



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
November 17, 2025**

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

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

- 3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from October 1, 2025

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. REGULAR AGENDA

- 6.A. **1003 Norfolk Avenue – Request for Modification to Material Deconstruction** – The Applicant Requests a Modification of the March 5, 2025 Modification of Material Deconstruction Approval (PL-25-06240) to Panelize the Exterior Walls of the Landmark Historic Structure to Construct a Rear and Basement Addition and to Repair the Foundation in the Historic Residential - 1 (HR-1) Zoning District. PL-25-06722
(A) Application Withdrawn
- 6.B. **218 Sandridge Road – Request for Modification to Material Deconstruction** – The Applicant Requests a Modification to the February 7, 2024 Material Deconstruction Approval (PL-23-05692) to Reconstruct the Historic 1889 and 1907 Roof Forms of a Significant Historic Structure in the Historic Residential - 1 (HR-1) Zoning District. PL-25-06745 (30 mins.)
(A) Public Hearing; (B) Action

7. ADJOURNMENT

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.gov 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.**



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF OCTOBER 1, 2025**

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

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Jacob Klopfenstein, Planner II; Meredith Covey, Planner II; Lillian Zollinger, Planner III; Elissa Martin, Project Planning Manager; Mark Harrington, Senior City Attorney

1. CALL TO ORDER

Chair Douglas Stephens called the meeting to order at 5:00 p.m.

2. ROLL CALL

All Board Members were present with the exception of Randy Scott and Katie Noble.

3. MINUTES APPROVAL

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

MOTION: Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from August 6, 2025, as presented. Board Member Gackle seconded the motion.

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

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reported that the November 5, 2025, Historic Preservation Board meeting would be cancelled.

Board Member Gackle disclosed that as an employee of the Park City Museum, he had been in many meetings where item 6A was discussed.

5. **PUBLIC COMMUNICATIONS**

There were no public communications.

6. **REGULAR AGENDA**

A. **Silver King Coalition Mine Stores Building – Material Deconstruction – The Applicant Proposes Deconstructing the Stores Building, a Significant Historic Site, and Salvaging Materials to be Used for Restoring the Main Mine Building. PL-25-06665.**

Project Planning Manager, Elissa Martin, presented the Staff Report and indicated that the Silver King Coalition Mine is a Significant Historic Site listed on the Park City Historical Sites Inventory. The Historic Structures were built between 1894 and 1929 in the mature mining era, and the Stores Building was constructed circa 1910. The Applicant proposed the Material Deconstruction of the entire building. The historic materials would then be repurposed for use in the restoration of the adjacent Silver King Hoist House.

The Stores Building is reflective of its designated Historic Era. It is located northwest of and parallel to the Hoist House. The structure was approximately 140 feet long and 30 feet deep and clad in corrugated metal with two-over-two double hung sash type windows. Planning Manager Martin indicated that the windows had since been covered with metal panels to prevent vandalism.

The building was adapted for ski resort equipment maintenance and offices in the 1970s and used for those purposes until 1986. Heavy snowfall in the winter of 2018-2019 caused a portion of the roof to collapse. Emergency repairs and demolition of the collapsed portion were approved via a Historic Preservation Board Waiver Letter, which included conditions of approval to stabilize the portion of the building that was intact. Record snowfall in 2022 and 2023 collapsed a section of the roof. Photographs were displayed, indicating the past and current condition of the structure.

Planning Manager Martin reported that the complete Material Deconstruction of the Stores Building, including the remaining standing portion of the building, would constitute demolition and could not be approved by the Historic Preservation Board.

The Applicant's justification for full demolition was as follows:

1. When the Stores Building was converted to a ski resort maintenance and office building, its historic significance as a Mine Structure was minimized.
2. Decades of heavy snow loading caused all but 18 feet of the structure to collapse.
3. The Stores Building makes snow grading difficult where it is needed to allow snow unloading from the Silver King Hoist House.

Staff analysis determined that while the Stores Building had been reduced in size due to collapse and the interior had been stripped of remnants of mining activity, the intact portion of the Historic Structure may retain Historic Significance. The 2015 Preservation Plan for Historic Mining Resources at Park City Mountain Resort, prepared by SWC Environmental Consultants, described the Stores Building as “contributing to the overall experience of the Silver King Mine Site for visitors.” However, its utilitarian construction, plain appearance, and lack of interpretive plaque make it less visited and less significant to the experience than the adjacent Hoist House. The Preservation Plan provided a condition assessment of the Stores Building, as well as treatment recommendations for stabilization. The treatments recommended in the plan could be applied to the portion of the structure that is still intact in order to stabilize it.

Pursuant to Land Management Code (“LMC”) § 15-11-16, in order for demolition to take place on a Historic Structure, the Chief Building Official must make a determination based on International Building Code (“IBC”) standards for demolition. Planning and Building Staff performed a site visit to evaluate the condition of the Stores Building, and the Chief Building Official determined that the structure did not qualify for demolition. Staff then encouraged the Applicant to obtain an engineer’s report to evaluate if the standing portion of the structure could be stabilized and preserved.

There were three paths for demolition:

1. Application for a Certificate of Appropriateness for Demolition pursuant to LMC § 15-11-17.
2. Application for the removal of the Historic Site from the Park City Historic Sites Inventory.
3. Demolition could be approved by the Chief Building Official based on an engineer’s report indicating that the structure does not meet requirements outlined in IBC Section 16.

Based on its evaluation of Historic Integrity, Staff determined that Material Deconstruction of the collapsed portion of the Stores Building would not diminish the Historic Integrity of the Silver King Coalition Mine Historic Site.

Staff recommended that the Historic Preservation Board review the proposed Material Deconstruction, conduct a public hearing, and consider denying the request the demolish the remaining standing portion of the Stores Building but approving the salvaging of collapsed materials for use on the Silver King Hoist House subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter.

Morgan Pierce spoke on behalf of the Applicant and indicated that the Friends of Ski Mountain Mining History has been working diligently on the Silver King Coalition Mine structures that were listed as Priority Structures in the 2015 Preservation Plan. The Stores

Building was not a priority project, and as such was not scheduled for preservation or stabilization. It was their position that the Structure lacked historic integrity and interpretive value and was in a state of physical degradation.

Project Manager, Brian Buck, presented photographs of the site and indicated that the Historic Site had been significantly modified. The Stores Building was previously connected to a Carpenter Shop, which connected to a Tramway that crossed Woodside Gulch. The other structures had since been removed, and Woodside Gulch was backfilled with earth. The building's appearance was modified in the 1970s with the installation of two modern garage doors. The interior was completely refurbished with a concrete floor on top of the original wood floor, modern appliances, plumbing, lighting, etc., to support its use as an equipment maintenance facility.

Mr. Buck stated that wood-framed structures like the Stores Building do not hold up to the elements, and old roofs are prone to damage from snow loads. When in use, the building was heated, so snow did not accumulate on the roof. Once it was abandoned, the roofs began to weaken from the snow load. He presented a drone photograph from 2019 after the eastern half of the Stores Building had collapsed. At that time, the Stores Building, Hoist House, and Change House were standing. The roofs of the Change House and Hoist House had since been repaired. The City approved the removal of the collapsed portion of the Stores Building at that time, with the condition that the remaining Historic Structure be stabilized and a new east wall be constructed to enclose the building.

Photographs from 2021 to the present were displayed. The new eastern wall was constructed in 2022, and steel cables were installed in the interior to strengthen the structure. Despite those repairs, that winter's record snowfall damaged the roof and walls. The damage was reported to the City, but repairs were not undertaken at that time. The following winter, snow further damaged the weakened building and caused the general collapse of the damaged portion. The north wall from the remaining garage door to the eastern wall was further damaged, as well as the southern wall, creating multiple potential entry points for trespassers.

Mr. Buck presented photographs of the building's interior and noted that no part of the interior or its contents related to the mine. The drop ceiling installed in the 1970s had collapsed, and the remaining insulation was contaminated with black mold. The building was also contaminated with rat and mouse droppings. Vandals had destroyed plumbing fixtures and windows and painted graffiti on some walls. The portion that is still standing includes two small rooms on the first floor and one room on the second floor. The general collapse of the roof was visible from the remaining upstairs room.

It was the Applicant's position that the building was generally unsound and posed a safety risk. The portion of the structure that was still standing was constructed in the same manner as the portion that had collapsed, which suggested that it was also likely to collapse unless major reconstruction was completed. Two broken purlins would likely collapse under a significant snow load. The current unsafe condition of the building prevented adequate

maintenance to prevent further collapse or eliminate unauthorized entry. In their opinion, the structure was dangerous and should be entirely removed.

The original structure was 136 feet long. The current structure was approximately half that size. Once the collapsed portion was removed, only 18 feet or 13% of the original Historic Structure would remain. The Applicant believed the remaining structure lacked Historic Significance or visual interest and had little integrity with the original Stores Building or Mine Site. They did not agree with Staff that the building should be preserved. Additionally, the building encumbered the resort from being able to control the depth of snow along the north side of the Hoist House.

A current photograph of the site was displayed, and Mr. Buck noted that extensive repairs had been made to the roof, windows, and interior of the Hoist House. The Applicant believed the collapsed Stores Building was structurally unsound, posed a safety risk, and could not be maintained in its present condition, and as such that it met the criteria to be deemed unsafe under IBC § 116.1. They proposed to conduct material deconstruction of the entire structure, including the portion that remained standing. All usable corrugated metal and wood timbers would be salvaged for use on the Hoist House, and unsalvageable materials would be disposed of off-site. Mr. Buck indicated that the building owner, resort, and structural engineer agreed with the proposal.

The Friends of Ski Mountain Mining History did not believe any other party would pursue renovation, preservation, adaptive reuse, reconstruction, or relocation of the Stores Building per LMC § 15-11-16. If they were not allowed to remove the entire building, they were concerned that it could remain in its current unsafe condition until it was eventually removed. They had saved multiple mining structures in Park City over the past 10 years, including the Hoist House. When work is completed on that structure, they will have invested \$1.6 million of public and private funds in that effort. They asserted that the remains of the historically insignificant Stores Building should not be given the same level of care. They asked that the Historic Preservation Board determine that the building should be removed down to the concrete slab and permits be issued for removal.

Board Member Beatlebrox stated that she was pleased the resort would ensure snow removal around the Hoist House. She asked why it was difficult to remove snow from the area between the two buildings. Mr. Buck stated that they use the same large equipment that is used on the ski slopes. They approach the front of the building and pull the snow away from the building, but there is not enough room to do so between the two buildings. Pushing the snow along the sides of the building would put stress on the walls of the Hoist House.

In response to a question from Board Member Hutchings, Mr. Buck stated that they had not considered requesting that the building be removed from the Historic Site Inventory. They had filed for multiple waivers and permits over the years, but had never requested that a structure be delisted because they believed it would be disingenuous to take the position that a building does not deserve to be on the Historic Site Inventory. They hoped to reach an understanding that would allow deconstruction within the next three weeks.

Board Member Beatlebrox stated that the LMC applies to buildings in Park City, but the subject Historic Structure was on a mountain in a very remote area. That area gets substantially more snow than it did in the past, and she was concerned that the situation was being measured against standards that did not apply to the specific situation.

Chair Stephens suggested that the Board consider the item as two separate issues: (1) material deconstruction of the collapsed portion of the building, and (2) the portion that is still standing.

Mr. Buck stated that in past meetings with Staff, the Friends of Ski Mountain Mining History had expressed concern that the remaining structure would continue to be open to unauthorized access during the removal of the collapsed portion. The roof is already compromised, and engineering studies would be required prior to any stabilization work. They were concerned about their liability during that time. Chair Stephens clarified that his intention was not to require two separate scopes of work, but rather that the Board consider the issue as two separate decision items.

Senior City Attorney, Mark Harrington, stated that the item should not be split into two separate motions. The Historic Preservation Board had preliminary consensus on Conclusion of Law 4 and should consider whether the other items outlined in the Final Action Letter should be approved or amended.

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

Chair Stephens asked Chief Building Official, Dave Thacker, to speak to the current condition of the Historic Structure. Building Official Thacker stated that Staff agreed that the collapsed portion of the structure needed to be remediated. He also agreed that the purlins on the remaining structure were broken. IBC §116.1 covers unsafe structures and whether the structure can be made safe, and in his professional opinion, the remaining structure could be made safe. Staff had hoped the Applicant would provide supporting documentation from an engineer, but that was not received. He was open to evaluating engineering reports that supported deconstruction. However, without that documentation, it was his determination that the building could be made safe.

Chair Stephens asked if the collapses were associated with the installation of the garage doors. He noted that the building had not been used since 1986, but snow loading did not cause collapse until 2019. Building Official Thacker indicated that he did not research the permit history for the Historic Structure, so he did not know if the doors were installed according to City Code at that time. However, the header above the garage door failed.

Board Member Beatlebrox asked who would be responsible for stabilizing the remaining building prior to Winter. Director Ward reported that a waiver letter would be issued with a Condition of Approval that the Historic Structure be stabilized and enclosed, as was done in

2019. If an engineer's report was received indicating that the Historic Structure qualifies for removal under IBC §116.1, deconstruction could be addressed at that time.

Board Member Gackle asked who was required to perform the work in 2019. Director Ward stated that the letter was issued to John Sale, then-representative for Park City Mountain Resort. Mr. Buck added that the resort removed the collapsed portion of the building, but the City paid for the new east wall. The resort and land owner had indicated that they want the building to be removed, and the Friends of Ski Mountain Mining History were willing to remove it. He did not know who would respond to a waiver because no one was willing to repair the structure.

Chair Stephens indicated that he understood the issue, but it was not within the Historic Preservation Board's authority to make decisions that do not comply with the Land Management Code. The Board typically considers removal of Historic Materials for buildings that will be restored. This was a matter of demolition of a potentially unsafe structure that would require City Council Approval and issuance of a Certificate of Appropriateness for Demolition of Historic Structures ("CAD"). He noted that Staff had indicated the need for an engineering report in support of demolition.

Board Member Gackle stated that one issue with obtaining an engineering report was that someone would need to pay for the report, and the Friends of Ski Mountain Mining History had focused their efforts on restoration of the Hoist House. He agreed that the Board could not legally vote on demolition and suggested that the Applicant consider the option of applying to remove the specific structure from the Historic Sites Inventory. Chair Stephens agreed and noted removal was supported by the Applicant's assertion that the structure had no Historic Significance.

Mr. Pierce stated that the Friends of Ski Mountain Mining History were unwilling to incur the expense of an engineering report because there was no guarantee that deconstruction would be approved, even with the report. They believed the current path was appropriate, and they only had a few weeks left in the work season to complete deconstruction. If they were not allowed to move forward, it would be another year before work could begin. Board Member Gackle agreed that the timing was unfortunate because of the likelihood that more of the building would collapse over winter.

Board Member Beatlebrox indicated that the delay would also increase the potential for snow-related issues with the Hoist House. She believed common sense should allow the Board to make a decision that goes against the LMC.

Planning Manager Martin clarified that Staff recommended that the Board approve demolition of the entire collapsed portion of the building. That would allow snow removal equipment to access all but 18 feet of the Hoist House. Demolition of the collapsed portion could be completed immediately.

Board Member Gackle noted that the collapsed portion of the building could be supporting the remaining structure, and its removal could cause the rest of the building to collapse.

Director Ward reported that it was determined at the site visit that the remaining structure could be stabilized once the collapsed portion was removed. She noted that the Applicant could apply for a City grant to complete emergency stabilization work.

In response to a question raised by Chair Stephens, it was reported that no significant structural damage to the remaining Historic Structure was observed during the site visit.

Board Member Hutchings stated that he would vote to approve the removal of the collapsed structure, but was hesitant to approve the removal of the remaining Historic Structure because it would set a precedent and was outside the Historic Preservation Board's purview. Board Member Gackle agreed that the Board could not legally approve demolition regardless of the consequences.

Board Member Holmgren stated that she had not faced a similar issue in her time on the Historic Preservation Board, and she was not comfortable recommending deconstruction or demolition.

Chair Stephens stated that there was a viable path for the Applicant's preferred outcome, but it was not through the Historic Preservation Board process. He encouraged the Applicant to pursue those paths.

Attorney Harrington recommended that the Board review the proposed Final Action Letter and consider removing Conclusion of Law 1 through 3. They could also recommend expedited review of any additional applications regarding engineering or CAD. In response to a question raised by Board Member Beatlebrox, he indicated that the Board could recommend that Staff use emergency funds or that the City Council participate in the efforts in order to expedite the process.

Chair Stephens reopened the hearing for comment regarding the remaining Historic Structure. There were no comments. The public hearing was closed.

MOTION: Board Member Gackle moved to APPROVE Removal of the Collapsed Materials at the Silver King Coalition Mine Stores Building and DENY Demolition of the Standing Historic Structure, and to recommend that Staff consider use of emergency Funding and expedite the review process for any associated applications, according to the following:

Findings of Fact:

1. The Silver King Coalition Mine (SKCM) is a Significant Historic Site on the Park City Historic Sites Inventory, as established by Land Management Code (LMC) § 15-11-10.
2. The site is located on Parcel PCA-S-98-PCMR, in the Recreation Open Space (ROS) Zoning District.

3. The Stores Building is one of several Historic Mine Structures that make up the site, constructed during the mature mining era, as follows:
 - a. Boarding House – constructed c. 1895
 - b. Fire hose shack and stone wall – constructed c. 1900
 - c. Transformer House – constructed c. 1905
 - d. Water Tanks – constructed c.1894 - c.1906
 - e. Stores Building – constructed c. 1910
 - f. Change House – constructed c. 1910
 - g. Hoist House – constructed c. 1910
 - h. Boarding House Vault – constructed c. 1915
 - i. Mill Building – constructed c. 1921 (replaced the wood building that burned down)
4. Decades of heavy snow loading over the past few decades has caused all but 18 feet of the structure to collapse.
5. On October 15, 2019, an HDDR Waiver Letter was issued that included the following scope of work:
 - a. The applicant shall retain as much of the salvageable metal siding and materials as possible from the debris pile. Salvaged materials shall be stockpiled for future use on other mine structures within the property boundary.
 - b. The gabled end of the structure where the collapse occurred shall be shored up and clad using salvaged materials from the debris pile. The final appearance of the structure shall include consistent exterior siding on all elevations.
6. The Applicant proposes to deconstruct the Stores Building down to the concrete slab and repurpose the materials for use on the Hoist House.
7. Pursuant to LMC § 15-11-12.5, the Historic Preservation Board shall review Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades, in relation to Material Deconstruction.
8. The SWCA Preservation Plan provides a conditions assessment and a variety of treatment recommendations for the Stores Department Building based on a survey of the structure in 2015, when the building was largely intact.
9. The Preservation Plan discusses demolition as a potential treatment but recommends this only as a last resort and under specific circumstances, including when the resource lacks historic significance, poses a safety risk, lacks visual interest, has little physical integrity, or when no other options are feasible.

10. Pursuant to LMC § 15-11-16, “The Demolition or removal of Historic Buildings, Structures and Sites in Park City diminishes the character of the City’s Historic District and it is strongly discouraged. Instead, the City recommends and supports preservation, renovation, adaptive reuse, Reconstruction, and relocation within the Historic District. It is recognized, however, that economic hardship and other factors not entirely within the control of a Property Owner may result in the necessary Demolition of a Historic Building, Structure or Site.”
11. The Chief Building Official determined the structure does not qualify for demolition pursuant to Section 116.1 of the International Building Code.
12. Pursuant to LMC § 15-11-17, “with the exception of any Building or Structure falling under the purview of Section 116.1 of the International Building Code or undergoing complete renovation/reconstruction in compliance with this Chapter, no Building, other Structure or Site deemed to be Historic, pursuant to the standards of review set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) herein, may be Demolished without the issuance of a Certificate of Appropriateness for Demolition by an independent CAD Hearing Board appointed by the City.”
13. The Material Deconstruction of the collapsed portion of the Stores Building would not diminish the Historic integrity of the SKCM Historic Site, pursuant to the definition of Historic Integrity and criteria outlined in LMC § 15-15-1, as follows:

- a. ***Location.*** *The place where the Historic Site was constructed or the Historical event took place.*

The Stores Building is one of several historic Structures that were constructed at the SKCM Historic Site. While the collapsed portion of the building is in the same location where it was constructed, removing the materials of the collapsed portion of the Stores building would not diminish the Historic Integrity of the Site, as the remaining portion of the building along with several other Historic mining Structures, such as the Change Room, Hoist House, Mill Building and Transformer House remain in their original location, according to the SKCM HSI forms.

- b. ***Design.*** *The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.*

According to the HSI form, the Stores Building is steel and wood frame with a gable roof; the exterior clad in corrugated metal and the windows

are two-over-two double hung sash type windows that are now covered with corrugated metal. The collapsed portion of the building does not convey any distinctive design elements of the building.

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

The HSI form describes the setting in the context of the existing site compared to the historic setting. The immediate area is an open expanse and not indicative of the site during the historic period when the Structure was amidst a dense complex of buildings and structures that are no longer extant.

- d. **Materials.** *The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.*

The primary material on the exterior of the SKCM buildings is corrugated metal. The HSI form describes the general condition of the materials on the Stroes Building as "Poor, Boarded and deteriorated – not secured against entry". The material deconstruction of the collapsed portion of the Stores Building would allow the materials, including corrugated metal sheets, to be salvaged and used for restoration of the adjacent Hoist House. The repurposing of collapsed materials from the Stores Building contributes to the Historic Integrity of the overall SKCM Site.

- e. **Workmanship.** *The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.*

The HSI form describes the building as lacking ornamentation and is a general utilitarian form, indicative of the historic mining period.

- f. **Feeling.** *A Site's expression of the aesthetic of the Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.*

The HSI form describes the building and surrounding buildings as conveying a limited sense of the mining activities in the late nineteenth and early twentieth centuries. The removal of many of the other mine site buildings that originally made up the dense complex significantly diminishes the historic character.

- g. **Association.** *The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.*

According to the HSI form, "The building is generally associated with the Silver King Mine but does not have a strong link with the well-known principal owners. Owners David Keith and Thomas Kearns were still involved with the mine operations when this building was constructed, but Albion Emery and John Judge died well before this building was constructed."

14. Staff published a notice on the City's website and the Utah Public Notice website on Wednesday, September 17, 2025. Staff mailed a courtesy notice to adjacent property owners on Wednesday, September 17, 2025. The Park Record published notice on Wednesday, September 17, 2025.

Conclusions of Law:

1. The Material Deconstruction of the collapsed portion of the Stores Building would not diminish the Historic integrity of the SKCM Historic Site, pursuant to the definition of Historic Integrity and criteria outlined in LMC § 15-15-1.

Board Member Hutchings seconded the motion.

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

B. 405 Woodside Avenue – Material Deconstruction – The Applicant Proposes to Lift a Significant Historic Structure to Construct a New Foundation and Rear Addition in the Historic Residential-1 Zoning District. PL-25-06510.

Planner III, Lillian Zollinger, presented the Staff Report and indicated that 405 Woodside Avenue is a Significant Historic Structure in the HR-1 Zoning District. The common T/L cottage was constructed circa 1901 on a 7,500-square-foot lot. A current photograph was displayed, indicating a guest house that was constructed to the south of the Historic Structure, as well as sheds and retaining walls.

The Applicant proposed to lift the Historic Structure to construct a new foundation, restore the front façade, and construct a rear addition. The front façade would be restored to resemble the 1940s tax photograph, including separating the front windows and removal of a small roof overhang over the front entrance. Non-historic siding would be removed and replaced with historically appropriate materials. The Applicant also proposed removal of a non-historic addition at the rear of the structure, as well as a section of wall on the Historic Structure to connect a transitional element to a new rear addition. Staff found that, as

conditioned, the proposal was in compliance with LMC § 15-13-2, Regulations for Historic Residential Sites.

Planner Zollinger reported that the Applicant had updated their plans since the Staff Report was published. The changes did not impact Historic Preservation Board review and would be reviewed and finalized at a later date. She then reviewed the proposed Conditions of Approval related to lifting the Historic Structure.

The Applicant, Jonathan DeGray, stated that he agreed with the Staff Report and all Conditions of Approval. In response to a question raised by Board Member Hutchings, he clarified that the water line runs behind the property and would not be affected by the construction.

Board Member Holmgren stated that it was a good project, and she appreciated that the façade would be restored to its original appearance. Chair Stephens noted that the upper casing on the front windows was unique.

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

MOTION: Board Member Hutchings moved to APPROVE the Material Deconstruction at 405 Woodside Avenue according to the following:

Findings of Fact:

1. 405 Woodside Avenue is a 7,500-square-foot Lot in the HR-1 Zoning District.
2. 405 Woodside Avenue is a Significant Historic Site on Park City's Historic Sites Inventory (HSI).
3. According to the HSI, the one-story T/L cottage was constructed circa 1901 and is part of the Mature Mining Era.
4. A separate guest house structure and small rear addition were constructed on the site after 1941 and prior to 1982. The front windows and porch were also modified prior to 1982.
5. The Applicant proposes lifting the Significant Historic Structure to construct a new foundation and rear addition.
6. The Applicant also proposes restoring the front façade windows and trim, restoring the front porch shed roof, replacing non-historic siding, and removing a non-historic rear addition.
7. The Development Review Committee reviewed the proposal on August 19, 2025, and required Conditions of Approval 18 and 19.

8. Staff published notice on the City's website and posted notice to the property on September 17, 2025. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on September 17, 2025.
9. The Analysis sections of the Staff Report dated October 1, 2025, are incorporated herein.

Conclusions of Law:

1. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11-9, Preservation Policy.
2. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11.12-5 Historic Preservation Board Review for Material Deconstruction.
3. The proposal, as conditioned, complies with the Land Management Code requirements outlined in 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's October 1, 2025, approval for the lifting of the Significant Historic Structure and Material Deconstruction of 405 Woodside Avenue. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop-work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain HDDR approval from the Planning Director, or their Designee, prior to submitting a building permit application.
5. The new foundation shall not raise or lower the Significant Historic Structure more than two feet from its original floor elevation.
6. The Historic Site shall be returned to its original grade following the construction of a foundation. When the original grade cannot be achieved,

generally, no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.

7. The site shall be regraded so that all water drains away from the Structure and does not enter the foundation.
8. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
9. Prior to building permit submittal, the Applicant shall submit a report from a professional structural engineer ensuring the structural soundness of the Significant Historic Structure will not be negatively impacted by the lifting of the Structure to accommodate foundation upgrades.
10. The Significant Historic Structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the lifting process.
11. A written plan detailing the steps and procedures for lifting the Historic Structure shall be completed and approved by the Planning and Building Departments prior to building permit issuance. This plan shall outline step by step the proposed work to lift the Significant Historic Structure to ensure the least destructive method will be employed.
12. The form, material, and detailing of a new foundation shall be similar to foundations of nearby Historic Structures.
13. 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.
14. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Planning Department, Chief Building Official, and City Engineer, she 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 reinspect

and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
16. 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.
17. The guest house and southern structures shall be removed from the site prior to construction on the addition beginning.
18. Existing encroachments may remain so long as they are not removed. New structures must be reconstructed entirely on the property and out of the Right-of-Way.
19. Any modification of the area to the rear of the site, near the transmission line, requires a permit to ensure the water line is not undermined.
20. The applicant shall provide the City with a Financial Guarantee in accordance with LMC § 15-11-9 Preservation Policy in a form to be approved by the City Attorney's Office to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.

Board Member Holmgren seconded the motion.

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

C. 180 Daly Avenue – Historic District Design Review Modification – The Applicant Requests a Modification to the Historic Preservation Board Material Deconstruction Final Action Letter for Additional Windows That Were Constructed on the Historic Structure. PL-25-06671

Planner II, Meredith Covey, reported that 180 Daly Avenue is a Significant Historic Structure in the HR-1 Zoning District and was constructed circa 1925. The Applicant requested a Modification to the Historic Preservation Board's July 1, 2020, Material Deconstruction approval for construction of a new foundation and lifting the structure by two feet. The Modification would add windows that were constructed but not included in the original approval.

Planner II, Jacob Klopfenstein, presented drawings of the north and west façades of the Historic Structure. One additional window was added on the north façade and two on the west façade.

Planner Covey reviewed the recommended Conditions of Approval and indicated that Staff recommended approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the draft Final Action Letter.

In response to a question from Board Member Hutchings, Chair Stephens clarified that the Historic Preservation Board was considering the item after the three new windows had been installed. If it had been part of the original request, they would have considered removal of the affected portion of the original structure, not installation of the windows. The question before the Board was whether they would have approved the Material Deconstruction on a tertiary façade at that time.

Board Member Beatlebrox indicated that the Applicant failed to notify the Planning Department of the change, and in so doing failed to comply with the terms of the Historic Preservation Plan. The Modification was necessary to bring the property into compliance.

Board Member Grackle asked if the application had missed the HDDR process as well and if there were any consequences for noncompliance. Director Ward stated that Historic Preservation Plans go through the HDDR process to ensure that they meet all requirements. The applicant then records a financial guarantee to follow the plan. If any changes are proposed, they must go through the built-in Modification process. In this case, a Modification request was not submitted before the windows were installed. Some minor Modifications may be approved by Staff, but in this case, the changes were found in the final inspection.

Board Member Hutchings asked what would happen if the Board did not approve the Modification. Director Ward stated that there was a financial guarantee to adhere to conditions that were not followed, and Staff would determine any penalties associated with noncompliance. If the Historic Preservation Board found that the Modification did not comply with the LMC, a restoration process would be required to remove the windows and restore the façade to its original appearance. Board Member Hutchings stated that he believed this was just an oversight, but it was important to emphasize that there could be penalties because they did not want other homeowners to intentionally make changes with a Modification request.

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

MOTION: Board Member Hutchings moved to APPROVE the Modification to Material Deconstruction at 180 Daly Avenue, according to the following:

Findings of Fact:

1. 180 Daly Avenue is Lot A of the Daly Delight Plat Amendment (Summit County Recorder Entry No. 1102316), approved by the City Council on July 12, 2018.
2. 180 Daly Avenue is designated a Significant Historic Site on Park City's Historic Site Inventory, and the Single-Family Dwelling (SFD) at the Site was constructed c. 1925 as part of Park City's Mature Mining Era (1894-1930), according to the Historic Site Form.
3. The Applicant's project involves remodeling and rehabilitating the Significant Historic Structure, including lifting the structure approximately 2 feet above its Historic elevation.
4. On July 1, 2020, the HPB approved the Applicant's Material Deconstruction request to remove the Historic foundation, construct a new foundation, and lift the structure approximately 2 feet from its original elevation to accommodate a new crawlspace.
 - a. The Applicant requests a Modification to the HPB Material Deconstruction Final Action Letter for additional windows that were constructed on the rear (west) elevation and side (north) elevation of the Historic Structure that were not included in the HPB's approval or the approved building plans.
5. The Planning Director approved the Applicant's Historic District Design Review on August 27, 2020.
6. The Applicant entered into an Encumbrance and Agreement for Historic Preservation for 180 Daly Avenue (Summit County Recorder Entry No. 1145206) on October 21, 2020, in accordance with the Historic Preservation policy requirements outlined in LMC § 15-11-9.
 - a. The Encumbrance and Agreement states that "all construction shall be completed according to the approved building plans on which the building permits are issued," and the Applicant agreed to ensure the project would be completed according to the approved Historic Preservation Plan, the HDDR, and the building plans.
7. The Planning Department approved the Applicant's building permit plans associated with the lifting and remodel project on October 29, 2020, through Building Permit 20-1334. The proposed plans complied with the HPB and HDDR approvals.
8. The property owner applied for a Historic District Grant in 2020 but did not obtain a grant during that funding cycle. However, the property owner applied

again and obtained an \$8,625 Historic District Grant during the 2021 grant cycle and a \$8,400 Historic District Grant during the 2022 grant cycle to repaint masonry, repair the roof, paint the exterior, upgrade mechanical equipment and insulation, reconstruct the porch, and restore Historic features of the structure.

9. On November 7, 2024, Planning staff failed a building inspection at the Site because multiple elements had not yet been constructed. During that inspection, Planning staff discovered exterior windows that had not previously been listed on submitted plans or approved through the Building Permit process. Following the November 7, 2024, inspection, Planning staff requested the Applicant submit a modification application.
10. The Applicant requested a re-inspection on June 3, 2025. Planning staff determined the Applicant was not ready for re-inspection at that time because the Applicant had not yet submitted a modification application.
11. The Applicant submitted the modification application on September 2, 2025
12. The Applicant seeks to modify the previous Material Deconstruction approval to accommodate additional windows constructed on the north and west elevations of the Significant Historic Structure.
 - a. The Historic Preservation Board reviews Material Deconstruction of Historic Materials to accommodate additions, new construction, and structural upgrades pursuant to LMC § 15-11-12.5(A)(2).
 - b. One additional window was installed on the north (side) façade of the Historic Structure and was not listed on the approved building permit plans.
 - i. The Applicant indicated that there was a non-Historic window removed in this location to be replaced with the current window. However, this window is not shown on the approved elevations. The Applicant's approved Building Permit plans indicate that the wood siding on this elevation is Historic material.
 - c. Two additional windows were installed on the west (rear) façade of the Historic Structure and were not listed on the approved building permit plans.
 - i. These windows on the west rear elevation were installed in an area that the Applicant indicated included Historic wood siding, according to the approved Building Permit plans set material.
 - ii. The Applicant's approved Building Permit plans stated that the existing Historic wood siding would remain on the structure and that Historic drop novelty siding would be restored on the rear elevation.

13. The proposal complies, as conditioned, with Land Management Code Section 15-13-2 Regulations For Historic Residential Sites.
 - a. The Historic Preservation Board reviews Material Deconstruction requests for compliance with LMC § 15-13-2 Regulations for Historic Residential Sites.
 - b. LMC § 15-13-2(B)(2)(d) outlines the requirements for windows on Historic Structures:

1. Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	The Applicant did not modify any of the historic window openings on the Structure.
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.	The Applicant did not change the dimensions or proportions of historic window openings. The Applicant did not create additional window openings on the primary façade. The windows added on the north and west façades respect the historic size and scale of the historic windows on the home.
4. Maintain the historic ratio of window openings to solid wall.	The new windows do not dramatically alter the proportion of solid wall to window openings on the Historic Structure.
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.	The new window openings on the north and west façades are located beyond the midpoint of the Structure. The new openings are similar in location, size, scale and type to those seen on the Historic Structure.

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.	The Applicant will be required to submit verification of the window materials pursuant to Condition of Approval 5 to ensure they are of compatible materials.
10. New glazing shall match the 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 glazing on the new windows is clear and matches the visual appearance of historic glazing.

- c. LMC § 15-13-2(B)(2)(a) outlines the requirements for exterior walls of Historic Structures:

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.	There were no windows added to the primary façade of the Historic Structure. There were a total of three windows added to the secondary façades of the Historic Structure. The windows are minor in scale and respect the solid-to-void ratio as well as the dimensions typically seen on Historic Structures.
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2. Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.	Historic exterior materials have been removed from the Structure for the window openings. The Applicant has a Financial Guarantee recorded with Summit County to protect the Historic Material. The conditions of the Financial Guarantee will be reviewed after the Applicant finalizes and closes their building permit to determine the historic material removed without prior approval.
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.	The Applicant implemented wood siding on the Historic addition.

14. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 17, 2025. Staff mailed courtesy notice to property owners within 300 feet on September 17, 2025. The Park Record published courtesy notice on September 17, 2025.

Conclusions of Law:

1. The proposal complies, as conditioned, with LMC Chapter 15-2.2 Historic Residential (HR-1) District.
2. The proposal complies, as conditioned, with LMC Section 15-11-12.5 Historic Preservation Board Review For Material Deconstruction.
3. The proposal complies, as conditioned, with LMC Section 15-13-2 Regulations For Historic Residential Sites.

Conditions of Approval:

1. Any further exterior changes to the Historic Structure or Historic Materials at the Site without prior approval from the HPB or Planning Department are prohibited.
2. The Applicant shall apply for a modification to the existing Historic District Design Review approval to reflect the changes to the approved plans.
3. The Applicant shall submit verification of the new window materials prior to Building Permit issuance to ensure they are wood or wood-clad aluminum.
4. The Applicant shall submit updated architectural plans and engineered drawings of the exterior elevations to be reviewed prior to Building Permit closure. The Building Permit must be closed prior to removing the recorded Financial Guarantee documents.
5. Review of the Financial Guarantee and historic materials removed prior to approval will be evaluated at the time the Applicant requests to remove the recorded Financial Guarantee documents.

Board Member Holmgren seconded the motion.

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

The Applicant, Jordan Yospe, stated that they own two Historic Homes, one on Daly Avenue and one on Main Street. Their licensed contractor suggested installing the windows, and he did not know that the windows were not approved until the final inspection. He suggested that the City communicate with homeowners regarding applications. His contractor stated that there were no restrictions on changes to the sides and rear of the home, and he relied on the contractor's word.

Board Member Beatlebrox stated that a letter was sent to Mr. Yospe, which very clearly stated that any changes to the Historic Preservation Plan must be communicated to former Historic Preservation Planner, Caitlyn Barhorst. Willemina Yospe stated that they totally depended on their contractor, which may have been naive on their part.

Chair Stephens thanked the Applicants for the information.

7. ADJOURNMENT

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

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

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

Historic Preservation Board Staff Report



Subject: 218 Sandridge Road
A Significant Historic Site
Application: PL-25-06745
Author: Jacob Klopfenstein, Planner II
Date: November 17, 2025
Type of Item: Modification

Recommendation

(I) Review the requested modification to the Historic Preservation Board's Material Deconstruction approval for 218 Sandridge Road, a Significant Historic Site, to reconstruct the 1889- and 1907-era roofs of the Structure, (II) conduct a public hearing, and (III) consider denying the modification to deconstruct and reconstruct based on the Findings of Fact and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Dennis Hranitzky
Molly Guinan, Applicant Representative

Location: 218 Sandridge Road
A Significant Historic Site

Zoning District: Historic Residential – 1 (HR-1)

Adjacent Land Uses: Residential, Public Right-of-Way (ROW)

Reason for Review: The Historic Preservation Board reviews requests for reconstruction of an existing Historic Building or Historic Structure for Sites designated on the Park City Historic Sites Inventory.¹

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential – 1
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single-Family Dwelling

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

Background

¹ LMC [§ 15-11-15](#)

The [Historic Site Form](#) indicates the original Significant Historic Structure at 218 Sandridge Road was constructed c. 1895 and is a cross-wing type house or T/L cottage, which was one of the three main house types constructed during the Mature Mining Era (1894-1930) of Park City. Several additions modified the structure in 1900, the 1940s, and the 1960s, but the Structure has retained its Historic form:

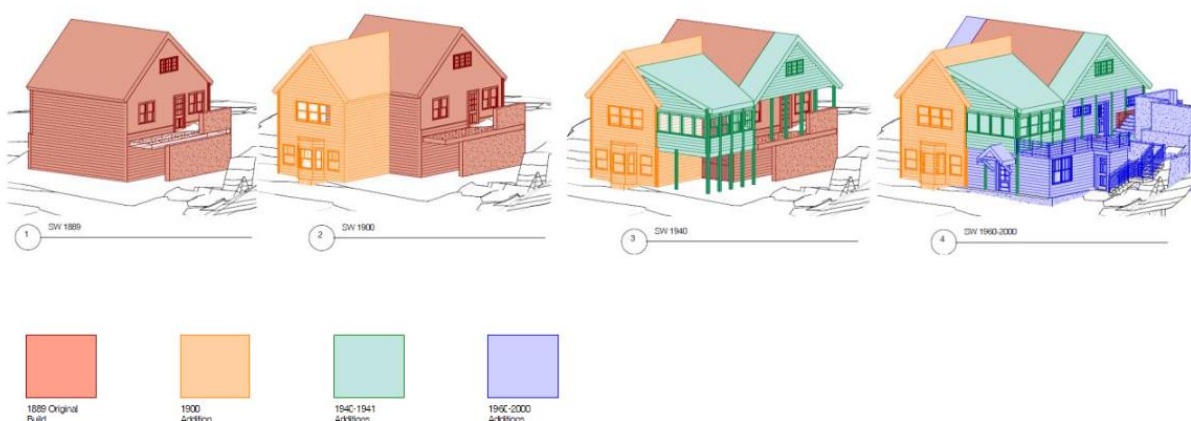


Figure 1: Applicant's illustration showing various additions to the Historic Structure at 218 Sandridge Road.

