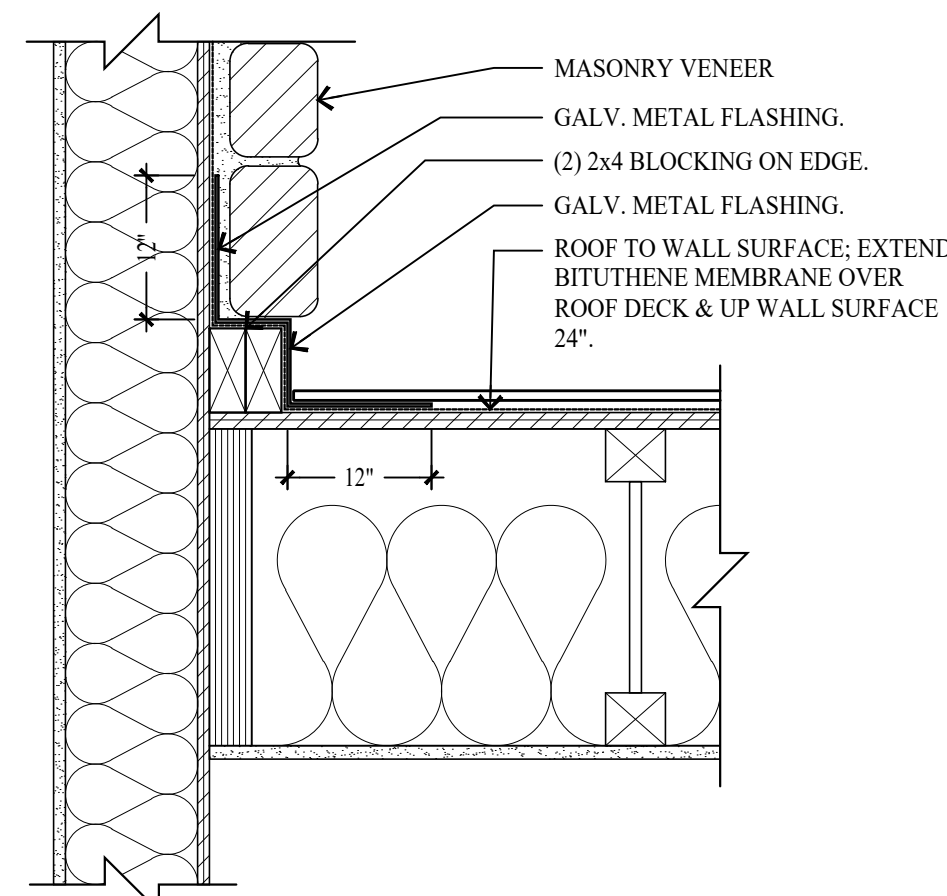
14 CHIMNEY CRICKET FLASHING
A4.2 NO SCALE



15 ROOF/WALL FLASHING DETAIL
A4.2 NO SCALE



16 SNOW RETENSION BARS DETAIL



17 MASONRY DETAIL @ CHIMNEY
A4.2 SCALE: 1 1/2" = 1'-0"

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 <i>Historic District Site Design Review Application</i>	
For Official Use Only	
PLANNER: _____	APPLICATION #: _____
	DATE RECEIVED: _____
PLANNING DIRECTOR: _____	CHIEF BUILDING OFFICIAL: _____
APPROVAL DATE/INITIALS: _____	APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Gary Bush

ADDRESS: 1003 Norfolk Avenue

Park City, Utah 84060

TAX ID: SA-164 _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

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

EMAIL: degrayarch@qwestoffice.net

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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.

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.

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'

Signature of Applicant: _____ Date: _____

Name of Applicant: Jonathan DeGray



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Gary Bush
ADDRESS: 1003 Norfolk Avenue

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

APPLICANT INFORMATION

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

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

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray
PHONE #: (435)649 - 7263
EMAIL: degrayarch@qwestoffice.net

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

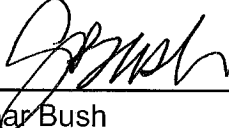
ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

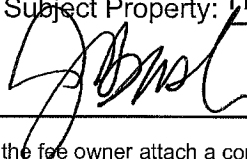
I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

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

Phone #: (435)640 -3688 Fax #: () -
Email: bushconstruction@qwest.net
Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Gary Bush
Mailing Address: P.O. Box 113
Park City, Utah 84060
Street Address/ Legal 1003 Norfolk Ave SA-164
Description of Subject Property: Historic Single Family Home
Signature:  Date: _____

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: FRONT YARD

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: EARLY 1900's

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

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

Photo Numbers: 1,2,3

Illustration Numbers: i1: A

2. Structure

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

Element/Feature: FLOORS, CEILINGS, AND ROOF STRUCTURE

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

Photo Numbers: 10,11,12,13

Illustration Numbers: i2: A i4: A

3. Roof

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

Element/Feature: ROOFS

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

Estimated date of construction: 1904, late 1900's

Describe existing feature:

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

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

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

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

4. Chimney

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

Element/Feature: BRICK CHIMNEY

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

The brick chimney is original from 1904 on the Historic Site Inventory. It is centered on the roof when looking from the front facade of the house and located at the top, broad gabled part of the roof. On the exterior it contains is a simple square rising of all brick until it hits a 4"-6" concrete cap. The chimney is located on the interior within the living room and is no longer functional.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

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

Photo Numbers: 19,20,21

Illustration Numbers: i12: B i4: B i6: B i7: B
i8: B i9: B

5. Exterior Walls

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

Element/Feature: FRONT FACADE (EAST)

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

In appearance, the wall construction of the front facade has been unaltered from its original state. The original wall from 1904 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on 6x6 posts stemming from a buried concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the front porch and its roof attach to the front of this wall.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

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

Photo Numbers: 25,26,27

Illustration Numbers: il2: C i7: C

Element/Feature: SIDE FACADE (SOUTH)

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

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

Photo Numbers: 28,29

Illustration Numbers: il2: D i8: C

Element/Feature: REAR FACADE (WEST)

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

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

Photo Numbers: 30,31,32

Illustration Numbers: il2: E i9: C

6. Foundation

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

Element/Feature: FOUNDATION

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

Photo Numbers: 35,36,37,38

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

7. Porches

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

Element/Feature: FRONT PORCH

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

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

Photo Numbers: 39,40,41

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

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

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

Element/Feature: ALL SYSTEMS

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: around 2000

Describe existing feature:

The central heating system appears to be from the past 20 years and is functioning. The water heater too is from the recent years. Both are located in the unfinished crawl space below the house. All of the electrical fixtures and switches seem to be in their original locations from 1904, but some fixtures were updated from the originals.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

Photo Numbers: 42,43,44,45,46,47,48

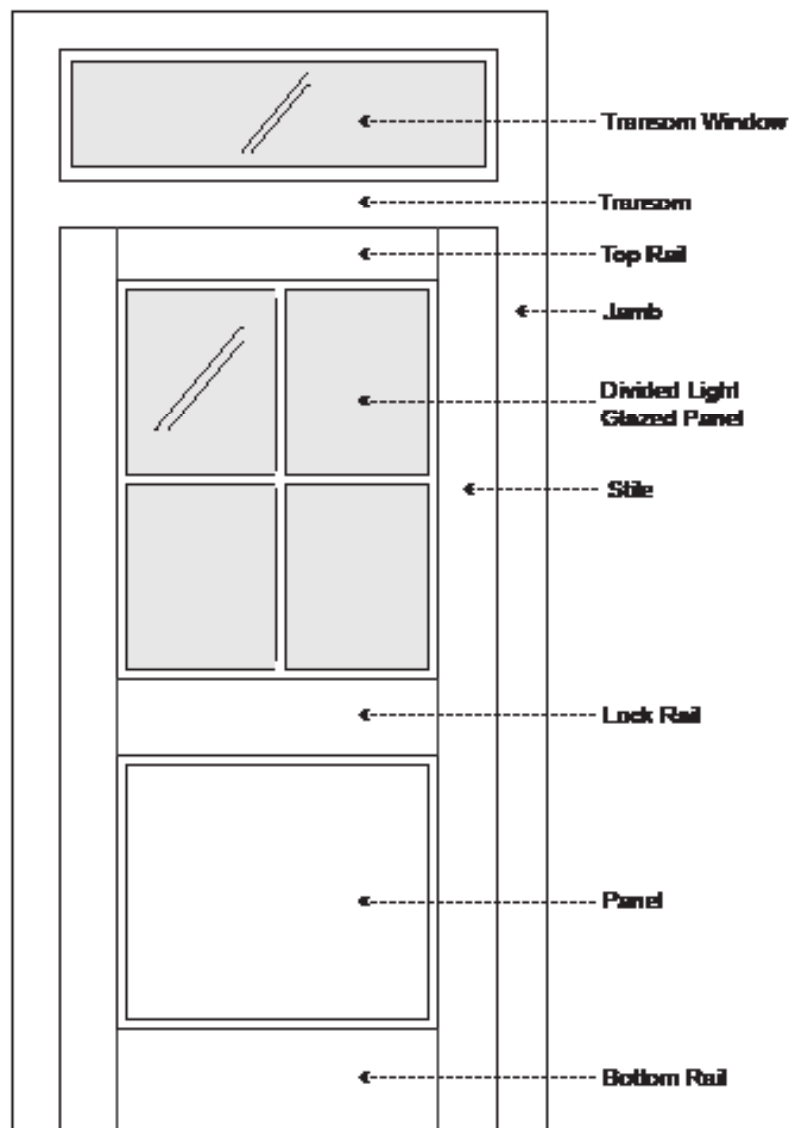
Illustration Numbers: i2: G i7: F i8: F

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

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

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

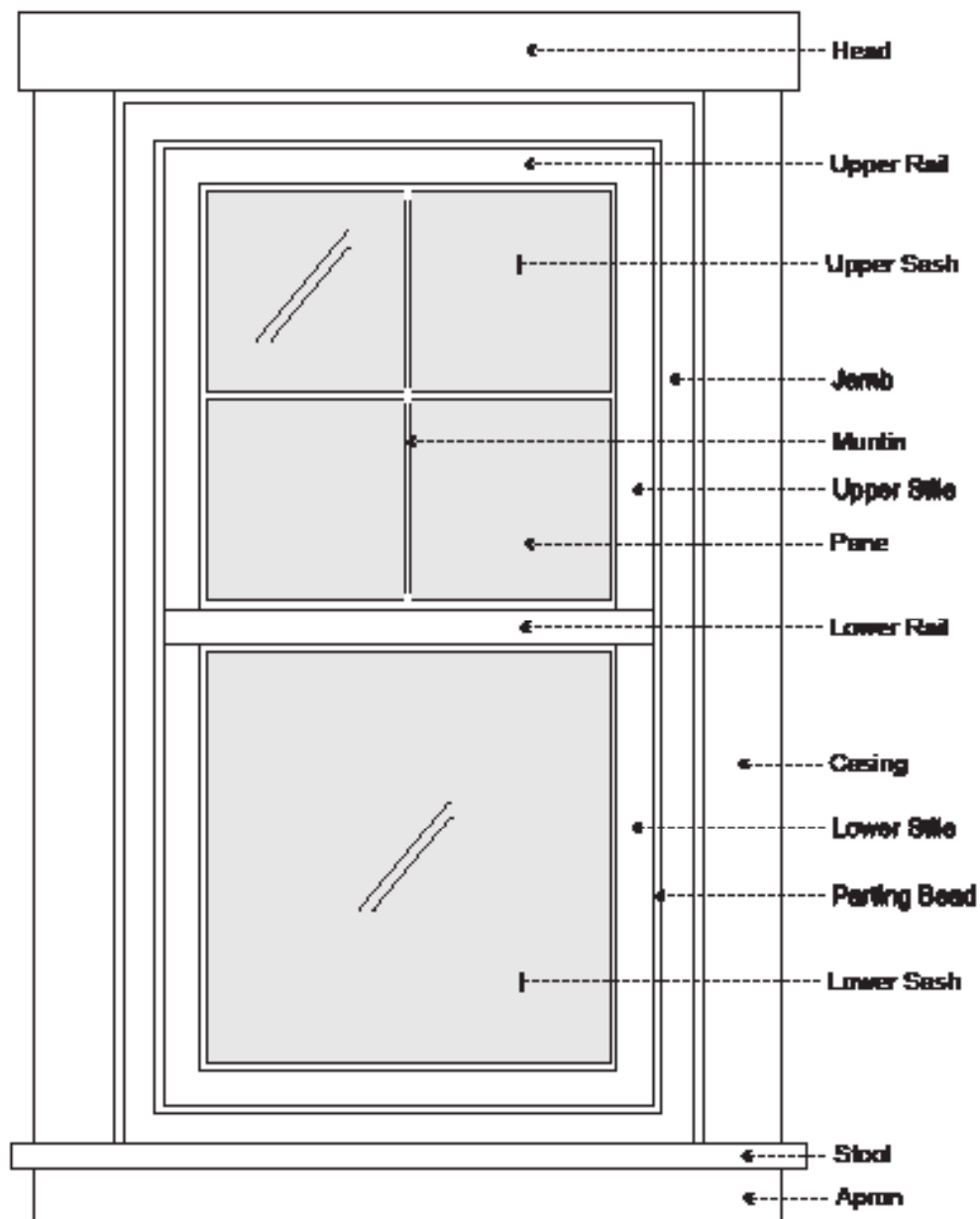
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	The front door is in fair condition with deterioration	49,50	YES
2	Good	The rear door is in fair condition with deterioration at the bottom panels and bottom rail.	51,52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

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

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

Number of historic windows on the structure: 7

Number of existing replacement/non-historic windows: 4

Number of windows completely missing: 0

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

Number of windows to be replaced: 11

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

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

11. Interior Photographs

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

Element/Feature: MAIN LEVEL

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The interior can definitely use some care as the floors are worn down, some finishes are peeling off, doors are loose and old, and cracking in finishes is evident.

Photo Numbers: 64-88

Illustration Numbers: _____

Supplemental Sheets

Supplemental Page 1 of 4

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

Element/Feature: REAR YARD

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: Late 1900's

Describe existing feature:

The rear of the site is much higher than the front of the site near the street. The gradual slope meets the back fence at a level estimated about 5 feet above the main level. It is thought that this gradual slope has always been part of the site as it follows the natural slope of the area, but the new flat rear portion of the yard is thought to have been done when the new interior spaces were added. Along with these new interiors came an additional storage shed to the rear Northwest corner of the site.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

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

Photo Numbers: 4,5,6

Illustration Numbers: i1: B

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

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

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

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

Element/Feature: LOW SHED ROOF AND METAL EXHAUSTThis involves: ☐ An original part of the building☒ A later additionEstimated 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 FACADEThis involves: ☒ An original part of the building☐ A later additionEstimated 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: 33,34Illustration Numbers: i1: I i6: E

NORFOLK 1003

Physical Conditions Report
Supporting Illustrations

Illustration 1 - Site Plan
1/16" = 1'-0"

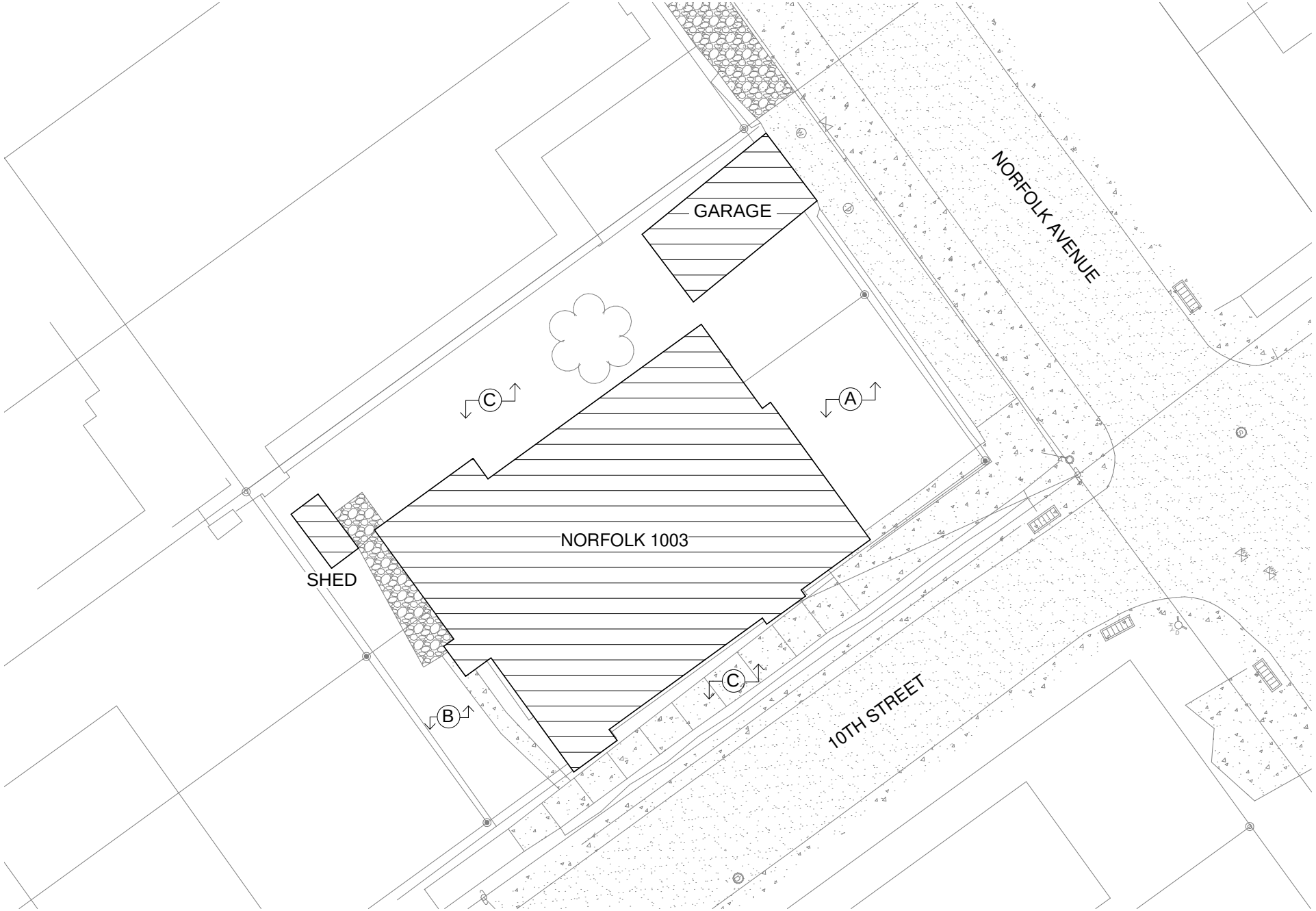


Illustration 2 - Main Level Plan
1/8" = 1'-0"

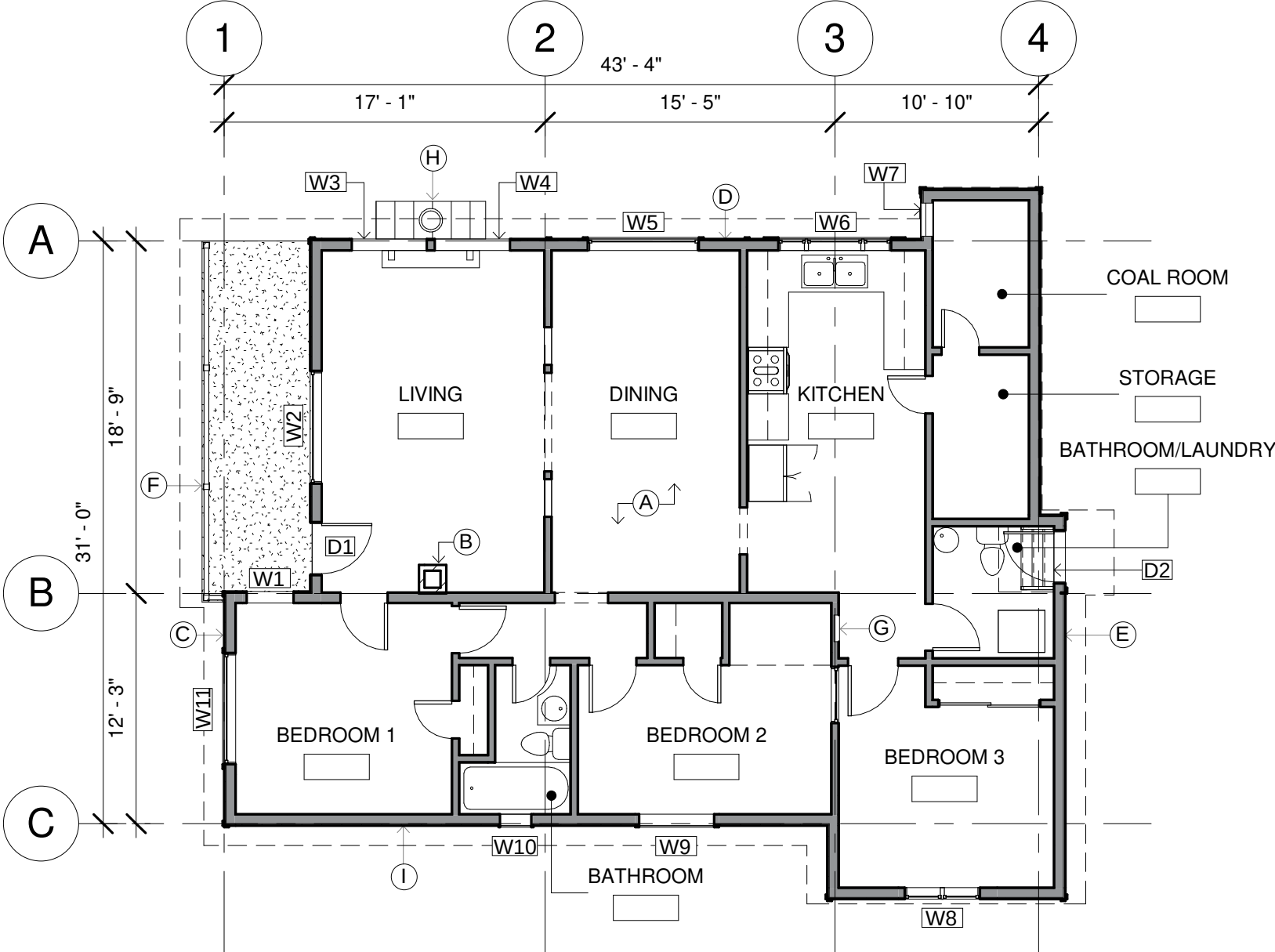


Illustration 3 - Main Level Designation Plan
1/8" = 1'-0"

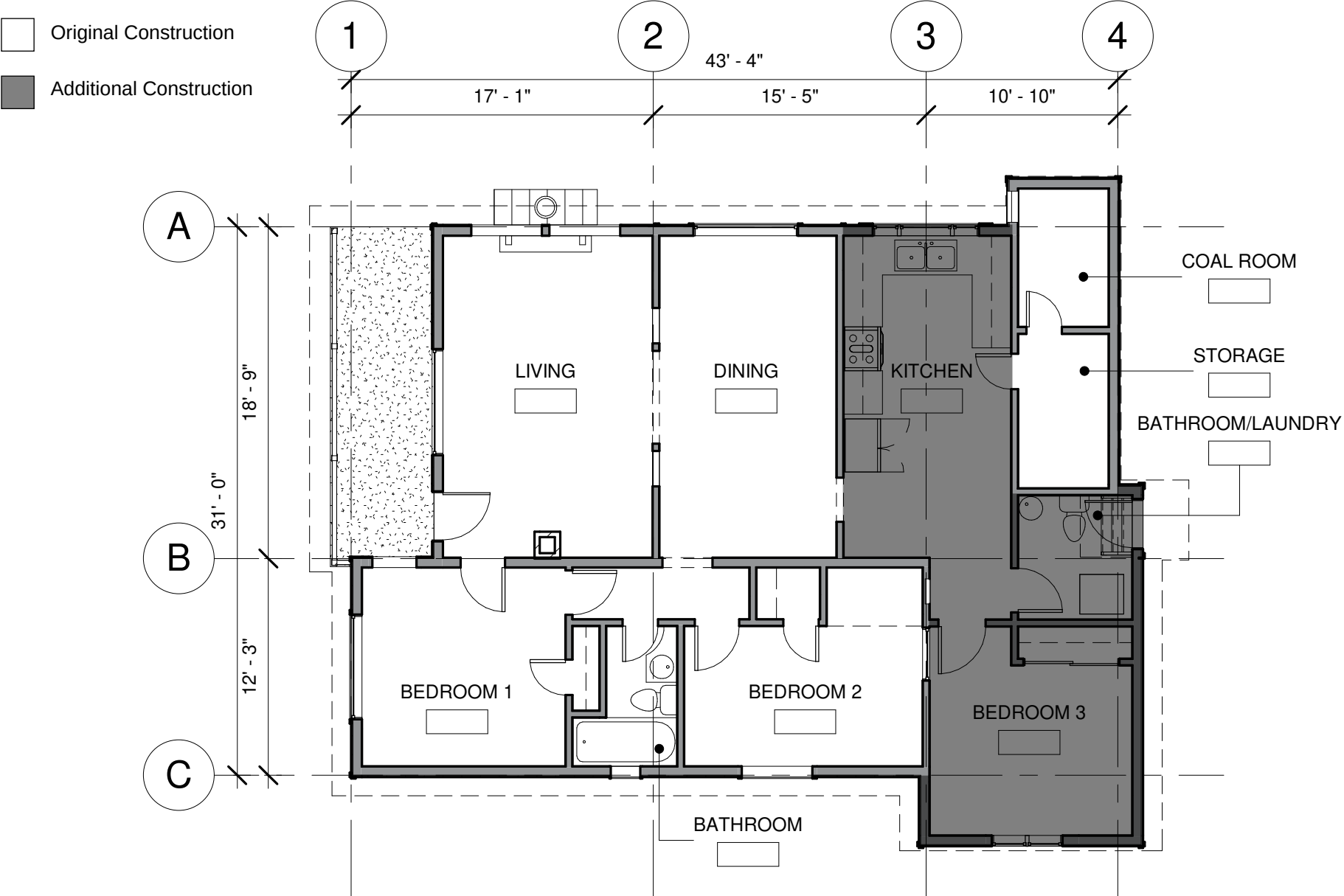


Illustration 4 - Roof Plan
1/8" = 1'-0"

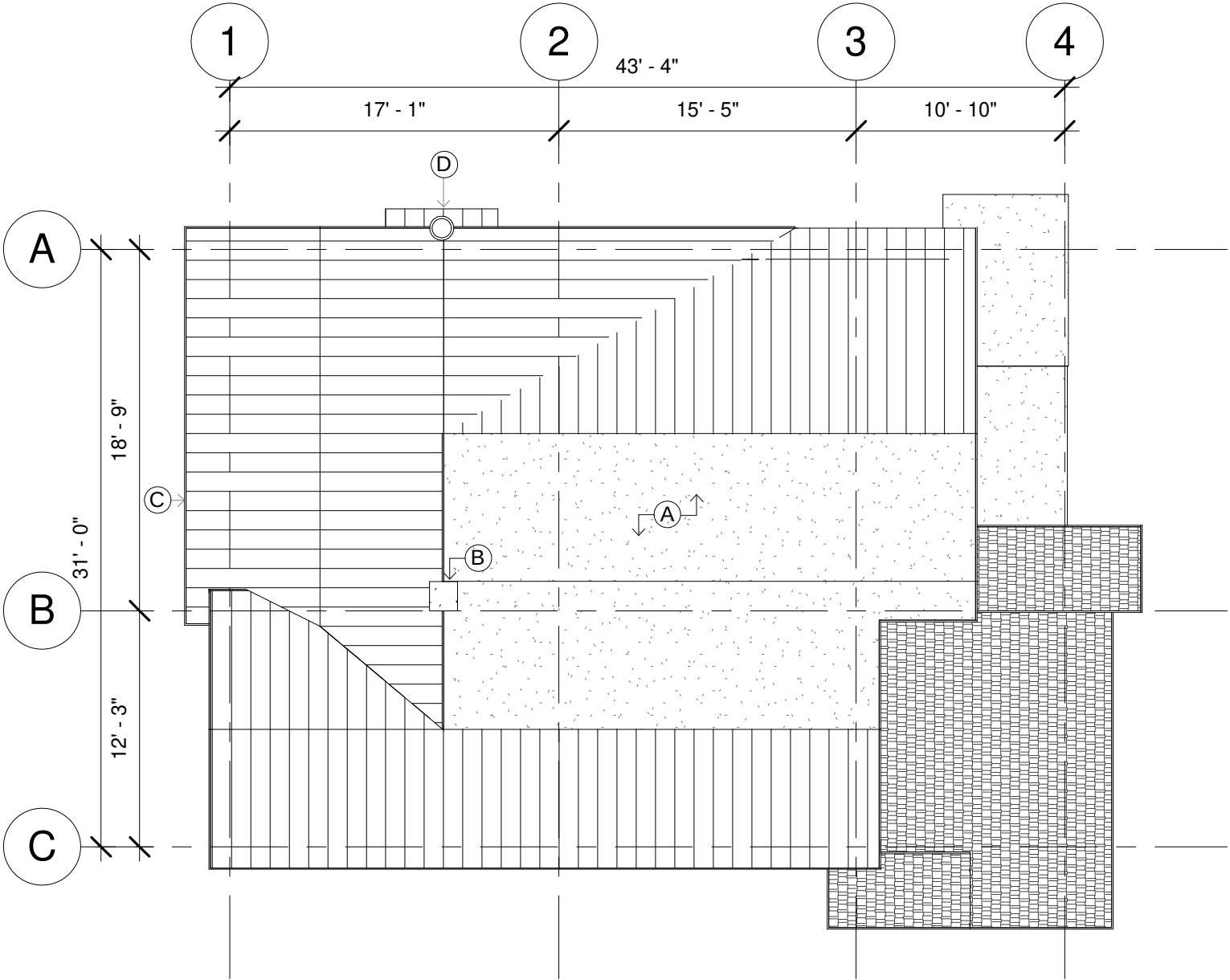


Illustration 5 - Roof Designation Plan
1/8" = 1'-0"

- Original Construction
- Additional Construction

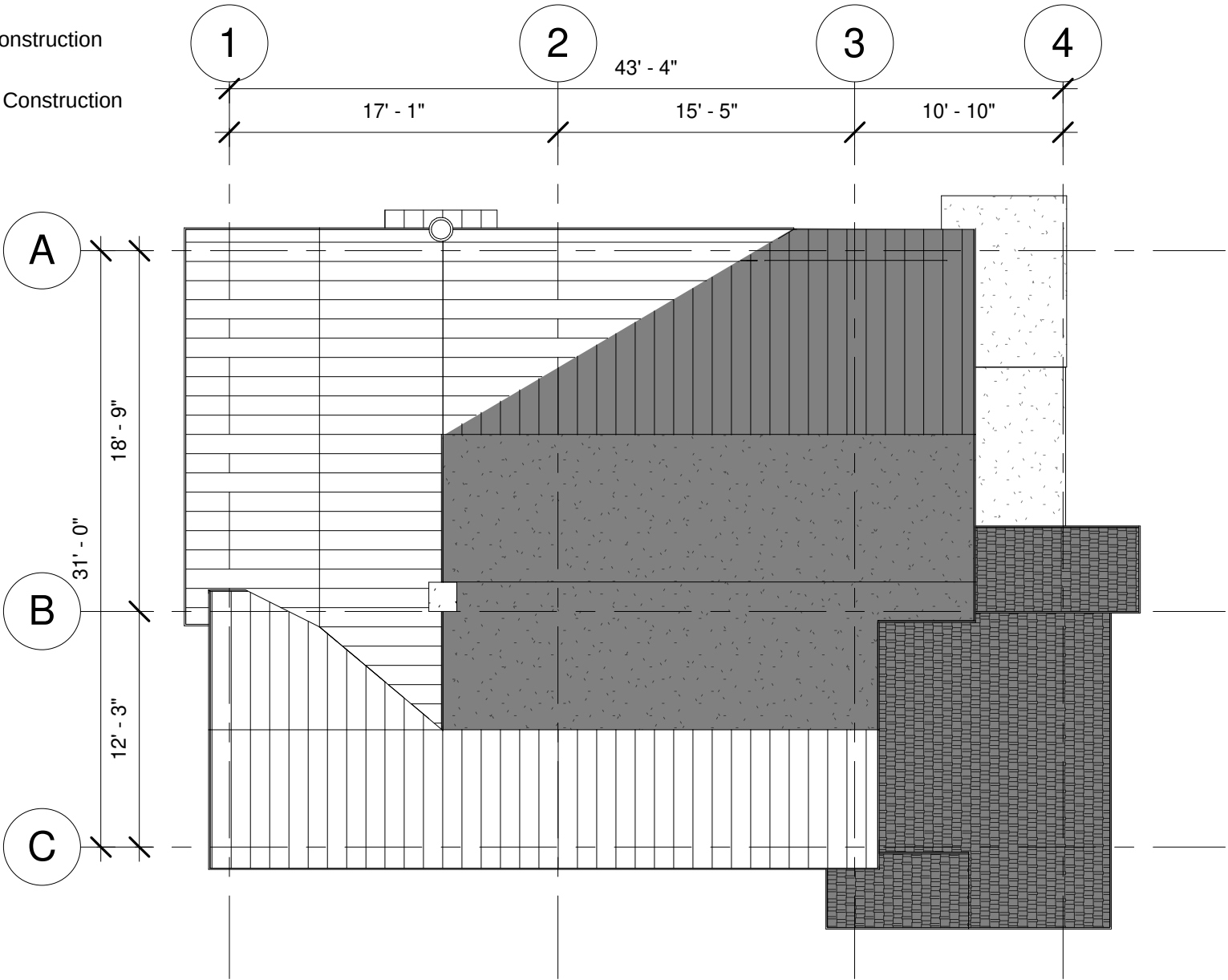


Illustration 6 - North Elevation
1/8" = 1'-0"

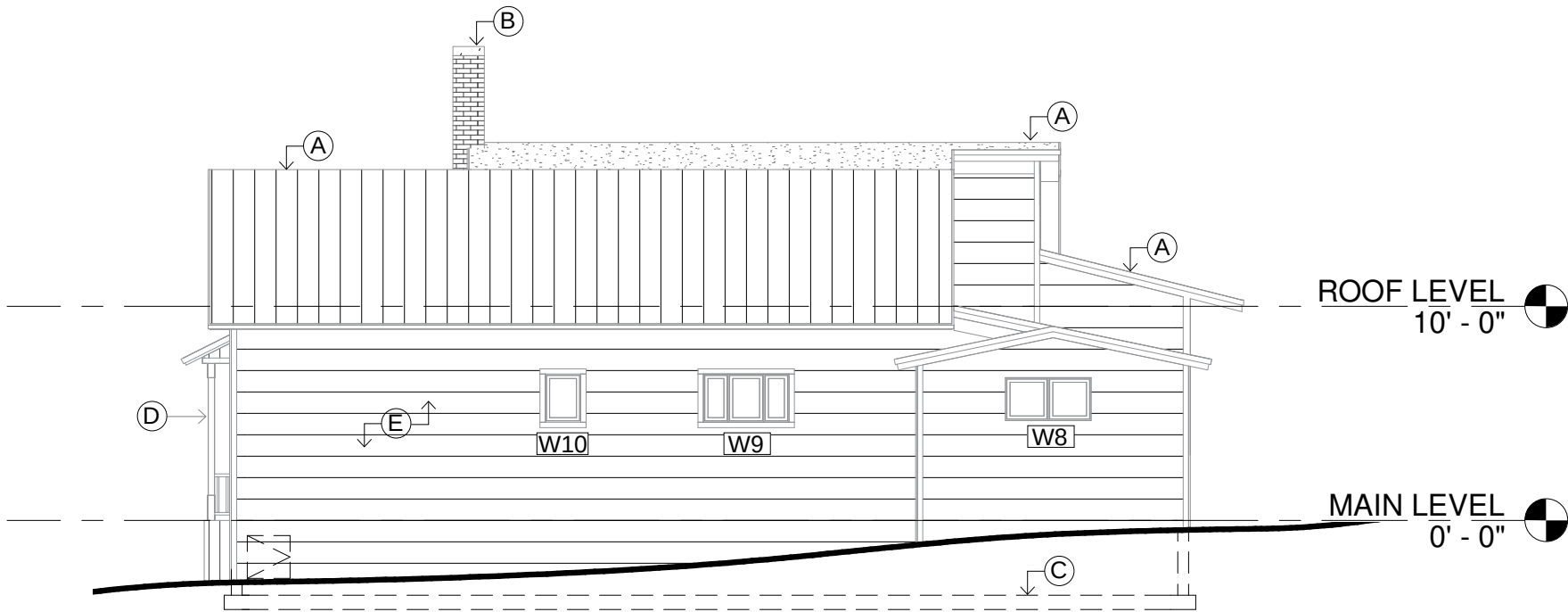


Illustration 7 - East Elevation
1/8" = 1'-0"