On November 1, 2023, the Historic Preservation Board approved in part, and continued in part, the applicant's Material Deconstruction request ([November 1, 2023 Historic Preservation Board Packet](#), Item 5.D; [Meeting Minutes](#) p. 13-21). The Board unanimously approved the Material Deconstruction of the 1941 roofline, which will restore the 1907 roofline.² The Board continued the Applicant's Material Deconstruction request of 200 square feet of the 1889 roof form to January 3, 2024 ([Minutes](#), p. 13-21). The Board then continued the discussion again to February 7, 2024.

On February 7, 2024, the Board approved the applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on the southern façade of the building and to remove 64 square feet of the 1889 Roof Form ([February 7, 2024 Historic Preservation Board Packet](#), Item 6.B; [Meeting Minutes](#), pp. 8-17). As part of the approval, the Board determined that the removal of the 1889 roof material does not negatively impact the historic roof form and held its earlier finding that the removal of the 1941 addition's roof restores the roofline of the 1907 addition (see Exhibit C, Historic Preservation Board February 7, 2024 Final Action Letter). The Board included the November 1, 2023 decision to approve the applicant's Material Deconstruction of the 1941 roofline, which restored the 1907 roofline, in the February 7, 2024 Final Action Letter.

On January 6, 2025, the Applicant entered into a Cash Deposit Agreement in

² This roofline is depicted in a 1907 Sanborn Fire Insurance map. The exact year when this roof form was added to 218 Sandridge is unknown, so it is alternately referred to as the 1900s-era roofline and 1907 roofline in previous documents and this report.

accordance with the City preservation policy outlined in LMC [§ 15-11-9](#) to ensure protection of Historic materials throughout construction and compliance with the approved Historic Preservation Plan.

On September 8, 2025, the City issued Building Permit #25-0638 for 218 Sandridge.

In October 2025, the Applicant filed a Modification application to:

- Remove the Historic 1907 roof form and reconstruct it with proper structuring and new standing seam-metal roofing, salvaging all possible salvageable Historic Materials, and
- Remove the Historic 1889 roof form and reconstruct it with proper structuring and new standing seam-metal roofing, salvaging all possible salvageable Historic Materials.



Figure 2: Applicant's photo showing deteriorated roof structure on the Significant Historic Structure at 218 Sandridge Road in October 2025.

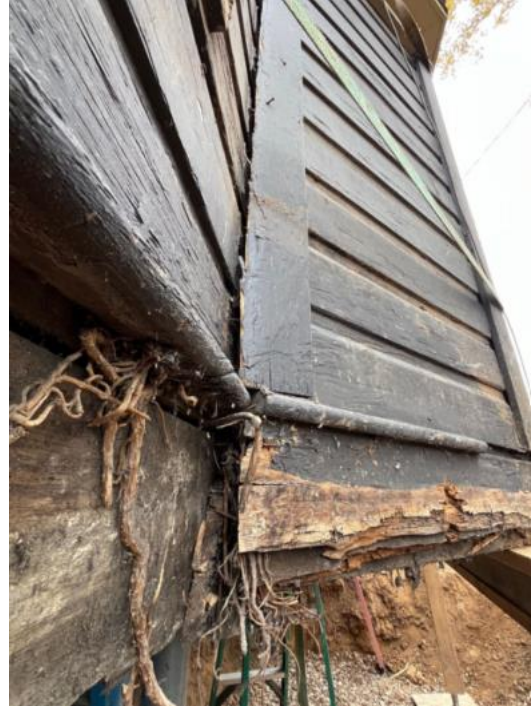


Figure 3: Applicant's photos showing structurally compromised west wall of the Historic 1907 addition at 218 Sandridge in October 2025.

Please see Exhibit B for the Applicant's updated demolition plans and narrative including the deconstruction and reconstruction of the roof forms.

Analysis

(I) The proposal to deconstruct and reconstruct the 1889 and 1907 roof forms of the Historic Structure does not comply with Land Management Code Section 15-11-15 *Reconstruction Of An Existing Historic Building Or Historic Structure*.

The Applicant seeks a modification to the February 7, 2024 Historic Preservation Board Material Deconstruction approval (Exhibit C) to deconstruct and reconstruct the Historic 1889 and 1907 roof forms.

The Historic Preservation Board evaluates applications for reconstruction of an existing Historic Building or Historic Structure pursuant to the criteria outlined in LMC [§ 15-11-15\(A\)](#). Staff finds that the Applicant's proposal does not comply as outlined below:

- 1. The Historic Building(s) and/or Structure(s) are not found by the Chief Building Official to be hazardous or dangerous under Section 116.1 of the International Building Code.**

The Chief Building Official conducted a site visit on October 27, 2025 and did not find that the Historic Structure is hazardous or dangerous pursuant to Section 116.1 of the International Building Code. The Chief Building Official finds that temporary framing and shoring implemented to brace the walls of the Structure from the exterior would support the Structure at the Site during completion of the Site improvements (see Exhibit G).

- 2. The Historic Building(s) and/or Structure(s) can be made safe and/or serviceable through temporary framing/shoring and repair.**

The Chief Building Official determined that temporary framing and shoring implemented to brace the walls of the Structure from the exterior would support the Structure at the Site during completion of the Site improvements (see Exhibit G). Staff finds that the Applicant could implement the temporary framing to provide structural stability of the Historic Structure to allow for repairs to the roof forms without deconstructing them.

The Applicant's Historic Preservation Plan (Exhibit H) does not include provisions for reconstruction of the roof forms of the Structure, except for potentially removing the chimney from within the building envelope. The Applicant previously proposed restoration and rehabilitation of the Historic Structure without the use of reconstruction, and obtained Historic Preservation Board approval for Material Deconstruction associated with the Site improvements.

The Applicant entered into a Cash Deposit Agreement (see Exhibit H) on January 6, 2025 in accordance with the City preservation policy outlined in LMC § 15-11-9. As part of the Cash Deposit Agreement, the Applicant agreed to comply with the Historic

Preservation Plan.

Staff does not find that unique conditions are present for 218 Sandridge that do not generally apply to similar Structures in Park City on the Historic Sites Inventory that support the proposed reconstruction of the Historic Structure. Staff also does not find that unique conditions are present for 218 Sandridge that support the proposed reconstruction of the Historic Structure because alternatives that would allow repair of the Historic Structure instead of reconstruction are feasible as noted in the approved Historic Preservation Plan.

The Chief Building Official determined that temporary framing or shoring would keep the building intact as a single unit during completion of the Site improvements (see Exhibit G).

The Applicant has not demonstrated that keeping the building intact as a single unit is not feasible. The Applicant also has not demonstrated that reconstruction would result in preservation of a greater amount of Historic Material than the previous Material Deconstruction method that the Historic Preservation Board already approved. The Applicant also has not demonstrated that alternatives other than reconstruction would result in additional damage or loss of Historic Materials.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 29, 2025. Staff mailed courtesy notice to property owners within 300 feet on October 31, 2025. The *Park Record* published courtesy notice on November 1, 2025.³

Public Input

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

Alternatives

The Historic Preservation Board may:

- Deny the modification request for 218 Sandridge Road based on the Findings of Fact and Conclusions of Law outlined in the Draft Final Action Letter (Exhibit A),
- Approve the modification for 218 Sandridge Road and direct staff to draft Findings for the approval, or
- Request additional information and continue the discussion to a date certain or uncertain.

Exhibits

³ LMC [§ 15-1-21](#)

- A: Draft Final Action Letter
- B: Applicant's Narrative and Plans
- C: Historic Preservation Board February 7, 2024 Material Deconstruction Final Action Letter
- D: Planning Director Designee's November 7, 2024 Historic District Design Review Final Action Letter
- E: 218 Sandridge Plat Amendment
- F: Structural Engineer Determination for 218 Sandridge
- G: Chief Building Official and Planning Director Official Determination – 218 Sandridge
- H: Historic Preservation Plan for 218 Sandridge



Planning Department

November 17, 2025

Molly Guinan
Elliott Work Group

CC: Dennis Hranitzky

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 218 Sandridge Road

Zoning District: Historic Residential – 1 (HR-1)

Application: Modification to Historic District Design Review

Project Number: PL-25-06745

Action: DENIED

Date of Final Action: November 17, 2025

Project Summary: The Applicant requests a Modification to the Historic District Design Review (HDDR) to reconstruct the 1889- and 1907-era roofs of the Structure, as part of a remodel, rehabilitation, and addition project at the Site.

Action Taken

On November 17, 2025, the Historic Preservation Board conducted a public hearing and denied the Modification to the Historic District Design Review according to the following findings of fact and conclusions of law.

Findings of Fact

1. 218 Sandridge Road is a Significant Historic Site on Park City's Historic Sites inventory.
2. On November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 roofline of the Historic Structure.
3. On February 7, 2024, the Historic Preservation Board approved the applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on



Planning Department

the southern façade of the building and to remove 64 square feet of the 1889 roof form.

4. On January 6, 2025, the Applicant entered into a Cash Deposit Agreement in accordance with the City preservation policy outlined in LMC Section 15-11-9 to ensure protection of Historic materials throughout construction and compliance with the approved Historic Preservation Plan.
5. On September 8, 2025, the City issued Building Permit #25-0638 for 218 Sandridge.
6. On October 28, 2025, the Applicant filed a Modification application to:
 - a. Remove the Historic 1907 roof form and reconstruct it with proper structuring and new standing seam-metal roofing, salvaging all possible salvageable Historic Materials, and
 - b. Remove the Historic 1889 roof form and reconstruct it with proper structuring and new standing seam-metal roofing, salvaging all possible salvageable Historic Materials.
7. The proposal to deconstruct and reconstruct the 1889 and 1907 roof forms of the Historic Structure does not comply with Land Management Code Section 15-11-15 Reconstruction Of An Existing Historic Building Or Historic Structure.
 - a. The Historic Building(s) and/or Structure(s) are not found by the Chief Building Official to be hazardous or dangerous under Section 116.1 of the International Building Code.
 - i. The Chief Building Official conducted a site visit on October 27, 2025 and did not find that the Historic Structure is hazardous or dangerous pursuant to Section 116.1 of the International Building Code. The Chief Building Official finds that temporary framing and shoring implemented to brace the walls of the Structure from the exterior would support the Structure at the Site during completion of the Site improvements.
 - b. The Historic Building(s) and/or Structure(s) can be made safe and/or serviceable through temporary framing/shoring and repair.
 - i. The Chief Building Official determined that temporary framing and shoring implemented to brace the walls of the Structure from the exterior would support the Structure at the Site during completion of the Site improvements. The Applicant could implement the temporary framing to provide structural stability of the Historic



Planning Department

Structure to allow for repairs to the roof forms without deconstructing them.

- ii. The Applicant's Historic Preservation Plan does not include provisions for reconstruction of the roof forms of the Structure, except for potentially removing the chimney from within the building envelope. The Applicant previously proposed restoration and rehabilitation of the Historic Structure without the use of reconstruction, and obtained Historic Preservation Board approval for Material Deconstruction associated with the Site improvements.
 - iii. The Applicant entered into a Cash Deposit Agreement on January 6, 2025 in accordance with the City preservation policy outlined in LMC § 15-11-9. As part of the Cash Deposit Agreement, the Applicant agreed to comply with the Historic Preservation Plan.
 - iv. Unique conditions are not present for 218 Sandridge that do not generally apply to similar Structures in Park City on the Historic Sites Inventory that support the proposed reconstruction of the Historic Structure. Unique conditions are not present for 218 Sandridge that support the proposed reconstruction of the Historic Structure because alternatives that would allow repair of the Historic Structure instead of reconstruction are feasible as noted in the approved Historic Preservation Plan.
 - v. The Chief Building Official determined that temporary framing or shoring would keep the building intact as a single unit during completion of the Site improvements.
 - vi. The Applicant has not demonstrated that keeping the building intact as a single unit is not feasible. The Applicant also has not demonstrated that reconstruction would result in preservation of a greater amount of Historic Material than the previous Material Deconstruction method that the Historic Preservation Board already approved. The Applicant also has not demonstrated that alternatives other than reconstruction would result in additional damage or loss of Historic Materials.
8. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 29, 2025. Staff mailed courtesy notice to property owners within 300 feet on October 31, 2025. The Park Record published courtesy notice on November 1, 2025.



Planning Department

Conclusion of Law

1. The proposal does not comply with Land Management Code Section 15-11-15
Reconstruction Of An Existing Historic Building Or Historic Structure.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email jacob.klopfenstein@parkcity.gov.

Sincerely,

Douglas Stephens, Chair
Historic Preservation Board

CC: Jacob Klopfenstein

November 10, 2025

PCMC planning department
445 Marsac Ave
Park City, UT 84060

Dear Planning Department,

We are applying for a modification of our February 7th 2025 Historic Preservation Board approved application.

During demolition and continued on-site review, it has been determined that the structural integrity of the roofs and facades is non-existent. What materials are on site, are failing. If substantial action is not taken, we anticipate that the first significant storm event could result in a partial or complete collapse of the existing building, and the historic structure may sustain moderate to irreparable damage. This is partly due to the cobbled-on-nature of the building. Originally built in 1889, then expanded in 1907, 1940's, 1960's, and 1970's, all without standard/safe building methods. We believe that the house has stood for so long as it was inhabited and heated, therefore not allowing for a snow load to build and test the structural integrity of the existing structure.

As can be seen in attached photo exhibits, there is NO structure in the 1907 portion. The roof members have all been cut and are not attached (they appear to be floating above the siding and potentially held with quarter round or exterior nails). The walls have a few 1x1 posts, all of which have been cut through, leaving no structural integrity. The West wall to the house is severely bowed, and leaning away, down the hill to the West. This can be seen from both the interior and exterior of the house. As seen in the bay window photographs, the bay window was never attached to the house, and is currently being held with plant debris between siding boards (many of which are rotten). All of the instability of the 1907 portion is contributing to the instability of the 1889 roof, which is currently trying to hold the 1907 section in place.

Our greatest concern is for the various roofs on the building, which are unsupported and rotten. They are currently resting on walls that are also unsupported and deteriorating. The lack of structural integrity in the roofs pose major safety hazards, preventing the historic roofs from being made safe or serviceable through repair. Without removing the roof structures, we are placing a bandaid on a severely compromised build, which will continue to be at risk for future failure. A new structural system is needed to achieve a safe and stable roof, that will support the historic walls. For the safety of the house, the site, and the team, we are asking to reconstruct the roofs.

The previous approval was to remove the 1940's shed roof and to re-establish the 1907 roof form. Through further investigation, the 1907 roof is damaged and deteriorated beyond repair below the 1940's roof. To compound the problem, the 1907 roof will not be properly supported when the 1940's roof is removed, and the 1889 roof will not be supported when the 1907 and 1940's roofs are removed. The roofs can not be made safe and/or serviceable through repair and pose significant safety hazards.

The roofs we are asking to reconstruct are historic in their form and location, but have been modified both internally and externally various times throughout their lifespan. The interior members have been cut, replaced, removed, and the exterior have been re-roofed (specifically 1993 and 2013). The roofs are now standing seem metal in all visible locations.

If approved, we will remove these roofs to re-build them with proper structure (we are not able to sister new structure to existing members due to the incompleteness of existing members) and then re-roof them with new standing seam metal, keeping it's historic form and location in tact.

We have previous approval to remove the 1940's portion and re-establish the 1907 portion below. With the current structural situation, re-establishing the roof will not be possible without removing the entirety of the 1907 roof.



Unfortunately, the unsupported walls are being held together with the existing roof and floor structure, so we will need to build a support for the walls before the roof and floor can be removed. We have looked at various options to secure the roof and facades of the existing house, but at each option, it is clear that there will not be enough structural integrity to hold the precarious roofs of the house together during the process.

To support the existing non-structured/decaying walls, we propose adding a structural exoskeleton. The walls currently consist of horizontal siding and vertical boards to the interior, with no structure. By creating an exoskeleton, we will be able to support the walls while removing the interior floor, assess the level of rot and decay from the inside of the building, and build a new structural panel, properly sheathed from the inside to protect against future damage.

These combined strategies will allow us to support, salvage, and preserve the historic walls and allow us to build a new internal structure to support the new roofs. All historic forms will remain and anything that is rebuilt will match the historic in its form and presentation. We have as-built measured drawings, historical records, and current and historic photographs to accurately reconstruct the roofs.

This request meets the following code requirement as follows:

Per Code: 15-11-15 Reconstruction Of An Existing Historic Building Or Historic Structure

- **Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site.** In approving an Application for Reconstruction 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:
 - The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
 - The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and
 - The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

2021 IBC Section 116.1: Unsafe Structures and Equipment

116.1 Unsafe Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

We ask that this modification request is approved as soon as possible so that we can protect the precarious nature of the existing building.

Sincerely yours,
Molly Guinan
Elliott Workgroup



Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

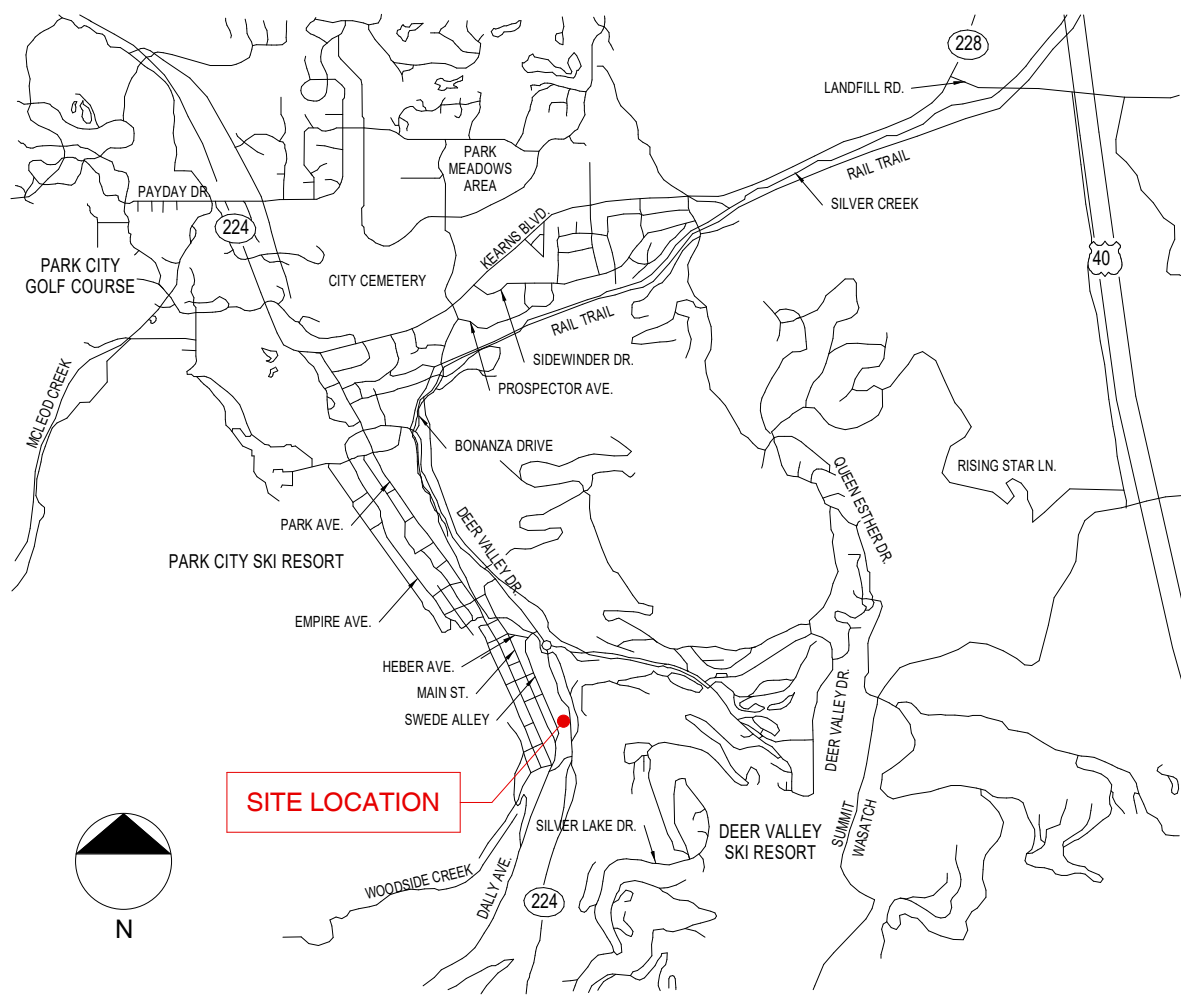
Hranitzky Residence

Construction Documents

2024.07.02

EWG Project # 2022.092

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Dennis Hranitzky PO Box 683849 Park City, UT 84068 917.405.6777 Contact: Dennis Hranitzky	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Molly Guinan	Blackdog Builders 4376 N Forestdale Dr. Unit 1 Park City, UT 84098 435.649.5252 Contact: Ben Akers Brent O'Keefe
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
Allterra Utah, LLC 463 Scenic Heights Road Francis, Utah 84036 435.640.4200 Contact: Charles Galati	Eddie Lee Inc. 150 West 25th Street, Suite 1203 New York, NY 10001 212.868.3385 Contact: Eddie Lee	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Sid Ostergaard
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER
Mission Structural 7222 S. Christalee Ct. West Jordan, Utah 84084 801.979.1774 Contact: Courtney Fleming	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person

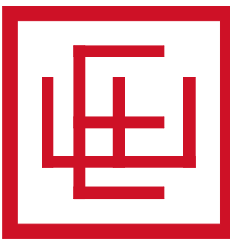
SERVICE CONTACTS

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



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Hranitzky Residence

Construction
Documents
2024.07.02

Dennis Hranitzky
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G-002	General Notes & Conventions
G-003	General Notes & Conventions
G-004	General Notes & Conventions
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G-CMP	Construction Mitigation Plan
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AS-001	Existing Site Plan
AS-002	Proposed Site Plan
AS-003	Proposed Roof Over Topo
AS-005	Site Plan Existing & Proposed
AS-006	Landscape proposed on 200 Grant
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AD-101	Proposed Demolition Floor Plan
AE-100	Proposed Floor Plan Level 1
AE-101	Proposed Floor Plan Level 2
AE-102	Proposed Floor Plan Level 2.5
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A-608	General Flashing Details
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A-702	Window Schedule
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A-802	Enlarged Stair Plans
A-900	Reflected Ceiling Plan Level 1
A-901	Reflected Ceiling Plan Level 2
A-902	Reflected Ceiling Plan Level 3

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Cover Sheet

G-001

1. Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveways and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
4. Building is not Located within the Flood Hazard Zone as Defined by FEMA.
5. Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street on an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3
6. Refer to Site Survey on Sheet C-001 for Reference Information.
7. Scope of Work is Limited to Building Project Area, See Proposed Site Plan AS-002.
8. Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

Architectural Elevation 100' - 0" = USGS 7160.7' (Final Site Plan)

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

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

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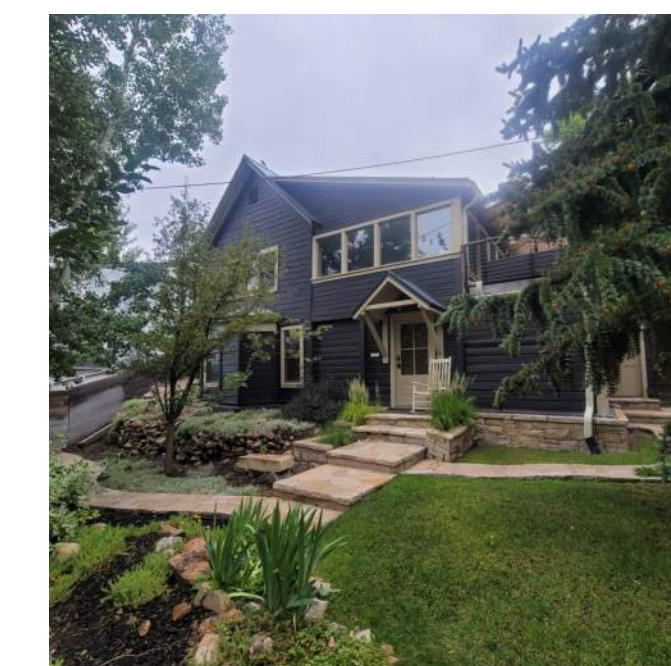
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A Existing Retaining Wall - Steep Slope on South Side.



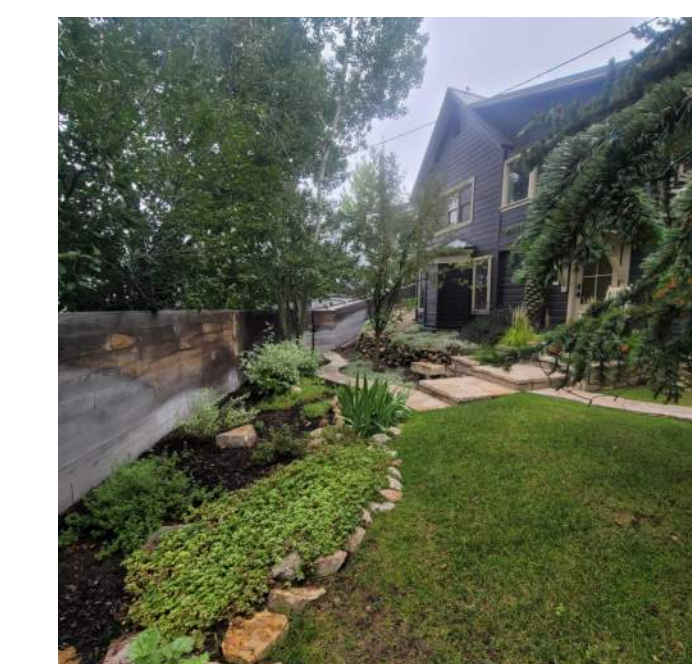
B Existing Landscape - South Side of House and Site.



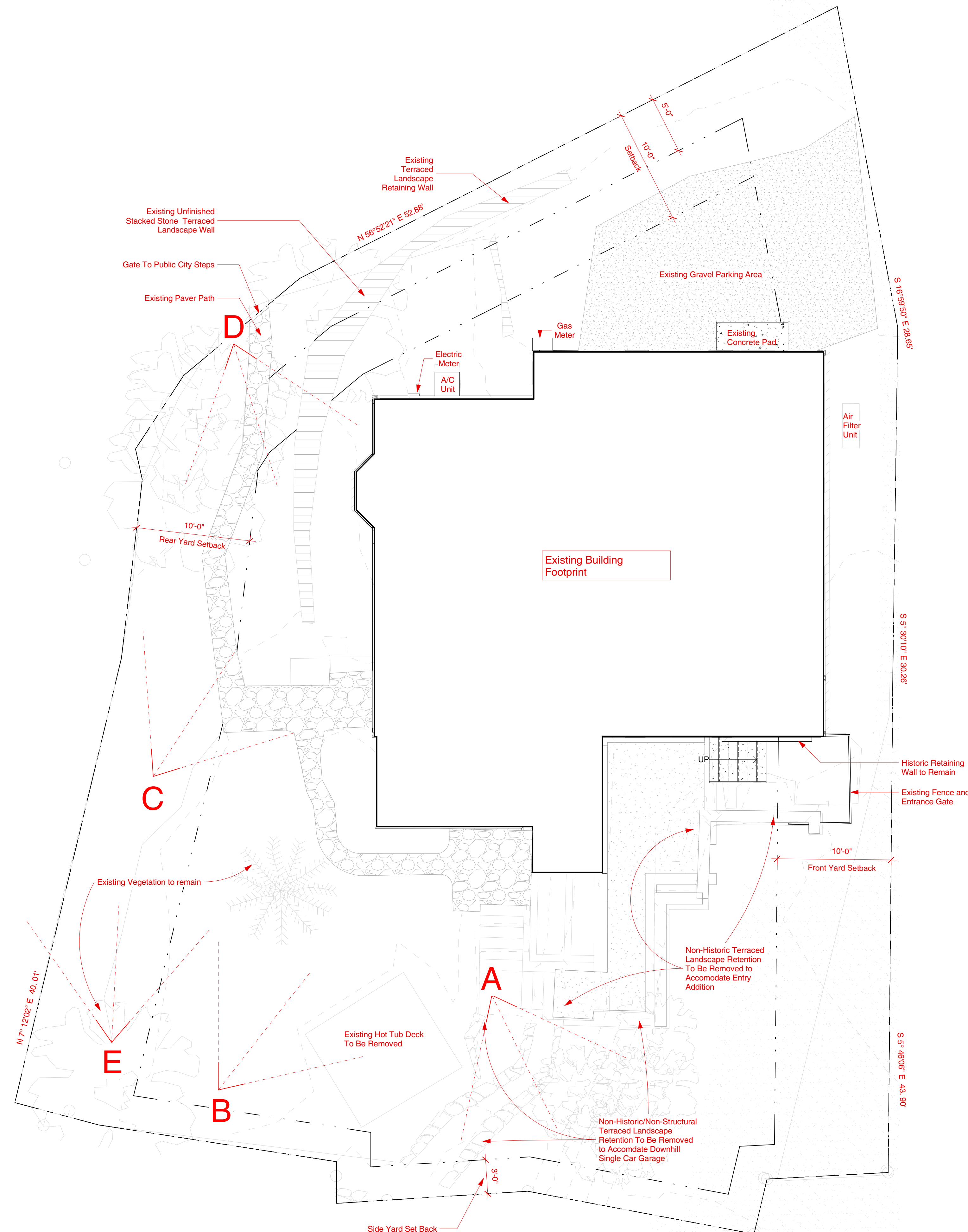
C Existing Landscape - West Yard



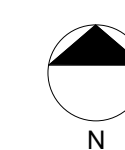
D Existing Landscape - West Yard

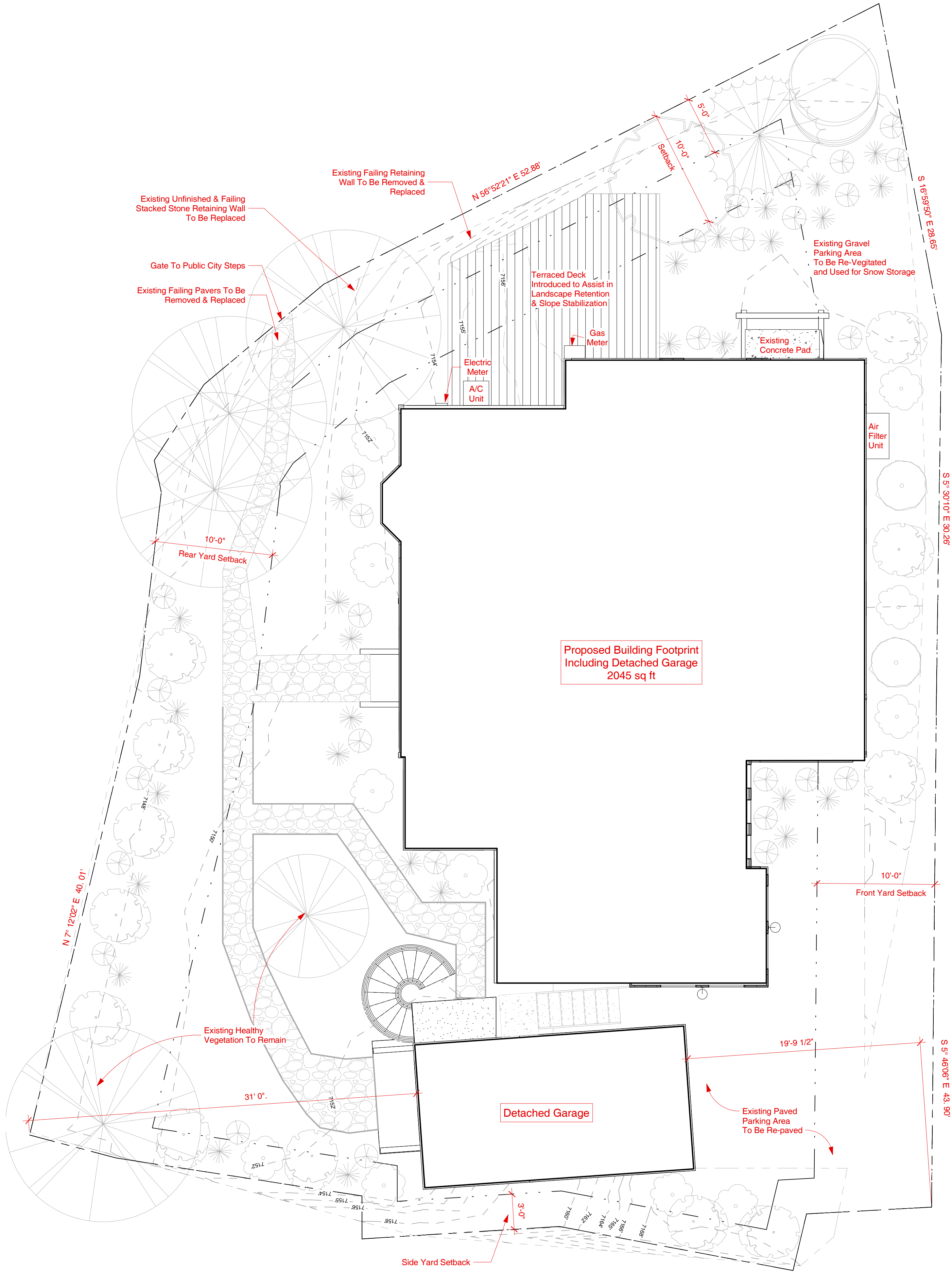


E Existing Landscape - West Yard



1 Existing Site Plan/Building Footprint
3/16" = 1'-0"

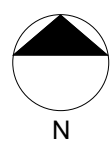




1

Proposed Site Plan/Building Footprint

3/16" = 1'-0"



Key -Native/Water Wise Plants

TREES
Amur Maple

Quaking Aspen

Colorado Blue Spruce

Bigtooth Maple

SHRUBS
Russian Sage
-Little Lace

Silver Creeping Willow

Western Sand Cherry
-Pawnee Buttes

Yellow Shrubby Cinquefoil
-Little Pot of Gold
Alpine Currant

GRASSES
Dwarf Tufted Hairgrass
-Pixie Fountain
-Little Blue Stem
-Carousel
-Prairie Blues

Boulders

Perennials to be interspersed
with design at next stage.

Vegetation is Shown for Planning
Purposes and is Aspirational. Number
and Types of Plants May Vary Based
on Final Landscape Design
Recommendations from Landscape
Architect, Geotech, Civil Engineer, and
Client Preferences. Final Landscape
Design Will Be Submitted with
Construction Documents.

General Notes - Site Plan

1. Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
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6. Refer to Site Survey on Sheet C-001 for Reference Information.
7. Scope of Work is Limited to Building Project Area.
8. Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

Datum Reference

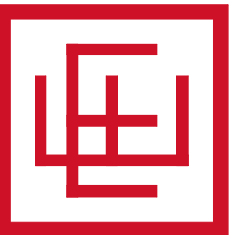
Architectural Elevation 100' - 0" = USGS 7160.7' (Final Site Plan)

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

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

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Dennis Hranitzky

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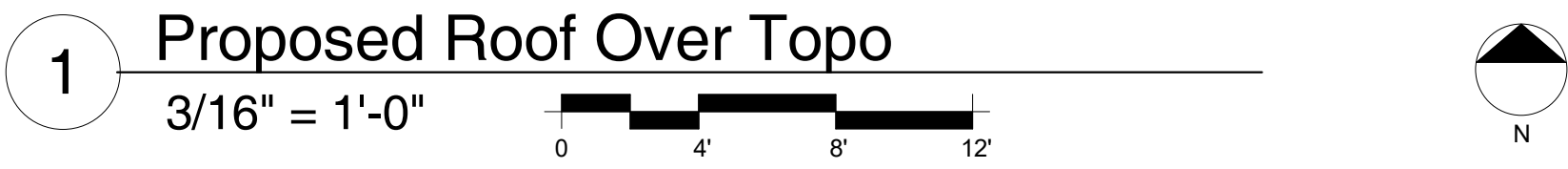
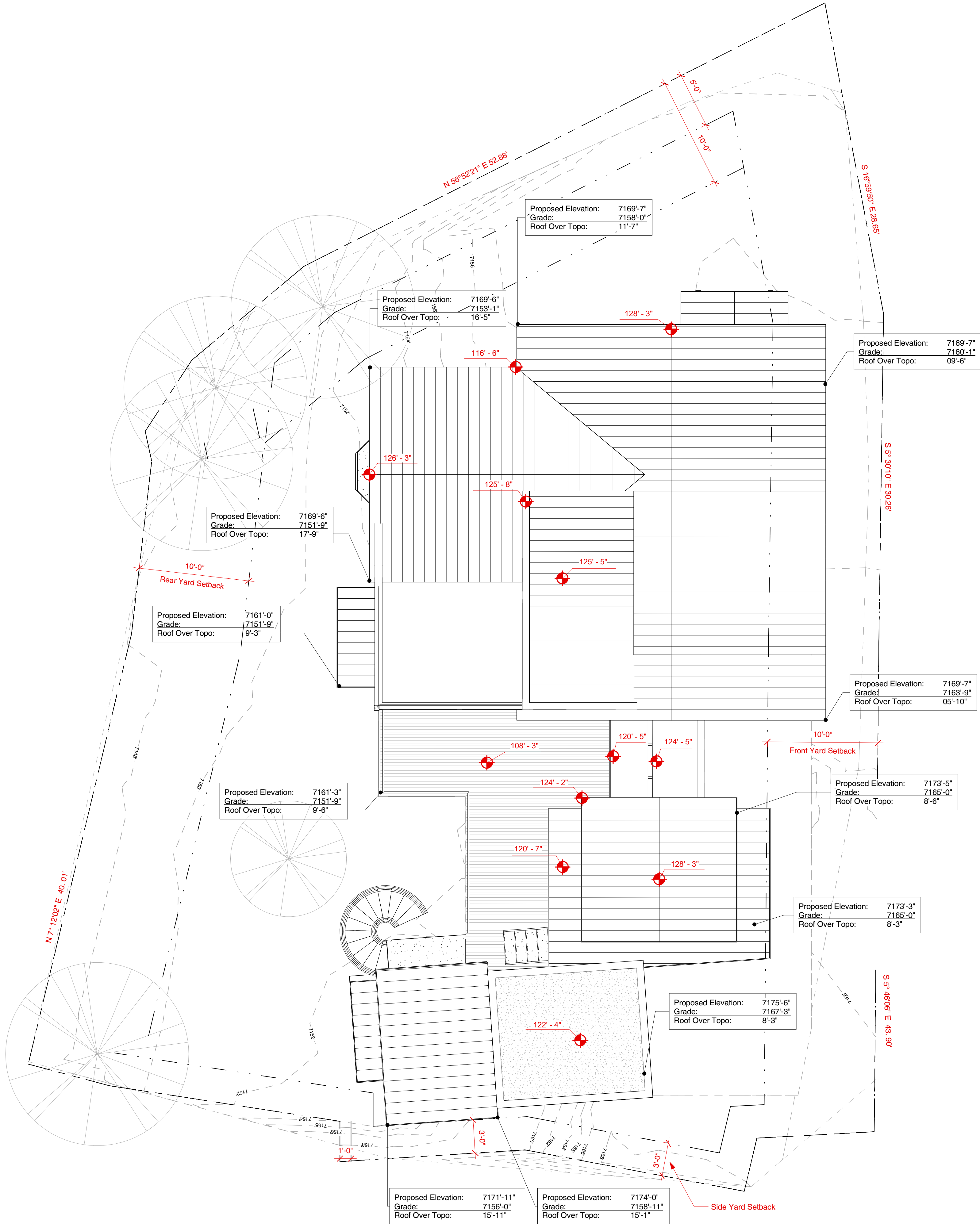
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SHEET TITLE

Proposed Site Plan

AS-002



General Notes - Site Plan

1. Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
4. Building is not Located within the Flood Hazard Zone as Defined by FEMA.
5. Surface Water shall Drain Away from the House at All Points, Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3
6. Refer to Site Survey on Sheet C-001 for Reference Information.
7. Scope of Work is Limited to Building Project Area, See Proposed Site Plan AS-002.
8. Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

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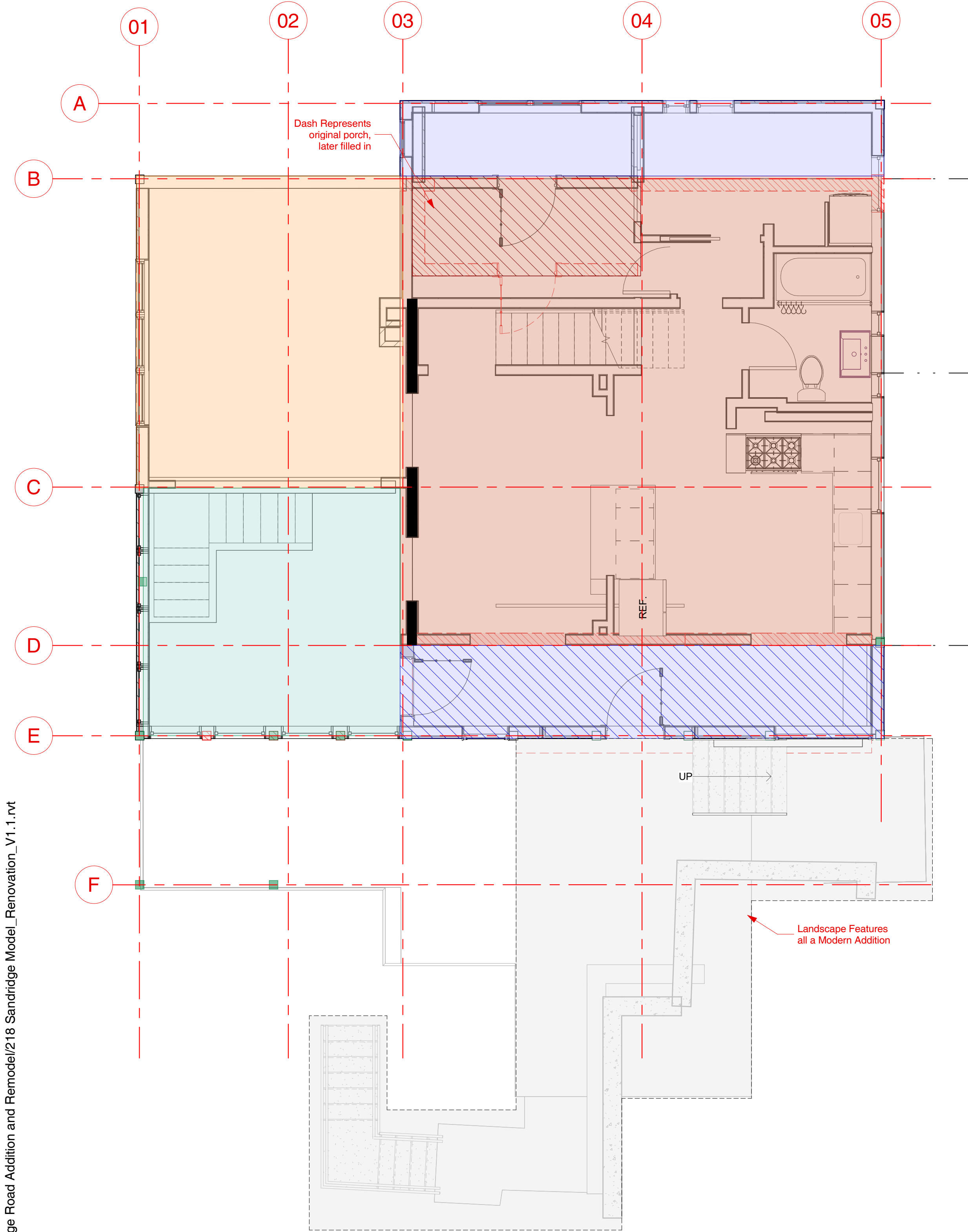
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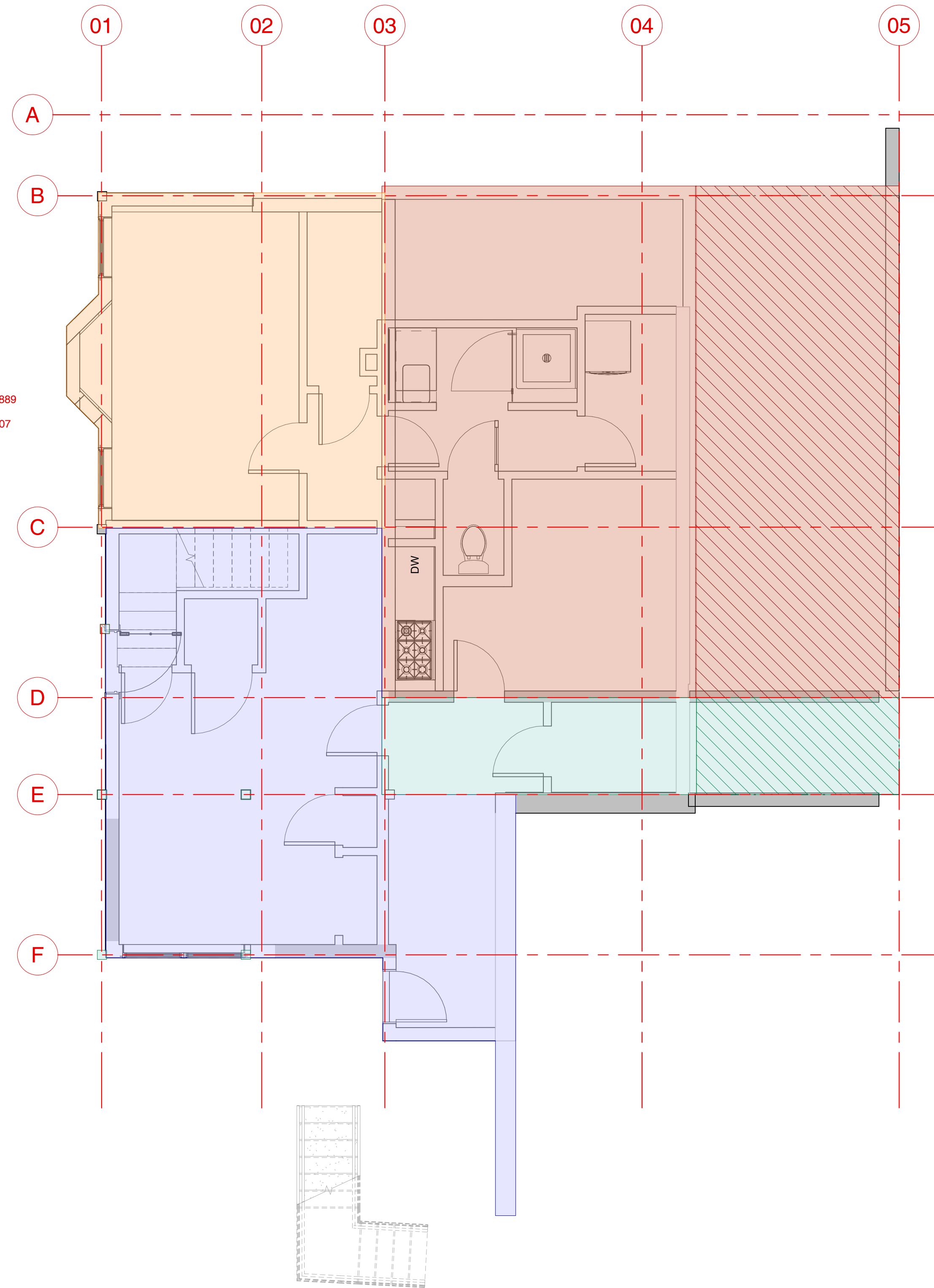
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Proposed Roof Over Topo

AS-003



2 Existing Level 1 - Historic Timeline
1/4" = 1'-0"



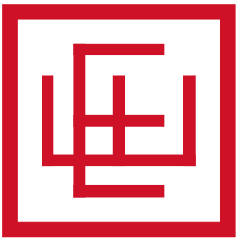
1 Existing Basement - Historic Timeline
1/4" = 1'-0"

- Legend**
- Window Tag- Refer To Window Schedule
 - Door Tag- Refer To Door Schedule
 - Room name
Room Name And Number- Refer To Room Finish Schedule
 - Spot Elevation Marker
 - Edge Of Roof Above

- General Notes - Plan**
- Refer to Sheet G-002 for Architectural Notes.
 - Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
 - Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
 - See Structural Plans for Additional Information, Details and Requirements.
 - Provide Blocking or other Approved Method for Support at All Locations of Tv. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
 - Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
 - Coordinate Utility Connections with Civil Drawings.

- 1889 Crawl space
- 1889
- 1900
- 1940/41
- 1940/41 Crawl space
- 1960-2000

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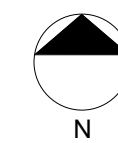
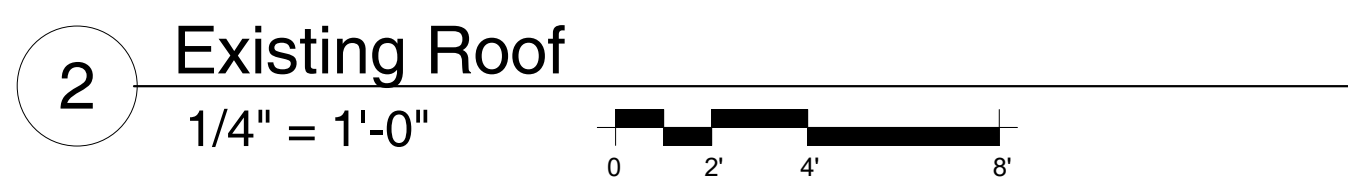
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Existing Floor Plan

AX-100

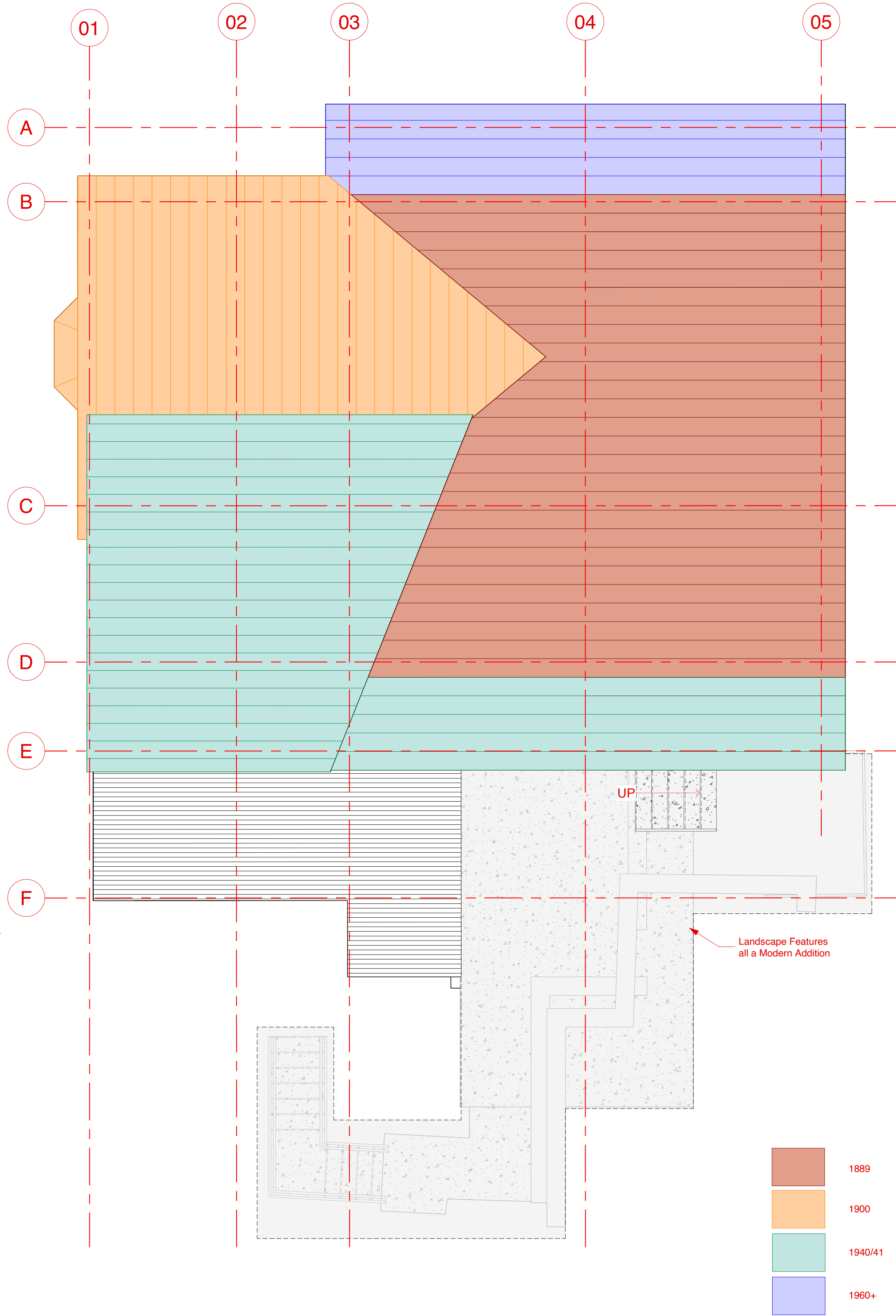


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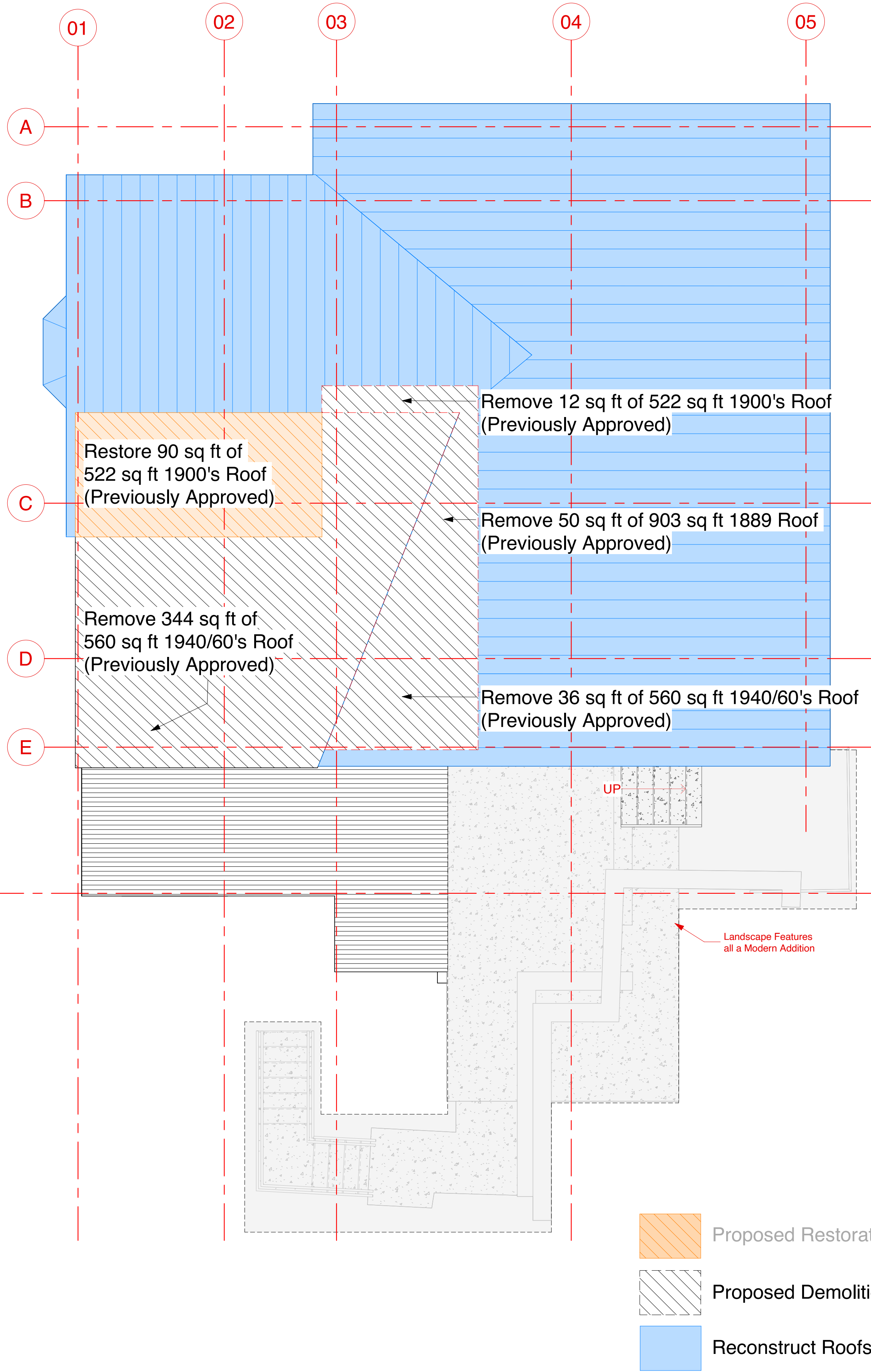
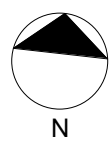
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Autodesk Docs://22-092 Sandridge Road Addition and Remodel/218 Sandridge Model_Renovation_CD.rvt

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2 Existing Roof Historic Timeline
1/4" = 1'-0"



1 Existing Roof Historic Proposed changes
1/4" = 1'-0"

- General Notes - Roof**
- Ice & Water Shield (CCW-300Ht, or Owner Approved Equal) under All Standing-Seam Roofs. Do not install within 3'0" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs.
 - The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
 - Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.
 - Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
 - Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.
 - All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (Where Possible, Coord. With Architect).
 - See Electrical Roof Plan for Heat Cable Locations and Requirements.
 - Roof Drain/Downspouts to be Heat Taped. Provide GFCI Electrical Connection.

Keynotes -

LBB	Line of Building Below
CH	Chimney
PMD	Prefinished Metal Downspout, Coord. w/Arch.
PMG	Prefinished Metal Gutter, Coord. w/Arch.
RRV	Rigid Ridge Vent Under Asphalt Shingles
RL	Ridge Line
DS	Downspout
RD	Roof Drain
ORD	Overflow Roof Drain
EF	Exhaust Fan
MAU	Makeup Air Unit
SC	Scupper

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Roof Legend

10° / 12°	Roof Slope
~	Heat Cable, Refer to Specifications
It	Roof Tag, Refer to AE-601

Dennis Hranitzky

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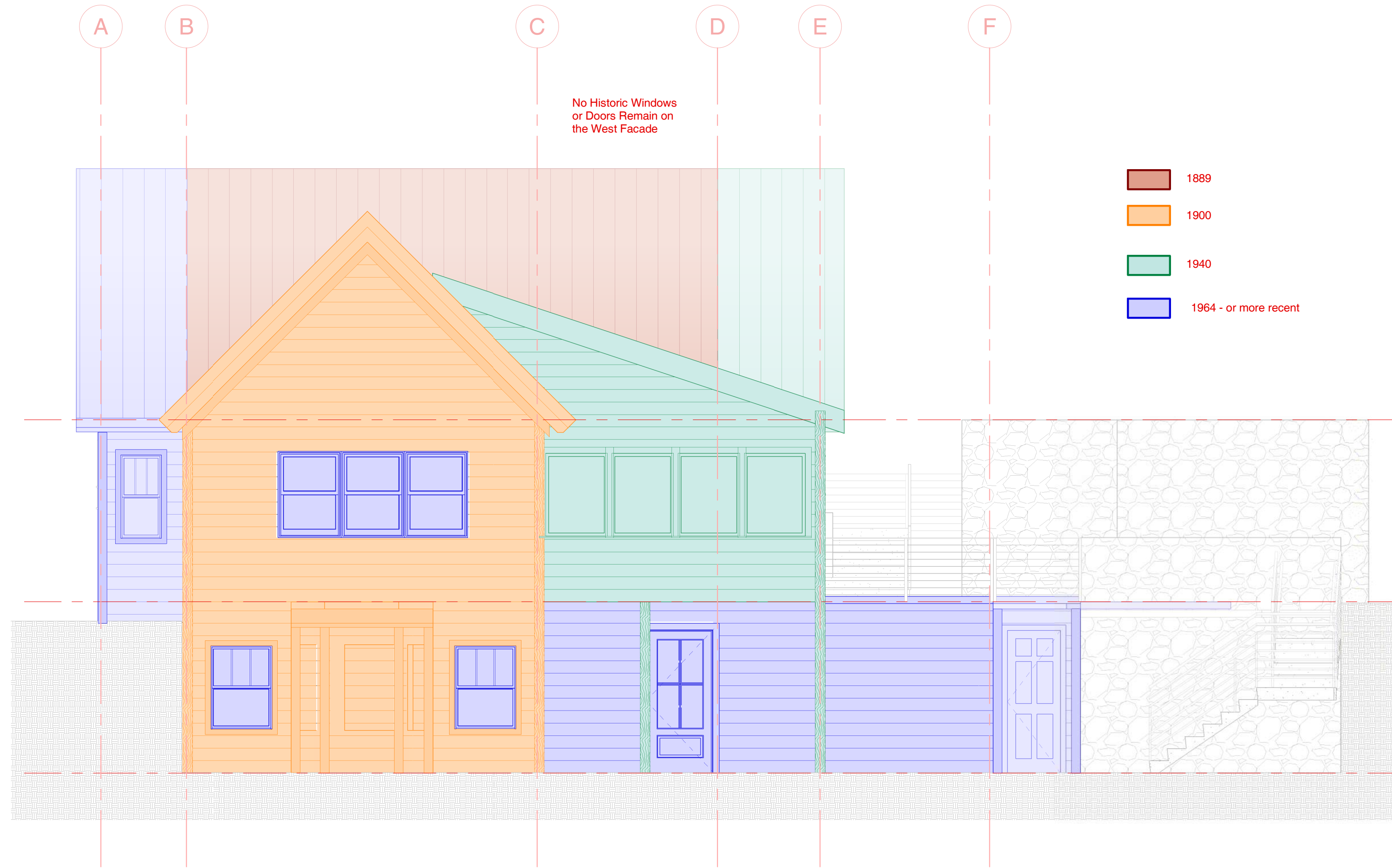
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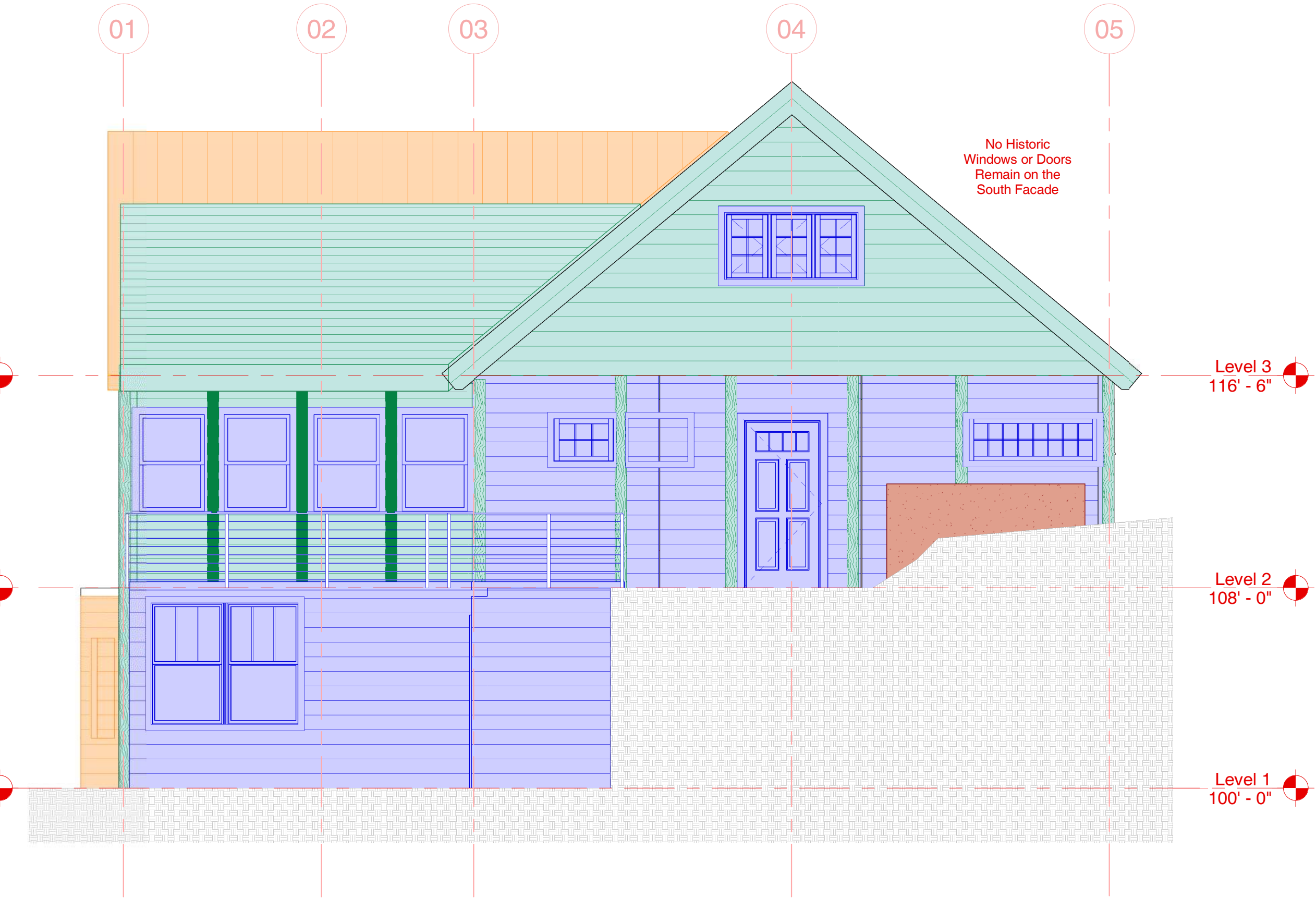
Historic Timeline-Roof

AX-102

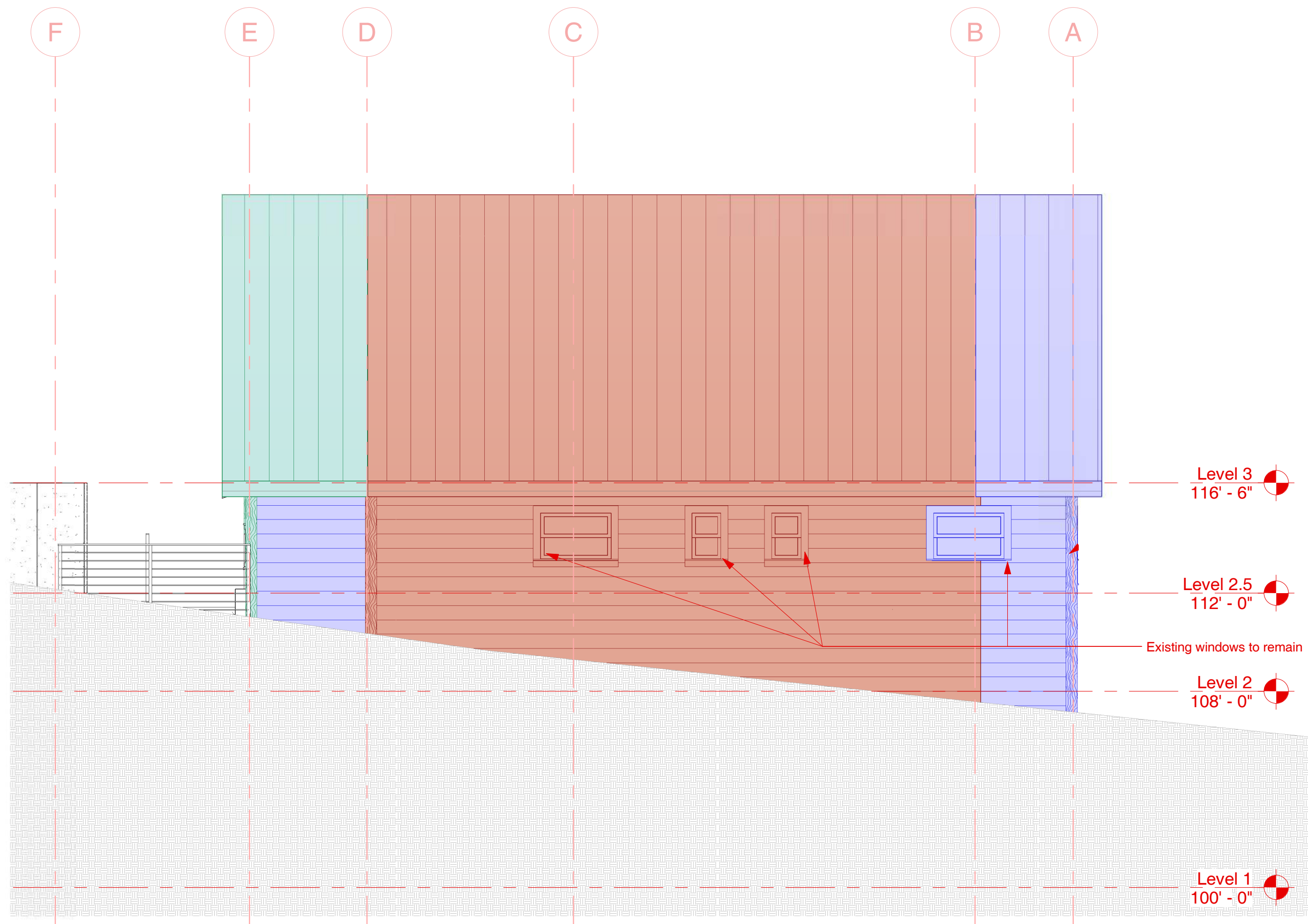
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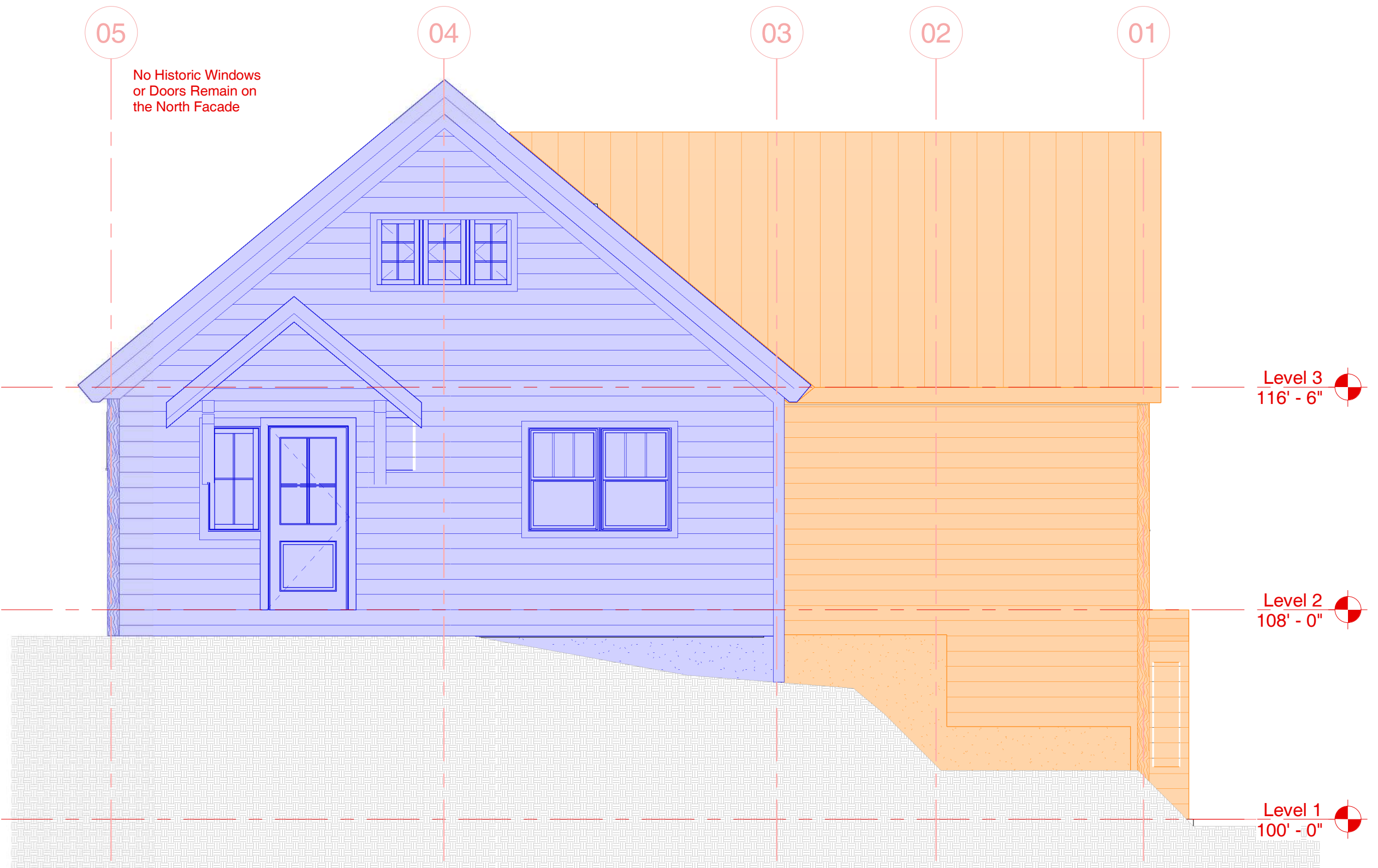
4 Elevation West Existing
1/4" = 1'-0"