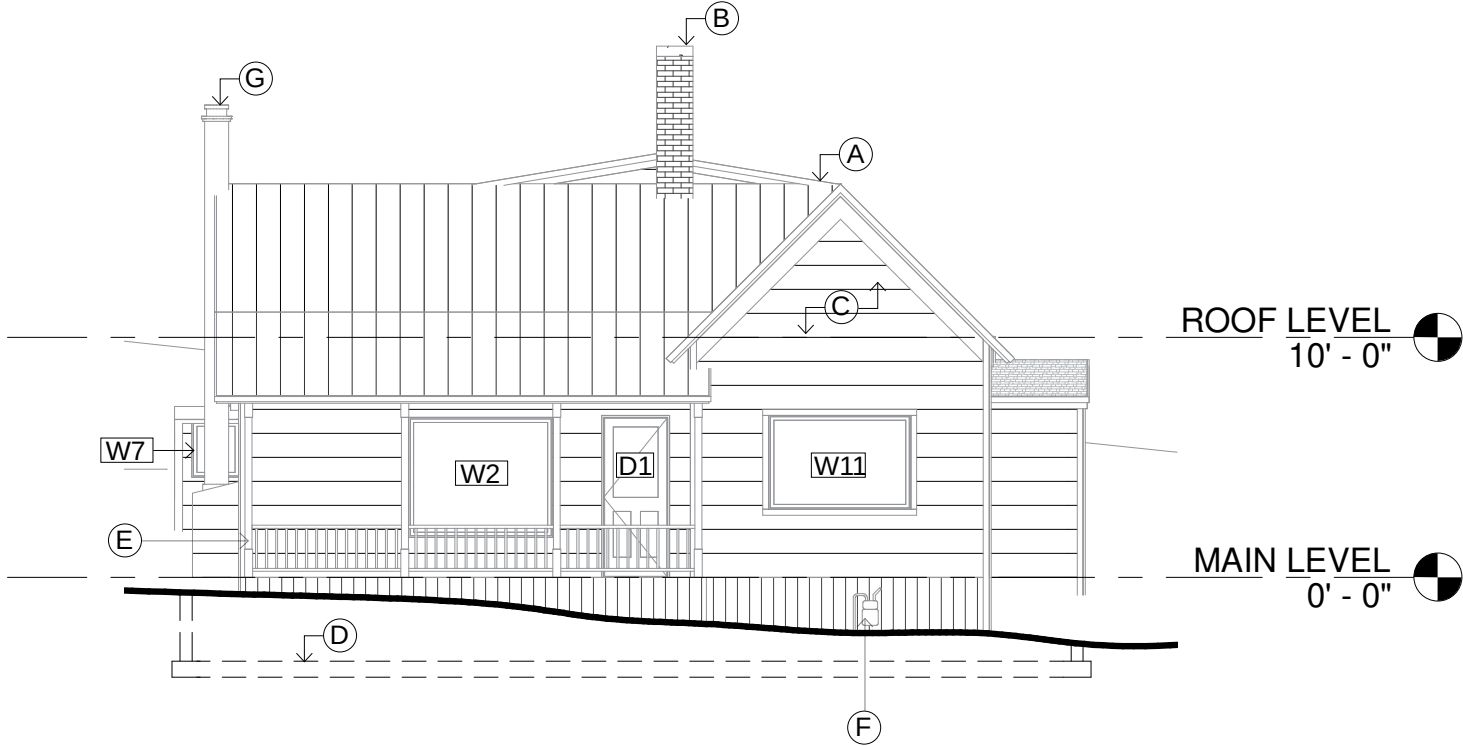


Illustration 8 - South Elevation
1/8" = 1'-0"

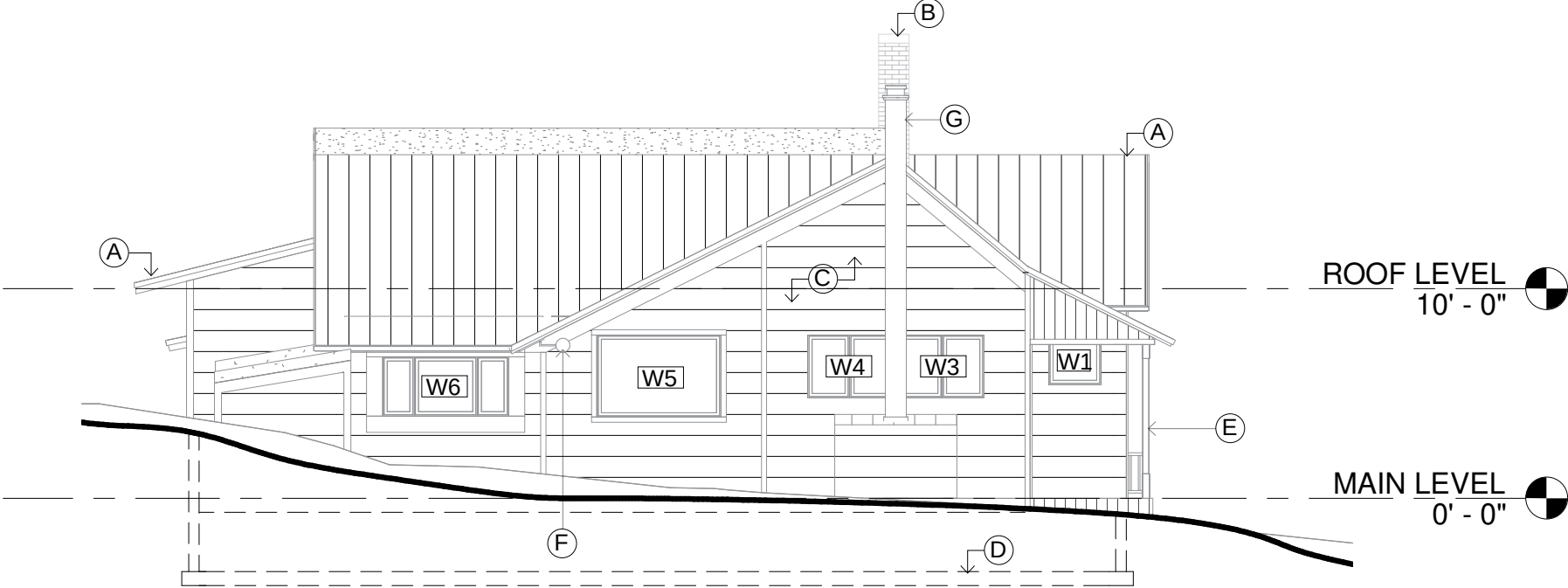
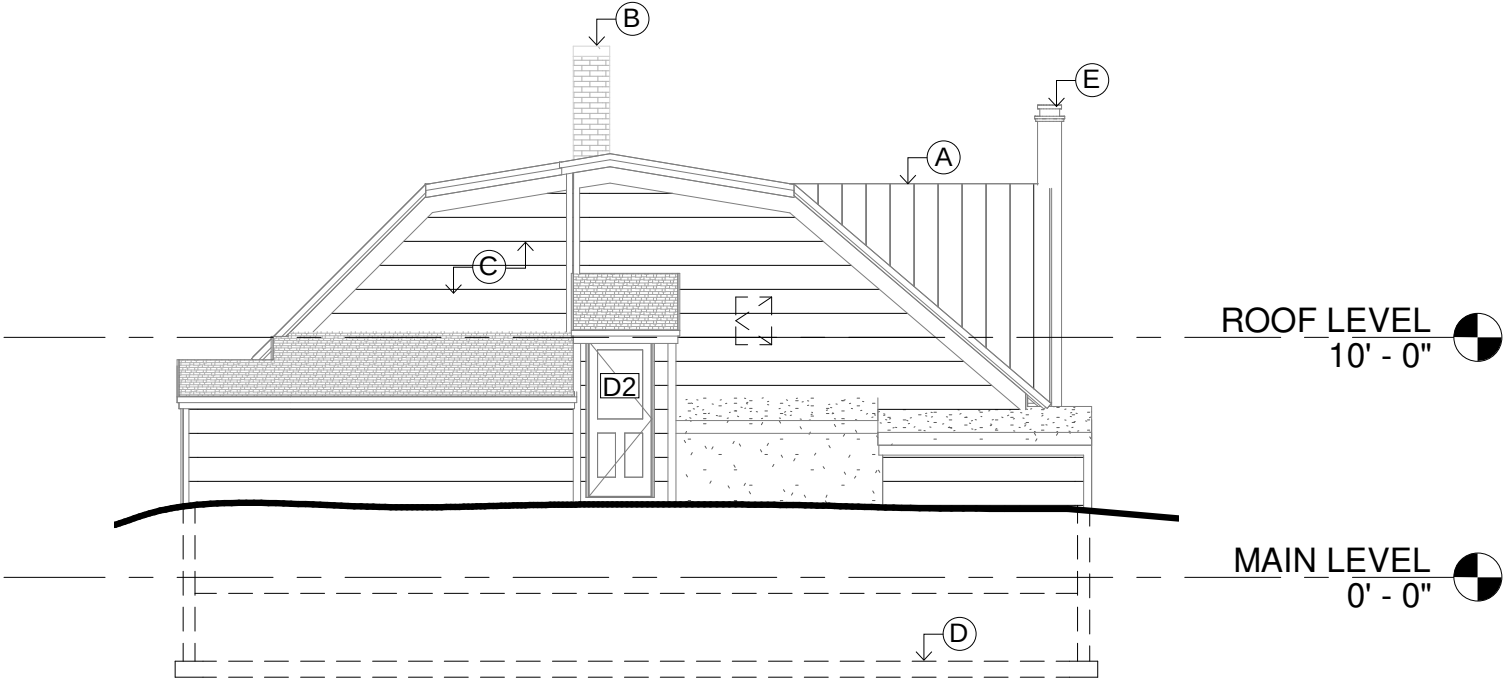


Illustration 9 - West Elevation
1/8" = 1'-0"



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



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

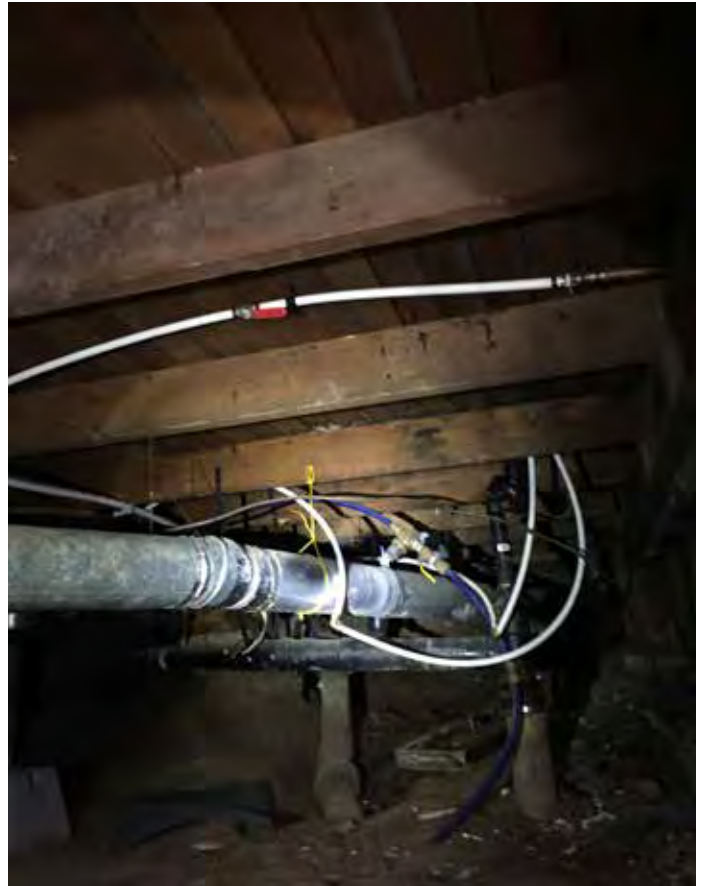
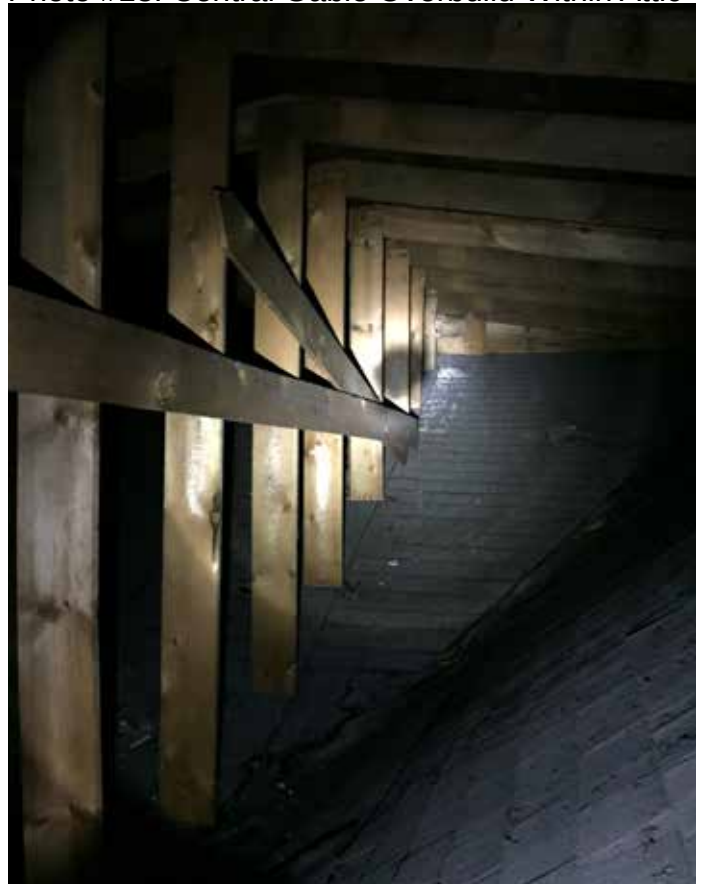


Photo #12: Attic Space W/ Intersecting Roofs



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

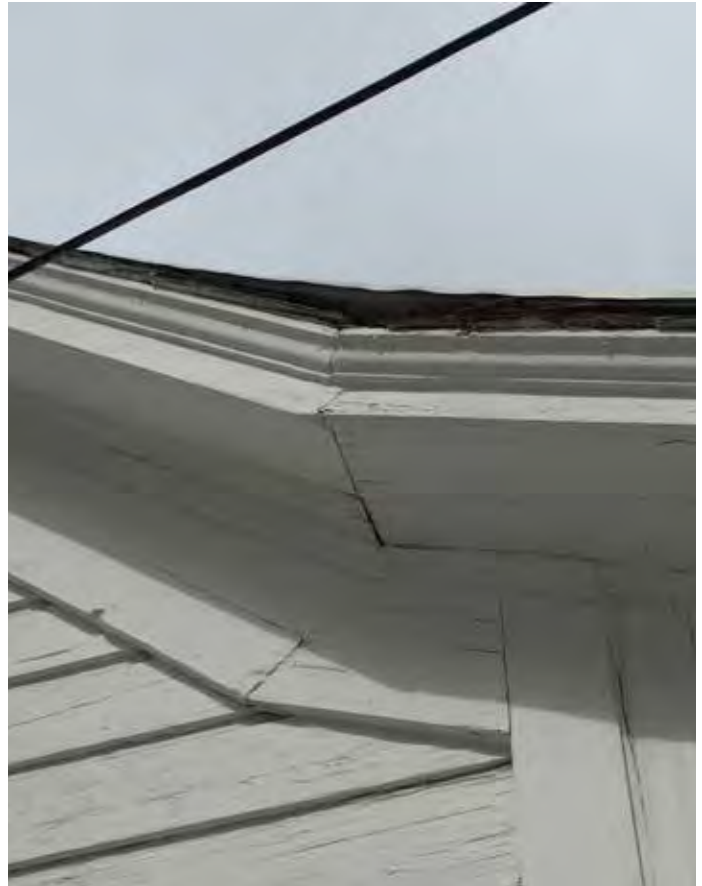


Photo #18: View of Overbuilt Roof Above Kitchen



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

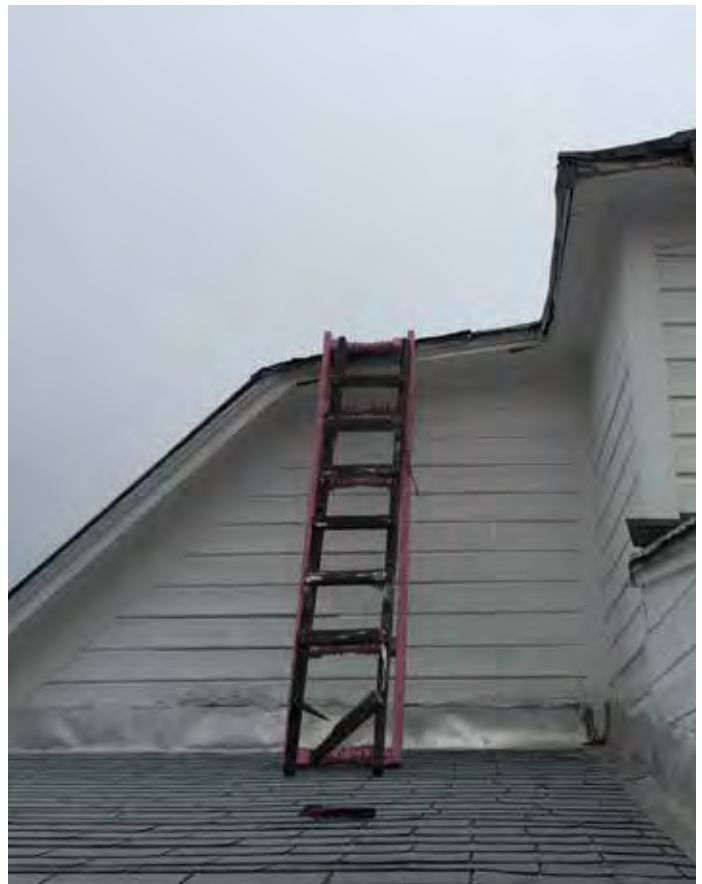


Photo #33: North Facade



Photo #34: North Facade



Photos: Foundation

Photo #35: Exposed Foundation At Addition



Photo #36: Exposed Foundation At Addition

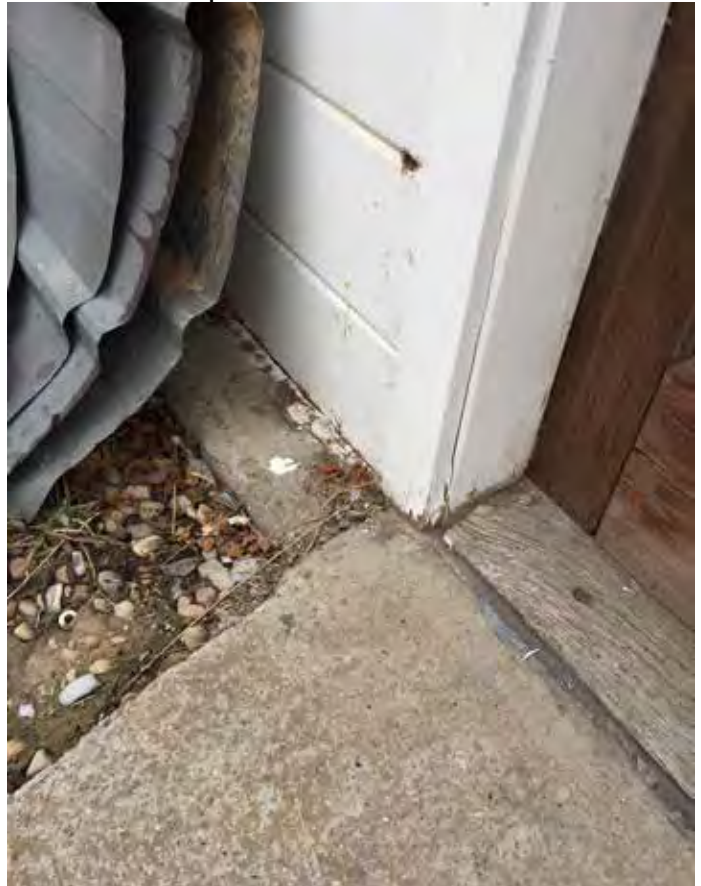


Photo #37: Crawl Space W/ Lack of Foundation



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



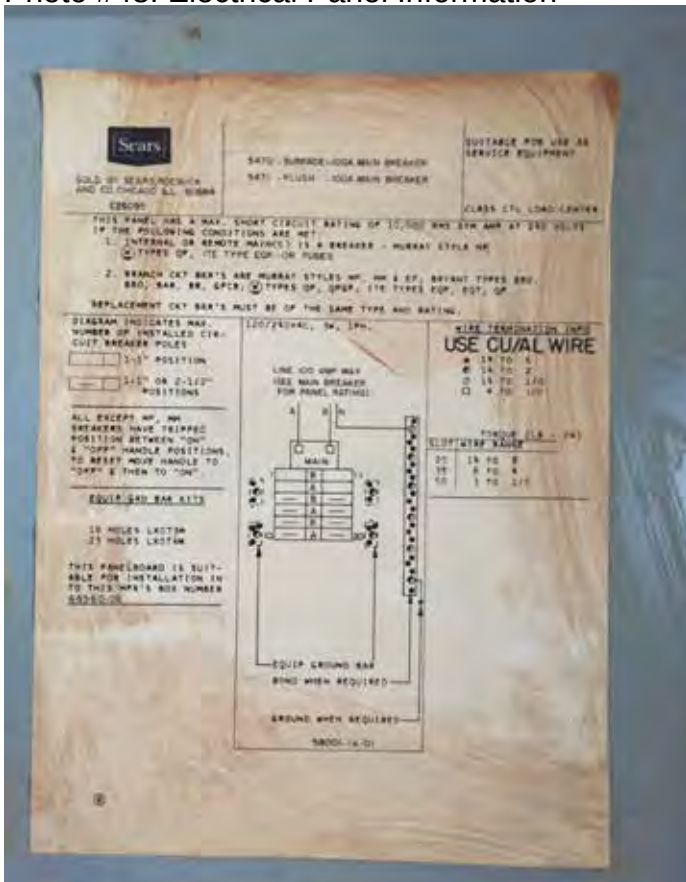
Photo #46: Ducting and Plumbing in Crawl Space



Photo #47: Electrical Panel In Kitchen



Photo #48: Electrical Panel Information



Photos: Doors

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



Photo #50: Door #1 Detail



Photo #51: Door #2 From Exterior



Photo #52: Door #2 Detail



Photos: Windows

Photo #53: Window #1 From Exterior



Photo #54: Window #2 From Exterior



Photo #55: Window #3 From Exterior



Photo #56: Window #4 From Exterior



Photos: Windows

Photo #57: Window #5 From Exterior



Photo #58: Window #6 From Exterior



Photos: Windows

Photo #59: Window #7 From Exterior



Photo #60: Window #8 From Exterior



Photos: Windows

Photo #61: Window #9 From Exterior



Photo #62: Window #10 From Exterior



Photo #63: Window #11 From Exterior

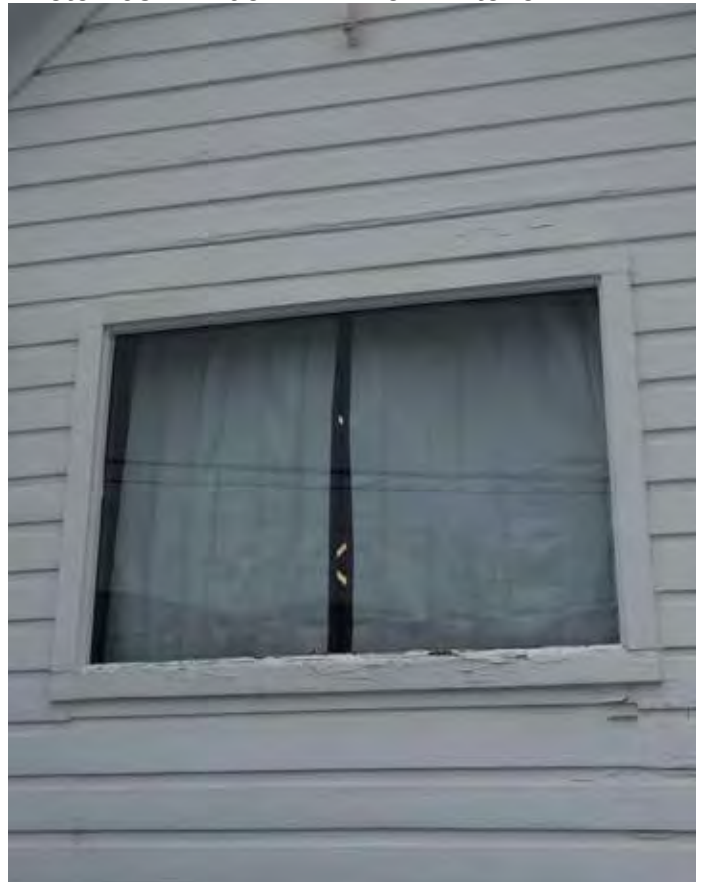


Photo #64: Living Room From Dining Room



Photo #65: Living Room From Dining Room



Photo #66: Living Room



Photo #67: Dining Room From Living Room



Photo #68: Dining Room



Photo #69: Dining Room



Photo #70: Kitchen



Photo #71: Kitchen



Photo #72: Bedroom 1



Photo #73: Bedroom 1



Photos: Interior - Main Level

Photo #74: Bathroom



Photo #75: Bathroom



Photo #76: Bathroom



Photo #77: Bathroom



Photo #78: Bedroom 2



Photo #79: Bedroom 2



Photo #80: Bedroom 3

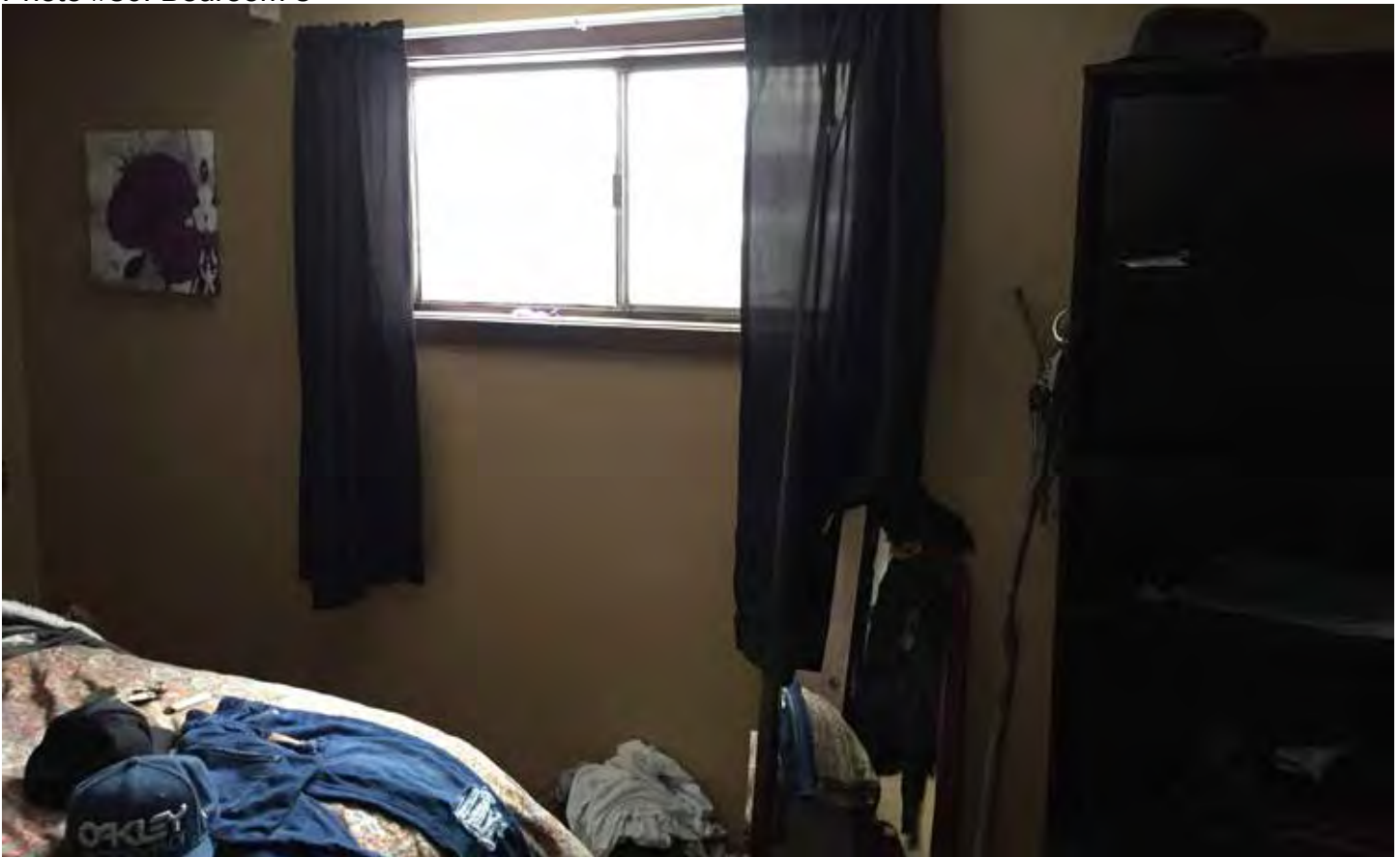


Photo #81: Bedroom 3



Photo #82: Coal Room



Photo #83: Coal Room



Photo #84: Coal Room



Photos: Interior - Main Level

Photo #85: Storage Room



Photo #86: Storage Room

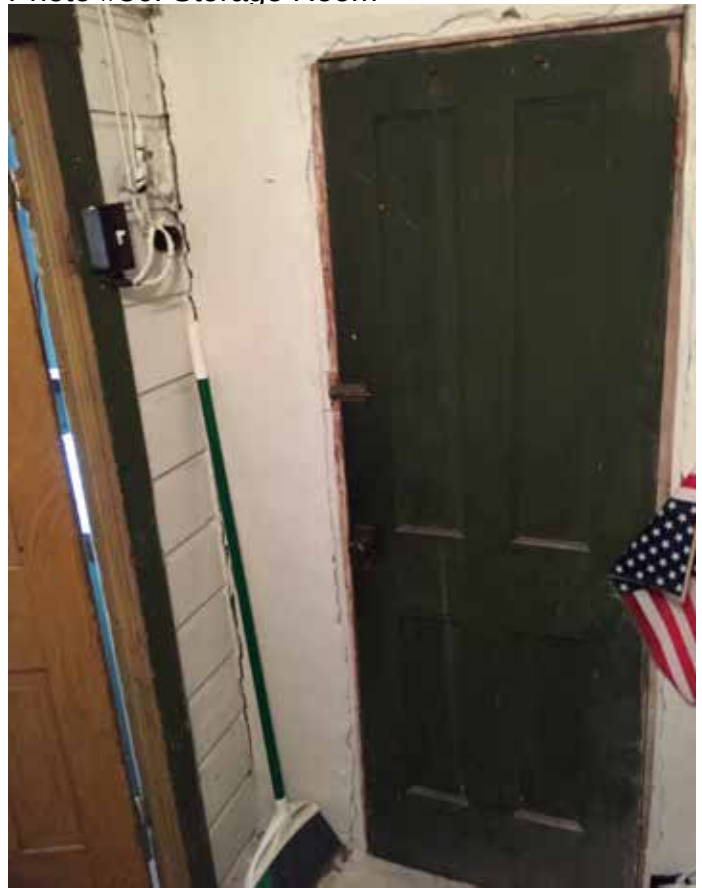


Photo #87: Bathroom/Laundry Room



Photo #88: Bathroom/Laundry Room



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1003 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-164

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

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

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

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

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

Date of Construction: c. 1904¹

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

¹ Summit County Recorder.

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

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

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

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

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







HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **William S. Wright House**

Address: **1003 Norfolk Avenue**

Twtnshp

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

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (4)**

☒ 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)

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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)

<u> </u> Agriculture	<u> </u> Economics	<u>C</u> Industry	<u> </u> Politics/ Government
<u>C</u> Architecture	<u> </u> Education	<u> </u> Invention	<u> </u> Religion
<u> </u> Archeology	<u> </u> Engineering	<u> </u> Landscape Architecture	<u> </u> Science
<u> </u> Art	<u> </u> Entertainment/ Recreation	<u> </u> Law	<u> </u> Social History
<u> </u> Commerce	<u> </u> Ethnic Heritage	<u> </u> Literature	<u> </u> Transportation
<u> </u> Communications	<u> </u> Exploration/ Settlement	<u> </u> Maritime History	<u>C</u> Other: Mining
<u> </u> Community Planning & Development	<u> </u> Health/Medicine	<u> </u> Military	
<u> </u> Conservation		<u> </u> 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.

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

Tax Number: SA-164

Legal Description (inc)

Legal Description (include acreage): SA BK16 L1&L2 (see historic site form for complete legal description)

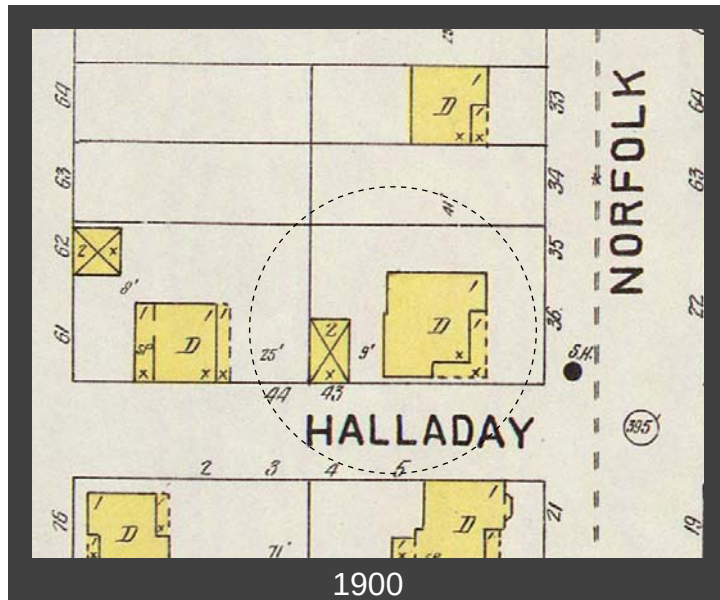
[illegible]

Researcher: John Ewanowski, CRSA Architecture

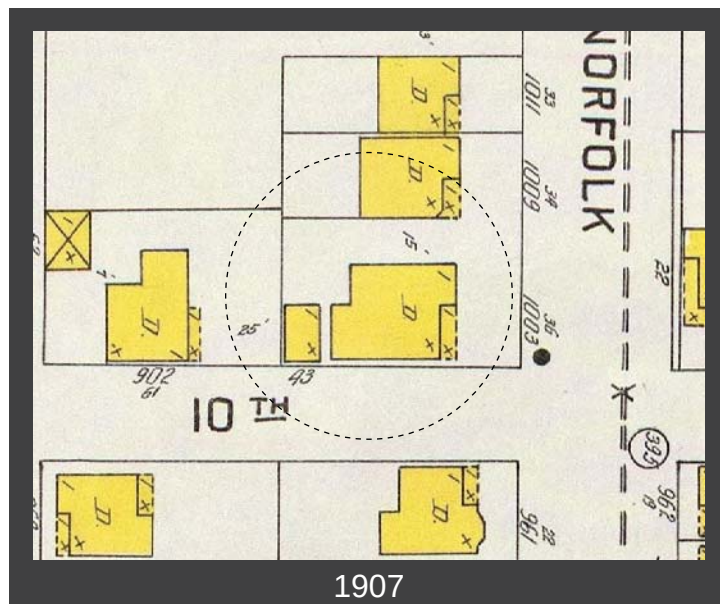
Date: 5/8/2014

(outside of 1889 map boundary)

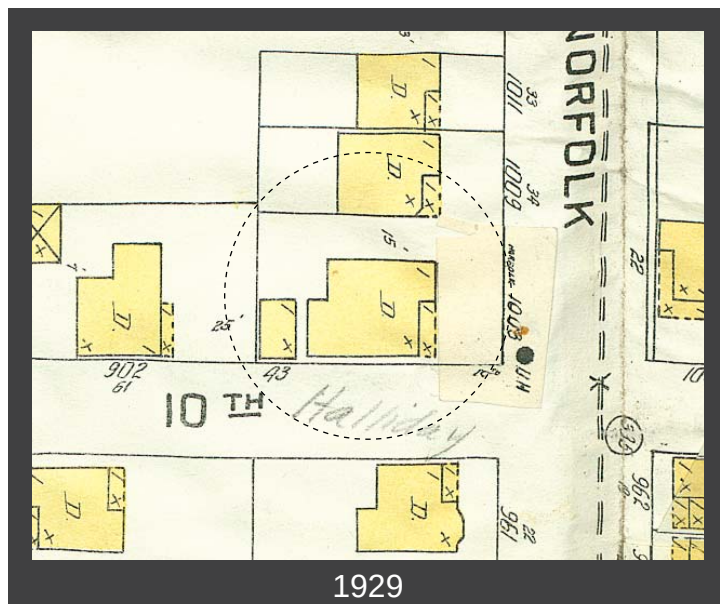
1889



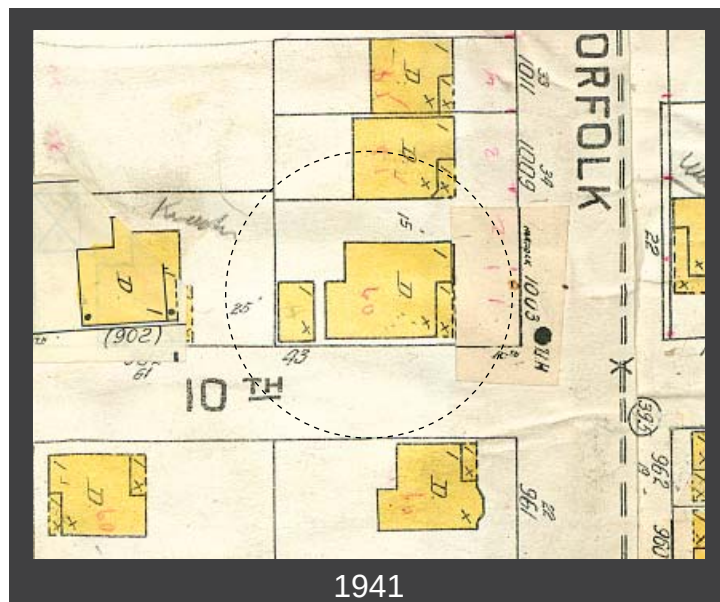
1900



1907



1929



1941

1003 Norfolk Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



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 Baillieston, 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 auspices 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, eulogizing the many virtues of the deceased, and conveying comforting words of sympathy to those left to mourn.