3 Elevation South Existing
1/4" = 1'-0"



2 Elevation East Existing
1/4" = 1'-0"



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

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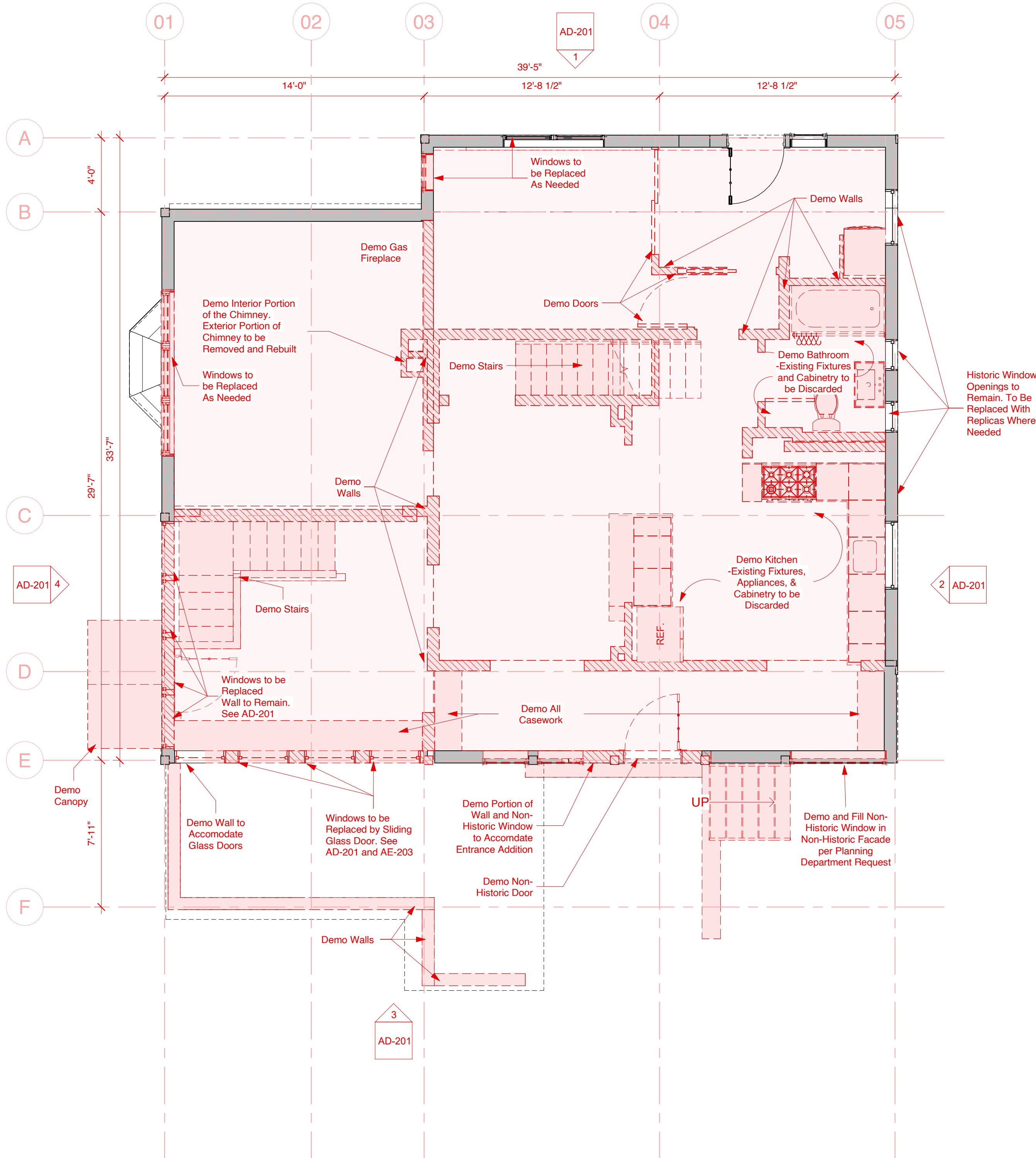
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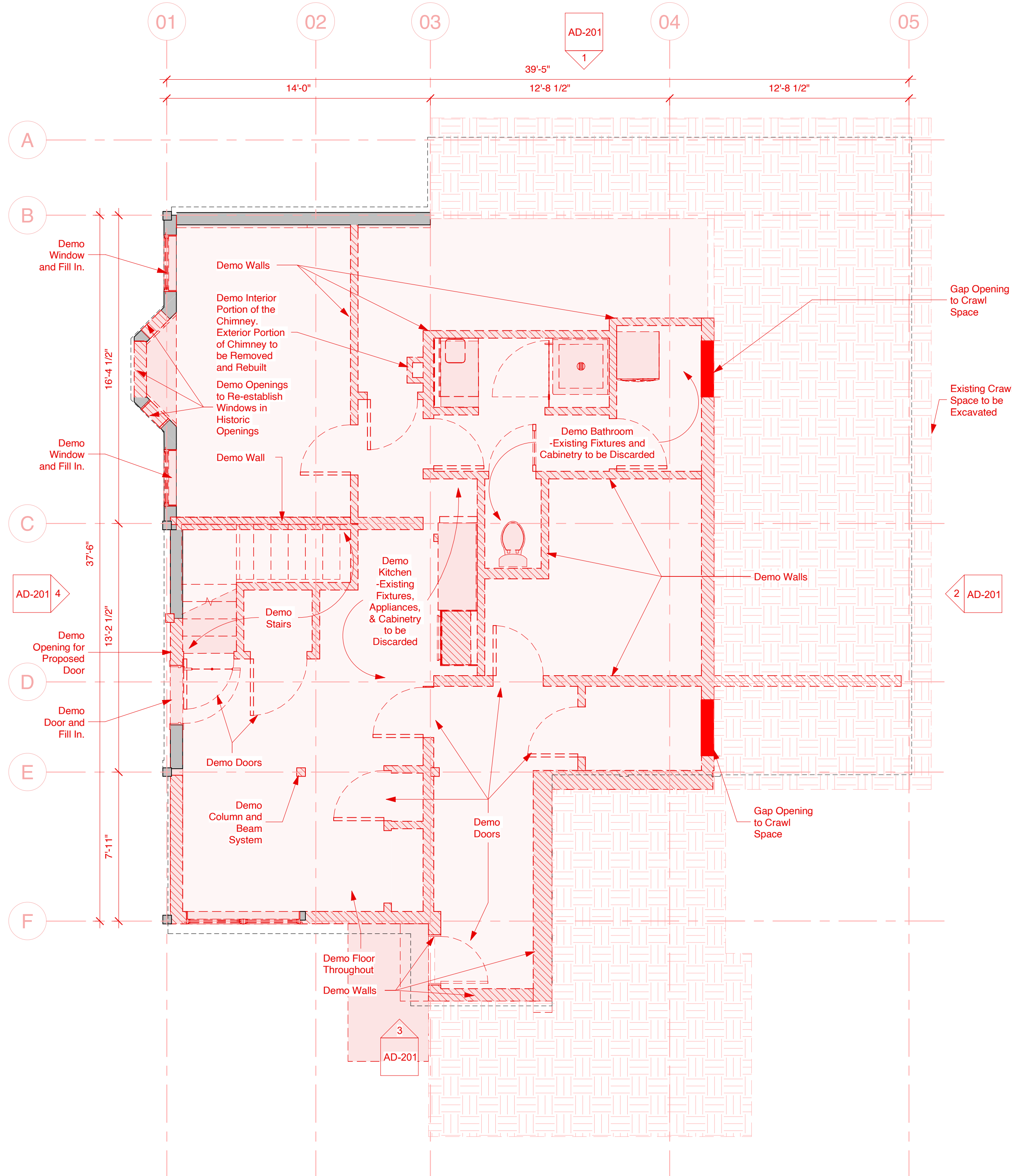
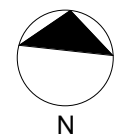
SHEET TITLE

Elevations Existing

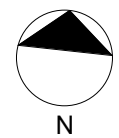
A-200



2 Proposed Demo Plan Level 2
1/4" = 1'-0"



1 Proposed Demo Plan Level 1
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window Schedule
- Door Tag- Refer To Door Schedule
- Room name
Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

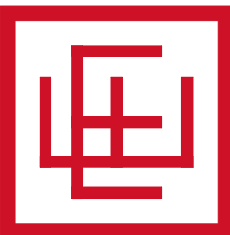
- No Exterior Demo to be Performed Without Architectural Consultation

Demo Key

- Existing Building Elements to Remain.
- Existing Building Elements to Remain.
- Existing Building Elements to be Removed.
- Existing Building Elements to be Removed.
- Existing Floor Surfaces to be Removed.
- Reconstruct Roofs Beyond Repair

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Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

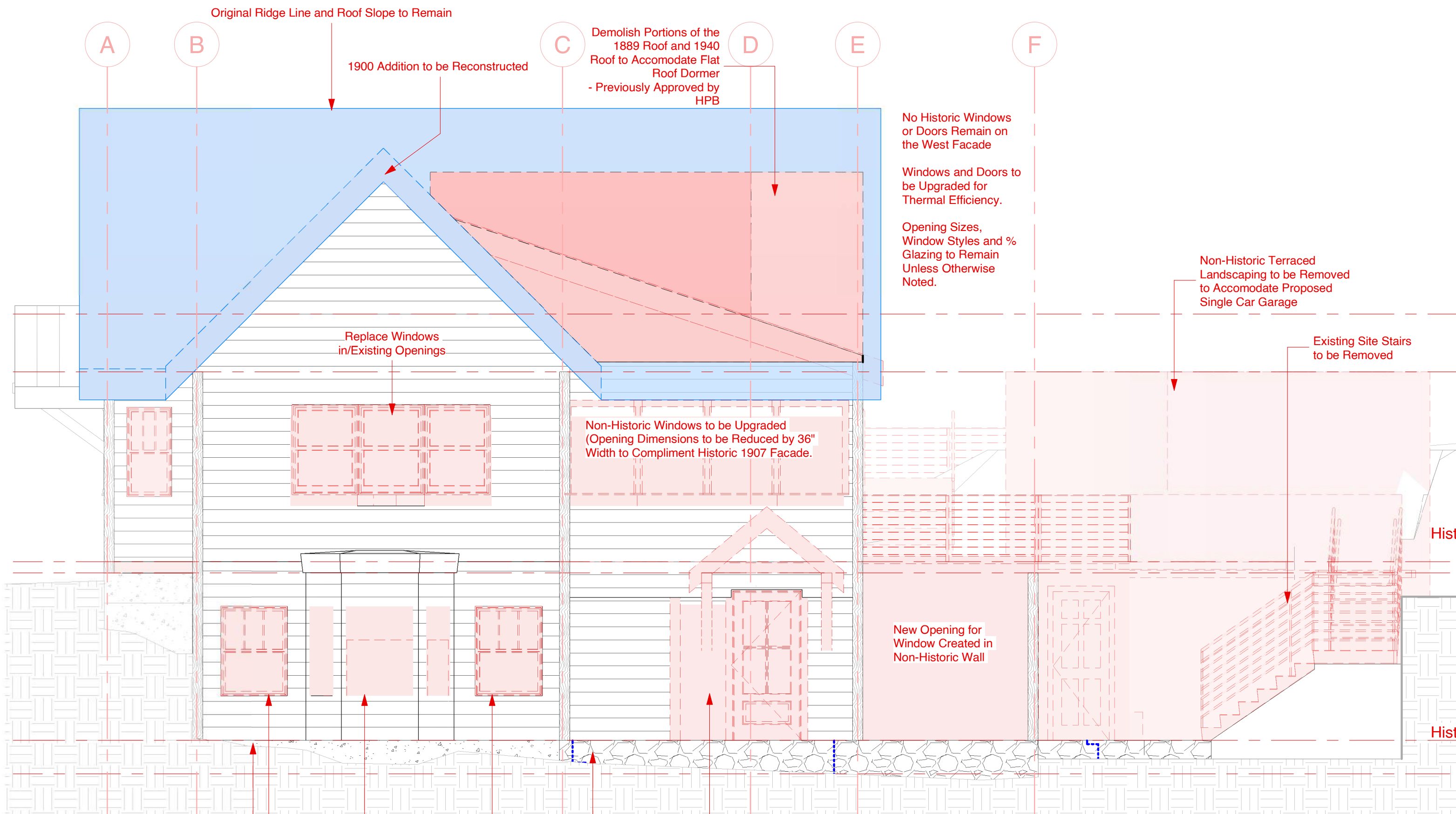
Rev.	Date	Description
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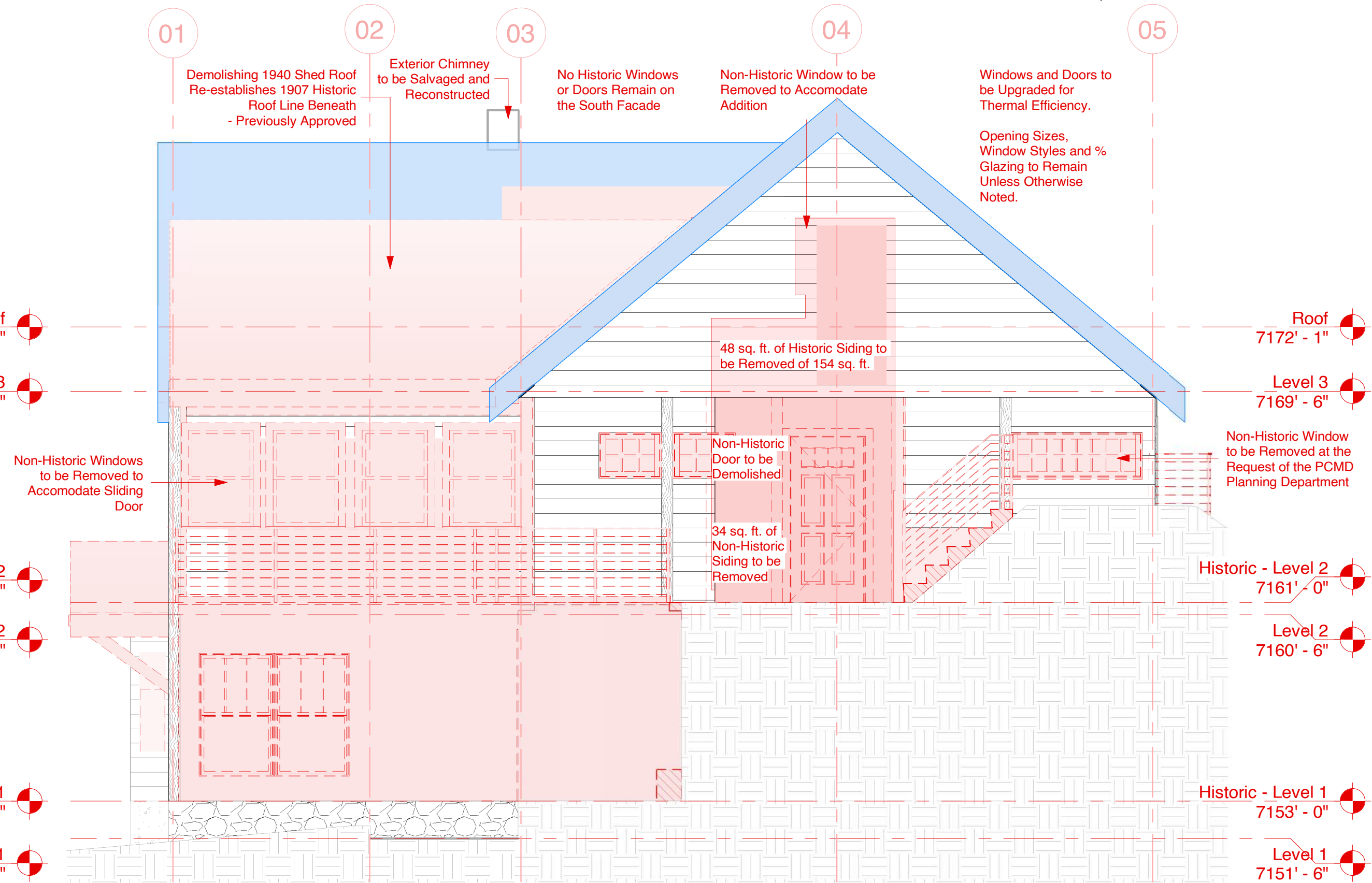
SHEET TITLE

Proposed Demolition Floor Plan

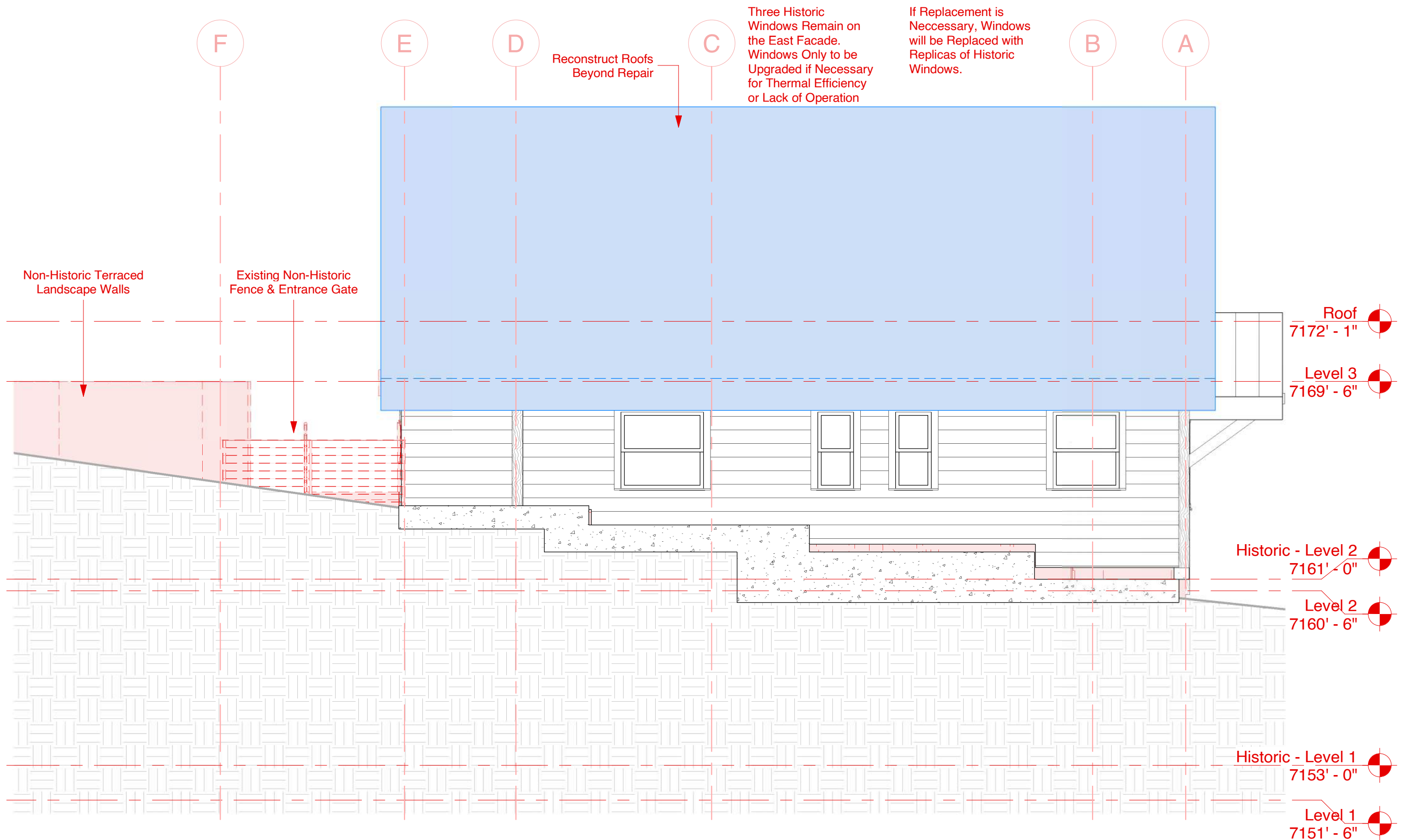
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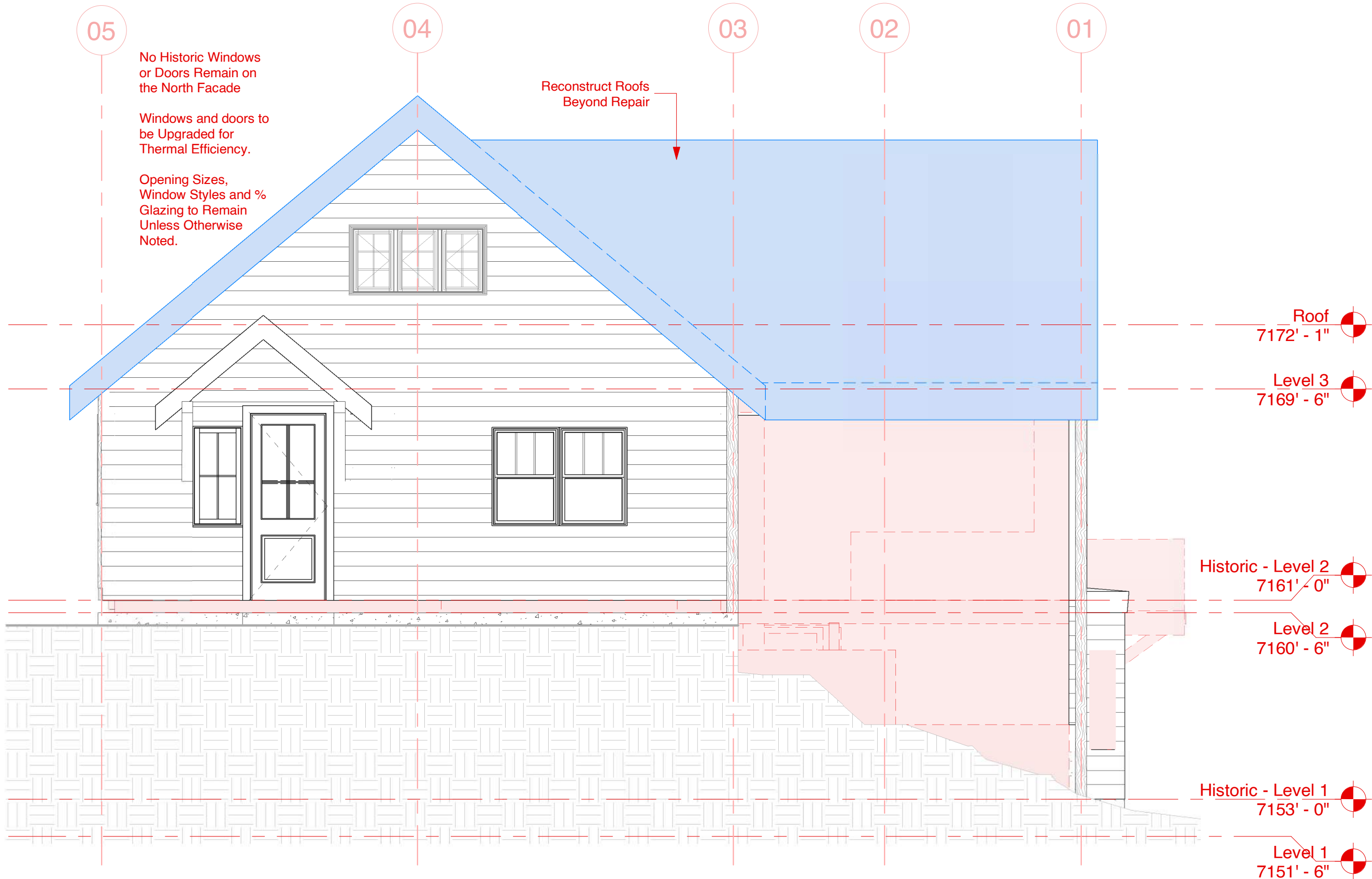
4 Demo Elevation West
1/4" = 1'-0"
0 2' 4' 8'



3 Demo Elevation South
1/4" = 1'-0"
0 2' 4' 8'



2 Demo Elevation East
1/4" = 1'-0"
0 2' 4' 8'



1 Demo Elevation North
1/4" = 1'-0"
0 2' 4' 8'

Datum Reference

Architectural Elevation 100' - 0" = USGS 7153' - 0" (Final Site Plan)
Arch. 100'-0" = 7153' - 0" (Final Site Plan) = 7153 (Civil Engineering)

Demo Key

- Reconstruct Roofs Beyond Repair
- Existing Building Elements to Remain.
- Existing Building Elements to be Removed.
- Salvage
- Note Indicates Elements are to be Removed, Protected and Retained.
- Demo
- Note Indicates Elements are to be Removed and Disposed of.

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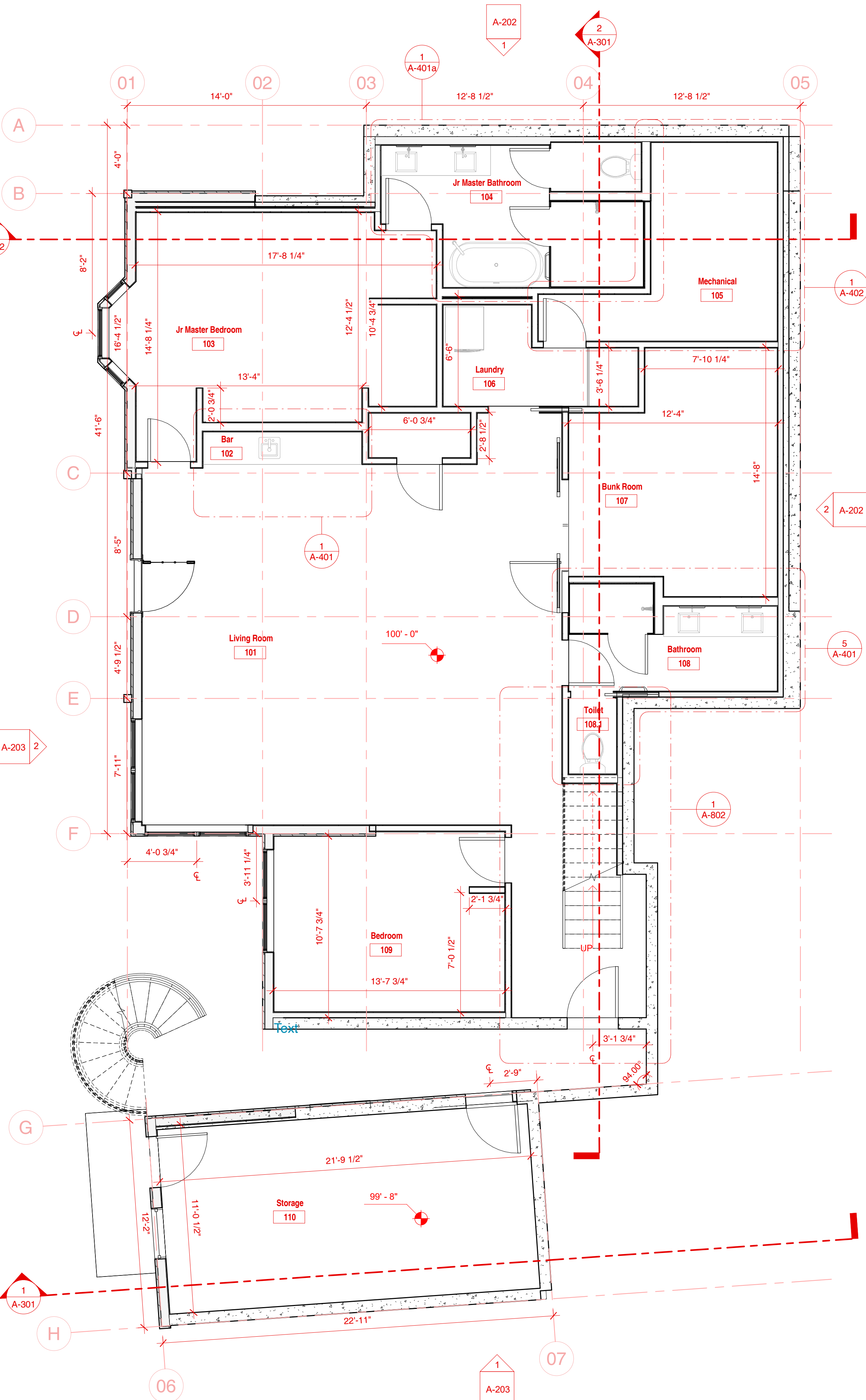
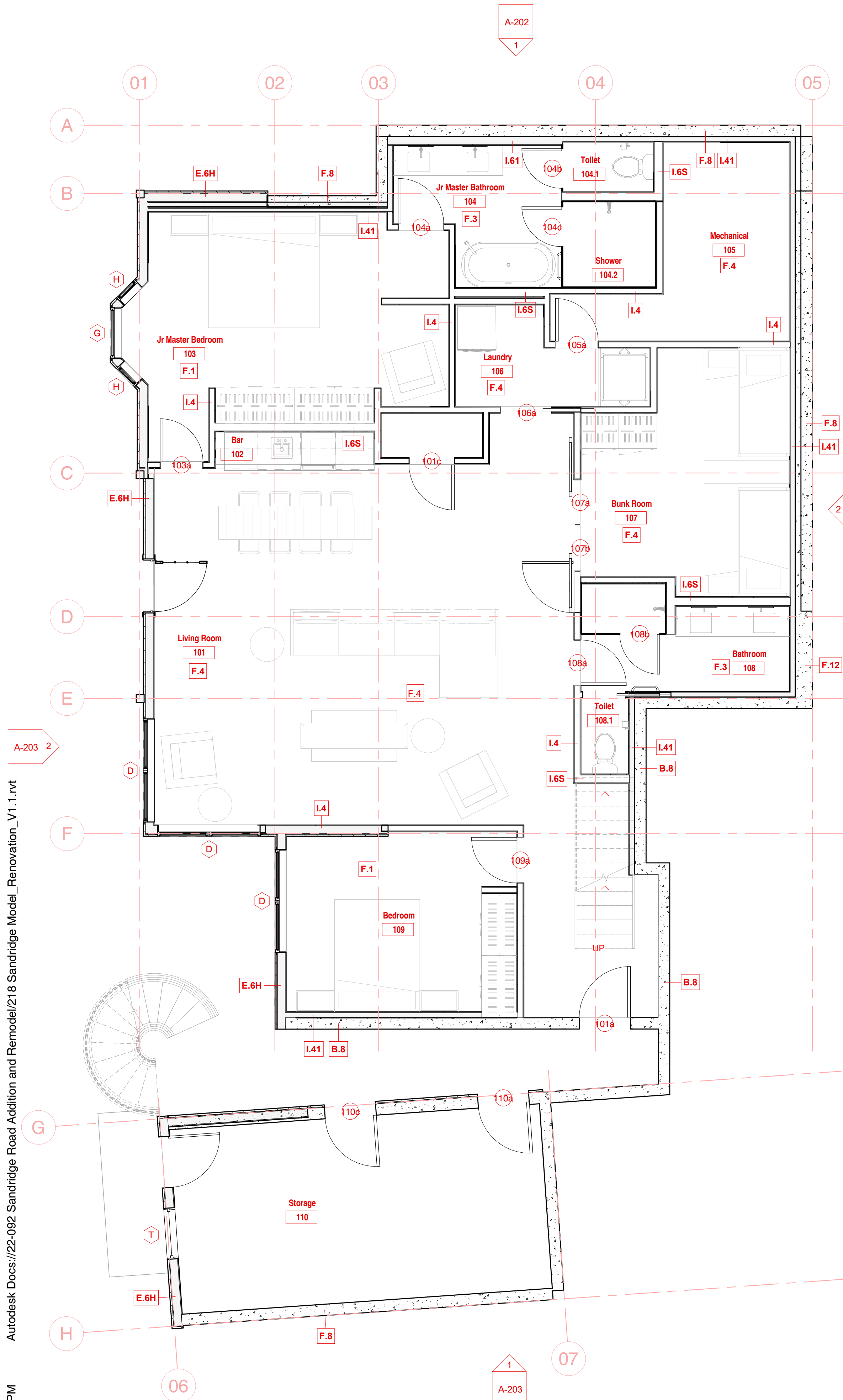
Rev.	Date	Description
1	09.09.25	Update Per Existing Conditions

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SHEET TITLE

Demo Elevations

AD-201



- Legend
- Window Tag- Refer To Window Schedule
 - Door Tag- Refer To Door Schedule
 - Room name
 - Room Name And Number- Refer To Room Finish Schedule
 - Spot Elevation Marker
 - Edge Of Roof Above

- General Notes - Plan
- Refer to Sheet G-002 for Architectural Notes.
 - Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
 - Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
 - See Structural Plans for Additional Information, Details and Requirements.
 - Provide Blocking or other Approved Method for Support at All Locations of Tv. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
 - Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
 - Coordinate Utility Connections with Civil Drawings.

- Wall Types
- F.12 Foundation - 12" Concrete
 - F.8 Foundation - 8" Concrete
 - B.8 Basic - 8" Concrete
 - E.6H Ext Wood 2x6 GWB/Siding Horizontal U356 1hr2
 - E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
 - I.6S Int Wood 2x6 1/2" GWB/GWB STC 37
 - I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
 - I.61 Int Wood 2x6 GWB (One Side)
 - I.4 Int Wood 2x4 GWB/GWB FR
 - I.41 Int Wood 2x4 GWB (One Side)

Windows

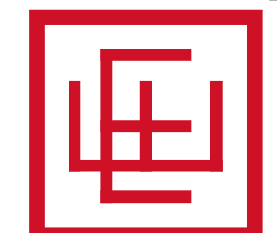
Mark	Type	Width	Height
A	Double Hung with Trim	3' - 0"	2' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0"	4' - 0"
C	Fixed with Trim	3' - 0"	4' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0"	4' - 11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5 1/2"	3' - 11 1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0"	4' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0"	4' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6"	4' - 0"
I	Fixed with Trim	3' - 0"	2' - 0"
J	Window-Double_Hung-Marvin-Ciad_Ultimate-Multi	2' - 11 3/8"	4' - 0 3/8"
JJ	Fixed	2' - 0"	5' - 0"
K	Window-Awning-1Wx1H_Kolbe	5' - 3"	1' - 10"
L	Double Hung with Trim	1' - 4"	2' - 0"
M	Fixed with Trim	3' - 0"	7' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4"	2' - 8"
O	Fixed with Trim	3' - 0"	3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6"	1' - 10"
PP	Fixed	2' - 0"	3' - 0"
Q	Double Hung with Trim	2' - 9"	4' - 0"
T	Double Hung with Trim	3' - 0"	4' - 0"
TT	Fixed with Trim	3' - 0"	1' - 6"

Doors

Mark	Description	Door Width	Door Height	Finish Mark	Finish Description
101a		3' - 0"	7' - 0"	F.1	Carpet
101c		2' - 8"	7' - 0"	F.2	Concrete Floor
103a		2' - 6"	7' - 0"	F.3	Floor Tile
104a		2' - 8"	7' - 0"	F.4	Wood Floor
104b		2' - 4"	6' - 8"	F.5	Vinyl Tile
104c		2' - 4"	6' - 8"	F.6	Wall Tile
105a		2' - 6"	7' - 0"		
106a	Bathroom / Closet	3' - 0"	7' - 0"		
107a		2' - 8"	7' - 0"		
107b		2' - 8"	7' - 0"		
108a		2' - 8"	7' - 0"		
108b		2' - 4"	6' - 8"		
108c	Bathroom / Closet	2' - 6"	7' - 0"		
109a		2' - 8"	6' - 8"		
110a		3' - 0"	7' - 0"		
110c		3' - 0"	6' - 8"		
201a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201b		6' - 0"	7' - 0"		
201c		6' - 0"	7' - 0"		
201d		2' - 6"	6' - 8"		
201e		2' - 6"	6' - 8"		
201f		2' - 6"	6' - 8"		
201g	6 Panel Door	2' - 6"	6' - 8"		
201h	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201i		0"	0"		
201j		0"	0"		
202a		2' - 8"	7' - 0"		
203a		2' - 6"	7' - 0"		
203b		2' - 4"	6' - 8"		
204a		2' - 8"	7' - 0"		
205a		2' - 8"	7' - 0"		
207a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
207b		8' - 0"	8' - 0"		
301a		2' - 6"	6' - 8"		
301b		6' - 0"	7' - 0"		
302a	Bathroom / Closet	3' - 0"	7' - 0"		
303a	Bathroom / Closet	3' - 0"	7' - 0"		

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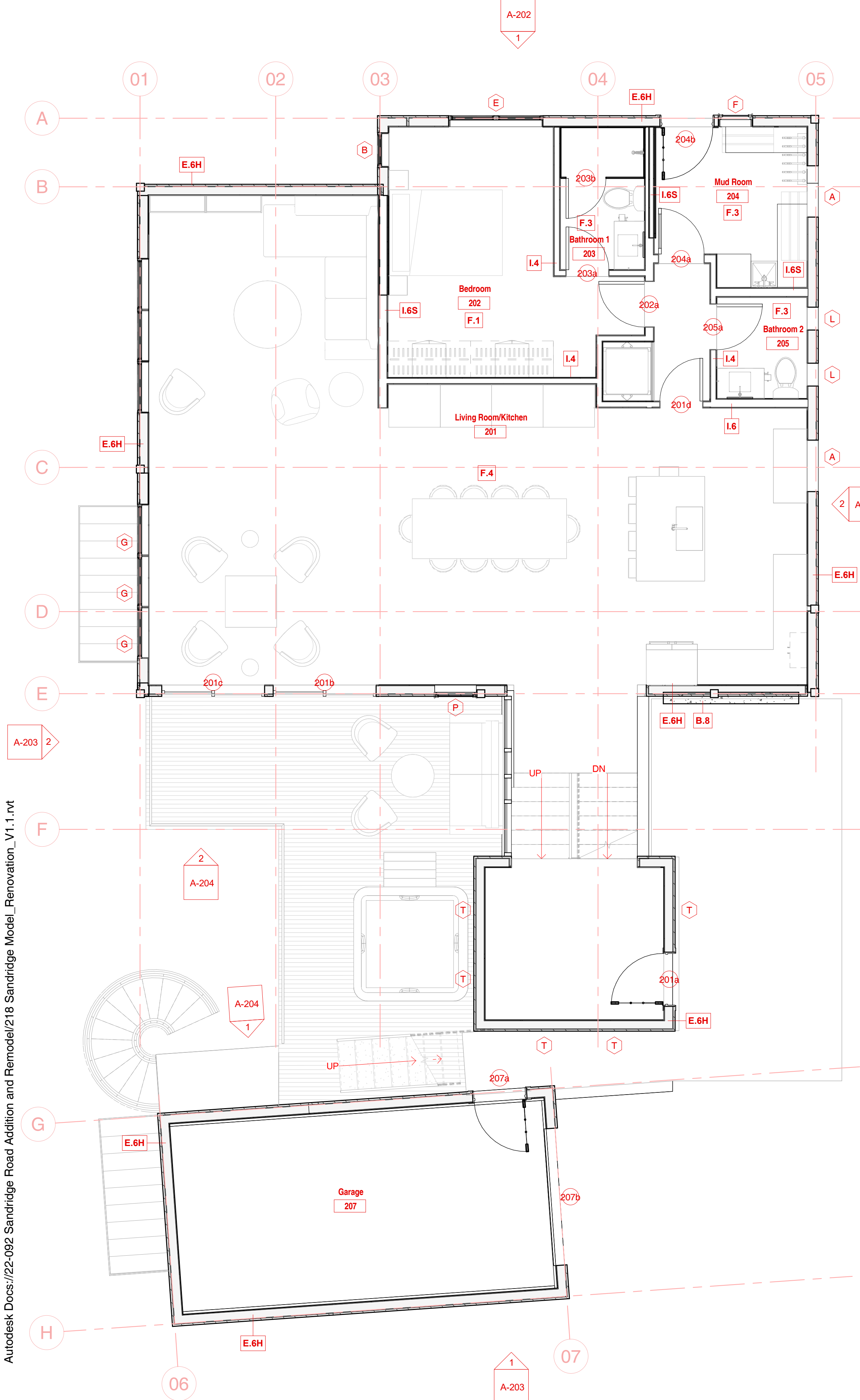
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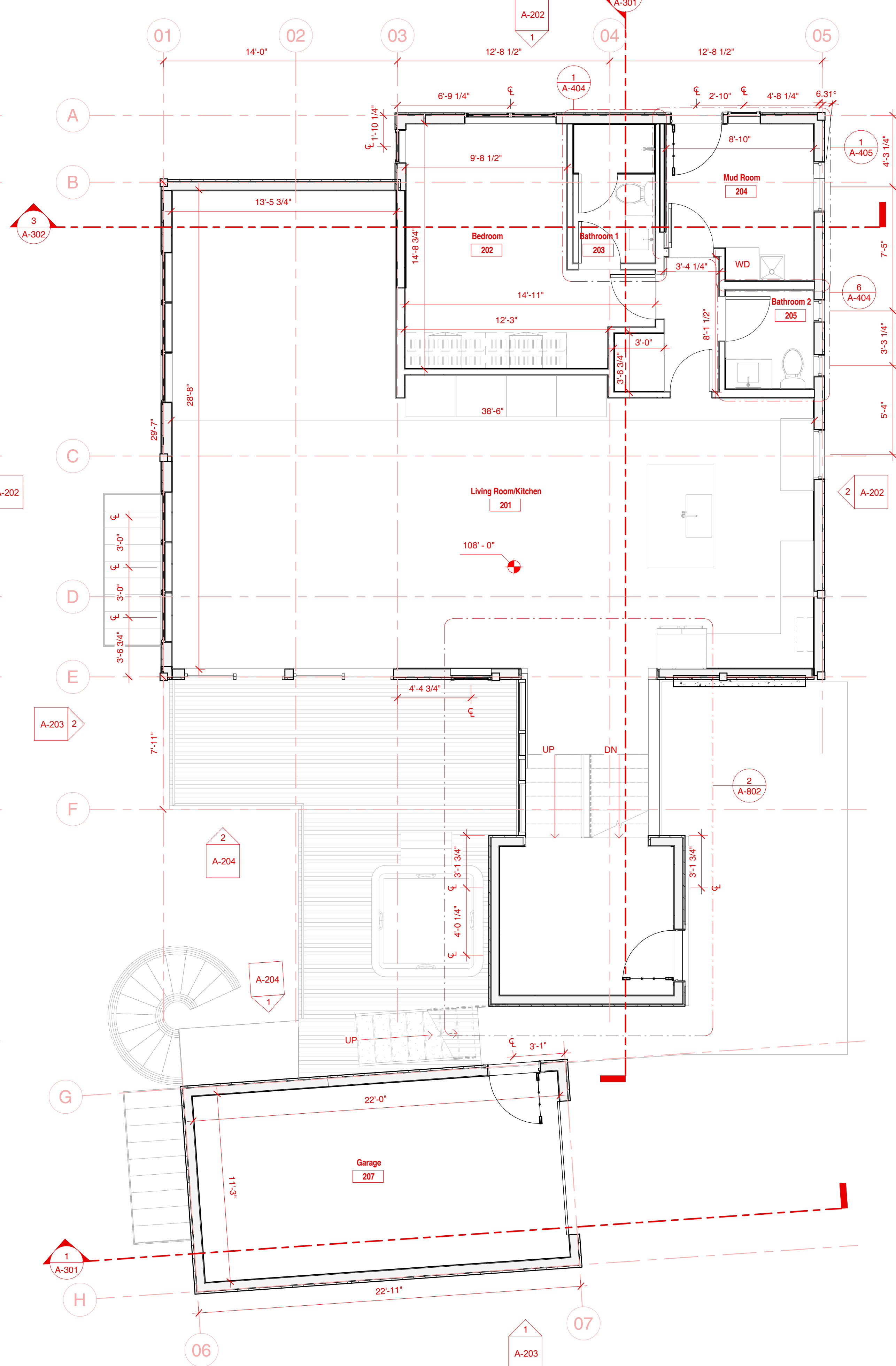
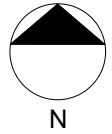
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Proposed Floor Plan Level 1

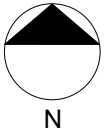
AE-100



2 Proposed Reference Plan Level 2
1/4" = 1'-0"



1 Proposed CD Plan Level 2
1/4" = 1'-0"



Legend	
	Window Tag- Refer To Window Schedule
	Door Tag- Refer To Door Schedule
	Room Name And Number- Refer To Room Finish Schedule
	Spot Elevation Marker
	Edge Of Roof Above

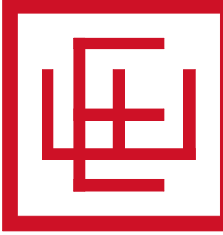
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Wall Types	
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	F.8 Foundation - 8" Concrete
	B.8 Basic - 8" Concrete
	E.6H Ext Wood 2x6 GWB/Siding Horizontal U356 1hr2
	E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
	I.6S Int Wood 2x6 1/2" GWB/GWB STC 37
	I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
	I.61 Int Wood 2x6 GWB (One Side)
	I.4 Int Wood 2x4 GWB/GWB FR
	I.41 Int Wood 2x4 GWB (One Side)

Windows		
Mark	Type	Height
A	Double Hung with Trim	3' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0"
C	Fixed with Trim	3' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0"
H		1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5"
H		1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6"
I	Fixed with Trim	3' - 0"
J	Window-Double_Hung-Marvin-Clad_Ultimate-Multi	2' - 11"
	ple_Units	3/8"
JJ	Fixed	2' - 0"
K	Window-Awning-1Wx1H_Kolbe	5' - 3"
L	Double Hung with Trim	1' - 4"
M	Fixed with Trim	3' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4"
O	Fixed with Trim	3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6"
PP	Fixed	2' - 0"
Q	Double Hung with Trim	2' - 9"
T	Double Hung with Trim	3' - 0"
TT	Fixed with Trim	3' - 0"

Doors		Floor Finishes	
Mark	Description	Door Width	Door Height
101a		3' - 0"	7' - 0"
101c		2' - 8"	7' - 0"
103a		2' - 6"	7' - 0"
104a		2' - 8"	7' - 0"
104b		2' - 4"	6' - 8"
104c		2' - 4"	6' - 8"
105a		2' - 6"	7' - 0"
106a	Bathroom / Closet	3' - 0"	7' - 0"
107a		2' - 8"	7' - 0"
107b		2' - 8"	7' - 0"
108a		2' - 8"	7' - 0"
108b		2' - 4"	6' - 8"
108c	Bathroom / Closet	2' - 6"	7' - 0"
109a		2' - 8"	6' - 8"
110a		3' - 0"	7' - 0"
110c		3' - 0"	6' - 8"
201a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"
201b		6' - 0"	7' - 0"
201c		6' - 0"	7' - 0"
201d		2' - 6"	6' - 8"
201e		2' - 6"	6' - 8"
201f		2' - 6"	6' - 8"
201g	6 Panel Door	2' - 6"	6' - 8"
201h	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"
201i		0"	0"
201j		0"	0"
202a		2' - 8"	7' - 0"
203a		2' - 6"	7' - 0"
203b		2' - 4"	6' - 8"
204a		2' - 8"	7' - 0"
205a		2' - 8"	7' - 0"
207a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"
207b		8' - 0"	8' - 0"
301a		2' - 6"	6' - 8"
301b		6' - 0"	7' - 0"
302a	Bathroom / Closet	3' - 0"	7' - 0"
303a	Bathroom / Closet	3' - 0"	7' - 0"
303c		2' - 6"	7' - 0"

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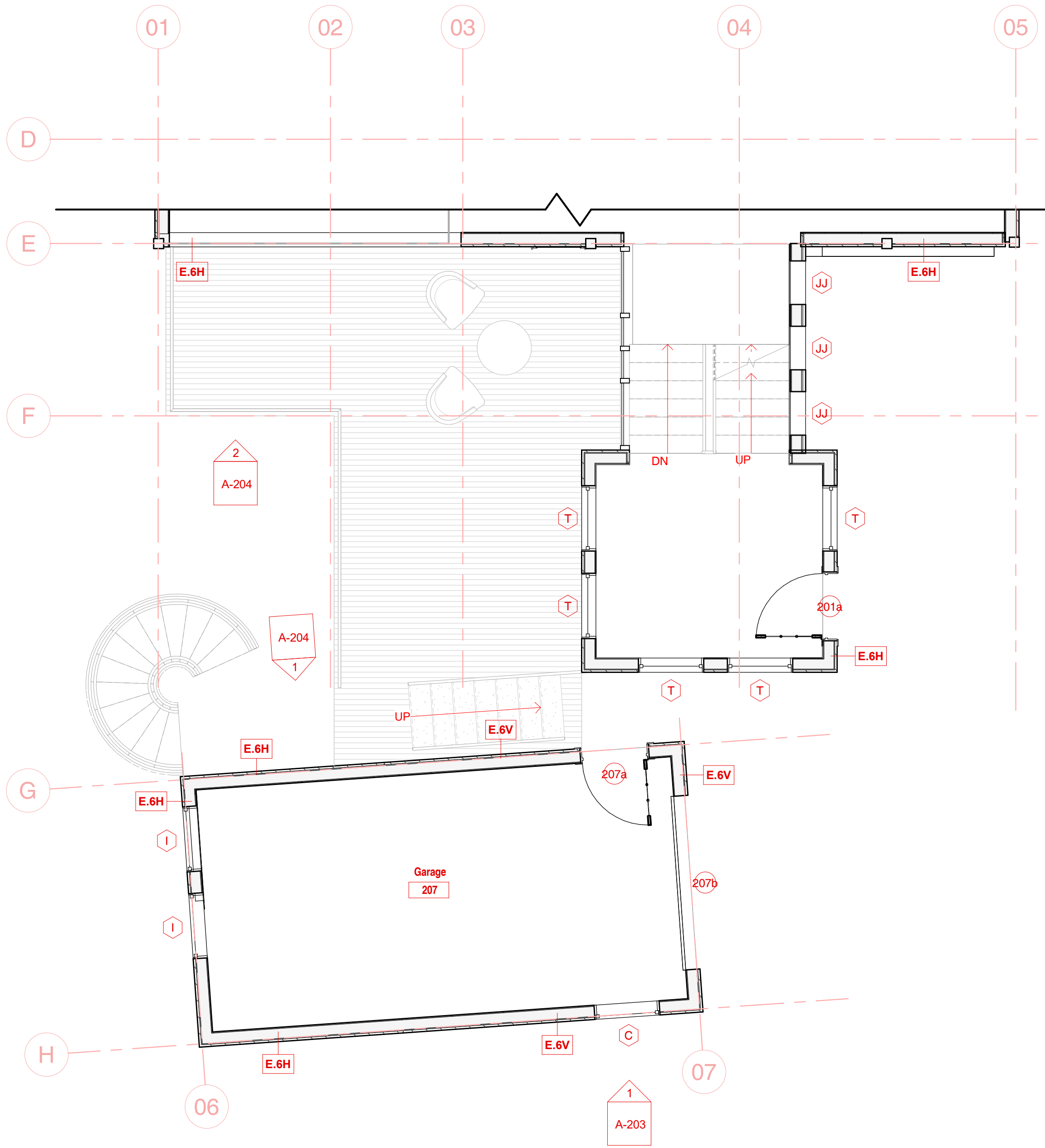
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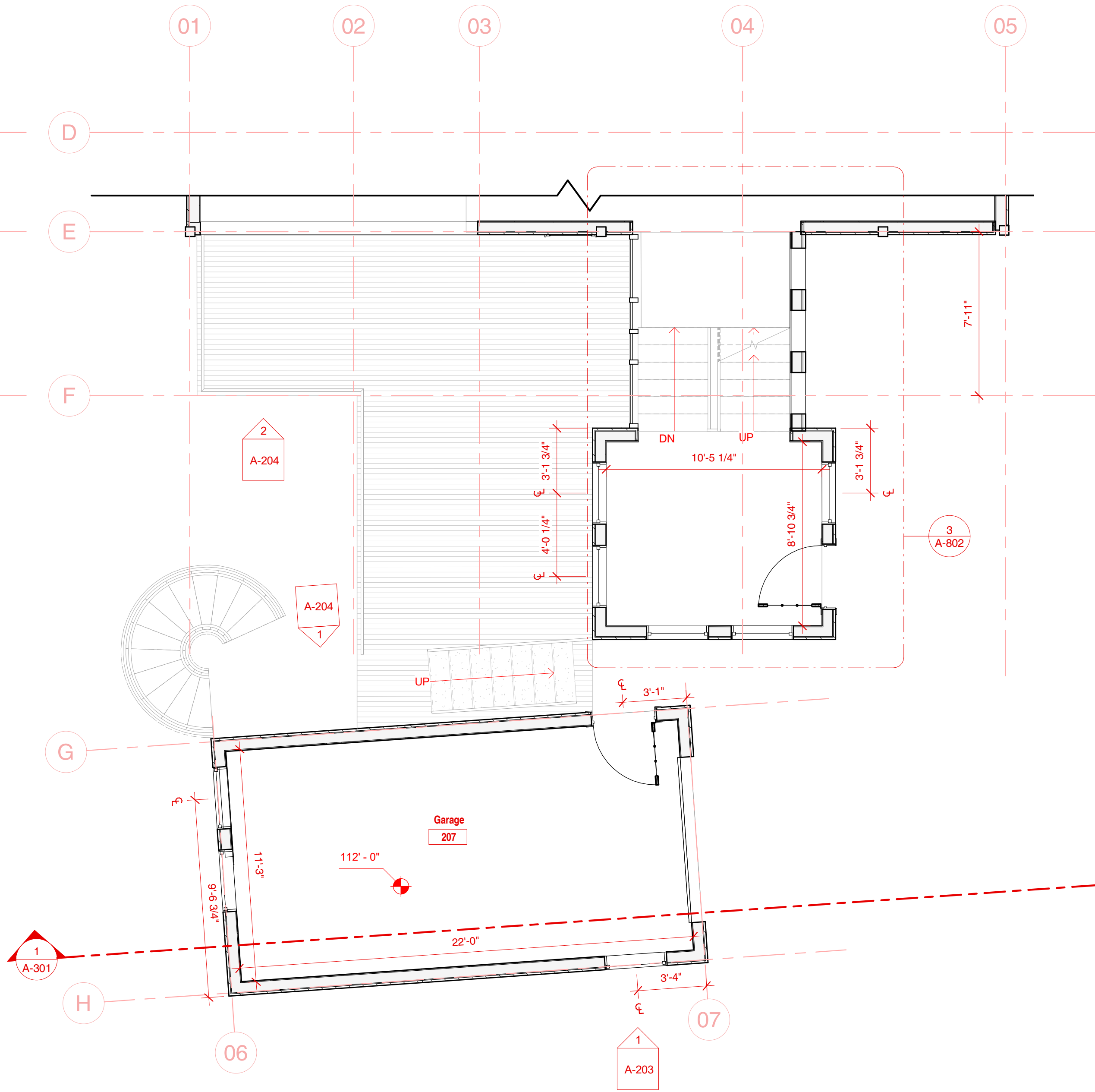
SHEET TITLE

Proposed Floor Plan Level 2

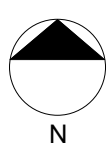
AE-101



2 Proposed Reference Plan Level 2.5
1/4" = 1'-0"



1 Proposed CD Plan Level 2.5
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window Schedule
- Door Tag- Refer To Door Schedule
- Room Name
 Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

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	F.8 Foundation - 8" Concrete
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	E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
	I.6S Int Wood 2x6 1/2" GWB/GWB STC 37
	I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
	I.61 Int Wood 2x6 GWB (One Side)
	I.4 Int Wood 2x4 GWB/GWB FR
	I.41 Int Wood 2x4 GWB (One Side)

Windows

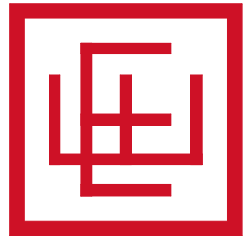
Mark	Type	Width	Height
A	Double Hung with Trim	3' - 0"	2' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0"	4' - 0"
C	Fixed with Trim	3' - 0"	4' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0	4' - 11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5 1/2"	3' - 11 1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0"	4' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0"	4' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6"	4' - 0"
I	Fixed with Trim	3' - 0"	2' - 0"
J	Window-Double_Hung-Marvin-Clad_Ultimate-Multi	2' - 11 3/8"	4' - 0 3/8"
JJ	Fixed	2' - 0"	5' - 0"
K	Window-Awning-1Wx1H_Kolbe	5' - 3"	1' - 10"
L	Double Hung with Trim	1' - 4"	2' - 0"
M	Fixed with Trim	3' - 0"	7' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4"	2' - 8"
O	Fixed with Trim	3' - 0"	3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6"	1' - 10"
PP	Fixed	2' - 0"	3' - 0"
Q	Double Hung with Trim	2' - 9"	4' - 0"
T	Double Hung with Trim	3' - 0"	4' - 0"
TT	Fixed with Trim	3' - 0"	1' - 6"

Doors

Mark	Description	Door Width	Door Height	Mark	Finish Description
101a		3' - 0"	7' - 0"	F.1	Carpet
101c		2' - 8"	7' - 0"	F.2	Concrete Floor
102a		2' - 6"	7' - 0"	F.3	Floor Tile
102b		2' - 8"	7' - 0"	F.4	Wood Floor
102c		2' - 4"	6' - 8"	F.5	Vinyl Tile
102d		2' - 4"	6' - 8"	F.6	Wall Tile
102e		2' - 6"	7' - 0"		
102f		3' - 0"	7' - 0"		
102g	Bathroom / Closet	2' - 8"	7' - 0"		
102h		2' - 8"	7' - 0"		
102i		2' - 8"	7' - 0"		
102j		2' - 4"	6' - 8"		
102k	Bathroom / Closet	2' - 6"	7' - 0"		
102l		2' - 8"	6' - 8"		
102m		3' - 0"	7' - 0"		
102n		3' - 0"	6' - 8"		
102o		3' - 0"	7' - 0"		
102p	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
102q		6' - 0"	7' - 0"		
102r		6' - 0"	7' - 0"		
102s		2' - 6"	6' - 8"		
102t		2' - 6"	6' - 8"		
102u		2' - 6"	6' - 8"		
102v		2' - 6"	6' - 8"		
102w	6 Panel Door	2' - 6"	6' - 8"		
102x	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
102y		0"	0"		
102z		0"	0"		
102aa		2' - 8"	7' - 0"		
102ab		2' - 6"	7' - 0"		
102ac		2' - 4"	6' - 8"		
102ad		2' - 8"	7' - 0"		
102ae		2' - 8"	7' - 0"		
102af	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
102ag		8' - 0"	8' - 0"		
102ah		2' - 6"	6' - 8"		
102ai		6' - 0"	7' - 0"		
102aj		6' - 0"	7' - 0"		
102ak	Bathroom / Closet	3' - 0"	7' - 0"		
102al		3' - 0"	7' - 0"		
102am	Bathroom / Closet	3' - 0"	7' - 0"		
102an		2' - 6"	7' - 0"		

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elliottworkgroup.com



Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

SSCUP
Hranitzky Residence

Rev. Date Description

ISSUE DATE: 25.11.10.

OWNER PROJECT NO: .

CONTRACT NO: .

DRAWN BY: MJG

CHECKED BY: LH

DESIGNED BY: MJG

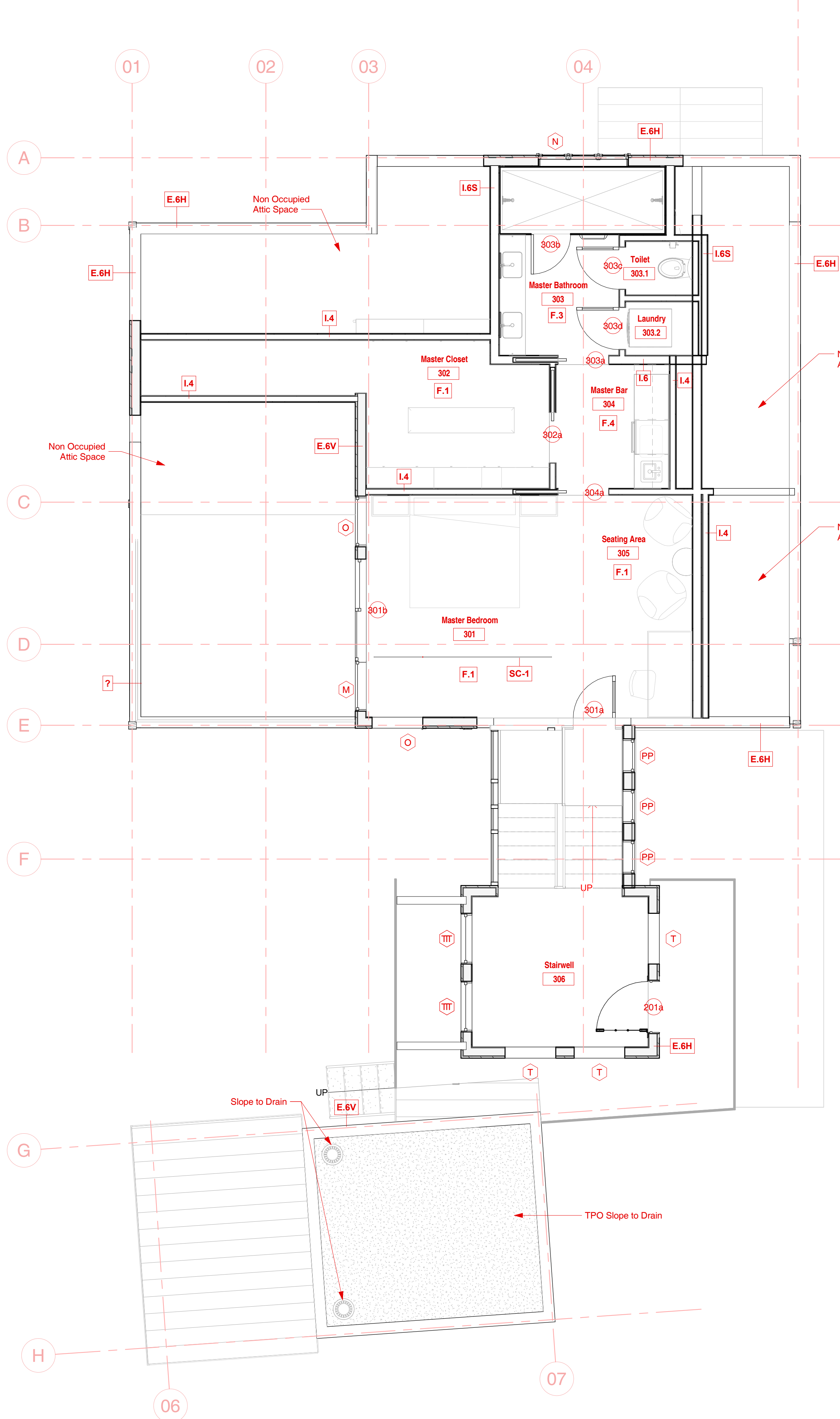
EWG PROJECT NO: 2022.092

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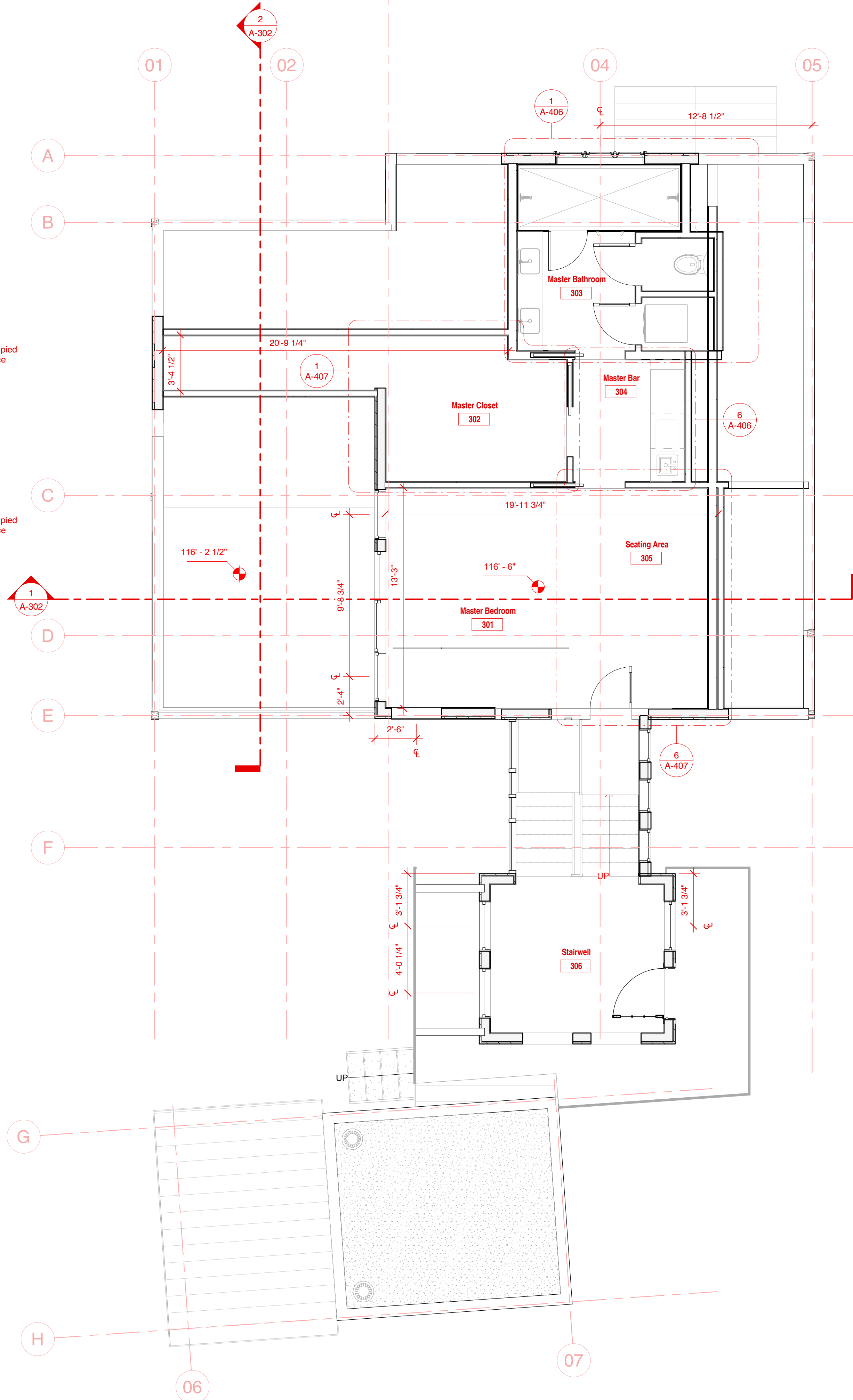
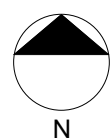
SHEET TITLE

Proposed Floor Plan Level
2.5

AE-102



2 Proposed Reference Plan Level 3
1/4" = 1'-0"



1 Proposed CD Plan Level 3
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window Schedule
- Door Tag- Refer To Door Schedule
- Room name
Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

- Refer to Sheet G-002 for Architectural Notes.
- Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
- Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
- See Structural Plans for Additional Information, Details and Requirements.
- Provide Blocking or other Approved Method for Support at All Locations of Tv. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
- Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
- Coordinate Utility Connections with Civil Drawings.

Wall Types

	F.12 Foundation - 12" Concrete
	F.8 Foundation - 8" Concrete
	B.8 Basic - 8" Concrete
	E.6H Ext Wood 2x6 GWB/Siding Horizontal U356 1hr2
	E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
	I.6S Int Wood 2x6 1/2" GWB/GWB STC 37
	I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
	I.61 Int Wood 2x6 GWB (One Side)
	I.4 Int Wood 2x4 GWB/GWB FR
	I.41 Int Wood 2x4 GWB (One Side)

Windows

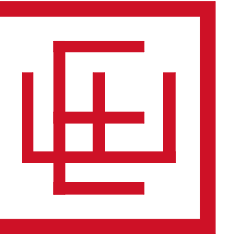
Mark	Type	Width	Height
A	Double Hung with Trim	3' - 0"	2' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0"	4' - 0"
C	Fixed with Trim	3' - 0"	4' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0"	4' - 11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5 1/2"	3' - 11 1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0"	4' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0"	4' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6"	4' - 0"
I	Fixed with Trim	3' - 0"	2' - 0"
J	Window-Double_Hung-Marvin-Clad_Ultimate-Multi	2' - 11 3/8"	4' - 0 3/8"
JJ	Fixed	2' - 0"	5' - 0"
K	Window-Awning-1Wx1H_Kolbe	5' - 3"	1' - 10"
L	Double Hung with Trim	1' - 4"	2' - 0"
M	Fixed with Trim	3' - 0"	7' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4"	2' - 8"
O	Fixed with Trim	3' - 0"	3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6"	1' - 10"
PP	Fixed	2' - 0"	3' - 0"
Q	Double Hung with Trim	2' - 9"	4' - 0"
T	Double Hung with Trim	3' - 0"	4' - 0"
TT	Fixed with Trim	3' - 0"	1' - 6"

Doors

Mark	Description	Door Width	Door Height	Finish Mark	Finish Description
101a		3' - 0"	7' - 0"	F.1	Carpet
101c		2' - 8"	7' - 0"	F.2	Concrete Floor
103a		2' - 6"	7' - 0"	F.3	Floor Tile
104a		2' - 8"	7' - 0"	F.4	Wood Floor
104b		2' - 4"	6' - 8"	F.5	Vinyl Tile
104c		2' - 4"	6' - 8"	F.6	Wall Tile
105a		2' - 6"	7' - 0"		
106a	Bathroom / Closet	3' - 0"	7' - 0"		
107a		2' - 8"	7' - 0"		
107b		2' - 8"	7' - 0"		
108a		2' - 8"	7' - 0"		
108b		2' - 4"	6' - 8"		
108c	Bathroom / Closet	2' - 6"	7' - 0"		
109a		2' - 8"	6' - 8"		
110a		3' - 0"	7' - 0"		
110c		3' - 0"	6' - 8"		
201a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201b		6' - 0"	7' - 0"		
201c		6' - 0"	7' - 0"		
201d		2' - 6"	6' - 8"		
201e		2' - 6"	6' - 8"		
201f		2' - 6"	6' - 8"		
201g	6 Panel Door	2' - 6"	6' - 8"		
201h	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201i		0"	0"		
201j		0"	0"		
202a		2' - 8"	7' - 0"		
203a		2' - 6"	7' - 0"		
203b		2' - 4"	6' - 8"		
204a		2' - 8"	7' - 0"		
205a		2' - 8"	7' - 0"		
207a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
207b		8' - 0"	8' - 0"		
301a		2' - 6"	6' - 8"		
301b		6' - 0"	7' - 0"		
302a	Bathroom / Closet	3' - 0"	7' - 0"		
303a	Bathroom / Closet	3' - 0"	7' - 0"		
303c		2' - 6"	7' - 0"		

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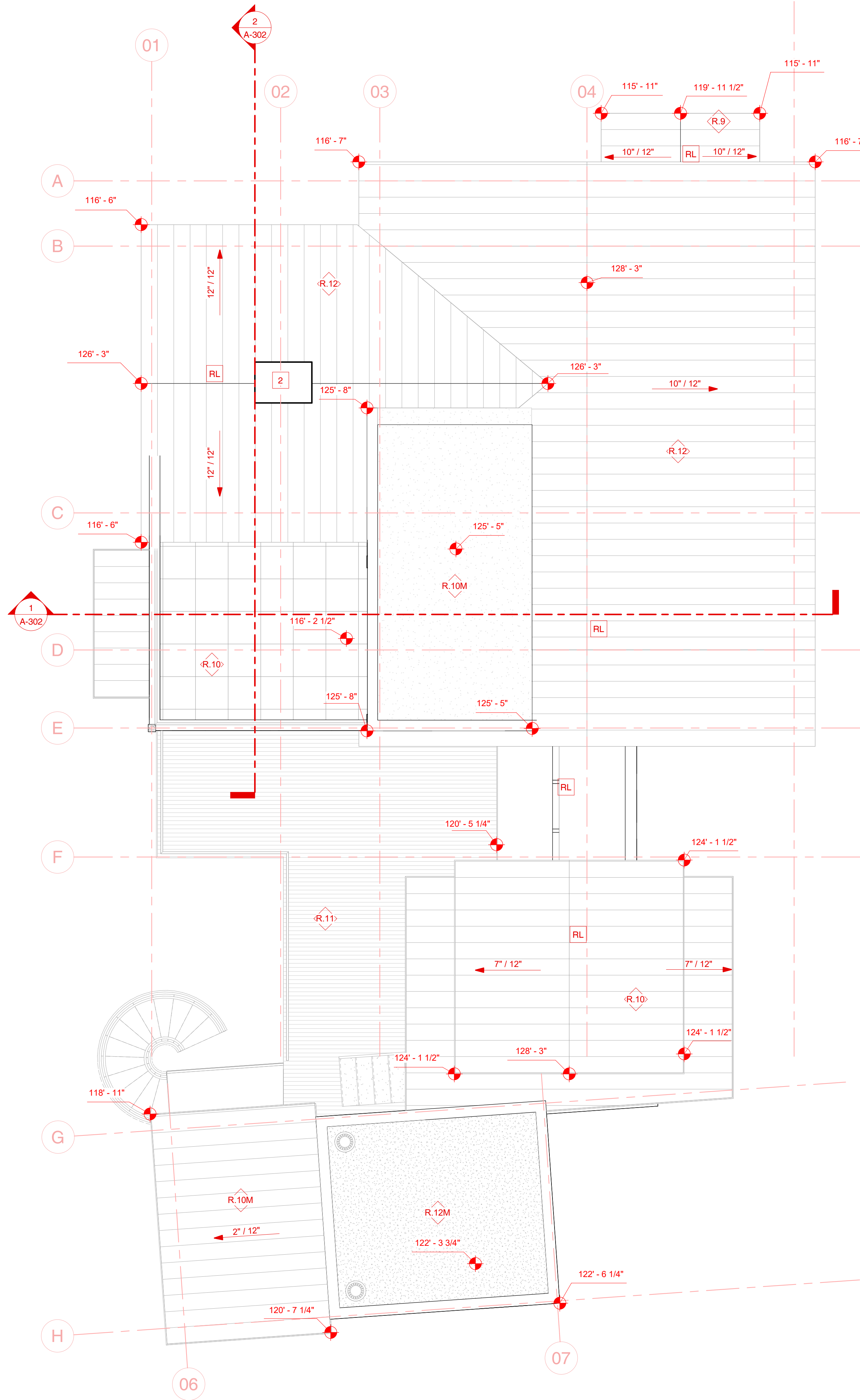
Rev. Date Description

ISSUE DATE: 25.11.10.
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: MJG
CHECKED BY: LH
DESIGNED BY: MJG
EWG PROJECT NO: 2022.092
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SHEET TITLE

Proposed Floor Plan Level 3

AE-103



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

General Notes - Roof

1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
2. Ice & Water Shield (CCW-300Ht. or Owner Approved Equal) under All Standing-Seam Roofs. Do not install within 30" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs
3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
4. Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.
5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
6. Chimney. See Details. Field Coordinate Direct Vent Fireplace Flue.
7. All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

- | | |
|-----|---|
| 1 | Line of Building Below |
| 2 | Chimney |
| 3 | Prefinished Metal Downspout, Coord. w/Arch. |
| 4 | Prefinished Metal Gutter, Coord. w/Arch. |
| 5 | Rigid Ridge Vent Under Asphalt Shingles |
| RL | Ridge Line |
| DS | Downspout |
| RD | Roof Drain |
| ORD | Overflow Roof Drain |
| EF | Exhaust Fan |
| MAU | Makeup Air Unit |

- 10" / 12" Roof Slope
Heat Cable

Legend - Roof Materials

- | | |
|--|--|
| | Standing Seam Metal Roof, See Specifications |
| | TPO Roof Membrane |

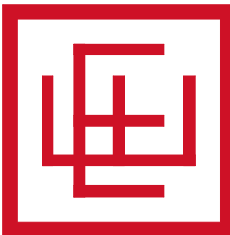
Floor/Roof Types

- | | |
|--|--|
| | F.10LR Floor - 2x10 Plywood & Level Rock / RC & GWB - L502 1hr 11 1/2 |
| | F.10C Floor - 2x10 Plywood & Carpet / GWB - L501 1hr 11 3/8 STC 39 |
| | F.6 Floor - 6" Steel Joists, Concrete & Steel Deck / RC & GWB GA - FC - 1145 1hr 10 1/2" |
| | F.4 Floor - 4" Concrete Slab |
| | R.9 Roof - Generic 9" |
| | R.10M Roof - 10" Metal Roof |
| | R.10 Roof - 10" Roof Deck |
| | R.11 Roof - 11" Roof Deck |
| | R.12 Roof - Generic 12" |
| | R.12M Roof - 12" Membrane Roof |

Mark	Finish Description
F.1	Carpet
F.2	Concrete Floor
F.3	Floor Tile
F.4	Wood Floor
F.5	Vinyl Tile
F.6	Wall Tile

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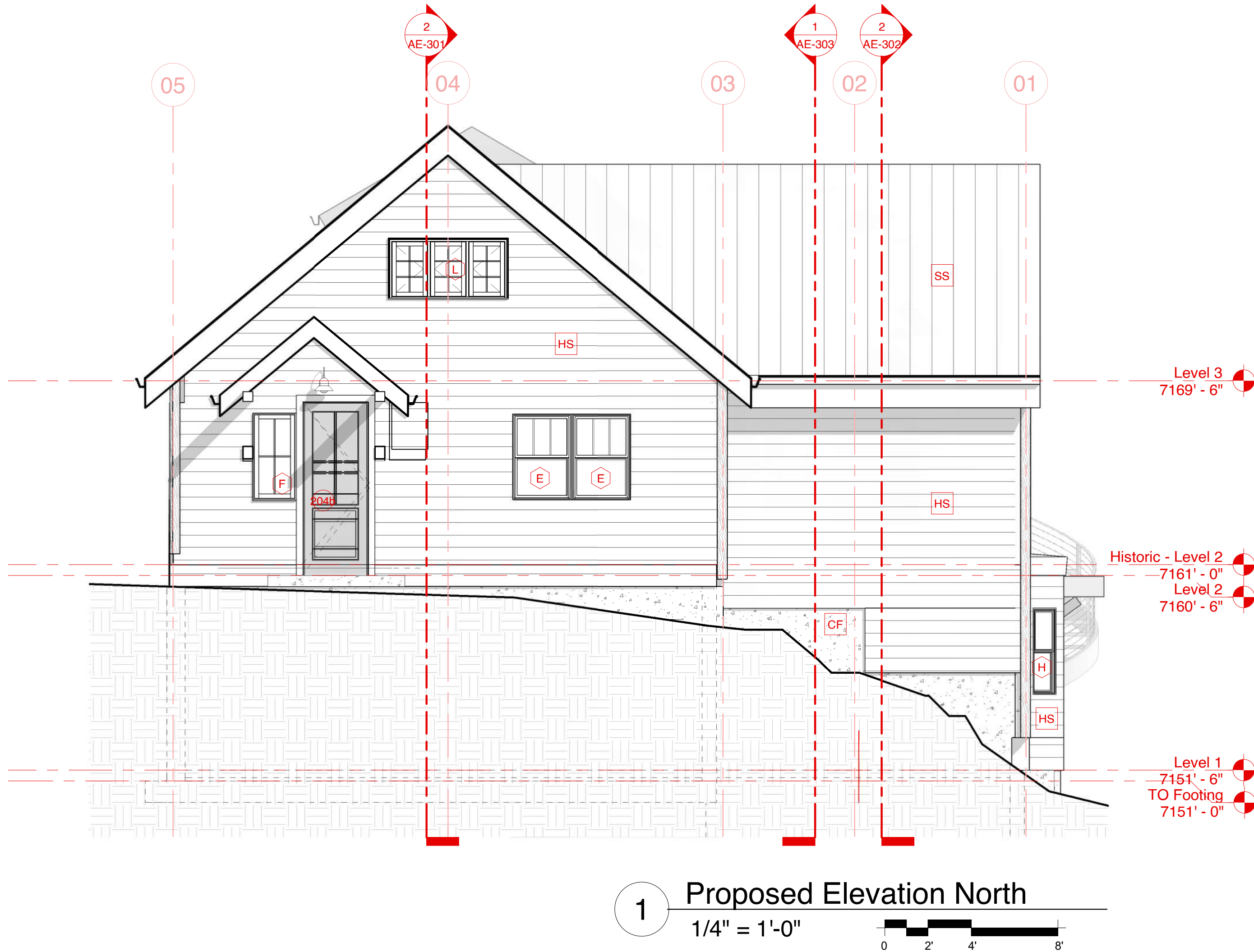
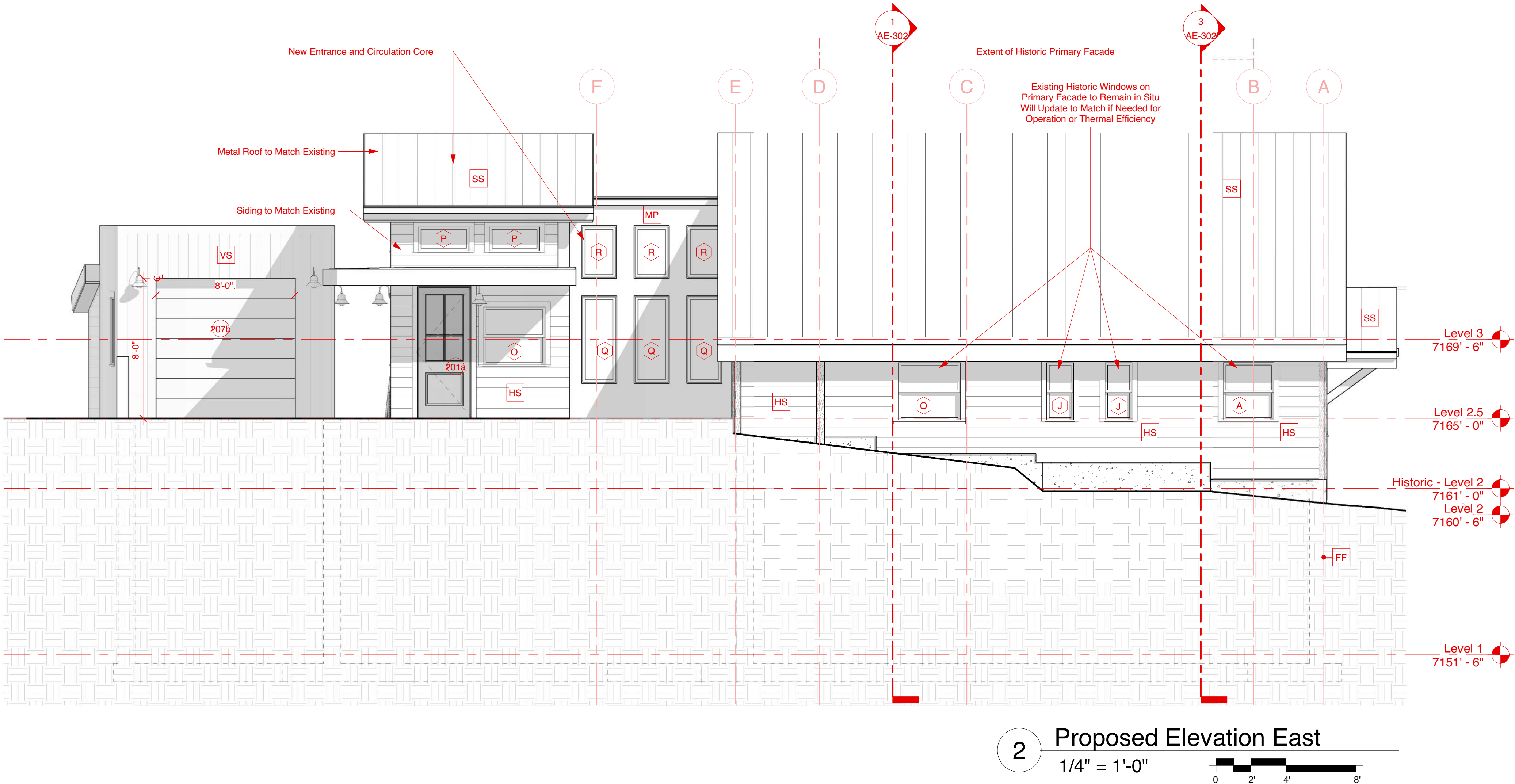
Rev.	Date	Description
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DESIGNED BY: MJG
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SHEET TITLE

Proposed Roof Plan

AE-104



General Notes - Elevations

- See Electrical for Exterior Lighting.
- Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
- Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
- All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).
- Existing Historic Windows on Primary Facade to Remain in Situ. If Windows Require Removal due to Operation or Thermal Efficiency, Updated Windows Must Match Existing.