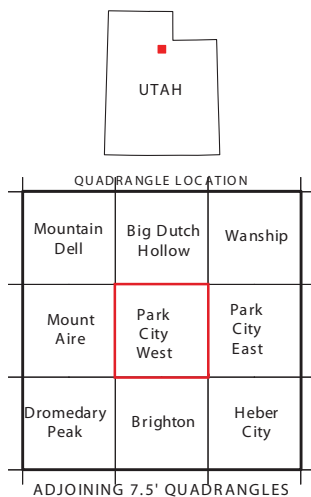
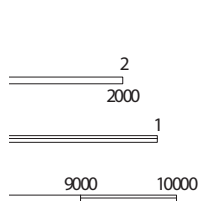
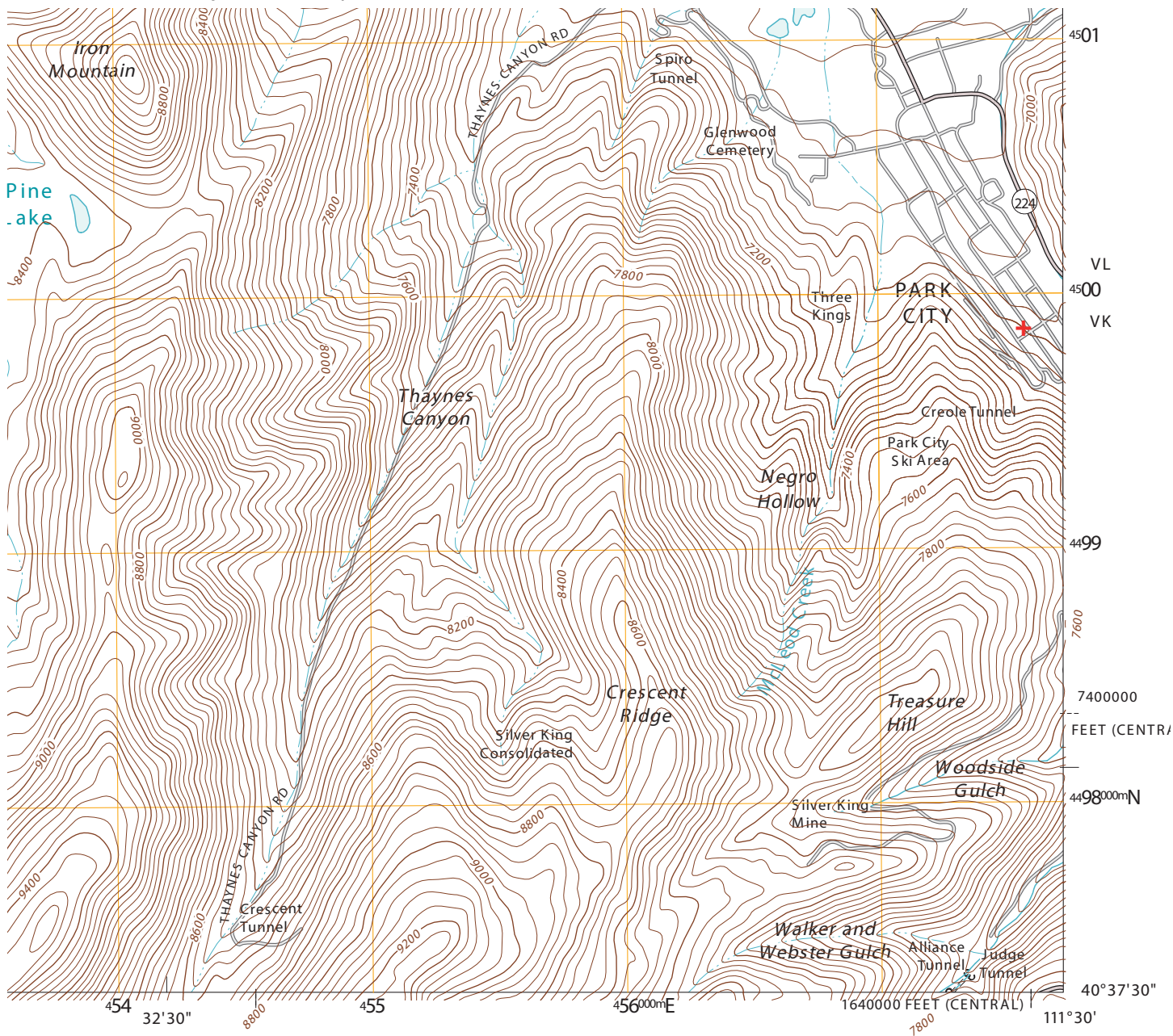
As a mark of respect for the deceased, nearly all the business houses of the city closed during the funeral services.

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.

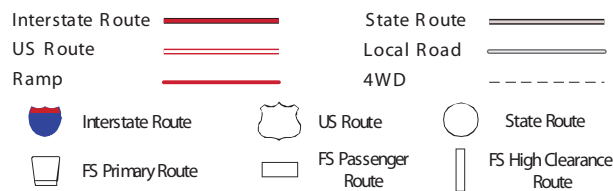
Outside relatives and friends who came to attend the funeral were Mrs. G. E. Williams, Mrs. Ellen Higby, Mr. I. G. Robertson, of Blackfoot, Idaho, Mrs. H. T. Davidson and son, Emery Davidson, of Millbourne, Wyoming, Mr. and Mrs. Rob Ross, Midway, Utah, James D. Murdock, George Wilkinson, Fred Davis, Jake Olinier, Salt Lake.

1003 Norfolk Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



ROAD CLASSIFICATION



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)



Planning Department

April 7, 2022

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

CC: Gary Bush

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1003 Norfolk Avenue

Zoning District: Historic Residential-1

Application: Historic District Design Review

Project Number: PL-20-04484

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 7, 2022

Project Summary: The Applicant Proposes to Construct a Rear Addition to the Landmark Historic Site.

Action Taken

On April 7, 2022, the Planning Director conducted a public hearing and approved the rear addition to the Landmark Historic Site according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 1003 Norfolk Avenue was constructed in 1904 as a single-family cross-wing house and is designated as Landmark of the Park City Historic Sites Inventory.
2. 1003 Norfolk is a cross-wing type house that has undergone several modifications.
3. The overall form and materiality of the building remains intact, and the building retains its historic value.
4. On November 1, 2020, the Planning Department received a complete Historic District Design Review application.
5. On February 3, 2021, the Historic Preservation Board approved Material Deconstruction of non-historic additions to the Landmark Site.



Planning Department

6. On September 2, 2021, City Council adopted Ordinance No. 2021-34, approving the 1003 Norfolk Avenue Amended Plat.
7. The Applicant proposes to construct a rear addition to the Landmark Site.
8. The proposal to construct an addition to the Landmark Site complies with HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2
9. The proposal meets the standards of the Design Guidelines for Historic Residential Sites outlined in the LMC § 15-13-2.
10. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 24, 2022. Staff mailed courtesy notice to property owners within 100 feet on March 24, 2022. The Park Record published notice on March 24, 2022.

Conclusions of Law

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

Conditions of Approval

1. The Applicant must enter into an encroachment agreement with the City prior to submitting a building permit application.
2. Final building plans and construction details shall reflect substantial compliance with the plans approved April 7, 2022 by the Planning Department. Any changes from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
3. If the Applicant does not obtain a complete building permit by April 7, 2023, This HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
4. The Applicant is required to enter into a Financial Guarantee with the City in a form approved by the City Attorney's Office. The Financial Guarantee shall be recorded with the Summit County Recorder's Office prior to building permit submittal.
5. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
6. Per Ordinance No. 2021-34, residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
7. New construction activity shall not physically damage nearby Historic Sites.
8. All mechanical equipment such as hot tubs, or similar Structures must be screened and located at least three feet (3') from the Side and Rear Lot Lines.



Planning Department

9. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
10. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
11. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
12. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and Fully Shielded.
13. Existing Significant Vegetation shall be maintained on Site and protected during construction.
14. The Conditions of Approval noted on the February 3, 2021 Historic Preservation Board Final Action Letter shall also apply

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5067 or email aiden.lillie@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Gretchen Milliken". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gretchen Milliken, Planning Director

CC: Aiden Lillie



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



Planning Department

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.



Planning Department

- 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



Planning Department

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.



Planning Department

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



Planning Department

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,

A handwritten signature in blue ink, appearing to read "Randy Scott", written over a horizontal line.

Randy Scott
Historic Preservation Board Chair

CC: Meredith Covey
Planner I

As a close by neighbor, I want to state my full support for this project. We appreciate the great expense and effort that goes into making these historical renovations possible.

1003 Norfolk has been an eyesore for decades now and renovating it will have an enormous positive impact on the neighborhood and old town in general. We hope that the planning commission will do everything it can to help make this project move forward.

Planning Department Staff Report



Subject: 64 Chambers Avenue
Application: PL-24-06360
Author: Lillian Zollinger, Planner III
Date: April 17, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) application to construct an addition to the rear of a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Katilyn Murphy
Curtis Wagner
Jonathan DeGray, Applicant Representative

Location: 64 Chambers Avenue
A Landmark Historic Site

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Planning Director reviews and takes Final Action on Historic District Design Reviews.¹

HPB	Historic Preservation Board
HDDR	Historic District Design Review
HR-1	Historic Residential - 1
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

64 Chambers Avenue is a Landmark Historic Site in the Historic Residential – 1 Zoning District. The Applicant proposes constructing a 708-square-foot rear addition to the Landmark Historic Structure.

¹ LMC [§ 15-1-8](#)

Background

On October 14, 2004, the City Council approved Ordinance [No. 04-45](#), which created the Qualls 2 Lot Subdivision. 64 Chambers Avenue, a 4,125-square-foot Lot, is Lot 2 of the Qualls Subdivision. A hall and parlor home was constructed on the site circa 1885.



64 Chambers Avenue highlighted in orange on an excerpt from the Zoning Map.



64 Chambers Avenue, viewed from Chambers Avenue, image from Google.

On May 21, 2007, the Historic Preservation Board denied the request to remove a rear addition constructed between 1900-1907 (see Exhibits D and E).

On April 18, 2018, the Planning Department issued a waiver letter for the construction of a 12-inch concrete slab and 8-inch concrete foundation wall on the interior of three sides of the addition (see Exhibit F). No other structural changes have occurred.

On September 4, 2024, the Historic Preservation Board re-reviewed the request to remove the 1900-1907 rear addition and approved the removal of the addition to restore the structure to its 1885 form ([Staff Report](#); [Minutes](#)).

The Applicant proposes to restore the 1885 form and remove the existing 1900-1907 rear addition, construct a new rear addition, basement, and garage.

On March 20, 2025, the Planning Director held a public hearing and continued this item to April 3, 2025 ([Staff Report](#)). On April 3, 2025, the Planning Director held a public hearing and continued this item to April 17, 2025 ([Staff Report](#)).

Analysis

See the Final Action Letter (Exhibit A).

The Development Review Committee² reviewed the proposal on March 4, 2025, and requires Condition of Approval 16, wherein the Applicant shall obtain an Encroachment Agreement from the Engineering Department for the heated driveway and stairs in the Right-of-Way prior to submitting a building permit application.

Department Review

The Planning Department 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 March 6, 2025. Staff mailed courtesy notice to property owners within 100 feet on March 6, 2025.³

Public Input

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

Alternatives

The Planning Director may:

- Approve the HDDR;
- Deny the HDDR and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to date certain.

Exhibits

A: Draft Final Action Letter
B: Proposed Plans
C: Historic Site Form
D: May 21, 2007 HPB Staff Report
E: May 21, 2007 HPB Meeting Minutes
F: April 18, 2018 HDDR Waiver Letter
G: September 4, 2024 HPB Final Action Letter
H: Stabilization Plans
I: Existing Conditions and Historic Preservation Plan

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

April 17, 2025

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Curtis Wagner

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 64 Chambers Avenue

Zoning District: Historic Residential – 1

Application: Historic District Design Review

Project Number: PL-24-06360

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 17, 2025

Project Summary: The Applicant proposes to stabilize the Landmark Historic Structure, and construct a basement, garage, and rear addition.

Action Taken

On April 17, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On October 14, 2004, the City Council approved Ordinance No. 04-45, which created the Qualls 2 Lot Subdivision.
2. 64 Chambers Avenue, a 4,125-square-foot Lot, is Lot 2 of the Qualls Subdivision.
3. 64 Chambers Avenue is in the Historic Residential – 1 Zoning District
4. 64 Chambers Avenue is a Landmark Historic Structure on Park City's Historic Sites Inventory and was constructed circa 1885.
5. The Sanborn Maps show the original hall and parlor house constructed circa 1885 with a rear addition built between 1900 and 1907.



Planning Department

6. On May 21, 2007, the Historic Preservation Board denied the request to remove a rear addition constructed between 1900-1907.
7. On April 18, 2018, the Planning Department issued a waiver letter for the construction of a 12-inch concrete slab and 8-inch concrete foundation wall on the interior of three sides of the addition. No other structural changes have occurred.
8. On September 4, 2024, the Historic Preservation Board re-reviewed the request to remove the 1900-1907 rear addition and approved the removal of the addition to restore the Landmark Historic Structure to its 1885 Historic form.
9. The Applicant proposes to stabilize the Landmark Historic Structure, construct a basement, garage, and rear addition.
10. Pursuant to LMC § 15-11-9, a Financial Guarantee is required prior to the issuance of a building permit.
11. The proposal to construct an addition to the Landmark Historic Structure complies with the Historic Residential-1 Zoning District regulations outlined in LMC Chapter 15-2.2.
12. Pursuant to LMC [§ 15-2.2-1](#), two of the purposes of the Historic Residential HR-1 District are to: preserve present land Uses and character of the Historic residential Areas of Park City and encourage the preservation of Historic Buildings and/or Structures.
13. Pursuant to LMC [§ 15-2.2-3](#), the following Lot and Site regulations are required in the HR-1 Zoning District:

Zoning Requirement	Analysis
Minimum Lot Size – 1,875 square feet	Complies: 4,125 square feet
Maximum Lot Size – 3,750 square feet	Non-Complying: In 2004, the Qualls 2 Lot Subdivision was approved, prior to Ordinance No. 2023-50 which created a maximum Lot size. Additionally, pursuant to LMC § 15-2.2-4 , the Landmark Historic Site is exempt from maximum Lot size requirements.
Minimum Lot Width- 25'	Complies: 50'
Maximum Building Footprint – 1,636 square feet ¹	Complies: 1,625 square feet Existing Historic Footprint – 992 Proposed Addition – 663
LMC § 15-2.2-3(H)(9)	Complies: 10' Front Setback

¹ MAXIMUM FP = (A/2) x 0.9^{A/1875} where FP = maximum Building Footprint and A = Lot Area.



Planning Department

Front and Rear Setbacks – 10' each for lots up to 75' in depth	LMC § 15-2.2-3(G)(2) states the Front Setback must be open and free of any Structure except: "Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade." The Applicant proposes uncovered steps leading to the main building less than four feet in height from Final Grade which are compliant. LMC § 15-2.2-3(G)(6) states the Front Setback must be open and free of any Structure except: "Driveways leading to a Garage or approved Parking Area." The Applicant proposes a heated driveway partially in the Front Setback, which is an allowed exception. A portion of the steps and the driveway lie outside of the property and encroach into platted Right-of-Way (ROW). The Applicant shall record an encroachment agreement with the City for the stairs and heated driveway (see Condition of Approval 16). Condition of Approval Required: 10' Rear Setback LMC § 15-2.2-3(H)(4) states the Rear Setback must be open and free of any Structure except: "Roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback." The Applicant proposes roof overhangs that extend two feet into the Rear Setback and are compliant. LMC § 15-2.2-3(H)(10) states the Rear Setback must be open and free of any Structure except: "Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line." The proposed plans show a patio at grade extending beyond the edge of the property onto 59 Prospect Avenue. The Applicant shall reduce the patio to be at least one foot away from the Rear Property line, and off the adjacent property (see Condition of Approval 17).
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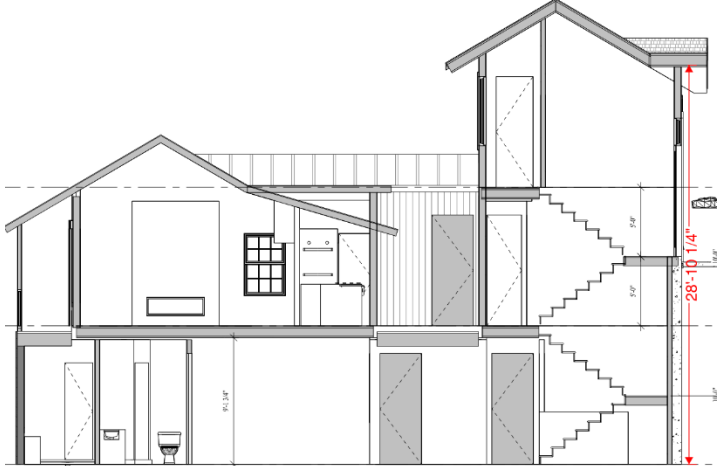
Planning Department

LMC § 15-2.2-3(J)(7) Side Setbacks – 5’ minimum each, totaling 14’ for lots up to 62.5 in width	Chambers Avenue is approximately 20’ wide. Complies: 5’ north Side Setback 9’ South Side Setback LMC § 15-2.2-3(J)(3) states the Side Setback must be open and free of any Structure except: “Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4’) into the Side Setback.” LMC § 15-13-2(B)(2)(b)(9) states, “Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear tertiary façade, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.” The Applicant proposes two egress window wells that extend no more than two feet into the Side Setbacks, are screened from the ROW, and are compliant. LMC § 15-2.2-3(J)(4) states the Side Setback must be open and free of any Structure except: “Roof overhangs or eaves projecting not more than two feet (2’) into the Side Setback on Lots with a minimum required Side Setback of five feet (5’) or greater.” The Applicant proposes roof overhangs that extend no more than one-and-a-half feet into the Side Setback and are compliant. LMC § 15-2.2-3(J)(4) states the Side Setback must be open and free of any Structure except: “Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30”) in height above Final Grade, not including any required handrails.” The Applicant proposes a patio with a couple of steps not more than 30 inches above Final Grade, which is compliant.
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Planning Department

LMC [§ 15-2.2-5](#) outlines height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height- 27 feet above Existing Grade	Complies: 24' 7 ³ / ₄ "
Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	Complies: 28' 8" maximum interior height  <i>Interior elevation plan.</i>
A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade.	Complies: The Historic Structure complies with this requirement, wherein the Historic Structure steps back 19 feet at 20 feet high.
Roof Pitch- 7:12 -12:12	Complies: 7:12



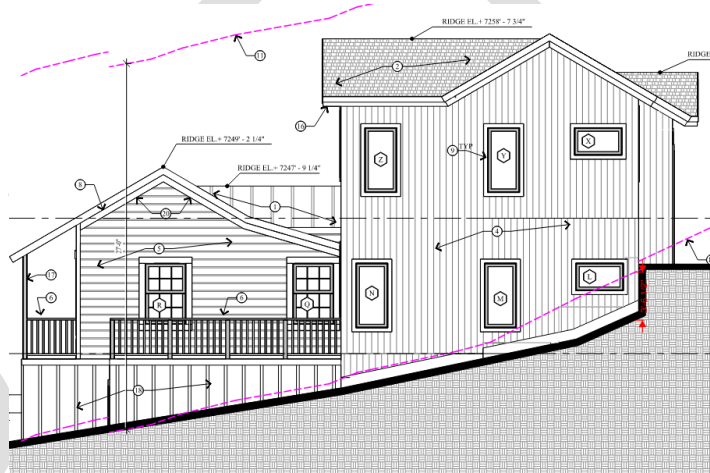
Planning Department

Final Grade within 4 feet of Existing Grade

Complies: The proposed Final Grade is proposed to be within four feet of Existing Grade.



64 Chambers Avenue south elevation showing the grade.



64 Chambers Avenue north elevation showing the grade.

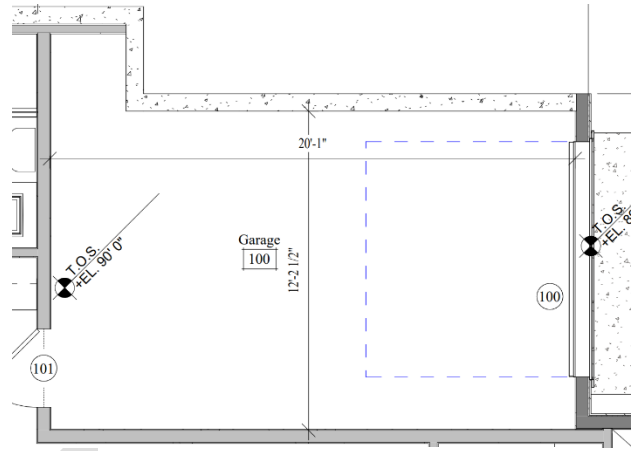
Pursuant to LMC [§ 15-2.2-6](#), a Steep Slope Conditional Use Permit (SSCUP) is required for additions to existing Structures “when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.” 64 Chambers Avenue has slopes less than 30% for a majority of the Site. Just under 200 square feet of the addition is proposed to be built over a slope ranging from approximately 30% to 65%, and the proposal therefore does not require a SSCUP.

14. The Historic Structure is exempt from Parking Requirements outlined in LMC Section 15-3-6.



Planning Department

LMC [§ 15-3-6\(A\)](#) requires two parking spaces for a SFD. However, LMC [§ 15-2.2-4](#) exempts Historic Structures from required parking. The Applicant proposes one parking space. LMC [§ 15-3-4\(A\)\(1\)](#) requires a parking space in a garage to be 11' wide by 20' deep. The parking space in the garage measures 12' by 20' and is compliant.



Garage site plan.

15. The proposal to construct an addition to the Historic Structure complies with the Regulations for Historic Residential Sites outlined in LMC Section 15-13-2.
16. 64 Chambers Avenue is a Landmark Historic Structure, and proposed changes are required to comply with Historic Regulations outlined in the LMC. The Applicant proposes to stabilize, not lift, the Historic Structure, to construct a basement, garage, and a rear addition.

B. Specific Regulations

1. Site Design	Analysis of Proposal
a) Building Setbacks & Orientation- LMC § 15-13-2(B)(1)(a) states, "Preserve the original location of the main entry of the historic structure, if extant."	Complies: The Applicant proposes to leave the structure in its existing location. The Historic Structure will be stabilized to complete the basement level.
b) Topography and Grading - LMC § 15-13-2(B)(1)(a) states, "Maintain the natural topography and original grading of the site when and where feasible."	Complies: The proposed plans stay within four feet of the original grade, and the final slope of the grade is similar to what was existing.
c) Landscaping and Vegetation- LMC § 15-13-2(B)(1)(c) states, "The character of a historic site shall not be significantly altered by substantially changing the proportion of built and/or paved area to open space."	See Condition of Approval 13: The Applicant shall provide an updated landscape plan that complies with LMC § 15-5-5(N) and § 15-13-2(B)(1)(c) .



Planning Department

d) Retaining Walls – LMC § 15-13-2(B)(1)(3) states, “A new site’s natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.”	Complies: The Applicant proposes three stone retaining walls on the southeast side of the structure, the steepest portion, to retain grade for egress opening. The Applicant does not propose any significant cut or fills for the addition.
g) Parking Area & Driveways - LMC § 15-13-2(B)(1)(g) states, “New driveways shall not exceed ten (10) feet in width.”	Complies: The proposed driveway is 10’ in width.
h) Paths, Steps, Handrails, & Railings (Not Associated with Porches) -	See Condition of Approval 16: The Applicant proposes stairs leading to the structure that do not exceed 30 inches above Final Grade. Some of the stairs fall within the ROW and require an encroachment agreement from the Engineering Department.
2. Primary Structures	Analysis of Proposal
a) Exterior Walls – LMC § 15-13-2(B)(2)(a) states, “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 is not proposing to take apart Historic Material or exterior walls to complete the additions.
b) Foundation - LMC § 15-13-2(B)(2)(b) states, “A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.”	Complies: The Applicant proposes stabilizing the structure in its location to construct the basement addition.



Planning Department

c) Doors - LMC § 15-13-2(B)(2)(c) states, "When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades."	Complies: Per the Existing Conditions Report all the existing exterior doors have been replaced and are not historic. The Applicant proposes to replace the non-historic exterior doors with era-appropriate doors.
d) Windows - LMC § 15-13-2(B)(2)(d) states, "Maintain and preserve historic window openings, windows, window surrounds, and decorative window features[.] Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary façades that are visible from the primary right-of-way. Maintain the historic ratio of window openings to solid wall. 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 inappropriate. It is generally inappropriate to modify windows on the primary façade to accommodate interior changes."	Complies: Per the Existing Conditions Report all the existing windows have been replaced and are not historic. The Applicant proposes to replace the non-historic exterior windows with era-appropriate wood windows on the historic form and aluminum clad wood windows on the addition.



Planning Department

e) Gutters and Downspouts – LMC § 15-13-2(B)(2)(e) states, “Avoid removing or obstructing a historic building’s elements and materials when installing gutters and downspouts. Water from gutters and downspouts shall drain away from the historic structure.”	See Condition of Approval 11: All gutters shall not remove or obstruct historic material and shall drain away from the Historic Structure.
g) Porches – LMC § 15-13-2(B)(2)(g) states “Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs. Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material.”	See Condition of Approval 9: The existing porch form is Historic to the structure with some updated materials. The Applicant proposes to reconstruct the porch to be structurally sound
3. Mechanical and Utility Systems and Service Equipment	See Condition of Approval 12: The Applicant does not show any mechanical equipment on the plans. Mechanical equipment shall comply with setback and other regulations outlined in LMC § 15-2.2-3, shall not damage or remove historic material, be located in an inconspicuous location and screened.



Planning Department

4. Additions to Primary Structures - LMC [§ 15-13-2\(B\)\(6\)\(b\)](#) states, "A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure."

LMC [§ 15-13-2\(B\)\(6\)\(b\)](#) states, "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, site topography (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."

Complies:

The Historic Structure is approximately 22 feet wide by 24 feet, seven inches deep (540 square feet). The proposed rear addition is approximately 708 square feet, and 131% of the Historic Footprint. Therefore a transitional element is required.

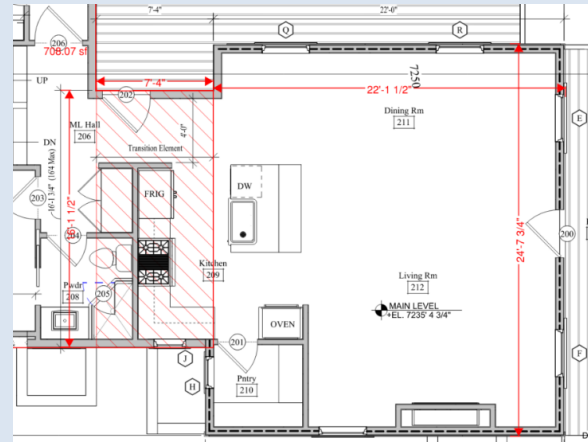
The maximum transitional element measurements width is 16 feet, four inches and the minimum transitional element depth is six feet, 5 ½ inches.

The Applicant proposes a transitional element that is 16 feet, 1 ¾ inches wide by seven feet, four inches deep and compliant.



Planning Department

LMC [§ 15-13-2\(B\)\(6\)\(c\)](#) states, “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 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.”



Interior plans showing the transitional element dimensions.

The Applicant proposes using aluminum clad-wood windows, painted wood siding, and asphalt shingles on the rear addition. The windows are of a similar pattern and proportion to the Historic Structure. The addition's design is distinct from the Historic Structure but reflects historic patterns and complements the streetscape.



Planning Department

5. Garages – LMC § 15-13-2(B)(5)(b) states, “A new foundation or basement addition shall not raise a historic structure more than two feet (2’) from its original floor elevation. A basement garage addition shall not extend beyond the exterior wall planes of the historic structure’s primary or secondary facades. The vertical wall area of a basement garage addition that is visible from the primary public right-of-way shall be visually minimized. It is preferential for the garage opening to be setback from the wall plane of the historic structure in order to diminish the presence of the garage. After construction of a basement garage addition, a historic site shall be re-graded to approximate the grading prior to construction of the addition. A single vehicle garage door not greater than nine feet (9’) wide and nine feet (9’) high shall be used to access a basement garage addition.”	Complies: The Applicant proposes a basement addition with a garage to the north side of the Historic Structure. The proposed garage sits approximately two-and-a-half feet behind the front wall plane of the Historic Structure. The Applicant proposes to keep the height of the structure at the same level it is at currently. The Applicant proposes an eight-foot by nine-foot garage door.
6. Decks LMC § 15-13-2(B)(2)(6) states, “Decks should be constructed in inconspicuous areas where visually minimized from the primary right-of-way, usually on the tertiary façade. Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.”	See Condition of Approval 18: The Applicant proposes to keep an existing deck. Final deck materials shall comply with LMC § 15-13-2(B)(2)(6).

17. 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



Planning Department

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.

18. The Development Review Committee reviewed the proposal on March 4, 2025, and confirmed the proposal, as conditioned, complies with their required standards.

Conclusions of Law

1. The proposal, as conditioned, complies with the LMC requirements outlined in Chapter 15-2.2 *Historic Residential-1 District*.
2. The proposal, as conditioned, complies with LMC § 15-9-6 *Non-Complying Structures*.
3. 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 April 14, 2025 Administrative Public Hearing HDDR approval for 64 Chambers Avenue. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The basement addition shall not raise or lower the Landmark Historic Structure.
5. The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
6. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.



Planning Department

7. 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.
8. The form, material, and detailing of a new foundation shall be similar to foundations of nearby Historic Structures.
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. Replacement windows on the Historic Structure shall be made of wood. Vinyl and aluminum windows are prohibited.
11. Gutters shall not remove or obstruct historic material and shall drain away from the Historic Structure.
12. Plans submitted for building permit review are required to show that mechanical equipment complies with setback and screening requirements of LMC § 15-2.2-3, will not damage or remove historic material, will be located in an inconspicuous location, and be screened.
13. At the time of building permit submittal, the Applicant shall provide an updated landscape plan that complies with the Municipal Code of Park City (MCPC) Chapter 11-21 *Utah Wildland-Urban Interface Code*, MCPC § 14-15-1, LMC § 15-5-5(N), § 15-13-2(B)(1)(b), § 15-13-2(B)(1)(c), and § 15-13-2(B)(1)(d).
14. 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.
15. The final stabilization plans for the temporary screw pile foundation shall be stamped by a certified engineer. If, during the initial review of the structure, lifting the structure is required to stabilize and preserve the structure, the Applicant shall apply for a modification to be reviewed by the Historic Preservation Board prior to starting the work.
16. The Applicant shall obtain an Encroachment Agreement from the Engineering Department for the heated driveway and stairs in the Right-of-Way prior to submitting a building permit application.
17. The Applicant shall reduce the patio to be at least one foot away from the Rear property line, and off the adjacent property.