Datum Reference

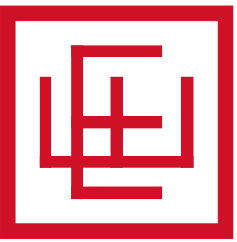
Architectural Elevation 100' - 0" = USGS 7153' (Final Site Plan)
Arch. 100'-0" = 7153 (Final Site Plan) = 7153 (Civil Engineering)

Keynotes - Elevations

- HS Horizontal Siding, to Match Existing
- VS Vertical Siding
- SS Standing Seam Metal Roof, to Match Existing
- CF Concrete Foundation
- MP Metal Panel
- MR 36" Metal Railing
- FF Dashed Line Represents Foundations Below Grade
- BC Brushed Concrete

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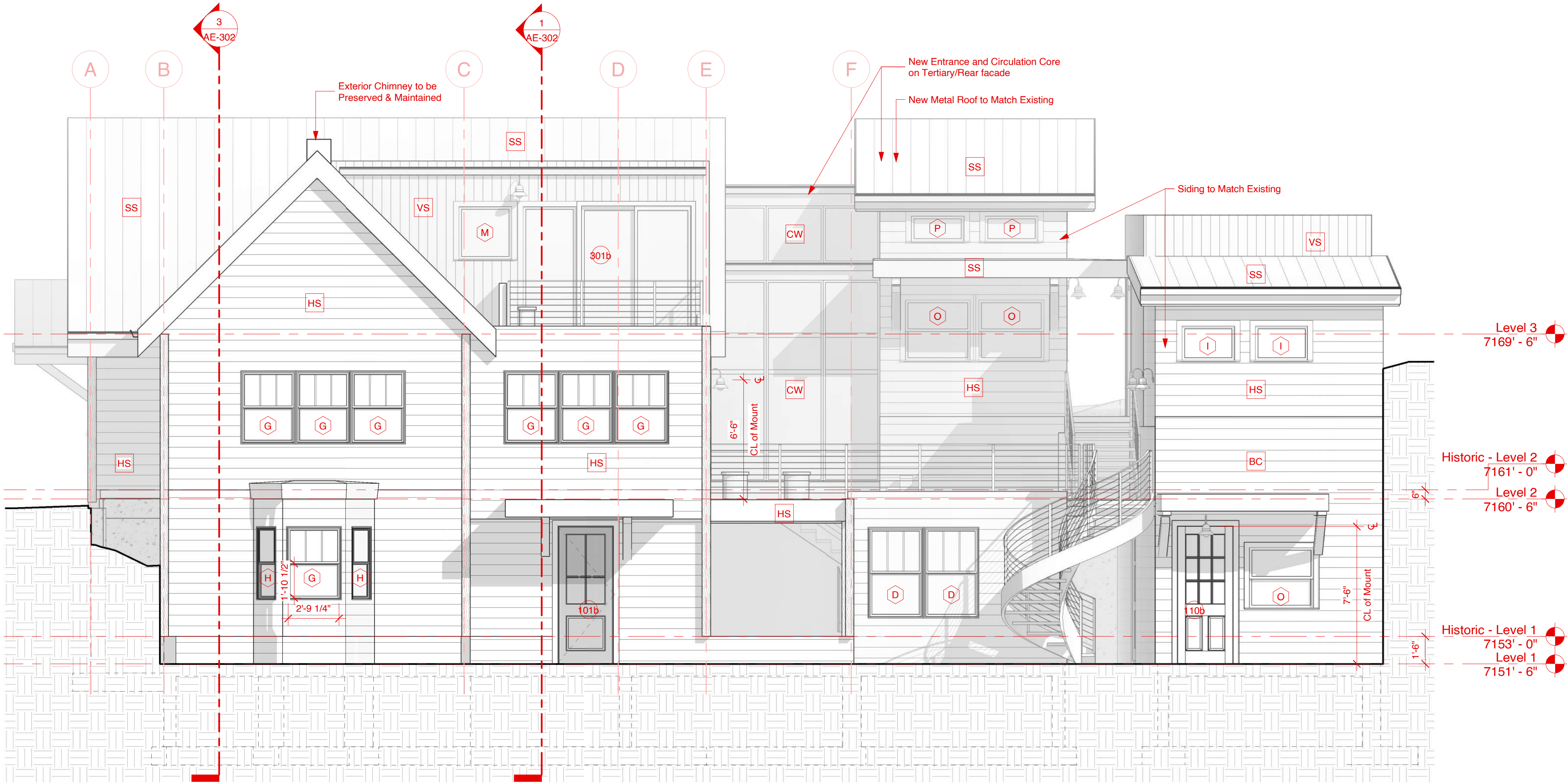
Rev.	Date	Description
1	09.09.25	Update Per Existing Conditions

ISSUE DATE: 25.11.10.
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CONTRACT NO: .
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DESIGNED BY: MJG
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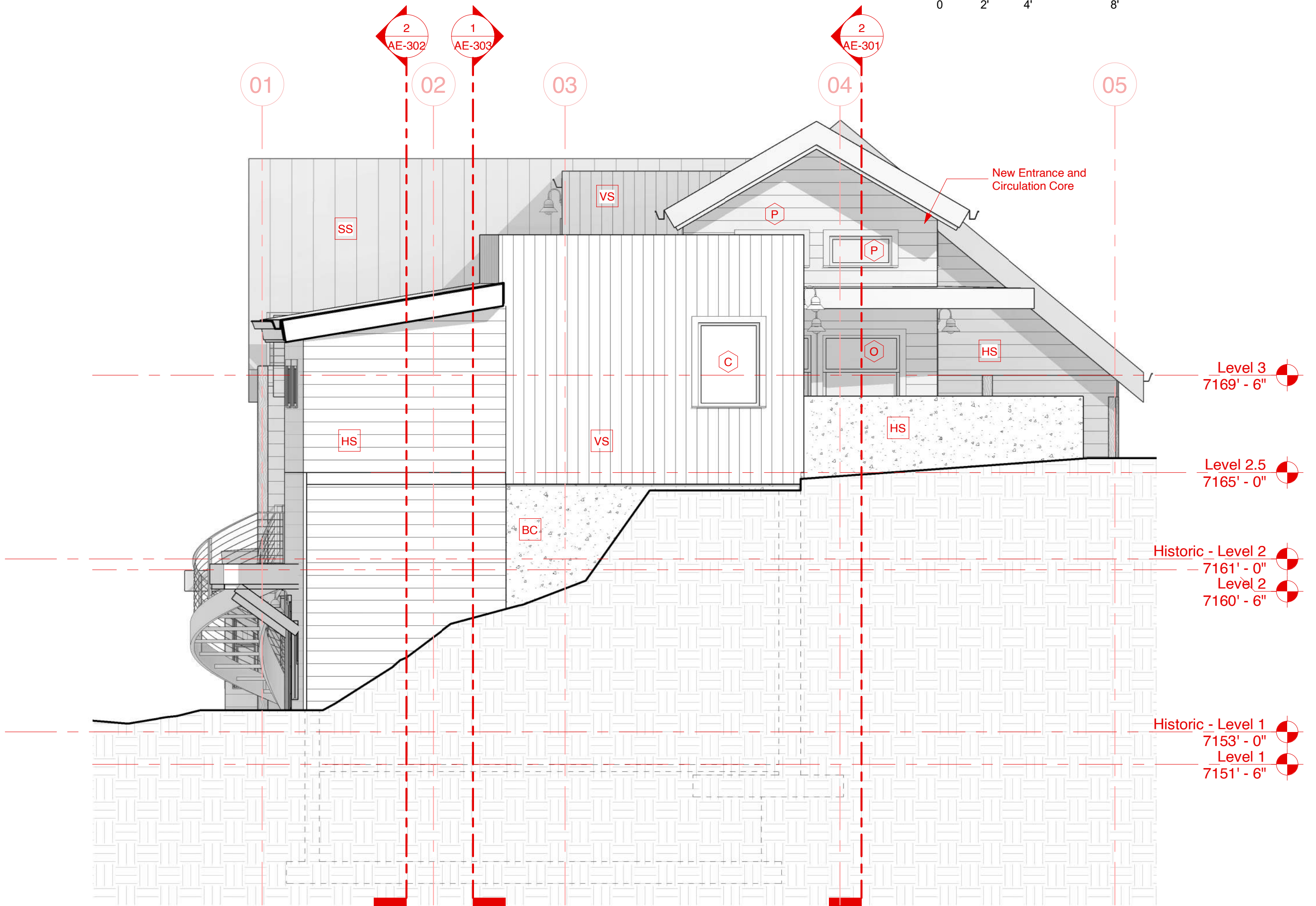
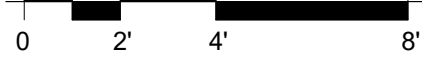
SHEET TITLE

Proposed Elevations North /
East

AE-201



2 Proposed Elevation West
1/4" = 1'-0"



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



General Notes - Elevations

- See Electrical for Exterior Lighting.
- Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
- Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
- All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).
- Existing Historic Windows on Primary Facade to Remain in Situ. If Windows Require Removal due to Operation or Thermal Efficiency, Updated Windows Must Match Existing.

Datum Reference

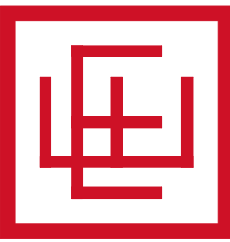
Architectural Elevation 100' - 0" = USGS 7153' (Final Site Plan)
Arch. 100'-0" = 7153 (Final Site Plan) = 7153 (Civil Engineering)

Keynotes - Elevations

- HS Horizontal Siding, to Match Existing
- VS Vertical Siding
- SS Standing Seam Metal Roof, to Match Existing
- CF Concrete Foundation
- MP Metal Panel
- MR 36" Metal Railing
- FF Dashed Line Represents Foundations Below Grade
- BC Brushed Concrete

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Rev.	Date	Description
1	09.09.25	Update Per Existing Conditions

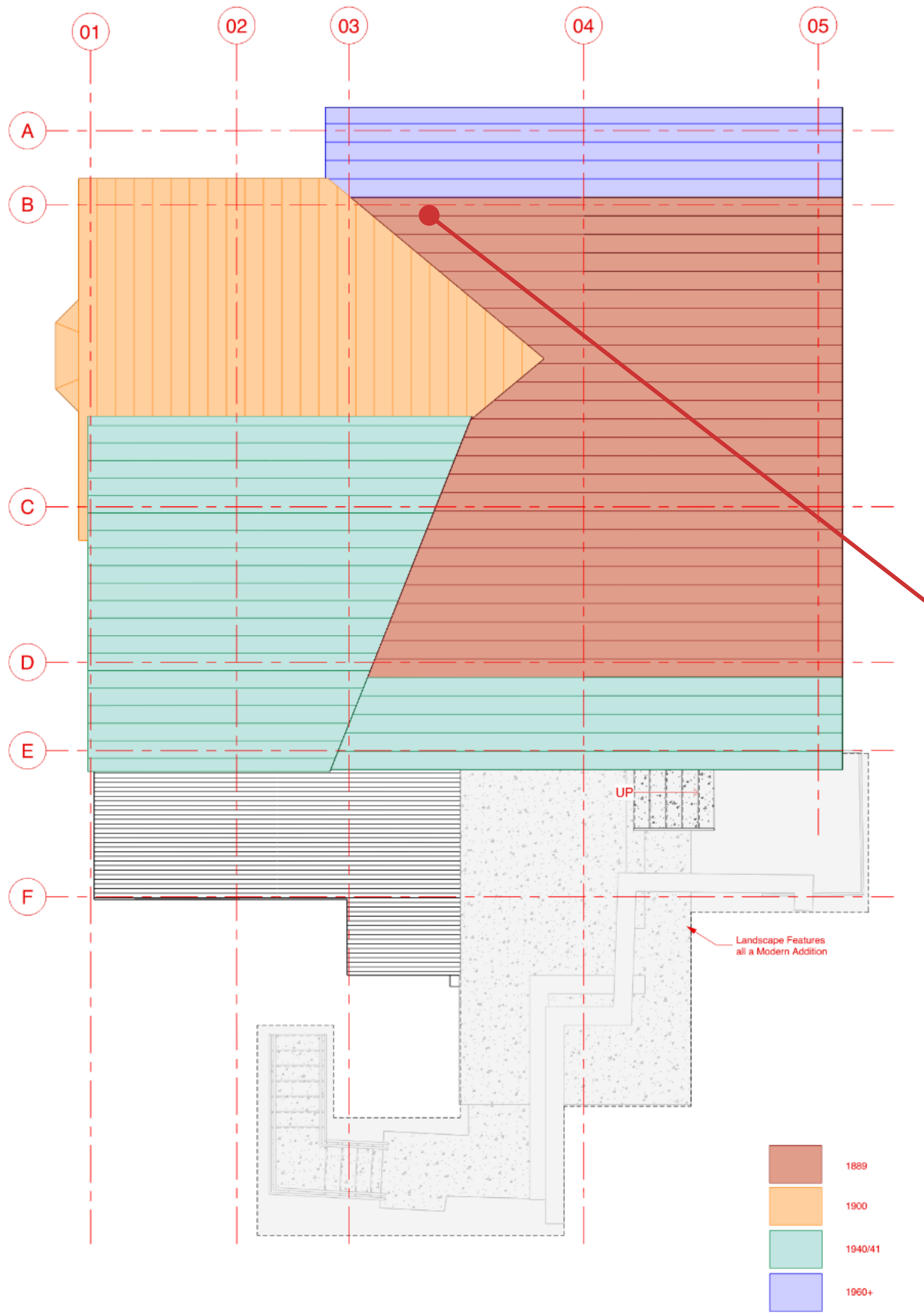
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SHEET TITLE

Proposed Elevations South /
West

AE-202

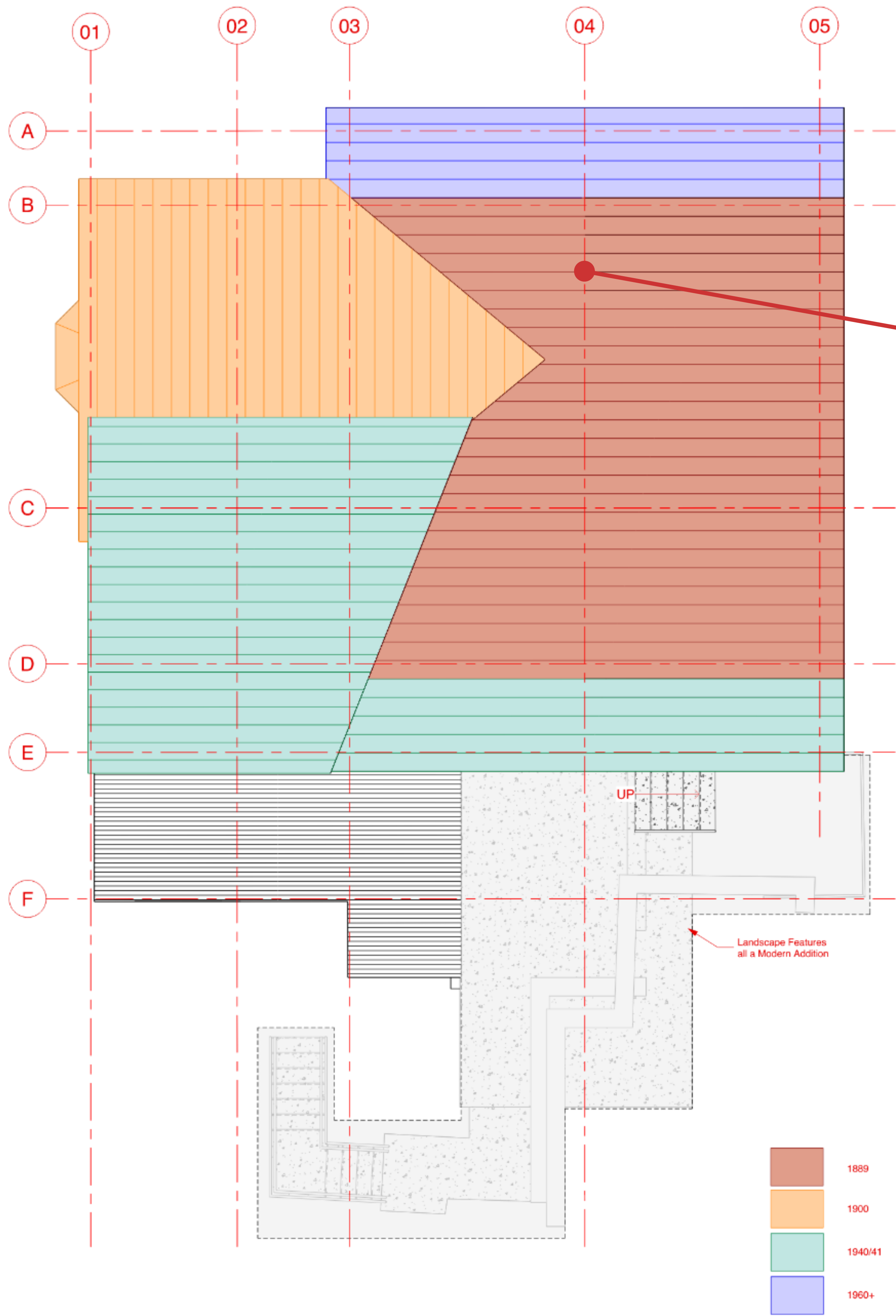
Examples of Rot in 1889 Roof Structure



2 Existing Roof Historic Timeline
1/4" = 1'-0"



Examples of Rot in 1889 Roof Structure



2 Existing Roof Historic Timeline
1/4" = 1'-0"



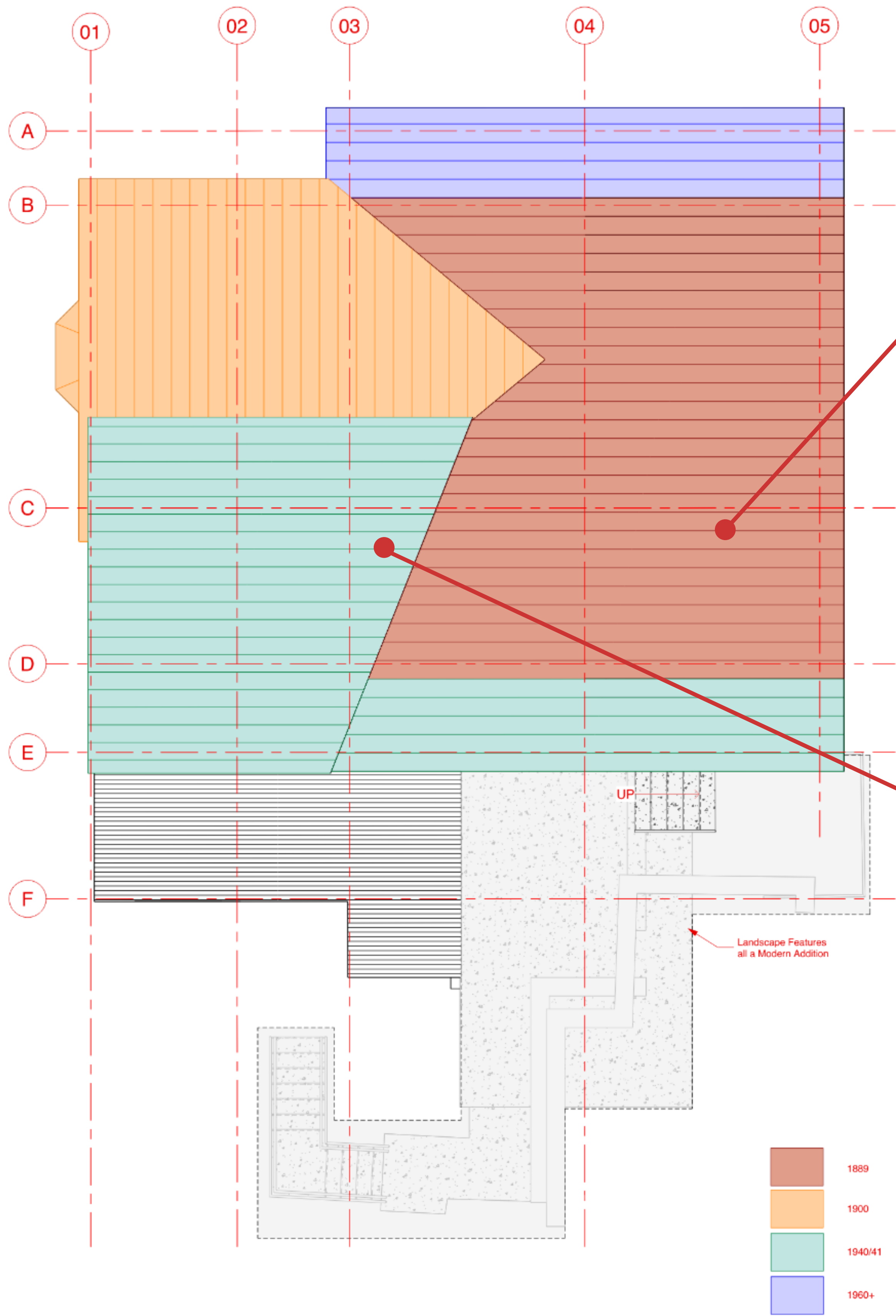
Roof joists do not run continuous



Ridge beam completely rotted through the length of the house

Spray foam has trapped moisture between roof and the roof planks, causing rot

Examples of Rot in 1889 Roof Structure



Roof planks rotting from leaking roof

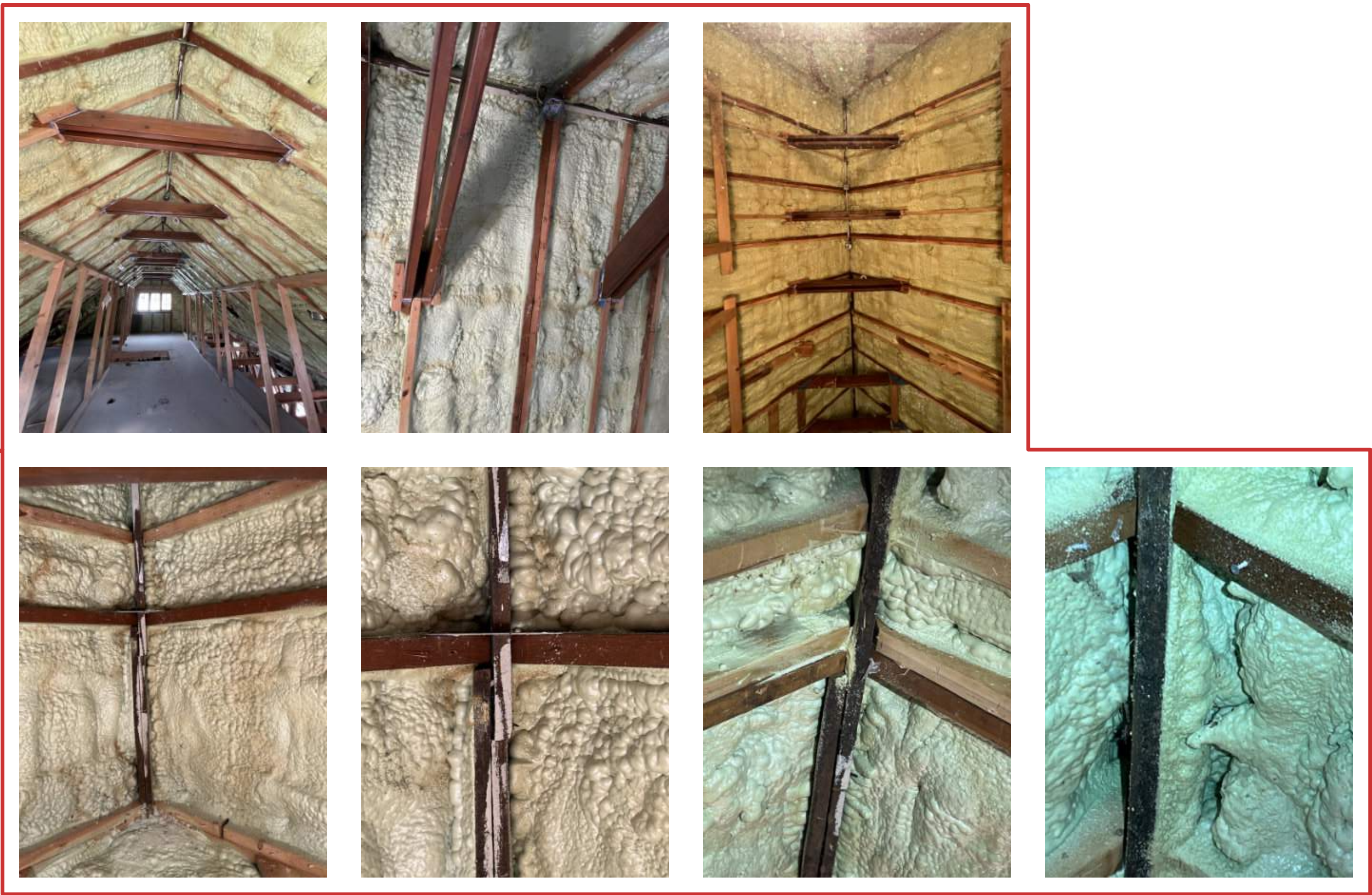
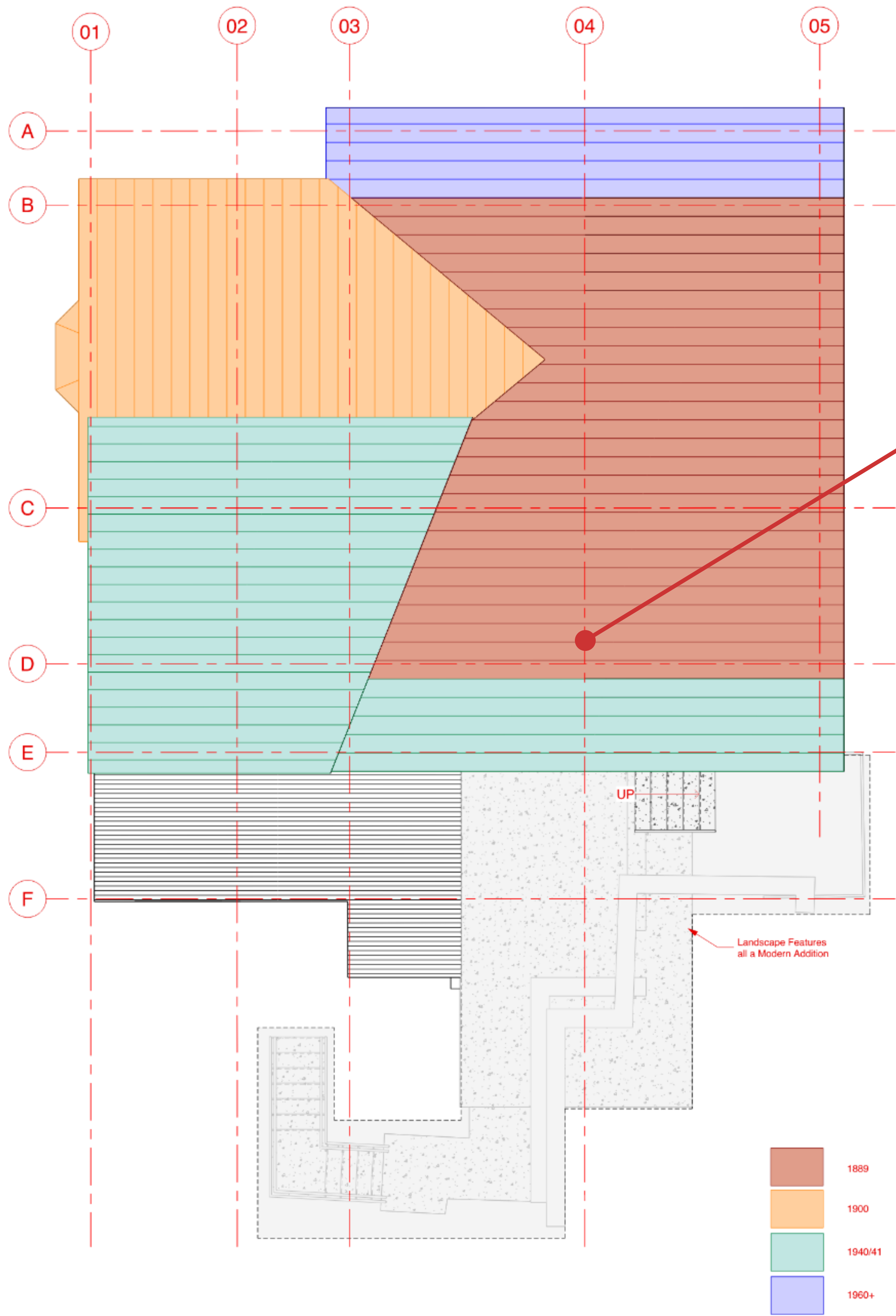


Incomplete and improper framing

2 Existing Roof Historic Timeline
1/4" = 1'-0"



Examples of Rot in 1889 Roof Structure

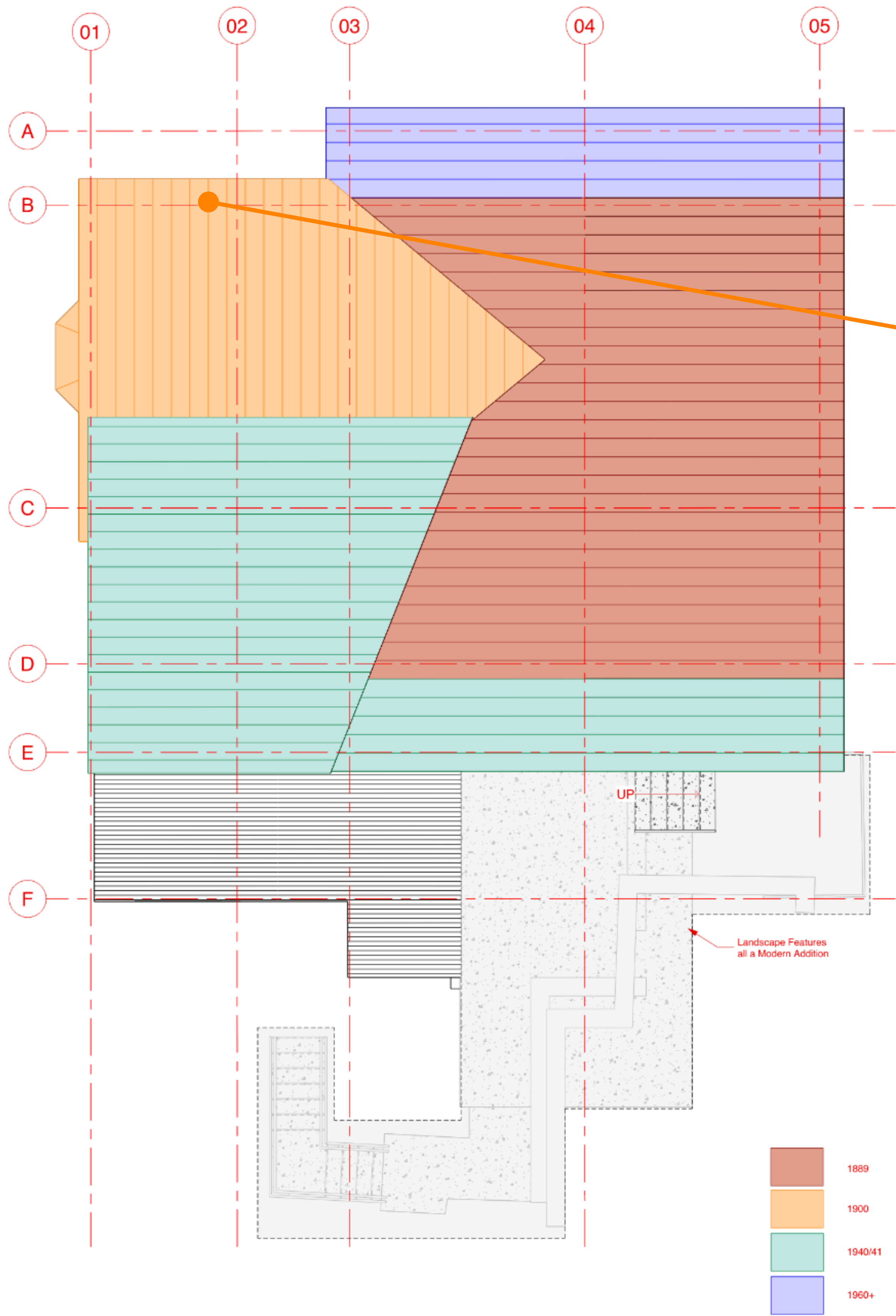


Ridge beam completely rotted through the length of the house

2 Existing Roof Historic Timeline
1/4" = 1'-0"



Examples of Rot in 1907 Roof Structure

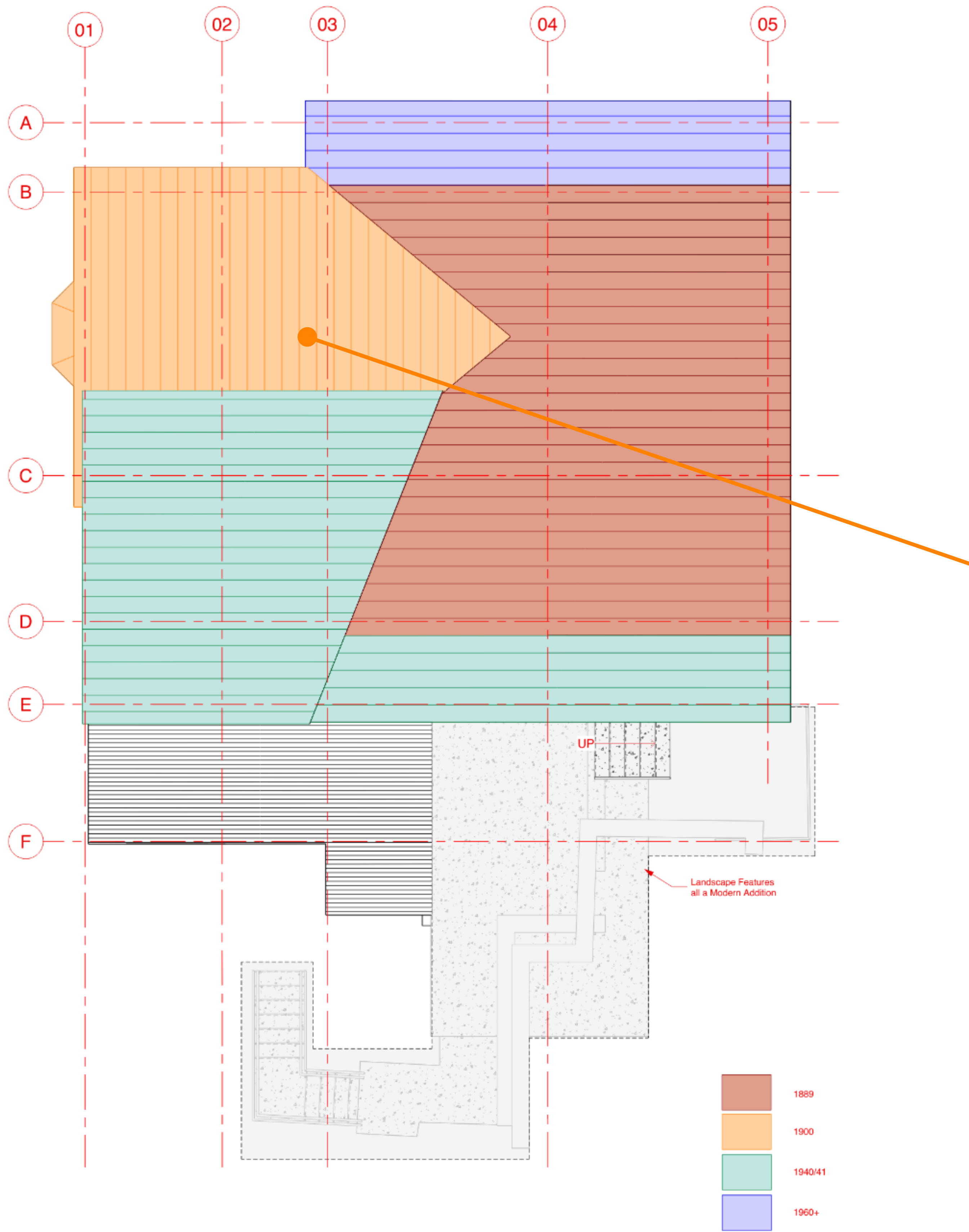


Roof is resting on less than an inch of wall

2 Existing Roof Historic Timeline
1/4" = 1'-0"



Examples of Rot in 1907 Roof Structure

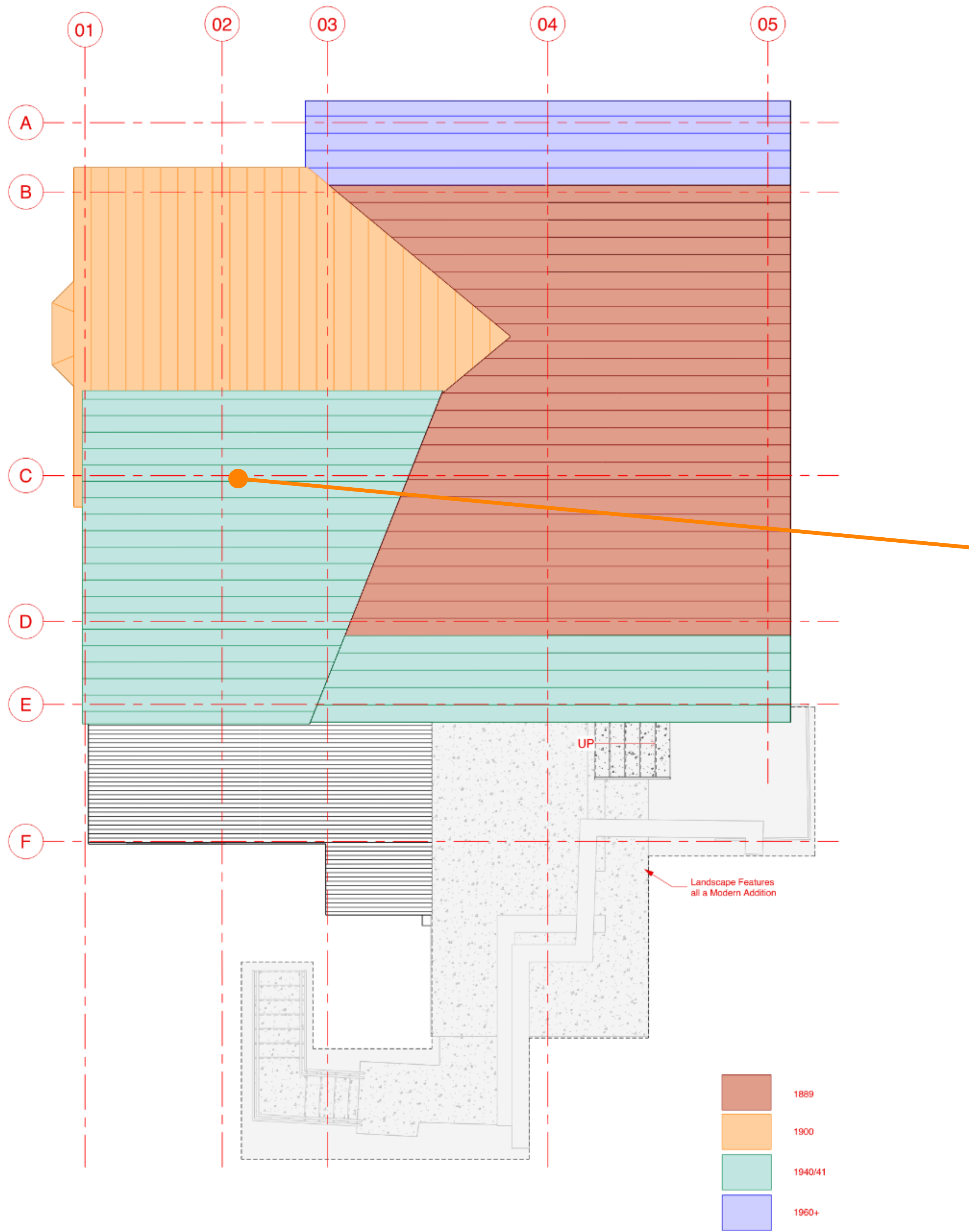


Advanced rotting in roof planks joists

2 Existing Roof Historic Timeline
1/4" = 1'-0"

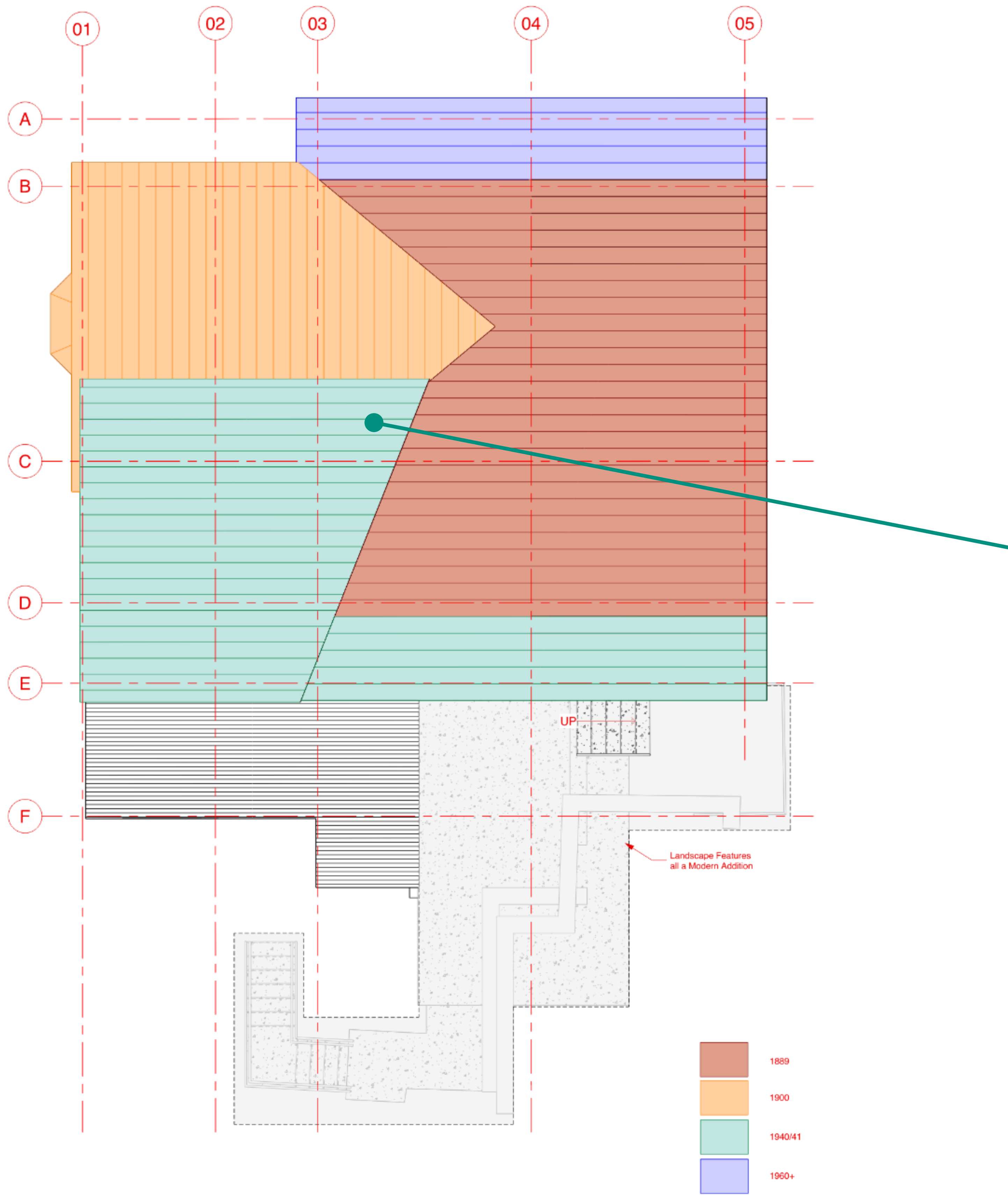


Examples of Rot in 1907 Roof Structure



Advanced rotting paired with improper framing

Examples of Rot in 1940's Roof Structure

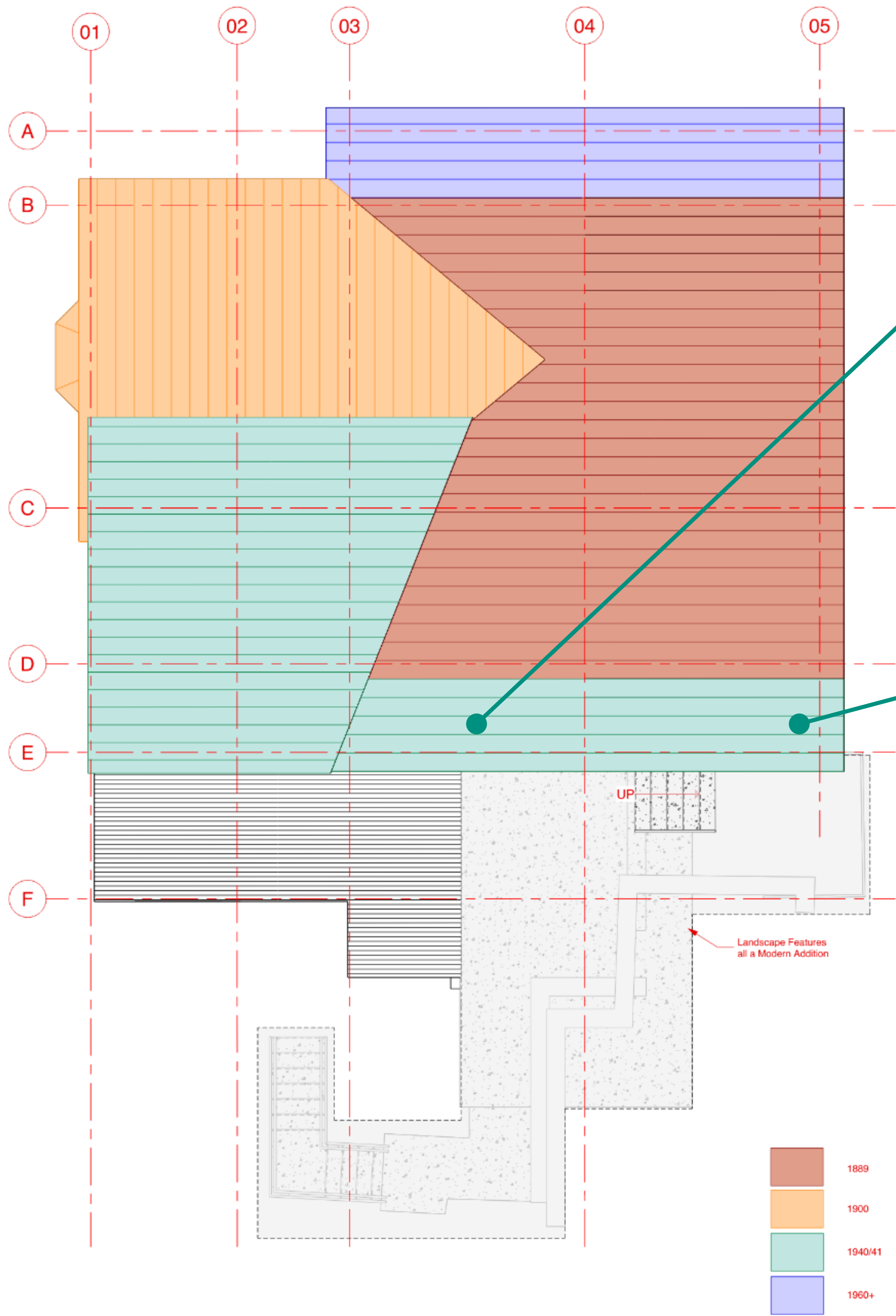


Incomplete and improper framing

2 Existing Roof Historic Timeline
1/4" = 1'-0"



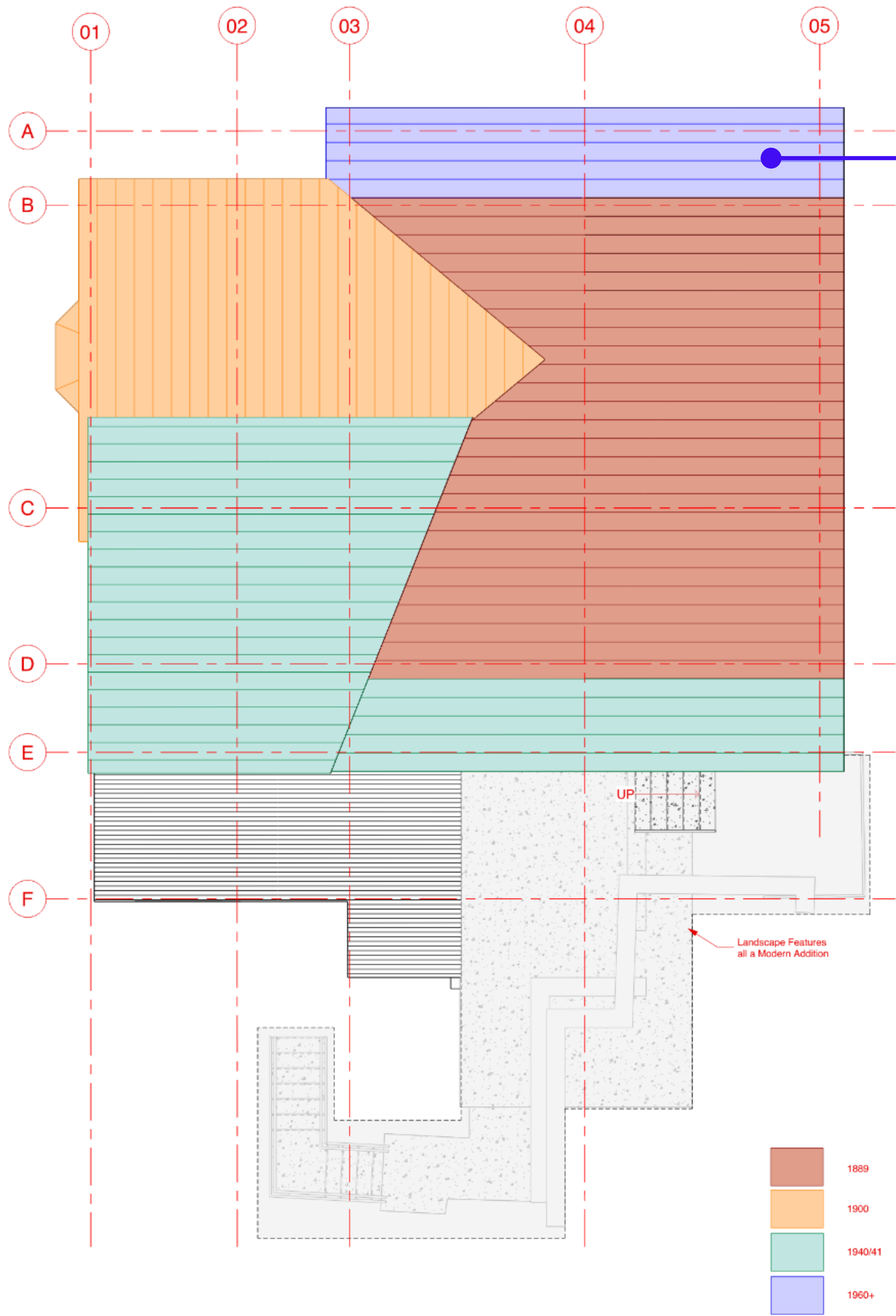
Examples of Rot in 1940's Roof Structure



2 Existing Roof Historic Timeline
1/4" = 1'-0"



Examples of Rot in 1960's Roof Structure



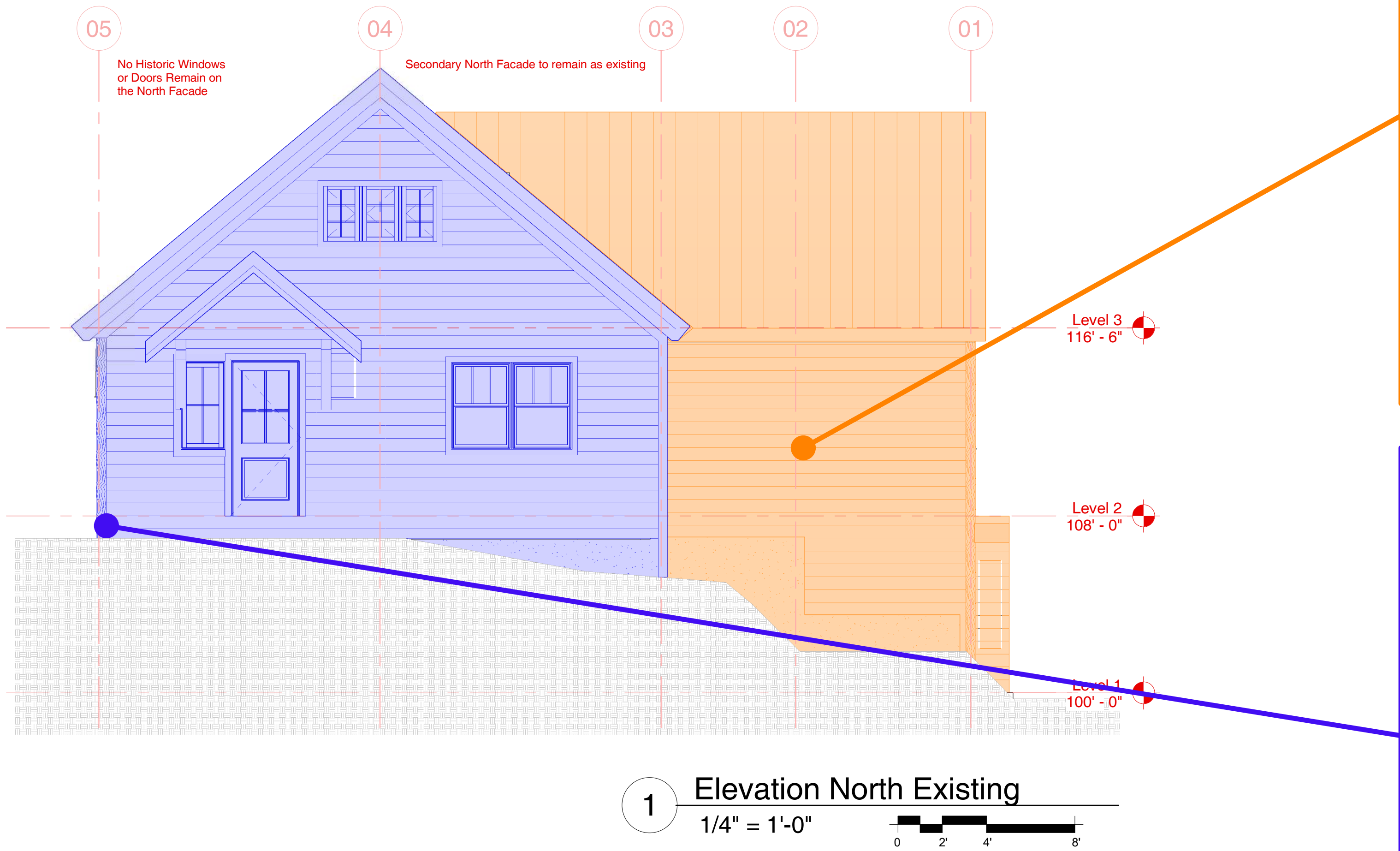
Corrugated metal roof is leaking, trapping moisture between original shingles and spray foam. Wood shingles and planks are rotten and very brittle.

Shingles are very intermittent and not continuous across the entirety of the roof.

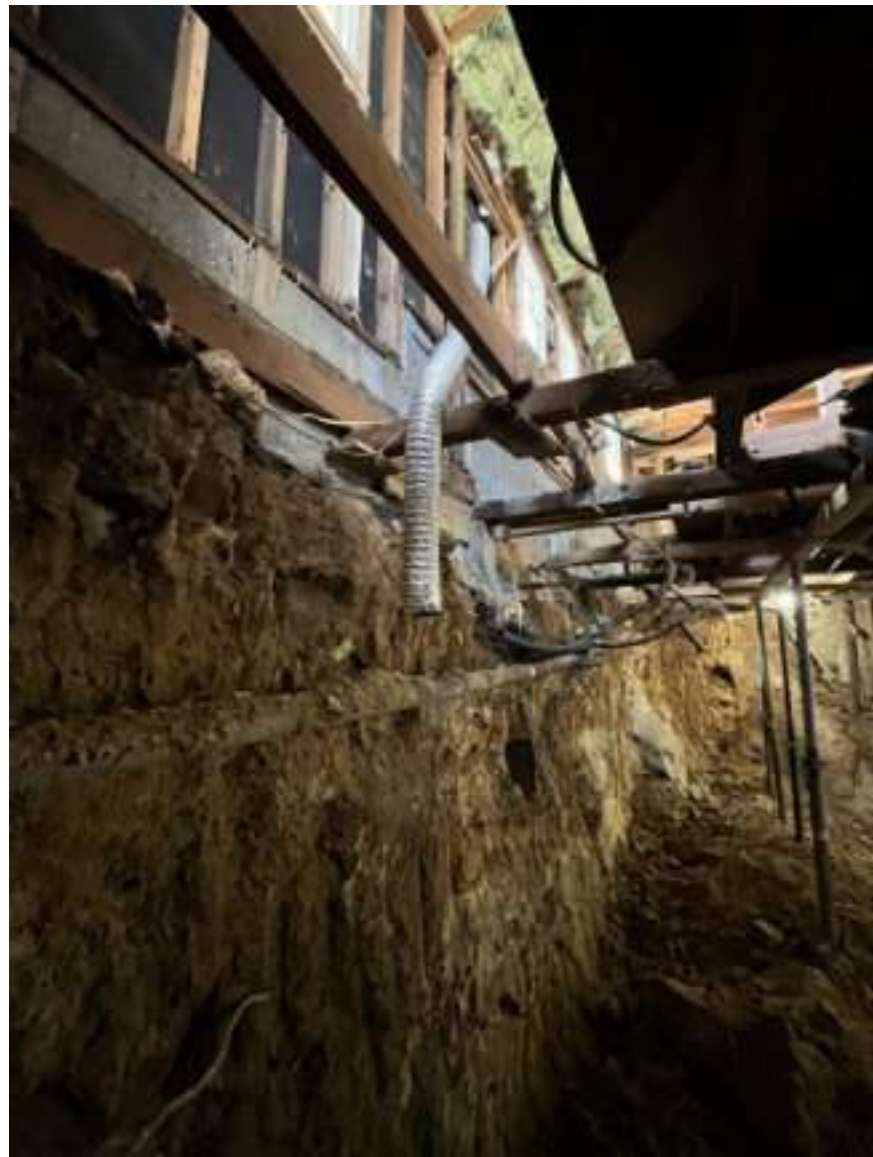
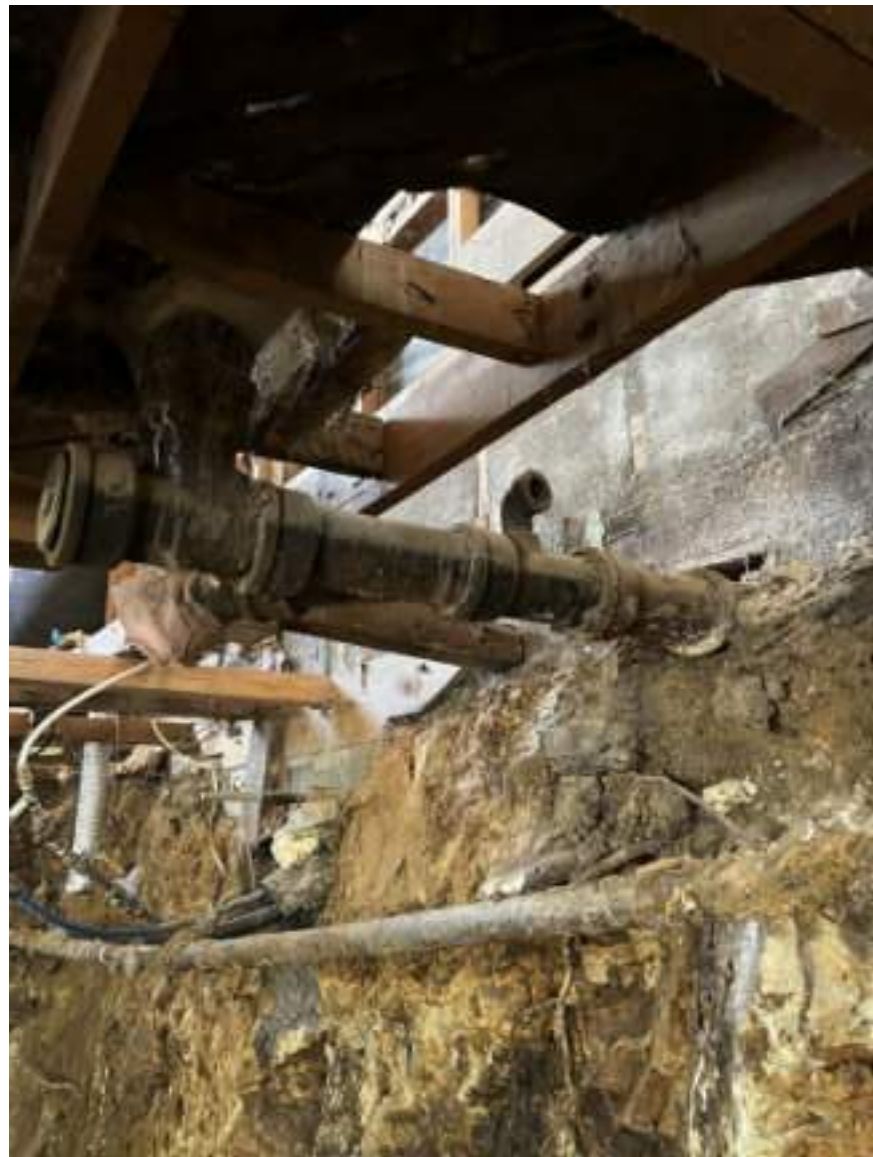
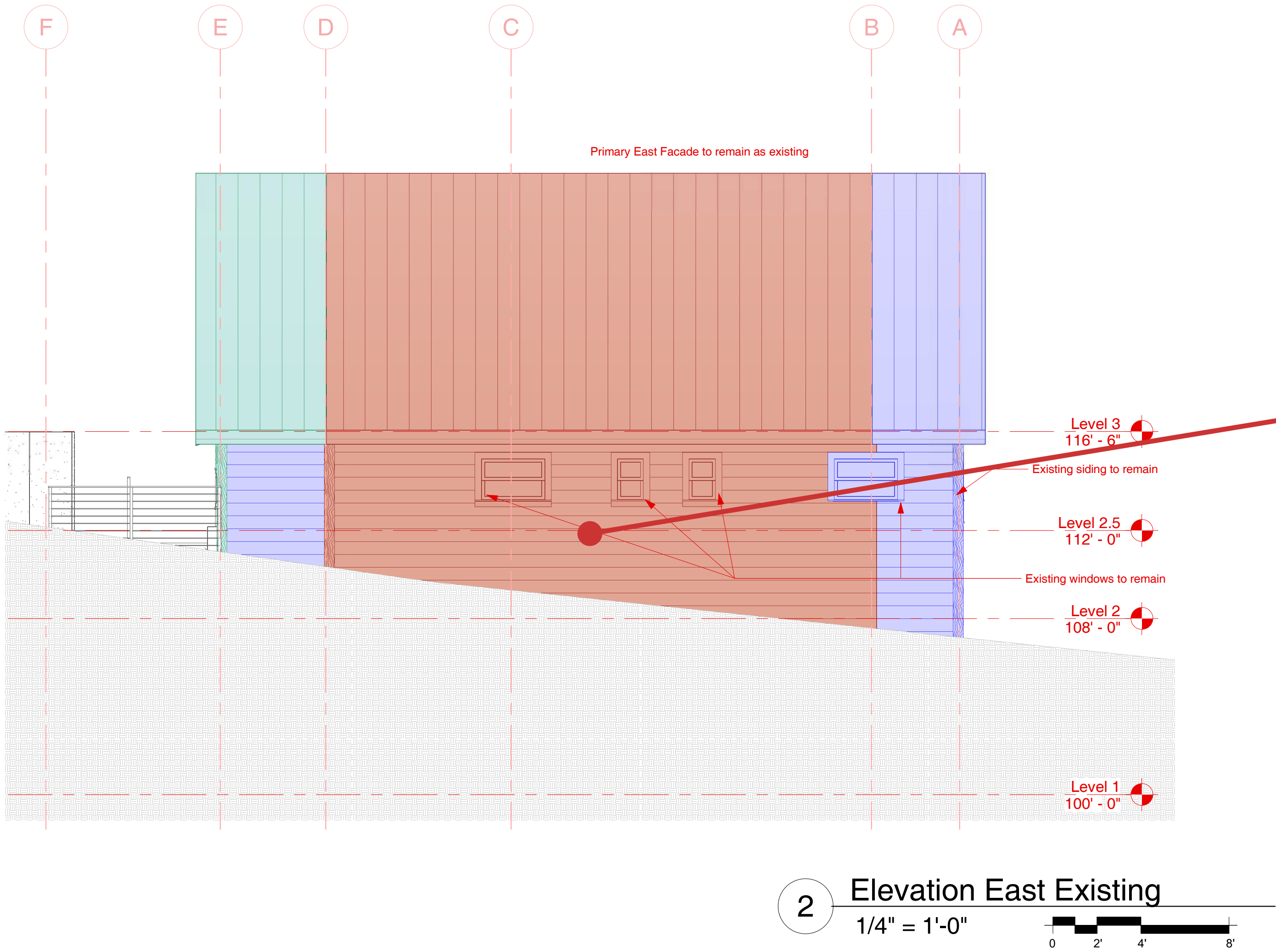
2 Existing Roof Historic Timeline
1/4" = 1'-0"



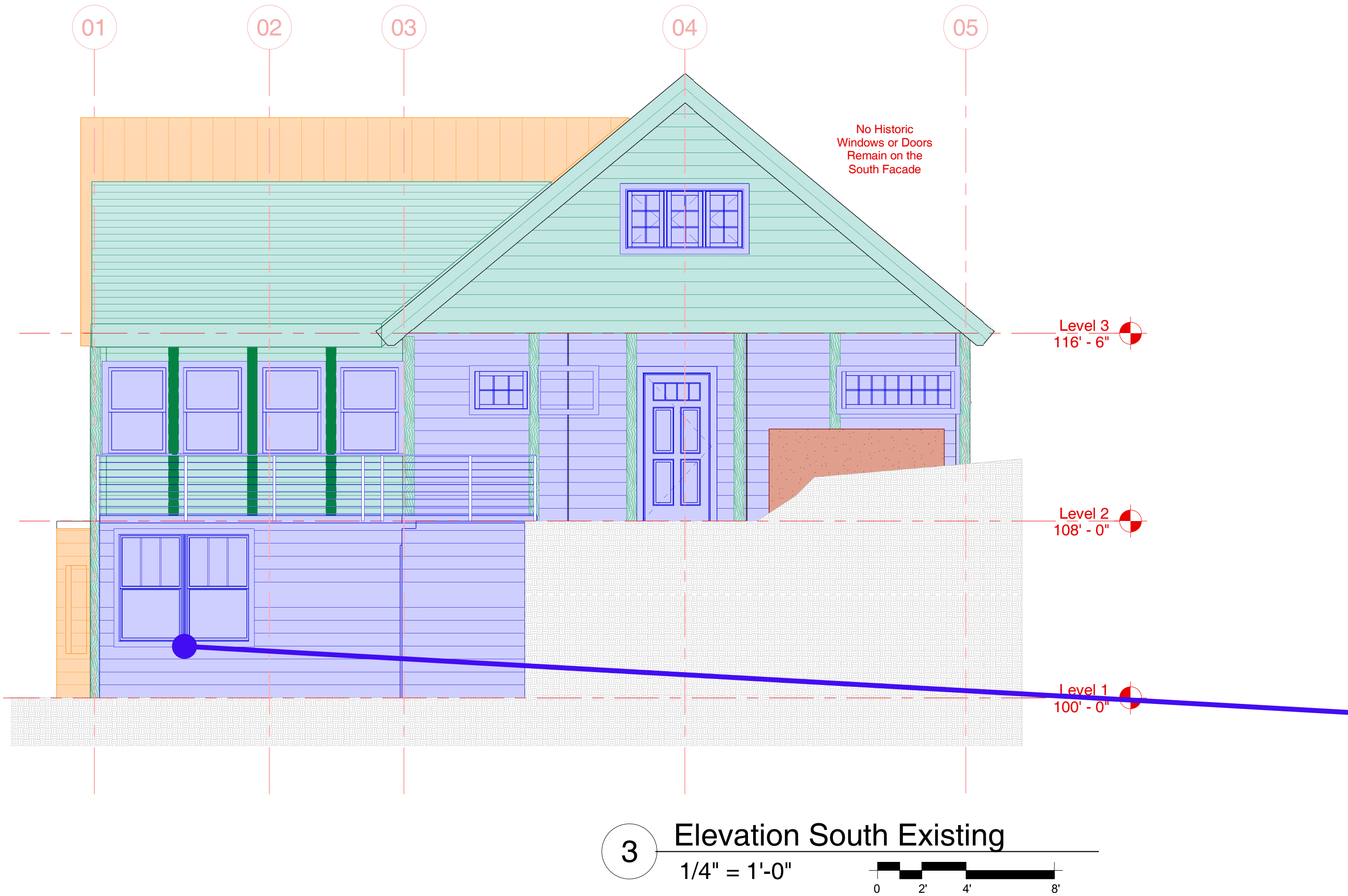
Examples of Rot in North Wall



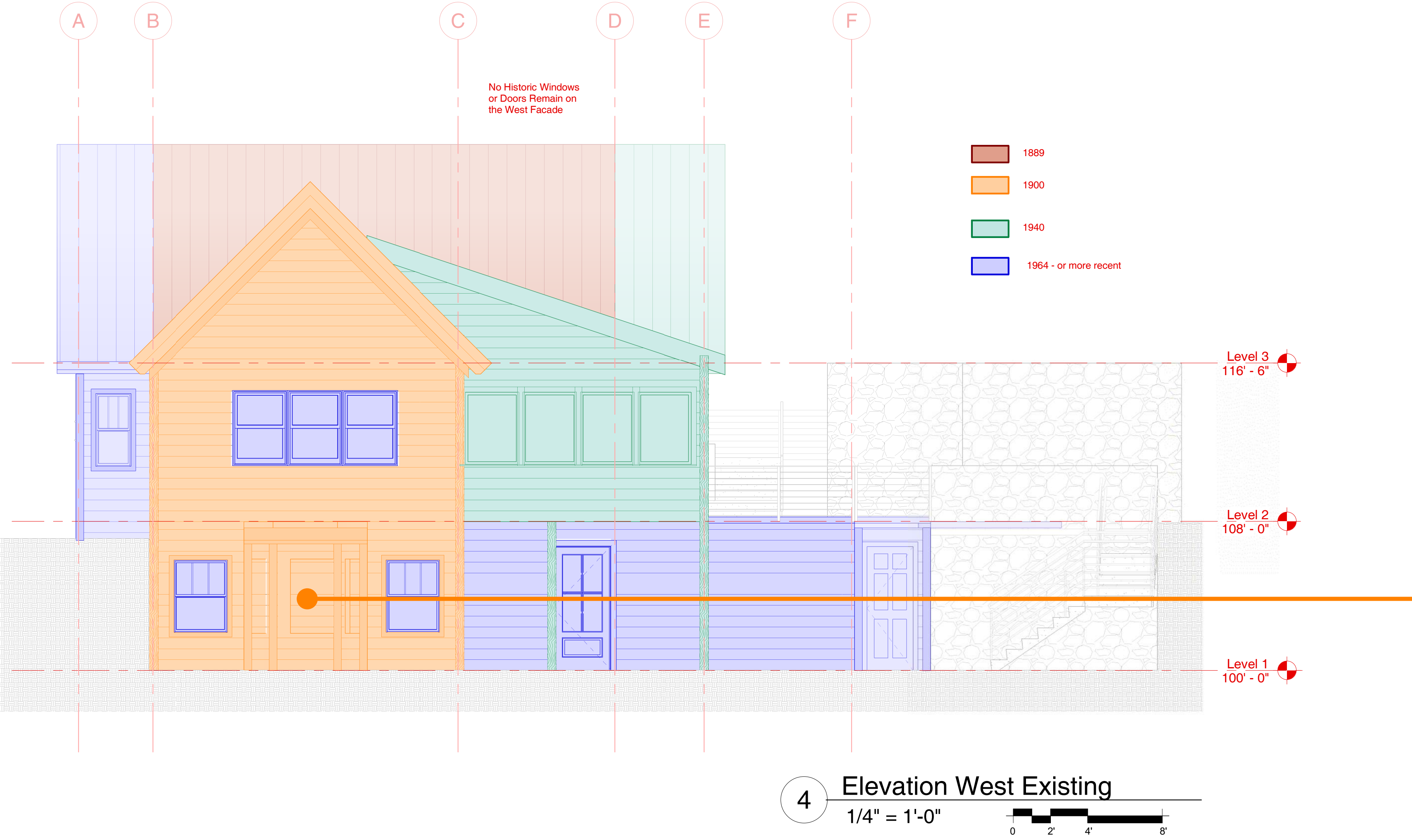
Examples of Rot in East Wall



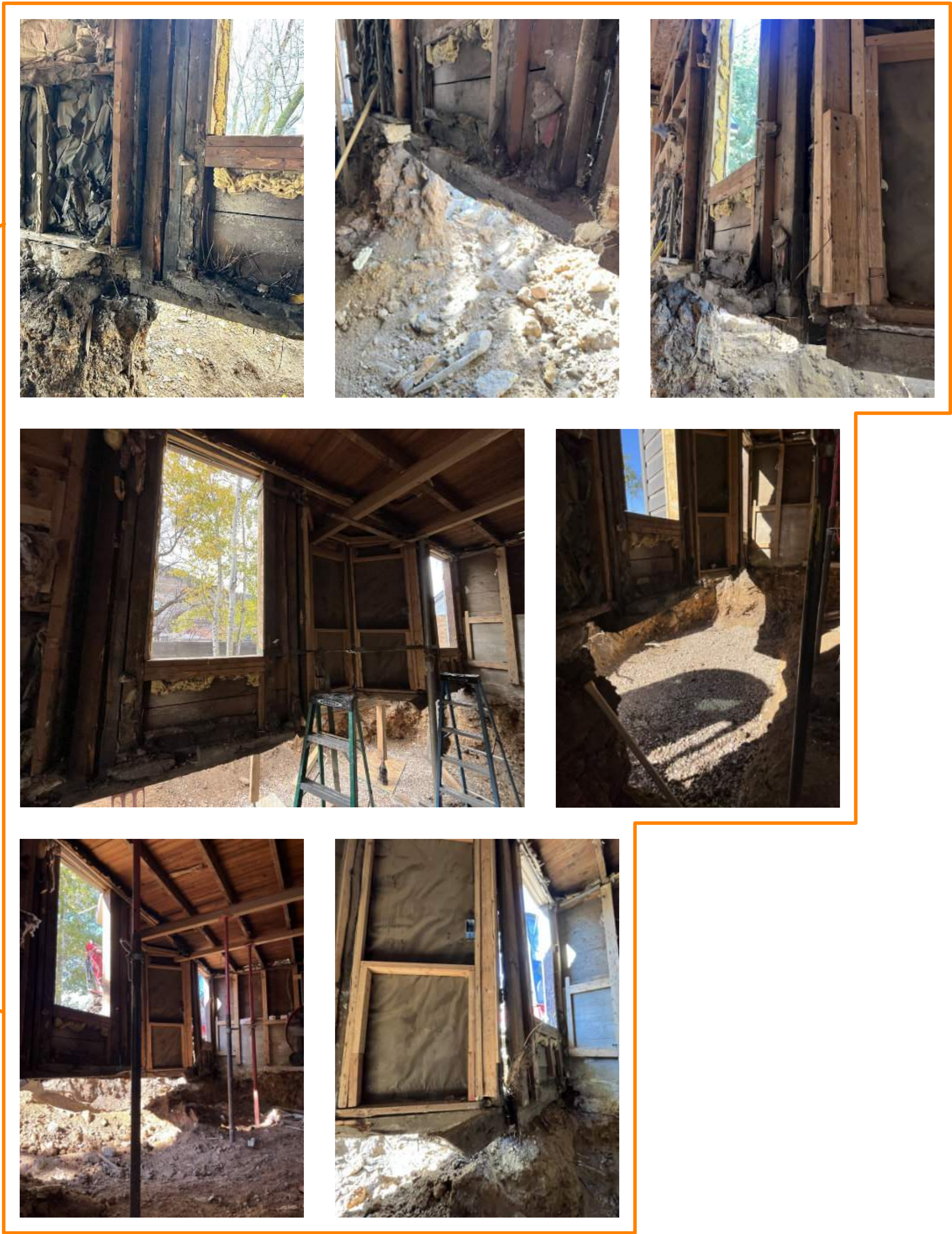
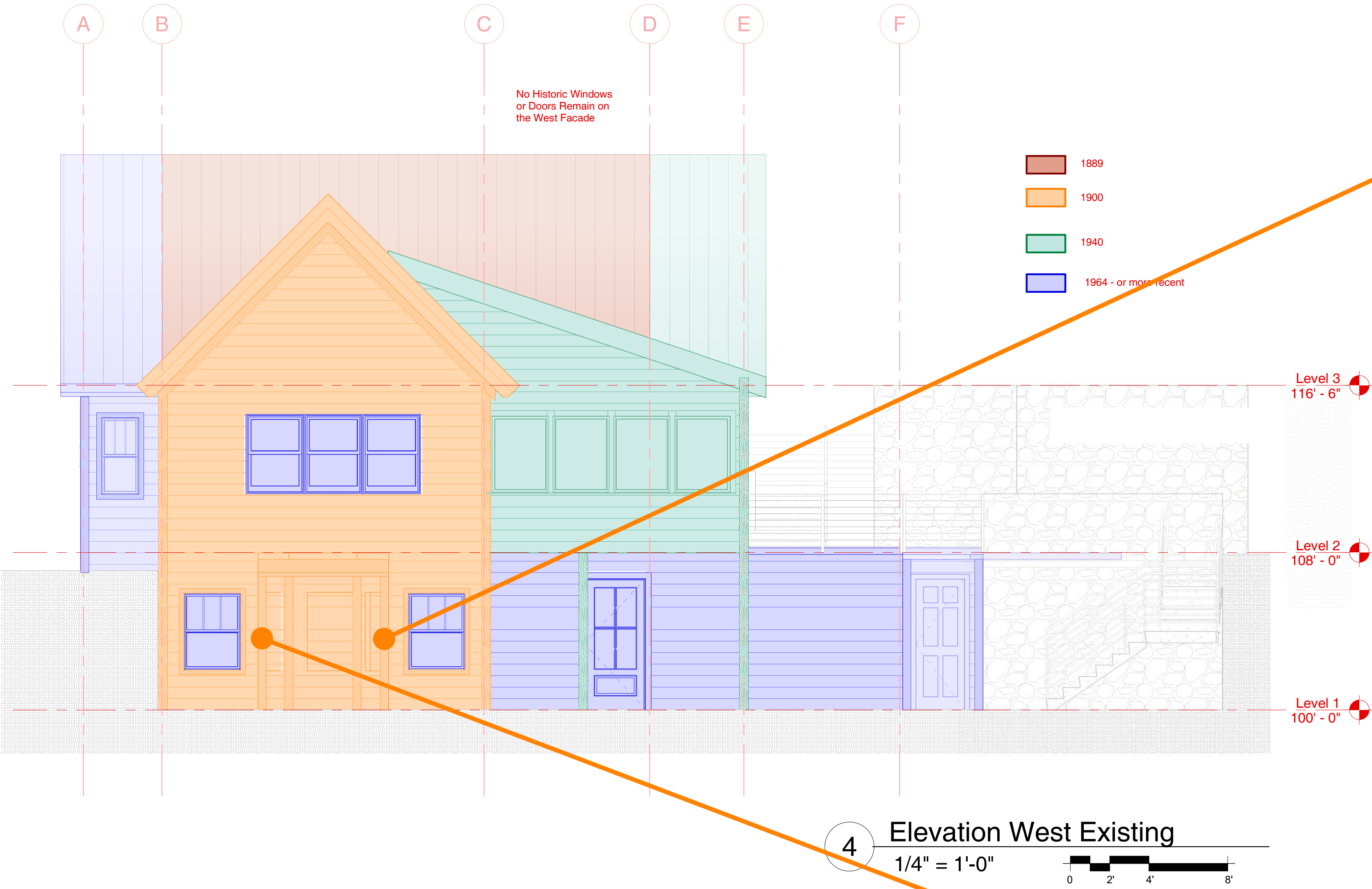
Examples of Rot in South Wall