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

Sincerely,



Planning Department

Rebecca Ward, Planning Director

CC: Lillian Zollinger, Project Planner

DRAFT

Murphy-Wagner Residence / Remodel

LOT 2, QUALLS SUBDIVISION
64 CHAMBERS AVE.
PARK CITY, UTAH 84060

Murphy-Wagner Residence / Remodel

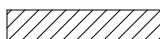
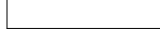
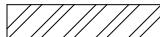
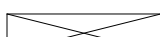
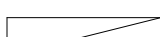
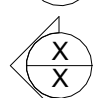
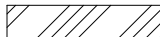
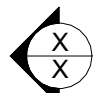
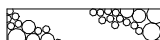
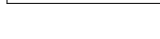
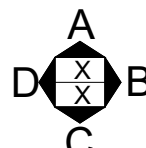
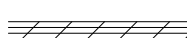
LOT 2, QUALLS SUBDIVISION
64 CHAMBERS AVE.
PARK CITY, UTAH 84060

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

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

AREA CALCULATIONS (S/F)			
	AREA		
LOWER LEVEL LIVING	1345		
MID LEVEL LIVING	1,234		
UPPER LEVEL LIVING	919		
TOTAL LIVING	3193		
LOWER LEVEL GARAGE	280		
LOT AREA			4886
EXISTING FOOTPRINT			992
FOOTPRINT			1625
MAX FOOTPRINT			1636
DISTURBED AREA			4006

APPLICABLE CODES

2021 IRC, Except Residential Provisions of Chapter 11, Energy Efficiency 2015 IRC, 2021 IPC, 2021 IMC, 2020 NEC, 2021 IFGC, 2015 IECC, 2015 IFC, NFPA 13D

2021 International Swimming Pool & Spa Code
2006 Utah Wildland Urban Interface Code

OCCUPANCY: R2

CONSTRUCTION TYPE: V

AREA CALCULATIONS (S/F)			
	AREA		
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MID LEVEL LIVING	1,234		
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CONSTRUCTION TYPE: V

[illegible][illegible]

INDEX TO DRAWINGS	
SHEET #	SHEET DESCRIPTION
A0.0	COVER SHEET
CIVIL	
A0.1	SURVEY
ARCHITECTURAL	
A0.1	SURVEY
A0.2	ARCHITECTURAL SITE PLAN
A0.3	LANDSCAPE PLAN
A0.4	LOD & SWPPP PLAN
AB1.1	AS BUILT MAIN LEVEL FLOOR PLAN
AB2.1	AS BUILT ELEVATIONS
A1.1	LOWER LEVEL FLOOR PLAN
A1.2	MAIN LEVEL FLOOR PLAN
A1.3	UPPER LEVEL FLOOR PLAN
A1.4	ROOF PLAN
A2.1	NORTH & EAST ELEVATIONS
A2.2	SOUTH & WEST ELEVATIONS
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A2.2	SOUTH & WEST ELEVATIONS
A3.1	BUILDING SECTION

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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	GL	GALVANIZED IRON	REV.	REVISED
B.L.U.	BOLT-UP	GA.	GUAGE	RM.	ROOM
B.W.	BOTH WAYS	GA.LV.	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	HM.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CLAMP	H.L.G.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	ID.	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	MANFR	MANUFACTURER	T.O.F. WALL	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.L.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	WD.	WOOD
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	W.	WATER
E.J.	EXPANSION JOINT	O.C.	ON CENTER	WP.	WATERPROOF
ELEC.	ELECTRIC/ELECTICAL	O.D.	OUTSIDE DIAMETER	W.R.	WATER RESISTANT
ELEV.	ELEVATION	O.F.D.	OVERFLOW DRAIN	W.H.	WATER HEATER
EQ.	EQUAL	OPNG	OPENING	W.S.	WATER SOFTNER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.W.F.	WELDED WIRE FABRIC
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.M.	WOVEN WIRE MESH
EXT.	EXTERIOR	PNTD.	PAINTED		

ABBREVIATIONS					
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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	GL	GALVANIZED IRON	REV.	REVISED
B.L.U.	BOLT-T-UP	GA.	Gauge	RM.	ROOM
B.W.	BOTH WAYS	GA.LV.	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	HM.	HOLLOW METAL	SPEC.	SPECIFICATION
COL.	COLUMN	HLG.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	ID.	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	MANFR	MANUFACTURER	T.O.F. WALL	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.L.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	WD.	WOOD
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	W.	WATER
E.J.	EXPANSION JOINT	O.C.	ON CENTER	WP.	WATERPROOF
ELEC.	ELECTRIC/ELECTICAL	O.D.	OUTSIDE DIAMETER	W.R.	WATER RESISTANT
ELEV.	ELEVATION	O.F.D.	OVERFLOW DRAIN	W.H.	WATER HEATER
EQ.	EQUAL	OPNG	OPENING	W.S.	WATER SOFTNER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.W.F.	WELDED WIRE FABRIC
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.M.	WOVEN WIRE MESH
EXT.	EXTERIOR	PNTD.	PAINTED		

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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.	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.
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.	9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRE PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.	10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
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.	11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
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.	12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
	13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

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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.	12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
	13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

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PROJECT DESCRIPTION:
MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

PROJECT DESCRIPTION:
MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

SHEET DESCRIPTION: **COVER SHEET**

REVISIONS:

DA3/19/2025 12:37:28
AM

PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:

SHEET DESCRIPTION: **COVER SHEET**

REVISIONS:

DA3/19/2025 12:37:28
AM

PROJECT NUMBER:
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SHEET DESCRIPTION: **COVER SHEET**

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PROJECT NUMBER:
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SHEET DESCRIPTION: **COVER SHEET**

REVISIONS:

DA3/19/2025 12:37:28
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PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:

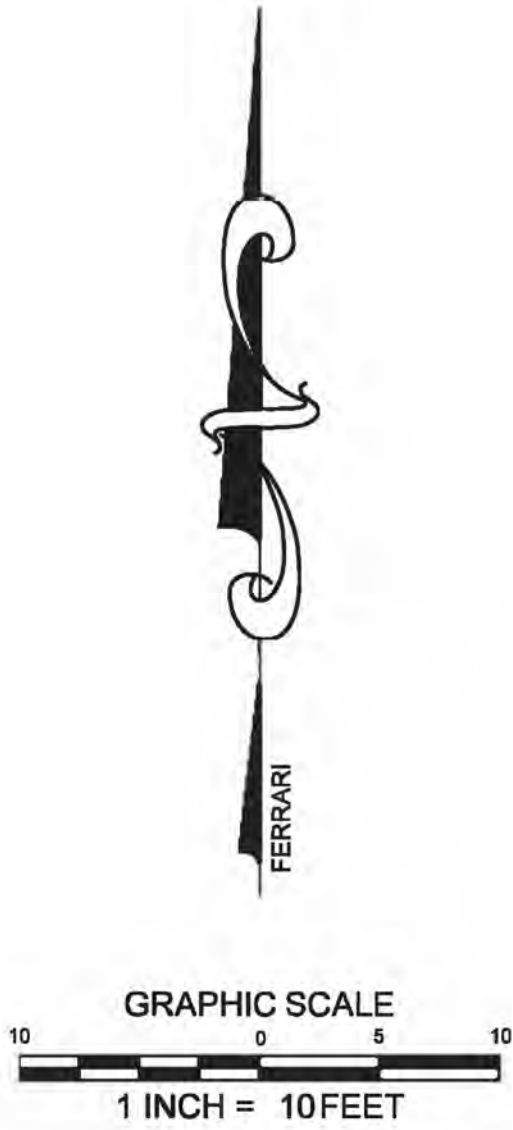
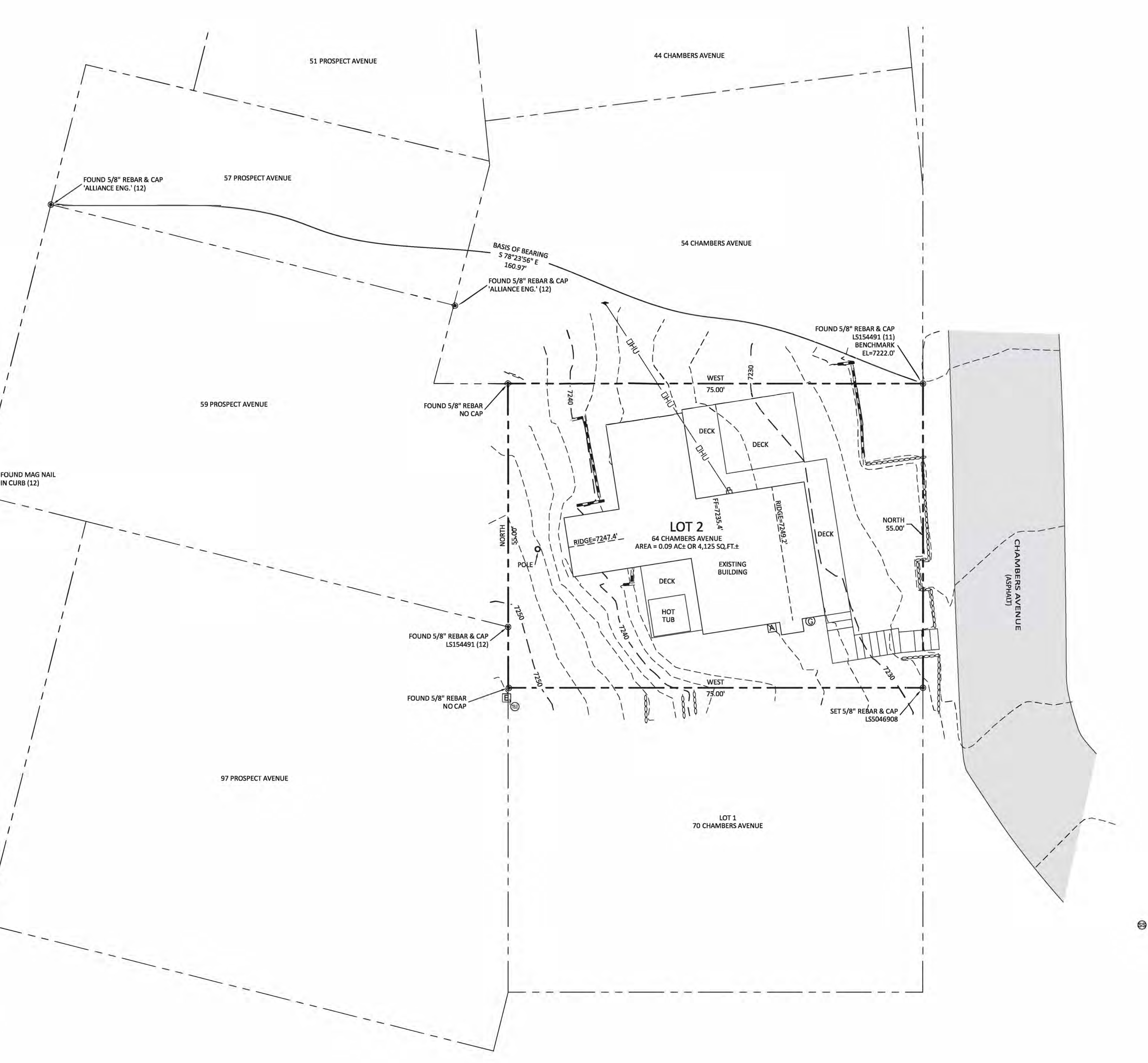
SHEET DESCRIPTION: **COVER SHEET**

REVISIONS:

DA3/19/2025 12:37:28
AM

PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:



SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



LEGAL DESCRIPTION:

LOT 2, QUALLS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

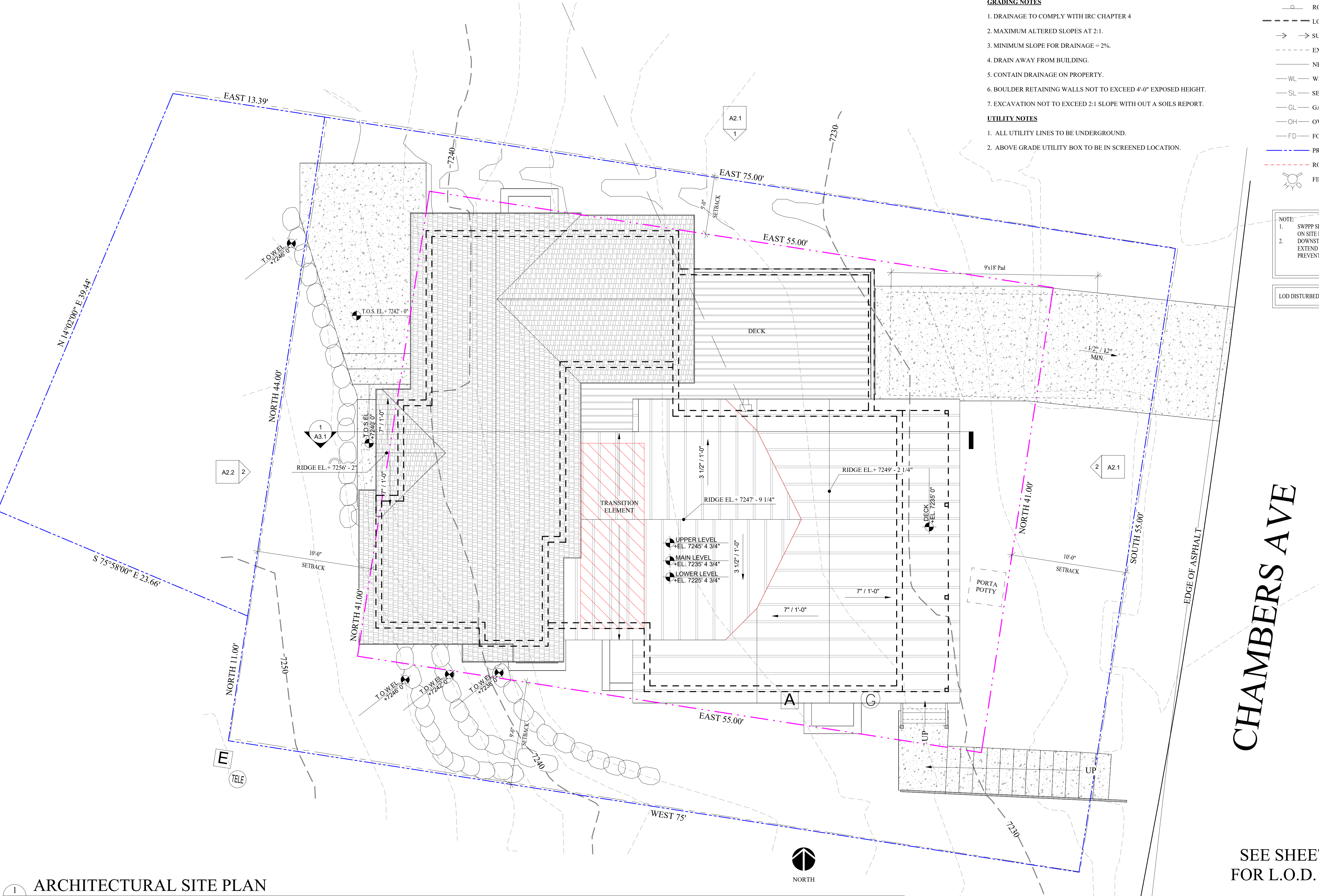
	CLIENT PROPERTY LINE		PROPERTY CORNER (AS NOTED)
	ADJOINING PROPERTY LINE		SEWER MANHOLE
	MAJOR CONTOUR		TELEPHONE PEDESTAL
	MINOR CONTOUR		ELECTRIC TRANSFORMER
	RAILROAD TIE WALL		POWER POLE
	ROCK WALL		ELECTRIC METER
	OVER HEAD UTILITY		GAS METER
			AIR CONDITIONER

PROJECT INFORMATION:

CLIENT:	CURTIS WAGNER
PROJECT ADDRESS:	64 CHAMBERS AVENUE PARK CITY, UT 84060
SERIAL NO:	QUALLS-2
RECORD INFORMATION:	LOT 2, QUALLS SUBDIVISION

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF CURTIS WAGNER.
- THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM QUALLS SUBDIVISION SUBDIVISION.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK DECEMBER 3, 2024.
- VERTICAL DATUM IS ASSUMED.
- BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP IF ANY.



1
A0.2

ARCHITECTURAL SITE PLAN

1/4" = 1'-0"

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING 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
2. 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.
3. SNOW REMOVAL SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

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.

LEGEND

- WATER SERVICE LID
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- SEWER CLEAN OUT
- WATER METER
- ROAD SIGNAGE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- OH — OVERHEAD UTILITY LINE
- FD — FOUNDATION DRAIN LINE
- PROPERTY LINE
- ROOF OUTLINE
- 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.

LOD DISTURBED AREA: 4006 S/F

PROJECT DESCRIPTION:
MURPHY-WAGNER RESIDENCE/REMODEL

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE: 12/31/2025 12:37:34 AM

PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:

A0.2

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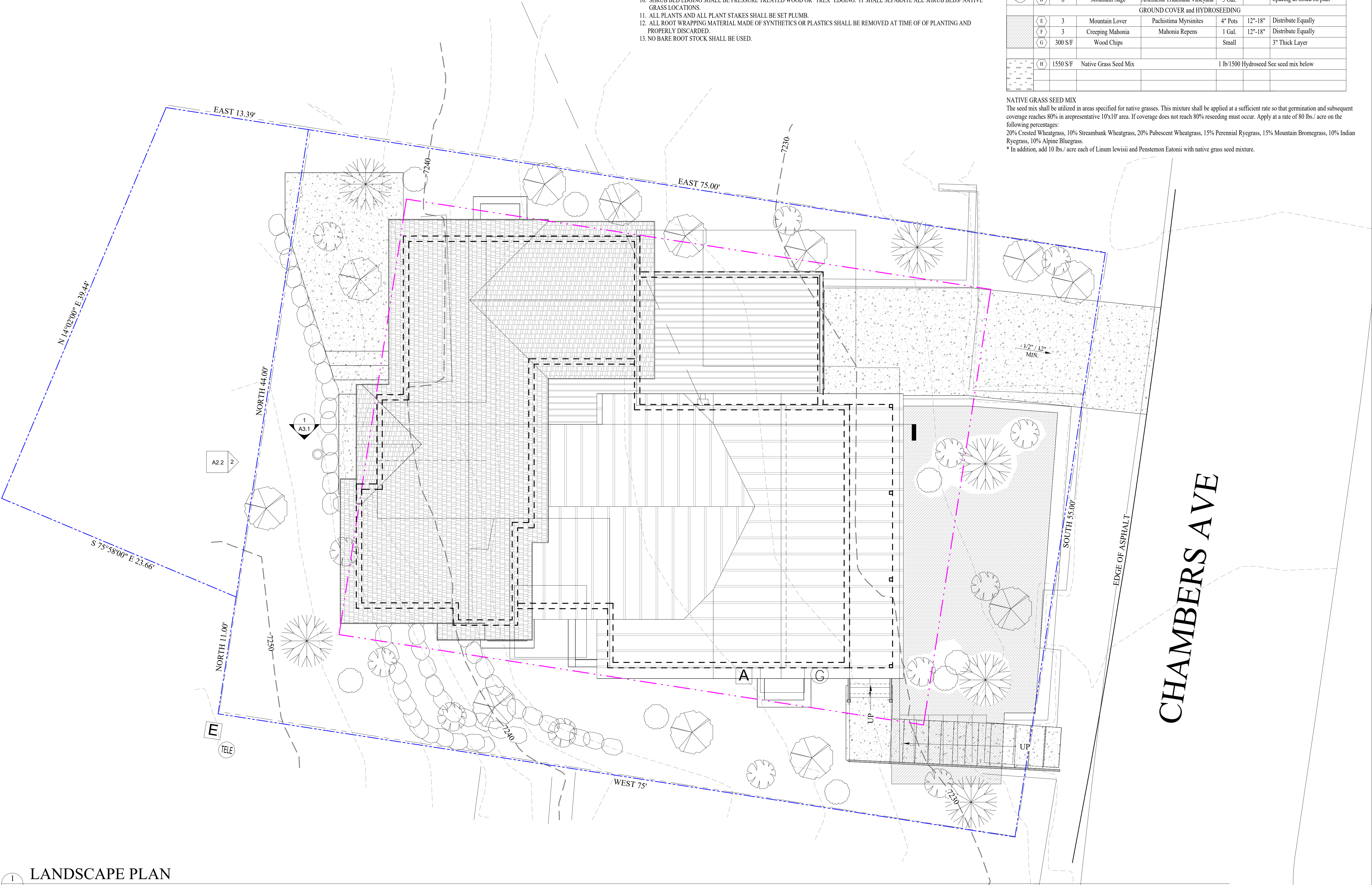
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Park City, Ut 84060

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1
A0.3

LANDSCAPE PLAN

1/4" = 1'-0"



PROJECT DESCRIPTION:

MURPHY-WAGNER RESIDENCE/REMODEL

SHEET DESCRIPTION:

LANDSCAPE PLAN

REVISIONS:

DA3/19/2025 12:37:35
AM

PROJECT NUMBER:
64 CHAMBERS

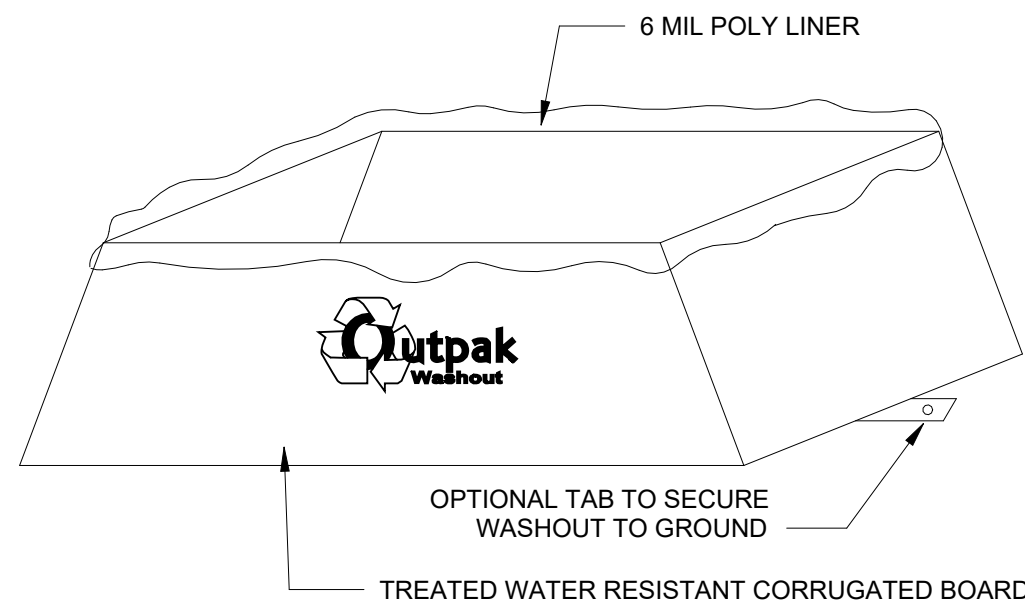
SHEET NUMBER:

A0.3

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Park City, Ut 84060



- NOTES:**
1. THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT
 2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
 3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE
 4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
 5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
 7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
 8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.
 9. 6X6X11" CORRUGATED CONCRETE WASHOUT, CAPACITY 1.33 CUBIC YARDS, MATERIAL 350# VC3, WATER-TREATED KRAFT FIBERBOARD W/ 6 MIL POLY LINER AVAILABLE FROM WHITE CAP, MANUFACTURED BY OUTPAK.COM Boise, Idaho

Concrete Washout Specification

6
A0.4
1/8" = 1'-0"

L.O.D. FENCE SECTION

1
A0.4
1/2" = 1'-0"

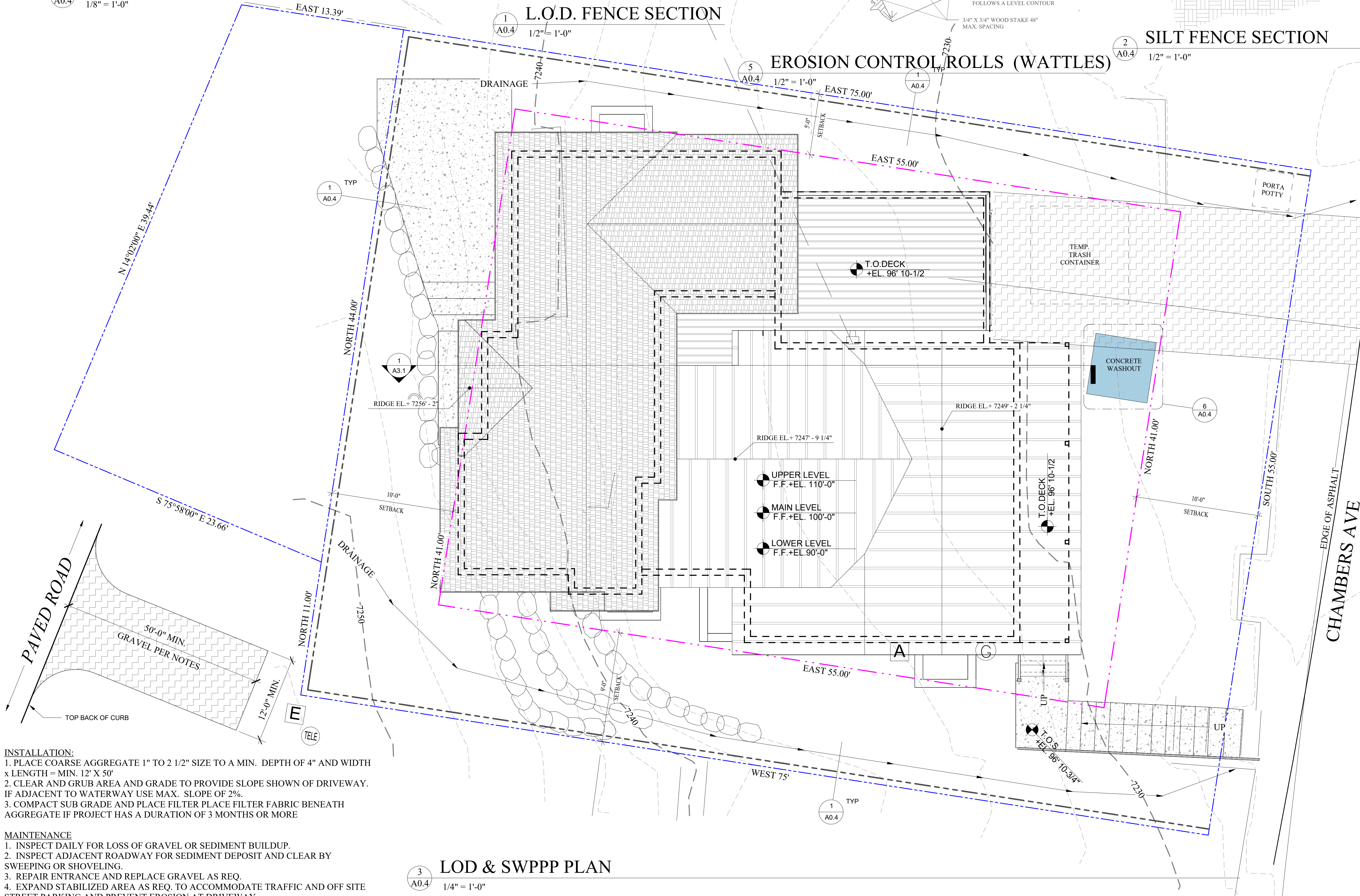
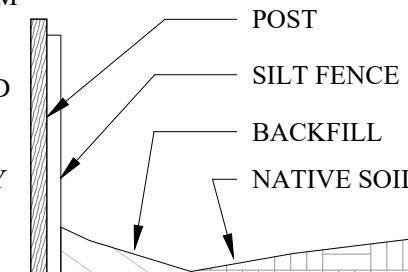
EROSION CONTROL ROLLS (WATTLES)

5
A0.4
1/2" = 1'-0"

SILT FENCE SECTION

2
A0.4
1/2" = 1'-0"

- NOTES:**
1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH STRAW BALES.
 2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
 3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
 4. THE STORM WATER PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



- INSTALLATION:**
1. PLACE COARSE AGGREGATE 1" TO 2 1/2" SIZE TO A MIN. DEPTH OF 4" AND WIDTH x LENGTH = MIN. 12' X 50'
 2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN OF DRIVEWAY. IF ADJACENT TO WATERWAY USE MAX. SLOPE OF 2%.
 3. COMPACT SUB GRADE AND PLACE FILTER PLACE FILTER FABRIC BENEATH AGGREGATE IF PROJECT HAS A DURATION OF 3 MONTHS OR MORE

- MAINTENANCE**
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
 2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAR BY SWEEPING OR SHOVELING.
 3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQ.
 4. EXPAND STABILIZED AREA AS REQ. TO ACCOMMODATE TRAFFIC AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.

STABILIZED CONSTRUCTION ENTRANCE

4
A0.4
1/4" = 1'-0"

LOD & SWPPP PLAN

3
A0.4
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
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

- WATER SERVICE LID
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- SEWER CLEAN OUT
- WATER METER
- ROAD SIGNAGE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- OH — OVERHEAD UTILITY LINE
- FD — FOUNDATION DRAIN 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 DEPOSITION. FIELD VERIFY.

LOD DISTURBED AREA: 1715 S'F

PROJECT DESCRIPTION:

MURPHY - WAGNER RESIDENCE/REMODEL

SHEET DESCRIPTION:

LOD & SWPPP PLAN

REVISIONS:

DATE: 03/19/2025 12:37:35 AM

PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:

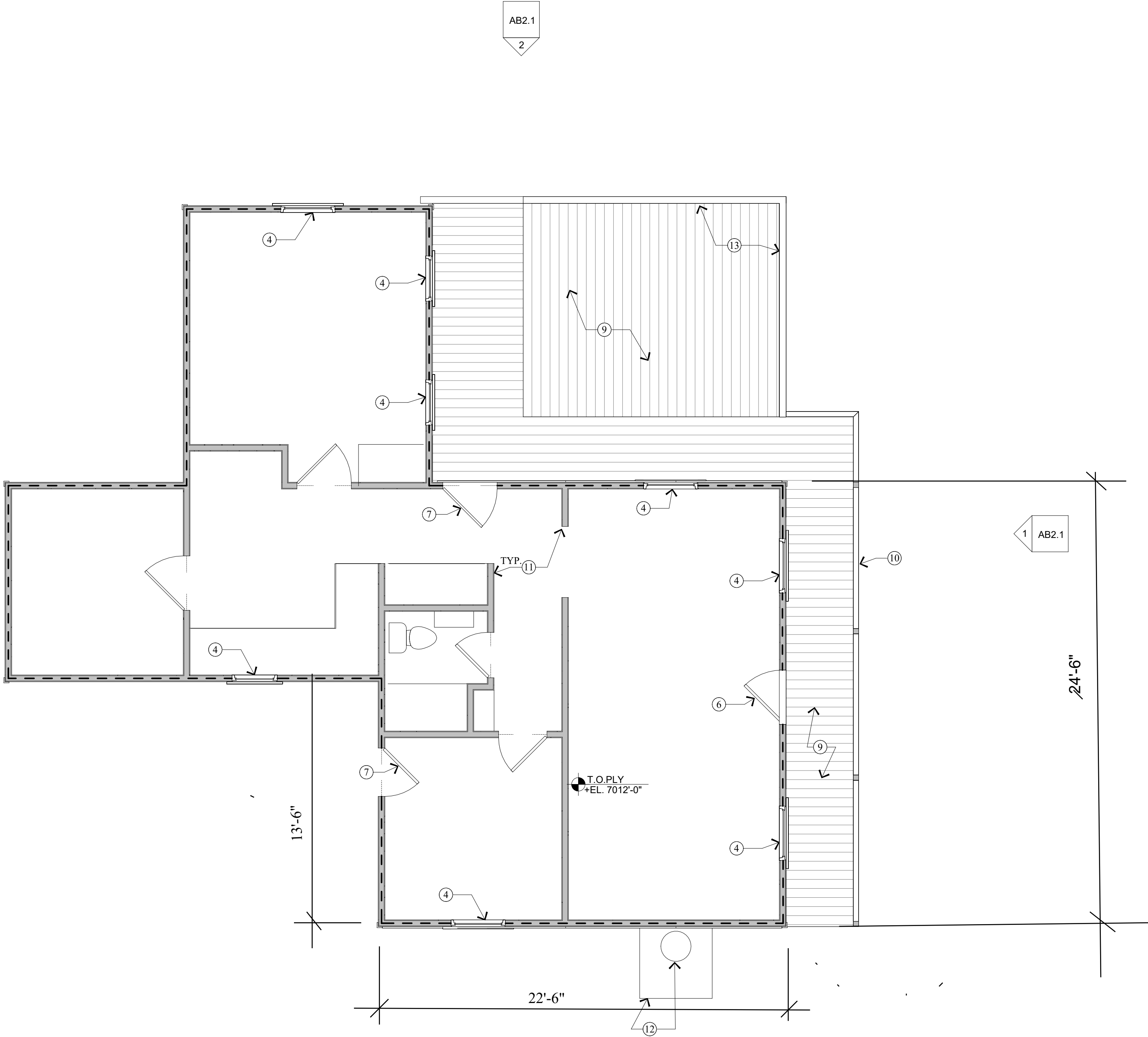
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64 Chambers Ave
Park City, Ut 84060

AB2.1 4



2
AB1.1 AS-BUILT MAIN LEVEL
1/4" = 1'-0"

3
AB2.1

WALL LEGEND

- EXISTING FRAMED WALL
- EXISTING HISTORIC FRAMED WALL

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

KEY NOTES

- 1x8 HORIZONTAL SHIPLAP SIDING, 2x4 FRAMING (HISTORIC).
- 1x8 FRIEZE BOARD (HISTORIC)
- 1x4 WOOD CORNER TRIM (HISTORIC)
- DOUBLE HUNG WOOD WINDOW (HISTORIC)
- BOARD & BATT SKIRT UNDER PORCH (HISTORIC)
- CRAFTSMAN WOOD DOOR (NON-HISTORIC)
- METAL DOOR (NON-HISTORIC)
- VER. CORRUGATED METAL ROOF (NON-HISTORIC)
- WOOD DECK
- WOOD RAILINGS
- INTERIOR 2x4 WALL w/ GYPSUM BOARD BOTH SIDES. (NON-HISTORIC)
- WOOD BURNING STOVE & PIPE (NON-HISTORIC)
- SOLID GUARDRAIL (NON-HISTORIC)
- 1x8 HORIZONTAL SHIPLAP SIDING, 2x4 FRAMING (NON-HISTORIC).
- DOUBLE HUNG WOOD WINDOW (NON-HISTORIC)
- BOARD & BATT SKIRT UNDER PORCH (NON-HISTORIC)
- VERTICAL CORRUGATED METAL ROOFING OVER HISTORIC ROOF

PROJECT DESCRIPTION:
COTTEY-WAGNER RESIDENCE/REMODEL

1009 Norfolk Ave
Park City, Ut 84060

SHEET DESCRIPTION:
AS-BUILT MAIN LEVEL PLAN

REVISIONS:

DA12/4/2024 10:16:24 AM

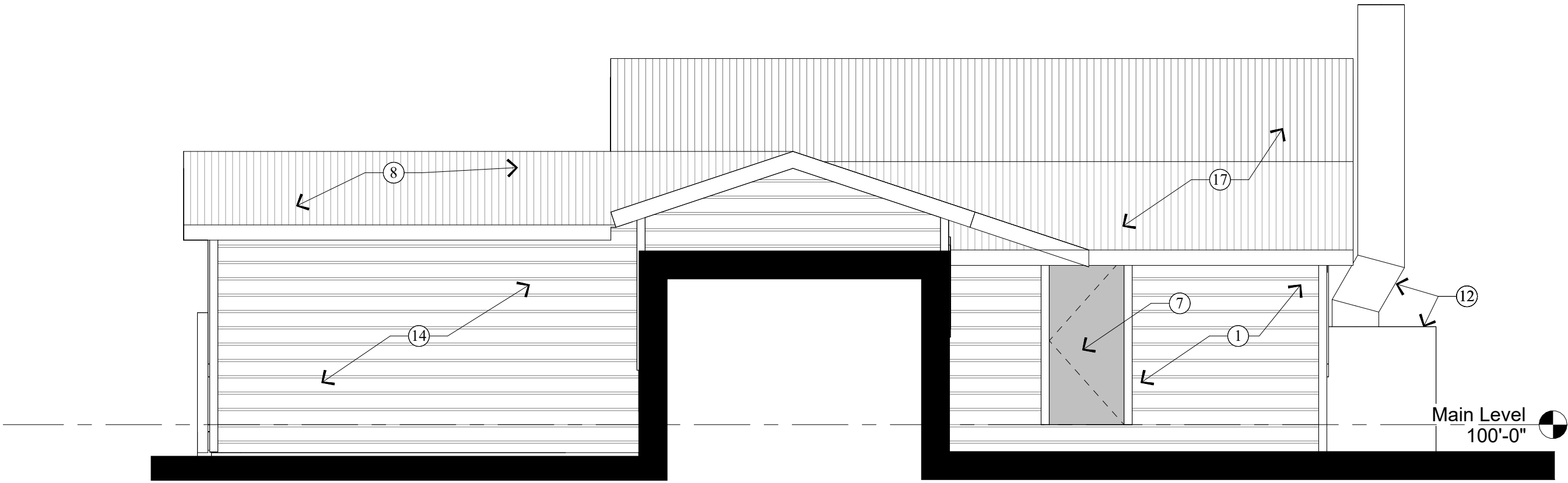
PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:

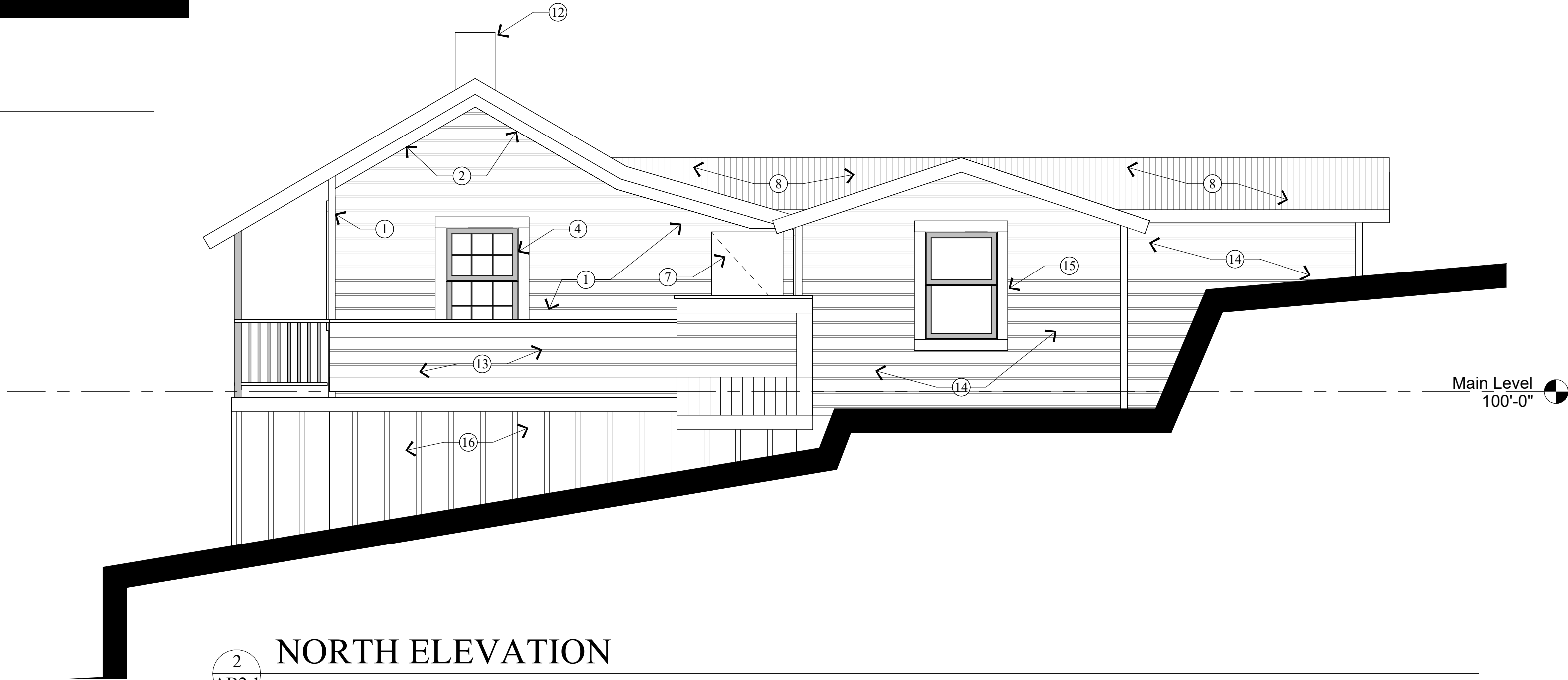
AB1.1

Jonathan DeGray
Architect

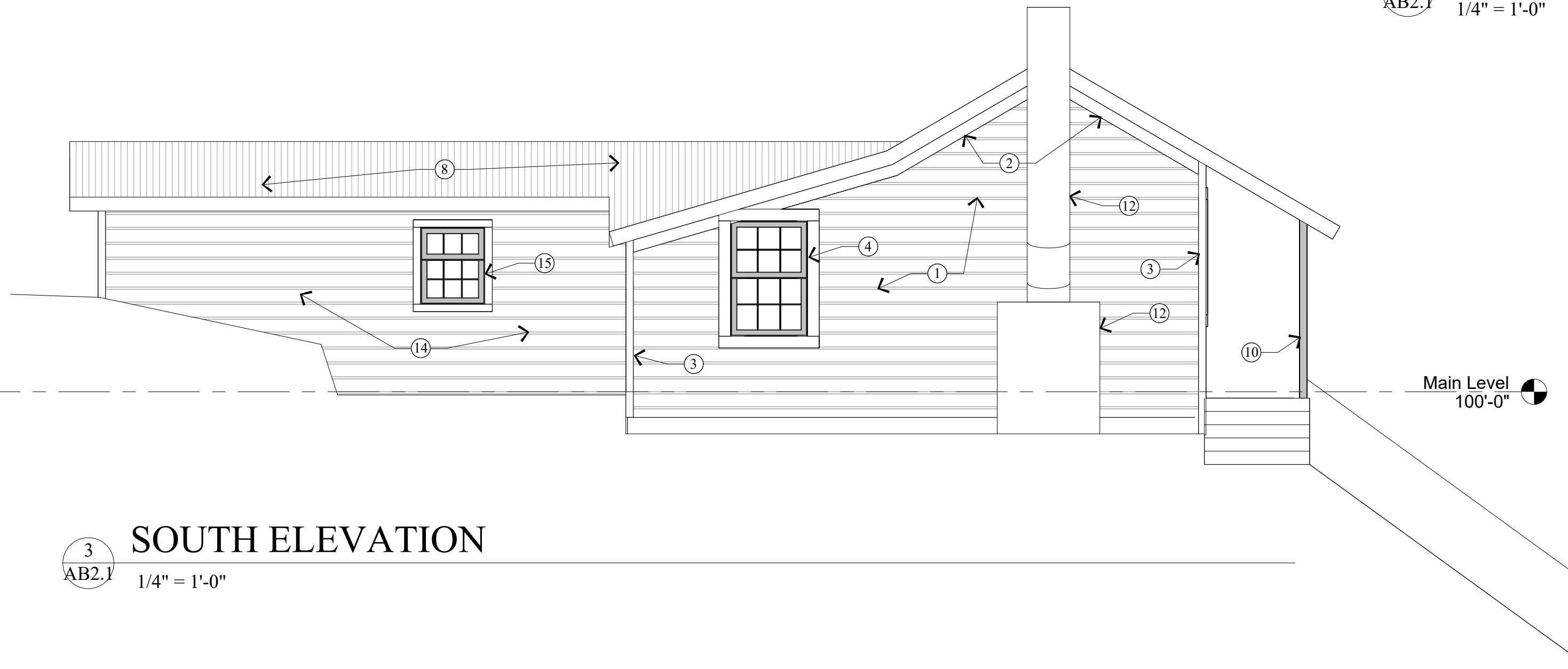
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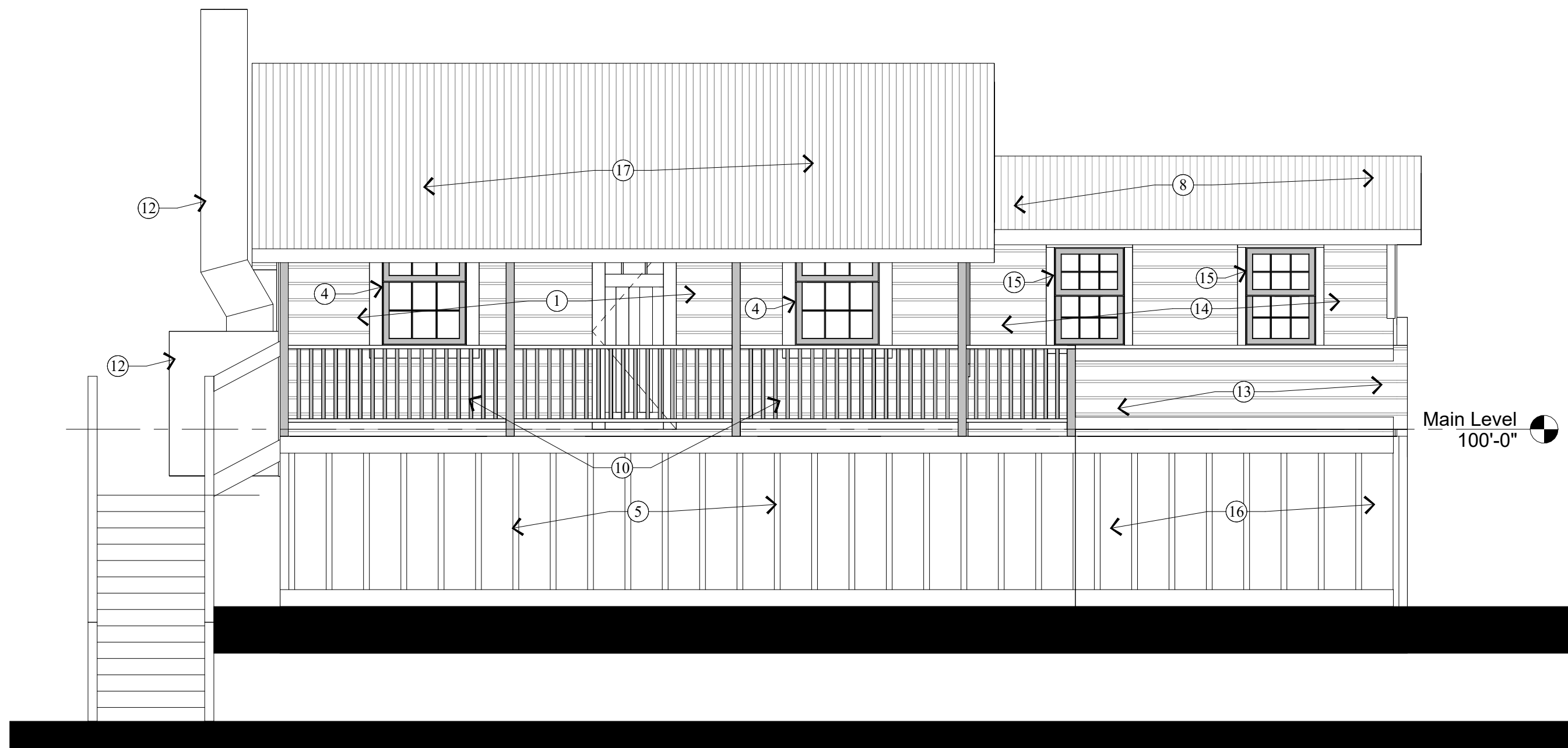
4
AB2.1
WEST ELEVATION
1/4" = 1'-0"



2
AB2.1
NORTH ELEVATION
1/4" = 1'-0"



3
AB2.1
SOUTH ELEVATION
1/4" = 1'-0"



1
AB2.1
EAST ELEVATION
1/4" = 1'-0"

WALL LEGEND

- EXISTING FRAMED WALL
- EXISTING HISTORIC FRAMED WALL

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

KEY NOTES

- 1x8 HORIZONTAL SHIPLAP SIDING, 2X4 FRAMING (HISTORIC)
- 1x8 FRIEZE BOARD (HISTORIC)
- 1x4 WOOD CORNER TRIM (HISTORIC)
- DOUBLE HUNG WOOD WINDOW (HISTORIC)
- BOARD & BATT SKIRT UNDER PORCH (HISTORIC)
- CRAFTSMAN WOOD DOOR (NON-HISTORIC)
- METAL DOOR (NON-HISTORIC)
- VER. CORRUGATED METAL ROOF (NON-HISTORIC)
- WOOD DECK
- WOOD RAILINGS
- INTERIOR 2x4 WALL w/ GYPSUM BOARD BOTH SIDES. (NON-HISTORIC)
- WOOD BURNING STOVE & PIPE (NON-HISTORIC)
- SOLID GUARDRAIL (NON-HISTORIC)
- 1x8 HORIZONTAL SHIPLAP SIDING, 2X4 FRAMING (NON-HISTORIC)
- DOUBLE HUNG WOOD WINDOW (NON-HISTORIC)
- BOARD & BATT SKIRT UNDER PORCH (NON-HISTORIC)
- VERTICAL CORRUGATED METAL ROOFING OVER HISTORIC ROOF

PROJECT DESCRIPTION:
COTTEY-WAGNER RESIDENCE/REMODEL

1009 Norfolk Ave
Park City, Ut 84060

SHEET DESCRIPTION:
AS-BUILT ELEVATIONS

REVISIONS:

DA12/4/2024 10:16:24 AM

PROJECT NUMBER:
Rossie Hill

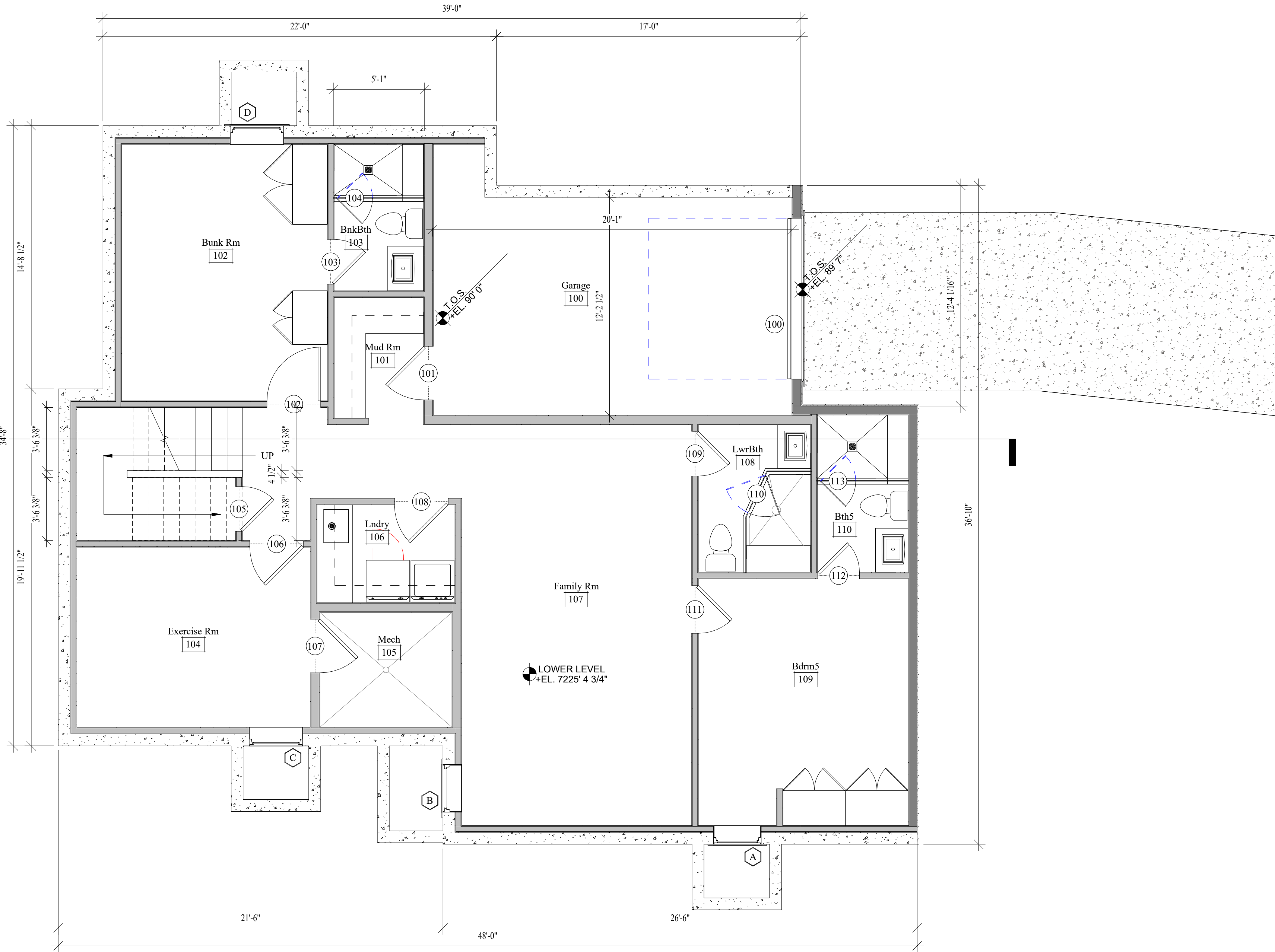
SHEET NUMBER:

AB2.1

Jonathan DeGray
Architect

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1
A1.1 LOWER LEVEL
1/4" = 1'-0"

GENERAL NOTES

- 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 OR 2x4 FURRED TO 2x6 W/ 2" CLOSED CELL FOAM & BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING ACOUSTIC BATTS BETWEEN LIVING & BEDROOMS, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING U.N.O. W/ BAT INSULATION R-19 - TYP. ALL FLOOR JOIST TO BE MIN. 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9-12" 1A FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
- 3. 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 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST. SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL 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.
- 2 ARCHITECTURAL GRADE CLASS A COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (3559 PER SQUARE MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST-SEE STRUCTURAL FOR SIZE AND SPACING.
- 3 WHITE SINGLE PLY ROOF MEMBRANE SLOPE MIN. 1/2"1'-0". PROVIDE UNDERLAYMENT TO MEET WUI REQUIREMENTS & PROVIDE FULL COVERAGE WARRANTY.
- 4 DOUBLE INSULATED ALUMINUM CLAD LOW E WOOD WINDOWS. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31
- 5 1/4- OR 1/2-LITE DOORS (DOORS WITH ABOUT 50% GLASS OR LESS) MUST HAVE A U-FACTOR OF 0.25 OR LESS AND AN SHGC OF 0.25 OR LESS. 3/4- OR FULL-LITE DOORS (DOORS WITH MORE THAN 50% GLASS) MUST HAVE A U-FACTOR OF 0.30 OR LESS AND AN SHGC OF 0.25 OR LESS. DOORS WITH NO GLASS MUST HAVE A U-FACTOR OF 0.17 OR LESS.
- 6 DOUBLE INSULATED ALUMINUM CLAD LOW E SKYLIGHT, U-FACTOR OF 0.20 OR LESS, AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.25 OR LESS. UNITS U & V TO PROVIDE EGRESS
- 7 STAIRS & RAILINGS PER CODE. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
- 8 4" REINFORCED HEATED CONCRETE DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
- 9 HEATED CONCRETE PATIO SLAB ON WATERPROOF MEMBRANE. SLOPE SLAB TO NORTH SIDE. SLOPE JOISTS SUPPORTING MEMBRANE MIN. 1 1/4"1/2" SEE STRUCTURAL PLANS FOR SUPPORT. MIN. 4" WET APPLIED FOAM ON UNDERSIDE PORCH & PATIO RAILINGS TO BE RESTORED TO EXISTING APPEARANCE.
- 10 1-1/2" GYPCORETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 11 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 12 TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYP. BACKER.
- 14 FLOOR DRAIN TO DAYLIGHT
- 15 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON RIGID FOAM INSUL. 2" THICK 4'-0" WIDE @ PERIMETER. 1" IN THE FIELD ON 6" GRAVEL.
- 16 20 MIN. DOOR GASKETED W/ THRESHOLD
- 17 5/8" TYP "X" FIRE RATED DRYWALL GARAGE WALLS & CEILING
- 19 GAS METER PROVIDE COVER FROM ICE & SNOW DROPPING OFF ROOF
- 20 CONCRETE WINDOW WELL PROVIDE EGRESS SEE DETAIL 91AS.1
- 21 OPEN WINDOW WELL FORMED BY ROCK RETAINAGE

PROJECT DESCRIPTION:
MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

SHEET DESCRIPTION:
LOWER LEVEL FLOOR PLAN

REVISIONS:

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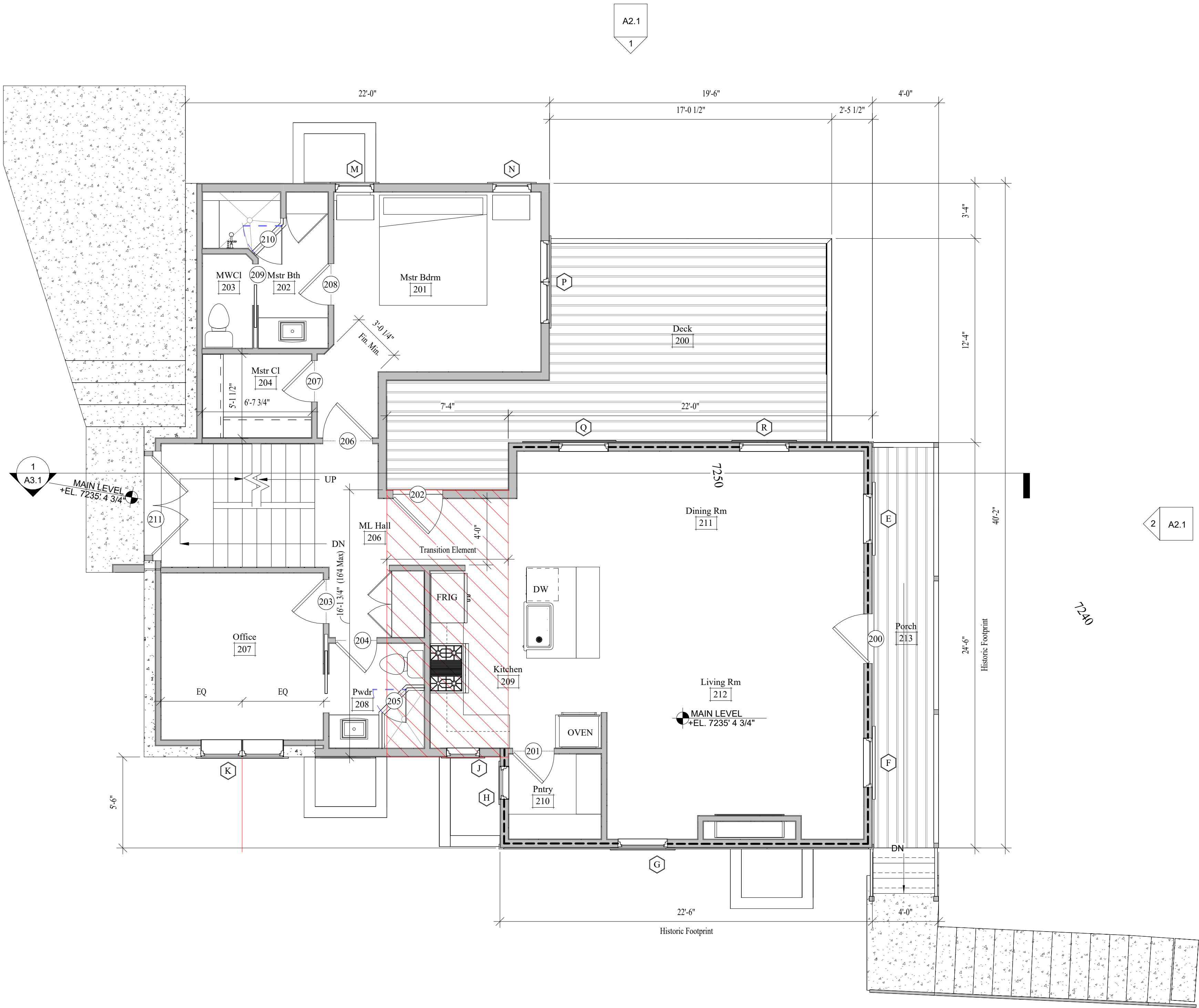
PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:
A1.1

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

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1
A1.2
MAIN LEVEL
1/4" = 1'-0"



GENERAL NOTES

- 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 OR 2x4 FURRED TO 2x6 W/ 2" CLOSED CELL FOAM & BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING ACOUSTIC BATTS BETWEEN LIVING & BEDROOMS, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BAT INSULATION R-19 - TYP. ALL FLOOR JOIST TO BE MIN. 9 1/2" T/J FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 8-12" T/J FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
- 3. 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 M102.4.1 - M102.4.4.
- 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 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST. SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL 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.
- 2 ARCHITECTURAL GRADE CLASS A COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL 3559 PER SQUARE. MIN. 1/2"1'-0". PROVIDE UNDERLAYMENT TO MEET WUI REQUIREMENTS & PROVIDE FULL COVERAGE WARRANTY.
- 3 WHITE SINGLE PLY ROOF MEMBRANE SLOPE MIN. 1/2"1'-0". PROVIDE UNDERLAYMENT TO MEET WUI REQUIREMENTS & PROVIDE FULL COVERAGE WARRANTY.
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- 21 OPEN WINDOW WELL FORMED BY ROCK RETAINAGE

PROJECT DESCRIPTION:

MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

SHEET DESCRIPTION:

MAIN LEVEL FLOOR PLAN

REVISIONS:

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PROJECT NUMBER:
64 CHAMBERS

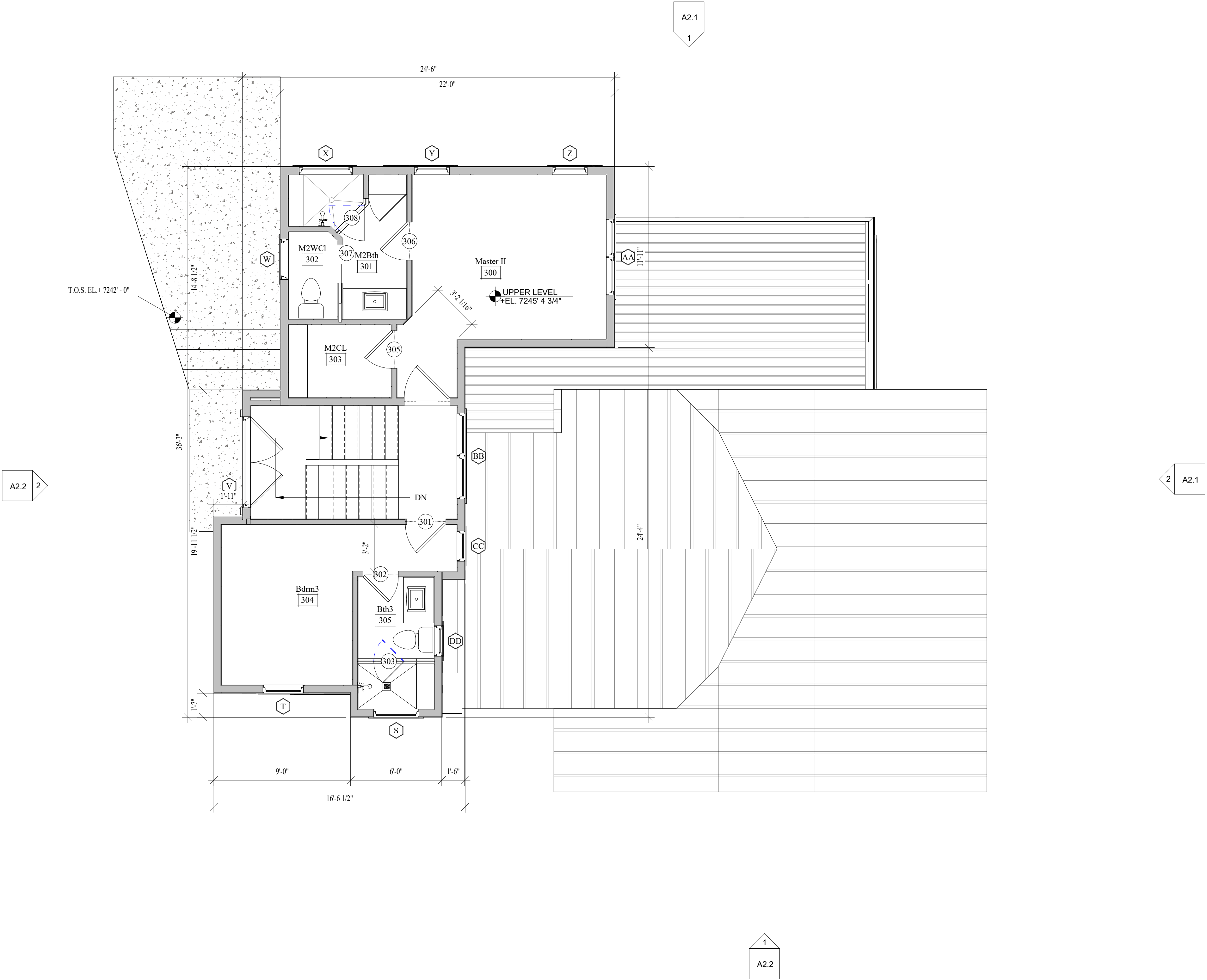
SHEET NUMBER:

A1.2

1
A1.3

UPPER LEVEL

1/4" = 1'-0"



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PROJECT DESCRIPTION:

MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

SHEET DESCRIPTION:

UPPER LEVEL FLOOR PLAN

REVISIONS:

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PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:

A1.3

Jonathan DeGray
Architect

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

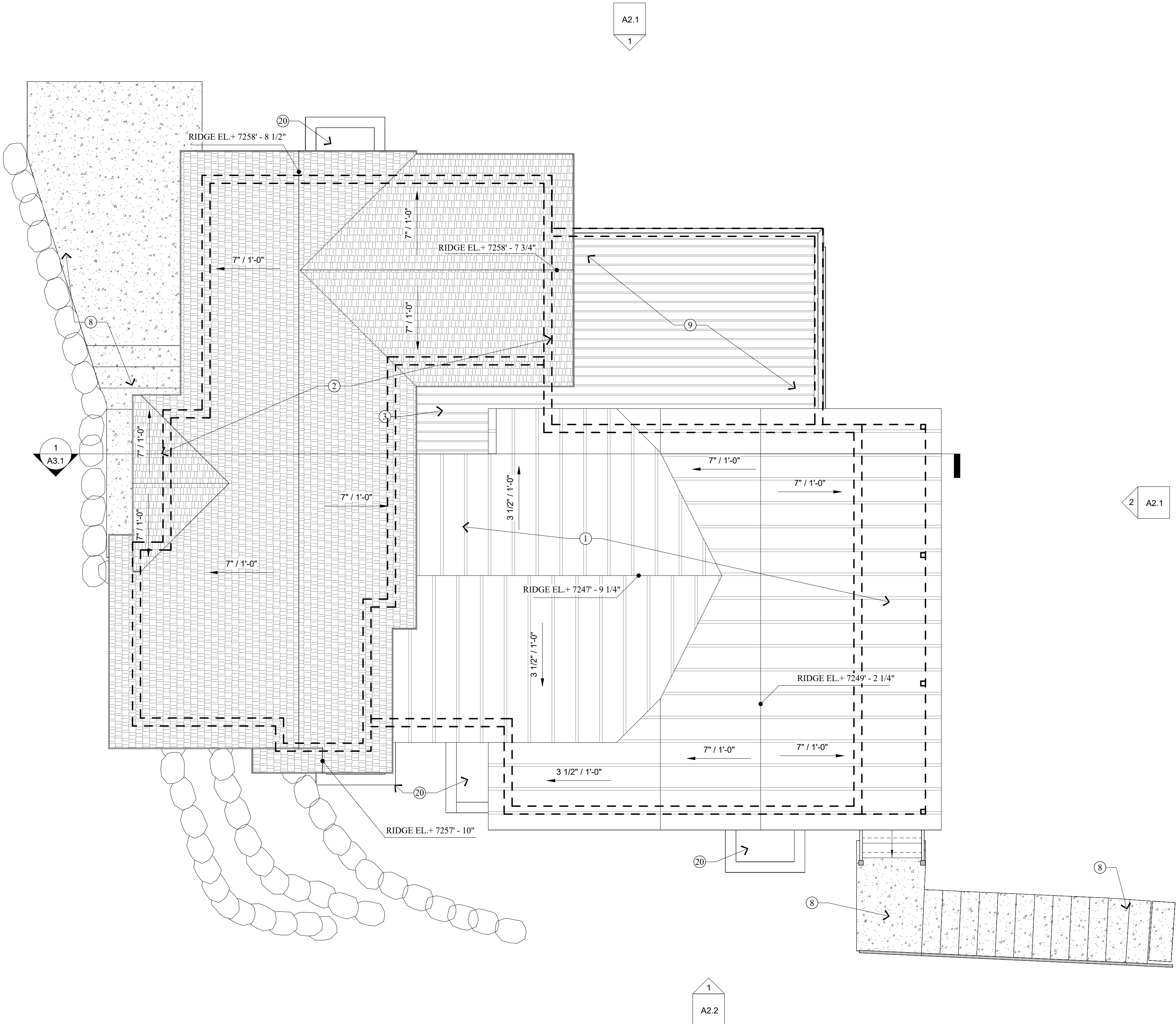
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1
A1.4

1/4" = 1'-0"

ROOF

A2.2 2



A2.1 1

1
A2.2

GENERAL NOTES

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- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
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64 Chambers Ave
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SHEET DESCRIPTION:

ROOF PLAN

REVISIONS:

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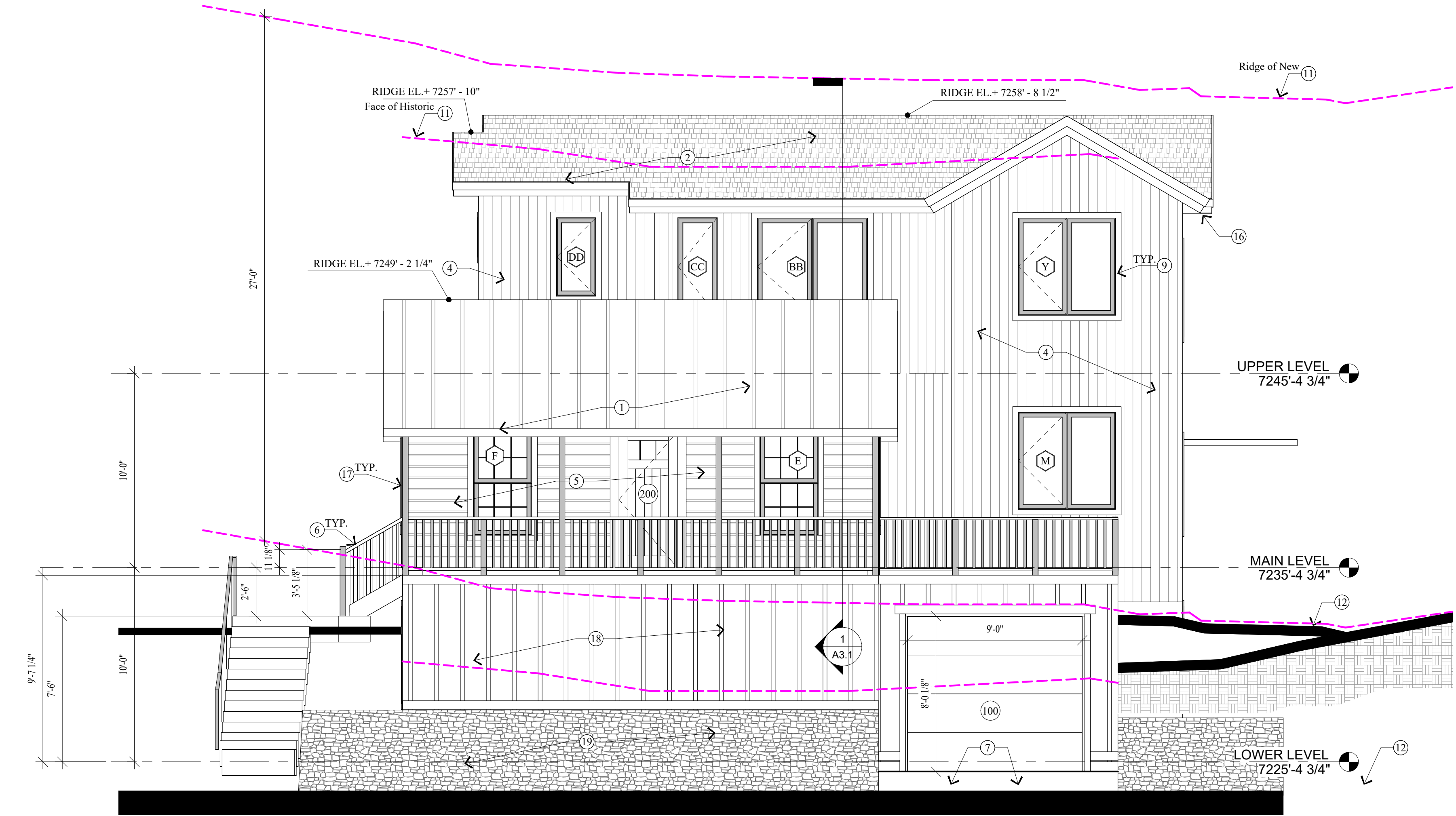
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A1.4

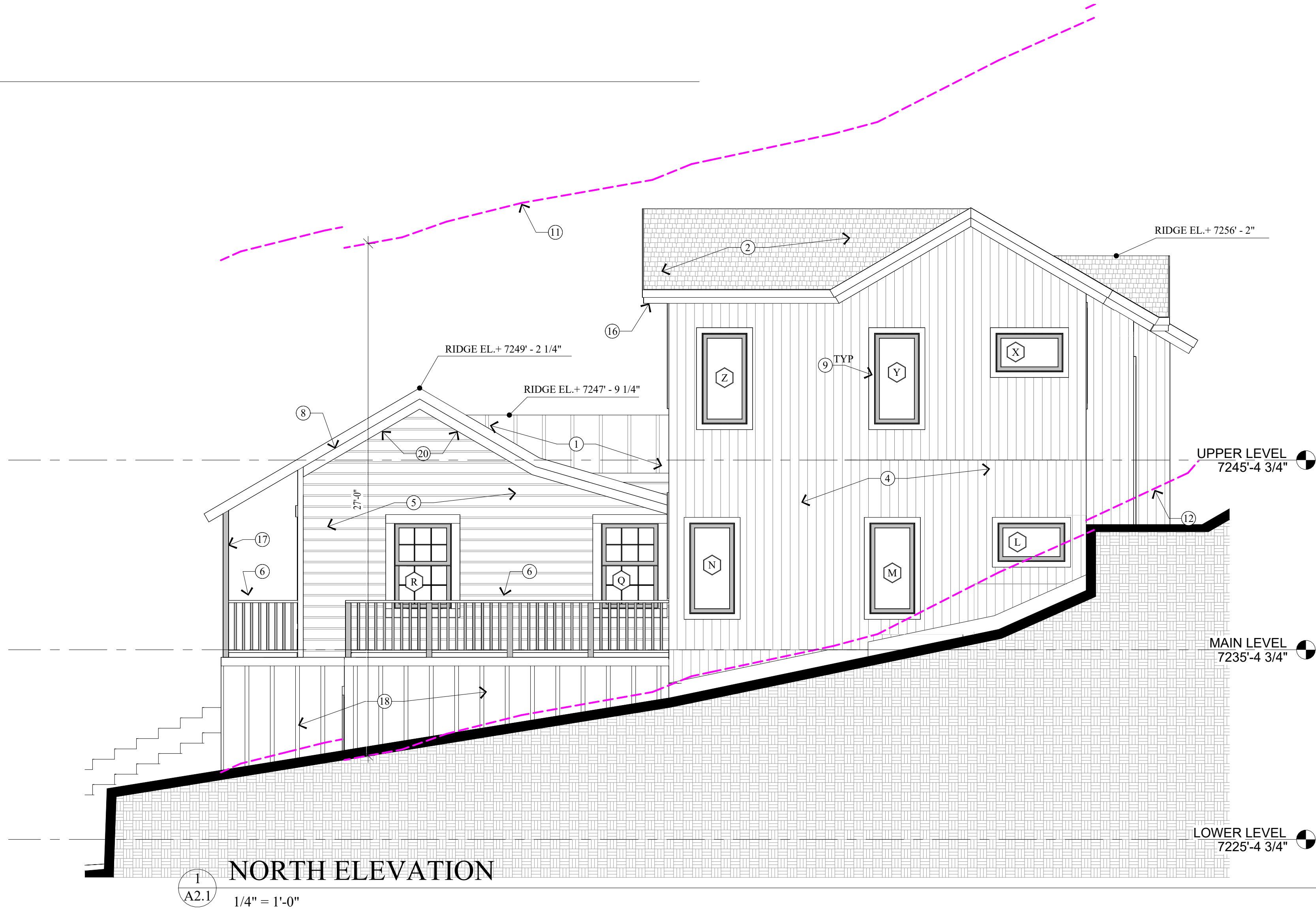
Jonathan DeGray
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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



2
A2.1
EAST ELEVATION
1/4" = 1'-0"



1
A2.1
NORTH ELEVATION
1/4" = 1'-0"

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KEY NOTES

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- HEATED CONCRETE PATIO SLAB ON WATERPROOF MEMBRANE. SLOPE SLAB TO NORTH SIDE. SLOPE JOIST'S SUPPORTING MEMBRANE MIN 1/4" TYP. SEE STRUCTURAL PLANS FOR SUPPORT. MIN 4" WET APPLIED FOAM ON UNDERSIDE. PORCH & PATIO RAILINGS TO BE RESTORED TO EXISTING APPEARANCE.
- VERTICAL T&G SIDING FLAT SIDE OUT ON WEATHER RESISTIVE BARRIER. HORIZONTAL BLOCK 2-0" O/C.
- HISTORIC SHIP LAP SIDING. 1X4 CORNER TRIM. PRESERVE & PROTECT. ALL REPAIRS & FINISHES TO HISTORIC PORTION TO MATCH EXISTING MATERIAL. WEATHER RESISTIVE BARRIER OVER SHEATHING PER STRUCTURAL ON WALL FURRED OUT TO 2x6 STUD WALL @ 16" O.C.
- ALL RAILINGS TO MEET CURRENT CODES. EXTERIOR RAILINGS TO MATCH EXISTING PORCH RAILINGS. FOR ALL HANDRAIL AND GUARDRAILS SEE NOTES & DETAILS ON SEE SHEET A5.1.
- 4" REINFORCED HEATED CONCRETE / DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
- REBUILD SOFFIT & FASCIA ON EXISTING BUILDING TO MATCH
- ALL NEW WINDOWS AND DOORS W/ LOW E INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES TYPICAL. 1X4 PICTURE FRAME TRIM
- ROOF TO WALL SURFACE. EXTEND ICE & WATER SHIELD OVER ROOF DECK & UP ALL WALL SURFACES ABOVE ROOFING 2-0" MIN. TYPICAL
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE LINE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. TYPICAL IRC R401.3
- FOOTING & FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING. FRENCH DRAIN AT BASE TO DAYLIGHT
- HEAT TAPE ALL DOWNSPOUTS. EVE EDGES
- PRESTAINED WOOD SOFFIT & FASCIA
- MATCH EXISTING PORCH COLUMNS
- BOARD & BATT SIDING ON WEATHER RESISTIVE BARRIER
- STACKED STONE RETAINING WALL
- FRIEZE BOARD ON HISTORIC BUILDING TO BE RESTORED

PROJECT DESCRIPTION:

MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

SHEET DESCRIPTION:

NORTH & EAST ELEVATIONS

REVISIONS:

DA3/19/2025 12:37:37
AM

PROJECT NUMBER:
64 CHAMBERS

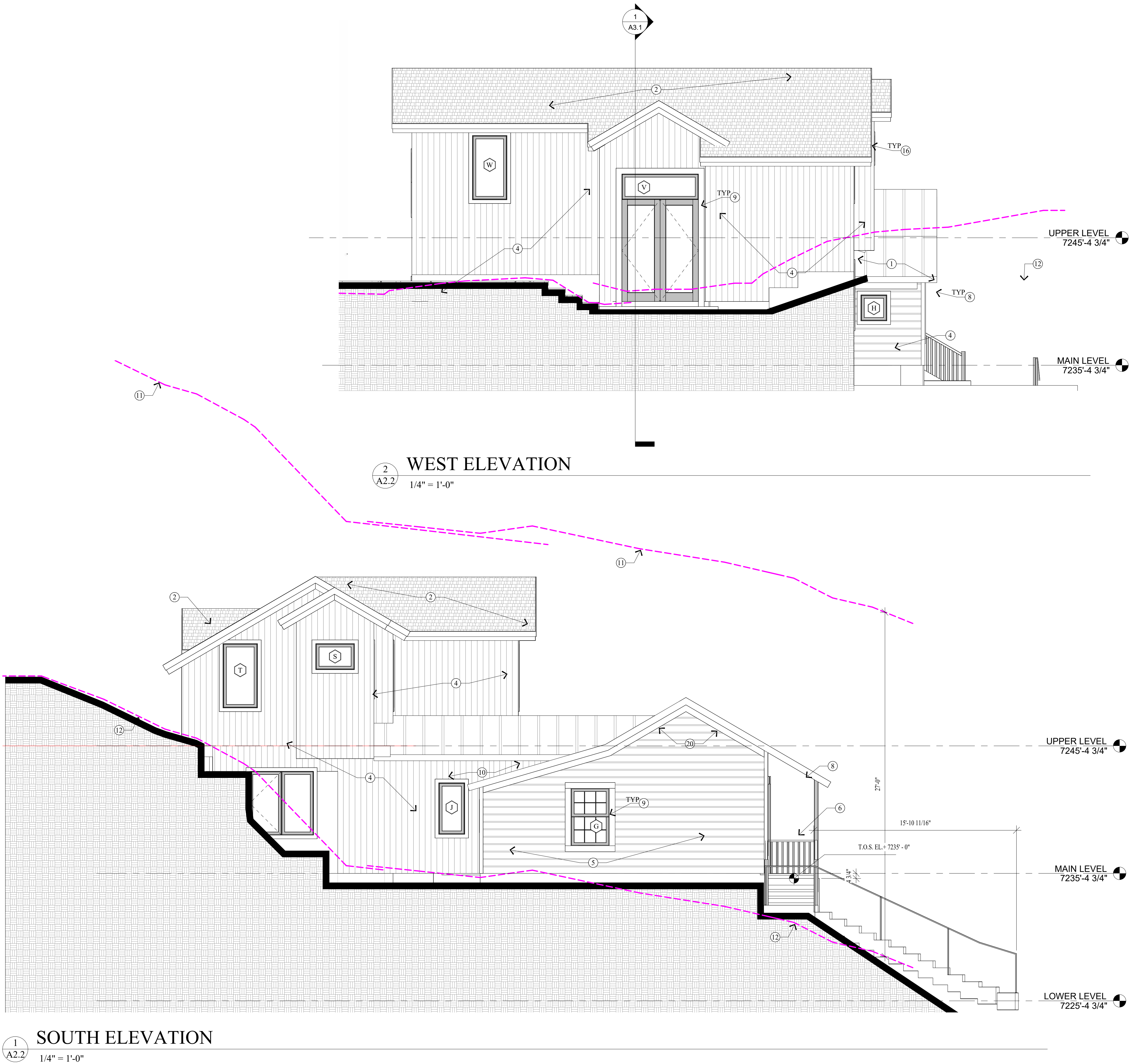
SHEET NUMBER:

A2.1

Jonathan DeGray
Architect

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

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

- 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 OR 2x4 FURRED TO 2x6 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\"/>
- 3. 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 803.4

KEY NOTES

- 1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8\"/>
- 2. ARCHITECTURAL GRADE CLASS A COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (35# PER SQUARE, MIN.) (MEET WUI) ON SHANKS ON UNDERLAYMENT OR EQUIV. - SEE STRUCTURAL FOR SIZE, NAILING AND SPACING OF SHEATHING & JOISTS.
- 3. HEATED CONCRETE PATIO SLAB ON WATERPROOF MEMBRANE. SLOPE SLAB TO NORTH SIDE. SLOPE JOISTS SUPPORTING MEMBRANE MIN. 1/4\"/>
- 4. VERTICAL T&G SIDING FLAT SIDE OUT ON WEATHER RESISTIVE BARRIER. HORIZONTAL BLOCK 2'-0\"/>
- 5. HISTORIC SHIP LAP SIDING. 1X4 CORNER TRIM. PRESERVE & PROTECT. ALL REPAIRS & FINISHES TO HISTORIC PORTION TO MATCH EXISTING MATERIAL. WEATHER RESISTIVE BARRIER OVER SHEATHING PER STRUCTURAL ON WALL FURRED OUT TO 2x6 STUD WALL @ 16\"/>
- 6. ALL RAILINGS TO MEET CURRENT CODES. EXTERIOR RAILINGS TO MATCH EXISTING PORCH RAILINGS. FOR ALL HANDRAIL AND GUARDRAILS SEE NOTES & DETAILS ON SEE SHEET A5.1.
- 7. 4\"/>
- 8. REBUILD SOFFIT & FASCIA ON EXISTING BUILDING TO MATCH
- 9. ALL NEW WINDOWS AND DOORS W/ LOW E INSULATED GLASS SEE SHEET A6.1 FOR SCHEDULES TYPICAL. 1X4 PICTURE FRAME TRIM
- 10. ROOF TO WALL SURFACE. EXTEND ICE & WATER SHIELD OVER ROOF DECK & UP ALL WALL SURFACES ABOVE ROOFING 2'-0\"/>
- 11. LINE 27'-0\"/>
- 12. EXISTING GRADE LINE.
- 13. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6\"/>
- 14. FOOTING & FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING. FRENCH DRAIN AT BASE TO DAYLIGHT
- 15. HEAT TAPE ALL DOWNSPOUTS, EVE EDGES
- 16. PRESTAINED WOOD SOFFIT & FASCIA
- 17. MATCH EXISTING PORCH COLUMNS
- 18. BOARD & BATT SIDING ON WEATHER RESISTIVE BARRIER
- 19. STACKED STONE RETAINING WALL
- 20. FRIEZE BOARD ON HISTORIC BUILDING TO BE RESTORED

Jonathan DeGray
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PROJECT DESCRIPTION:
MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

SHEET DESCRIPTION:
SOUTH & WEST ELEVATIONS

REVISIONS:

DA3/19/2025 12:37:37
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PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:

A2.2



1
A3.1 Building Section

1/4" = 1'-0"

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STEEL ROOF SHINGLES. METAL ROOF TO BE ICC-ES APPROVED, ON SHARKSKIN COMP OR EQUIV. MEMBRANE, ICE & WATER SHIELD FROM EDGE OF EVE TO 3' INSIDE WARM WALL, 6' WIDE IN VALLEYS AND 2' UP ALL VERTICAL WALLS. EXTERIOR ROOF SHEATHING ON 12" ENGINEERED I-JOISTS - R-50 BIBS INSULATION, POLYAMIDE VAPOR BARRIER AT LIVING SPACE, 1/2" GYPSUM BOARD, 3 COATS PAINT. SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL 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. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 2 NON VENTED ROOF SEE DETAIL 3 A1.2
- 3 TYPICAL, 2x6 EXTERIOR WALL, R-25 BIBS INSULATION, DBL TOP PLATE @ BEARING, SINGLE NON BEARING, DOUBLE BOTTOM PLATE @ GYP. CRETE, SINGLE TREATED FIR AT SLAB ON GRADE. SHEATHING PER STRUCT. EXTERIOR FINISHES PER EXTERIOR ELEVATIONS OVER WEATHER RESISTIVE BARRIER, 1/2" GYPSUM WALL BOARD OVER POLYAMIDE VAPOR BARRIER.
- 4 TYPICAL, INTERIOR WALL, 2X4 OR 2X6 STUDS @ 16" O.C, DBL TOP PLATE @ BEARING, SINGLE NON BEARING, DOUBLE BOTTOM PLATE @ GYP. CRETE, SINGLE TREATED FIR ON CONCRETE SLAB, 1/2" GYPSUM WALL, ACOUSTIC BATTS BETWEEN BEDROOM AND BEDROOMS AND LIVING SPACES, 3 COATS OF PAINT.
- 5 CONCRETE WINDOW WELL W/ EGRESS LADDER.
- 6 4" REINFORCED HYDRONIC HEATED CONCRETE GARAGE FLOOR ON WATERPROOF MEMBRANE OVER FRAMING PER STRUCTURAL.
- 7 EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
- 8 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ACOUSTICS BATTS BETWEEN LEVELS.
- 9 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING (CONTINUOUS) ON 2" RIGID FOAM INSULATION 4" WIDE @ PERIMETER, 1" REMAINING ON 4" GRAVEL BASE CLEANED/GRADED. EXPANSION JOINT @ PERIMETER
- 10 EXISTING SOFFIT & FASCIA REFINISHED & PAINTED
- 11 WINDOWS AND DOORS W/ INSULATED GLASS -SEE SHEET A6.1 FOR SCHEDULES.
- 12 EXTERIOR WINDOW / DOOR TRIM - SEE SHEETS A2.1 AND A2.2.
- 13 1/2" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND OR SUPPORTING LIVING SPACE.
- 14 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.
- 15 STRUCTURAL BEAM - SEE STRUCTURAL FOR SIZE AND DETAILS.
- 16 EXISTING RIDGE & ROOFLINES TO BE MAINTAINED. NO CHANGES PROPOSED IN HEIGHTS
- 17 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 18 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING. TUFF N DRY WATERPROOF OR EQUIV. 2X4 FURRING 1/2" AIR SPACE MIN. TYPICAL, BATT INSULATION, FIRE RETARDANT FACING @ UNFINISHED WALLS.
- 19 EXISTING BASEMENT FLOOR TO BE REMOVED. UNDERPIN EXISTING FOOTINGS CUT FLUSH & POUR NEW WALL & FOOTING AS SHOWN - SEE STRUCTURAL FOR DETAILS & REQUIREMENTS
- 20 4" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL.
- 21 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 22 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA. SEE STRUCTURAL
- 23 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
- 24 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET 5.1.

PROJECT DESCRIPTION:

MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

SHEET DESCRIPTION:

BUILDING SECTION

REVISIONS:

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PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:

A3.1

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DOOR SCHEDULE										
MARK (X)	TYPE	SIZE			DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
		WIDTH	HEIGHT	THICK.						
LOWER LEVEL DOORS										
100	OVERHEAD	9'-0"	8'-0"	2"	WOOD	STAIN	WOOD	STAIN & VARNISH		INSULATED OVERHEAD, SEALED TIGHT, TEMP GLASS REMOTES
101	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN., THRESHOLD w/ WEATHERSTRIPPING
102	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN., THRESHOLD w/ WEATHERSTRIPPING
103	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
104	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
105	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
106	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN., THRESHOLD w/ WEATHERSTRIPPING
107	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN., THRESHOLD w/ WEATHERSTRIPPING
108	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN., THRESHOLD w/ WEATHERSTRIPPING
109	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
110	SHOWER	2'-4"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
111	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
112	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
113	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
116	STYLE & RAIL	3'-0"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
139	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		POCKET DOOR

MID LEVEL DOORS										
200		3'-0"	7'-0"	1 3/4"						
201	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
202	STYLE & RAIL EXT.	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN., THRESHOLD w/ WEATHERSTRIPPING
203	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
204	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
205	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
206	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN., THRESHOLD w/ WEATHERSTRIPPING
207	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
208	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
209	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH		POCKET DOOR
210	SHOWER	2'-4"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
211	FULL LIGHT	6'-0"	8'-0"	1 3/8"	ALUM CLAD WOOD		WOOD	STAIN & VARNISH		WEATHERSTRIPPING, ASTRIGAL, THRESHOLD TEMPERED w/DEADBOLT
212	STYLE & RAIL	3'-0"	8'-0"	1 3/4"		STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN., THRESHOLD w/ WEATHERSTRIPPING

TOP LEVEL DOORS										
301	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
302	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
303	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
305	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
306	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
307	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH		POCKET DOOR
308	SHOWER	2'-4"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS 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. 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.

WINDOW SCHEDULE								
MARK (X)	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
B	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
C	3'-0"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
D	3'-0"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
E	3'-0"	5'-4"	DOUBLE HUNG		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
F	3'-0"	5'-4"	DOUBLE HUNG		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
G	3'-0"	4'-6"	DOUBLE HUNG		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
H	2'-0"	2'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
J	2'-0"	4'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
K	5'-0"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
L	3'-6"	2'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
M	2'-4"	4'-9"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
N	2'-4"	4'-9"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Z	2'-4"	4'-9"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
P	5'-0"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Q	3'-0"	4'-6"	DOUBLE HUNG		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
R	3'-0"	4'-6"	DOUBLE HUNG		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
S	3'-0"	2'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
T	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
V	6'-0"	2'-0"	CASEMENT	ALUM CLAD WOOD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
W	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
X	3'-6"	2'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Y	2'-4"	4'-9"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
AA	5'-0"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
BB	5'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
CC	2'-0"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
DD	2'-0"	4'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	

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 BATHS 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
7. WINDOW TAGS I & O NOT USED BECAUSE OF SIMILARITY TO I & O

ROOM FINISH SCHEDULE										
NO.	NAME	FLOOR		FLOOR				CEILING		REMARKS
		MAT'L	BASE	NORTH	SOUTH	EAST	WEST	HEIGHT	MAT'L	
LOWER LEVEL										
100	Garage									
101	Mud Rm									
102	Bunk Rm									
103	BnkBth									
104	Exercise Rm									
105	Mech									
106	Lndry									
107	Family Rm									
108	LwrBth									
109	Bdrm5									
110	Bth5									

ROOM FINISH SCHEDULE										
NO.	NAME	FLOOR		FLOOR			CEILING		REMARKS	
		MAT'L	BASE	NORTH	SOUTH	WEST	HEIGHT	MAT'L		
MAIN LEVEL										
200	Deck									
201	Mstr Bdrm									
202	Mstr Bth									
203	MWCl									
204	Mstr Cl									
205	Atrium									
206	ML Hall									
207	Office									
208	Pwdr									
209	Kitchen									
210	Pntry									
211	Dining Rm									
212	Living Rm									
213	Porch									

ROOM FINISH SCHEDULE										
NO.	NAME	FLOOR		FLOOR			CEILING		REMARKS	
		MAT'L	BASE	NORTH	SOUTH	WEST	HEIGHT	MAT'L		
UPPER LEVEL										
301	M2Bth									
302	M2WC1									
303	M2CL									
304	Bdrm3									
305	Bth3									

PROJECT DESCRIPTION:

MURPHY-WAGNER RESIDENCE/REMODEL

64 Chambers Ave
Park City, Ut 84060

SHEET DESCRIPTION:

SCHEDULES

REVISIONS:

DA3/19/2025 12:37:37 AM

PROJECT NUMBER:
64 CHAMBERS

SHEET NUMBER:

A6.1



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Evans L. Smith House

Address: 64 Chambers Avenue (a.k.a. 64 Ontario Canyon Street)

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: QUALLS-2

Current Owner: SBH Enterprises LLC, C/O Sara Hutchinson

Legal Description (include acreage): LOT 2 QUALLS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4125 SQ FT OR 0.09 AC 1668-1676 2025-917 2044-329 2045-866 2100-1454 CHRISTOPHER A PETTY & MELANIE B STUCHELL TRUSTEES OF THE CHRISOPHER A PETTY & MELANIE B STUCHELL REVOCABLE TRUST 2100-1454

STATUS / USE

Original Use: single dwelling

Current Use: single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

☒ Building

☒ Eligible

☒ Landmark Site

☐ Structure

☐ Ineligible

☐ Significant Site

☐ Site

☐ Listed, Date:

☐ Non Historic

DOCUMENTATION

Photographs:

Research Sources:

☒ Tax Photos

☒ Sanborn Maps

☒ City/ County Histories

☒ Newspapers

☒ Prints:

☒ tax Card

☐ Personal Interviews

☐ Other:

☐ Historic

☐ Census Records

☐ Park City Museum

DESCRIPTION

Architectural Style: hall-and-parlor / vernacular style

No. Stories: 1

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

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

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

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding with narrow corner boards.

The porch skirt and foundation are clad in a board & batten siding. There are some minor areas of peeling paint. The square porch posts are simple with decorative brackets

Foundation: Foundation is a raised, but the configuration and materials of the structure are covered by a board & batten skirt. The base of the front elevation indicates that the foundation may have been upgraded to concrete or concrete block, but it is not verified.

Roof: The roof is sheathed in a corrugated metal material on both the original and side addition. The roof structure of the addition has a deep eave with exposed rafter ends

Windows/Doors: The window openings are vertically oriented and generally symmetrical on the primary façade. The windows appear to be the original wood double-hung sash units with six-over-six lights. The casement trim is simple; typical of Park City's historic homes. Windows on the addition are also wood double-hung sash units with six-over-six lights. The main door is wood paneled with a single light

Additions: ☐ Major ☒ Minor ☐ None

Alterations: ☐ Major ☒ Minor ☐ None

Describe Additions/ Alterations (Dates):

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.)

This house was described in a 1984 National Register nomination by Roger Roper as

“a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The façade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the façade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of Park City’s architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of these alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.”

Since Roper’s description, the condition of the building has been improved, including restoration of the front porch, which was fitted with period-appropriate Victorian brackets. The porch skirt, which was degraded at the time of the nomination, has been rebuilt with board-and-batten siding. The house is in excellent condition and remains an important historical asset to Park City. The overall form and materiality of the building remains intact and the building retains its 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.)

According to Roper's 1984 National Register nomination:

"Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this [multiple property] nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town."

The house has been preserved through a series of projects since the 1990s and is in good condition.

REFERENCES

- 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.

PHOTOS

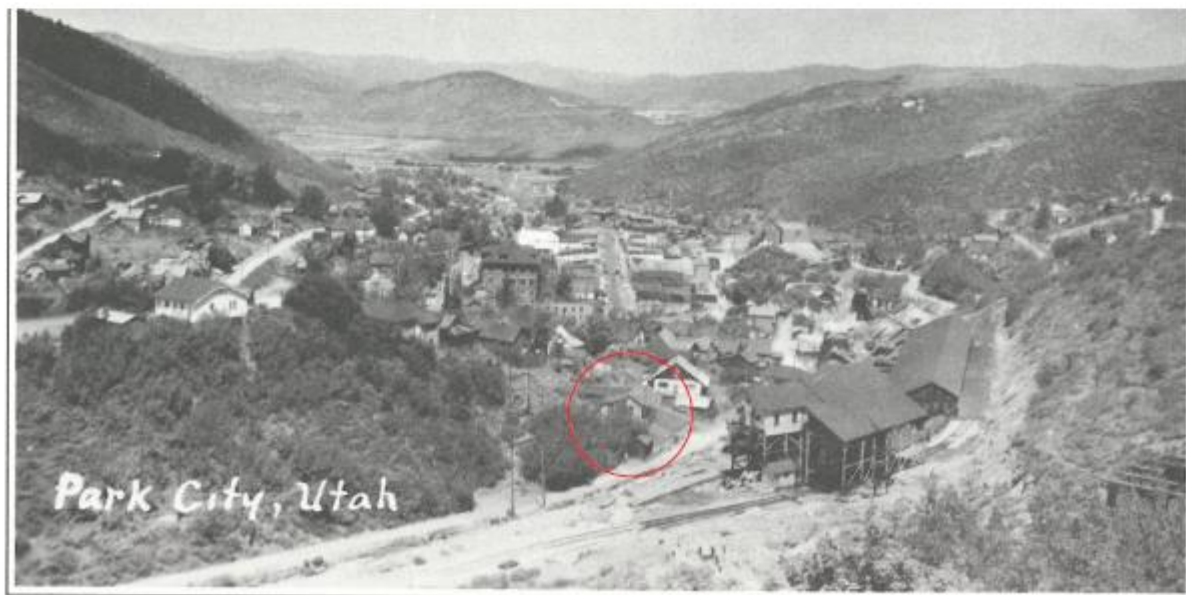
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

64 Chambers Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



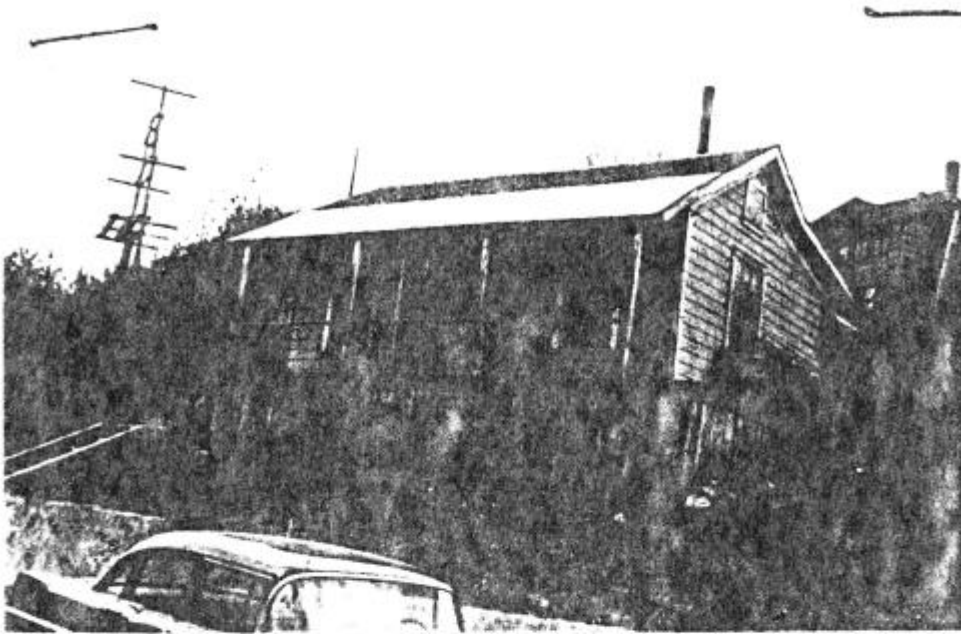
c. 1941 (Summit County)



Overview of Park City, Utah in 1950.

Thompson & Buck, xv.











64 Chambers Avenue. Southeast oblique. November 2013.



64 Chambers Avenue. Southeast oblique. November 2013.



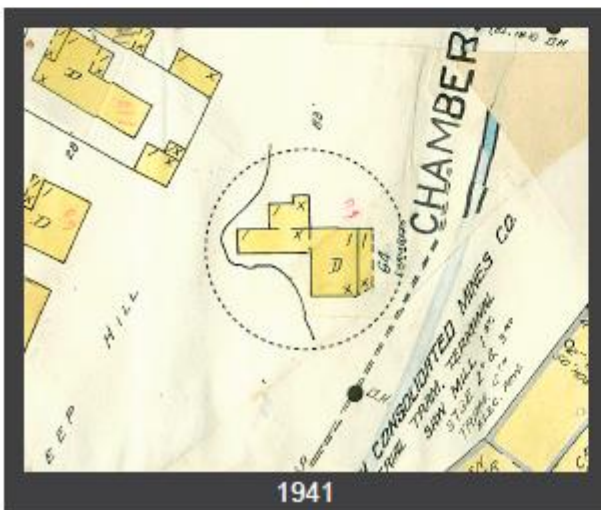
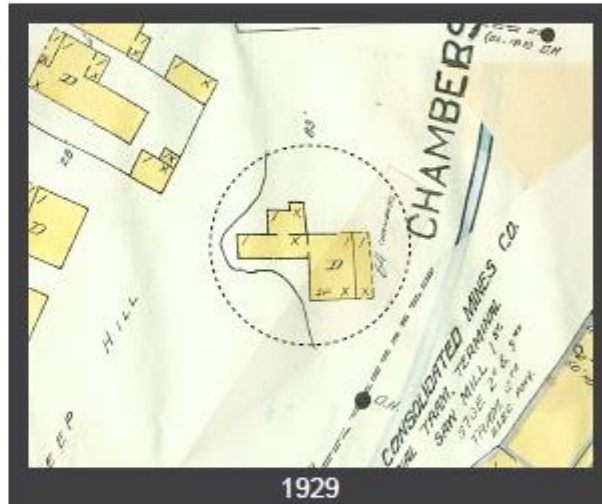
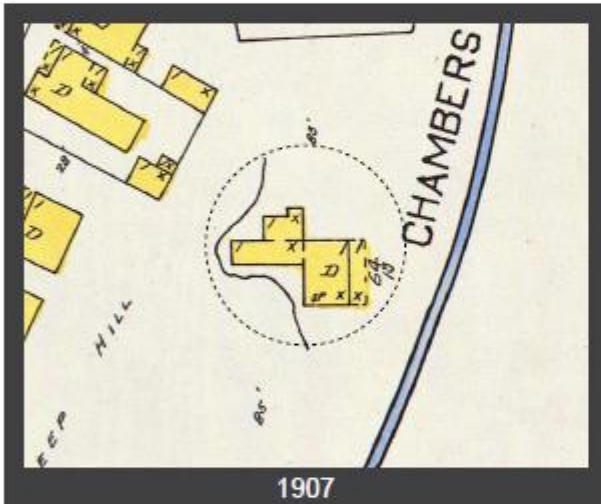
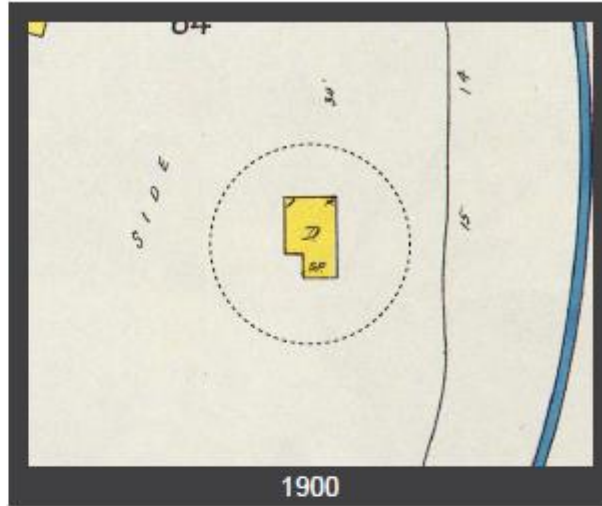
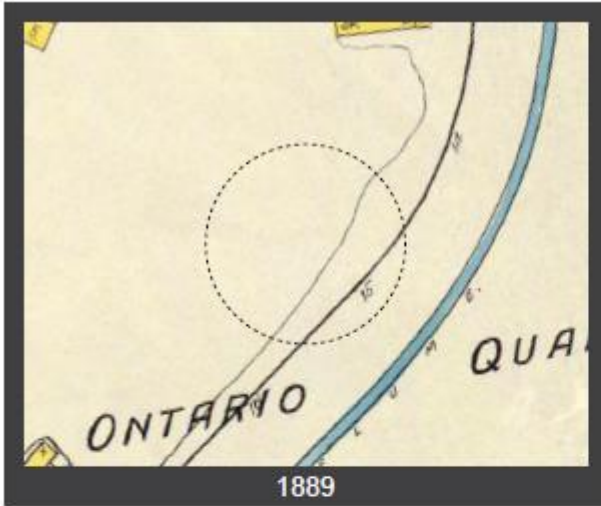
64 Chambers Avenue. East elevation. November 2013.

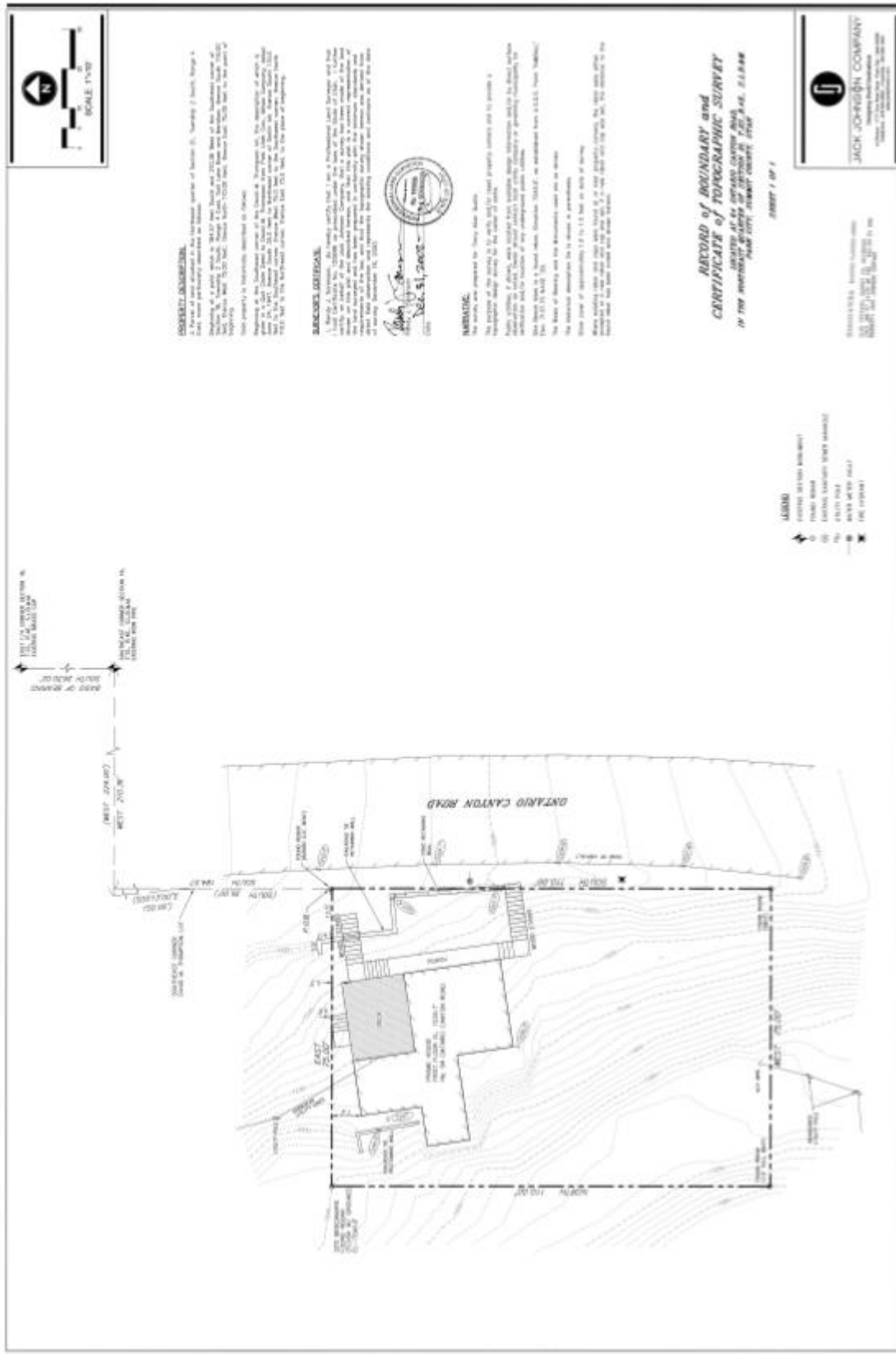


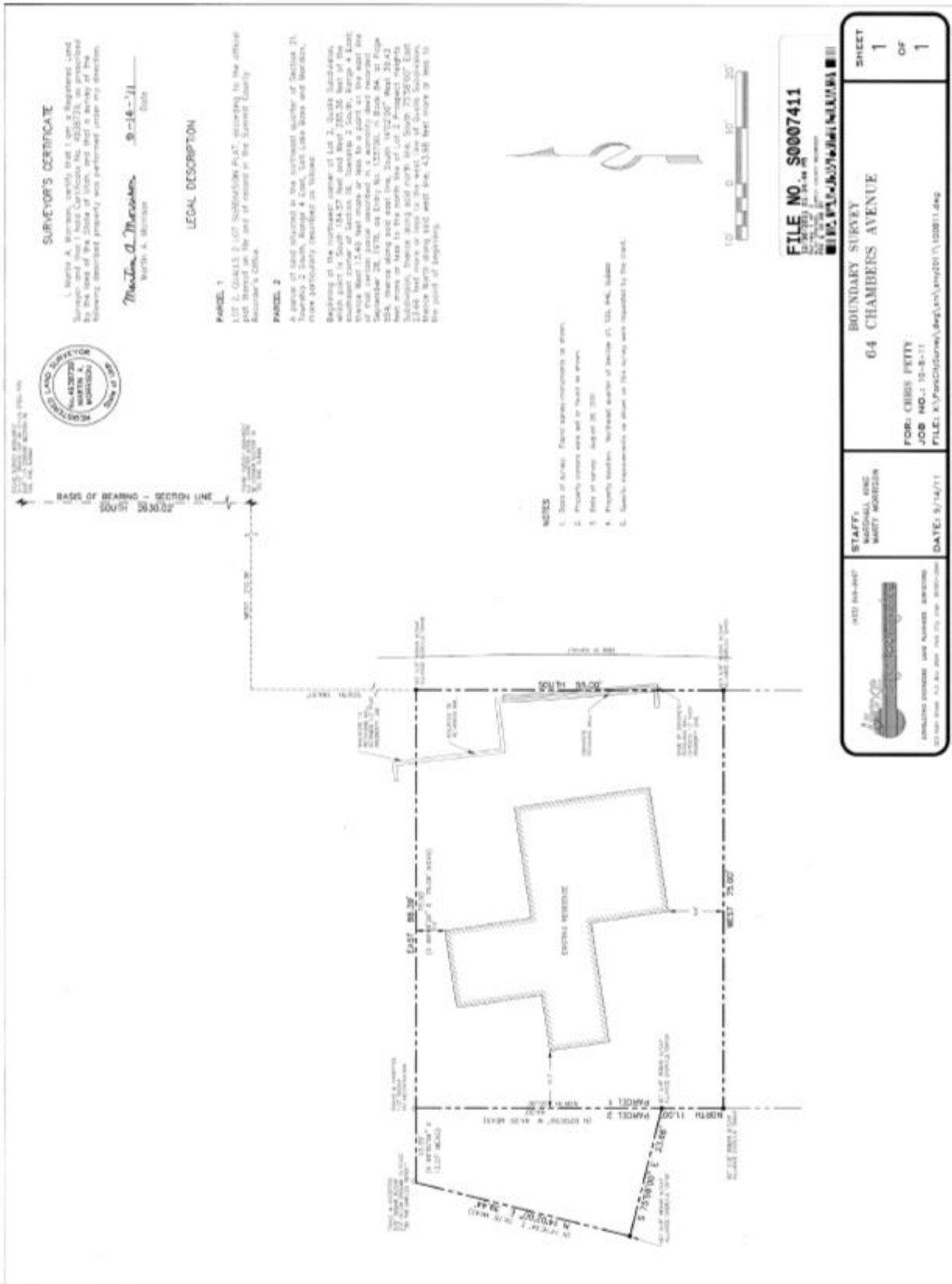
64 Chambers Avenue. Northeast oblique. November 2013.

MAPS

64 Chambers Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history

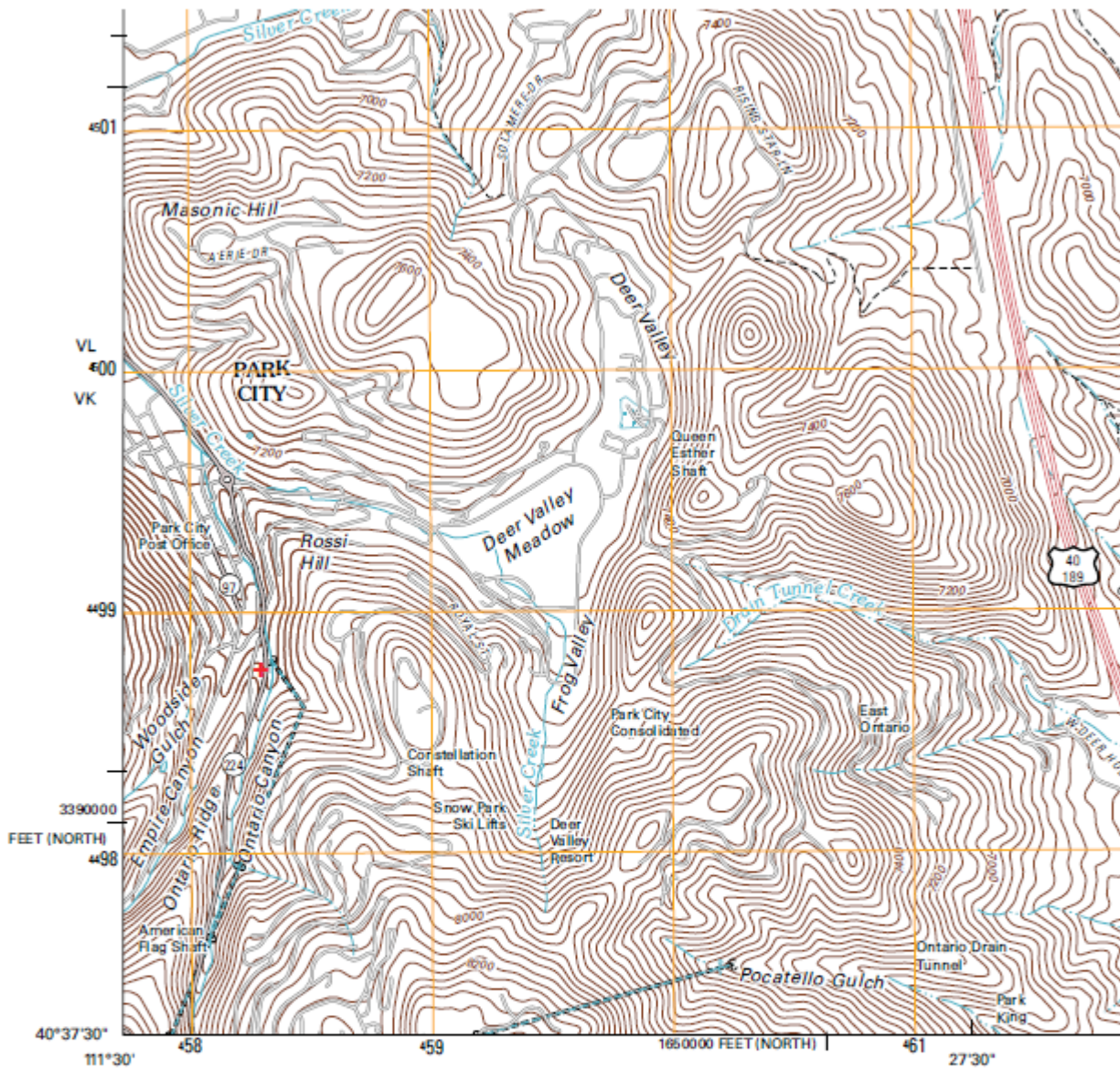






64 Chambers Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



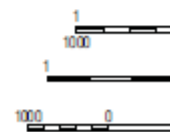
Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

UTM GRID AND 2011 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

0° 17' 5 MILS
 12° 1' 2.4 MILS

U.S. National Grid
 100,000-m Square ID
 VL VK
 GridZone Designation
 12T



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

Utah State Historical Society		Site No. _____				
Historic Preservation Research Office						
Structure/Site Information Form						
IDENTIFICATION	Street Address: 64 Chambers	UTM: 12 458360 4498570				
	Name of Structure: Evans L. Smith House	T. R. S.				
	Present Owner: William J. Coleman Owanah Oil Corp.					
	Owner Address: 1935 South Main #301, Salt Lake City, UT 84115					
STATUS/USE	Year Built (Tax Record):	Effective Age: Tax #: PC 524A				
	Legal Description:	Kind of Building:				
	Beginning at South 48 degrees 44 minutes West 279.84 feet from the Northeast corner Northeast 1/4 Section 21 T2S R4E, Salt Lake Base Meridian, thence South 110 feet, West 75 feet, North 110 feet, East 75 feet to beginning.					
	.01 acre.					
DOCUMENTATION	Original Owner: Unknown	Construction Date: c. 1885 Demolition Date:				
	Original Use: Residence	Present Use:				
	Building Condition: Integrity: Preliminary Evaluation: Final Register Status:					
	☐ Excellent ☒ Good ☐ Deteriorated	☐ Site ☐ Ruins	☐ Unaltered ☐ Minor Alterations ☒ Major Alterations	☒ Significant ☐ Contributory ☐ Not Contributory	☐ Not of the Historic Period	☐ National Landmark ☐ National Register ☐ State Register
DOCUMENTATION	Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:					
	Views: ☐ Front ☐ Side ☐ Rear ☐ Other	Views: ☐ Front ☐ Side ☐ Rear ☐ Other				
	Research Sources:					
	☒ Abstract of Title ☒ Plat Records / Map ☐ Tax Card & Photo ☐ Building Permit ☐ Sewer Permit	☒ Sanborn Maps ☐ City Directories ☐ Biographical Encyclopedias ☐ Obituary Index ☐ County & City Histories	☒ Newspapers ☐ Utah State Historical Society ☐ Personal Interviews ☐ LDS Church Archives ☐ LDS Genealogical Society	☐ U of U Library ☐ BYU Library ☐ USU Library ☐ SLC Library ☒ Other Census Records		
Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):						
Researcher: Roger Roper	Date: 4/84					

Street Address: 64 Chambers

Site No:

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

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

This house is a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of (See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

64 Chambers

Description continued:

Park City's architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of the alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.

TITLE SEARCH FORM

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

Address: 64 Chambers Avenue

City: Park City, UT

Current Owner: Christopher A. Petty and Melanie B. Stuchell (trustees)

Address: (see historic site form for address)

Tax Number: QUALLS-2

Legal Description (include acreage): see historic site form for complete legal description

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/26/1877	United States	Frederick A. Nims	Patent		[NE 1/4 Section 21]
4/21/1877	Frederick A. Nims	Ontario Silver Mining Co.	W		
11/26/1948	Park Utah Consolidated Mines	Evans L. Smith	Q.C.D.		
11/22/1955	Evans L. Smith	William Bowes	Q.C.D.		
3/18/1971	William Bowes	Evans L. Smith	Q.C.D.		
8/6/1975	Irma T. Smith, executrix	William J. Colman	Exec. Deed		[Estate of Evans L. Smith]
11/13/1980	William J. Colman	Associated Title Co.	Trust Deed		[First Security Bank of UT, benef.]
8/26/1986	Backman Title Co.	First Security Bank of UT	Trustee's Deed		
3/24/1987	First Security Bank of UT	First Security Mortgage Co.	Q.C.D.		
10/6/1987	First Security Mortgage Co.	Thomas C., Jr. & Lori Adamski Peek	W.D.		
10/28/1988	Thomas C., Jr. & Lori Adamski Peek	Dennis A. & Susan R. Natale	W.D.		
9/30/1997	Dennis A. & Susan R. Natale	Tracy Allen Qualls	W.D.		
12/23/2004	Tracy Allen Qualls	Ryan Eittrheim	W.D.		
4/17/2009	Paul M. Halliday, Jr.	Ryan Eittrheim	Notice of Default		
3/25/2010	Paul M. Halliday, Jr. (suc. tr.)	Wells Fargo Bank	Trustee's Deed		
8/17/2010	Wells Fargo Bank	C.A. Petty & M.B. Stuchell	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/29/2014

Historic Preservation Board Staff Report



AUTHOR: Katie Cattan
DATE: May 21, 2007
TITLE: 64 Chambers Street
TYPE OF ITEM: Determination of Historical Significance

PLANNING DEPARTMENT

Recommendation

Conduct a public hearing, review the application and find the **rear** addition to the single family residents at 64 Chambers Street historically significant and find the **side** addition on the north elevation historically insignificant according to the findings of fact and conclusions of law in this staff report.

Project Information

Applicant: Ryan Eittreim, Owner
Location: 64 Chambers Street
Proposal: Determination of Historical Significance
Zoning: Historic Residential (HR-1)

Background

On March 26, 2007, the applicant submitted a Determination of Historical Significance for the two additions to the single family home located at 64 Chambers Street. The addition to the rear of the home was built between 1900 and 1907. The side addition on the north elevation was built in 1980. The intent is to determine whether or not the additions to the single family home are historically significant, which would then guide any future development or possible redevelopment on the site. The property is located within the Historic Residential (HR-1) District. The Historic Preservation Board is authorized to make determinations of significance pursuant to LMC Section 15-11-12. Structures found to be historically significant can be removed only if a certificate of appropriateness for demolition (CAD) is approved by a CAD hearing board per LMC Section 15-11-15. The applicant wishes to stabilize and lift the home in order to construct a new basement and garage below the main structure.

Analysis

Research indicates that the original building was built in 1885 and utilized as a single family home. The architectural style is a hall and parlor house, one of the most common house types built during the early mining years of Park City. The Sanborn Insurance Maps indicate that the rear addition to the home was built between 1900 and 1907 (Exhibit A). Within the thematic nomination of Park City, the Utah Historical Society described the rear addition to the home at 64 Chambers Street, "Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the changes made to the porch piers." The side addition on the north elevation was built in 1980.

The applicant is requesting a determination of significance to demolish the rear and side additions to the home at 64 Chambers Street. The original hall and parlor house will be preserved in its entirety. The applicant plans to stabilize the home and lift it in its entirety during the construction of the new basement and garage below the historic structure.

According to the criteria set forth in LMC Chapter 15-11-12(A), the Historic Preservation Board must determine the historical significance of a building, structure, or site. The HPB shall evaluate whether the building, structure or site demonstrates a quality of significance in local, regional, state or national history, architecture, archaeology, engineering or culture and integrity of location, design, setting, materials, and workmanship according to the following criteria:

- (1) The building, structure or site is associated with events or lives of persons significant to our past, and/or;
- (2) The building, structure or site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master, and/or;
- (3) The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area, and/or;
- (4) The building, structure or site is at least fifty years old and has achieved significance within the past fifty years if the property is of exceptional importance to the community, and/or;
- (5) The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area, and/or;
- (6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site, and/or;

Outlined below is Staff's separate analysis of the 64 Chambers Street **rear addition** and **side addition** according to the Standards of Review for the determination of historical significance in Section 15-11-12(A) of the LMC:

Rear Addition

Criteria 1: The building, structure or site is associated with events or lives of persons significant to our past. **DOES NOT COMPLY**

Information within the Utah Historical Society documents indicate that the rear addition to the home was constructed between 1900 and 1907. No information has been found to associate the house with events or lives of persons significant to our past.

Criteria 2: The building, structure or site embodies the distinctive characteristics of a type; period or method of construction or that represent the work of a master. **COMPLIES**

The existing rear addition has been modified extensively since it was originally constructed around 1907. Portions of the addition's exterior were replaced with board and batten at a time unknown. The interior has been modified extensively with new

flooring and drywall. The design of the rear addition is characteristic of the type and method of construction normally found during the early 1900s.

Criteria 3: The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area.

COMPLIES

The rear addition of the home was built over 100 years ago. Due to the age of the rear addition and the fact that the style of the addition was the most common and acceptable method of expansion in Park City during the early 1900's, the addition contributes to the historic value of the property. The 1907 Sanborne Maps reflect the footprint with the rear addition as it exists today.

Criteria 4: The building, structure or site is at least fifty years old or has achieved significance within the past fifty years if the property is of exceptional importance to the community. **COMPLIES**

The rear addition has been in existence for at least 100 years. .

Criteria 5: The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area. **COMPLIES**

According to the Utah Historical Society, the rear addition to the historic structure is representative of the "most common and acceptable method of expansion of the small Park City house."

Criteria 6: Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site. **NOT APPLICABLE**

Side Addition

Criteria 1: The building, structure or site is associated with events or lives of persons significant to our past. **DOES NOT COMPLY**

The side addition was built in 1980 and is not associated with events or lives of persons significant to our past.

Criteria 2: The building, structure or site embodies the distinctive characteristics of a type; period or method of construction or that represent the work of a master. **DOES NOT COMPLY**

The side addition is not distinctive in character or type, prior or method of construction, or representative of the work of a master. It was built in 1980 of normal construction methods.

Criteria 3: The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area. **DOES NOT COMPLY**

The side addition of the home was built in 1980 and does not contribute to the historic value of the property and the surrounding area.

Criteria 4: The building, structure or site is at least fifty years old, or has achieved significance within the past fifty years if the property is of exceptional importance to the community. **DOES NOT COMPLY**

The side addition was built in 1980 and has not played a role of exceptional importance to the community.

Criteria 5: The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area. **DOES NOT COMPLY**

The side addition to the home does not have a relationship to the historic or architectural features found on the home and surrounding area.

Criteria 6: Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site. **NOT APPLICABLE**

Recommendation

Conduct a public hearing, review the application and find the rear addition to the home located at 64 Chambers Street historically significant and the side addition to the home historically insignificant according to the findings of fact and conclusions of law below:

Findings of Fact

1. The home at 64 Chambers Street is located in the Historic Residential (HR-1) zone.
2. The historic home was built in 1885.
3. The rear addition to the home was built between 1900 and 1907.
4. The rear addition to the home is representative of the most common method of expansion of a small Park City house during the early 1900's.
5. The materials utilized in the rear addition to the home have been modified since the original construction.
6. The side addition to the home was built in 1980.
7. The historic home is a one story hall and parlor design.
8. Hall and parlor homes are one of the three most common house types built during the mine boom era.
9. All findings from the analysis section are incorporated herein.

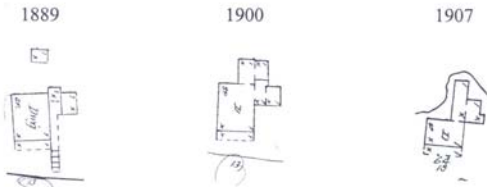
Conclusions of Law

1. The side addition to the home located at 64 Chambers Street does not demonstrate a quality of significance in local, regional, state or national history, architecture, archeology, engineering or culture.
2. The rear addition to the home located at 64 Chambers Street demonstrates a quality of significance in local history and architecture.
3. The side addition to the home located at 64 Chambers Street does not demonstrate a quality of integrity of location, design, setting, materials, and workmanship.
4. The rear addition to the home located at 64 Chambers Street demonstrates a quality of integrity of location, design, setting, materials, and workmanship.
5. The side addition to the home located at 64 Chambers Street does not substantially comply with the standards of review found in LMC Section 15-11-12(A) and therefore is not historically significant pursuant to LMC Section 15-11-12.
6. The rear addition to the home located at 64 Chambers Street substantially complies with the standards of review found in LMC Section 15-11-12(A) and therefore is historically significant pursuant to LMC Section 15-11-12.

EXHIBITS

- A – Historic Footprints
- B - Utah Historical Society document
- C – Current photographs of property and additions

Exhibit A – Historic Footprints



1958 Tax Record

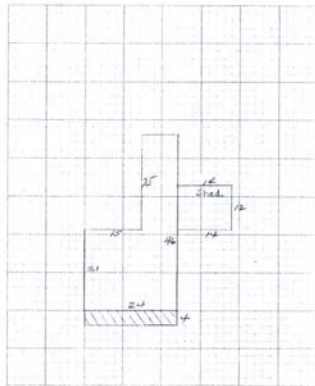


Exhibit B – Utah Historical Society

Street Address: 64 Chambers	Site No:
Architect/Builder: Unknown	
Building Materials: Wood	
Building Type/Style: Hall & Parlor House	

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

This house is a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of (See continuation sheet)

Statement of Historical Significance: Construction Date: c. 1889

Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

RECEIVED
MAR 26 2007
PARK CITY
PLANNING DEPT.

64 Chambers
Description continued:

Park City's architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of these alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.

Tax Photo Collection
Print, Photographic

Photo # 1987.3.171
PC.524A



Title House at 64 Chambers
Date 1940s

Description
House at 64 Chambers, PC-524A. Built in 1900. One storey central passage house that sits on wooden base. Window on right is boarded up, and four barrels sit on porch on side of house. Addition is seen on right of house.



Credit Park City Historical Society & Museum
02/23/2007 12:28:27

NEW INFO

k:\pp4\images\003\19873171.JPG

PARK CITY SURVEY WORKSHEET

SITE NO. PC 524A

Name of site _____ Subdivision _____
 Address 64 Chambers Avenue Block _____ Lot(s) _____
 Owner William Coleman Owahah Oil Corp. Present Zoning HR-1
 Owner Address 1935 South Main #307 Salt Lake City, Utah 84115

PRIMARY STRUCTURE

View NE oblique

Date of photo 11/81
 Negative File 20/21

Physical description: One story frame residence with lower level; rectangular with gable roof; end chimney; inset porch with simple posts and railing; 3-bay; center door; 6/6 windows; rear wing.

Features of interest: _____

Building materials: wood Building type/style rectangular

Modifications: None to minor X (on main section) Moderate Major

Explain: _____

Condition: Excellent Good X Fair Deteriorated

Comment: _____

Present use: residential Original use: residential

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example X Contributes to district X

Comment: _____

PARK CITY HISTORIC DISTRICT SURVEY WORKSHEET

Address 64 Chambers Avenue
 Site no. _____

SECONDARY STRUCTURE(S)

Physical description: _____

View _____

Date of photo _____
 Negative file _____

Modifications: None to minor _____ Moderate _____ Major _____

Condition: Good _____ Fair _____ Deteriorated _____

Present use: _____ Original use: _____

COMMENT: _____

HISTORICAL DATA

Date of construction/primary structure: by 1889? Alterations: _____

Sources for documentation: Sanborn map is a little unclear but one of this building is probably an 1889 map

Original owner: _____

Additional information of interest (attach lengthy histories): _____

SIGNIFICANCE OF SITE TO DISTRICT

 Significant Contributory Non-contributory Intrusion

Primary structure, pre-1930 X

Secondary structure

Primary structure, post-1930

Comment: Main house is contributory; wing should be viewed as qualified.Form completed by: Ellen Beasley Date: April, 1982

Beasley/February 1982

Exhibit C



East Elevation



North Elevation -Partial



South Elevation -Partial



West Elevation



PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 21, 2007

BOARD MEMBERS IN ATTENDANCE: Ken Martz, Gary Kimball, Puggy Holmgren, David White; City Council Liaison, Marianne Cone

EX OFFICIO: Brooks Robinson, Ray Milliner, Katie Cattan, Kirsten Whetstone, Polly Samuels McLean, and Patricia Abdullah

REGULAR MEETING

ROLL CALL

Chair Martz called the meeting to order at 12:00 p.m. and noted that all Board Members were present except for Todd Ford and Mark Huber who were excused.

PUBLIC COMMUNICATIONS

There was no comment.

STAFF/BOARD MEMBERS COMMUNICATION

Regarding the 528 Main Street, Museum matter, Chair Martz disclosed that he sits on the Museum Board and is the designate member to the HPB. He did not believe this presented a conflict of interest.

APPROVAL OF MINUTES OF MAY 7, 2007

MOTION: Board Member David White moved to APPROVE the minutes of May 7, 2007 as written. Board Member Gary Kimball seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA

PUBLIC HEARING/DISCUSSION/ACTION ITEMS

64 Chambers Avenue – Determination of Significance

Planner Katie Cattan stated that 64 Chambers Street is a single family home that was originally built in 1885 and utilized as a single family home. The architectural style is a hall and parlor house. The applicant is requesting a determination of significance on two additions to the house. The rear addition was built sometime between 1900 and 1907. In 1980 a significant side addition was placed on the home.

The Staff had evaluated the application according to the criteria. Regarding the rear addition, the staff found that the rear addition meets five of the six criteria. The only criteria they felt did not comply was Criteria 1, "The building structure or site is associated with events or lives of persons significant to our past." criteria.

The Staff did not believe the side addition met any of the criteria for historic

significance.

Planner Cattan reported that the applicant submitted plans for a Historic District Design Review with a request to remove both the side and rear additions. The Staff recommended that the Historic Preservation Board find the rear addition to be historically significant and to find the side addition to be historically insignificant.

Ryan Eittreim, the applicant, stated that he purchased the home because it is historic and he wants to do whatever he can to preserve the historic aspects of the home itself. He noted that the side addition actually takes up more than 90% of the wood wall of the historic back addition. Mr. Eittreim stated that there is a separation in the 25 foot section between the bathroom and the kitchen where there are two different construction materials and styles. Mr. Eittreim noted that the front portion of the house was put on a cinder block foundation; however, everything behind it, including the rear addition, is still on dirt. If he tries to lift the addition to keep it part of the house, he worries that it will not maintain its integrity.

Planner Cattan presented photos showing modifications to the interior of the home.

Board Member White stated that a portion of the rear addition looks like part of the main house; but the board and batt portion of the rear addition was questionable. Planner Cattan explained that historically the rear addition was 25 feet long. It is still 25 feet long and she assumed that possibly fire or some other reason caused them to rebuild or reside that portion. Mr. Eittreim reported that there is a small step on the inside of the home, which presents a very definite separation between the bathroom and the kitchen on the back half. He always assumed the batt and board portion had been added more recently because it is different.

Board Member White asked if any of the Board members have been inside the house or whether any of the Staff had checked the construction from the inside. Planner Cattan replied that she conducted her review from the photographs. Principle Planner, Brooks Robinson, offered to request an exploratory demo with the property owner's permission. Planner Cattan noted that she asked the architect to provide as much documentation as possible regarding historic or non-historic owners.

Board Member White noted that the entire roof covering looks the same.

Board Member Holmgren felt it was important to find out more information regarding the materials or for the Board members to visit the site. Planner Robinson stated that the Board could continue the item and ask the Staff to look at the structure of the house and the materials. Board Member White asked if there is an attic access. Mr. Eittreim replied that there is an attic in the main part of the house but he was unsure how far back it goes.

Chair Martz wondered if it was possible to move forward with the main portion of the building and keep half of the 1907 addition under advisement. Planner Cattan noted that the Historic Design Review request does not include the rear portion of the home. If this item is continued, the Staff can do an exploratory on the home but they cannot move forward with the design review without a historic determination.

Chair Martz stated that since the Sanborn Map shows the 1907 addition, he believes that supports the recommendation of significance. He suggested that they move forward with the significant and insignificant issues today; and address any other issues during the design review process.

Planner Cattan stated that if the rear addition is determined to be historically significant, the applicant would like the Board's permission to separate that portion from the house during the lifting process. He is planning on stabilizing the front portion of the house; but because of the way it is constructed, he would like to separate the back addition during construction and then bring it back. Board Member White was comfortable with that request. The Board members concurred.

MOTION: Board Member Putnam made a motion in regards to the building at 64 Chambers Avenue, to support the findings of fact and conclusions of law contained in the Staff report; that the main portion of the building and the 1900 and 1907 portions of the building are historically significant; and that the side addition on the north does not comply with the criteria and is insignificant. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Chair Martz authorized removal of the rear portion for construction purposes; after which time the addition would be put back. The Board member concurred.

Findings of Fact – 64 Chambers Avenue

1. The home at 64 Chambers Street is located in the Historic Residential (HR-1) zone.
2. The Historic home was built in 1885.
3. The rear addition to the home is representative of the most common method of expansion of a small Park City house during the early 1900's.
4. The rear addition to the home is representative of the most common method of expansion of a small Park City house during the early 1900's.
5. The materials utilized in the rear addition to the home have been modified since the original construction.
6. The side addition to the home was built in 1980.
7. The historic home is a one story hall and parlor design.
8. Hall and parlor homes are one of the three most common house types built during the mine boom era.
9. All findings from the analysis section are incorporated herein.

Conclusions of Law – 64 Chambers Street

1. The side addition to the home located at 64 Chambers Street does not demonstrate a quality of significance in local, regional, state or national history, architecture, archeology, engineering or culture.
2. The rear addition to the home located at 64 Chambers Street demonstrates a quality of significance in local history and architecture.
3. The side addition to the home located at 64 Chambers Street does not demonstrate a quality of integrity of location, design, setting, materials, and workmanship.
4. The rear addition to the home located at 64 Chambers Street demonstrates a quality of integrity of location, design, setting, materials, and workmanship.

5. The side addition to the home located at 64 Chambers Street does not substantially comply with the standards of review found in LMC Section 15-11-12(A) and therefore is not historically significant pursuant to LMC Section 15-11-12.
6. The rear addition to the home located at 64 Chambers Street substantially complies with the standards of review found in LMC Section 15-11-12(A) and therefore is historically significant pursuant to LMC Section 15-11-12.

450 Park Avenue – Panelization

Puggy Holmgren disclosed that she has known the applicant, Jessie Shetler, for many years.

Planner Ray Milliner reviewed the application to disassemble the structure at 450 Park Avenue. He reported that in April 2007 the Planning Commission approved a conditional use permit for the expansion of the No Name Saloon into the HR-2 zone. The applicant would like to construct a subterranean expansion directly to the back of the No Name Saloon, towards the property line and into the HR-2 zone under the pink house at 450 Park Avenue. The reason for this expansion is to accommodate a secondary egress out of the No Name Saloon for emergency purposes. The Chief Building Official has indicated that he would no longer allow this use to continue in the No Name Saloon as currently situated because there is only one exit out of the building. Planner Milliner explained that there would be a stairwell out of the building up to Park Avenue. A second reason for this expansion is for ADA compliant restrooms. Floor plans showing the expansion were included in the Staff report.

Planner Milliner noted that as part of this application, the applicant is proposing to renovate the pink house at 450 Park Avenue and leave it as a residential unit facing Park Avenue. The No Name Saloon use would be underneath the home. Planner Milliner stated that the applicant is requesting to disassemble the building in order to accommodate the construction of the No Name Saloon expansion, as well as to culminate the renovation.

Planner Milliner reported that the Staff has been through the pink house and found it to be structurally sound and in relatively good shape. He believed the applicant's request comes from the standpoint of logistics. It would be unfeasible to raise up the house to put in a new foundation. Existing power lines prohibit a crane from picking up the house to move it to another site and suspending it in the air while the foundation was being dug would create an unsafe environment.

The Staff requested direction from the Historic Preservation Board on whether or not the applicant would be able to panelize the structure.

Board Member Kimball wanted to know when the building was built. Planner Milliner replied that the Staff records indicate 1925. He was unsure when the addition was put on. Chair Martz asked if the addition would remain a part of the building. Planner Milliner answered no. Jessie Shetler, the applicant, explained that the addition is only ten years old. The remodel will keep the same footprint; therefore, the size of the original building will not increase.

Chair Martz stated that he had visited the structure and provided his general observation. He agreed that the structure is intact and it appears to have a new structural roof. Chair Martz concurred that the power lines would be an issue in terms of moving the house.

Mr. Shetler noted that both the contractor and the crane operator have determined that it would be impossible to gain access to the site to either raise or move the building. Another issue is where to put the house if it could be moved.

Board Member White wanted to know how high the house would be raised if they raised it in place. Mr. Shetler stated that doing a traditional raise would be counter intuitive and contradictory to being able to dig underneath the building. He was unsure how that could be achieved. Board Member White stated that the power lines and the fact that the building is 40 feet long would make it impossible to move.

Ron Ivie remarked that holistically they need to look at the entire project. The intent is to save the No Name Saloon because it is a historic building. Currently the No Name Saloon is in violation of the compliance agreement because the second exit and the bathroom problem should have already been resolved. The problem was that they needed to apply for a zone change and amend the ordinance and that process took a considerable amount of time. He explained that logistically they are looking at an approximate 30 foot cut on Park Avenue with a standing building. It is impossible to keep the building in place and still have equipment access for excavation. Mr. Ivie suggested that in this circumstance they should look at the economics. He does not want to further impact the No Name Saloon if it can be avoided. He reiterated that in addition to an emergency access, the second exit would provide another way for the police to enter the building if an incident occurred. Mr. Ivie stated that safety is his primary concern. He also pointed out that shoring will most likely be required on the Park Avenue side and that would be impossible to do if the building is there. He believed that allowing the home to be disassembled is a small price to pay for saving the No Name Saloon. Mr. Ivie recommended that the HPB allow this request. If they have concerns, he suggested that they get some type of guarantee relative to storage so they will have some assurance that it would come back intact. He believes this structure would move well in parts. Mr. Ivie hoped to avoid exercising his option in condemning the No Name Saloon.

Board Member Kimball was not opposed to granting the applicant permission to panelize as long as it is off site and stored properly. Chair Martz concurred but preferred to see a follow up in terms of storage and possibly a bond for the remaining walls. Planner Milliner stated that he could incorporate that into the design review and work with the Building Department to determine the proper amount.

Board Member White stated that he has always been a proponent of looking at panelization on a case by case basis and he believes this is a case that dictates panelization. Chair Martz agreed that given the total of all the issues, panelization appears to be the best approach for this particular building.

Board Member White asked if the long side would be panelized in one piece. Mr. Shetler believed it would unless they run into logistical issues. Board Member White assumed everything would be documented to make sure the structure is reassembled correctly.

MOTION: Board Member Kimball made a motion to allow the applicant to panelize the historic pink house at 450 Park Avenue and to request a bond for storage and for the parts. Puggy Holmgren seconded the motion.

VOTE: The motion passed unanimously.

528 Main Street, Museum – Design Review

Planner Kirsten Whetstone reported that the item for 528 Main Street was a request by the Park City Historical Society to expand the museum into property directly behind the museum on Swede Alley. The applicants submitted a historic design review and the Staff is in the process of conducting that review. They also submitted a plat amendment, which was approved by the City Council last week. The approved plat amendment combines all the lots, including 3,000 square feet of City owned property that was not right-of-way, into one large lot of 9,300 square feet. The plat has been approved but not yet recorded. Planner Whetstone noted that the applicants also submitted a conditional use permit for the expansion of the museum in the HCB District. Museums fall into the category of public/quasi public uses and requires Planning Commission approval of a conditional use permit. She noted that the CUP review and a public hearing are scheduled before the Planning Commission on Wednesday, May 23.

Planner Whetstone reported that the City Council has the ability to ask the Historic Preservation Board to participate in the design review, which is why the Board was being asked for their input today. Planner Whetstone noted that the Park City Historical Society presented design plans to the City Council in the Fall. The City owns the building and the property and the City Council is working on a lease agreement. During those discussions the City Council requested that the applicant come back with a different design. Based on that direction, the applicants submitted the current design for review. The City Council looked at the new design and agreed to continue with the lease agreement and the discussion to combine the property. The applicant still needs to obtain conditional use permit approval, finalize the plat, and finalize the design review.

Sandra Morrison, Director of the Park City Historical Society Museum, provided a brief background on the museum, noting that the museum opened in 1984 and has been extremely popular ever since. Currently 90% of the exhibitions are in storage. They change the exhibitions every year, which is very costly. Ms. Morrison pointed out that there is no space for public programs and explained how they try to accommodate a bus load of school children or various other organizations or activities. The museum currently has no handicap capabilities. She noted that other museums have gift shops, facility rentals, and other revenue sources that the Park City Historical Society is unable to do because of limited space.

Ms. Morrison reviewed the project goals as outlined by the Museum Board of Trustees. In looking for architects with museum and historic preservation experience, they hired Mark Cavagnero Associates from San Francisco. They also hired West Office Exhibition Design, a nationally renowned exhibition firm from Oakland, California. Ms. Morrison noted that the total project cost is \$8.9 million and currently they have raised \$6.1 million.

Kurt Huffaker, with the State Heritage Foundation, expressed his excitement about being involved in discussions with the building committee and the community. The difficult

question is how to put a compatible addition on a great historic building and he distributed copies of the National Standards for Historic Buildings and Rehabilitation. He noted that the four treatments for historic buildings are preservation, rehabilitation, restoration, and reconstruction. For the Museum project they are looking at either preservation or rehabilitation. Mr. Huffaker reviewed the National Standards guidelines for putting an addition on to a historic building and noted that the Historical Society has chosen to follow these guidelines for their project. The intent is to balance the values of preserving a great building and building an addition that fits in to Main Street and Swede Alley. This is a huge challenge for the architect and the design team; but it will contribute to the greater community when completed.

Rory Murphy remarked that this has been an evolving process and it has not been entirely smooth. He stressed that any comments from the Historic Preservation Board would be highly valued and they will do their best to incorporate those comments into the project. Mr. Murphy reviewed renderings and drawings to show what they are proposing to do with the building. He noted that they are considering using the same red stone block from the quarry mountain area. The stone is now quarried in Brown's Canyon and it is consistent throughout town. He believed there was clear direction from the City Council to use the red stone. Mr. Murphy asked the HPB for their comments and input on the project as proposed.

Board Member Holmgren thought the design was very contemporary for Old Town. She deferred further comments to Board Member White since he has designed other projects on Main Street. Ms. Morrison explained that one of the earlier designs was more reflective of the historic element but the concern was to keep the building accessible from Main Street and Swede Alley. That was the reason for adding the windows. Board Member Holmgren stated that besides the glass, there were too many sharp angles that reminded her of New York or Los Angeles.

Board Member White remarked that the problem with the museum as it exists, is that everyone knows where it is but you cannot see into it. He personally felt that the building materials being proposed would soften the look. The building as proposed, would allow people going up or down Swede Alley the opportunity to look into the museum and see things. He believed additional landscaping would also be necessary to soften the look. Board Member White was not opposed to the design presented today. He indicated one small entrance on the side and suggested an entrance on the back or possibly a larger entrance on the side. As designed, the building would not invite people in from Swede Alley.

Ms. Morrison explained that an entrance on Swede Alley became problematic due to the flood plain. She indicated an area where they could possibly put a door on the Swede Alley side; but anywhere else the door would be below grade. Ms. Morrison commented on other reasons why it was not favorable to have an entrance off of Swede Alley.

Planner Robinson noted that this would be addressed in the Historic Design Review Guidelines. Design Guideline #28 for the commercial area talks about developing a back entrance for public access but keeping with the character of the main building front and functional quality of Swede Alley. In addition, the back should have opportunities for new features traditionally found on the Main Street side such as decks, greenhouse,

court yards. Planner Robinson believed the display window proposed would afford new opportunities that would comply with the design guidelines.

Ms. Holmgren stated that she likes the glass but her initial reaction is that it does not look historic. She likes the idea of significant landscaping and she always encourages lilacs and roses. Ms. Holmgren believes they are headed in the right direction and she is anxious for it to happen.

One of the Board Members had to leave. Assistant City Attorney, Polly Samuels McLean, noted that they would be without a quorum and suggested that they adjourn the meeting and continue this discussion since it did not require action.

MOTION: Board Member Kimball moved to adjourn the meeting. Nancie Putnam seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at approximately 1:00 p.m.

Approved by _____
Ken Martz, Chair
Historic Preservation Board

The Board continued their discussion on the museum design.

Board Member Kimball expressed concerns with the stonework. He believes the stonework currently seen in Park City has become very competitive. Ms. Morrison stated that during one of the discussions, the architect addressed the difference between a one-inch stone veneer versus a three or six inch veneer. Everyone on the Board of Trustees opposed a one-inch veneer. Therefore, the building is currently designed with a steel frame and blocks of stone. Board Member White questioned the concrete wall in the front of the building. Planner Robinson commented on other areas on Main Street where they have used deep set vertical board form rather than concrete. Board Member White thought board form or stone would be preferable to a stark concrete wall.

Planner Whetstone indicated the area corner where the north facing glass meets with the window on the back. She wanted to know if the HPB would prefer to frame the glass windows with either stone or a steel beam. Mr. Murphy explained that the reason for doing it as shown was to pull the two buildings together. He was not opposed to framing if that was preferred. Planner Whetstone noted that the Staff has looked at adding some type of detail over the windows so it does not look like the window is holding up the stone.

Ms. McLean advised the Board to continue this discussion to the next meeting since they did not have a quorum. It would be re-noticed and the Board can make their comments on the record.



April 18, 2018

SBH Enterprises, LLC
c/o Sara Hutchinson
1225 Deer Valley Drive Suite 201
Park City, UT 84060

CC: Mick Berry

Re: Complete Historic District Design Review Determination
Property Address: 64 Chambers Avenue
PL-18-03844

Per your Pre-Historic District Design Review Application (Pre-HDDR) submitted on April 18, 2018 regarding the Landmark structure located at 64 Chambers Avenue, it was determined that your proposed work is a minor alteration having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Therefore, per §15-11-12(A)(3) of the Land Management Code, your proposal would not be required to complete the full Historic District Design Review (HDDR) process; however adherence to the Design Guidelines is still required. The following conditions must be met:

- The applicant is proposing to construct a new 12" concrete slab and new 8" concrete foundation wall on the interior of three (3) sides of an existing addition.
- The new concrete slab and concrete foundation wall should be installed on the interior of the existing siding. The new concrete foundation and concrete slab will be covered by wood board and batten to match the existing board and batten on the addition.
- The structure will be stabilized during construction to limit the removal of any material during the construction process. The structure should remain intact during construction. Any material that is removed and is proposed to not be reinstalled on the structure shall be inspected by the Project Planner prior to disposal.
- A Building Permit will be required for this work.

Should you have any questions or concerns, please do not hesitate to contact Planner Hannah Tyler at hannah.tyler@parkcity.org or (435) 615-5059.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Erickson".

Bruce Erickson, AICP
Planning Director

CC: Hannah M. Tyler, Planner



Planning Department

September 4, 2024

Jonathan DeGray

CC: Curtis Wagner and Kaitlyn Murphy

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 64 Chambers Avenue
A Landmark Historic Site

Zoning District: Historic Residential – 1

Application: Determination of Significance

Project Number: PL-24-06158

Action: APPROVED

Date of Final Action: September 4, 2024

Project Summary: The Applicant requests the Historic Preservation Board reconsider their 2007 determination for the Landmark Historic Structure at 64 Chambers Avenue that the addition built between 1900 and 1907 is historically significant.

Action Taken

On September 4, 2024, the Historic Preservation Board conducted a public hearing and approved the Applicant's request to determine a rear addition constructed between 1900 and 1907 could be removed, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 64 Chambers Avenue is a 4,125-square-foot Lot 2 of the Qualls Subdivision.
2. A hall and parlor home was constructed on the site circa 1885.
3. 64 Chambers Avenue was included in the 1984 National Register nomination.

According to Roger Ropers:

Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which



Planning Department

are included in this [multiple property] nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

4. The Sanborn Maps show the original hall and parlor house constructed circa 1885 with a rear addition built between 1900 and 1907.
5. A 1982 Historic Architecture Survey for 64 Chambers Avenue found the structure was a typical example that contributes to the Historic District. The form notes the "Main house is contributory; wing should be viewed as qualified."
6. On May 21, 2007, the Historic Preservation Board reviewed a Determination of Significance application regarding the rear addition constructed between 1900 and 1907. The Applicant proposed lifting the Landmark Historic Structure to construct a new basement and garage.
7. The Board determined the rear addition is historically significant and could not be removed to accommodate the proposed upgrades and addition.
8. On June 5, 2024, the Applicant requested the Board reconsider their 2007 determination regarding the rear addition.
9. On August 7, 2024, the Board indicated the Landmark Historic Site at 64 Chambers Avenue would retain its Historic Integrity with the removal of the 1900-1907 rear addition and directed Staff to draft a Final Action Letter regarding this finding.

Conclusions of Law

1. 64 Chambers Avenue retains its Historic Integrity and Landmark Historic Designation pursuant to Land Management Code Section 15-11-10 with the removal of the 1900-1907 rear addition.



Planning Department

Conditions of Approval

1. This determination is valid for one year only and shall expire on September 4, 2025. The Applicant is responsible for timely submitting a complete code-compliant Historic District Design Review application within three months of this determination for review and Final Action.

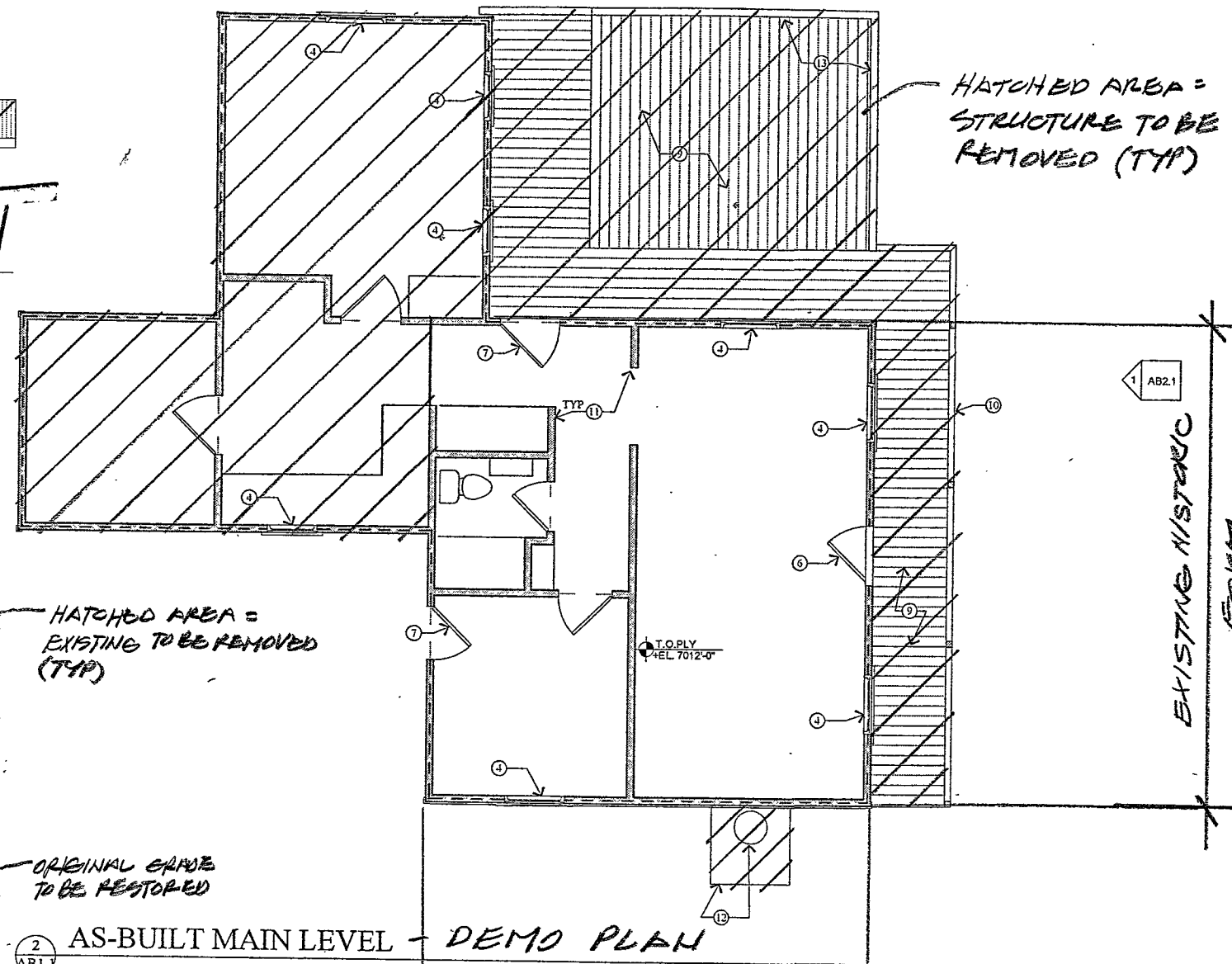
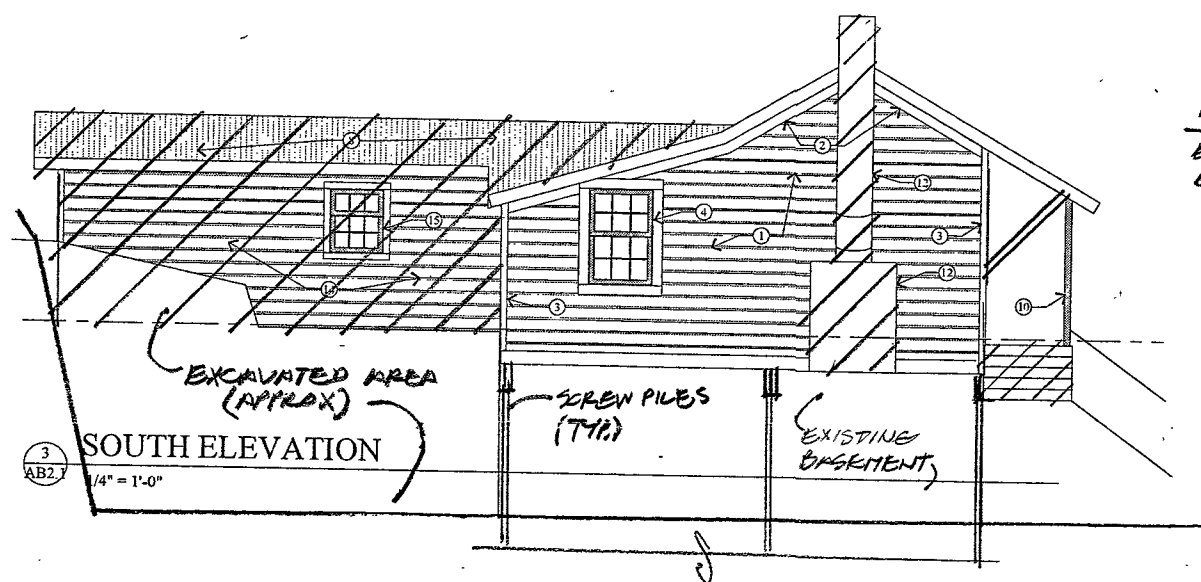
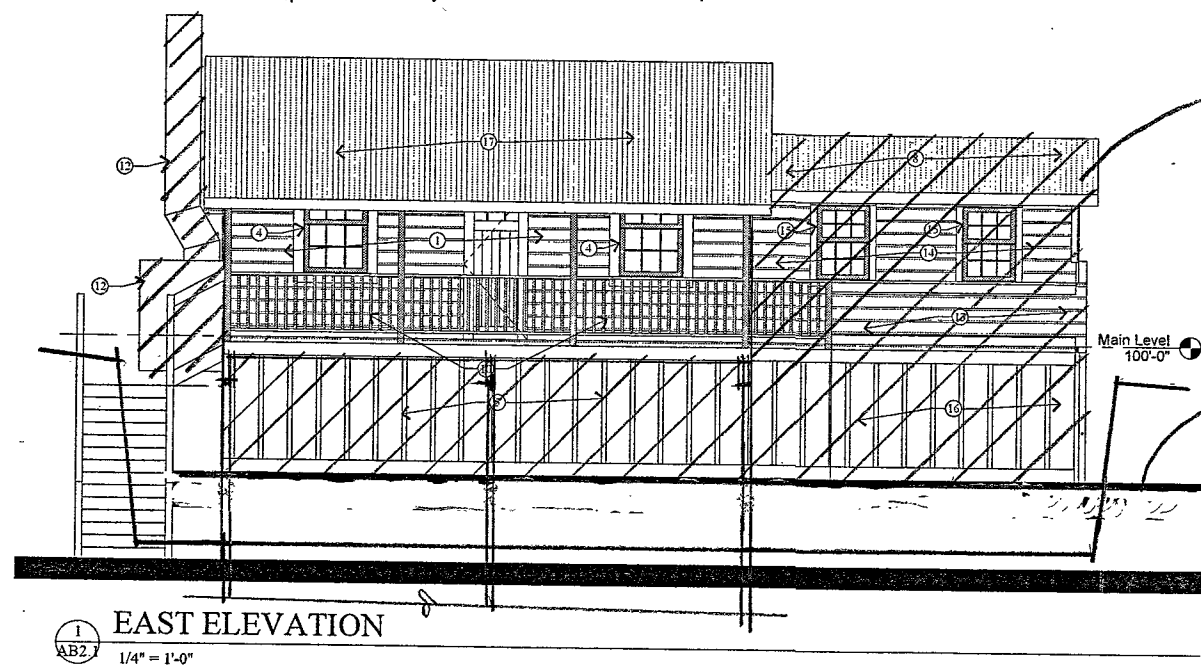
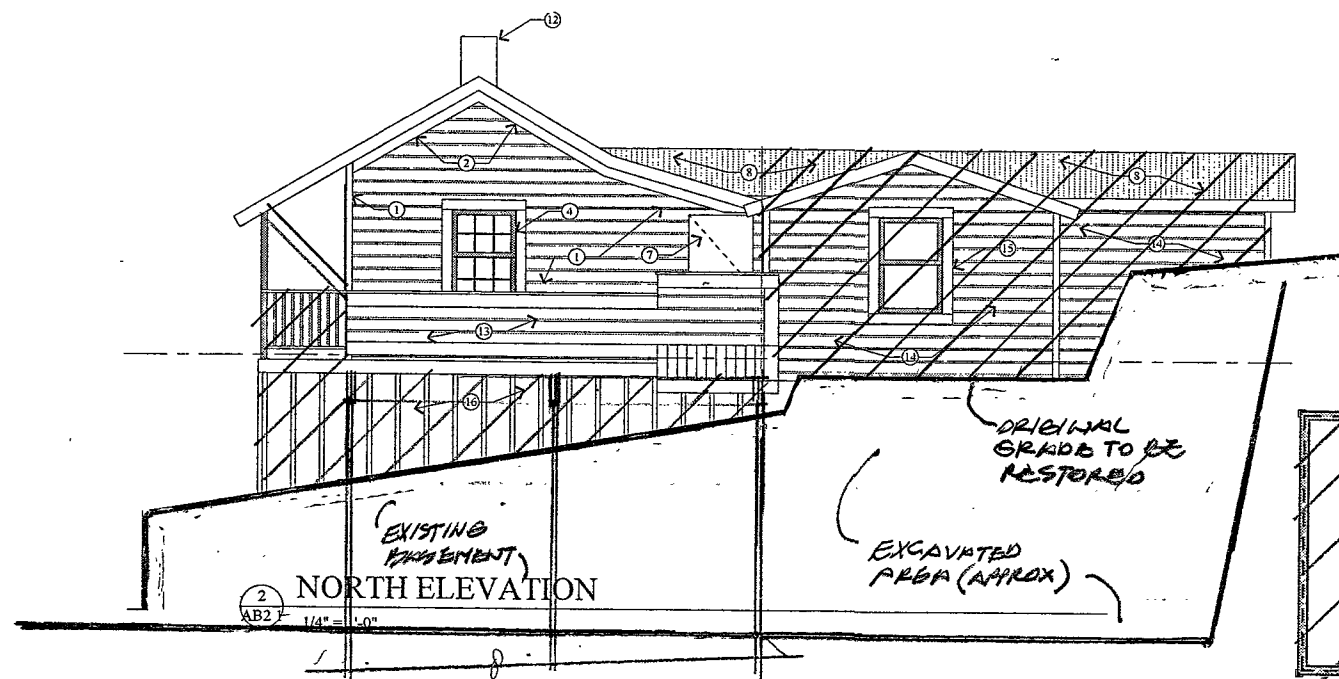
If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

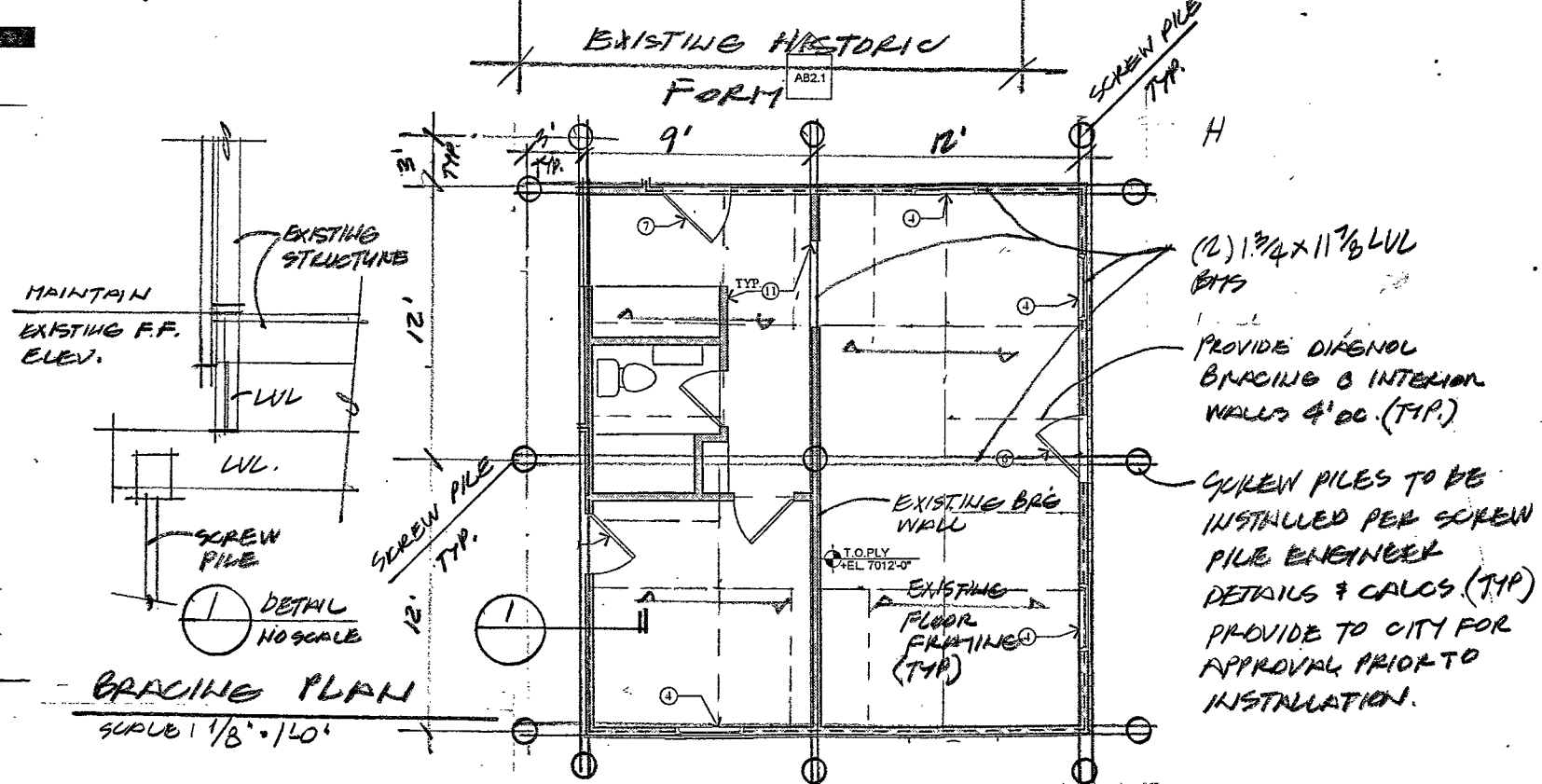
Signed by:

E03B13EA71084C7...

Randy Scott, Historic Preservation Board Chair



2 AS-BUILT MAIN LEVEL - DEMO PLAN
1/8" = 1'-0"



1 DETAIL
NO SCALE

BRACING PLAN
SCALE 1/8" = 1'-0"

HATCHED AREA =
STRUCTURE TO BE
REMOVED (TYP)

HATCHED AREA =
EXISTING TO BE REMOVED
(TYP)

ORIGINAL GRADE
TO BE RESTORED

(12) 1 3/4" x 11 7/8" LVL
BTS

PROVIDE DIAGONAL
BRACING @ INTERIOR
WALLS 4' OC (TYP)

SCREW PILES TO BE
INSTALLED PER SCREEN
PILE ENGINEER
DETAILS & CALCUS (TYP)
PROVIDE TO CITY FOR
APPROVAL PRIOR TO
INSTALLATION.

Jonathan DeGray
Architect

P.O. Box 1874, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-669-7263, E-mail: degrayarch@westnet.net

PROJECT DESCRIPTION:
104 CHAMBERS AVENUE, P.E.D.
64 CHAMBERS AVENUE, PARK CITY, UTAH

SHEET DESCRIPTION:
BRACING & STABILIZATION
PLAN

REVISIONS:

DATE: 3.4.25

PROJECT NUMBER:

SHEET NUMBER:



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: _____ Curtis Wagner
ADDRESS: _____ 64 Chambers Ave.

TAX ID: _____ Quals-2 _____ OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☐ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: _____ Curtis Wagner
MAILING _____
ADDRESS: _____

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

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: Curtis Wagner

Mailing _____

Address: _____

Phone #: (_____) Fax #: (_____

Email: _____

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: _____

Mailing Address: _____

Street Address/ Legal 64 Chambers Ave.

Description of Subject Property: Quals-2

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: _____

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The historic home sits up off the street approx. 10' vertically. Later addition at the rear are cut into the hill side and act as retaining elements at the rear of the site. Landscape features appear to be newer to the home. Stack stone walls are new as are the entry stair. There are two pine trees and one aspen in the front yard. All appear to have been planted with in the last 10 years. The rest of the site is covered in native grass.

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

Existing building at the rear is retaining approx. 6-7' of soil. There is no concrete foundation so it is assumed the wood structure is acting as the retaining wall.

Photo Numbers: 1-13 Illustration Numbers: _____

2. Structure

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The historic form has been excavated out beneath it to create a partial basement. This is being used for storage and mechanical equipment. The walls appear to be a mix of concrete and CMU block
The floor and roof framing appear to be original to the home. 2x4 at 24" oc at walls and 2x4 trusses are assumed. This will need to be confirmed.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

It is unknown if the partial foundation is code compliant. It is assumed not to be. The existing framing is also assumed not to be code compliant.

Photo Numbers: 15-19, 26-27 Illustration Numbers: _____

3. Roof

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Existing roof is a dated corrugated galvanized metal with unknown sub-straight. Gutters and down spouts are in poor condition and are falling off the building in many locations.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Roofing has reached the end of it's life span and needs to be replaced

Photo Numbers: 1-13 _____ Illustration Numbers: _____

4. Chimney

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

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Existing chimney and fireplace have been constructed external to the building. The flue is a prefab. metal.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☐ Fair

☒ Poor

Existing fireplace and chimney do not appear to be code compliant.

Photo Numbers: 3 & 13

Illustration Numbers: _____

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: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The building appears to have been renovated at some point with in the last 20 years.
The siding and trims has been replaced. All doors and windows have been replaced.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Front porch roof appears to be sagging. Supporting structure appears to be inadequate.

Photo Numbers: 1-13 Illustration Numbers: _____

6. Foundation

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

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Part of the home sits on a partial basement that was constructed much later than the original home. The rest of the home appears to not have any foundation and sits on the dirt.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The existing foundation is not code compliant.

Photo Numbers: 26-27 Illustration Numbers: _____

7. Porches

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

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The existing covered porch appears to be original to the home. The supporting columns, railings, floor and walls supporting it have been replaced. There is an expansive deck that has been added to the north of the porch.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Front porch roof appears to be sagging. Supporting structure appears to be inadequate.

Photo Numbers: 1-5 Illustration Numbers: _____

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: _____

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Mechanical is located in the partial basement. Equipment appears to be relatively new.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

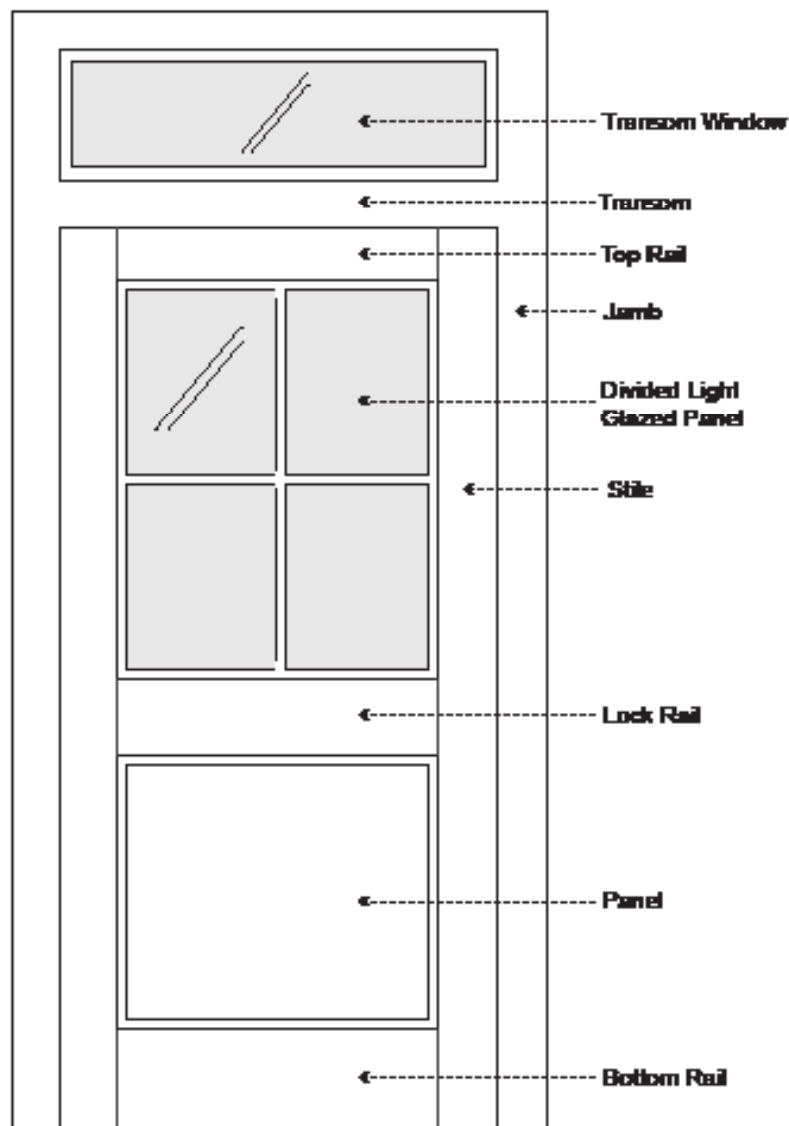
Photo Numbers: 26-27 Illustration Numbers: _____

9. Door Survey

Basic Requirements

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

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



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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: _____

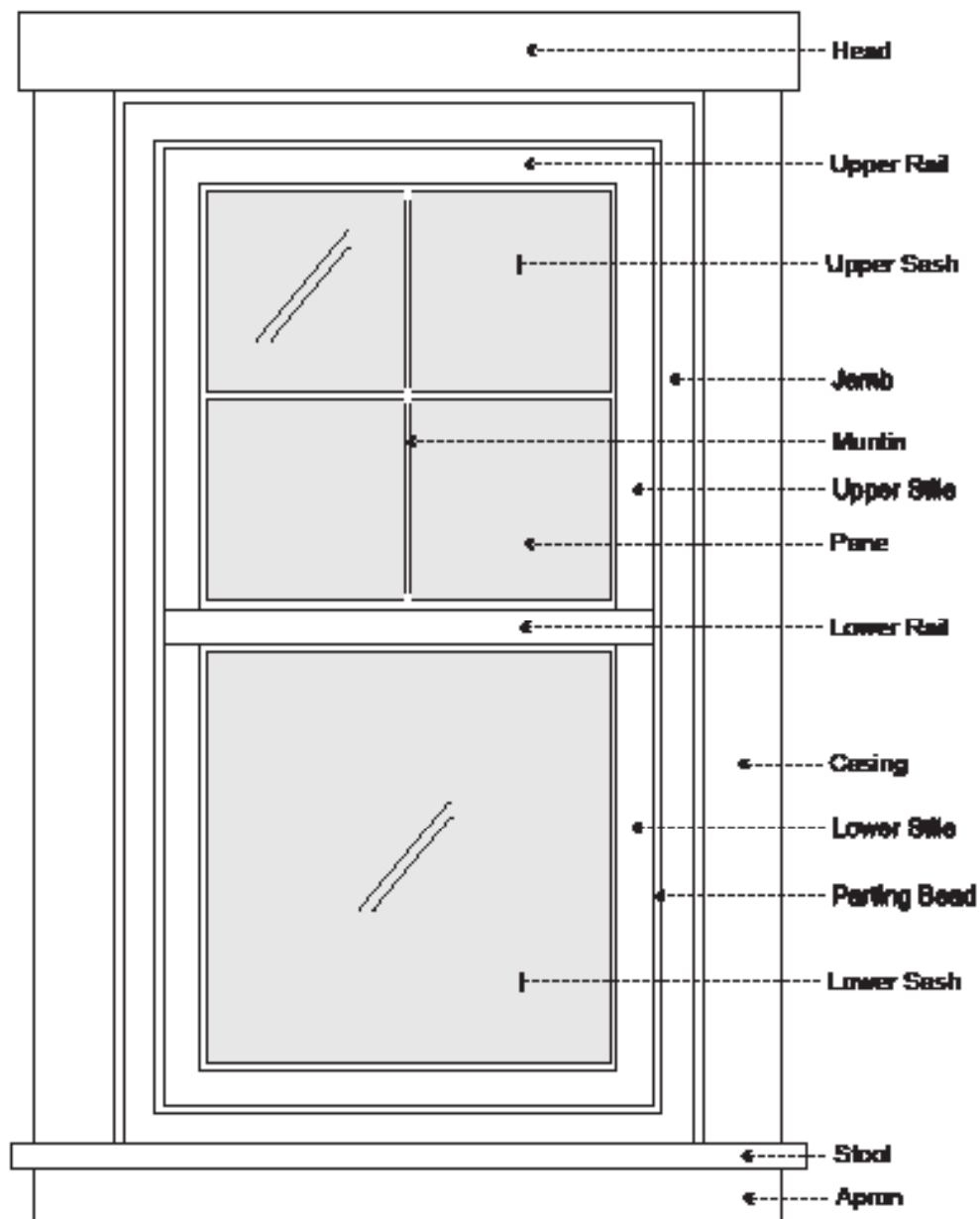
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
6	Good		4, 14	No
7	Good		11	No
7A	Good		6, 15	
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



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Window Survey Form

Total number of window openings on the exterior of the structure: 8

Number of historic windows on the structure: 0

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: 0

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
4A	Good		1, 14	No
4B	Good		1, 14	No
4C	Good		6, 15	No
4D	Good		13, 19	No
4E	Good		12, 21	No
4F	Good		5	No
4G	Good		5	No
4H	Good		8, 24	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

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: _____

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Interior has been renovated

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 15-24 Illustration Numbers: _____

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

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

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: _____
Curtis Wagner

ADDRESS: _____
64 Chambers Ave

TAX ID: _____ Quals-2 _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: _____

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

EMAIL: _____

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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:

Existing site has been regraded with new retaining walls constructed and new vegetation. We plan to return the site to a historically accurate condition.

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 historic form will be stabilized in place and new code compliant foundation built under it.

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 does not meet code. Once the building has been stabilized and on its new foundation, the roof will be re-framed to meet code.

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:

The current exterior mounted fireplace and flue will be removed. A new fireplace will be located per plan and a metal flue will be added.

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:

The exterior walls will remain and be modified to meet code. Additional 2x framing will be added.

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:

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:

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 partial foundation will be removed and a new code compliant foundation, incorporating a basement level, will be built.

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 existing porch will be rebuilt to match the existing appearance.

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 three exterior doors that exist on the house are not historic. They will be replaced with historically correct doors.

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 the existing windows are approx. 10 years old. They will be replaced with historically correct paint grade wood windows on the historic form and aluminum clad wood windows on the new addition.

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: _____

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 mechanical systems will be relocated in the new plan and replaced.

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:

A new addition is proposed at the rear of the home. The connection to the historic form will be via a transition element. This will allow the new addition to be easily identified from the historic form. The transition element size will limit the amount of historic material that needs to be removed at the rear of the historic home to make the connection to the new addition. Note, this area of connection is part of the area on the historic form that has been approved to be removed as part of the HPB significant's determination dated September 4, 2024.

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 Date: _____

Name of Applicant: Jonathan DeGray