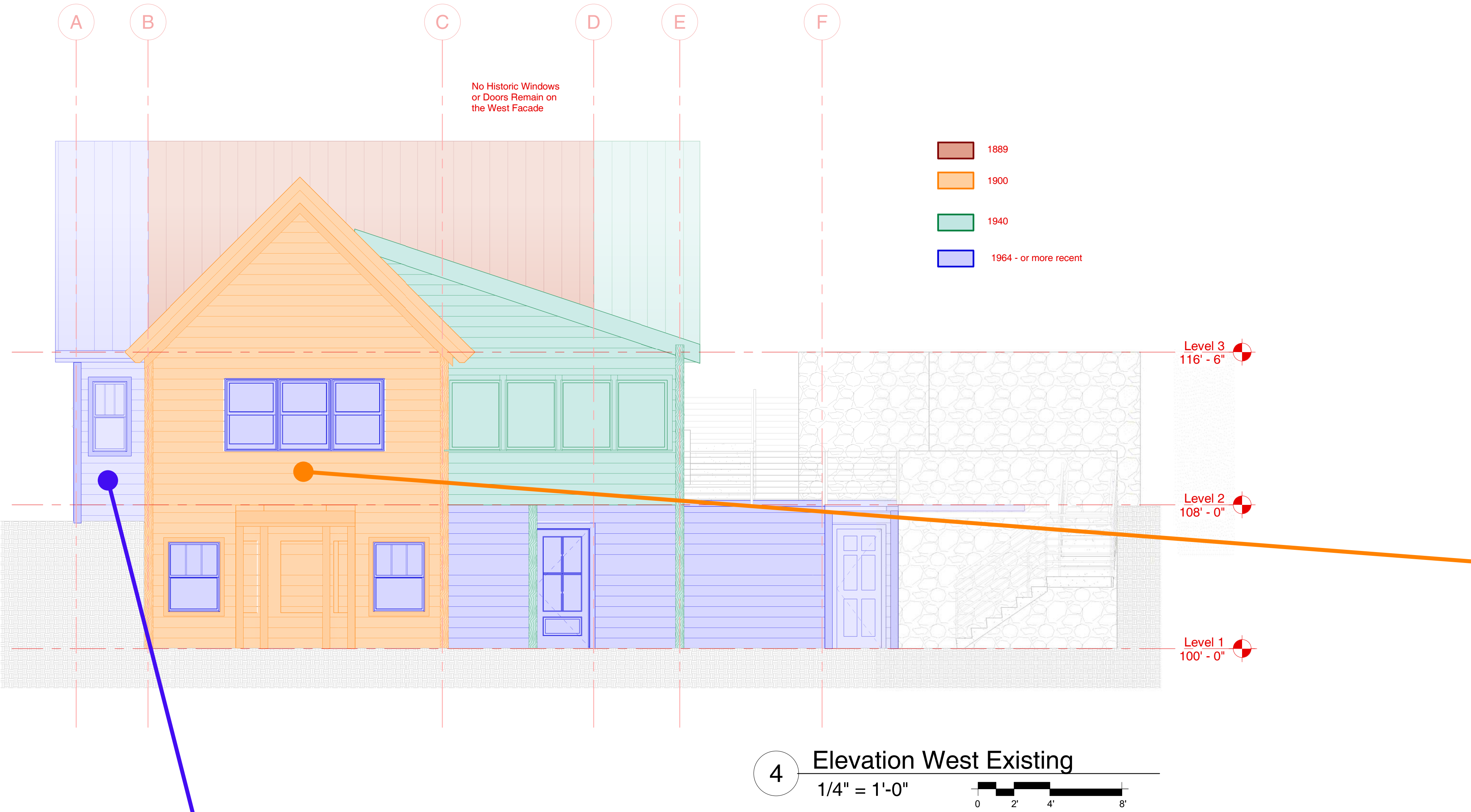
Examples of Rot in West Wall



Examples of Rot in West Wall



Examples of Rot in West Wall





Planning Department

February 7, 2024

Molly Guinan
Elliott Work Group
(435)-649-0092
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	218 Sandridge Road
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction
Project Number:	PL-23-05692
Action:	The Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940's siding from the southern elevation and 64 square feet of the 1889 Roof Form subject to the Conditions of Approval herein.
Date of Final Action:	February 7, 2024
Project Summary:	The Applicant Seeks Approval for Material Deconstruction for of a 1941 Roof Form, 64 square feet of an 1889 Roof Form, and 48 square feet of 1940s Siding to Accommodate a Proposed Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for the 1941 roof form at 218 Sandridge Road and continued discussion of Material Deconstruction of 64 square feet of the 1889 roof form, replacement of fifteen windows, and approximately 48 square feet of 1940s siding on the southern facade to a later date. On February 7, 2024, the Historic Preservation Board conducted a public hearing and **approved the Material Deconstruction of 48 square feet of 1940s siding on the southern façade and approved the proposed Material Deconstruction for 64 square feet of the 1889 roof form** based on the



Planning Department

Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 218 Sandridge Road in the Historic Residential – 1 (HR-1) Zoning District. The property is a metes and bounds parcel.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the west with a projecting bay window overlooking the public stairs which run along the northwestern property line of the site and provide passage from Sandridge Road to Swede Alley.
5. The 1941 Sanborn Fire Insurance Map shows another addition to the 1900 construction which projects to the south. This addition came flush to the edge of the rear porch.
6. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
7. Park City recognizes three significant historical periods within the historic districts: Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894 – 1930), and Mining Decline & Emergence of Recreation Industry (1931-1962).
8. Park City does not recognize one historical period as more significant than another. Property owners may elect to restore a Historic Structure to one period of significance rather than another.
9. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
10. The proposed modification of 64 square feet of 1889 roof does not negatively impact the historic Roof Form.
11. The Historic Preservation Board conducted a public hearing on November 1, 2023.
12. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
13. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding



Planning Department

from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.

Conclusions of Law

1. The proposal to remove the 1941 roof form to accommodate a rooftop deck complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
2. The proposal to modify approximately 64 square feet of the 1889 roof form to accommodate a flat roof projection complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024, for the Material Deconstruction of the 1941 addition and 48 square feet of 1940s siding to accommodate a rooftop deck. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a building permit.
5. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
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. 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.



Planning Department

8. The Applicant shall obtain Subdivision approval to create a Lot of record and record the amended plat prior to submitting for a building permit.
9. The Applicant shall mitigate the visual impact of the proposed construction and proposed guard railing.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

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

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner



Planning Department

November 7, 2024

Molly Guinan
Elliott Work Group
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 218 Sandridge Road

Zoning District: Historic Residential – 1

Application: Historic District Design Review

Project Number: PL-23-05692

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 7, 2024

Project Summary: The Applicant Proposes a Remodel and Addition of the Single-Family Dwelling Including a Detached, Two-Story, 556-Square-Foot Accessory Building and A 334-Square-Foot Addition and Transitional Element.

Action Taken

On November 7, 2024, the Planning Director Designee APPROVED the Historic District Design Review for 218 Sandridge Road based on the Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 218 Sandridge Road is a Single-Family Dwelling in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.



Planning Department

3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
5. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
6. The proposed modification of 64 square feet of 1889 roof does not negatively impact the historic Roof Form.
7. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
8. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.
9. On June 26, 2024 the Planning Commission conducted a public hearing and approved the Plat Amendment request for 218 Sandridge Road. The Plat was recorded with Summit County on October 29, 2024.
10. On August 14, 2024, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit for 218 Sandridge Road.
11. Additions and renovations to Historic Residential Sites are reviewed for compliance with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.
12. Analysis from the November 7, 2024 Administrative Public Hearing Staff Report is incorporated herein.
13. On October 23, 2024 staff published notice on the City's website and posted notice to the property. Staff mailed courtesy notice to property owners within 100 feet on October 23, 2024.

Conclusions of Law

1. The proposal complies with the Historic Preservation Board's February 7, 2024 Material Deconstruction Findings of Fact, Conclusions of Law and Conditions of Approval.
2. The proposal complies with the Planning Commission's June 26, 2024 Plat Amendment Findings of Fact, Conclusions of Law and Conditions of Approval.



Planning Department

3. The proposal complies with the Planning Commission's August 14, 2024 Steep Slope Conditional Use Permit Findings of Fact, Conclusions of Law and Conditions of Approval.
4. The proposal, as conditioned, complies with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.

Conditions of Approval

1. The Applicant shall protect all vegetation not approved for removal during construction. Any vegetation removed or damaged during construction shall be replaced. Any Significant Vegetation removed or damaged during construction requires replacement on Site and shall comply with Municipal Code of Park City Chapter 11-21 *Utah Wildland -Urban Interface Code*.
2. 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.
3. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
4. The new driveway shall not exceed 10 feet in width. The Applicant shall incorporate additional landscaping adjacent to the proposed driveway to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses
5. The new driveway shall be constructed out of a textured or pour paving material.
6. Pursuant to LMC Section 15-2.2-3(K), 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 shall obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
7. Drainage infrastructure, including gutters and downspouts, shall be configured so that water drains away from the Historic Structure. New hanging gutters shall be half round, and downspouts shall be located away from architectural features and be visually minimized from the public Right-of Way. Drainage shall also be improved behind retaining walls, so water drains away from the walls to abate retaining wall failure.
8. Any mechanical, utility, or service equipment shall be fully screened from view from the public right-of-way and shall be located on tertiary facades of the



Planning Department

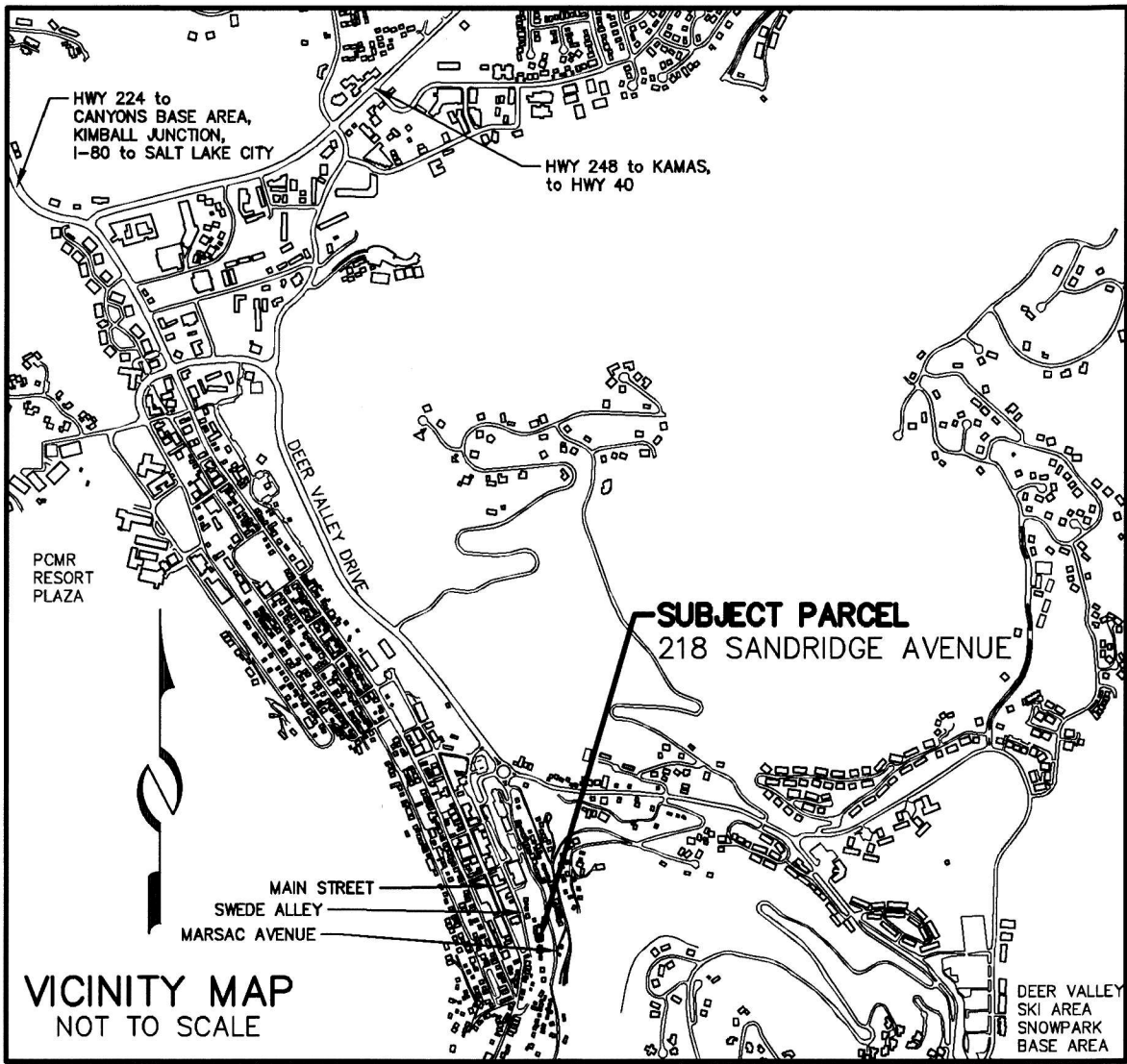
- Historic Structure. Building elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.
9. Garage doors shall not exceed 9 feet in width by 9 feet in height. Glazing on garage doors shall be limited to no more than 30% of the garage door.
 10. New decks shall be constructed out of wood and be self-supporting.
 11. Significant Vegetation removed for the proposed Accessory Building shall be replaced on the Site and shall comply with Municipal Code of Park City Chapter 11-21 *Utah Wildland -Urban Interface Code*.
 12. Pursuant to LMC Section 15-4-2, new retaining walls shall not exceed 6 feet within any Rear or Side Setbacks or 4 feet within any Front Setback. New retaining walls shall be constructed out of simple board-formed concrete, stone, or another historic material. Stone or concrete retaining walls shall not be painted, stained, or plastered over.
 13. All new siding shall be wood and shall be painted opaque.
 14. New windows shall be wood or aluminum-clad wood and shall maintain a 2:1 height to width ratio. Any new glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are prohibited.
 15. New decks within the Rear or Side Setback shall be no greater than 30 inches above Final Grade and shall be located at least 1 foot from the property line. Decks within the Front Setback shall be no more than 10 feet wide and shall project no more than 3 feet into the Front Setback.
 16. The landscape terrace on the northwest side of the Historic Structure shall be at-grade and shall not be attached to the Historic Structure. The landscape terrace shall be constructed of wood, brick, or another compatible historic material and shall be fully screened from public Rights-of-Way.

If you have questions or concerns regarding this Final Action Letter, please contact Jacob Klopfenstein at 385-481-2037 or jacob.klopfenstein@parkcity.org.

Sincerely,


Elissa Martin
Planning Director Designee

CC: Jacob Klopfenstein



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 26°56'04" E	7.71'
L2	N 43°45'13" E	13.27'
L4	S 80°34'58" W	10.65'
L5	S 70°13'3" W	4.95'
L6	N 85°37'21" W	20.21'
L7	S 80°03'58" W	16.81'
L8	N 5°48'16" W	3.65'
L9	N 87°31'31" W	21.18'
L12	N 81°26'33" W	7.60'
L11	N 0°21'15" E	15.86'
L13	N 18°37'05" W	2.77'

LEGAL DESCRIPTION

PARCEL 1

BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY, PARK CITY UTAH, AND THENCE RUNNING NORTH 26°56'04" EAST 7.71 FEET ALONG THE SOUTH EASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SAND RIDGE ROAD; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 34.13 FEET; THENCE SOUTH 07°17'37" WEST 45.44 FEET; THENCE NORTH 85°50'10" WEST 21.5 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 85°50'10" WEST 39.39 FEET; THENCE NORTH 01°51'09" WEST 56.72 FEET ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE POINT OF BEGINNING.

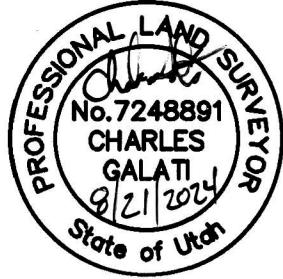
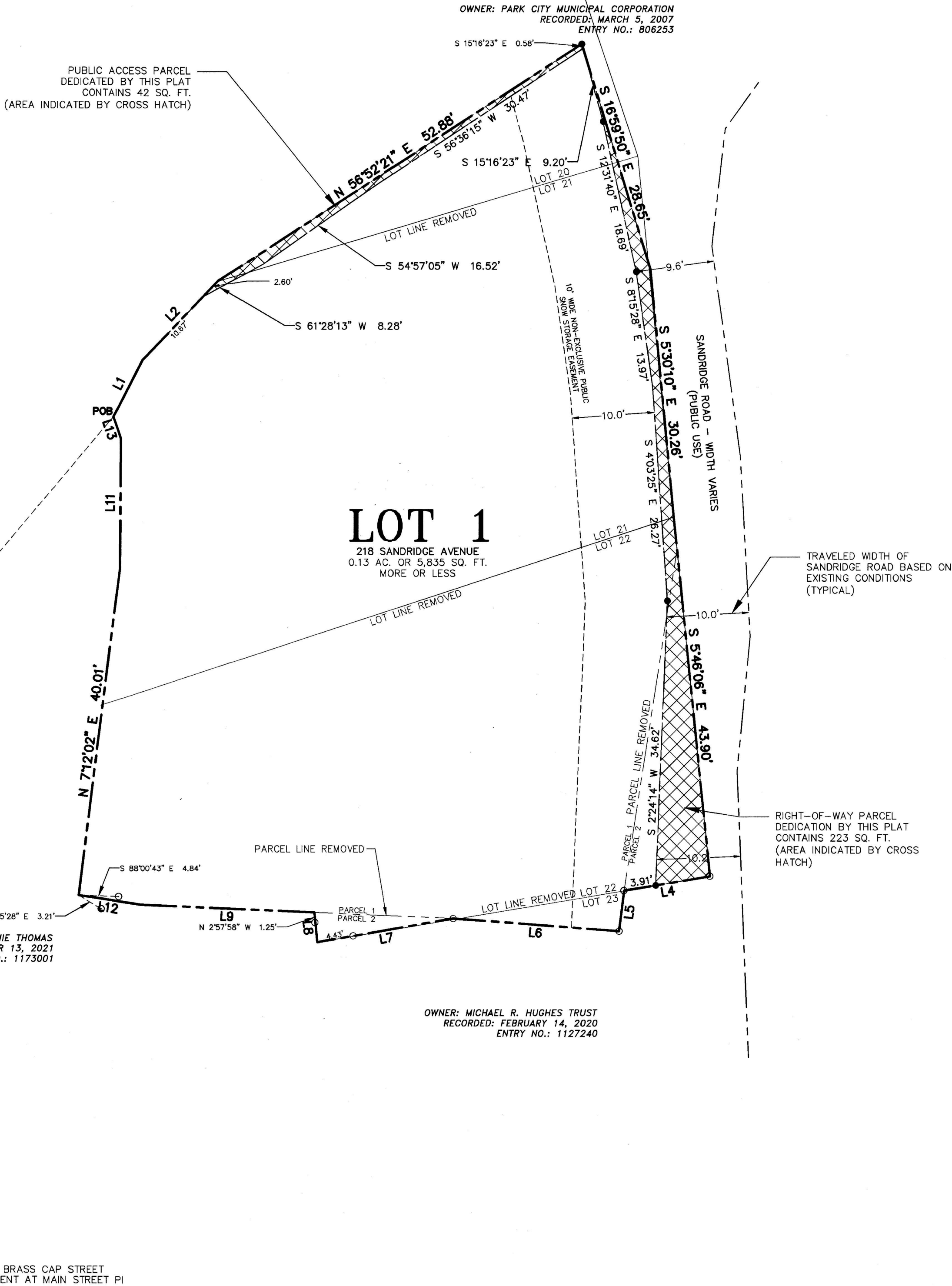
LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY AND RUNNING THENCE NORTH 26°56'04", EAST ALONG THE SOUTHEASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY (7.71 FEET); THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SANDRIDGE AVENUE; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 29 FEET MORE OR LESS TO THE SOUTHERLY LOT LINE OF LOT 21, BLOCK 72, PARK CITY SURVEY; THENCE EAST 4 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 5°47' WEST 52.2 FEET; THENCE NORTH 19°43' WEST 18 FEET MORE OR LESS, TO A POINT 26 FEET NORTH OF SOUTHERLY LOT LINE OF LOT 20, BLOCK 72; THENCE WESTERLY 17 FEET MORE OR LESS, ALONG THE NORTHERLY PROPERTY LINE TO THE INTERSECTION WITH THE WESTERLY PROPERTY LINE OF A PARCEL CONVEYED TO TRINIDAD M. JARAMILLO AND RECORDED IN BOOK M-229, PAGE 126-C IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE SOUTH 28° EAST 11 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID JARAMILLO PROPERTY; THENCE SOUTH 53° WEST ALONG A WOODEN STAIRWAY 63 FEET; THENCE SOUTH 39°03' WEST 6 FEET MORE OR LESS TO A PROPERTY LINE; THENCE SOUTH 13°35'30" EAST 23 FEET MORE OR LESS, THENCE NORTH 1°51'09" NORTH 18 FEET MORE OR LESS TO THE POINT OF BEGINNING.

(TAX SERIAL NO. PC-597)

PARCEL 2

THE EAST HALF OF LOT 22, BLOCK 72, MILLSITE PARK CITY LESS, THE FOLLOWING DESCRIBED PARCEL: A PART OF TRACT BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY; AND THENCE RUNNING NORTH 26°56'04" EAST ALONG THE SOUTH EASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SAND RIDGE ROAD; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 34.13 FEET; THENCE SOUTH 7°17'37" WEST 45.44 FEET; THENCE NORTH 85°50'10" WEST 21.5 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 85°50'10" WEST 39.39 FEET; THENCE NORTH 1°51'09" WEST 56.72 FEET ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 7248891 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have subdivided said property into a single lot with rights-of-way, hereafter to be known as 218 SANDRIDGE AVENUE PLAT AMENDMENT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be combined into a lot and rights-of-way as set forth to be hereafter known as 218 SANDRIDGE AVENUE PLAT AMENDMENT and do hereby dedicate to the public all rights-of-way shown on this plat as intended for public use.

In witness whereof, the undersigned set his/her hand this 23rd day of August, 2024.

By: Dennis H. Hranitzky
DENNIS H. HRANITZKY, OWNER

ACKNOWLEDGEMENT

STATE OF Utah)
) ss.

COUNTY OF Salt Lake)

On this 23rd day of August, 2024, DENNIS H. HRANITZKY personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence.

Notary Public

Diane Olson
Printed Name

Residing in: Salt Lake Co.

My commission expires: 8/8/2027

Commission No. 732213

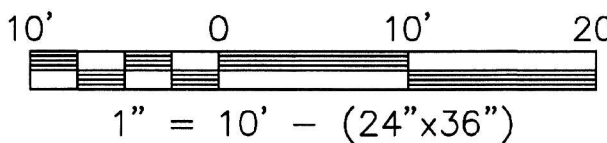


NOTES

- This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated June 26, 2024 on file with the Planning Department (PL-24-06076).
- See Record of Survey S-10675 performed by Alliance Engineering, recorded September 10, 2021 on file and of record in the Office of the Summit County Recorder.
- The Maximum building footprint is 2,048 Square Feet.

LEGEND

- To be set upon recordation of plat
5/8" rebar w/cap "ALLTERRA
UTAH"
(Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



8/21/24 SHEET 1 OF 1

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC

435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84006

218 SANDRIDGE AVENUE PLAT AMENDMENT

AMENDING A PORTION OF LOTS 20, 21, 22 & 23, BLOCK 72, PARK CITY AMENDED SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT**
REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS 26 DAY OF August, 2024
BY: Stacey Rees
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION
THIS 26TH DAY OF JUNE, 2024
BY: Sam
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE
WITH INFORMATION ON FILE IN MY OFFICE
THIS 8 DAY OF October, 2024
BY: John Holsten
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
15 DAY OF October, 2024
BY: mu
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS 16 DAY OF October, 2024
BY: Dana Wood
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED
BY THE PARK CITY PLANNING COMMISSION
THIS 26TH DAY OF JUNE, 2024
BY: Nichelle Kellogg
PARK CITY RECORDER

**PUBLIC SAFETY ANSWERING
POINT APPROVAL**
APPROVED THIS 21 DAY
OF October, 2024
BY: Jeff M. Hink
SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF COALITION TITLE AGENCY
FEE \$52.00 RECORDER
TIME 8:42 PM DATE 10/29/24 ENTRY NO. 1226940

218 SANDRIDGE AVENUE PLAT AMENDMENT



November 10, 2025

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

Reference: 218 Sandridge Road, Park City, UT 84060
Subject: Physical Conditions Report – Revision No.1

I would like to explain the necessary structural modifications for the project.

The existing roof joists are inadequate for current snow loads and require removal and replacement. This will also facilitate the introduction of a ridge beam, which cannot be achieved through repair methods per code 15-11-15. A ridge beam is essential to stabilize the roof and eliminate the thrust force contributing to the bowing of the historic walls.

The insufficient roof framing has led to outward bowing of the existing walls, particularly in the 1900 and 1940 sections. This currently presents a safety concern for project personnel and requires shoring. Furthermore, sections of the existing wall framing in the 1900 and 1940 sections are rotted and must be removed and replaced.

Additionally, the ceiling joists are improperly notched at the historic walls and are not adequately connected to them for stabilization. These members are insufficient, cut short, and notched beyond code allowance, thus requiring removal and replacement as repairs are not feasible per code 15-11-15.

With the proposed shoring of the historic walls, as detailed in the attached document, a new structural wall will be installed along the inside face of the historic wall assembly. This new wall location alters the connection point of the existing roof. Deeper rafters are needed to utilize this new wall assembly and will be designed to withstand current snow loads. To bring the wall to code and effectively use the new structural system, the roof will need to be reframed.

Thank you for your attention to these critical structural concerns.

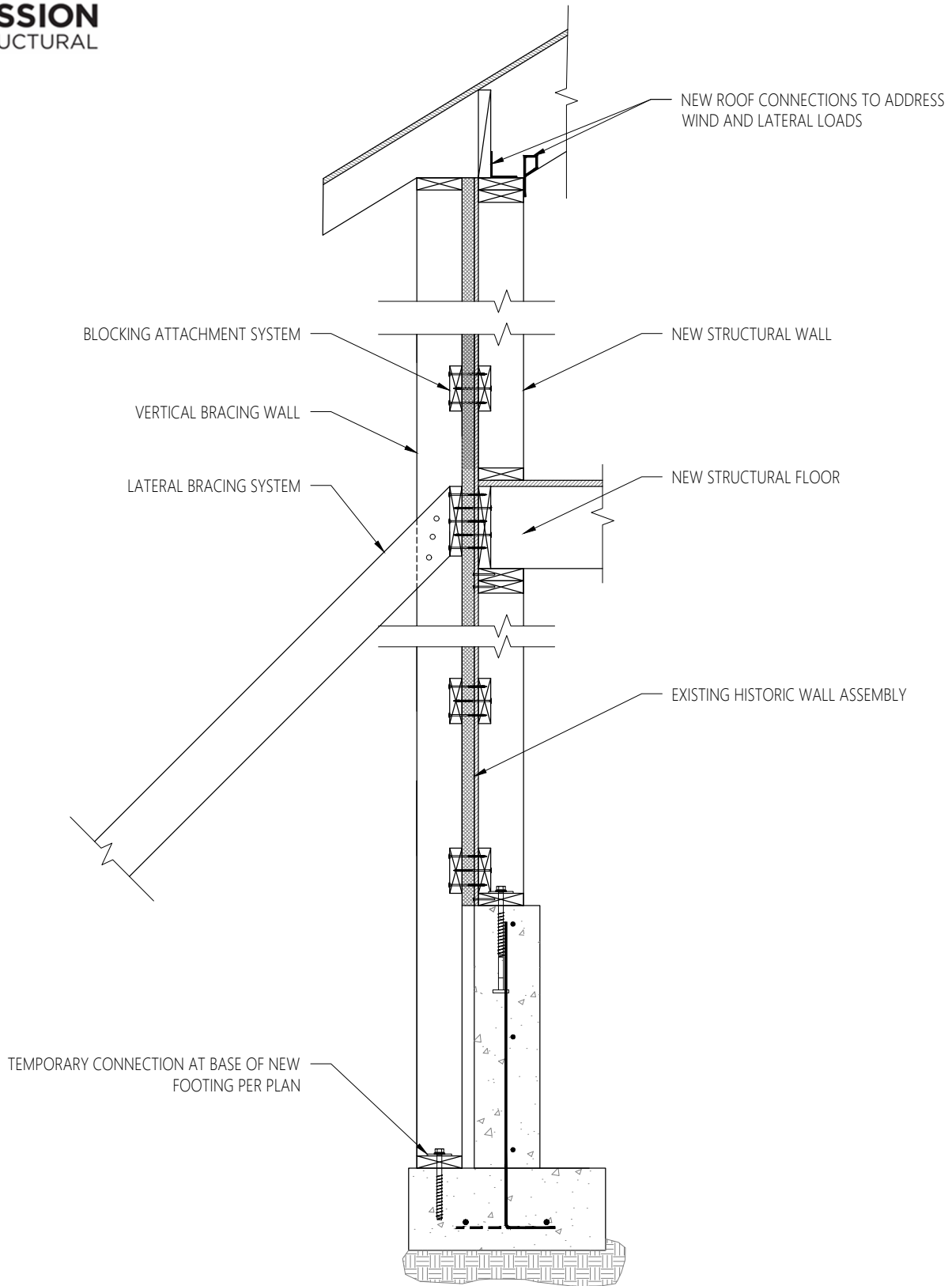
Sincerely,



Courtney Fleming, PE
Principal Consultant



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



Notice of Official Determination



Address: 218 Sandridge Road
Application No.: PL-25-06745
Date: November 12, 2025

ACTION TAKEN

The Applicant submitted a Modification to Historic District Design Review (HDDR) application to rehabilitate, remodel, and construct an addition to 218 Sandridge Road, a Significant Historic Site on Park City's Historic Sites Inventory. The Applicant proposes to deconstruct and reconstruct the 1889 and 1907 roof forms of the Historic Structure.

Land Management Code (LMC) Section 15-11-15 establishes criteria for Reconstruction Of An Existing Historic Building Or Historic Structure as follows:

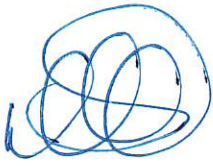
In approving an Application for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. *The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and*
2. *The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and*
3. *The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.*

On October 27, 2025, the Chief Building Official conducted a site visit at 218 Sandridge. On November 4, 2025, the Chief Building Official, Planning Director, and project planner met with the Applicant and determined that a temporary framing and shoring "exoskeleton" implemented to brace the walls of the Structure from the exterior would support the Structure at the Site during completion of the Site improvements. The Chief Building Official and Planning Director find that the Applicant could implement the temporary framing to provide structural stability of the Historic Structure to allow for repairs to the roof forms without deconstructing them.

On February 7, 2024, the Historic Preservation Board approved the Applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on the southern façade of the building and to remove 64 square feet of the 1889 Roof Form in accordance with the Historic Preservation Plan for 218 Sandridge. The Chief Building Official and Planning Director support this treatment of the Historic Structure. The temporary framing will allow the building to be made safe through repairs to the roof forms.

Sincerely,



David Thacker
Chief Building Official

Signed by:

E4E79E75E143478...

Rebecca Ward
Planning Director

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: Hranitzky Residence

ADDRESS: 218 Sandridge Road

Park City, UT 84060

TAX ID: PC-597 Account 0023410 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: 16 22 BLOCK #: 12 72

APPLICANT INFORMATION

NAME: Molly Guinan

PHONE #: _____ FAX #: () -

EMAIL: _____

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

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

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.

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☒ Rehabilitation

There will be a full new landscape design to pull the new design into the landscape design. The design will introduce a new garage which will be placed where the existing stone retaining walls are currently failing. There will be new terraced landscaping/decks/planting introduced in the area between the new garage and existing structure. Paved steps, Paving will be replaced with new walkways. Parking on South side of building will lead into new single car garage.

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.

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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.

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: Structural Systems

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

There will be multiple structural changes to the house as the proposed design will remove existing stairs to create more cohesive floor plates. A structural engineer will assess the need for reconstruction or restoration of foundations. We would like to remove the chimney from within the building envelope (where it is currently leaning and structurally compromised) and will work with a structural engineer to develop an approach if the exterior of the chimney is required to stay.

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: Chimneys

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

See above

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/Fixture:	Siding
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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:

Replace any damaged siding.

Element/Fixture:

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:

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Foundation

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

Element/Feature: Foundation

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Fix and seal foundation issues

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:

Doors

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

Element/Feature: **Doors**

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:

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

Replace windows with new efficient windows where appropriate. Replace windows with a window style to match existing historic window style.

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: **N/A**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

Additions

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

Element/Feature: **addition of a detached single car garage and circulation connector**

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:

Additions have been designed to compliment the historic structure. Where appropriate (on the detached garage) new siding will be matched to existing historic siding. Where historic meets new circulation connector, we will apply a material and height change to accent the historic and minimize impact of new connector. At roof level a flat roof dormer is proposed and will sit below current most historic roof line. We will implement a material change to show that flat roof dormer is an addition.

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

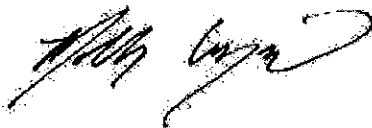
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____  _____ Date: Aug 28 2023

Name of Applicant: Molly Guinan

Supplemental Sheets

Supplemental Page ____ of ____

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

Element/Feature:

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:

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:

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:

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: