PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
July 1, 2026

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/82086188552

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 3, 2026

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. WORK SESSION

6.A. **Land Management Code Amendments – Swimming Pools and Hot Tubs** – The Historic Preservation Board Will Review and Provide Input on Proposed Updates to the Land Management Code to Define and Regulate Swimming Pools and Hot Tubs in Historic Districts. PL-26-06833 (20 mins.)

7. REGULAR AGENDA

7.A. **60 Prospect Avenue – Material Deconstruction** – The Applicant Requests Historic Preservation Board Approval for Material Deconstruction of 158 Square Feet of the Rear Facade Siding and One Rear Window of the Significant Historic Structure to Accommodate a Rear Addition in the Historic Residential-1 Zoning District. PL-26-06837 (20 mins.)
(A) Public Hearing; (B) Action

7.B. **1060 Woodside Avenue – Material Deconstruction** – The Applicant Requests Historic Preservation Board Approval for Material Deconstruction of 61 square feet of Historic Material at a Landmark Historic Structure in the Historic Residential - 1 Zoning District. PL-25-06673 (20 mins.)
(A) Public Hearing; (B) Action

7.C. **1010 Woodside Avenue – Material Deconstruction** – The Applicant Proposes to Construct a Basement and Rear Addition on a Landmark Historic Structure in the Historic Residential - 1 Zoning District. PL-26-06834 (20 mins.)
(A) Public Hearing; (B) Action

8. 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 JUNE 3, 2026

PENDING APPROVAL

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens - Chair, Randy Scott (attending virtually), Puggy Holmgren, John Hutchings, Lola Beatlebrox, Katie Noble, Dalton Gackle

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

1. CALL TO ORDER

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

2. ROLL CALL

Chair Stephens conducted a roll call of the Board Members present. It was noted that Board Member Randy Scott is attending the Historic Preservation Board Meeting virtually.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from April 1, 2026.

Board Member Lola Beatlebrox requested that an addition be made to the Meeting Minutes from April 1, 2026. She asked that it be made clear that the use of a restored building does not need to be known in order for a grant to be received. For instance, whether it will be used as a nightly rental. The focus is on whether the historic portion will be improved.

MOTION: Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from April 1, 2026, as amended. Board Member Hutchings seconded the motion.

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

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Board Member Holmgren made a comment about the event held at the White Barn. She thought it was a success and noted that there was a strong turnout. Chair Stephens was unable to attend, but appreciates the effort that has gone into preservation awareness.

It was noted that Board Member Dalton Gackle joined the meeting at 5:02 p.m.

A. Historic Preservation Board Chair Election – The Historic Preservation Board will Elect One of Its Members to Serve as Chair for a Term of One Year.

Chair Stephens explained that the Historic Preservation Board needs to elect a new Chair for the term of one year. Board Member Beatlebrox was nominated to serve as Chair.

MOTION: Board Member Holmgren moved to ELECT Board Member Lola Beatlebrox as the Historic Preservation Board Chair for a term of one year. Board Member Hutchings seconded the motion.

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

It was noted that Board Member Beatlebrox will serve as Chair for the remainder of the meeting. Chair Beatlebrox thanked Board Members for the nomination and appointment. Board Member Stephens suggested that next year, this decision be made one meeting ahead so the new Chair is able to serve in the position at the beginning of the meeting.

5. PUBLIC COMMUNICATIONS

Chair Beatlebrox asked if there were any public communications.

Don Roll explained that he is Co-Chair of the Friends of Ski Mountain Mining History Committee. He thanked the Historic Preservation Board for its support over the years, especially when it comes to the Silver King Coalition Mine Building. Mr. Roll also thanked the Historic Preservation Board for nominating them for the preservation award this year. He distributed a small book to the Board Members present and reiterated his appreciation.

There were no further public communications.

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6. REGULAR AGENDA

A. Utah Main Street Program – The Historic Preservation Board will Consider Forwarding a Recommendation to the Utah State Historic Preservation Office for the Tier 1 Utah Main Street Program that Connects Historic Commercial Districts with Technical Assistance, Peer Community Networks, and Grant Opportunities that Support Preservation-Based Economic Development.

Senior Analyst, Ian Joyce, presented the Staff Report and explained that the first Regular Agenda item relates to the Utah Main Street Program. Program Manager of the Utah Main Street Program, Chelsea Gauthier, and Technical Preservation Manager/Deputy SHPO from the State Historic Preservation Office, Amber Anderson, are present at the meeting.

Analyst Joyce reported that the Utah Main Street Program works in conjunction with Main Street America, which has been around for more than 35 years. There are more than 2,000 communities in that program. In 2021, the program was reinstated in Utah. As of 2025, there are 22 communities from Utah in the program. The Utah Main Street Program focuses on a preservation-based economic development model that utilizes a four-point approach: economic vitality, quality design, effective promotion, and sustainable organization.

Ms. Gauthier introduced herself to the Historic Preservation Board and explained that the initial program ran from 1997 to 2007. There was a pilot program from 2019 to 2021 and the Utah Main Street Program was created in 2021. It moved to the State Historic Preservation Office in 2022. Since then, there has been work done with 22 communities across the State, from rural to urban settings. She explained that the Main Street America four-point approach is applied, which is a proven framework for economic revitalization.

A map was shared to illustrate the work that is done all over the country. Utah Main Street is a network of passionate community members who are engaged in historic commercial district revitalization. The program brings people together to preserve the heart of communities, strengthen local economies, and celebrate unique places in the State.

In 2025 and 2026, there was work done with 22 communities. All of the new Tier 1 communities will be announced in early July, but it was announced to Park City on June 1, 2026, that there has been acceptance into the Tier 1 program. Ms. Gauthier shared information about the different tiers. Tier 1 means that someone is starting within the program. Once a year, it is possible to apply for the Tier 2 program. This is the bulk of the program, where technical assistance, grant support, and broader targeted support is provided. Tier 2 and Tier 3 are aligned with Main Street America standards. Tier 3 is for accredited Main Street Communities that meet Main Street America accreditation standards.

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Ms. Gauthier reviewed the Community Evaluation Standards:

- Broad-Based Community Commitment to Revitalization;
- Leadership and Organizational Capacity;
- Funding and Program Operations;
- Strategy-Driven Programming;
- Preservation-Based Economic Development;
- Demonstrate Impact and Results.

The City will consider the community vision, existing plans for the downtown area, and the market understanding and then create a transformation strategy that applies the four-point approach of economic vitality, design, promotion, and organization. In Tier 1, there will be tracking done every six months. In Tier 2 and Tier 3, tracking is done on a quarterly basis.

Additional information about the four-point approach was shared. Ms. Gauthier explained that design creates a sense of place and looks at the physical assets, such as historic buildings. Promotion creates a sense of community and helps to tell the story of the area. Economic vitality creates a sense of vitality and considers how the local businesses are supported. Organization creates a sense of ownership and focuses on community support through a strong volunteer network and strong partnerships. She next shared statistics that were submitted to Main Street America. In 2025, for every dollar that was invested into one of these downtown districts through programs in the Main Street America network, there was a $23.13 return. There is tracking done to determine the full-time and part-time jobs created, new businesses, rehabilitation projects, new construction projects, public and private investments, and the volunteer hours contributed. Some of the key benefits were shared:

- Tier 1: Promising Communities:
  - Access to Main Street America information and Utah Main Street information and resources.
- Tier 2: Affiliate Communities:
  - Access to Main Street America and other informational resources including Utah Main Street staff for training and technical assistance.
- Tier 3: Accredited Communities:
  - National recognition, technical visits, resource team visits, community analysis reports, one-on-one opportunities with independent consultants, and more.

Ms. Gauthier reported that there are spring workshops hosted each year. This past year, there was a workshop hosted in Springville, Utah, and the focus was on arts as economic development in Historic Districts. There is also a Preservation Engaged Conference that is scheduled to take place on June 12, 2026, in Ogden, Utah. She reiterated that there is technical assistance available for the cities in Tier 2 and Tier 3 of the program.

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Ms. Anderson shared information about the Utah State Historic Preservation Office and some of the incentive programs that are offered. She reported that the Utah Main Street Program is within the Utah State Historic Preservation Office. The office was created as part of the National Historic Preservation Act of 1966, and there are State Historic Preservation Offices in every state and territory throughout the country. The Act of 1966 was a nationwide commitment to historic preservation after years of urban renewal resulted in neighborhoods being demolished. The Act created several programs as well as the office. The work of the Utah State Historic Preservation Office was highlighted:

- National Register of Historic Places;
- Historic Tax Credit Programs;
- Certified Local Governments;
- Utah Main Street;
- Federal and State Compliance;
- Technical Guidance;
- Site and Building Records;
- Public Archaeology;
- Cultural Site Stewardship;
- Human Remains; and
- Cemetery Records and Preservation.

The Historic Tax Credit programs through the office are the largest financial incentives available for historic preservation in Utah. There are two programs, including the State Program for residential use and the Federal Program for income-producing use. Each provides income tax credits equivalent to 20% of the qualified costs of an approved project. If combined (residential rental) then it can be 40%. There is a National Register List requirement, either as part of a district or an individual property. There are also spending requirements for both, with $10,000 for the State Program. The Federal Program is more complicated and is based on a calculation. There are also preservation requirements.

Ms. Anderson noted that there is another program that has the potential to provide funding, which is the Certified Local Governments Program. These are pass-through grants from the Federal government. She noted that there have been delays in the last two years because of what is happening at the Federal level. The funding has not come through at the same time as usual. Typically, if a community is designated as a CLG, there is the potential to apply for a grant every other year. It is a matching grant and the maximum available for rehabilitation is usually $20,000. There is sometimes other funding available, but the Historic Tax Credit and Certified Local Governments Programs are the main financial incentives.

The Preservation Engaged Conference will take place on June 12, 2026, at Ogden High School. There are over 200 people registered so far and registration closes on June 5, 2026. There will be a full day of sessions as well as a keynote speaker. Those interested are encouraged to register and attend the Preservation Engaged Conference this year.

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Planning Director, Rebecca Ward, explained that the Historic Preservation Board is asked to take action on this item. She wanted to know if the Board is interested in submitting a letter of support for Park City to participate in the Utah Main Street Program. The letter can be seen as Exhibit A of the Meeting Materials Packet. If there is a motion made expressing support, then there can be work done to finalize the contents of the letter. It could then be brought to Chair Beatlebrox for a final signature. Board Members expressed their support.

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

MOTION: Board Member Gackle moved to forward a RECOMMENDATION to the Utah State Historic Preservation Office for the Tier 1 Utah Main Street Program that Connects Historic Commercial Districts with Technical Assistance, Peer Community Networks, and Grant Opportunities that Support Preservation-Based Economic Development. Board Member Stephens seconded the motion.

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

B. External Siding Materials in Historic Districts – The Historic Preservation Board Will Review and Consider Adopting the Materials Evaluation Framework for Alternative Siding Materials for Use on Additions to Historic Structures and New Residential Infill in the Historic Districts. PL-25-06407.

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that this agenda item has to do with External Siding Materials in Historic Districts. She shared background information about this process. Land Management Code ("LMC") § 15-13-2 and § 15-13-8 allow alternative or non-traditional siding materials on new residential infill and additions in the Historic District if included on the Master List of Non-Historic Materials and Finishes on file with the Planning Department. On December 3, 2025, the Historic Preservation Board established the Materials Advisory Committee. The Committee was tasked with developing the Master List of Non-Historic Materials and Finishes, ensuring that it meets the baseline criteria for durability, sustainability, and compatibility with the Historic Residential Districts. The Committee met several times and worked to develop a framework.

On March 4, 2026, the Historic Preservation Board reviewed the progress made on the framework and provided feedback. The Materials Evaluation Framework provides performance-based metrics that are based on standard industry testing and rating methods. The Materials Advisory Committee developed the framework so there would be a standardized and fair process to evaluate materials for inclusion on the Master List. During the research process, the Committee found that some metrics would vary for the

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different material types. As a result, the framework is organized by six overarching material classes:

- Composites;
- Laminate panels;
- Fiber cement;
- Glass fiber reinforced concrete;
- Extruded aluminum; and
- Gaged metal panels.

The Alternative Materials Evaluation Framework was shared with the Historic Preservation Board. Manager Martin explained that there is a lot of information on the matrix, and a process is underway to break it down so the information is simplified. When new materials come to the Planning Department through a Building Permit or Historic District Design Review ("HDDR") application, proposed materials will be reviewed through the framework.

Manager Martin highlighted how the framework is used with an example scenario that looks at two comparable sample products. Both sample products are in the same material class, but one sample product passes, and the other fails. The example scenario is for two fiber cement products, Equitone and James Hardie. She explained that the James Hardie example has qualities that do not measure up to the metrics that have been established.

Manager Martin shared additional information about the fiber cement products used in the example. The measurement of the color fade was described. Cole Knight explained that with higher-end fiber cement products and glass fiber reinforcement products, it is common that the surface finish is uniform all the way through the body of the product. With the Equitone, it would be possible to cut the large-format panels into six-inch dimensional boards with a specialized blade. As long as the surface treatment to the cut edges is appropriate, those would be uniform, resulting in durability and high performance over time.

Chair Beatlebrox noted that the Equitone sample is black, but wanted to know if there are other colors as well. Manager Martin confirmed that there are many other colors available. Board Member Stephens reported that in the past, there was a list of approved materials. The idea of moving forward is to address new materials and determine what is appropriate. He expressed appreciation for the work done by Staff and the Materials Advisory Committee.

Another example comparison was shared with the Historic Preservation Board. This example looks at composites, including LP Smart Side and Modern Mill Acre. Manager Martin reported that LP Smart Side is a common siding material that has been used in the past, but based on the fire resistance rating, it does not rate that well. Most of the other researched composites meet the minimum metric. Other metrics are met by both

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products in the example scenario, but the fire resistance rating would make the LP Smart Side fail.

Manager Martin noted that both of the failing products in the example scenarios have a texture that imitates wood. That is something that would be considered on a case-by-case basis. The quality of that imitation can vary widely depending on the product.

Board Member Stephens explained that once the framework has been established, it will be possible to put it into practice. It can continue to be fine-tuned over time. Manager Martin reported that a six-month evaluation period has been discussed. There might be additional meetings of the Materials Advisory Committee if there are a lot of products that need to be reviewed, but Staff will start to use the framework and consider adjustments as needed.

Board Member Katie Noble pointed out that something could pass in one area and fail in another, but not fail overall. However, the fire rating resulted in a failure overall. She asked for clarification about the weight of the different criteria. Manager Martin explained that the Materials Advisory Committee determined that durability was the most important criterion in the evaluation process. A material product has to meet certain metrics to pass. If it fails to meet one of the criteria, then it does not pass. She noted that sustainability is more difficult to apply to materials. There are a lot of different ways a product can be sustainable, which is the reason sustainability is weighted. For compatibility, the product needs to meet all of the criteria in order to pass. The only category with some flexibility is sustainability. Chimso Onwuegbu pointed out that there are some red lines in the sustainability section as well.

Board Member John Hutchings asked how the City learns about new products. Manager Martin reported that when Building Permits are submitted, there will often be proposals for different siding products. Some of the products have been seen before, but sometimes there are new products proposed. Discussions were had about the various products available.

Chair Beatlebrox opened the public hearing.

Julie Wright noted that metal siding materials were mentioned on one of the presentation slides. She asked that additional information be provided. Manager Martin reported that the gaged metal panels mentioned have been included as a possible siding material. In the past, there has been approval of ornamental use of gaged metal panels on new infill projects. Right now, the limitation for a metal material on a façade has been set at 25%.

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

MOTION: Board Member Stephens moved to ADOPT the Materials Evaluation Framework for Alternative Siding Materials for Use on Additions to Historic Structures and

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New Residential Infill in the Historic Districts. Board Member Holmgren seconded the motion.

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

Manager Martin shared information about some of the topics discussed during the Materials Advisory Committee Meetings. There are a lot of new stone masonry panel products, but those have not been added to the Master List as something that could be used as a primary siding material. This is due to conflicts with the LMC. In the Historic District Regulations, it states that primary siding material shall appear similar to those on historic structures in the streetscape or character area. Based on Staff research, stone masonry was not used as a primary siding material. It was used for retaining walls and commercial buildings, but it was not a common primary siding material. In 2019, the LMC was updated to clarify that stone masonry for residential buildings is not allowed. If a change is proposed, a code amendment would be needed. Manager Martin requested Board Member feedback about this material.

Board Member Stephens believed that section of the LMC needs to be updated so there is consistency with the work that has been done on the Master List of Non-Historic Materials and Finishes. There are certain stone materials, such as slate, that could be viable alternatives for a historic addition. Chair Beatlebrox felt there would need to be an evaluation of what the materials looked like. She referenced the images on the presentation slide and noted that the image on the left would likely pass, while the image on the right would not.

Board Member Noble would prefer to limit the amount of stone on the façade. She would also like there to be a stronger rubric for the application. Board Member Holmgren pointed out that there would likely need to be an evaluation on a case-by-case basis. Board Member Hutchings agreed and explained that he would not necessarily support four walls of stone in the Historic District. Mr. Knight reported that he has done some research about the historic use of stone and brick for residential buildings in Old Town. He found two examples of homes on the Historic Register that used stacked stone masonry at the original date of construction to enclose interior livable square footage. In addition, there is a historic house with brick masonry on all four exterior walls. These kinds of materials were used sparingly because of cost concerns at the time. Mr. Knight agrees with a percentage limitation.

Kelly Holland noted that there are ways to clarify durability for an adhered stone versus an anchored stone. There is a difference in the durability and it is possible to use the framework to provide clarification. Mr. Knight expressed support for that distinction and shared additional information about the material types. There are simple ways to classify them.

Board Member Stephens mentioned the earlier suggestion to allow only a certain percentage of stone. He believed that suggestion has to do with massing. The product

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shown on the right in the presentation slide is an example of a heavier product. Through the design review process, the issue of massing could be handled. Mr. Knight reported that 543 Woodside Avenue is a relevant example. The garage level is new, but the lower living level is original to the house and it is clad in stone from the date of construction in historic stacked stone masonry. 40% to 60% of the exterior of the front façade is clad in stone.

Board Member Hutchings pointed out that it would be difficult to determine an appropriate percentage amount, because what works well for one house might not work well on another. Mr. Knight would recommend language that states, "40% of any given façade," as that would create balance. In addition, he would recommend language that states, "any masonry elements, stone or brick, must meet the ground plane if applied," since this would be a more historically and architecturally appropriate representation of the material.

Board Member Noble believed the LMC should be amended to allow stone masonry. There could be a separate category for stone masonry within the framework. However, her concern is that something could pass, but might not be appropriate. Board Member Scott noted that there could be guidelines in the compatibility section, similar to what was proposed for gaged metal panels. Mr. Knight noted that different patterns and formats of installation on stone masonry are generally well classified, so it would be possible to state that a random rubble pattern would not be allowed. Manager Martin reported that some visual aids can be created and shared with the Historic Preservation Board in the future.

Manager Martin asked for feedback on profile and dimensions. A lot of the materials in the evaluation framework come in larger formats. Currently, there is support to allow those larger format panels for up to 25% of the façade. Board Member Stephens stated that what is proposed will be tested over the next six months or so. There can be refinements made based on what is evaluated during that time. He pointed out that adjustments might need to be made on a semi-regular basis based on feedback from Staff about the framework.

Chair Beatlebrox mentioned the image on the presentation slide, which shows vertical siding that appears to be shorter in some areas and longer in other areas. That looks fairly modern and she could see it on an addition rather than a historic structure. Manager Martin clarified that it would not be applied to a historic structure. Chair Beatlebrox does not believe there would need to be a limit on something like that for an addition to a historic structure. Manager Martin explained that this material is an example of smaller pieces that can be applied in a pattern. The minimum dimension has been set as 4 feet in length for a panel.

Manager Martin thanked the Historic Preservation Board for providing feedback. She noted that there can be additional discussion about these topics at a future Board Meeting.

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C. Land Management Code Amendments – The Historic Preservation Board Will Review Proposed Amendments to the Land Management Code for Regulations of Fences in Historic Residential Zoning Districts. PL-25-06769.

Planner II, Meredith Covey, presented the Staff Report and explained that this agenda item relates to LMC Amendments for Fences in Historic Residential Zoning Districts. The City Council directed Staff and the Historic Preservation Board to evaluate two questions:

- What fence type and materials are compatible and preserve the character of the Historic Districts?
- Where should fences be installed in the residential Old Town right-of-way?

Planner Covey suggested that the Board address the first question. She shared several illustrations to show the most common fence types historically seen in Park City, including picket fences, woven wire, and simple metal. Fences were historically installed to allow visibility to the front yard and the home. Based on research into peer communities, best practices, and input from the Historic Preservation Board at previous Work Sessions, the following LMC updates have been drafted to address fence types and materials at both historic and non-historic residential sites in the Historic Residential Zoning Districts:

- Fences shall be wood, metal, or a combination thereof in a style seen historically. Untreated wood and metal are prohibited, and weather-resistant coatings shall be utilized. Plastic and vinyl are prohibited;
- Solid, ornate wrought iron, board, split, or horizontal rail, railroad tie, and timber fences within the front yard or where visible from the right-of-way are prohibited;
- Picket fences, woven wire fences, and simple metal fences are allowed within the front yard or where visible from the right-of-way;
- Picket fences shall have a minimum picket spacing of one-half the width of the picket.

Planner Covey asked if the Historic Preservation Board has feedback about the proposed code amendments. Board Member Noble noted that the references to woven wire fences and simple metal fences might be too vague because woven wire could include chain link. Something more specific would be preferable. She noted that the illustrations could be specifically referenced. Planner III, Lillian Zollinger, clarified that chain link fences are prohibited. Director Ward reported that an intern is working on the illustrations. In addition, with the assistance of the Park City Museum, historic photographs have been compiled to be used as examples. Guidance is being finalized so it can be provided to applicants. The prohibition of chain link fence is in another section of code, but it could be reiterated.

Board Member Stephens noted that a lot of time has been spent looking at new materials for additions to historic homes and infill lots. It seems like the fence language is taking a step back. He mentioned the language, "…or a combination thereof in a style seen

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historically." It is difficult to have a historic wood fence due to the maintenance. Director Ward informed the Board that there are not often fence material requests beyond what has been outlined in the drafted language. She asked if there were specific materials Board Members would like to see included. Board Member Stephens believed additional time should be spent reviewing the proposed language. He offered to share material examples.

Director Ward explained that the code currently limits the materials to wood and metal. There can be concrete and stone used for retaining, but not for fences in the front. The challenge that Staff was asked to address is that the current code allows solid fencing in front yards and the City Council expressed concerns about solid fencing in the front. She clarified that the draft code takes what was in effect before the overhaul of the Historic District Regulations in 2019. Prior to 2019, there was clarification that there could not be a solid fence in the front yard, but there could be a solid fence in the side and rear yard. If the Board is interested in allowing some flexibility for the materials used, that could be considered.

Chair Beatlebrox expressed support for what has been drafted, but feels the language it out of order. To add more clarity, she suggested that the language read as follows:

- Fences shall be wood, metal, or a combination thereof in a style seen historically;
- Picket fences shall have a minimum picket spacing of one-half the width of the picket;
- Picket fences, woven wire fences, and simple metal fences are allowed within the front yard or where visible from the right-of-way;
- Untreated wood and metal are prohibited, and weather-resistant coatings shall be utilized. Plastic and vinyl are prohibited;
- Solid, ornate wrought iron, board, split, horizontal rail, railroad tie, and timber fences within the front yard or where visible from the right-of-way are prohibited.

It makes sense to start with what is allowed and end with what is prohibited. Chair Beatlebrox believed this would add more clarity, especially if the illustrations are included. Board Member Noble thought it was important to have the spacing codified as soon as possible, but in the future, she would like to revisit the idea of additional materials. Board Member Stephens suggested the removal of the language: "…in a style seen historically." He asked for clarification about the proposed spacing. Planner Covey reported that if a picket is one inch wide, there would need to be half an inch of spacing before the next picket. Board Member Stephens thought more spacing would appear to be more historic. Planner Covey clarified that the minimum has been proposed and it was based on some peer research of other communities. Board Member Stephens thought it should be 1:1 in the front. Additional discussions were had about appropriate spacing for picket fences.

Board Member Holmgren asked if there was a height restriction on fences in the front. Planner Covey reported that fences in the front yard are allowed to be up to 4 feet in height, which is mentioned in the Zoning District Requirements. Board Member Stephens

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requested clarification about the reference to untreated wood and metal. Planner Covey reported that untreated wood is wood without a stain or weather-resistant coating, and metal is something without a weather-resistant coating. Based on the research that was conducted, those materials do not tend to age well and are not as durable as other materials.

Board Member Stephens wanted there to be a focus on longevity. The following language was proposed: "Materials shall be weather-resistant or weather-resistant coatings shall be utilized. Plastic and vinyl are prohibited." Board Member Scott shared a proposed addition: "Picket fences, woven wire fences, and simple metal fences are allowed within the front yard or where visible from the right-of-way. If alternative materials are proposed…" Planner Covey stated that previously adopted language could be included in this section.

Board Member Noble asked if there should be minimum spacing for simple metal fences outlined as well. Planner Covey explained that the illustrations and photographs will provide additional clarification about spacing, but if there is a desire to incorporate that into the language as well, there can be a discussion about what to include. Board Member Noble believed there could be a different requirement for picket fences than for metal fences.

Discussions were had about the previously proposed language: "…in a style seen historically." Board Member Gackle suggested that this be changed to state: "…in a spacing seen historically." Chair Beatlebrox asked if it would make sense for Staff to bring back some additional illustrations and example photographs. Planner Zollinger explained that the illustrations are intended to inform the code, rather than be specifically referenced in the code. Board Member Stephens believed that the reordered language with the crossed-out line provides enough flexibility. Planner Zollinger asked if the Historic Preservation Board would like to change "style" to "spacing" or remove that line entirely. Several Board Members felt that "…in a style seen historically," should remain in the draft language.

Board Member Stephens pointed out that the language, "…in a style seen historically," narrows it down to a specific type of fence. There are other ways to judge whether or not a fence works. He pointed out that this is not a Design Guideline, but will be part of the LMC.

Planner Zollinger reported that in the draft ordinance, there are Regulations for Historic Sites and Regulations for New Infill separated out. It is possible for the language, "…in a style seen historically," to be removed from the new infill section but left in for historic sites. Board Member Stephens pointed out that something seen historically would limit the options. He shared information about his own home and what would work in the neighborhood. Board Member Noble stated that the role of the Historic Preservation Board is to preserve the historic character of the City. She agrees with removing this for infill, but believed historic houses should have fences in a style that were seen historically.

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Board Member Stephens felt there should be some flexibility in the language. Board Member Noble would prefer to protect the integrity of historic homes with historic style fences, but she would support a process where someone could apply for an exception, variance, or something similar.

Board Member Stephens explained that if the line is removed, then there will be some level of flexibility and the design can be reviewed through the HDDR process. Director Ward believed there is Board Member consensus on reordering the bullet points, but there is some uncertainty about the inclusion of the line: "…in a style seen historically."

Board Members further discussed the line about historical style. Director Ward suggested the following: "Fences shall be wood, metal, or a combination thereof in a similar style to those seen historically." Board Members expressed support for that change. Senior City Attorney, Mark Harrington, noted that it is important to balance flexibility and specificity.

Planner Zollinger asked if there is general consensus for the language, as modified, which was confirmed. The next question had to do with where fences should be installed in the residential Old Town right-of-way. An image was shared with the Board. Planner Zollinger explained that the right-of-way is outlined in black and encompasses all of the colored portions shown. The orange portion is the road and the blue portion is the sidewalk, both of which include some utilities. The yellow portion is City right-of-way, which can also include utilities, and the red lines illustrate existing fences that cross over the property line and go into the City right-of-way. Minor encroachments in the right-of-way are reviewed and approved by the Engineering Department. Planner Zollinger explained that it is the responsibility of the Public Works Department to remove snow from the road and sidewalks. Snow could be stored in the City right-of-way buffer, but some fences have been there for a long time, are in a historic location, or are part of a pattern along the streetscape.

To balance the different perspectives, Staff met with some of the Board Members to review the right-of-way. Most of the Board believed fences in the right-of-way should be allowed right up to the sidewalk so there is continuity of the historic character. Some Board Members were interested in a possible two-foot setback from the sidewalk to allow for snow storage. There was also a suggestion to have different regulations for historic and non-historic sites.

Staff also met with the Engineering Department and Public Works Department. Planner Zollinger reminded Board Members that the Engineering Department is responsible for approving minor encroachments in the right-of-way. Based on the discussion with the Engineering Department and Public Works Department, there is no support to have fences in the right-of-way due to the lack of snow storage. Staff requests input from the Historic Preservation Board. Director Ward clarified that the fence type and materials discussion had to do with the LMC, but there are no code amendments proposed for fences in the right-of-way. The City Council has already enacted a code that authorizes

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the Engineering Department to review and take final action on Encroachment Agreements for fences.

Board Member Noble asked what would happen if someone purchased a historic home with a fence in the right-of-way. She wanted to know if a fence replacement would trigger Engineering Department approval. Director Ward explained that it would depend on whether there was an existing Encroachment Agreement. If there was not an Encroachment Agreement in place, the fence could be required to be moved. There are some considerations, such as a historic fence that is identified on the Historic Site Form for a Landmark or Significant Site. Board Member Noble pointed out that it would be unfair for a new homeowner to lose a portion of their yard because of the fence location. She would rather have the default be that the fence can remain where it was located previously unless there is a problem in that location. Chair Beatlebrox noted that there was a previous Board discussion about fences, but the Engineering Department makes the final decision.

Director Ward reported that there have been three Work Sessions as well as two-by-two discussions dedicated to fences. Ultimately, the City Council has codified Engineering Department discretion. The Historic Preservation Board consensus appears to be that if a fence is allowed, it should be allowed up to the sidewalk. The recommendation could be updated to state that if there is a fence that requires replacement on a Landmark or Significant Historic Site, there be consideration to allow that to remain as part of the historic streetscape. Director Ward shared an example scenario at 1304 Park Avenue. That fence was not installed where it was located historically, so it was shifted to accommodate snow storage. It is no longer aligned with the other fences, but could become aligned over time.

Director Ward wanted to further clarify the Historic Preservation Board consensus. If a fence has historically been on a site that is a Significant or Landmark Historic Site, that should be taken into consideration when replacement is requested. If a fence is allowed to be installed, there is Historic Preservation Board support for it to be located up to the sidewalk, unless it would impede snow storage. She explained that this is an advisory recommendation that will be taken into account. City Engineer, John Robertson, expressed appreciation for all of the feedback provided. Everything will be taken into consideration before a final decision is made. He understands the desire to preserve historic character, but that has to be balanced with snow removal and safety. Work will be done to determine the most appropriate solution.

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

MOTION: Board Member Gackle moved to forward a POSITIVE RECOMMENDATION to the Planning Commission and City Council for the proposed LMC Amendments, Regulations of Fences in Historic Residential Zoning Districts, as amended. Board Member Hutchings seconded the motion.

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

The Historic Preservation Board took a short break before hearing the next agenda item.

D. 844 Empire Avenue – Modification – The Applicant Proposes Modifying the Historic Preservation Board's February 7, 2024, Material Deconstruction Approval to Remove Approximately 255 Square Feet of Historic Material to Accommodate an Addition to the Significant Historic Structure in the Historic Residential - 1 Zoning District. PL-26-06801

Planner II, Jacob Klopfenstein, presented the Staff Report and explained that this is a Modification request at 844 Empire Avenue. Background information about the site was provided. This is a Significant Historic Site that was damaged in a 2014 fire and has been vacant ever since. On February 7, 2024, the Historic Preservation Board approved a request from the previous owner to remove 386 square feet of siding from the east façade to accommodate an addition. There was HDDR approval on May 1, 2025, and an extension was approved on May 21, 2026. The property changed ownership in September 2025, and the applicant is now pursuing the previous owner's HDDR project, with modifications.

The applicant proposes a Modification to the Material Deconstruction approval to remove 255 square feet of historic material and to modify the Panelization Plan to panelize nine panels instead of the previously approved eight panels. Planner Klopfenstein reviewed a rendering submitted by the applicant, which shows the currently proposed design. The previous request is outlined in red, and the currently proposed project is in purple. Photographs of the site were shared for reference. This request complies with LMC § 15-11-12.5, and there are several Conditions of Approval outlined in the Draft Final Action Letter.

The second part of the applicant's request is a Modification to the Panelization Plan, which was approved under the previous owner. Planner Klopfenstein reported that there is one small change proposed that would split one of the larger panels into two on the historic front north façade. This would create nine total panels to be disassembled and transported from the site. One panel would be 15 feet 2 inches long, and the other would be 11 feet 6 inches long. An illustration of Panel B1 and Panel B2 was shared with the Board.

The applicant does not propose any changes to the amount of historic material proposed to be retained through panelization. The structural engineer found multiple structural issues with the building in 2023. In January 2024, the Chief Building Official determined that the structure is hazardous or dangerous pursuant to International Building Code Section 116.1.

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Staff recommends the Historic Preservation Board review the Modification to the Material Deconstruction and Panelization approval, conduct a public hearing, and consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter. The applicant representative is attending the meeting virtually.

Julie Wright reported that the previously approved plans allowed for the removal of 386 square feet of historic material, and the proposed plans now remove 255 square feet. She asked that this be taken into consideration. She questioned Condition of Approval #4:

- The Applicant shall update the plans to include windows that reflect a 2:1 height-to-width ratio on the proposed addition.

Ms. Wright mentioned transom windows and smaller windows. There is no desire to have a large rectangular window, but on the existing historic home, there is evidence of four historic windows that are not at a 2:1 ratio. There are many examples around town of historic homes and new builds that do not have the described 2:1 height-to-width ratio in place.

Board Member Stephens asked about the front façade with two panels. Planner Klopfenstein reported that it is the historic front façade. It was enclosed to create additional interior living space, but the proposal is to restore the historic front façade. He noted that there is an unusual lot configuration, as this property fronts three different right-of-ways.

Chair Beatlebrox wanted to know where the 2:1 windows are located. Ms. Wright clarified that the existing dormer windows do not have a 2:1 ratio and have a slight portrait orientation. Chair Beatlebrox asked for the rationale behind the Condition of Approval #4 language. Planner Klopfenstein explained that the 2:1 ratio reflects what has been seen historically.

Director Ward reported that the dormer windows are original to the historic home, facing the north façade. She mentioned the glazing on the upper story of the addition. Between now and the HDDR process, that will be reviewed, and compliance will be required. Large expanses of glazing on a front façade are not allowed. Regardless of whether Condition of Approval #4 is included in the Draft Final Action Letter or handled during the HDDR process, that section of code will be reviewed. It is possible to remove the drafted condition.

Ms. Wright explained that there have been discussions about design options with the Planning Department. She shared a rendering with the Historic Preservation Board. Board Member Hutchings discussed the Panelization request. He does not recall an approved Panelization project coming back with a request for an additional panel. He asked how to evaluate whether or not an already approved panel can be cut into two.

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Board Member Stephens believed that, based on the drawing, the cut would be to the right of the door. Ms. Wright noted that the cut placement is intentional. It is a natural place to structurally separate the two halves of the wall, as it will result in a less visible joint at the top of the door.

Board Member Stephens acknowledged that what is proposed is a minor amendment to the existing plan. Board Member Gackle stated the request is reasonable, because it will be safer and easier to panelize that way. Ms. Wright explained that even though there is a change proposed to the approved panel, through Staff approvals, the original designs have been modified to preserve the original roofline and rear dormers, which were not in the previously approved designs. The intention is to bring the charm back to this structure.

Board Member Scott noted that there are two requests before the Historic Preservation Board, including a Modification to Material Deconstruction and a Modification to the Panelization. Board Member Gackle thought both of the requests were reasonable.

Chair Beatlebrox opened the public hearing.

Gibby Dunleavy explained that she is the daughter of the homeowner. There has been close work with the Planning Department and there is appreciation for all of the efforts that have been made. If the 2:1 ratio is not mentioned in the Draft Final Action Letter, it will still be covered in the next HDDR process. She noted that it has been somewhat difficult to receive clear feedback about design. Director Ward reiterated that the Board can strike the 2:1 condition. Multiple iterations of the plans have been received. There will continue to be work done with the applicant as the code compliance process and HDDR moves forward.

Ms. Dunleavy explained that Staff has been asked about compliance, because if the roof is not compliant, then that will change the material that will need to be taken out. Director Ward stated that based on the review, the proposed Material Deconstruction meets the requirements that are outlined in the LMC for the transitional element for an addition.

Ms. Dunleavy reported that there was a five or six week wait for this meeting to occur. She reiterated that there was some process confusion. Director Ward explained that there can be continued meetings with the applicant and applicant team outside of this meeting. Everything that the Historic Preservation Board reviews has been outlined and represented in the Staff Report. As conditioned, there is still the HDDR final review for the addition, as well as the other pending applications for Planning Commission review. When the Historic Preservation Board reviews Material Deconstruction for an addition, the sections of code that are in effect for compatibility for additions to historic structures are considered.

Director Ward explained that the Staff recommendation is that the request be approved. The design details related to the addition will be addressed during the HDDR process.

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Ms. Dunleavy stated that there has been confusion reading and interpreting the code as far as the solid to void ratio. Discussions were had about what is currently before the Board.

Planner Klopfenstein reminded Board Members that the square footage removal and the change to the Panelization Plan are before the Historic Preservation Board for consideration. Chair Beatlebrox pointed out that it is possible to remove the Condition of Approval that mentions the 2:1 ratio. It was reiterated that this will be handled at the HDDR level.

Director Ward explained that during a public hearing, it is possible for the public to share comments. During the Historic Preservation Board deliberation, there is not a back-and-forth discussion with the applicant or applicant representative. She added that there is currently an approved plan set that is proposed to change. The Board is now considering the proposed Material Deconstruction as well as a modification to the Panelization Plan.

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

MOTION: Board Member Gackle moved to APPROVE the Modification at 844 Empire Avenue, as amended, based on the following:

Background:

1. The HPB approved the removal of 386 square feet from the east façade to accommodate the previous owner's east-side addition to the Significant Historic Structure on February 7, 2024.

2. The previous owner recorded an Encumbrance and Agreement for Historic Preservation on July 2, 2025 (Summit County Recorder Entry No. 1238470) in accordance with the City's Preservation Policy outlined in LMC § 15-11-9.

3. The property changed ownership in September 2025, and the Applicant intends to pursue the previous owner's remodel, rehabilitation, and addition project at the Site with modifications.

Findings of Fact:

1. Pursuant to Land Management Code (LMC) § 15-11-12.5(A)(2), the HPB reviews requests to remove Historic Material to accommodate new additions. The Applicant proposes removing 255 square feet of Historic siding from the east façade of the Significant Historic Structure.

2. Pursuant to LMC § 15-11-12.5(A)(2), the Applicant's request for Material Deconstruction must be analyzed for compliance with LMC § 15-13-2 Regulations for Historic Residential Sites. The Applicant's modification

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request will be reviewed for compliance with LMC § 15-13-2 by the Planning Director through the Historic District Design Review (HDDR) process.

3. Pursuant to LMC § 15-11-12.5(B), Applicants requesting Material Deconstruction must submit a complete application. The Applicant submitted a complete application on May 8, 2026.

4. Pursuant to LMC § 15-11-12.5(B), the Planning Department shall provide public notice in accordance with LMC § 15-1-21. Staff mailed courtesy notice to property owners within 300 feet on May 20, 2026.

5. Pursuant to LMC § 15-11-12.5(B), the HPB shall conduct a public hearing prior to taking Final Action on request for Material Deconstruction. The HPB opened and closed the public hearing on June 3, 2026.

6. On December 10, 2023, the previous applicant's structural engineer found multiple structural issues of the building, including that multiple wall panels of the Historic Structure had been damaged by fire, soil retention, or structural cuts from the construction of the existing additions, and the Applicant's proposal to panelize an additional panel of the Historic Structure complies pursuant to LMC § 15-11-14(A)(1).

7. On January 10, 2024, the Chief Building Official determined that the Significant Historic Structure is hazardous or dangerous pursuant to International Building Code Section 116.1, and the Applicant's proposal to panelize an additional panel of the Historic Structure complies pursuant to LMC § 15-11-14(A)(2).

8. The Applicant proposes an addition to increase the interior living space of the SFD and proposes maintaining the SFD Use, which is allowed pursuant to LMC § 15-13-2(B)(4)(a)(1).

9. The Applicant proposes an addition on the east façade of the Historic Structure, a secondary façade that will not impact or obstruct the Historic front (north) façade, which is allowed pursuant to LMC § 15-13-2(B)(4)(a)(2).

10. The Applicant proposes an addition that is visually subordinate to the Historic Structure and is set back approximately five feet from the front façade of the Historic Structure, and the highest roof ridge of the proposed addition is approximately two feet, eight inches shorter than the highest roof ridge of the Historic Structure on the Site, required pursuant to LMC § 15-13-2(B)(4)(a)(3).

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11. The proposed addition will not impact the roof form of the Historic Structure, required pursuant to LMC § 15-13-2(B)(4)(a)(4).

12. The Applicant proposes removing approximately 255 square feet of Historic material from the east façade of the Historic Structure to accommodate the addition, allowed pursuant to LMC § 15-13-2(B)(4)(a)(5).

13. The Applicant proposes an addition with a footprint of approximately 315 square feet, or approximately 40% of the 791-square-foot footprint of the Historic Structure and a transitional element is not required pursuant to LMC § 15-13-2(B)(4)(b)(2).

14. The Applicant proposes an addition that is set back approximately five feet from the front façade of the Historic Structure and is not in-line, allowed pursuant to LMC § 15-13-2(B)(4)(a)(8).

15. The Applicant does not propose replicating an exact copy of the existing architectural style of the Historic Structure for the proposed addition, allowed pursuant to LMC § 15-13-2(B)(4)(c)(1).

16. The Applicant proposes wood and glass materials for the addition that are complementary to the existing style of the Historic Structure. The Applicant also proposes dormers and doors that reflect a 2:1 height-to-width ratio that are compatible with the existing style of the Historic Structure, allowed pursuant to LMC § 15-13-2(B)(4)(c)(2).

17. Condition of Approval 4 requires the Applicant to update the plans to include windows that reflect a 2:1 height-to-width ratio on the upper dormer of the proposed addition, required pursuant to LMC § 15-13-2(B)(4)(c)(7).

18. The Applicant recorded an assignment of encumbrance on September 22, 2025 (Summit County Recorder Entry No. 1241341) after purchasing the property. The assignment of encumbrance requires the Applicant to comply with the recorded Historic Preservation Plan.

Conclusions of Law:

1. The proposal complies, as conditioned, with Land Management Code Section 15-11-12.5 *Historic Preservation Board Review For Material Deconstruction.*

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Conditions of Approval:

1. The Applicant shall remove no more than 255 square feet of Historic siding from the east façade of the Historic Structure as proposed in the Applicant's plans set dated April 1, 2026 (Attachment 1).

2. The Applicant shall salvage and reuse all possible Historic Material at the Site.

3. The Applicant shall obtain HDDR approval for the proposed modified addition and remodel project prior to submitting a Building Permit.

4. All previous Conditions of Approval applicable to the Applicant's project remain in effect.

Board Member Hutchings seconded the motion.

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

7. WORK SESSION

A. Historic District Grant Program – The Historic Preservation Board Will Conduct a Work Session on Updates to the Historic District Grant Program.

Manager Martin presented the Staff Report and explained that the Work Session item relates to the Historic District Grant Program. There were Work Sessions held in March and April where potential improvements to the program were discussed. At the Work Session in March, the Historic Preservation Board considered an increase to the Main Street RDA and the City-wide funding levels. There was a recommendation forwarded to the City Council for a budget increase in the next fiscal year. On April 9, 2026, the City Council considered the recommendation. While the Council was supportive of the recommendation, a decision was made to reevaluate the request later in the fiscal year due to budget constraints.

Director Ward reported that during the City Council discussion on April 9, 2026, there was a request to hold a Joint Meeting with the Historic Preservation Board. She noted that there are a few changes that will take effect this year. The Main Street RDA expired in 2021, which means the funds need to be used by the end of this year. The Lower Park Avenue RDA will also expire and there will be a limitation on those funds. There will likely be a Joint Meeting held between the City Council and Historic Preservation Board later in the year.

At the previous Work Session, the Historic Preservation Board provided feedback to Staff about immediate updates that could be accomplished for the upcoming fiscal year funding

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cycle. That included revisions to the eligible work items, evaluation criteria, and application form, as well as increasing the outreach efforts. Staff is requesting feedback from the Board on the eligible work items. Amendments have been made based on the previous comments:

- Repairing/restoring/replacing windows;
- Repointing masonry;
- Restoring historic retaining walls;
- Repairing or replacing historic structure foundations;
- Repairing or replacing roofs;
- Electrical updating;
- Upgrading mechanical systems;
- Upgrading insulation;
- Reconstructing historic porches;
- Restoring historic features;
- Abating lead or asbestos.

Manager Martin asked the Historic Preservation Board to provide feedback on the items that have been added to the eligible work items list, which includes restoring historic retaining walls, repairing or replacing historic structure foundations, and abating lead or asbestos.

Board Member Gackle asked if mold should be included in the abatement item, for which there was Board Member support to add. However, it was noted that there is no desire to include radon on that list. Board Member Gackle wanted to know when the Council will revisit the funding recommendation. Director Ward stated that it will be midway through the fiscal year.

Board Member Stephens suggested that there be a sign placed outside of an awarded project. The sign could state that the project work has been partially funded by the Historic District Grant Program, as that will increase visibility. Chair Beatlebrox pointed out that the Utah Main Street Program, which was discussed earlier in the meeting, has funding opportunities. It might be possible to explore some of those in the future. She expressed support for the eligible work items that have been outlined in the presentation slides.

Manager Martin reported that at the last Work Session, there was a discussion about adding eligible work items that might not be as visible, but are important when it comes to restoration and preservation. Board Member Gackle asked if the eligible work items should also include bracing. Manager Martin explained that this has not been added because it is generally associated with an addition. The objective of the Historic District Grant Program is to focus on restoring historic structures rather than contributing to additions on historic homes.

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Board Member Stephens mentioned the RDAs that have expired and will expire. He wanted to know if that means the funding for the Historic District Grant Program will come through the General Fund in the future. Director Ward explained that, based on the new information that has been received, the Main Street RDA funds will be available until the end of this year. Funds will either need to be replaced through the General Fund or another funding source. There are several different approaches that can be evaluated during the Joint Meeting.

Director Ward reported that after two winters with heavy snow, there were some historic structures lost. At that time, a review was conducted of the Significant and Landmark Historic Structures, and there were 12 identified on a list, including the Spriggs Barn. There will be some stabilization of that barn in the coming year. Of the remaining homes on the list, nine have active applications. There are three or four that are currently vacant that would be solid candidates for a grant, as there are improvements that could be made.

Manager Martin reviewed the evaluation criteria. In the previous discussions, it was determined that it would be beneficial to tie the evaluation criteria to the eligible work items. Currently, the evaluation criteria have six categories, and none of them provide points for upgrades to structural elements or mechanical equipment. The six criteria give priority to restoration of historic materials over replacement of historic materials, but the Historic Preservation Board requested a revision to allow points for restoration or replacement of historic materials that may have been lost or damaged beyond the point of repair. She shared the criteria for a scoring card that currently exists as well as the proposed update.

The updated criteria scoring card divides the criteria into three main categories:

- Overall;
- Exterior Improvements;
- Safety/Structural Improvements.

There is a minor error in the Staff Report and language from the old score card was included. Manager Martin explained that this has been updated in the presentation slide. It is possible to receive up to eight points for Safety/Structural Improvements, up to eight points for Exterior Improvements, and up to six points in the Overall category on the score card.

Board Member Gackle thought the proposal was an improvement over the current format. Manager Martin explained that a lot of the time, when a grant application is received, the scope of work is either for Exterior Improvements or Safety/Structural Improvements. If a project proposes both, then it would receive a higher number of points than other requests.

Information about the application form was shared. There were a few items the Historic Preservation Board wanted to add to the list of materials that must be submitted with a

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Historic District Grant Project application. In the project description, applicants are asked to address the applicable grant evaluation criteria in the project narrative. At least two competitive bids or quotes must be obtained and submitted for any grant request that is $10,000 or more. There was also some redundant language removed from the application.

Manager Martin explained that it is possible to ensure that the application is filled out completely. If someone submits an incomplete form, then it can be sent back to the applicant. The grant application has information about the reimbursement process and lien process. Director Ward reported that there is verification that has to be submitted. Discussions were had about the request for two competitive bids. Chair Beatlebrox believes it is reasonable to ask for bids, especially when there is grant money being requested.

Manager Martin reported that the updates discussed will be made ahead of the next fiscal year. The Historic Preservation Board prioritized some near-term updates, which Staff will be working on throughout 2026. The near-term updates include the following:

- Define a target list of investment priorities, including a database for vacant and dilapidated historic sites;
- Develop a communications strategy;
- Define metrics for tracking and reporting, and establish an annual reporting cycle;
- Develop criteria and incentives for ski-era resources to be eligible for grant funding.

Manager Martin reviewed several future policy topics the Board expressed interest in:

- Revisiting the lien requirements and evaluating whether it is a disincentive;
- Evaluating the cost share structure;
- Evaluating whether special requirements should be in place for historic sites that are used as nightly rentals.

Board Member Noble asked if a list of other funding resources can be provided to applicants. It would be meaningful to let applicants know about the other options available. Manager Martin explained that she has been working on some updates to the grant portion of the website. The plan is to add some of those resources to the website in the future.

8. ADJOURNMENT

MOTION: Board Member Holmgren moved to ADJOURN the Historic Preservation Board Meeting. Board Member Gackle seconded the motion.

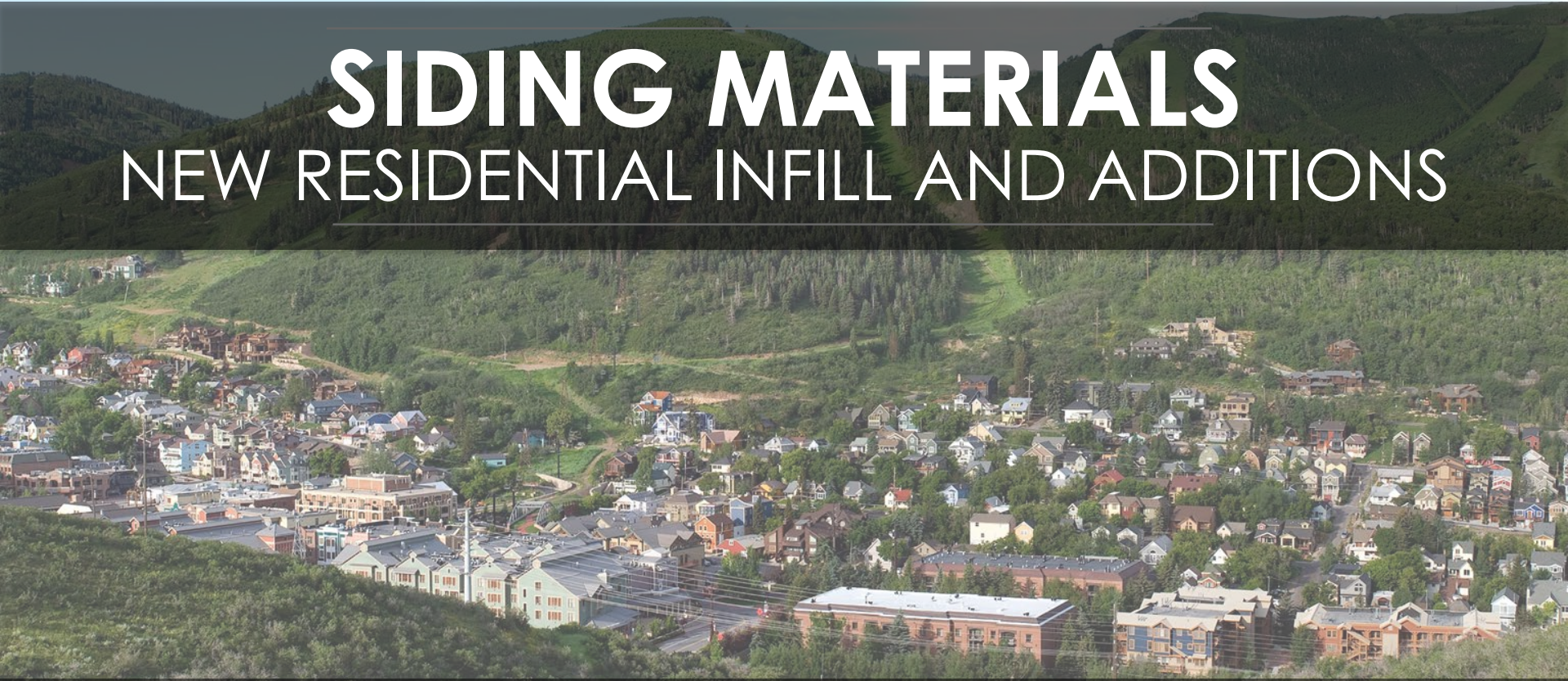
VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 8:44 p.m.

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SIDING MATERIALS

NEW RESIDENTIAL INFILL AND ADDITIONS



Historic Preservation Board

June 3, 2026

PARK CITY 1884

BACKGROUND

- LMC § 15-13-2 and § 15-13-8 allows alternative or non-traditional siding materials on new residential infill and additions in the Historic District, if included on the **Master List of Non-Historic Materials and Finishes** on file with the Planning Department (“Master List”)
- December 3, 2025, HPB established the Materials Advisory Committee
- Tasked with developing the Master List of Materials and Finishes that meet baseline criteria for durability, sustainability, and compatibility with Park City’s Historic Residential Districts.
- March 4, 2026 HPB reviewed progress and provided feedback

MATERIALS EVALUATION

Performance-based criteria for evaluating non-traditional exterior cladding materials proposed for new residential construction

- Materials Evaluation Framework was developed as a standardized and fair process for siding products to be added to the Master List.
- Committee members researched and analyzed the characteristics of known quality siding products to derive baseline metrics.
- Siding products grouped into Material Classes – metrics may vary
  - Composites
  - Laminate Panels (MCM or ACM panels; wood veneer panels)
  - Fiber Cement
  - Glass Fiber Reinforced Concrete
  - Extruded Aluminum
  - Gaged Metal panels

MATERIAL CLASS	Composites	Laminate Panels	Fiber Cement	Glass Fiber Reinforced Concrete (GFRC)	Extruded Aluminium	Gauged Metal
PRODUCT TYPES	Capped Wood-Plastic Composite (WPC); Mineral-Based Composite; Engineered Wood	ACM and MCM Panels; Wood Veneer Panels; aka High-Pressure Laminates (HPL); exterior phenolic; Natural Fiber Core (NFC); thermoplastic (polyethelene) core, fire-retardant core, non-combustable core	High-density panels; medium-density panels; compressed panels	Spray-up (high strength continuous fiber; Premix (castable shorter fiber)	V-Groove /V-Joint Panels, tongue and groove, ship-lap/plank, board and batten, woodgrain textured panels, arch panels	Copper panels, rolled steel, corrugated metal
EXAMPLE PRODUCTS	*PASS: Modern Mill; Everlast; Millboard* *FAIL: NewTechWood; LP SmartSide*	*Alpolic; Fundermax; Parklex Prodema*	*PASS: Equitone; Nichiha; SVK, Allura* *FAIL: James Hardie*	*Oko Skin*	*Geo-Lam; Facil Facades; Knotwood; Longboard*	
STEP 1: DURABILITY						
Lifetime Durability (substrate warranty period)	Minimum 25 year substrate warranty (50 year lifespan)		Minimum 20 year warranty	Minimum 10 year warranty	Minimum 25 year substrate warranty (50 year lifespan)	Must be a minimum 0.19 inches, matte finish. UL2218 Class (1-4)
(SURFACE) Surface Failure (UV Exposure/Image Fade/Chaulking) - for factory applied finishes	ASTM D2244 (color fade): ΔE ≤ 3 and D4214 (chaulking): #8 is acceptable	ASTM D2244 (color fade): ΔE ≤ 3 acceptable up to 10 years & D4214 (chaulking): #8-10 after 10 years is acceptable	ASTM D2244 (color fade): ΔE 3 and D4214 (chaulking): #8 is acceptable	ASTM D2244 (color fade): ΔE 2-5 and D4214 (chaulking):		
(SUBSTRATE) Moisture Aborption Rate; Freeze/Thaw Resistance	ASTM D792 (non-pvc composites): ASTM D1037 (for wood-based); D5229 (for advanced polymer matrix):	ASTM D570 (ACM Panels)	ASTM C1186: Type A, Grade IV minimum Density ≥ 1,500 kg/m³ |	EN 12467 Durability Calssifcation: Category A; Strength Classification: Class 4 or 5	N/A	
Fire Resistance Rating	Minimum Class B (Class III) based on E84 testing	Minimum Class A (Class I) based on ASTM E-84: Panels have a flame spread index of less than 25 and a smoke developed index of less than 450	N/A			
STEP 2: SUSTAINABILITY						
Recycled Content	Minimum of 20% recycled material	No minimum, must meet all other Sustainability metrics			Minimum 25% recycled	N/A
	- OR -					
Demonstrate low impact manufacturing process (total energy required, water consumption, waste generation, ecological toxicity)	Must have an Environmental Product Declaration (EPD)	Either EPD on file (ISO 14025 EPD), or for wood-based products FCS certification. FR (fire-retardant) core is the minimum acceptable core type for ACM panels. Modified wood products thermally treated (acetylated, furfurylated) are preferred over chemically treated wood.	Cradle to Cradle certified - Bronze or better or embodied carbon 16 to 20 kg CO_2e per m² Must be panelized rainscreen format only — lap/plank siding excluded regardless of manufacturer or brand		Must have an EPD on file	N/A
	- AND -					
End-of-life Impact	≥ 50-year documented service life — OR — Partial recyclability documentation.	For laminate panels, forward to committee with core specification sheet and material separation detail. Wood veneer panels pass automatically b/c they are biodegradeable – must have FSC certificate already on file from above step	N/A (products are inert and non-toxic at end of life, and both carry documented service lives of 50+ years)		no minimum requirement, beyond alloy discolusure	N/A
	- AND -					
Energy Performance	ASTM E2357 compatibility: Must not prevent ≤ 0.04 cfm/ft² wall assembly	ASTM E283 ASTM E331: ≤ 0.06 cfm/ft² + no uncontrolled water intrusion	ASTM E2357 compatibility	Must support continuous insulation + air barrier systems	built-in insulation backers (e.g., rigid foam) and thermal breaks	N/A
STEP 3: COMPATABILITY						
Image repeat / texture pattern repeat	For products that imitate wood in image and/or texture, provide product sample for evaluation					N/A
Image Resolution	For products that imitate wood in image, provide product sample for evaluation					N/A
Sheen	LOW LUSTRE, MATTE					
Profile and Dimensions	DIMENSIONS = panel width: min 5 inches; max 10 inches / panel length: min 4 feet. PROFILE = panels must be unifrom rectilinear, similar to Dutch lap; nickel gap; board and batten, tongue and groove, shiplap, clapboard. Open joint rainscreen systems allowed where gap is no more than 3/8". Large format panels allowed as ornamental feature, no more than 25% of a facade.					only allowed as ornamental covering-not more than 25% of a facade.

James Hardie vs. Equitone

DURABILITY

FIBER CEMENT	Warranty Fiber Cement = min 20 years	ASTM D2244 (image/ color fade) = ΔE ≤ 3 for most products; ΔE ≤ 2-5 for GFRC	D4214 (chaulking): #8 is acceptable	ASTM C1186 (moisture absorption /dimensional stability) Type A, Grade IV minimum Density ≥ 1,500 kg/m^3
Equitone	PASS	ΔE ≤ 3	10	Grade IV, Type A
James Hardie	PASS	ΔE ≤ 5 (FAILS)	8	Grade II, Type A (FAILS)

SUSTAINABILITY

COMPATABILITY

FIBER CEMENT	Recycled content (Or)	Cradle to Cradle certified - Bronze or better - or - embodied carbon 16 to 20 kg CO2e per m^2 (And)	ASTM E2357 (energy performance) compatibility	panel width: min 5 inches; max 10 inches / panel length: min 4 feet.	unifrom rectilinear	Low Lustre/ Matte finish
Equitone	0 - 16%	Cradle to Cradle : Bronze	PASS	incompatible profiles (max 25% of façade)	PASS	PASS
James Hardie	0 - 8%	10 to 34 kg CO2e per m^2 (depends)	PASS	compatible profiles	PASS	PASS

LP Smart Side vs. Modern Mill Acre

	DURABILITY			
COMPOSITES	Warranty Fiber Cement = min 20 years	Fire Resistance rating = Minimum Class B (Class II) based on E84 testing	D4214 (chaulking): #8 is acceptable	(moisture absorption) ASTM D1037 (for wood-based); D5229 (for advanced polymer matrix)
LP Smartside	PASS	Class C (FAILS)	10	12 -16%
Modern Mill Acre	PASS	PASS	8	close to 0% (negligible)

	SUSTAINABILITY			COMPATABILITY		
COMPOSITES	Recylced content (Or)	Cradle to Cradle certified - Bronze or better - or - embodied carbon 16 to 20 kg CO_2e per m^2 (And)	ASTM E2357 (energy performance) compatibility	panel width: min 5 inches; max 10 inches / panel length: min 4 feet.	unifrom rectilinear	Low Lustre/ Matte finish
LP Smartside	0	embodied carbon 16 to 20 kg CO_2e per m^2	PASS	compatible profiles	PASS	PASS
Modern Mill Acre	>50%	no data	PASS	compatible profiles	PASS	PASS

STONE MASONRY

- Per LMC Historic District Reg's primary siding material shall appear similar to those on Historic Structures in the streetscape or character area.
- Stone masonry was not used on residential mining era buildings as a primary siding material (though it was used for retaining walls)
- LMC was updated in 2019 to prohibit stone masonry for residential buildings in the Historic District





LMC would need to be amended to allow stone masonry as a primary siding material.

PROFILE /DIMENSIONS

- The LMC requires that new materials be applied in a manner that reflects siding used on historic buildings.

- Many composite materials are applied as large format panels (on a rainscreen) or smaller pieces applied in a pattern.

- Materials Evaluation Framework currently proposes that alternative siding products must reflect a rectilinear profile, and larger format panels may be allowed but limited as ‘ornamental’ and up to 25% of a façade



RECOMMENDATION

(I) Review the Materials Evaluation Framework for vetting alternative siding Materials for inclusion on the Master List of Materials,

(II) Open a public hearing and consider adopting the Framework;

(III) Review staff's analysis regarding Land Management Code regulations pertaining to stone and the traditional application of new materials and provide feedback.

FENCES IN HISTORIC RESIDENTIAL ZONING DISTRICTS

LMC AMENDMENT

Historic Preservation Board

PL-25-06769 | June 3, 2026

PARK CITY
1884

Fence LMC Amendments

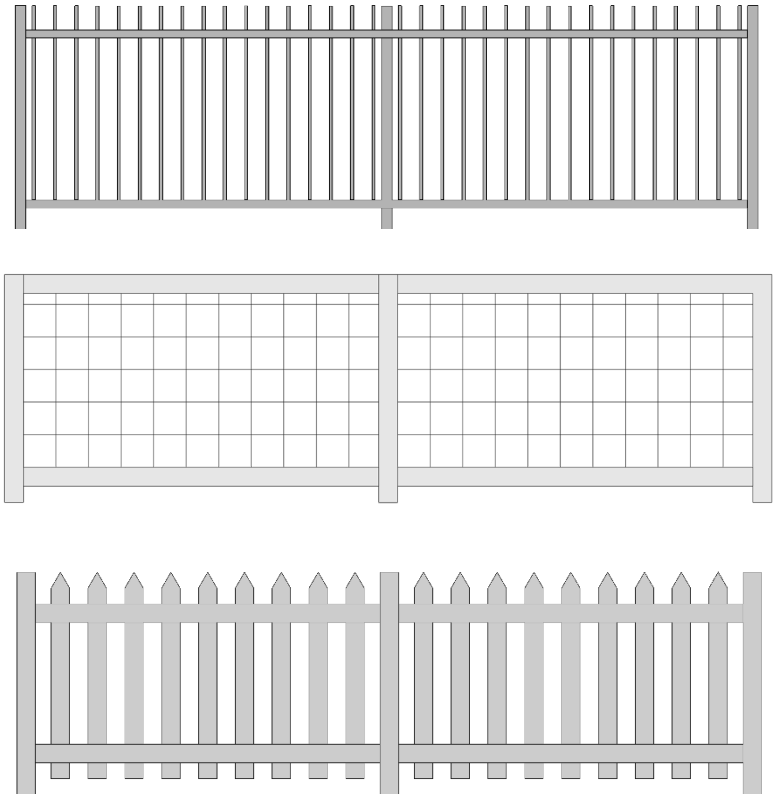
The City Council directed staff and the Historic Preservation Board to evaluate two questions:

I. **What Fence type and materials are compatible and preserve the character of our Historic Districts?**

II. **Where should Fences be installed in residential Old Town Right-of-Way (ROW)?**

Fence Materials

What Fence type and materials are compatible and preserve the character of our Historic Districts?



Fence Materials Proposed Amendments:

- *Fences shall be wood, metal, or a combination thereof in a style seen historically. Untreated wood and metal are prohibited, and weather resistant coatings shall be utilized. Plastic and vinyl are prohibited.*
- *Solid, ornate wrought iron, board, split or horizontal rail, railroad tie, and timber Fences within the Front Yard or where visible from the Right-of-Way are prohibited.*
- *Picket Fences, woven wire Fences, and simple metal Fences are allowed within the Front Yard or where visible from the Right-of-Way.*
- *Picket Fences shall have a minimum picket spacing of one-half(1/2) the width of the picket.*

Fence Location

Where should Fences be installed in residential Old Town ROW?

- Snow Storage
- Historic Location

- Fences in ROW require Encroachment Agreement



Recommendation

(I) Review the proposed LMC Amendments,

(II) conduct a public hearing, and;

(III) consider forwarding a positive recommendation to the Planning Commission on June 24th and City Council at a later date.

The Historic Preservation Board may;

- Forward a positive recommendation to the Planning Commission and City Council.
- Forward a negative recommendation to the Planning Commission and City Council.
- Request additional information and continue the discussion to a date certain.

844 Empire Avenue
Modification

Historic Preservation Board
June 3, 2026 | PL-26-06801

844 Empire

Background

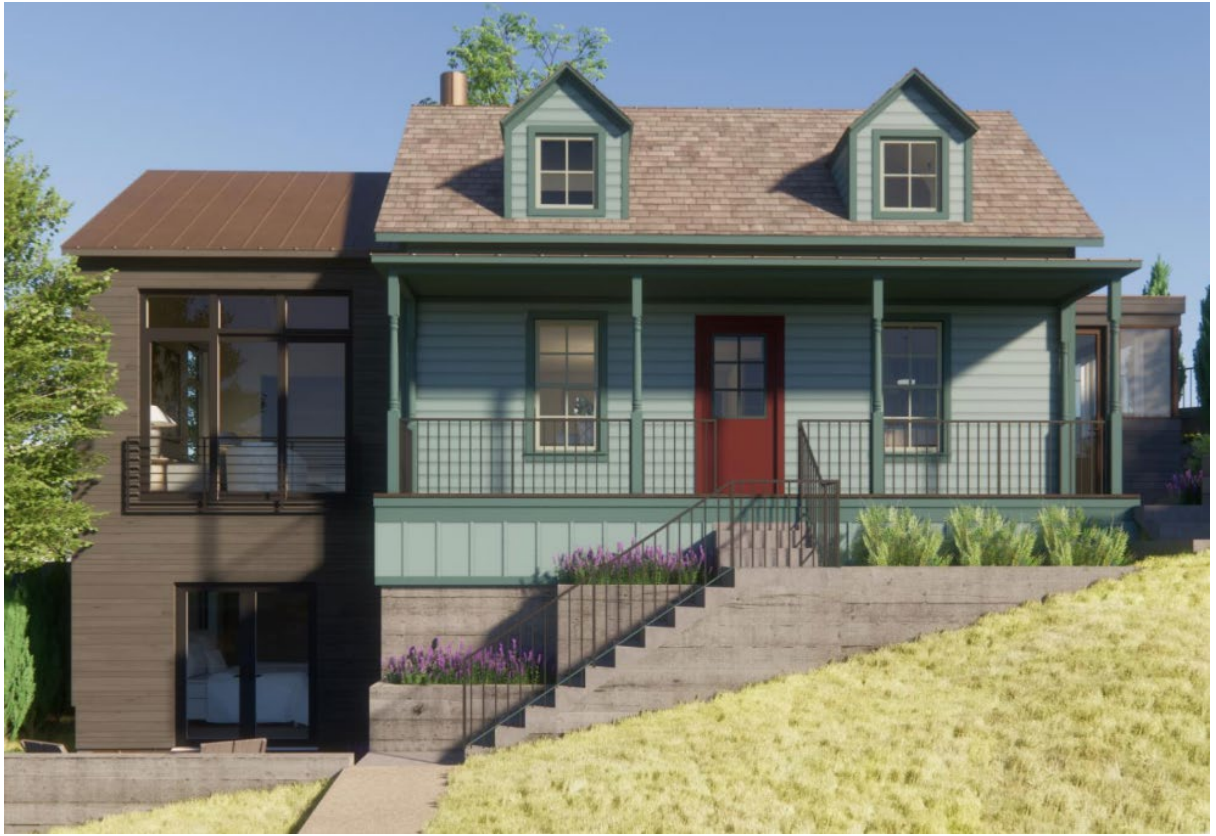
- Significant Historic Site, damaged in 2014 fire and vacant since
- HPB approved previous owner's request to remove 386 S.F. of siding from the east façade on Feb. 7, 2024
- HDDR approved on May 1, 2025; extension approved May 21, 2026
- Property changed ownership in September 2025
- Applicant is pursuing previous owner's HDDR project, with modifications

844 Empire

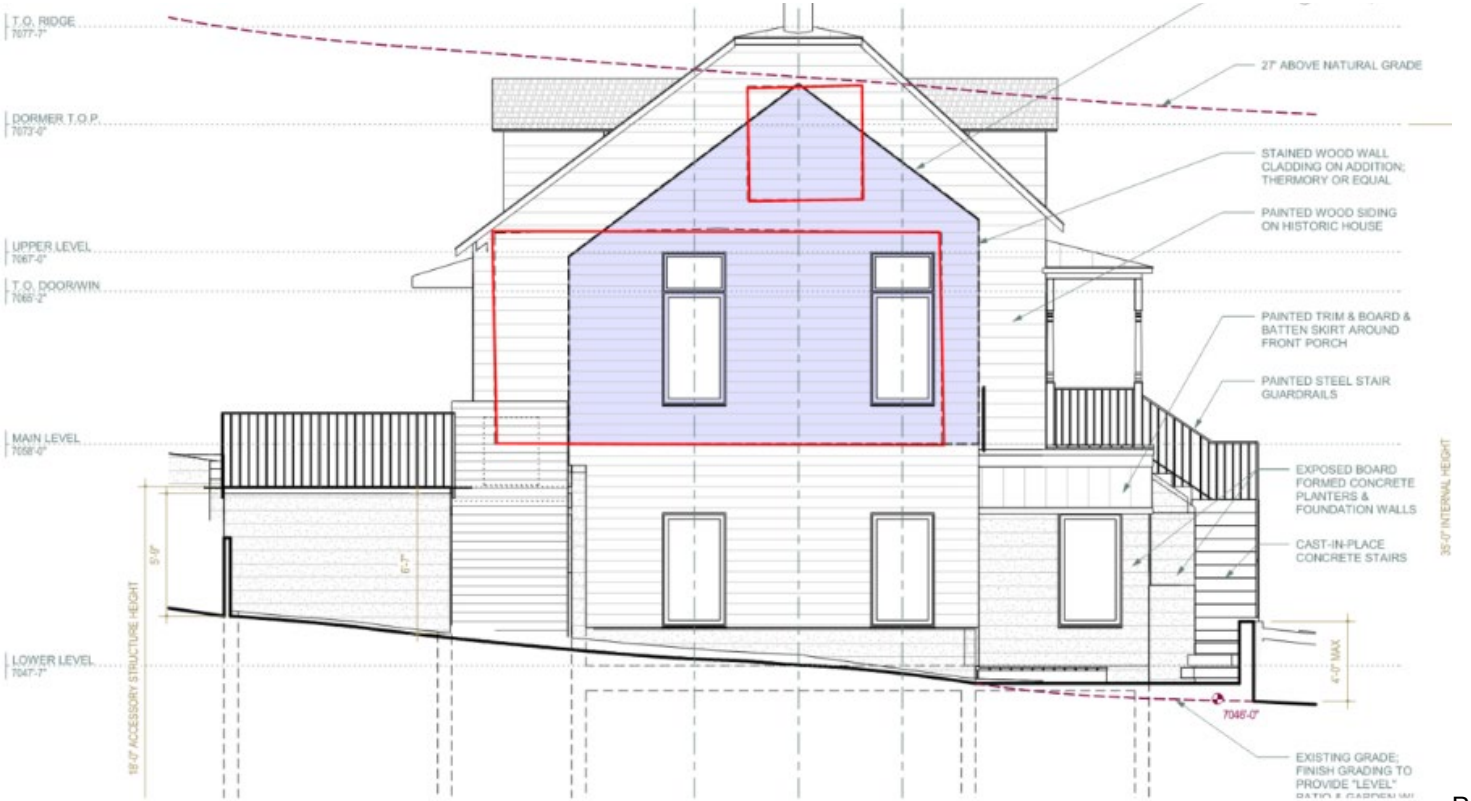
Summary

- Applicant proposes modification to Material Deconstruction approval to remove 255 square feet of Historic Material and to modify panelization plan to panelize nine panels instead of previously approved eight panels

844 Empire



844 Empire


T.O. RIDGE
7077'-7"
DORMER T.O.P.
7073'-0"
UPPER LEVEL
7067'-0"
T.O. DOOR/WIN
7065'-2"
MAIN LEVEL
7058'-0"
LOWER LEVEL
7047'-7"
27' ABOVE NATURAL GRADE
STAINED WOOD WALL CLADDING ON ADDITION; THERMORY OR EQUAL
PAINTED WOOD SIDING ON HISTORIC HOUSE
PAINTED TRIM & BOARD & BATTEN SKIRT AROUND FRONT PORCH
PAINTED STEEL STAIR GUARDRAILS
EXPOSED BOARD FORMED CONCRETE PLANTERS & FOUNDATION WALLS
CAST-IN-PLACE CONCRETE STAIRS
EXISTING GRADE; FINISH GRADING TO PROVIDE "LEVEL"
7046'-0"
4'-0" MAX
5'-6"
6'-7"
18'-0" ACCESSORY STRUCTURE HEIGHT
35'-0" INTERNAL HEIGHT

844 Empire



844 Empire

Material Deconstruction

- Complies, as conditioned, with LMC § 15-11-12.5

- Condition of Approval #1: Restricts Applicant to removing no more than 255 S.F. of Historic siding from the east façade

- Condition of Approval #2: Requires Applicant to salvage and reuse all possible Historic Material.

844 Empire

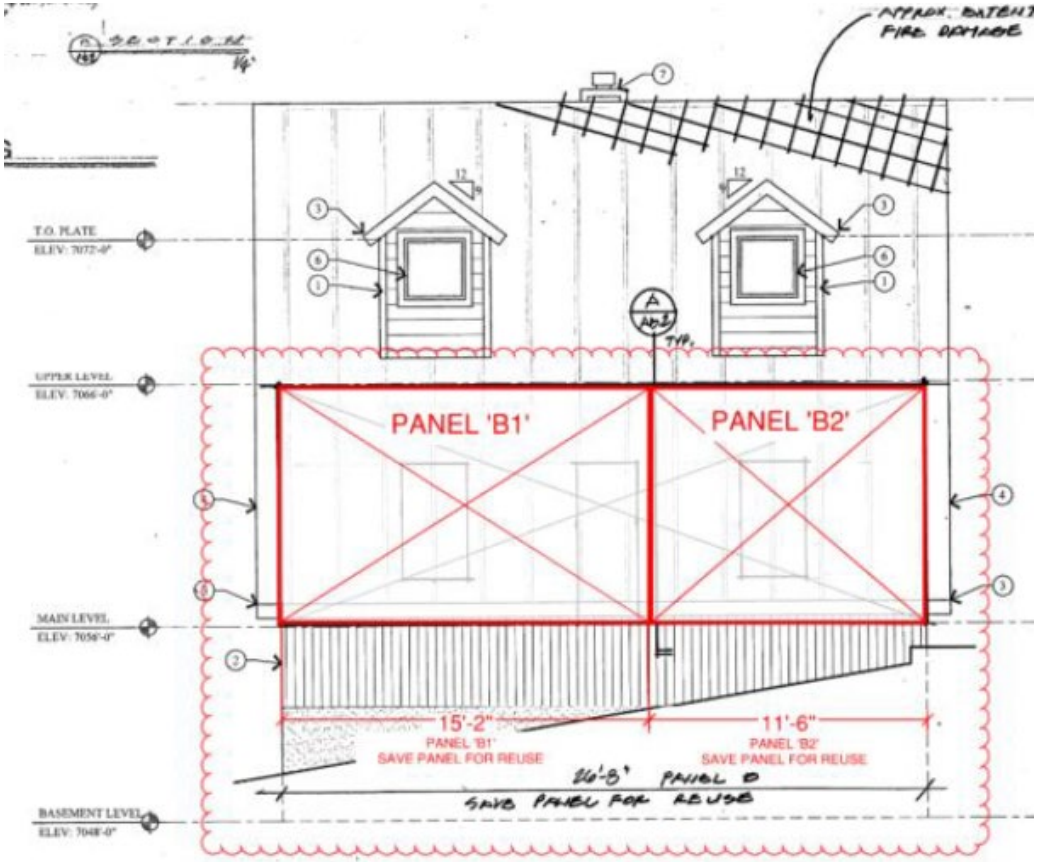
Panelization

- Applicant also proposes modifying the previously approved panelization plan to split one panel on the Historic front (north) façade into two smaller panels

- This would create nine total panels to be disassembled and transported from the site

- One panel would be ~15 feet, 2 inches long; the other would be ~11 feet, 6 inches long

844 Empire


T.O. PLATE
ELEV: 7072'-0"
UPPER LEVEL
ELEV: 7066'-0"
MAIN LEVEL
ELEV: 7050'-0"
BASEMENT LEVEL
ELEV: 7048'-0"
PANEL 'B1'
PANEL 'B2'
15'-2"
PANEL 'B1'
SAVE PANEL FOR REUSE
11'-6"
PANEL 'B2'
SAVE PANEL FOR REUSE
26'-8" PANEL
SAVE PANEL FOR REUSE

844 Empire

Panelization

- Applicant does not propose any changes to the amount of Historic Material proposed to be retained through panelization

- Structural engineer found multiple structural issues with building in 2023

- In January 2024, Chief Bldg. Official determined that the structure is hazardous or dangerous pursuant to International Building Code Section 116.1

844 Empire

Conditions of Approval

- Condition of Approval #3: requires applicant to obtain HDDR approval for proposed modifications

- Condition of Approval #4: requires applicant to revise the windows to reflect a 2:1 height-to-width ratio

- Condition of Approval #5: All previous Conditions of Approval remain in effect

Recommendation

(I) Review the modification to Material Deconstruction and Panelization approval,

(II) conduct a public hearing, and

(III) consider approving the modification based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter.

The Historic Preservation Board may:

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



Historic Grant Program

Work Session #3

Historic Preservation Board
June 3, 2026

BACKGROUND

- March and April - prior HPB work sessions to prioritize updates to the HDGP. HPB recommended to Council increase in funding levels
- April 9, 2026 - City Council considered increasing HDGP funds. Council supports HPB's recommendation, requests evaluation mid-year due to budget constraints.
- HPB prioritized updates to HDGP based on 2018 Duval Study recommendations
- Immediate updates requested for eligible work, evaluation criteria, application form and outreach efforts to increase awareness.

Historic Grant Program

Eligible Work

- *Repairing/restoring/replacing windows*
- *Repointing masonry*
- *Restoring Historic retaining walls*
- *Repairing or replacing Historic Structure foundations*
- *Repairing or replacing roofs*
- *Electrical updating*
- *Upgrading mechanical systems*
- *Upgrading insulation*
- *Reconstructing Historic porches*
- *Restoring Historic features*
- *Abating lead or asbestos*

Historic Grant Program

Evaluation Criteria

- Tie Evaluation Criteria to Eligible work items
- Revise Criteria 6 to award points equally to restoration of Historic features or replacing Historic features that have been lost or damaged beyond repair

Criteria Evaluation	Scoring Value
Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary right-of-way.	0: Non-visible historic elements will be preserved or restored 1: Few visible historic elements will be preserved or restored 2: Several visible historic elements will be preserved or restored 3: Majority of visible historic elements will be preserved or restored 4: All visible historic elements will be preserved or restored
Proposed improvements to the site will positively impact the vitality of the historic context of the neighborhood.	0: No proposed improvements 1: Minimal positive impact 2: General positive impact 3: Significant positive impact
Proposed design and scope of work uses best practices for the treatment of historic materials.	0: None 1: Insufficient 2: Average 3: Above average 4: Exceeds expectations
The historic features and elements of the structure and/or site will be enhanced by the proposed work.	0: Minimally enhanced 1: Generally enhance 2: Exceeds expectations
Proposed work facilitates reversal of non-historic elements or alterations.	0: None 1: Some 2: Exceeds expectations *Note: If no non-historic elements or alterations are present mark N/A.
Priority is given to restoration and treatment of historic materials, rather than replacing historic materials and features in-kind.	0: No priority given to restoration 1: Minimum priority given 2: Some priority given 3: General priority given 4: Exceeds expectations

Criteria Evaluation	Scoring Value
OVERALL:	(UP TO 6 POINTS)
1. The proposed design and scope of work uses best practices for the treatment of historic materials / the upgrades include high quality materials or equipment	0: Below Average 1: Average 2: Above average 3: Exceeds Expectations
2. Historic features and critical elements of the structure and/or site will be enhanced by the proposed work.	0: None 1: Minimally enhanced 2: General positive impact 3: Significant positive impact
EXTERIOR IMPROVEMENTS:	(UP TO 8 POINTS)
3. Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary right-of-way and will positively impact the vitality of the historic context of the neighborhood.	0: No impact 1: Minimal positive impact 2: General positive impact 3: Significant positive impact
4. Proposed work facilitates reversal of non-historic elements or alterations.	0: No 2: Yes
5. The scope of work includes restoration of Historic materials and features or replacing historic materials and features that may have been lost or are irreparable.	1: Minor restoration or replacement of historic materials/features 2: Average restoration or replacement of historic materials/features 3: Significant restoration or replacement of historic materials/features
SAFETY/STRUCTURAL IMPROVEMENTS:	(UP TO 8 POINTS)
6. The scope of work includes structural upgrades, such as foundation work or roof work, or mechanical upgrades.	2: Minor safety or structural upgrades 4: Some safety or structural upgrades 8: Significant safety or structure upgrades

Historic Grant Program

Application Form

- Project Description describing the proposed scope of work, detailed specifications, and reason for applying for a Historic District Grant.
  - ✓ Please address applicable grant evaluation criteria in your project description.
- ~~Cost Estimate for the proposed work.~~
- Breakdown of Proposed Scope of Work and Estimated Costs of the eligible improvements
- At least two competitive bids/quotes must be obtained and submitted for any grant request that is $10,000 or over
- Estimated Timeline of the proposed project
- Historic District Design Review approval letter.
- Schematic, conceptual Drawings
- Color Photographs of existing conditions

NEAR TERM UPDATES

- Define a target list of investment priorities, including a database for vacant and dilapidated Historic Sites
- Develop a communications strategy
- Define metrics for tracking and reporting and establish an annual reporting cycle
- Develop criteria and incentives for ski-era resources to be eligible for grant funding

FUTURE POLICY TOPICS

- Revisiting the lien requirements, evaluating whether it is a disincentive
- Evaluating the cost share structure
- Evaluating whether special requirements should be in place for Historic Sites that are used as nightly rentals

Historic Preservation Board
Staff Report

Subject: **Swimming Pools and Hot Tubs Land Management Code Amendments**
Application: **PL-26-06833**
Author: **Alec Barton, Senior Planner**
Date: **July 1, 2026**
Type of Item: **Work Session**

Recommendation
Review and provide input on proposed updates to the Land Management Code to define and regulate outdoor swimming pools and hot tubs for properties within the Historic Districts.

Description

Applicant:	Planning Department
Location:	Citywide
Reason for Review:	A purpose of the Historic Preservation Board is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation.[1]

CUP Conditional Use Permit
LMC Land Management Code

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

Summary
Staff currently rely on an internal interim policy to distinguish between swimming pools and hot tubs. The policy considers any water-bearing structure intended for recreational use with a surface area up to 120 square feet to be a hot tub and anything over 120 square feet to be a Private Recreation Facility, which includes pools.[2] Pools require a Conditional Use Permit (CUP) from the Planning Commission while hot tubs do not and may be processed through a building permit.

Updates to the Land Management Code (LMC) may help establish definitions for *swimming pool* and *hot tub*, clarify where these are allowed and when they require a Conditional Use Permit (CUP) versus building permit review, and establish specific review criteria.

[1] LMC § 15-11-5(D)
[2] LMC § 15-15-1 defines **Recreation Facilities, Private**: "Recreation facilities operated on private Property and not open to the general public, including Recreation Facilities such as swimming pools, tennis courts, outdoor Pickleball Courts, and similar facilities for the Use by Owners and guests."

Staff requests the Historic Preservation Board review and provide input on the following for properties within Old Town and the City's Historic Districts:

- Proposed limitations on size for:
  - Hot tubs, based on typical sizes of prefabricated hot tubs from leading manufacturers
  - Swimming pools, based on Lot size
- Screening requirements for hot tubs in Historic Districts

Background

On March 5, 2009, the City Council adopted Ordinance No. 09-10 amending several LMC Chapters. As part of this update, the definition for Private Recreation Facilities was updated to include "pools" for the first time.

On April 28, 2022, the City Council adopted Ordinance No. 2022-08, which further clarified the definition for Private Recreation Facilities:

> **Recreation Facilities, Private.** Recreation facilities operated on private Property and not open to the general public,[.] including Recreation Facilities [~~typically associated with a homeowner or Condominium association,~~] such as swimming pools, tennis courts, outdoor Pickleball Courts ~~playgrounds, spas, picnic Areas~~, and similar facilities for the Use by Owners and guests.

On March 11, 2026, the Planning Commission conducted a work session regarding swimming pools and hot tubs, and recommended staff return with a draft ordinance for possible recommendation to City Council (Meeting Packet, Item 5.C; Minutes, p. 8).

During the May 8, 2026 Historic Preservation Celebration, and June 2, 2026 Projects Open House, Planning staff sought input from community members regarding proposed amendments to the LMC impacting swimming pools and hot tubs. The community expressed general support for updates to the LMC with a preference for smaller pools, citing concerns about water use.

Analysis

Updates to the LMC could help distinguish between a swimming pool and hot tub, clarify when a CUP is required, and establish specific review criteria for outdoor swimming pools and hot tubs associated with a Single-Family Dwelling.

(I) The proposed updates to the Land Management Code help accomplish the General Plan's goals by protecting the City's mountain community character.

The LMC is designed, enacted, restated, and reorganized to implement the goals and

policies of the General Plan.[3] The proposed LMC updates support goals and recommendations of the General Plan related to Historic Preservation:

- Park City will maintain its small-town feel and mountain community character (Recommendation C1).
    - Support the continued success of the multi-seasonal tourism economy while preserving the community character (Strategy 1E).
- Park City will protect, preserve, enhance, and celebrate the historic character of the community (Recommendation C5).
    - Regularly assess and evaluate the Regulations for Historic Districts and Historic Sites in the Land Management Code for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility (Strategy 5O).

(II) LMC Chapter 15-15 *Defined Terms* could be updated to include definitions for *Swimming Pool* and *Hot Tub* and clarify the definition of Private Recreation Facilities to distinguish those associated with a residential unit.

Swimming Pools
The defining characteristics of a swimming pool are surface area and depth of water. Staff proposes the following definition:

> *A permanent or semi-permanent outdoor structure associated with a Single-Family Dwelling intended for recreational swimming or wading containing water with a depth of 18 inches or more and not exceeding a surface area of 800 square feet or 10 percent of the Lot area, whichever is less.*

Establishing a maximum size for swimming pools helps to protect Park City's small-town feel and mountain community character by limiting large pools in residential neighborhoods.

Lot sizes vary widely in Park City, and neighborhoods with smaller Lots require smaller swimming pools to ensure protection of neighborhood character. The proposed definition for swimming pool limits pools to 10 percent of the Lot area or 800 square feet, whichever is less. The table below includes a range of Lot sizes in several City neighborhoods. The rightmost column lists the maximum allowed size of a swimming pool under the proposed definition.

Neighborhood	Subdivision	Lot Area	Swimming Pool Area
Old Town	--	1,875 sf	187
Old Town	--	2,812 sf	281
Old Town	--	3,750 sf	375
Prospector	Prospector Village	6,093 sf	609
Thaynes	Thaynes Canyon	7,000 sf	700

[3] LMC § 15-1-2

Prospector	Prospector Park Phase II	9,100 sf	800
Park Meadows	Park Meadows No. 1	11,210 sf	800
Upper Deer Valley	Knoll Estates	15,497 sf	800
Masonic Hill	Aerie Phase I	21,000 sf	800

Figure 1 shows three typical Old Town Lots with the maximum swimming pool for each Lot in dark blue.

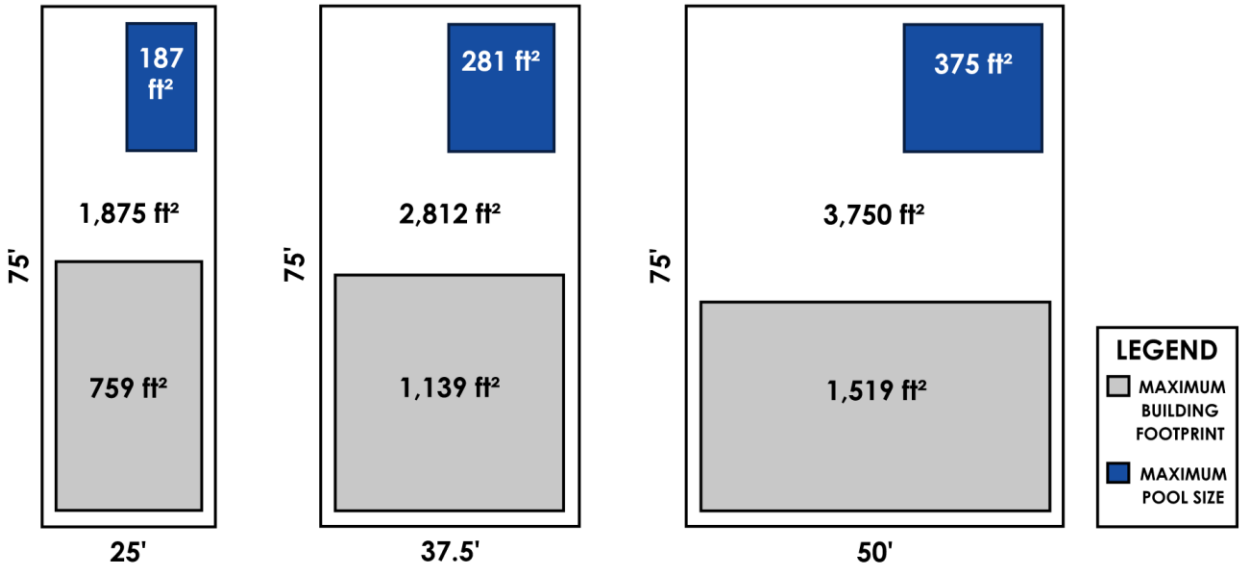


Figure 1. Three typical Old Town Lots with the maximum swimming pool for each Lot in dark blue.

Hot Tubs

Staff proposes the following definition:

> *An outdoor accessory structure associated with a Single-Family Dwelling, a Duplex Dwelling, a Triplex Dwelling, or a condominium unit containing water with a depth of 18 inches or more and a surface area of 72 square feet or less.*

Staff consulted three major hot tub manufacturers to better understand common sizes for prefabricated tubs. The table below lists the surface area of small, medium, and large model hot tubs in square feet.

	Small	Medium	Large
Bullfrog	35	49	72
Jacuzzi	42	49	62
Caldera Spas	32-47	41-60	49-83

Staff recommends limiting hot tubs to 72 square feet. This allows for the installation of most large model prefabricated hot tubs while supporting the City's goals of protecting community character and reducing water and energy use.

(III) The Land Management Code could include specific review criteria for Swimming Pools and Hot Tubs.

The LMC could be updated to:

- Require Nightly Rentals to educate guests about appropriate hot tub and swimming pool etiquette, including adherence to Municipal Code of Park City Chapter 6-3 *Noise*.
- Establish regulations for drainage of hot tubs and swimming pools through coordination with Snyderville Basin Water Reclamation District.
- Clarify screening requirements for hot tubs in Historic Districts.

The current LMC allows Screened hot tubs outside of Building Pads within the Historic Residential-Low Density (HRL) and Historic Residential (HR-1 and HR-2) Zoning Districts.[4] LMC § 15-15-1 defines Screened:

> *The act, process, or result of visually and/or audibly shielding or obscuring a Structure or Use from adjacent Property by Fencing, walls, berms, densely planted vegetation or other landscaping features.*

Hot tubs are allowed as Rear and Side Setback exceptions in a greater number of Historic Districts.[5] Existing language about screening requirements for hot tubs in Rear and Side Yards is unclear:

8. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.

10. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Side Lot Line.

There may be opportunities to clarify that hot tubs within Rear and Side Yards in Historic Districts must be Screened. The Historic Preservation Board could also consider recommending specific screening criteria for hot tubs in Historic Districts.

Staff requests that the Historic Preservation Board please provide input:

Are the proposed limitations on size for hot tubs and swimming pools appropriate to protect neighborhood character in Old Town?

Should the Land Management Code be updated to include specific screening criteria for hot tubs in Historic Districts?

[4] LMC § 15-2.1-3(D)(1), LMC § 15-2.2-3(D)(1), LMC § 15-2.3-3(D)(1),
[5] LMC § 15-2.1-3(H), LMC § 15-2.1-3(J), LMC § 15-2.2-3(H), LMC § 15-2.2-3(J), LMC § 15-2.3-3(H), LMC § 15-2.3-3(J), LMC § 15-2.4-3(G), LMC § 15-2.4-3(I), LMC § 15-2.5-3(D), LMC § 15-2.5-3(F)

Department Review

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

Historic Preservation Board
Staff Report

Subject: **60 Prospect Avenue**
Application: **PL-26-06837**
Author: **Elissa Martin, Planning Project Manager**
Date: **July 1, 2026**
Type of Item: **Material Deconstruction**

Recommendation

(I) Review the proposed Material Deconstruction to remove 158 square feet of the rear façade material, including siding and a window of the Significant Historic Structure, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Final Action Letter (Exhibit A).

Description

Applicant:	Prospect Project, LLC Represented by Jake Cusick, Klima Architecture
Location:	60 Prospect Avenue A Significant Historic Site
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential, Open Space
Reason for Review:	The Historic Preservation Board reviews and takes Final Action on Material Deconstruction in accordance with LMC § 15-11-12.5.

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.

Summary

60 Prospect Avenue is a Significant Historic Site in the Historic Residential-1 (HR-1) Zoning District and is the 3,052-square-foot Lot 1 of the 52/60 Prospect Avenue Plat Amendment, approved by the Planning Commission on January 28, 2026 (Packet, Item 5C; Minutes, p.16).



Figure 1: Vicinity map of 60 Prospect Avenue

The Applicant's proposal to remove 158 square feet of the existing rear façade material, including siding and a rear window to accommodate a two-story rear addition requires Historic Preservation Board review for Material Deconstruction, pursuant to Land Management Code (LMC) § 15-11-12.5, *Material Deconstruction* and must comply with LMC Chapter 15-13 *Regulations for Historic Districts and Sites.*

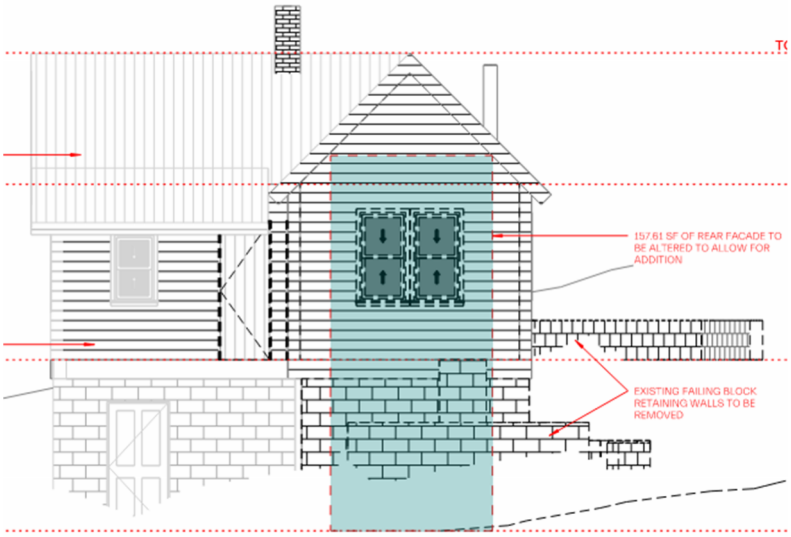


Figure 2: Proposed rear façade material to be removed to accommodate a rear addition



Figure 3: Applicant's 3D rendering of the Historic Structure at 60 Prospect Ave and the proposed rear addition.

The Applicant proposal also includes restoring the exterior siding, removing two rear facade door openings and repairing and replacing the windows on the Historic Structure, as well as repairing the existing rear deck and the non-Historic front porch and porch shed roof.

Background

According to the Historic Site Form, 60 Prospect Avenue was constructed c.1895 during the Mature Mining Era and is a cross-wing type house that has undergone several modifications, including new window openings in the cross-wing gable roof in the front and rear, an enclosed porch and modified roof form; the front gable was brought forward to match the wall of the enclosed porch. (Exhibit D).



Figure 4: Circa 1940 Tax Photo of 60 Prospect Avenue



Figure 5: Photo of 60 Prospect from Historic Sites Form (unknown date)



Figure 6: Present day photo of 60 Prospect Avenue submitted by Applicant

In 1993, the Historic Design Committee approved modifications to the Historic Structure, and the City issued a building permit. The Applicant did not complete the project at that time and in 2001 a re-review of the proposed modifications was approved by the Planning Department. The original 1993 plans submitted with the Historic Design Review application show the existing elevations and proposed modifications, which included relocating the primary entrance and installing new window openings:

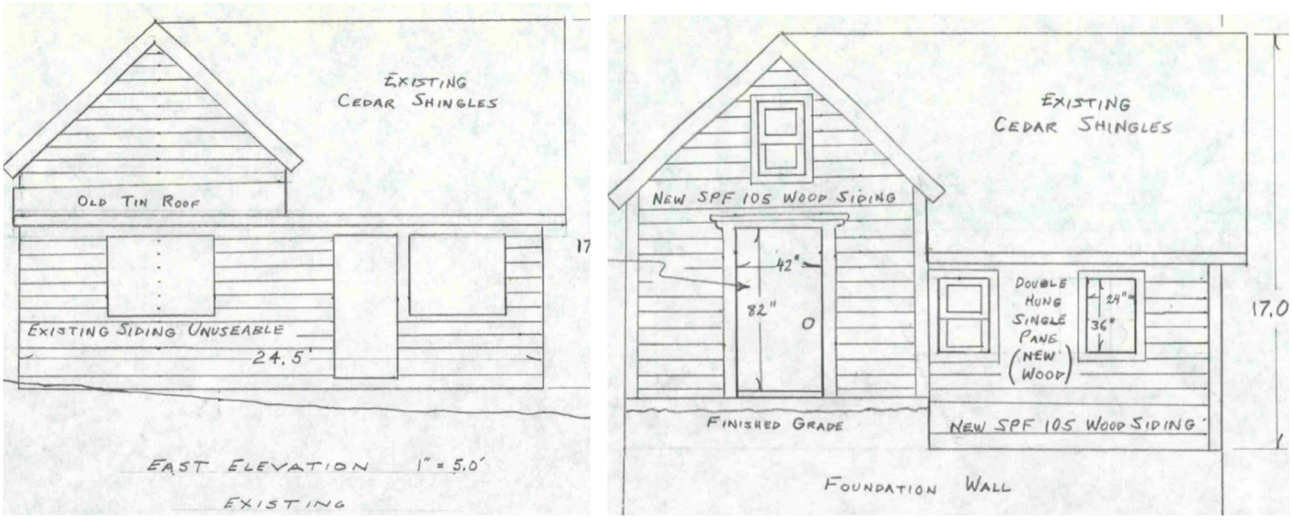


Figure 7: 1993 Plans showing the existing front façade and proposed modifications to the front façade

The excerpt of the 1993 plans below show the original roof form and the proposed modification of the roof at the front of the Structure, as viewed from the south elevation.

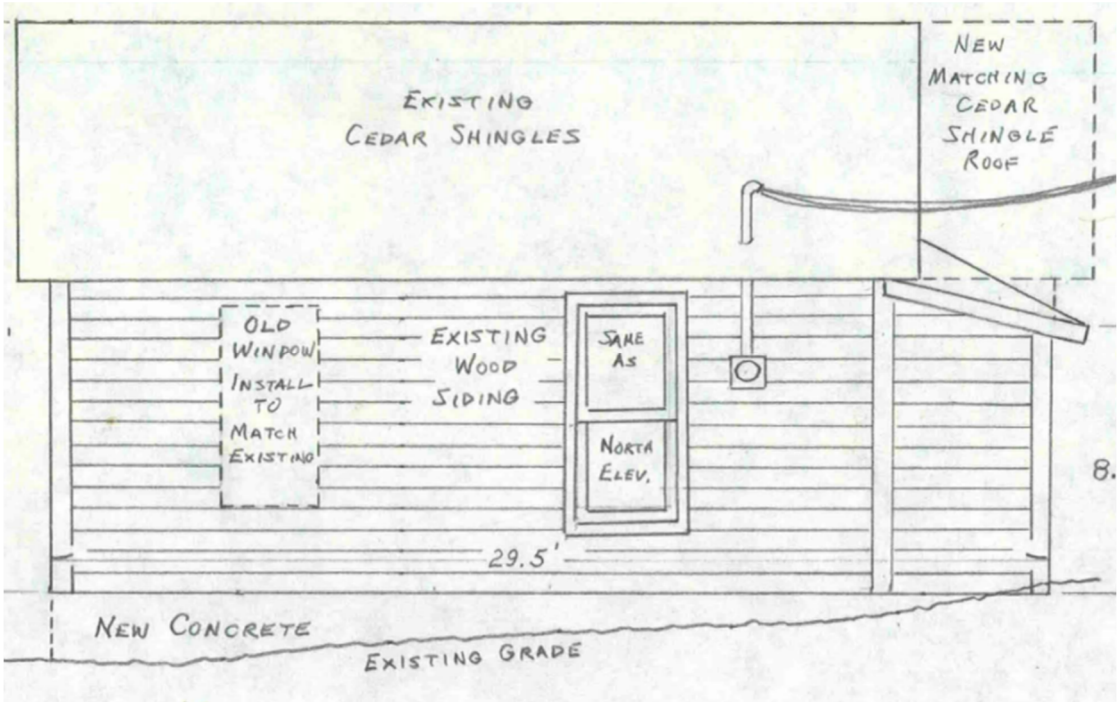


Figure 8: Excerpt from 1993 approved plans showing existing and proposed modifications to the south elevation.

The 1993 staff report for a Historic District Grant explains that the property owner excavated a partial basement, constructed a partial foundation, and re-roofed the Historic Structure in the 1970s. The grant application scope of work included stabilizing the Structure by completing peripheral concrete foundation walls and concrete internal support columns, installing new windows and doors, rebuilding the front porch to include Victorian trim, banisters, post and steps, among other work items.

Based on photos from the past Historic Design Review application submittals, the Applicant's Physical Conditions report, and a site visit, it appears the foundation has been replaced, the siding is repaired and replaced in some places, the primary entrance was relocated, and new windows were installed as a result of the 1993 - 2001 approvals.

Analysis

(I) As conditioned, the proposed rehabilitation of the Significant Historic Structure and the Material Deconstruction of 158 square feet of the rear façade material complies with the requirements of Land Management Code § 15-11-12.5 *Material Deconstruction* and § 15-13-2 *Regulations for Historic Residential Sites*.

Relevant provisions from LMC Chapter 15-13 *Regulations for Historic Districts and Sites* regarding the proposed removal of materials are outlined in the table below:

(A) Universal Regulations	**Analysis of Proposal**
(10) New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.	**Complies:** The proposed rear addition to the Significant Historic Structure necessitates removal of 158 square feet of the rear façade material, including siding and a rear window – the exterior alteration does not affect the spatial relationships that characterize the historic site as viewed from the street. The proposed rear addition is differentiated from the Historic Structure by being designed as a modern interpretation of a Historic mining era residential building, and maintains compatibility with the use of similar materials, features, scale and massing to the Historic Structure.



Figure 9: Applicant's 3D rendering of Historic Structure and proposed rear addition viewed from the Street

(11) New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	**Complies:** The proposed rear addition is attached to the rear façade of the Historic Structure, in one contiguous location between the upper and lower levels, and if removed the essential from and integrity of the historic property and its environment could be restored.
(B)(2) *Specific Regulations: Primary Structures*	**Analysis of Proposal**
a) Exterior Walls -- LMC § 15-13-2(B)(2)(a) states: "Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade."	**Complies:** The Historic Site Form explains that the Historic Structure has undergone several modifications since it was originally constructed c.1895, as described above. 

	 The window openings have been altered, and new window openings have been installed, including one added to the gable of the cross-wing in the front and rear facades. The primary entrance was relocated to be under the gable of the cross-wing, and a front porch entry was added, covered by a low-pitched shed roof that attaches to the house. The porch roof is supported by lathe-turned wood piers. The Applicant proposes to maintain these modifications to the primary façade components, in their existing location on the façade. Two door openings at the rear of the Historic Structure are proposed to be removed – it is unknown what the Historic status is of the rear façade door openings.
“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.” “When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal,	Most of the existing materials on the Historic Structure are non-Historic. The 1993 HDDR submittal includes photos of the roof when it was sheathed in cedar shingles. The roof has since been replaced with standing seam metal. The walls are clad with drop-novelty wood siding, which appears to be a mix of Historic and replaced siding. Past HDDR application submittals provide evidence that the windows were replaced and are non-historic. The windows are one-over-one double hung sash type windows. The door was replaced with a wood frame and panel door with an upper oval light.

documentation, repair, and reassembly shall be used." "When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition."	The Applicant proposes to maintain and restore the existing external materials, aside from the Material Deconstruction of 158 square feet of the rear façade to accommodate the rear addition. The Physical Conditions Report describes the windows in poor condition, failing seal, and having diminished, rotting trim. The Applicant proposes replacing and restoring the windows and trim on the Historic Structure. The Historic Preservation Plan describes the Applicant's proposal to repair the existing wood siding to original condition and replacing only sections that are unsalvageable. **See Condition of Approval 6,** which requires compliance with LMC § 15-13-2(B)(2)(a) *Exterior Walls*.
b) Foundation -- LMC § 15-13-2(B)(2)(b) states, "The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible. Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls"	**Complies as Conditioned:** The Applicant's plans do not propose any changes to the Historic Structure placement, orientation, or grade. The Physical Conditions Report describes the foundation as a cinder block foundation. Past building permits and design review applications indicate the foundation was replaced -- Overall, the foundation appears to be in good condition, though some repairs may be necessary based on Structural Engineer evaluation. Staff recommends Condition of Approval 7: If, after Structural Engineer evaluation, the foundation is found to be unstable or in disrepair, and requires major restoration or even replacement, a modification application for proposed the foundation work will be required to be submitted and approved according to the requirements of LMC Chapters 15-11 and 15-13.
c) Doors – LMC § 15-13-2(B)(2)(c)	**Complies:** The Applicant proposes to

states, “Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.	retain the non-historic primary entrance door opening and remove two rear façade doors on the Historic Structure. The Applicant’s Physical Conditions Report states that the doors on the Historic Structure are non-Historic.
 *Figure 10: Rear façade doors proposed for removal*	
d) Windows – LMC § 15-13-2(B)(2)(d) states, “Maintain and preserve historic window openings, windows, window surrounds, and decorative window features... replacement windows typically shall be of wood and shall complement the style of the historic structure.”	**Complies:** The Applicant proposes to preserve all Historic and non-Historic window openings on the Historic Structure, aside from the one rear facade window proposed to be removed to accommodate the rear addition.
 *Figure 11: Rear façade window proposed to be removed to accommodate rear addition*	

g) Porches - LMC § 15-13-2(B)(2)(g) states, “Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs. Repair deteriorated historic elements of the porch. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.”	**Complies:** The Historic Site Form describes the historic porch as being enclosed at an unknown date. The existing porch was constructed under the cross-wing gable between 1993 and 2001. There is insufficient documentary evidence of the original Historic porch. The Applicant proposes to restore the non-Historic porch shed roof and porch columns to match existing. The existing porch design is compatible with historic porches found on comparable Structures.

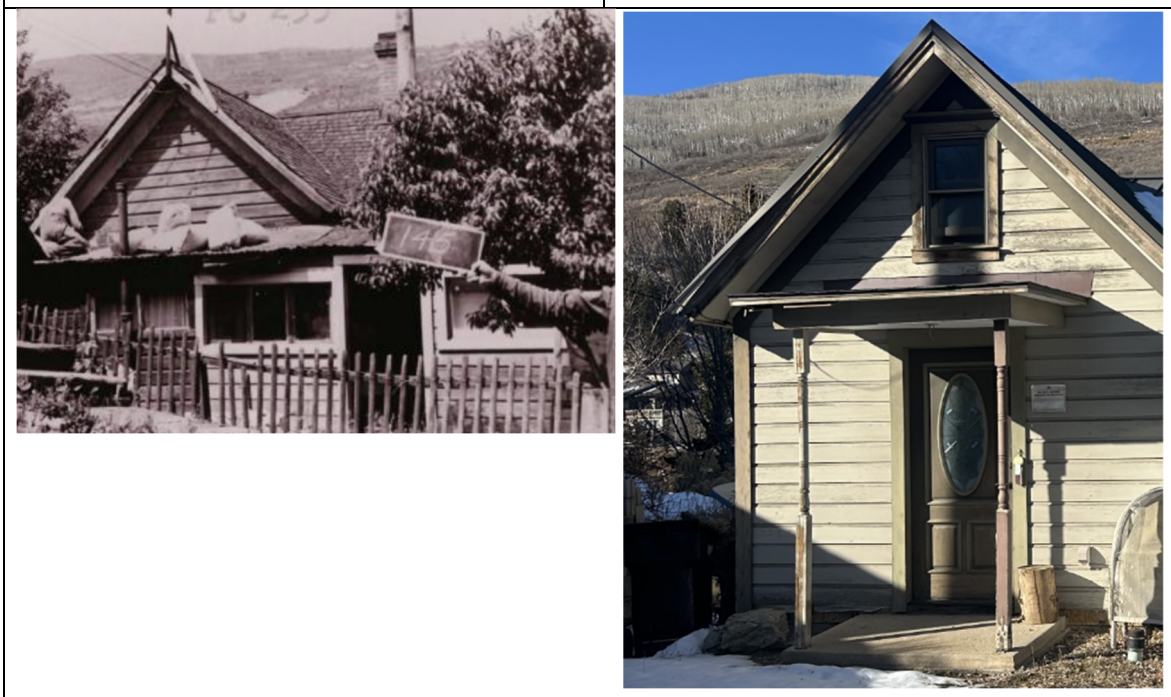
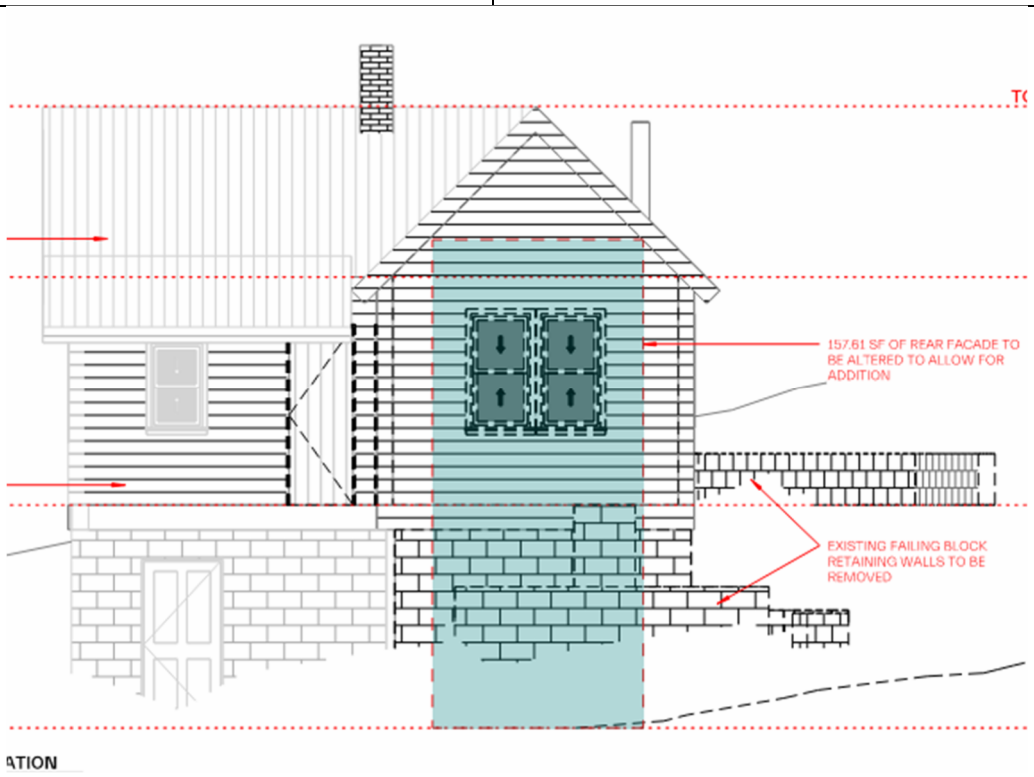
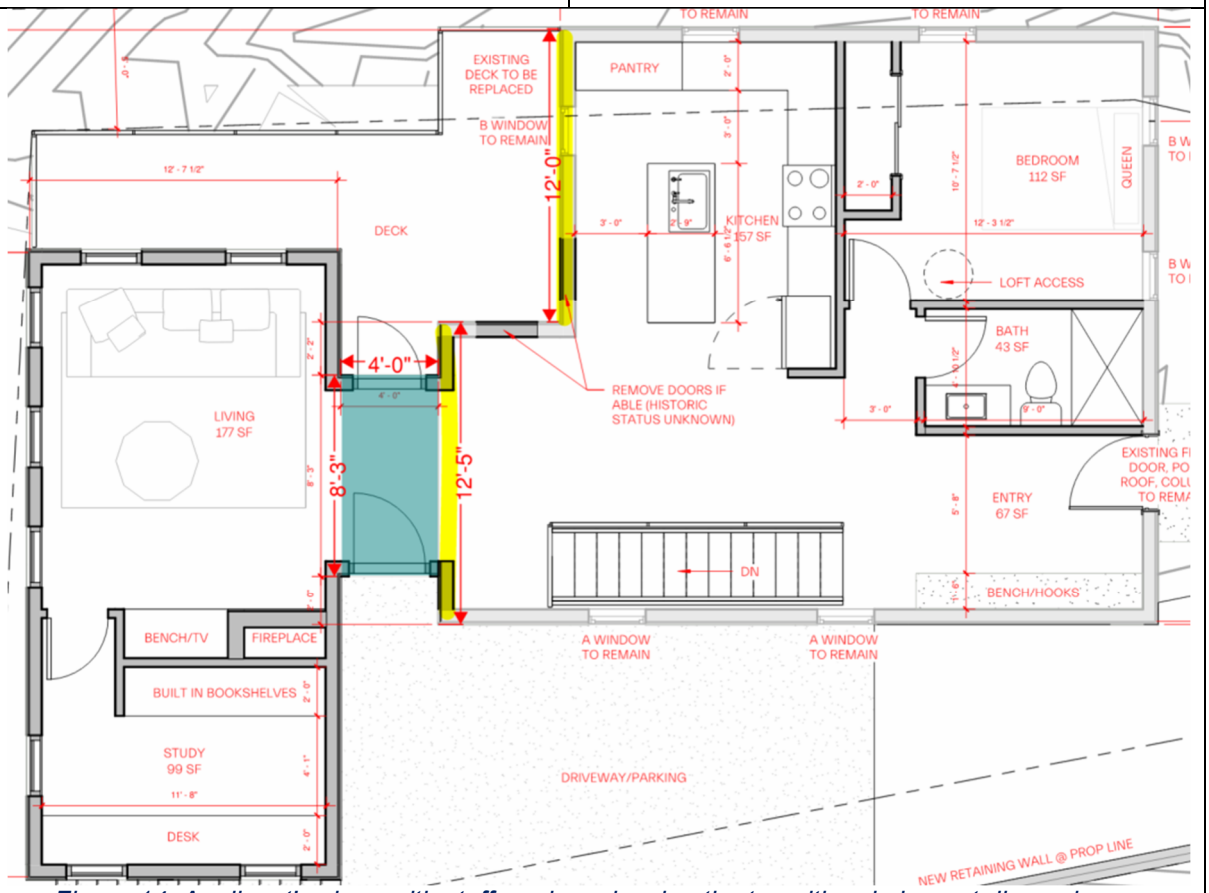
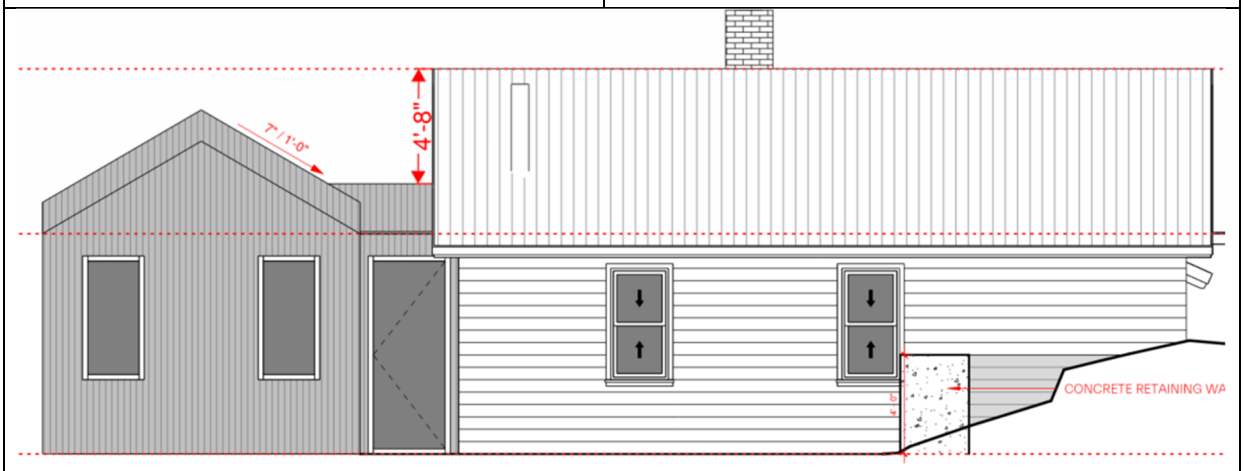


Figure 12: c. 1940 tax photo of the front façade of 60 Prospect (left) and the existing front entrance and porch (right)

(B)(4) Additions to Primary Structures	**Analysis of Proposal**
a. Protection for Historic Structures & Sites – LMC § 15-13-2(4)(a) states, "Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate. Maintain and preserve additions to structures that are significant to the era/period of restoration."	**Complies:** The proposed rear addition is on a non-character defining façade. The addition will require the removal of 158 square feet of the rear façade and does not compromise the architectural character of the Historic Structure.
 *Figure 13: Proposed rear façade siding to be removed to accommodate the rear addition*	
b. Transitional Elements - LMC § 15-13-2(4)(b) states, "A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. On a rear addition,	**Complies:** The proposed addition footprint is just over 50% of the footprint of the Historic Structure. The proposed transitional element is 8 feet, 3 inches in width, which is not more than two-thirds of the 12-foot, 5 ½ inch Historic Structure's wall it is connected to.

the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2'). The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation."	The rear addition is set in two feet from the corners of the affected historic elevation. The least wide historic elevation adjacent to the impacted historic elevation is 12 feet in width; therefore, the transitional element must be at least 4 feet in depth. The proposed transitional element is 4 feet in depth.
 *Figure 14: Applicant's plans with staff markup showing the transitional element dimensions*	
The highest point of the transitional element shall be a minimum of two	**Complies**: The highest point of the transitional element is 4 feet 8 inches lower than the highest ridgeline of the historic

feet (2') lower than the highest ridgeline of the historic structure	structure.
 *Figure 15: Applicant's plans showing the distance between the highest point of the transitional element and the roof of the Historic Structure*	
c. General Compatibility – LMC § 15-13-2(4)(c) states, "Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.	**Complies:** The rear addition is downhill of the Historic Structure and appears subordinate in scale to the Historic Structure. The massing of the proposed addition is broken into modules between the upper and lower levels to reflect the mass and scale of modules seen on the Historic Structure.

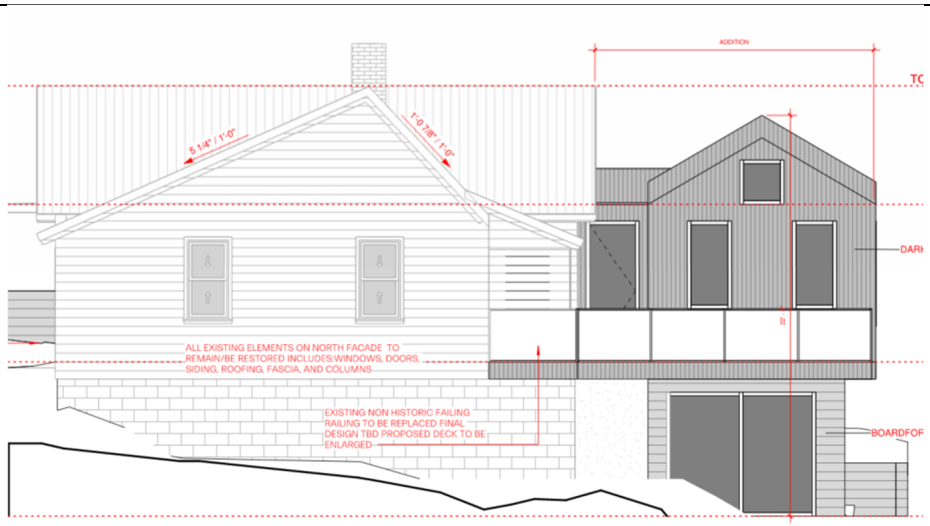


Figure 16: Applicant's plans showing the north elevation of the Historic Structure in relation to the proposed rear addition

(II) The proposed Material Deconstruction must meet the requirements of Land Management Code § 15-11-9 *Preservation Policy*.

Historic Preservation Plan. The Applicant submitted a Historic Preservation Plan that details the extent of the modifications and methods of preservation of Historic Material (Exhibit B).

Financial Guarantee Required. Pursuant to LMC § 15-11-9 a Financial Guarantee is required prior to the submittal of a building permit. The Chief Building Official will determine the dollar amount for the Financial Guarantee, and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. Condition of Approval 9 in the Draft Final Action Letter reflects these requirements.

The Applicant must obtain Historic District Design Review approval.

Prior to submitting a building permit for any Material Deconstruction, Planning staff shall review the proposed plans for compliance with Chapter 15-13 *Regulations For Historic Districts and Historic Sites* and the Applicant shall obtain HDDR approval for the rear addition *(see* Condition of Approval 8).

Notice

Staff published notice on the City's website and the Utah Public Notice website on June 17, 2026. The *Park Record* published courtesy notice on June 17, 2026. Staff posted notice to the property and mailed courtesy notice to property owners within 100 feet on

June 17, 2026.[1]

Public Input

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

Alternatives

The Historic Preservation Board may:

- Approve the Material Deconstruction as conditioned.
- Deny the Material Deconstruction and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
    Attachment 1 – Proposed Plans
B: Physical Conditions and Historic Preservation Plan
C: Property Photos
D: Historic Site Form
E: Existing Conditions Survey

[1] LMC § 15-1-21

Planning Department

July 1, 2026

Prospect Project, LLC
CC: Jake Cusick, Klima Architecture

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	60 Prospect Avenue A Significant Historic Site
Zoning District:	Historic Residential -1
Application:	Historic District Design Review – Material Deconstruction
Project Number:	PL-26-06837
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	July 1, 2026
Project Summary:	The Applicant proposes to remove 158 square feet of the rear façade siding and a rear window to accommodate a rear addition at 60 Prospect Avenue.

Action Taken
On July 1, 2026, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction at 60 Prospect Avenue Road according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Background

1. The property is a Significant Historic Site in the Historic Residential - 1 (HR-1) Zoning District and the original Structure was constructed c. 1895 during the Mature Mining Era.
2. According to the Historic Sites Form, past Historic Design Review approvals and building permits, the Historic Structure has undergone several modifications.
3. 60 Prospect is Lot 1 of the 52/60 Prospect Avenue Plat, approved by the Planning Commission on January 28, 2026 (PL-25-06778).

Findings of Fact

4. On February 24, 2026, the Applicant submitted a full Historic District Design Review (HDDR) application and Physical Conditions and Historic Preservation Plan to remove 158 square feet of rear façade siding and a rear window of the

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Significant Historic Structure to accommodate a rear addition; the proposal includes modifications and restoration work to the Historic Structure.

5. On March 17, 2026, Planning staff deemed the Application complete.
6. The proposal to remove 158 square feet of the rear façade materials, to accommodate a two-story rear addition of the Significant Historic Structure requires Historic Preservation Board review for Material Deconstruction, pursuant to Land Management Code (LMC) § 15-11-12.5 and the proposed rear addition must comply with LMC Chapter 15-13 *Regulations for Historic Districts and Sites.*
    a. The relevant Historic Regulations in LMC § 15-13-2 are outlined below:

(A) *Universal Regulations*	**Analysis of Proposal**
10) New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.	**Complies:** The proposed rear addition to the Significant Historic Structure necessitates removal of 158 square feet of the rear façade material, including siding and a rear window – the exterior alteration does not affect the spatial relationships that characterize the historic site as viewed from the street. The proposed rear addition is differentiated from the Historic Structure by being designed as a modern interpretation of a Historic mining era residential building, and maintains compatibility with the use of similar materials, features, scale and massing to the Historic Structure.
	

11) New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	**Complies:** The proposed rear addition is attached to the rear façade of the Historic Structure, in one contiguous location between the upper and lower levels, and if removed the essential from and integrity of the historic property and its environment could be restored.
(B)(2) *Specific Regulations: Primary Structures*	**Analysis of Proposal**
a) Exterior Walls -- LMC § 15-13-2(B)(2)(a) states: "Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade."	**Complies:** The Historic Site Form explains that the Historic Structure has undergone several modifications since it was originally constructed c.1895, as described above.   The window openings have been altered, and new window openings have been installed, including one added to the gable of the cross-wing in the front and rear facades. The primary entrance was relocated to be under the gable of the

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	cross-wing, and a front porch entry was added, covered by a low-pitched shed roof that attaches to the house. The porch roof is supported by lathe-turned wood piers. The Applicant proposes to maintain these modifications to the primary façade components, in their existing location on the façade. Two door openings at the rear of the Historic Structure are proposed to be removed – it is unknown what the Historic status is of the rear façade door openings.
"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."	Most of the existing materials on the Historic Structure are non-Historic. The 1993 HDDR submittal includes photos of the roof when it was sheathed in cedar shingles. The roof has since been replaced with standing seam metal. The walls are clad with drop-novelty wood siding, which appears to be a mix of Historic and replaced siding. Past HDDR application submittals provide evidence that the windows were replaced and are non-historic. The windows are one-over-one double hung sash type windows. The door was replaced with a wood frame and panel door with an upper oval light.
"When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used."	The Applicant proposes to maintain and restore the existing external materials, aside from the Material Deconstruction of 158 square feet of the rear façade to accommodate the rear addition.
"When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition."	The Physical Conditions Report describes the windows in poor condition, failing seal, and having diminished, rotting trim. The Applicant proposes replacing and restoring the windows and trim on the Historic Structure. The Historic Preservation Plan describes

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	the Applicant's proposal to repair the existing wood siding to original condition and replacing only sections that are unsalvageable. **See Condition of Approval 6,** which requires compliance with LMC § 15-13-2(B)(2)(a) *Exterior Walls*.
b) Foundation -- LMC § 15-13-2(B)(2)(b) states, "The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible. Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls"	**Complies as Conditioned:** The Applicant's plans do not propose any changes to the Historic Structure placement, orientation, or grade. The Physical Conditions Report describes the foundation as a cinder block foundation. Past building permits and design review applications indicate the foundation was replaced -- Overall, the foundation appears to be in good condition, though some repairs may be necessary based on Structural Engineer evaluation. Staff recommends Condition of Approval 7: If, after Structural Engineer evaluation, the foundation is found to be unstable or in disrepair, and requires major restoration or even replacement, a modification application for proposed the foundation work will be required to be submitted and approved according to the requirements of LMC Chapters 15-11 and 15-13.
c) Doors – LMC § 15-13-2(B)(2)(c) states, "Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.	**Complies:** The Applicant proposes to retain the non-historic primary entrance door opening and remove two rear façade doors on the Historic Structure. The Applicant's Physical Conditions Report states that the doors on the Historic Structure are non-Historic.

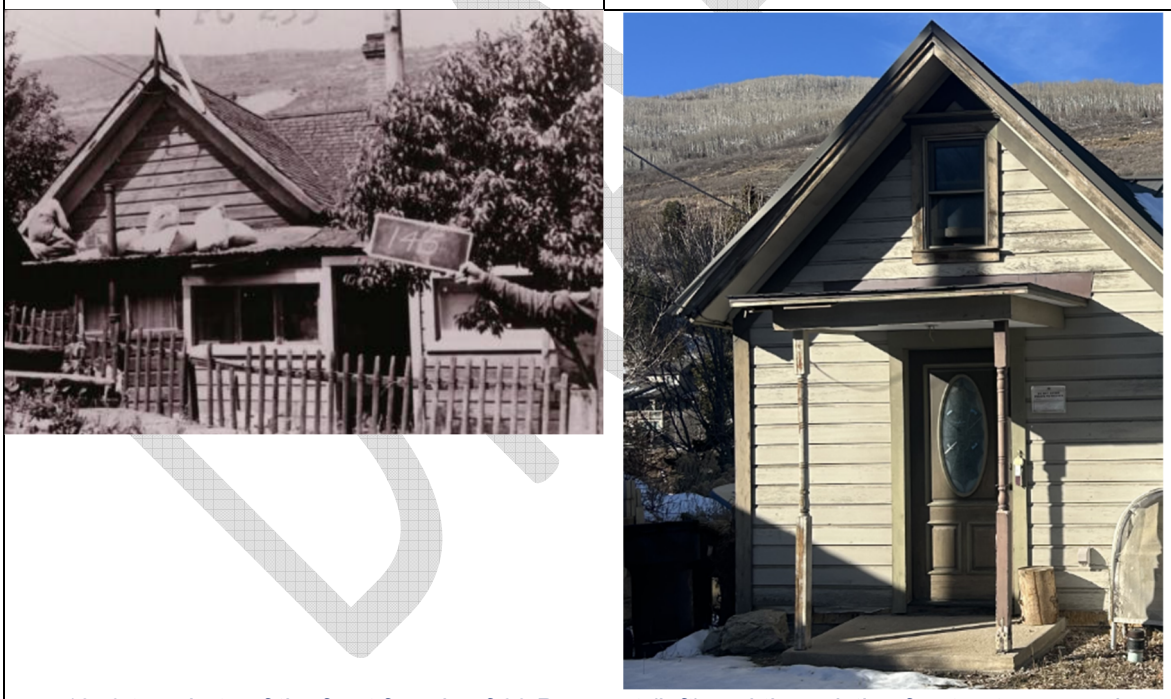
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d) Windows – LMC § 15-13-2(B)(2)(d) states, “Maintain and preserve historic window openings, windows, window surrounds, and decorative window features... replacement windows typically shall be of wood and shall complement the style of the historic structure.”	**Complies:** The Applicant proposes to preserve all Historic and non-Historic window openings on the Historic Structure, aside from the one rear facade window proposed to be removed to accommodate the rear addition.



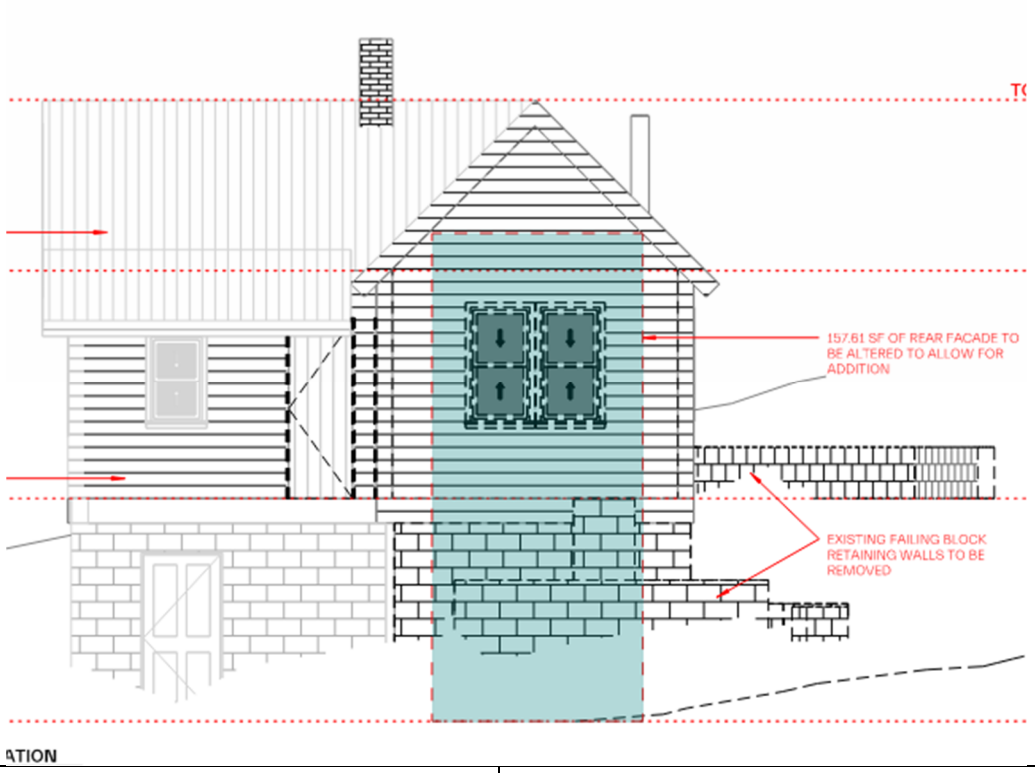
g) Porches - LMC § 15-13-2(B)(2)(g) states, "Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs. Repair deteriorated historic elements of the porch. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures."	**Complies:** The Historic Site Form describes the historic porch as being enclosed at an unknown date. The existing porch was constructed under the cross-wing gable between 1993 and 2001. There is insufficient documentary evidence of the original Historic porch. The Applicant proposes to restore the non-Historic porch shed roof and porch columns to match existing. The existing porch design is compatible with historic porches found on comparable Structures.

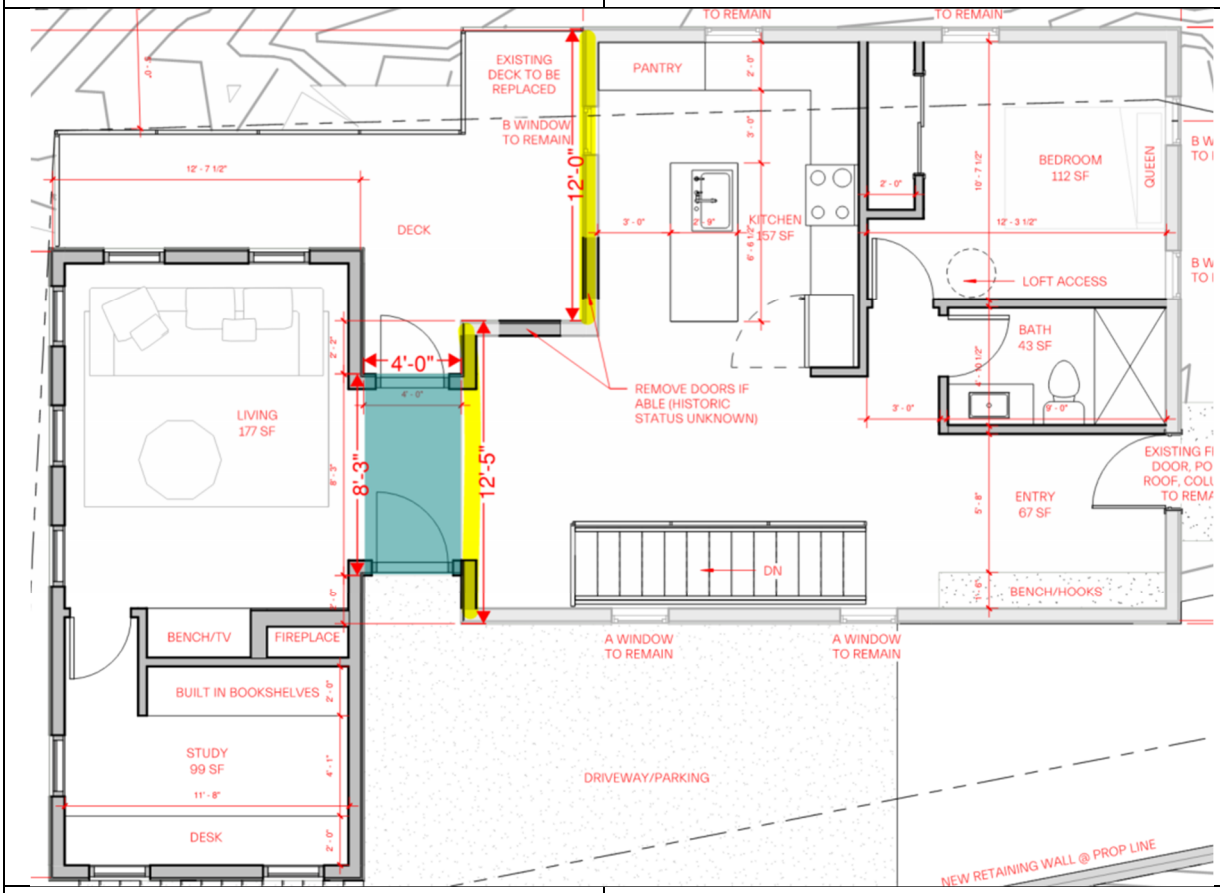


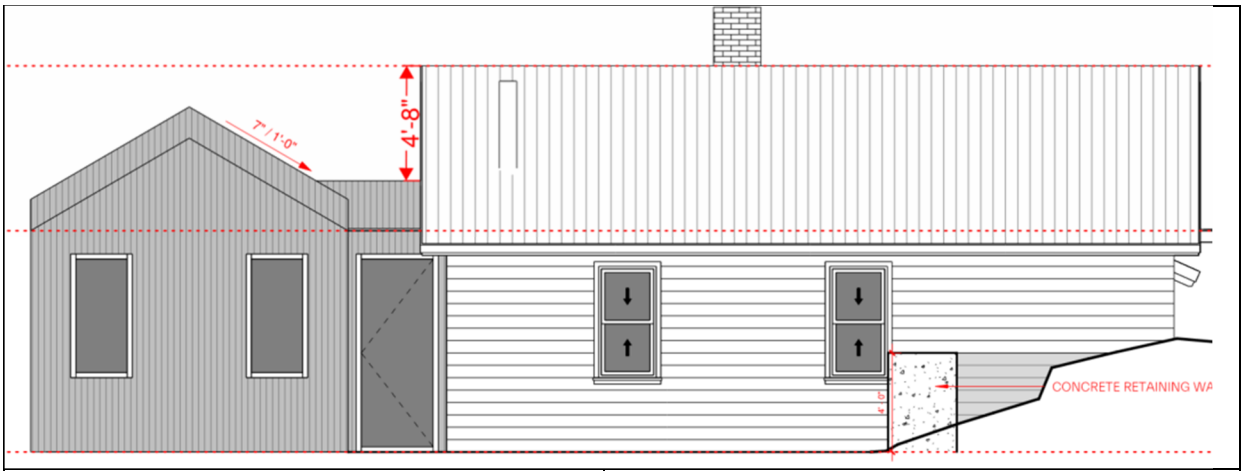
c 1940 tax photo of the front façade of 60 Prospect (left) and the existing front entrance and porch (right)

(B)(4) Additions to Primary Structures	**Analysis of Proposal**
a. Protection for Historic Structures & Sites – LMC § 15-13-2(4)(a) states,	**Complies:** The proposed rear addition is on a non-character defining façade. The

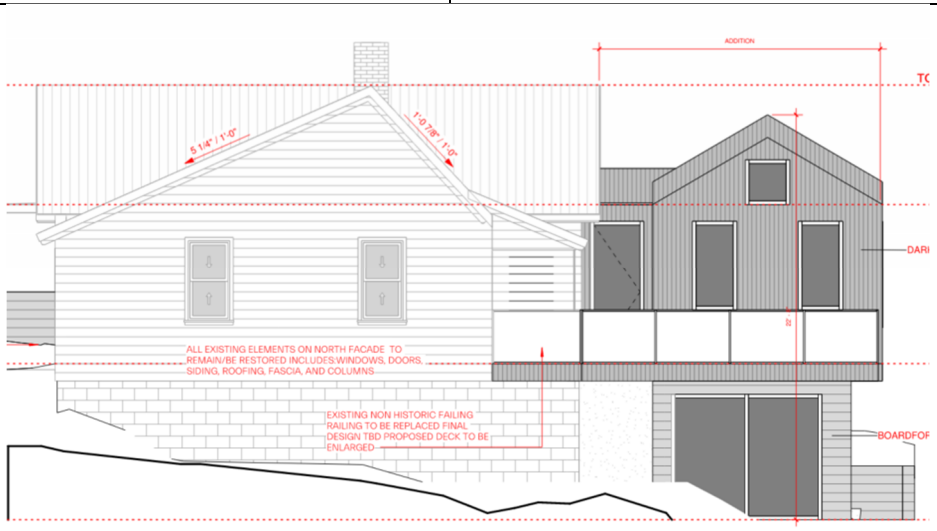
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"Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate. Maintain and preserve additions to structures that are significant to the era/period of restoration."	addition will require the removal of 158 square feet of the rear façade and does not compromise the architectural character of the Historic Structure.
	
b. Transitional Elements - LMC § 15-13-2(4)(b) states, "A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional	**Complies:** The proposed addition footprint is just over 50% of the footprint of the Historic Structure. The proposed transitional element is 8 feet, 3 inches in width, which is not more than two-thirds of the 12-foot, 5 ½ inch Historic Structure's wall it is connected to. The rear addition is set in two feet from the corners of the affected historic elevation.

element is connected." The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').	
The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.	The least wide historic elevation adjacent to the impacted historic elevation is 12 feet in width; therefore, the transitional element must be at least 4 feet in depth. The proposed transitional element is 4 feet in depth.
	
The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.	**Complies**: The highest point of the transitional element is 4 feet 8 inches lower than the highest ridgeline of the historic structure.



c. General Compatibility – LMC § 15-13-2(4)(c) states, "Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.	**Complies:** The rear addition is downhill of the Historic Structure and appears subordinate in scale to the Historic Structure. The massing of the proposed addition is broken into modules between the upper and lower levels to reflect the mass and scale of modules seen on the Historic Structure.



7. Pursuant LMC § 15-11-9 *Preservation Policy*, the following is required for the proposed Material Deconstruction and modifications of the Significant Historic Structure:
    a. Historic Preservation Plan – complies: the Applicant submitted a Historic Preservation Plan on February 24, 2026, outlining the proposed work to the Historic Structure.
    b. Financial Guarantee – see Condition of Approval 9.
    c. Historic District Design Review approval – see Condition of Approval 8.

Conclusions of Law

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

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed July 1, 2026, by the Historic Preservation Board, pending design modifications conditioned, and as required for this approval. 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. If the Applicant does not obtain a building permit within one year of the date of this approval, this approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. 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 prior to construction.
5. The replacement windows on the Historic Structure shall be wood. Windows on the addition shall be wood or aluminum clad wood.
6. All work to the Historic Structure shall comply with LMC § 15-13-2(B)(2)(a) Exterior Walls:
    a. 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

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deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.

b. When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used

c. When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

7. If, after Structural Engineer evaluation, the foundation is found to be unstable or in disrepair and requires major restoration or replacement, a modification application for proposed the foundation work will be required to be submitted and approved according to the requirements of LMC Chapters 15-11 and 15-13.
8. Prior to submitting a building permit for any Material Deconstruction, Planning staff shall review the proposed plans for compliance with Chapter 15-13 *Regulations For Historic Districts and Historic Sites* and the Applicant shall obtain HDDR approval.
9. Pursuant to LMC § 15-11-9, a Financial Guarantee is required prior to the submittal of a building permit. The Chief Building Official will determine the dollar amount for the Financial Guarantee, and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

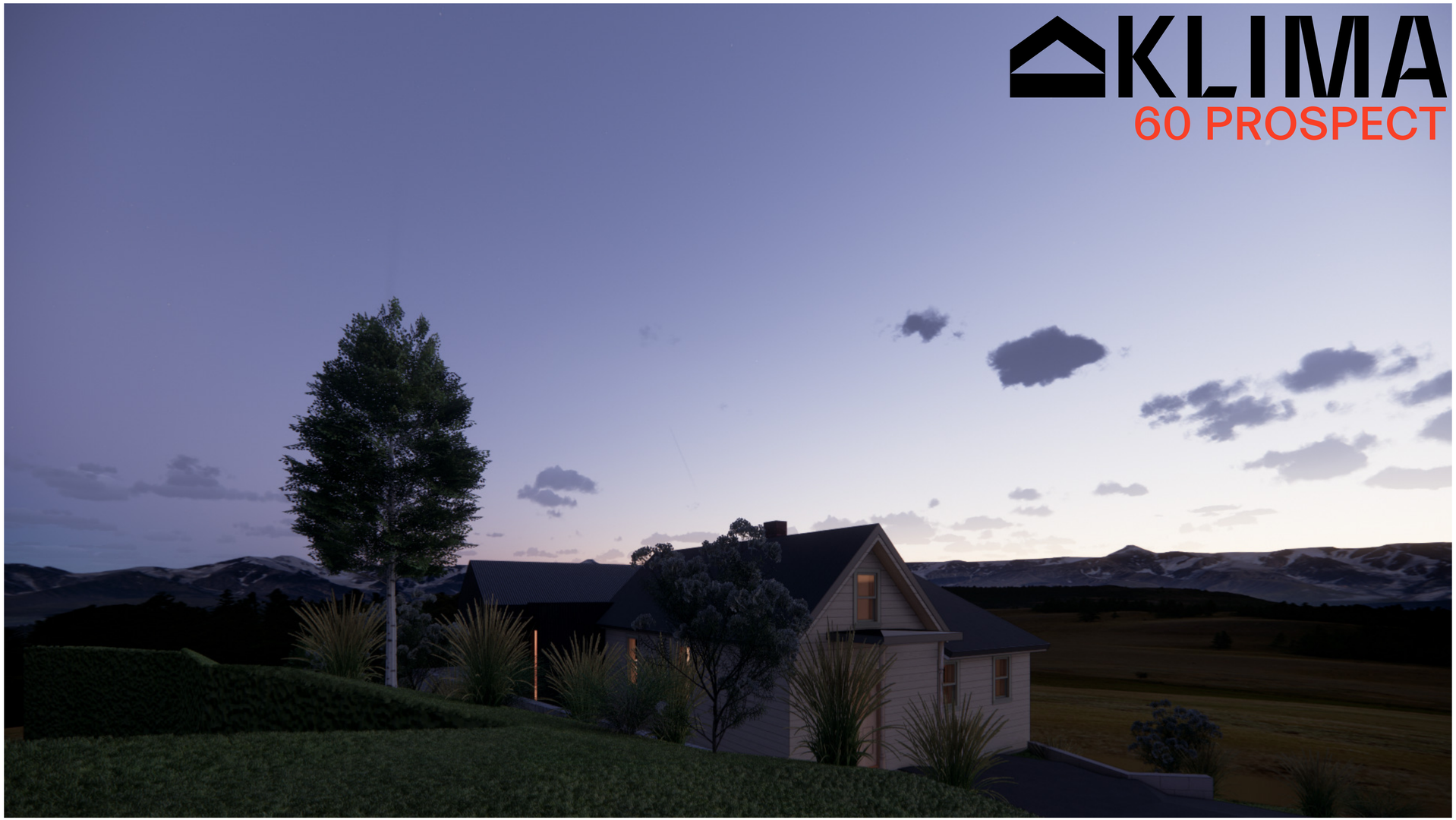
Lola Beatlebrox, Historic Preservation Board Chair

CC: Elissa Martin, Planning Project Manager

DRAFT

Attachment 1: Proposed Plans

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60 PROSPECT

SHEET LIST

0	COVER
G1	COVER SHEET
G2	RENDERINGS
N/A	SURVEY
C1	SITE PLAN
C2	SITE PLAN OVERLAY
A1	FLOOR PLAN
A2	FLOOR PLAN
A3	ROOF OVER TOPO
A4	ELEVATIONS
A5	ELEVATIONS
A6	SECTIONS

PROJECT INFORMATION

OWNER	LUKE FINNEY
ADDRESS	60 PROSPECT PARK CITY UT 84060
PARCEL ID	PC-233
SUBDIVISION AND LOT	NA
LOT SIZE	.05 AC

PROJECT TEAM

ARCHITECT	Chris Price / Jake Cusick KLIMA Architecture 435-513-2178 / chris@klimaarchitecture.com 801-404-8652 / jake@klimaarchitecture.com
STRUCTURAL ENGINEER	TBD
MECHANICAL ENGINEER	TBD
GENERAL CONTRACTOR	TBD

CODE

CODE	2021 IRC, AS AMENDED
CONSTRUCTION TYPE	Type VB, Light wood framing with steel

EXCAVATION SHALL NOT EXCEED 2:1 (H:V) SLOPE WITHOUT A CITY APPROVED GEOTECH SOILS REPORT

TOWER CRANES REQUIRE CITY APPROVAL PRIOR TO INSTALLATION. SUBMIT SITE PLAN AND AIR SPACE EASEMENT WITH ANY ADJACENT PROPERTY OWNERS IMPACTED.

GENERAL NOTES

1. All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
2. The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
3. All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
4. The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
5. The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
6. The General Contractor shall provide and maintain access to the premises at all times.
7. The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
8. The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
9. The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
10. No cutting or damage to building structural components will be allowed without written authorization from the Architect.
11. All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
12. Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
13. Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
14. Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
15. All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
16. No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
17. All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
18. All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
19. Door and window details are indicated on the Door and Window Schedules.



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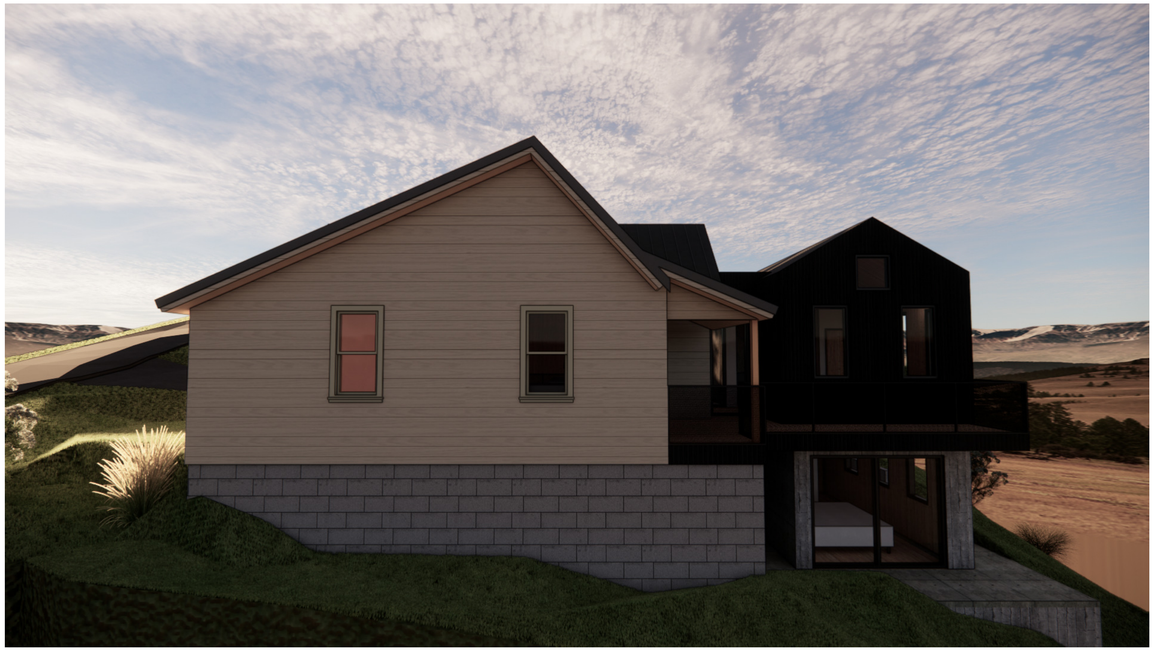
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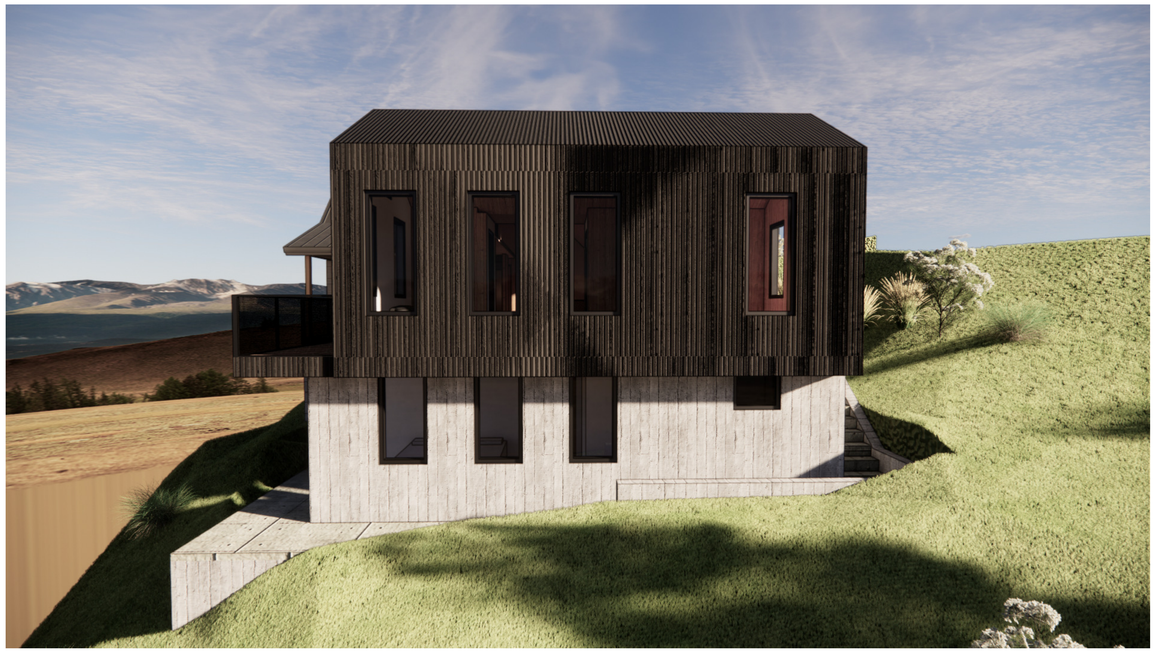
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COVER SHEET

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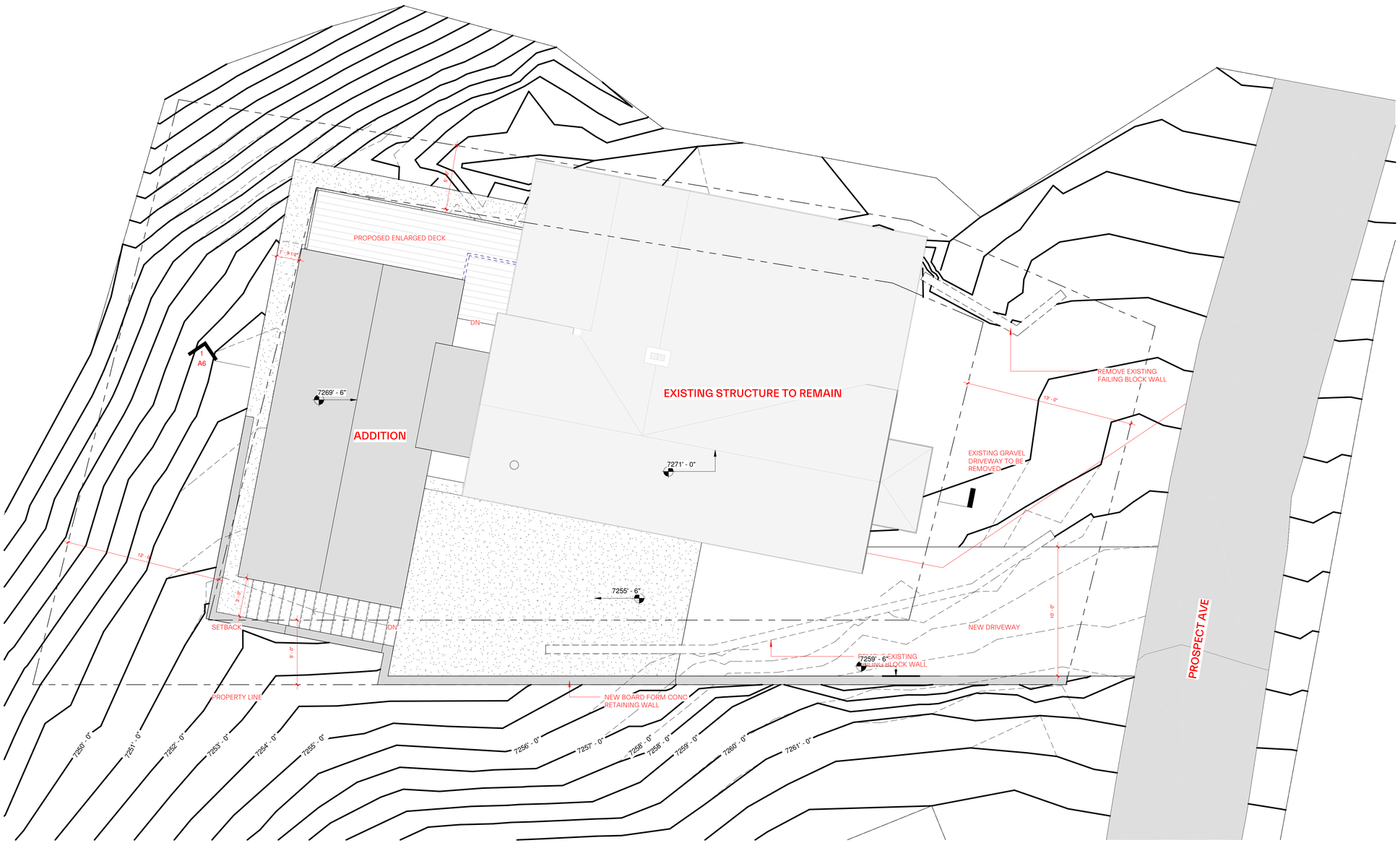
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G2

RENDERINGS

DATE 6/8/2026 3:31:28 PM



MAX BUILDING FOOTPRINT CALCULATIONS AS PER PARK CITY MUNICIPAL CODE 15-2.2-3
MAX FP=(A/2)x0.9^A/1875 1285.67=(3052.49/2)x0.9^3052.49/1875
MAX ALLOWABLE BUILDING FOOTPRINT = 1285.67 SQFT
PROPOSED BUILDING FOOTPRINT = 1142.86 SQFT

1 PROPOSED SITE PLAN
1/4" = 1'-0"

KLIMA ARCHITECTURE
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C1

SITE PLAN

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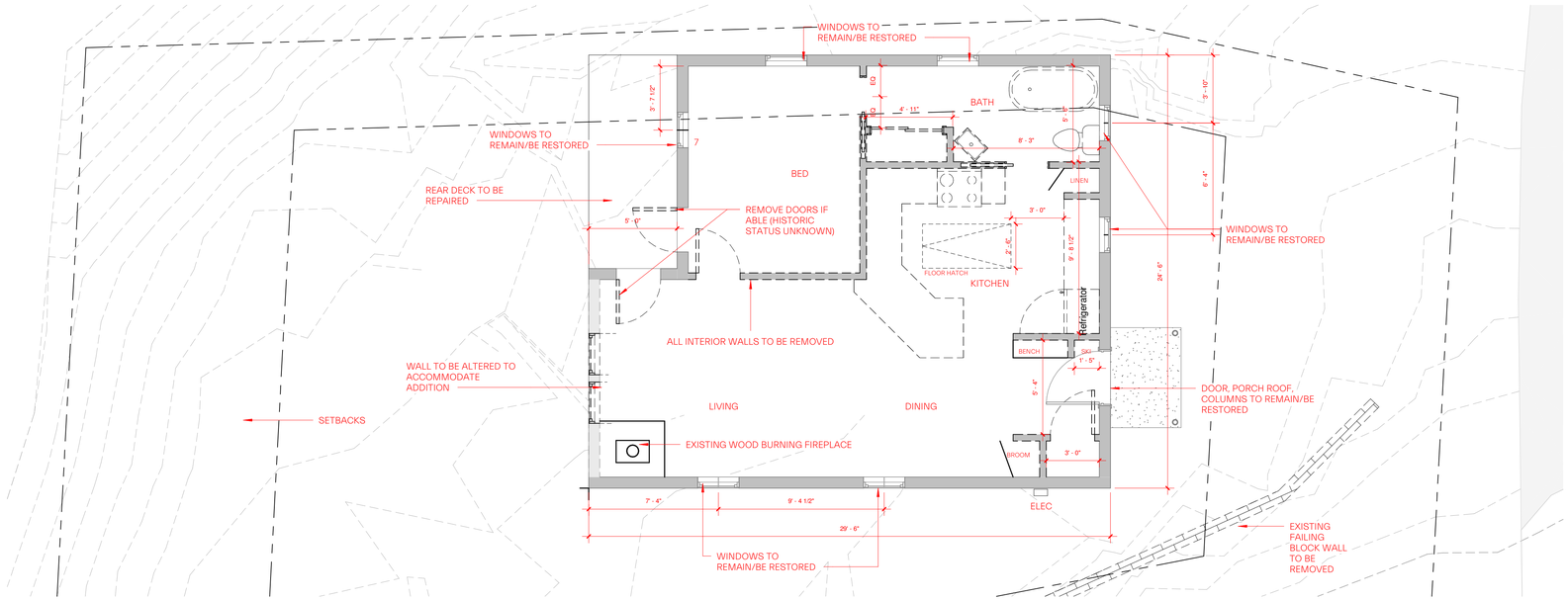
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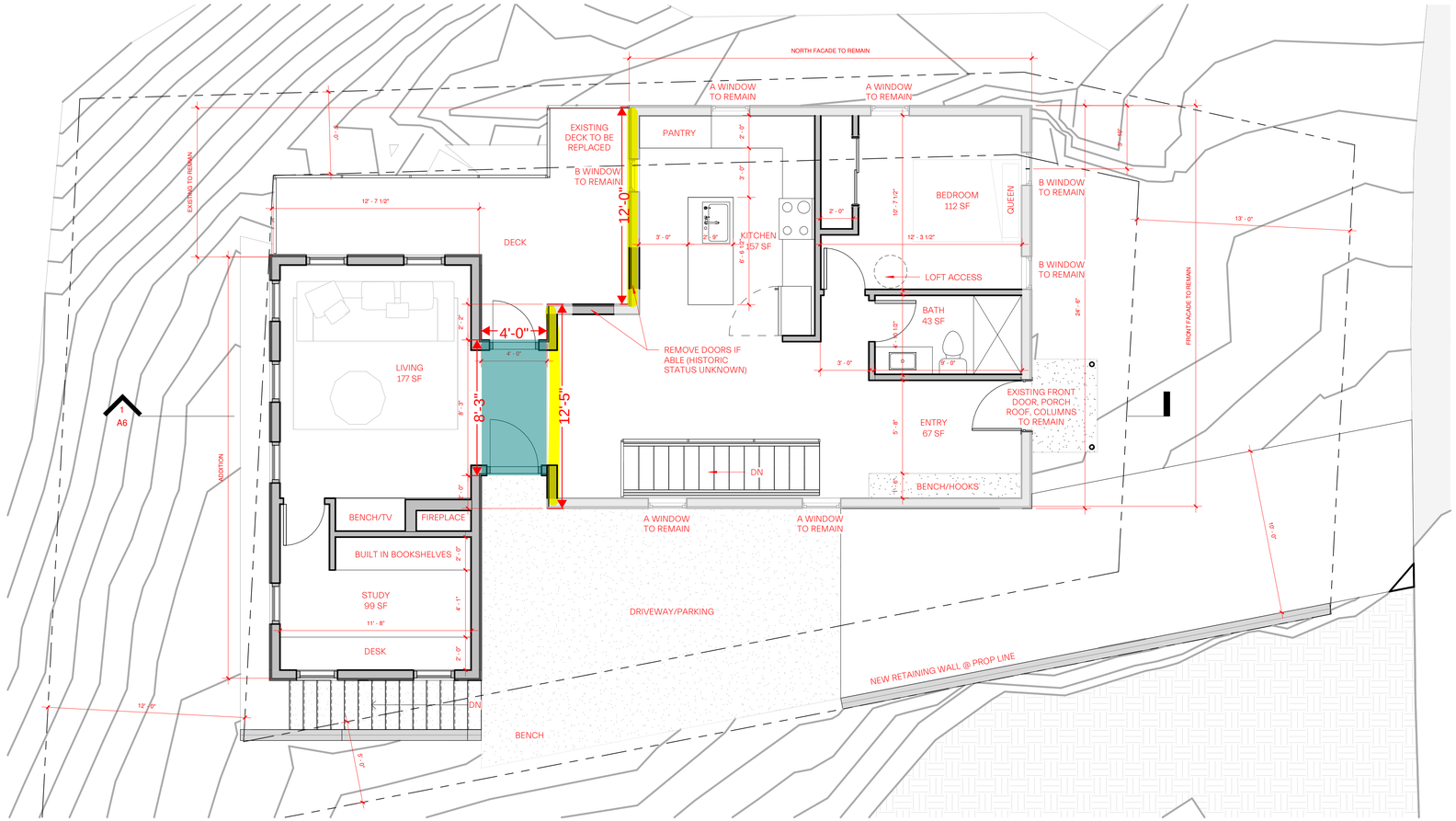
C2

SITE PLAN OVERLAY

DATE 6/8/2026 3:31:29 PM



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



2 PROPOSED MAIN LEVEL
1/4" = 1'-0"

MAX BUILDING FOOTPRINT CALCULATIONS AS PER PARK CITY MUNICIPAL CODE 15-2.2-3
MAX FP=(A/2)x0.9^A/1875 1285.67=(3052.49/2)x0.9^3052.49/1875
MAX ALLOWABLE BUILDING FOOTPRINT = 1285.67 SQFT
PROPOSED BUILDING FOOTPRINT = 1142.86 SQFT

GENERAL NOTES:

1. ALL INTERIOR WALLS & CEILINGS TO BE FINISHED WITH 1/2" SHEETROCK & PAINTED EXCEPT WHERE NOTED.
2. FIREBLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, & AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED ABOVE WHICH COULD AFFORD THE PASSAGE OF FLAMES, PER IRC R302.11 AND DRAFTSTOPPING PER IRC R302.12.
3. ALL OUTSIDE SHEATHING TO BE COVERED WITH TYVEC HOUSEWRAP OR SIMILAR WEATHER RESISTANT BARRIER.
4. ALL LATHING, PLASTERING AND INSTALLATION OF GYPSUM WALL BOARD TO COMPLY WITH CHAPTER 43.
5. ALL SHOWERS SHALL BE FINISHED TO A HEIGHT OF NO LESS THAN 70" ABOVE THE DRAIN INLET WITH NON-ABSORBENT MATERIALS PER IRC R307.2. 5/8" TYPE 'X' SHEETROCK IS REQUIRED ON WALLS & SOFFITS UNDER ANY ENCLOSED STAIRS.
6. A 4 MIL POLYETHYLENE TO BE INSTALLED OVER INSULATION ON COLD WALL APPLICATIONS AND UN-VENTED CEILINGS.
7. APPLY FLASHING & COUNTER FLASHING AT ALL EXTERIOR DOORS & WINDOWS.
8. ALL EXTERIOR WALLS TO HAVE A MIN. R-19 INSULATION VALUE.
9. ALL BATHROOMS TO HAVE A FAN VENTED DIRECTLY OUTSIDE CAPABLE OF OPENINGS INTO THE BUILDING OR THROUGH THE ERV.
10. NO JACUZZI MOTOR ACCESS THROUGH GROUTED TILE.
11. NO GAS LOG LIGHTERS ALLOWED IN BEDROOMS. GAS FIREPLACES MUST BE APPROVED FOR BEDROOM USE.
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15. EXTERIOR DECKS AND BALCONIES SHALL BE WATERPROOFED IF SEALED ON THE UNDERSIDE. DECK FRAMING SHALL SLOPE 1/4" PER FOOT.
16. MASTER FIREPLACE TO BE A U.L. APPROVED FULLY ENCLOSED GAS APPLIANCE. THE LISTING FOR ALL FIREPLACES SHOWN SHALL BE PROVIDED @ MECHANICAL INSPECTION. PROVIDE RECOMMENDED SEISMIC ATTACHMENT AT THIS TIME.
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18. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS. THEY MUST HAVE SELF-LATCHING HARDWARE PER IRCR502.5.1, INCLUDING STATE AMMENDMENTS.
19. HR FIRE WALL REQUIRED IN GARAGE. 5/8" TYPE X DRYWALL ON THE CEILING OF THE GARAGE WHERE THERE IS HABITABLE SPACE ABOVE. GYPSUM WALLBOARD APPLIED ON CEILING AND NAILED WITH 6D WALL BOARD NAILS OR SCREWED WITH 2" GRABBERS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. GYPSUM WALL BOARD TO BE APPLIED ON ALL WALLS ADJACENT TO LIVING AREA.
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21. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL
22. 4% OF THE FLOOR BEING VENTILATED.
23. THE SUBSTRATE FOR TILED WET AREAS SHALL CONFORM TO IRC R702.4.2.
24. A SEPARATE MECHANICAL, PLUMBING, ELECTRICAL & POWER TO PANEL PERMIT SHALL BE REQUIRED.
25. SHOWER ACCESS OPENING SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF NOT LESS THAN 22 INCHES PER IRC P2708.1.1.
26.

HEAD ROOM

1. MIN. HEADROOM FOR BEDROOM & HABITABLE SPACES = 7' - 6"
2. MIN. HEADROOM FOR OTHER SPACES (HALLS, ETC) = 7' - 0"

EGRESS WINDOWS

3. FINISHED SILLS MUST BE WITHIN 44" OF THE FINISHED FLOOR.
4. CLEAR AREA MIN. OF 5.7 SQ. FT.
5. HEIGHT MIN. NOT LESS THAN 24"
6. WIDTH MIN NOT LESS THAN 20"

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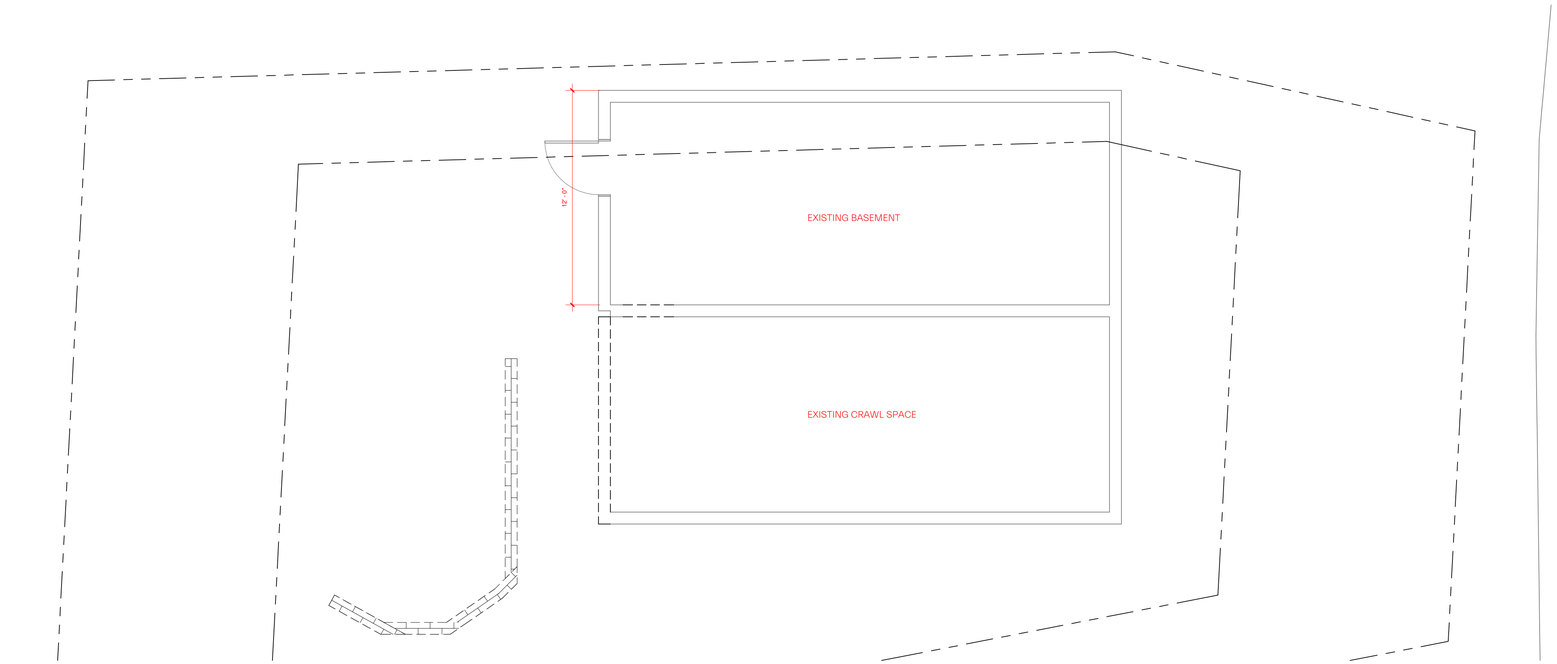
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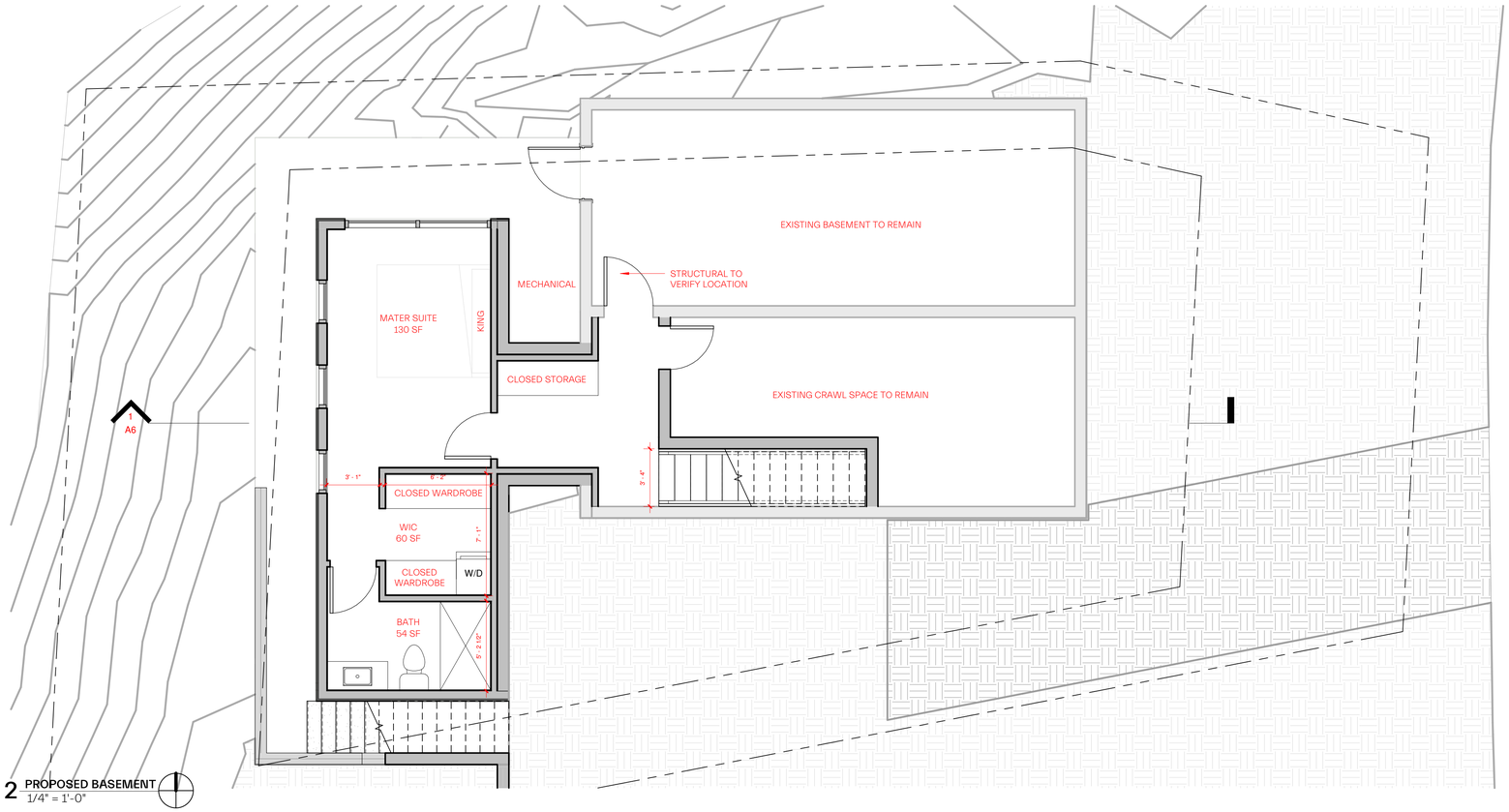
A1

FLOOR PLAN

DATE 6/8/2026 3:31:30 PM



1 **EXISTING BASEMENT**
1/4" = 1'-0"



2 **PROPOSED BASEMENT**
1/4" = 1'-0"

GENERAL NOTES:

1. ALL INTERIOR WALLS & CEILINGS TO BE FINISHED WITH 1/2" SHEETROCK & PAINTED EXCEPT WHERE NOTED.
2. FIREBLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, & AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED ABOVE WHICH COULD AFFORD THE PASSAGE OF FLAMES PER IRC R302.11 AND DRAFTSTOPPING PER IRC R302.12.
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11. NO GAS LOG LIGHTERS ALLOWED IN BEDROOMS. GAS FIREPLACES MUST BE APPROVED FOR BEDROOM USE.
12. APPROVAL NO. FOR FIREPLACES TO BE PROVIDED AT 4-WAY INSPECTION.
13. INSPECTIONS ARE REQUIRED FOR ALL STUCCO INSTALLATIONS. PROVIDE SPECS. AND INSTALLATION STANDARDS FOR ANY SYSTEM USED.
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HEAD ROOM

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EGRESS WINDOWS

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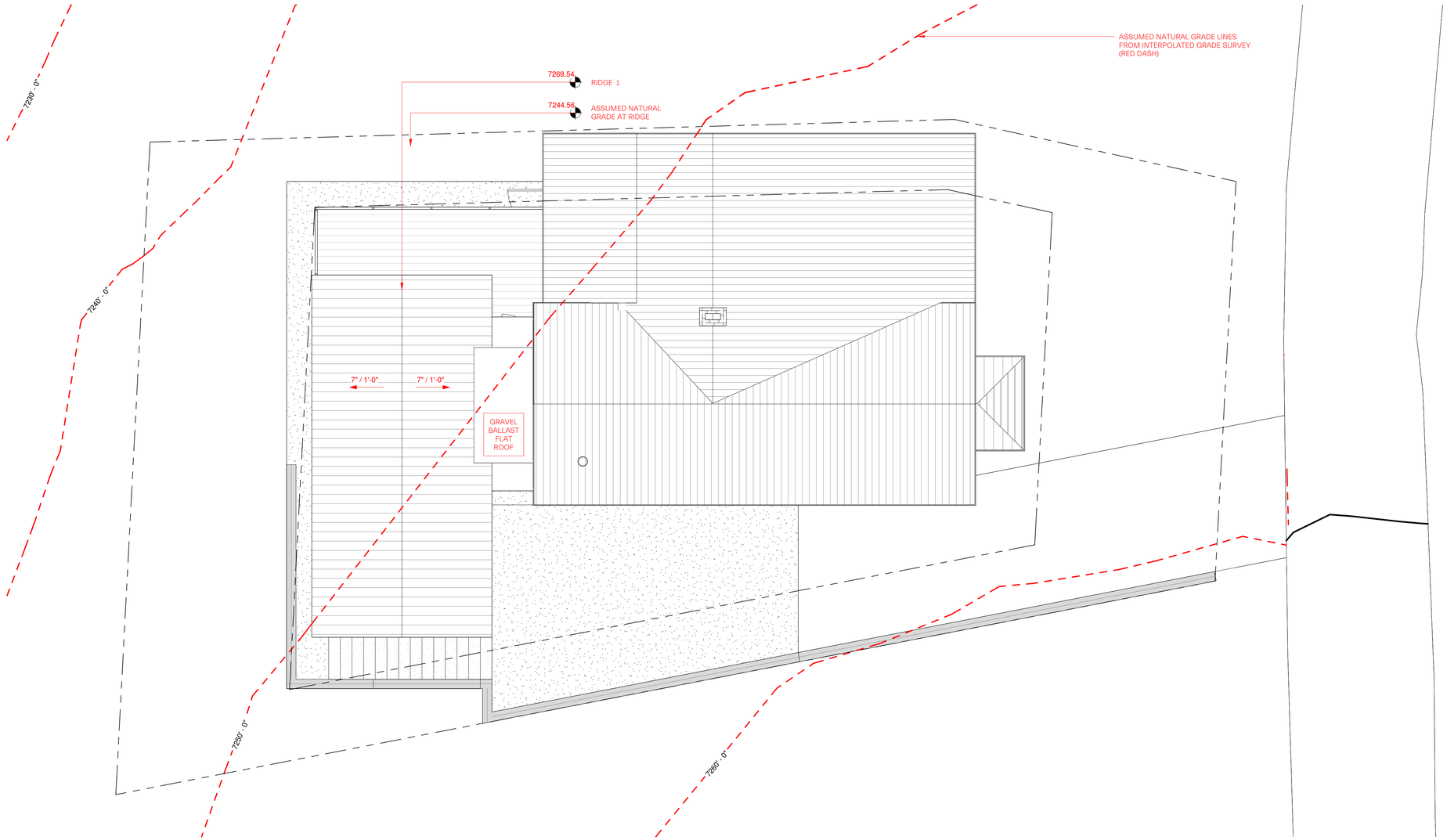
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A2

FLOOR PLAN

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1 ROOF OVER ASSUMED NATURAL GRADE TOPO
1/4" = 1'-0"

RIDGE HEIGHT CALCULATIONS

RIDGE	ASSUMED NATURAL GRADE	RIDGE HEIGHT	HEIGHT OVER ASSUMED NATURAL GRADE	ALLOWABLE HEIGHT
RIDGE 1	7244.56'	7269.54'	24.98'	27.0'

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435-513-2178

60 PROSPECT

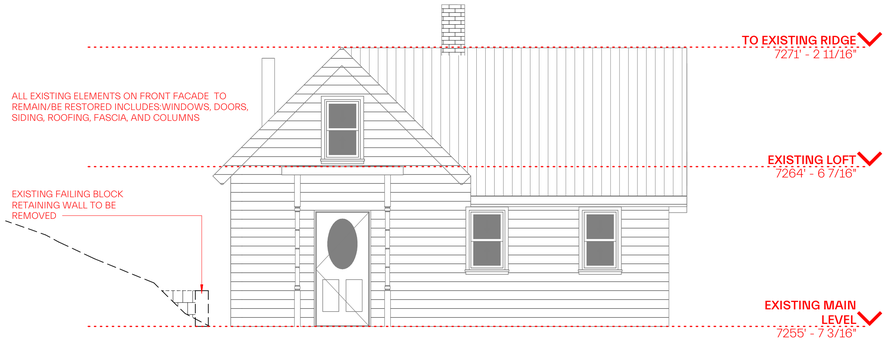
60 PROSPECT AVE
PARK CITY UT
84060

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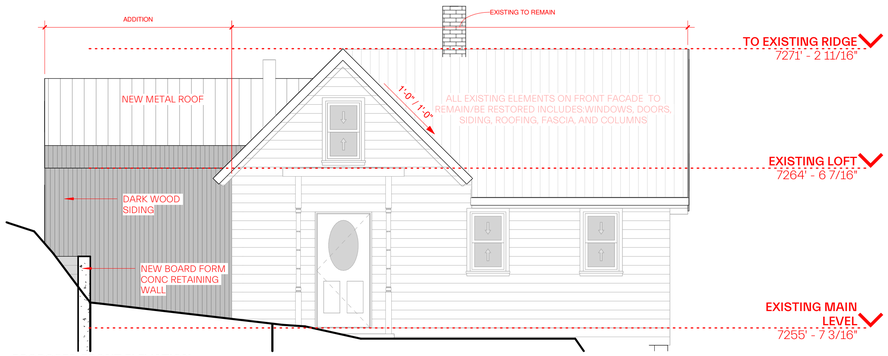
A3

ROOF OVER TOPO

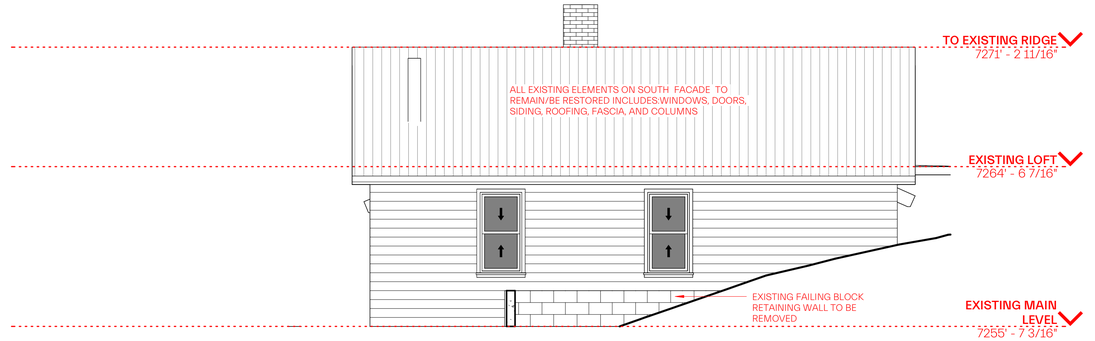
DATE 6/8/2026 3:31:30 PM



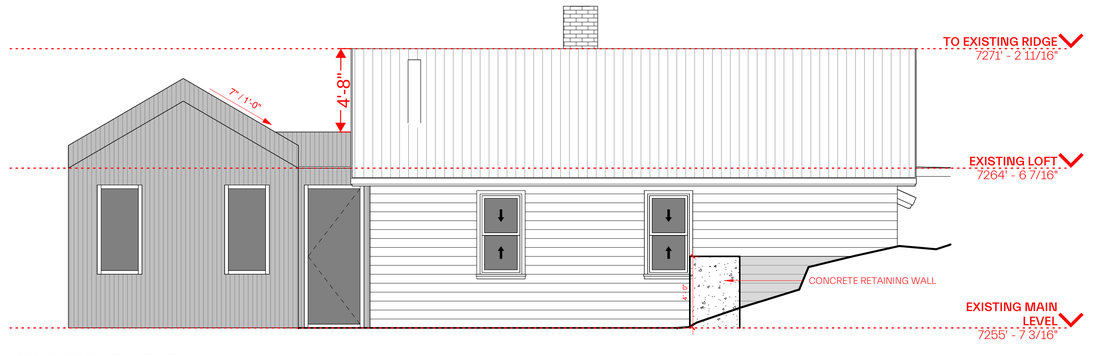
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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



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

KLIMA

KLIMA ARCHITECTURE
4376 N FORESTDALE DR
UNIT #5
PARK CITY UT 84098
435-513-2178

60 PROSPECT

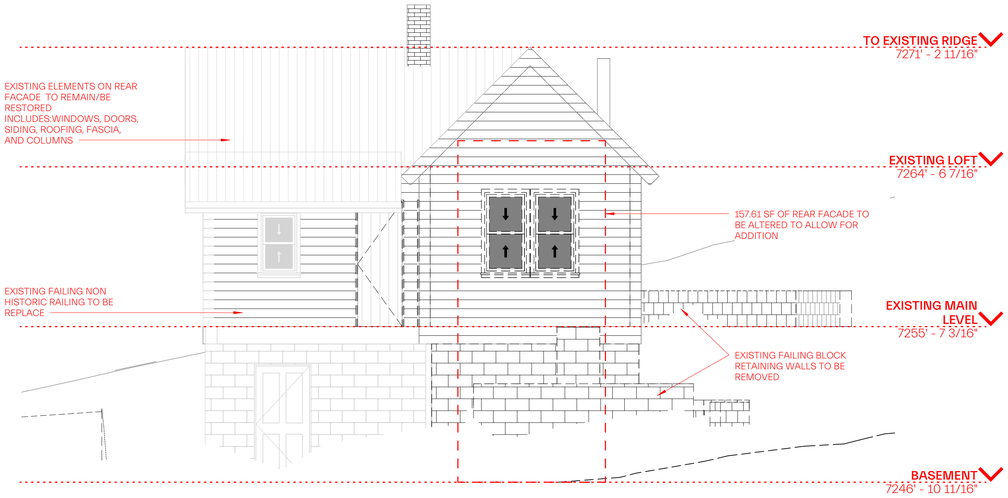
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PARK CITY UT
84060

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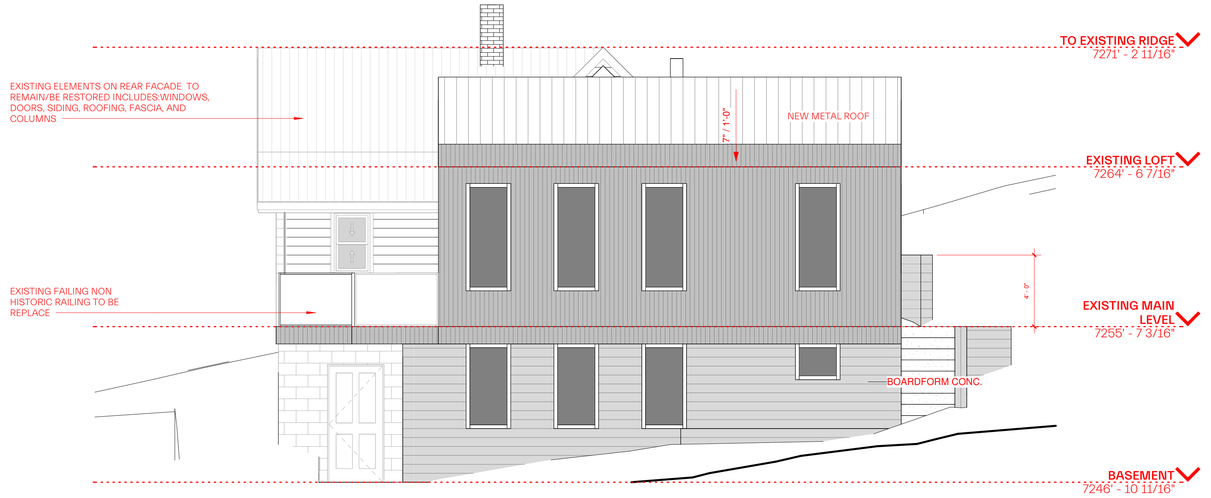
A4

ELEVATIONS

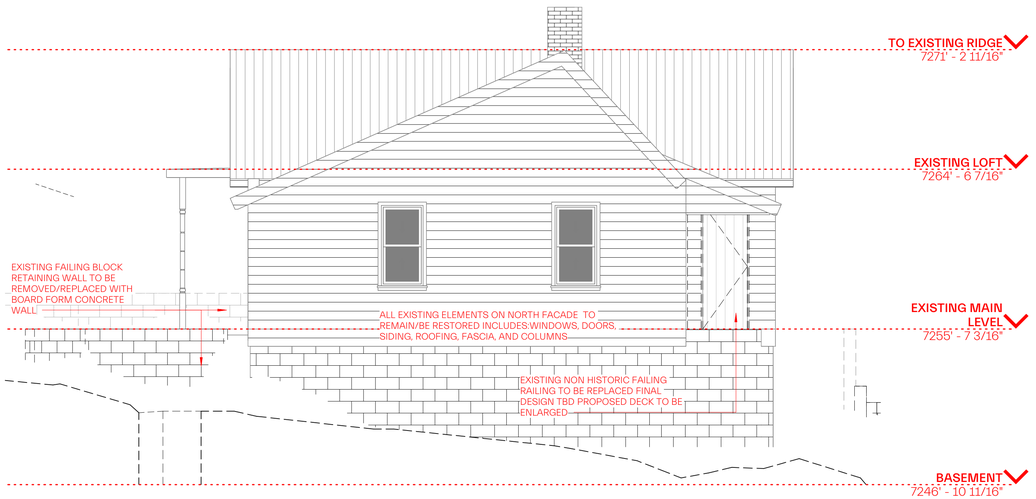
DATE 6/8/2026 3:31:31 PM



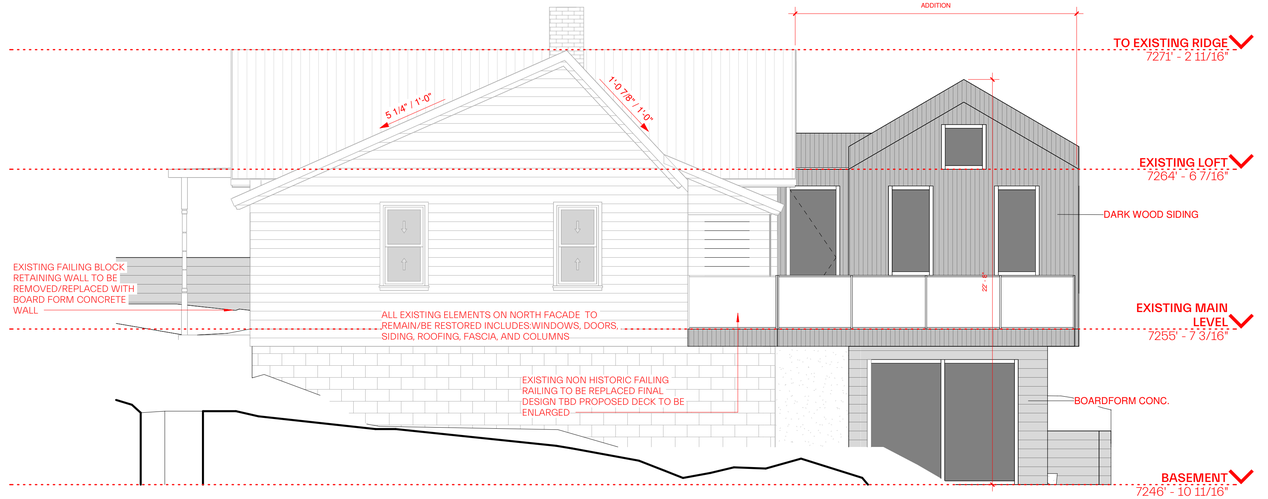
1 EXISTING REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"



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



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

KLIMA

KLIMA ARCHITECTURE
4376 N FORESTDALE DR
UNIT #5
PARK CITY UT 84098
435-513-2178

60 PROSPECT

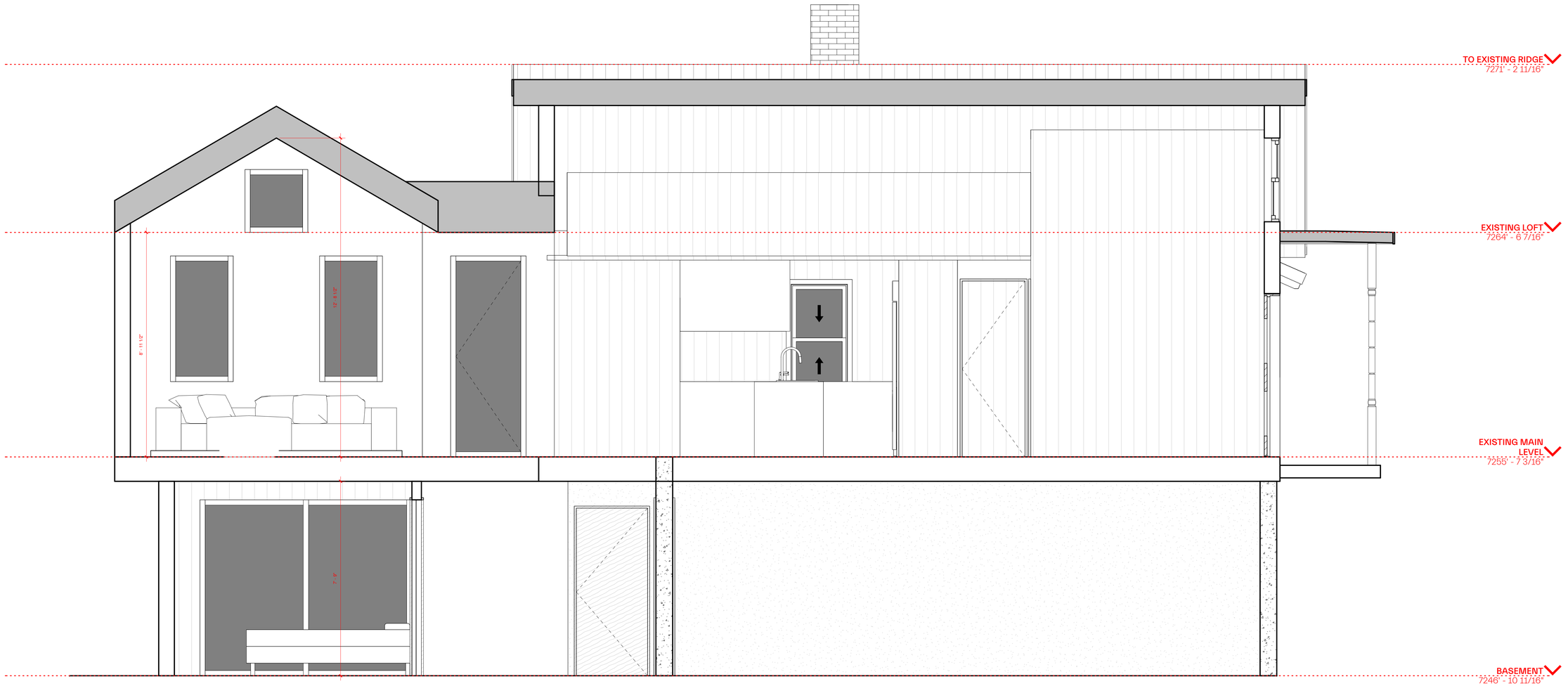
60 PROSPECT AVE
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A5

ELEVATIONS

DATE 6/8/2026 3:31:32 PM



1 SECTION 1
1/2" = 1'-0"

KLIMA

KLIMA ARCHITECTURE
4376 N FORESTDALE DR
UNIT #5
PARK CITY UT 84098
435-513-2178

60 PROSPECT

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A6

SECTIONS

DATE 6/8/2026 3:31:32 PM

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: BLOCK RETAINING WALLS

This involves: ☐ An original part of the building

X A later addition Estimated date of construction: 1990

Describe existing feature:

BLOCK RETAINING WALLS

GRAVEL DRIVEWAY

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

BLOCK RETAINING WALLL SHOWING SIGNS OF FAILURE.

GRAVEL DRIVEWAY IN POOR CONDITION

Photo Numbers: 1,2 Illustration Numbers: _____

2. Structure

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

Element/Feature: CINDER BLOCK FOUNDATION, WOOD FRAMING

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

CINDER BLOCK FOUNDATION, WOOD FRAMING

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

CINDER BLOCK FOUNDATION, WOOD FRAMING IN VARRYING CONDITION VARIOUS ELEMENTS TO REQUIRE REPAIR/ REPLACEMENT. HOME HAS NOT YET BEEN ELVAUATED BY A STRUCTURAL ENGINEER.

Photo Numbers: 3,4 Illustration Numbers: _____

3. Roof

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

Element/Feature: STANDING SEAM METAL ROOF

This involves: ☐ An original part of the building

X A later addition

Estimated date of construction: 2005

Describe existing feature:

STANDING SEAM METAL ROOF

Describe any deficiencies:

Existing Condition: ☐ Excellent X Good ☐ Fair ☐ Poor

Photo Numbers: 5

Illustration Numbers: _____

4. Chimney

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

Element/Feature: BRICK CHIMNEY + METAL FLUE

This involves: X An original part of the building

X A later addition Estimated date of construction: _____

Describe existing feature:

BRICK CHIMNEY + METAL FLUE

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

BRICK CHIMNEY HAS BEEN ABANDONED INTERNALLY. EXPOSED METAL FLUE BELIEVED TO BE A LATER ADDITION.

Photo Numbers: 1,5 Illustration Numbers: _____

5. Exterior Walls

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

Element/Feature: WALLS

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

[ ] A later addition Estimated date of construction: _____

Describe existing feature:

WOOD FRAMED WALLS WITH WOOD SIDING

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

WALL STRUCTURE HAS NOT BEEN EVAULUATED BY STRUCTURAL ENGINEER YET. EXTERIOR WOOD SIDING IN POOR CONDITION.

Photo Numbers: 2,3 Illustration Numbers: _____

6. Foundation

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

Element/Feature: FOUNDATION

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

CINDER BLOCK/
CONCRETE
FOUNDATION NOT YET
EVALUATED BY STRUC
ENG. VISUALLY IN OKAY
CONDITION

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

CINDER BLOCK/
CONCRETE
FOUNDATION NOT YET
EVALUATED BY STRUC
ENG. VISUALLY IN OKAY
CONDITION

Photo Numbers: 3,4 Illustration Numbers: _____

7. Porches

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

Element/Feature: FRONT PORCH

This involves: X An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

FRONT PORCH
COLOUMNS/ROOF
COLUMNS BELIEVED TO
BE ORIGINAL ROOF HAS
BEEN REPLACE BY
METAL ROOF

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

WOOD COLUMNS
SHOWING SIGNS OF
DECAY

Photo Numbers: 6 Illustration Numbers: _____

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

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

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

NA

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

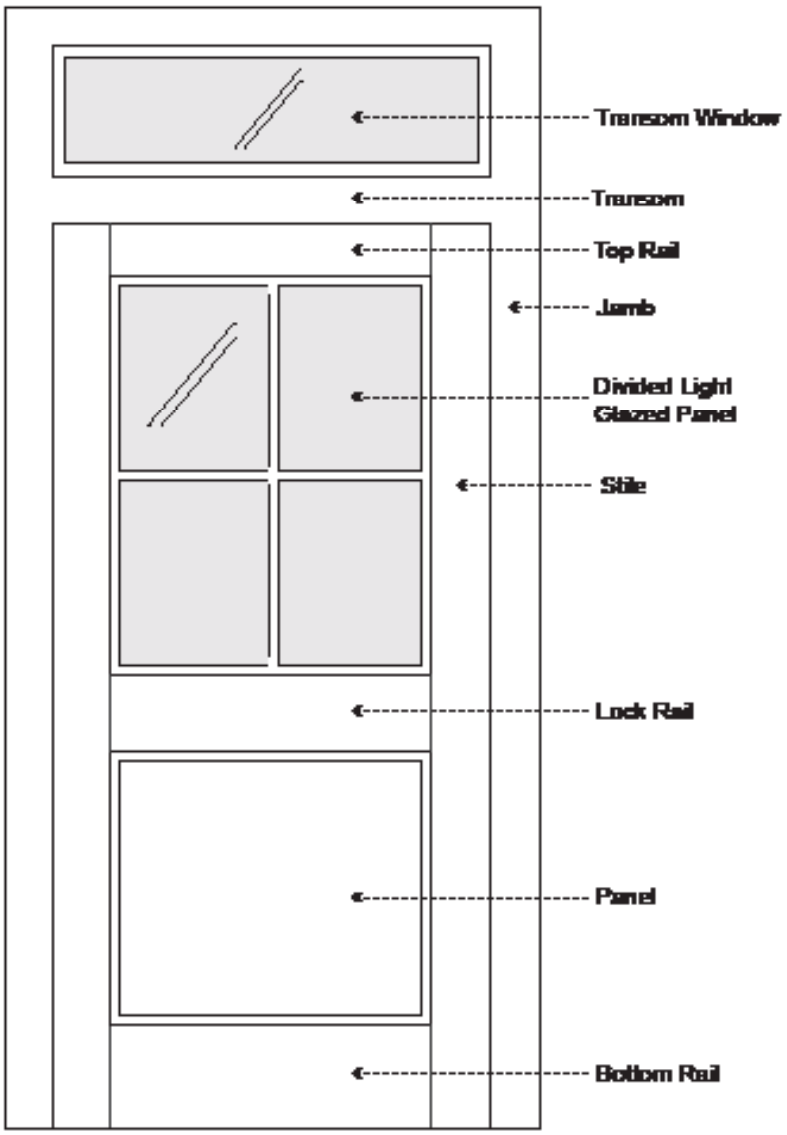
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

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

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



Door Survey Form

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

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 3

Number of doors completely missing: _____

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

Number of doors to be replaced: 3

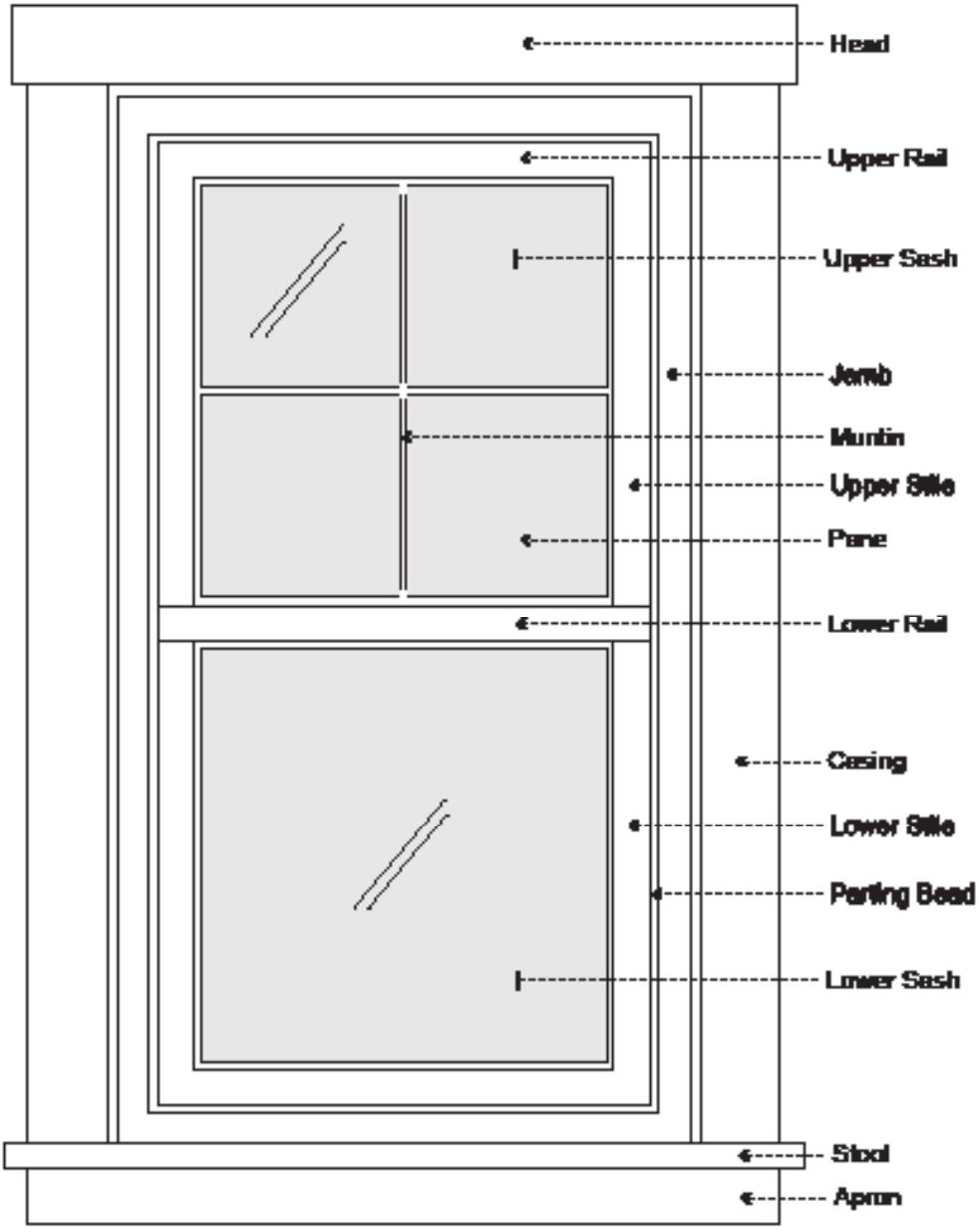
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
E1	POOR	NOT ORIGINAL FAILING AIR SEAL	6	NO
E2	POOR	NOT ORIGINAL FAILING AIR SEAL	3,4	NO
E3	POOR	NOT ORIGINAL FAILING AIR SEAL	3,4	NO
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



Window Survey Form

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

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows _____

Number of windows completely missing: _____

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

Number of windows to be replaced:_____

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	POOR	ALL WINDOWS IN POOR CONDITION. FAILING AIR SEAL, FUNCTIONALITY SEVERLY DIMENINISHED,TRIM ROTTING	PHOTOS 1,2,3, 6,7,8	UNKNOWN
2	POOR			UNKNOWN
3	POOR			UNKNOWN
4	POOR			UNKNOWN
6	POOR			UNKNOWN
7	POOR			UNKNOWN
8	POOR			UNKNOWN
9	POOR			UNKNOWN
	Fair			
	Fair			
	Fair			
	Fair			

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

11. Interior Photographs

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

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

INTERNAL REMODEL WAS ABONDED BY PREVIOUS
OWNER DEMO'D DOWN TO STUDS

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

Photo Numbers: _____ Illustration Numbers: _____

Site Design

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

Element/Feature: BLOCK RETAINING WALL

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:

FAILING BLOCK RETAINING
WALL TO BE REPLACE WITH A
BOARDFORM CONCRETE
RETAINING WALL

Structure

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

Element/Feature: STRUCTURE

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

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

STRUCTRUE TO BE
EVAULATED BY STRC. ENG
AND REHABED AS REQ. TO
MIMIC HISTORICAL ELEMENTS

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: STANDING SEAM METAL ROOF

This involves:
- [X] Preservation
- [ ] Restoration
- [ ] Reconstruction
- [ ] Rehabilitation

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

NON HISTORIC ROOF TO REMAIN

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: BRICK CHIMENY

This involves:
- [ ] Preservation
- [ ] Restoration
- [ ] Reconstruction
- [X] Rehabilitation

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

BRICK CHIMNEY TO REPAIRED TO HISTORIC CONDITION. METAL CHIMNEY FLUE TO BE REMOVED

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: WOOD SIDING

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction X Rehabilitation

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

WOOD SIDING TO BE REPARIED TO HISTORIC CONDITION REPLACEMENT ONLY WHEN UNSALVAGABLE

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Foundation

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

Element/Feature: FOUNDATION

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

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

FOUNDATION TO BE
ELVAUTATED BY STRC.
ENG. REPAIRS AS REQ.

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
- X Rehabilitation

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

PORCH COLUMNS TO BE
REPAIRD OR REPLACED
AS REQUITED TO MATCH
EXISTING COLUMNS

Doors

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction X Rehabilitation

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

DOOR LOCATIONS TO REMAIN REPAIR FRONT DOOR/REPLACE IF REQUIRED. IF REPLACED TO MATCH EXISITNG NON HISTORIC WHITE DOORS TO BE REPLAED TO A MORE COHEASIVE DOOR

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction X Rehabilitation

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

WINDOWLOCATIONS TO REMAIN/BE REPAIRED TO GREATEST EXTENT POSSIBLE.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Additions

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

ADDITION AT REAR OF HOME AS PER PLANS. SMALL PORTION OF REAR OF HOME TO BE ALTERED TO ALLOW FOR ATTACHEMENT OF NEW STRUCTURE AS PER PLANS.

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… CHRIS PRICE/JAKE CUSICK LISCENED ARCHITECTS KLIMA ARCHITECTURE

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. LISCENED ARCHITECTS

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/he CHRIS PRICE/JAKE CUSICK LISCENED ARCHITECTS KLIMA ARCHITECTURE

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. CHRIS PRICE/JAKE CUSICK LISCENED ARCHITECTS KLIMA ARCHITECTURE

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. SEE HISORIC SITE INVENTORY

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. OWNER TO PROVIDE

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: 2.24.26

Name of Applicant: JAKE CUSICK



1



2



3



4



5



6



7



8

KLIMA












SUMMIT






DO NOT ENTER
UNSAFE TO OCCUPY




BFI








Caradco

HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Nellie Trevithic House

Address: 60 Prospect Street

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-233

Current Owner: Philip F. Hughes (Philip D. Hughes rev. living trust)

Legal Description (include acreage): LOT 7 BLK 18 PARK CITY SURVEY CONT 0.05 AC M31-705-706-707 2122-1612 PHILIP F HUGHES M31-707 & PHILIP D HUGHES REVOCABLE LIVING TRUST 2122-1612

STATUS / USE

Original Use: single dwelling

Current Use: single dwelling

Property Type:	National Register of Historic Places:	Evaluation:
■ Building	☐ Eligible	☐ Landmark Site
☐ Structure	■ Ineligible	■ Significant Site
☐ Site	☐ Listed, Date:	☐ Non Historic

DOCUMENTATION

Photographs:	Research Sources:		
■ Tax Photos	■ Sanborn Maps	■ City/ County Histories	☐ Newspapers
■ Prints:	☐ tax Card	☐ Personal Interviews	☐ Other:
☐ Historic	■ Census Records	■ Park City Museum	

DESCRIPTION

Architectural Style: Cross-wing type

No. Stories: 1.5

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

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

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

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

Foundation: Concrete

Roof: Cross-wing form sheathed in metal material

Windows/Doors: Double-hung sash type. Entry door is frame-and-panel with an oval light

Additions: ☐ Major ■ Minor ☐ None

Alterations: ■ Major ☐ Minor ☐ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ■ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

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

60 Prospect Street is a cross-wing type house that has undergone several modifications. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The front gable was added and brought forward to match the wall of the enclosed porch. Roof pitches have been altered. Sanborn maps indicate that the house as shown in the c. 1940 tax photo was not original but had been added to significantly up to that point in time. The current house has a cross gable roof that is sheathed with standing seam metal. The walls are clad with drop-novelty wood siding. The windows all appear to be one-over-one double hung sash type windows, with one present in the gable of the cross-wing and two present on the front face of the stem wing. The door is a wood frame and panel door with an upper oval light. The porch is covered by a low pitched shed roof that attaches to the house in the gable of the cross-wing. The porch roof is supported by lathe turned wood piers. The cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

☐ Settlement & Mining Boom Era (1868-1893)

■ Mature Mining Era (1894-1930)

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

Narrative Statement of Significance:

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

This house was built between 1889 and 1900, judging from the Sanborn Insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and may have been used to house workers at that time. The first individual to own the property was Nellie Trevithic. No information could be found on her, except that she sold the house in 1919 to Jesse Clark.

The only Jesse Clark that could be found at this time lived in Salt Lake City during the 1920 census, so it is possible that the house may have been rented out. It does not appear on that census indicating that it was vacant at that time. The house was sold to Albert Lanyon in 1922.

Albert Lanyon appears on the 1920 census, at that time living as a boarder at the Alliance Tunnel. He worked as a miner, and was single at that time. The title history indicates that he was married shortly after, as it shows he purchased the house with his wife. No other information could be found on them. They sold the house in 1927 to Dwight Ward.

Dwight Ward appears on the 1930 census for College, Utah. It is unknown if hand and his wife ever lived in this house. He worked at that time as a farmer. They sold the house in 1928 to J.V. Thompson.

It is likely that J. V. Thompson may be Willard J Thompson, who is noted as living in and owning the house during the 1930 census. He lived there with his wife Bella and his son in law, and worked as a timberman. They continued to live in the house during the 1940 census, at which time Willard was working as a mason. They retained the property for ten more years before selling it. It is currently owned by Phillip Hughes.

REFERENCES

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

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

60 Prospect St, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940







60 Prospect Street. Northeast oblique. November 2013.



60 Prospect Street. East elevation. November 2013.

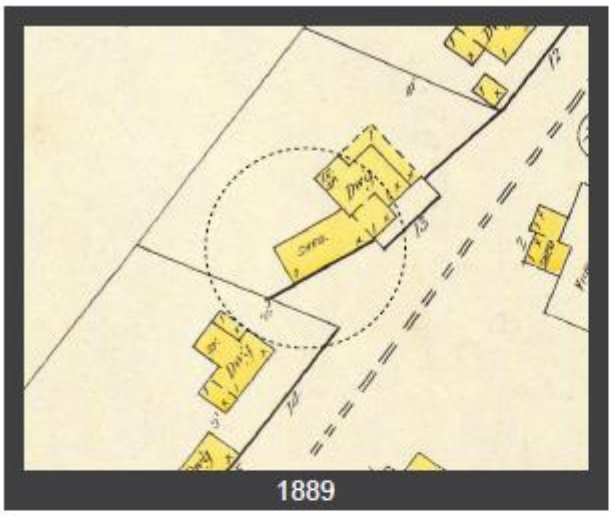


60 Prospect Street. Southeast oblique. November 2013.

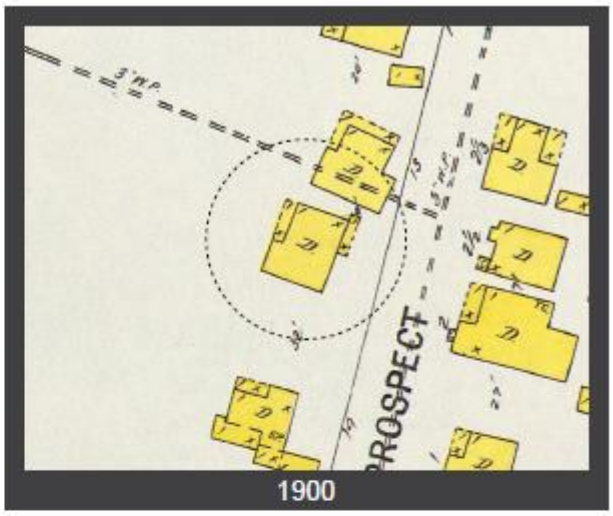
MAPS

60 Prospect St, Park City, Summit County, Utah

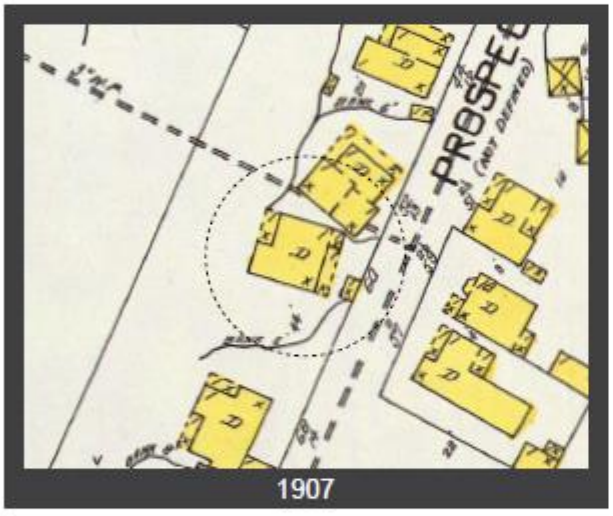
Intensive Level Survey—Sanborn Map history



1889



1900



1907



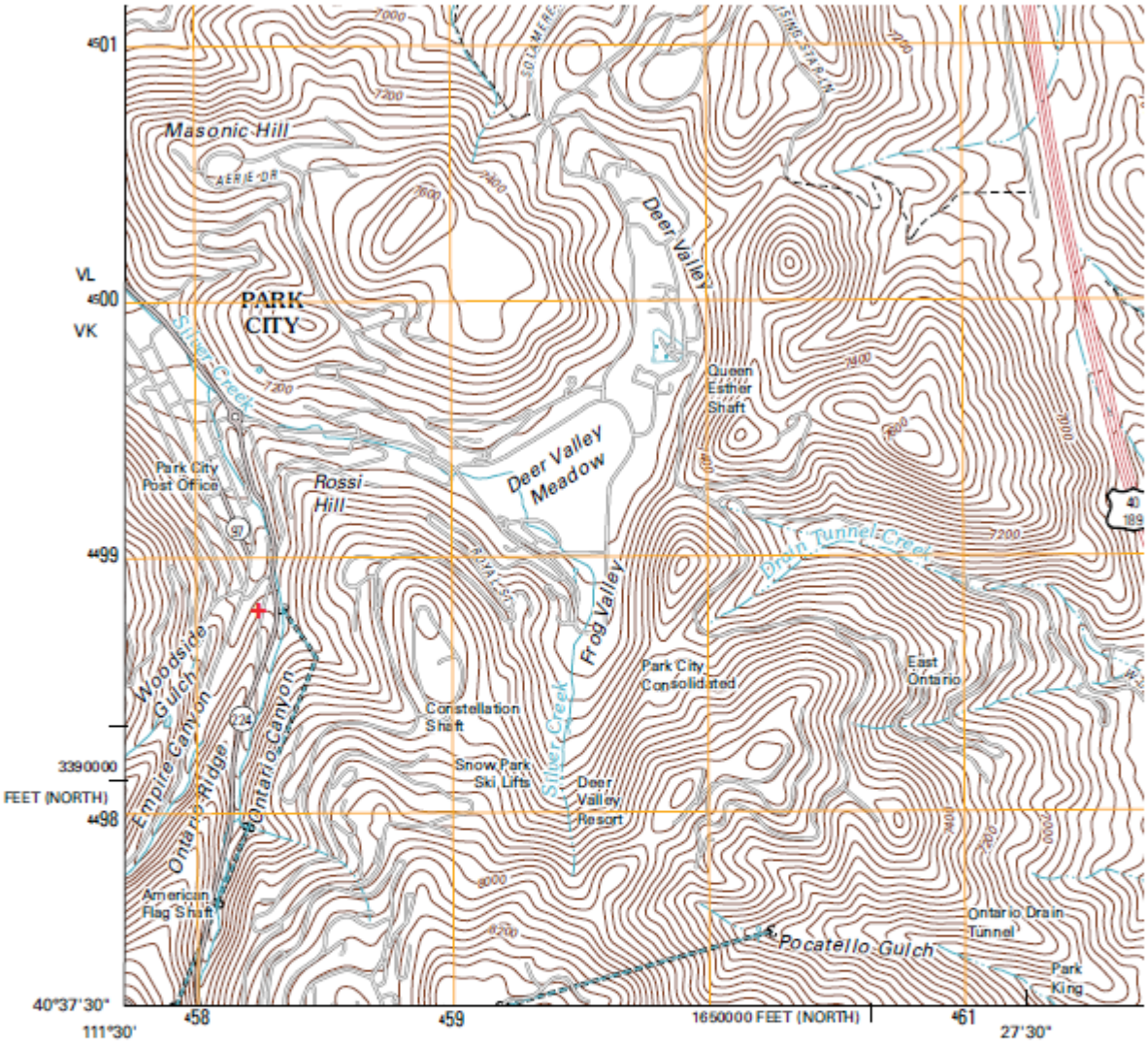
1929



1941

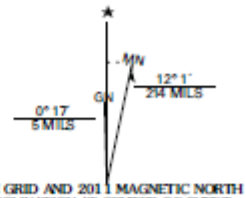
60 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—USGS Map

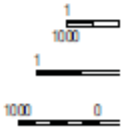


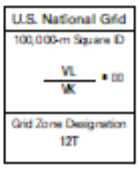
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 12T
10 000-foot ticks: Utah Coordinate System of 1983
(north and central zones)

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



UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET





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

TITLE SEARCH FORM

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

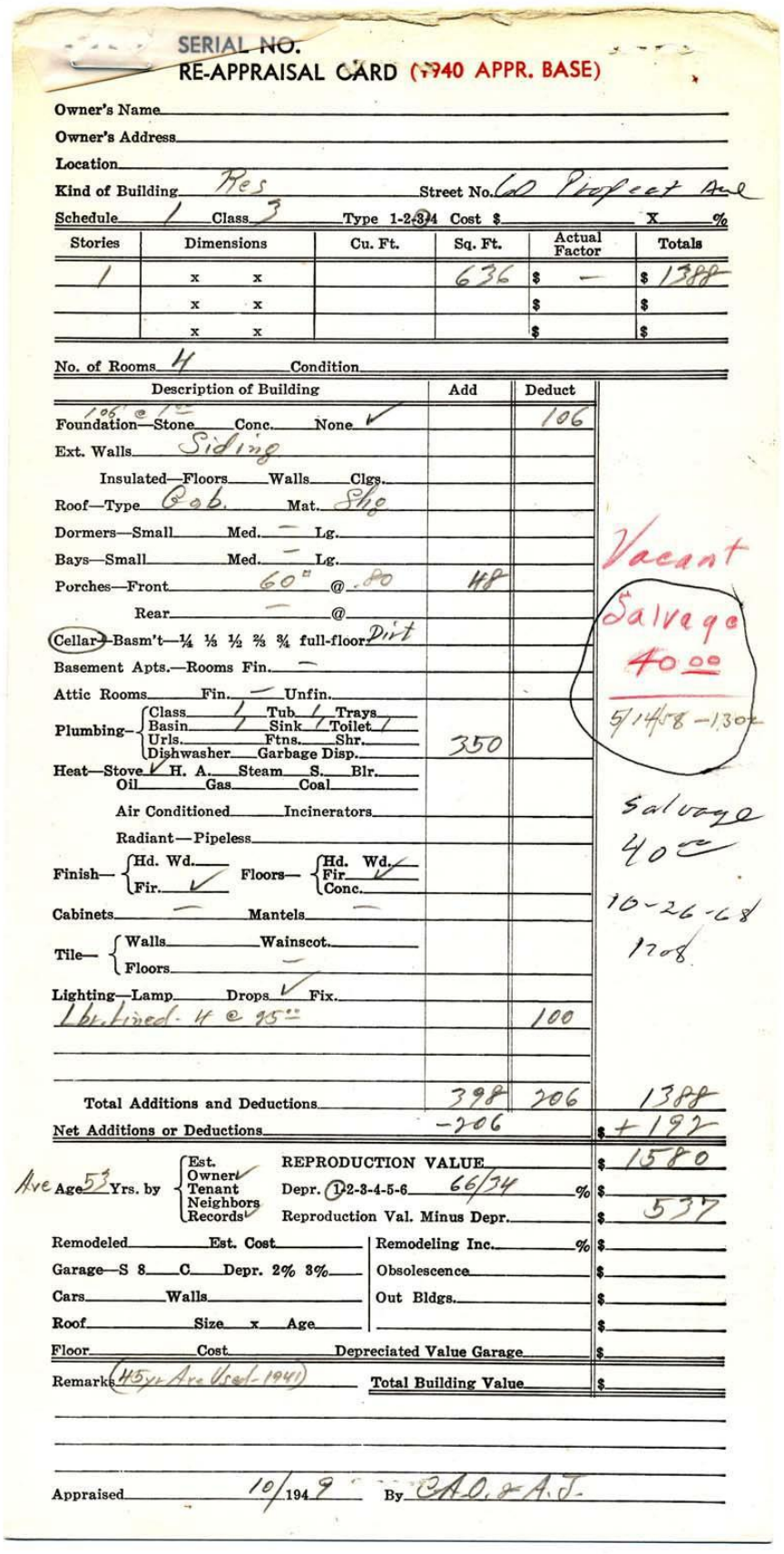
Address: 60 Prospect Street
City: Park City, UT
Current Owner: Philip F. Hughes (in trust)
Address: (see historic site form for address)

Tax Number: PC-233
Legal Description (include acreage): PC BK18 L7 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
7/22/1903	Frank Frythall & wife	Marion Goodell	Q.C.		"7"
12/16/1907	County Treasurer	Summit County	Tax Sale		[L3-8, 11-12] "Assessed to D.C. McLaughlin"
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L3-7, 10-12]
5/13/1916	W.I. Snyder	Nellie Trevithic	W.D.		"7"
8/9/1919	Nellie Trevithic	Jesse S. Clark	W.D.		
5/8/1922	Jesse S. Clark	Albert H. Lanyon, et ux	Deed		
9/6/1927	Albert H. Lanyon, et ux	Dwight Z. Ward	W.D.		
9/6/1927	Dwight Z. Ward	State Bank Park City	Mtg.		
8/8/1928	Dwight Z. Ward	J.V. Thompson	W.D.		
9/23/50	Willard S. Thompson et ux	Paul F. Williams et ux	W.D.		
10/6/1958	Summit County	R.E. Whitney	Q.C.D.		[following 1957 tax sale]
2/17/1959	R.E. Whitney et ux	Rod P. Dixon	Q.C.D.		
2/20/1962	Rod P. & Katie L. Dixon	J.J. Sweeney & J.M. & M.W. Wallace	Q.C.D.		
12/31/1962	J.M. & M.W. Wallace	J.J. Sweeney et ux	Q.C.D.		
6/29/1971	John J. & Virginia V. Sweeney	Philip F. & Karen W. Hughes	Q.C.D.		
6/25/1993	Karen W. Hughes	Philip D. Hughes	Q.C.D.		[now Philip D. Hughes rev. living trust]

Researcher: John Ewanowski, CRSA Architecture

Date: 9/24/2014



SERIAL NO.

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name

Owner's Address

Location

Kind of Building Res Street No. 60 Prospect Ave

Schedule 1 Class 3 Type 1-2-3-4 Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		636	$ —	$ 1388
	x x			$	$
	x x			$	$

No. of Rooms 4 Condition

Description of Building	Add	Deduct
Foundation—Stone Conc. None ✓ 106 @ 1.=		106
Ext. Walls Siding		
Insulated—Floors Walls Clgs.		
Roof—Type Rob. Mat. Sho		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front 60" @ .80	48	
Rear — @		
Cellar—Basm't—¼ ⅓ ½ ⅔ ¾ full-floor Dirt		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin.		
Plumbing—Class 1 Tub 1 Trays Basin Sink 1 Toilet 1 Urls. Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove ✓ H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. Fir. ✓ Floors—Hd. Wd. Fir. Conc.		
Cabinets — Mantels —		
Tile—Walls Wainscot. Floors —		
Lighting—Lamp Drops ✓ Fix.		
Unlisted 4 @ 25"		100
Total Additions and Deductions	398	206
Net Additions or Deductions	-206	

Vacant

Salvage 40.00

5/1458 -1307

Salvage 40 =

10-26-68 1708

1388

$ +192

Ave Age 53 Yrs. by Est. Owner ✓ Tenant Neighbors Records ✓

REPRODUCTION VALUE $ 1580

Depr. (1)2-3-4-5-6 66/34 % $

Reproduction Val. Minus Depr. $ 537

Remodeled Est. Cost Remodeling Inc. % $

Garage—S 8 C Depr. 2% 3% Obsolescence $

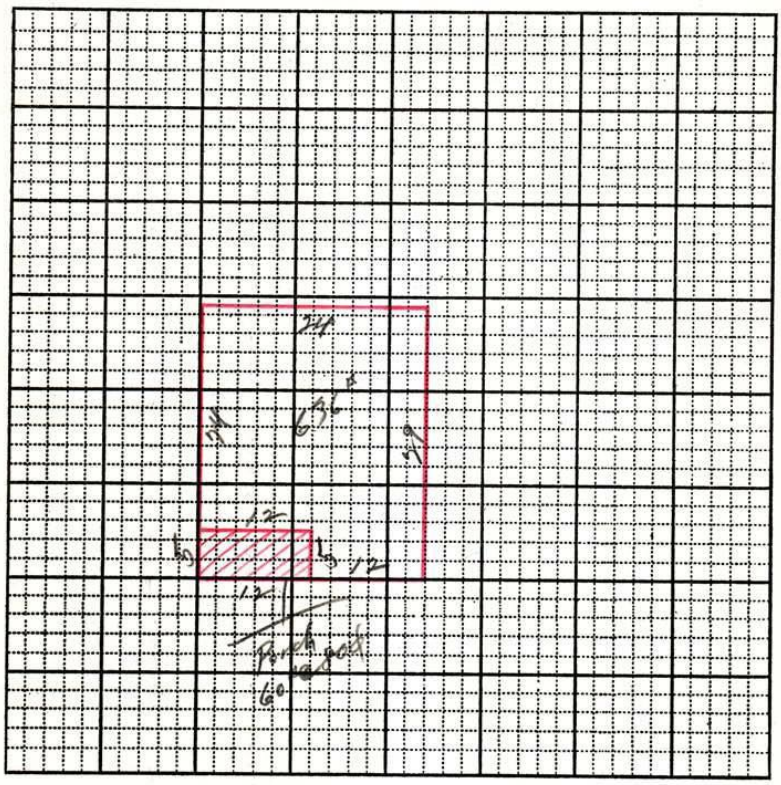
Cars Walls Out Bldgs. $

Roof Size x Age $

Floor Cost Depreciated Value Garage $

Remarks (45 yr Ave Used-1941) Total Building Value $

Appraised 10/1949 By C.A.O. & A.J.



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

Form T. C. 74
State of Utah___State Tax Commission



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold certificate No. 4857264 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners, I have completed a survey of the property described on this topographic map in accordance with Section 17-23-20 and have verified all measurements.

No. 4857264
MICHAEL DEMKOWICZ
10/2/2025
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

LEGAL DESCRIPTION

Parcel 1:

LOT 7, Block 18, PARK CITY SURVEY, according to the official plat thereof on file in the office of the Summit County Recorder.

Parcel 2:

Beginning at the Southeast corner of Lot 7, Block 18, PARK CITY SURVEY and proceeding thence North 14°02'00" East 2.9 feet; thence North 58°00'00" West along a fence 12.0 feet; thence North 80°17'17" West under an eave of an existing house 66.36 feet; thence South 13°59'00" West 21.00 feet; thence East 80.0 feet to the point of BEGINNING.

More Correctly known according to the Quit Claim Deed 210294 as:

Beginning at the Southeast corner of Lot 6, Block 18, PARK CITY SURVEY and proceeding thence North 14°02'00" East 2.9 feet; thence North 58°00'00" West along a fence 12.0 feet; thence North 80°17'17" West under an eave of an existing house 66.36 feet; thence South 13°59'00" West 21.00 feet; thence East 80.0 feet to the point of BEGINNING.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found monuments as shown on this plat.
2. Field work for this survey was performed September 24, 2025, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and only easements and setbacks per subdivision plat were located as part of this survey. This owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds Entry No. 1241555 and 68 Prospect Street Replat, recorded October 12, 2010, as Entry No. 908484 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Sanitary Sewer Manhole, Elevation=7257.76' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- Found Section monument (As-Noted)

10' 0 10' 20'
SCALE: 1"=10'

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

STAFF:
RYAN BORGER
MEGAN BLOSSER
CHRIS GERVAIS
ROB LOCK

DATE: 10/1/25

EXISTING CONDITIONS & TOPOGRAPHIC MAP
60 PROSPECT AVENUE
PARK CITY, UT

FOR: LUKE FINNEY
JOB NO.: 5-9-25
FILE: X\ParkCitySurvey\dwg\srv\topo2025\050925.dwg

SHEET 1 **OF** 1

Historic Preservation Board
Staff Report

Subject: **1060 Woodside Avenue**
Landmark Historic Structure
Application: **PL-25-06673**
Author: **Meredith Covey, Planner II**
Date: **July 1, 2026**
Type of Item: **Material Deconstruction**

Recommendation

(I) Review the proposal for Material Deconstruction at 1060 Woodside Avenue, a Landmark Historic Site, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction based on the Findings of Fact and Conclusions of Law outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Rudd and Corrine Davis
Location:	1060 Woodside Avenue A Landmark Historic Site
Zoning District:	Historic Residential – 1 Zoning District
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board reviews and takes Final Action on requests for Material Deconstruction.[1]

HPB	Historic Preservation Board
HR-1	Historic Residential – 1
LMC	Land Management Code

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

Background

1060 Woodside Avenue (Parcel No. SA-38) is a Landmark Historic Site on the City's Historic Sites Inventory and is in the Historic Residential-1 (HR-1) Zoning District.[2] The property is a corner lot adjacent to both Woodside Avenue and 11th Street.

[1] LMC § 15-11-12.5
[2] LMC § 15-11-10



Figure 1: 1060 Woodside Avenue highlighted in red, the HR-1 Zoning District shown in light blue.

The Landmark Historic Structure on the site was constructed circa 1928 during the Mature Mining Era. On October 22, 2025, the Planning Commission reviewed and approved the 1060 Woodside Avenue Plat Amendment to create a 5,662.8-square-foot Lot for the Landmark Historic Site (Staff Report; Minutes, p. 10). The plat is in the redline process and has not yet been recorded.

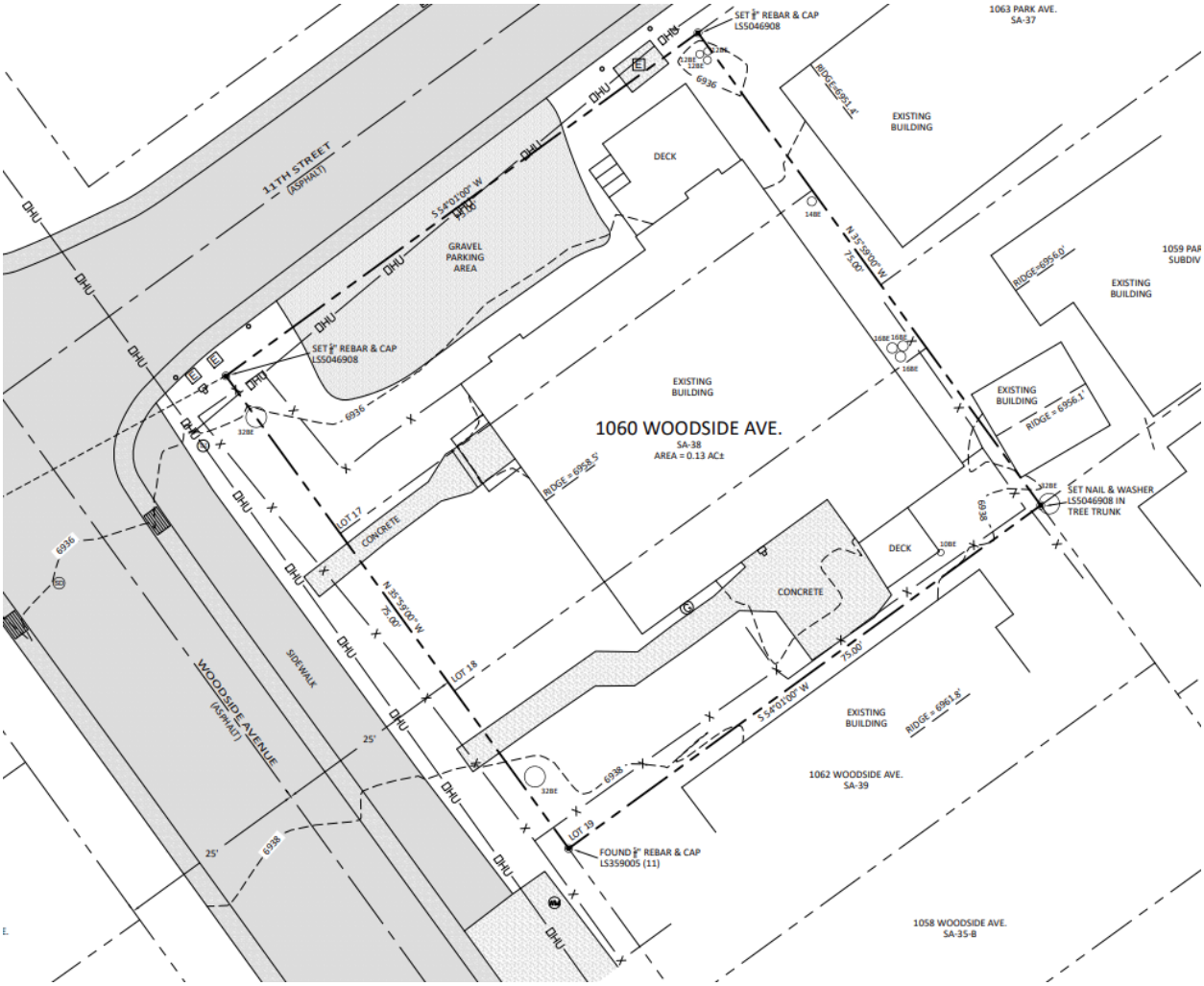


Figure 2: Existing Conditions Survey provided by the Applicant.

The existing Landmark Historic Structure was constructed in 1928 (Exhibit B). Stantec, the City's Historic Preservation Consultant, conducted analysis of the Structure's date of construction and the changes over time. Stantec found that the additions to the 1928 Structure were built in the 1970s. During that time, EIFS (Exterior Insulation and Finish Systems, or synthetic stucco) cladding was added over the original stucco material. Other changes include windows on the front façade, and dormers added to the Structure in the 1970s (Exhibit C).

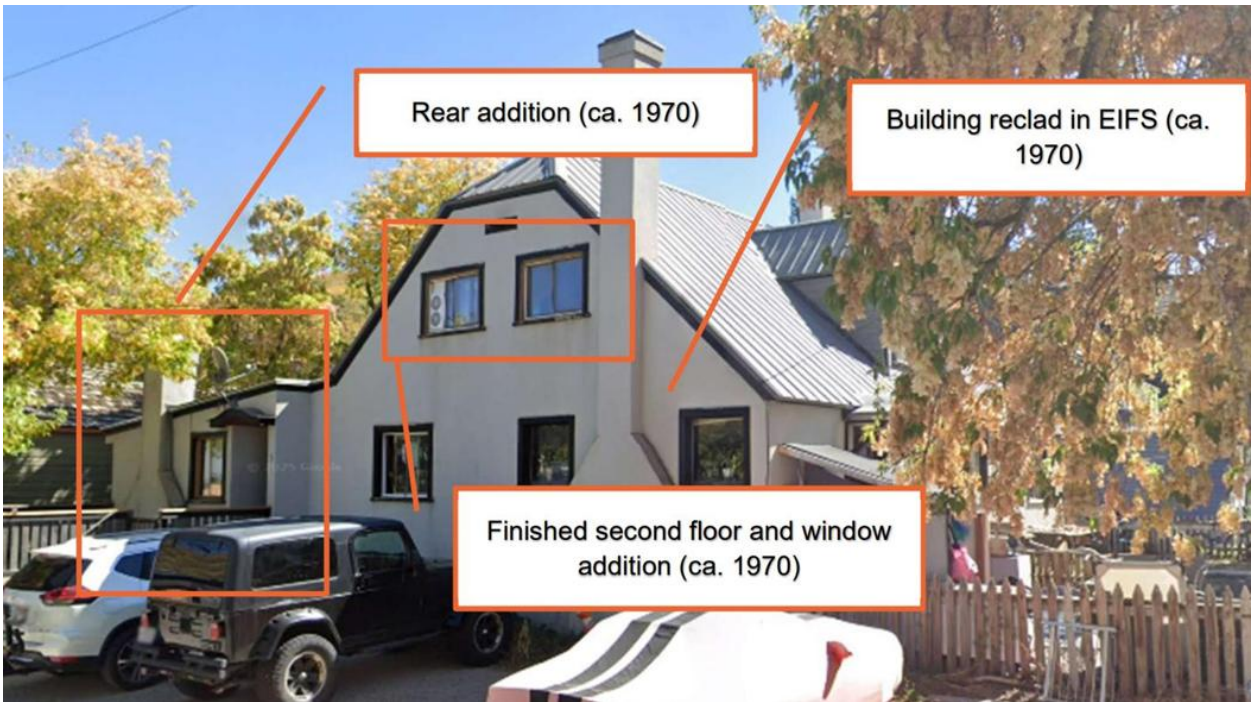


Figure 3: Analysis of changes to the Historic Structure, provided by Stantec.

On March 4, 2026, the Historic Preservation Board conducted a work session with the Applicant to discuss the appropriate era to restore the Structure to, as well as the Applicant's request for Relocation of the Landmark Historic Structure (Packet, Item 6C; Minutes, p. 10).

Based on the Board's recommendation that the Structure remain in place, the Applicant revised their plans as outlined below.

Analysis

(I) The proposal, as conditioned, complies with Land Management Code Section 15-11-12.5 *Historic Preservation Board Review For Material Deconstruction*.

The Historic Preservation Board reviews requests for Material Deconstruction for compliance with LMC § 15-11-12.5. The Applicant proposes to remove 228.5 square feet from the south façade and to:

- Construct a new rear addition
- Remove the non-Historic rear addition constructed between 1970 and 1972 and restore the 1928 Building Footprint.
- Remove 170 square feet of non-Historic material and a non-Historic dormer on the rear of the Structure to accommodate a new addition.
- Remove a non-Historic dormer, restore the entryway on the front façade and partially restore the façade as shown in the 1940 tax photo.
- Remove seven non-Historic windows and one Historic window, and retain seven Historic windows, and three non-Historic windows.
- Remove four non-Historic doors on the Structure

- Remove the non-Historic EIFS cladding and restore the stucco material that was seen on the Structure at time of construction.

The proposal to remove 228.5 square feet of Historic Material on the south secondary façade to accommodate the proposed new rear addition complies with the LMC.

The Applicant proposes removing 228.5 square feet of EIFS clad Historic siding from the south façade of the Significant Historic Structure.

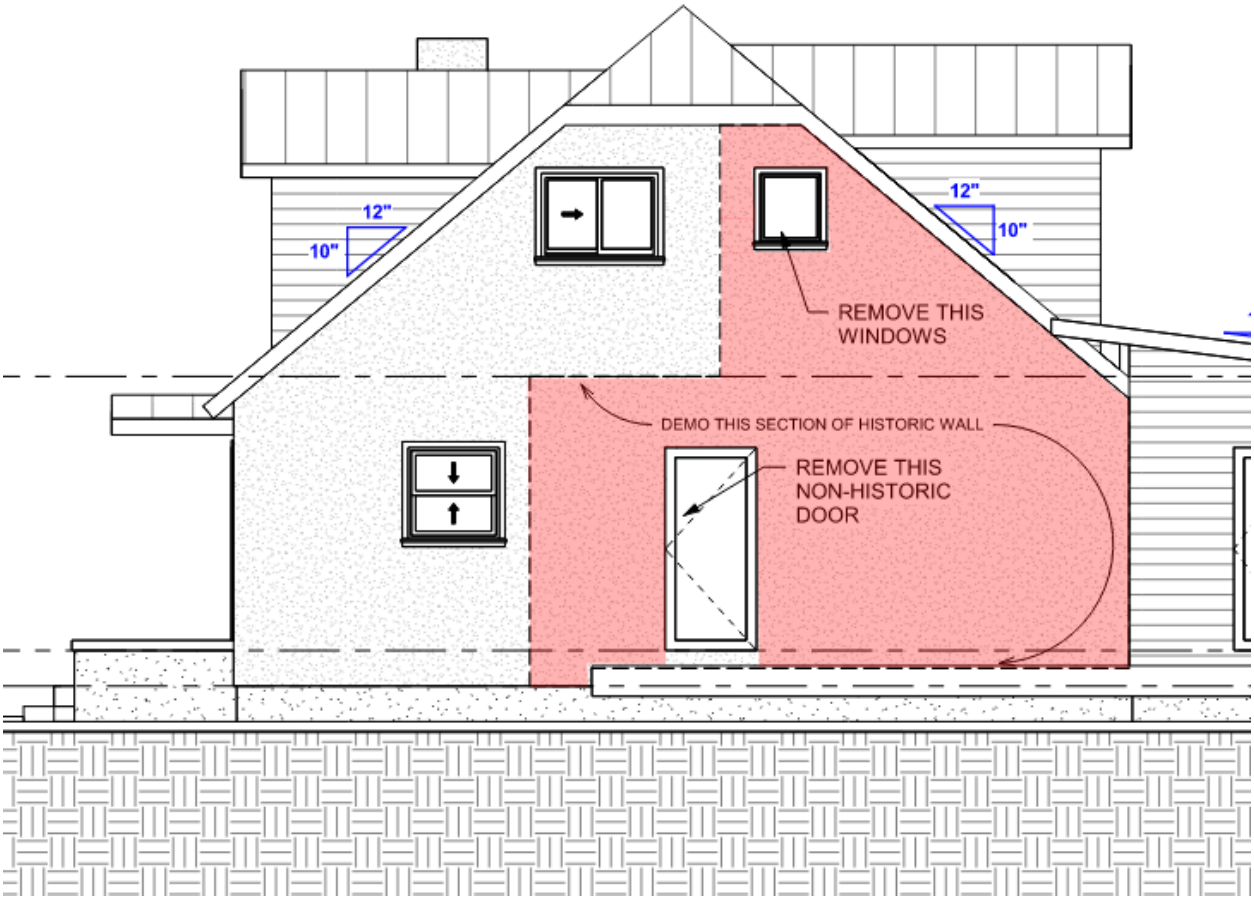


Figure 4: Proposed 228.5 square feet of Historic material proposed to be removed is highlighted in red. Image highlighted by Staff.

The proposed Material Deconstruction will allow the Applicant to construct an addition on the rear and secondary façade of the Landmark Historic Structure.

Additions to Historic Structures are regulated by LMC § 15-13-2(B)(4). Historic Structures shall be considered with caution only on non-character defining façades.

Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.

The proposed addition is located on the secondary and tertiary facades of the Structure furthest from 11th Street. The proposed addition is set back approximately 11 feet from the front of the Historic Structure that faces Woodside Avenue. The proposed addition is approximately 36 feet from the front property line and 55 feet from Woodside Avenue.

Pursuant to LMC § 15-13-2(B)(4)(b), transitional requirements are required when the footprint of an addition is 50% or greater than the footprint of the Historic Structure or when the height of the addition exceeds the Historic Structure. The Applicant proposes restoring the 1928 Building Footprint of the Historic Structure by removing the non-Historic Addition. The 1928 Building Footprint is approximately 1,173 square feet. The Building Footprint of the proposed addition is 586 square feet and is 49.9% the Building Footprint of the Historic Structure. The Historic Structure is 22 feet 8 inches above Existing Grade. The proposed addition is 22 feet above Existing Grade. Therefore, the proposed addition does not meet the requirements for a transitional element. However, pursuant to LMC § 15-13-2(B)(4)(c)(9), when an addition approaches 50% of the footprint of the Historic Structure the massing shall be broken into modules to reflect the mass and scale of those modules seen on the Historic Structure. The massing is broken into modules through variation in roof form and the placement of the balcony. The Applicant has chosen to set the Structure back from Woodside Avenue with the majority of the addition in the rear yard of the Historic Structure and minimally visible from the right of way. The placement of the Detached Accessory Structure also helps to reduce the visual impact of the addition when viewed from 11th Street.

The Applicant will be required to obtain Historic District Design Review approval from the Planning Department for the proposed addition and it will be reviewed for compliance with LMC § 15-13-2.

The proposal to remove the non-Historic non-complying rear addition constructed between 1970 and 1972 and restore the 1928 Building Footprint complies with the LMC.

As part of the request to remove 228.5 square feet of Historic Material to construct a new addition, the Applicant proposes to remove the non-Historic 1970s addition at the rear of the Structure. The addition was not constructed in compliance with the code in effect at that time and is only set back 4 feet 11 inches from the rear property line.[3]

[3] Today's LMC § 15-2.2-3 requires a 10-foot Rear Setback for Lots up to 75 feet in depth and a 10-foot Front Setback along Woodside Avenue. Because the site is a Corner Lot, the north facing Lot line along 11th Street must meet a five-foot Setback. Between the Setback along 11th Street and the Side Setback along the southern portion of the Lot, the total must be 18 feet for a Lot up to 75 feet in width.

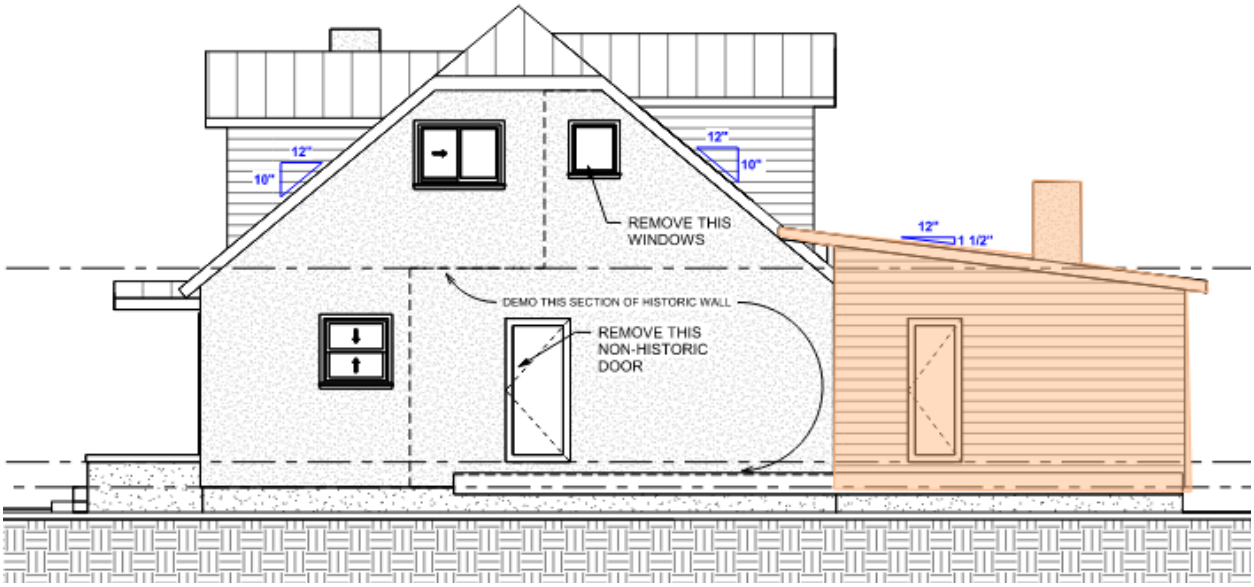


Figure 5: Proposed non-Historic addition to be removed is highlighted in orange. Image highlighted by Staff.

Additionally, while the 1970s addition was integrated into the 1928 Structure, today's LMC § 15-13-2(B)(4)(b) requires a transitional element between a Historic Structure and an addition when the addition is more than 50% of the Building Footprint. The existing non-Historic addition is approximately 790 square feet and is larger than 50% of the 1928 Building Footprint. The 1970s addition does not have a transitional element and does not meet today's transitional element requirements.

The request for Material Deconstruction will bring the Historic Structure into compliance with current HR-1 Zoning District requirements and allow for an addition that complies with today's LMC.

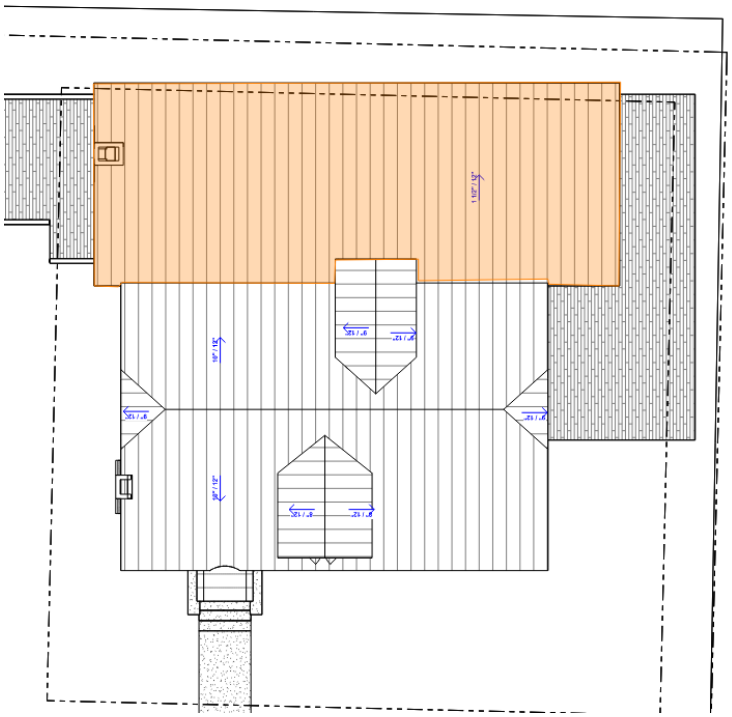


Figure 6: Proposed non-Historic addition to be removed is highlighted in orange. Image highlighted by Staff.

The Applicant's proposal to remove 170 square feet of non-Historic material and a non-Historic dormer on the rear of the Structure to accommodate a new addition complies with the LMC.

The Applicant also proposes to remove the non-Historic dormer on the front façade and to remove 170 square feet of non-Historic roofing material to accommodate the new addition.

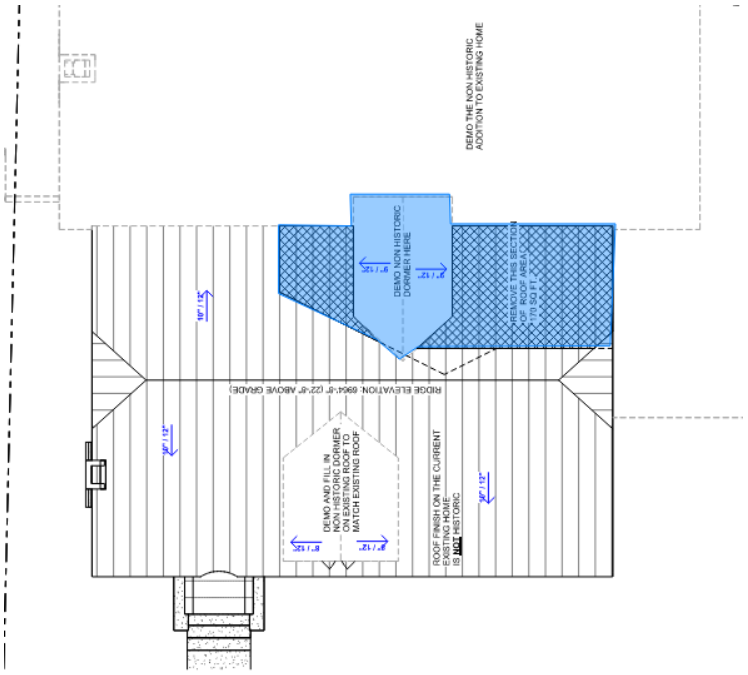


Figure 7: Proposed non-Historic roof and dormer proposed to be removed is highlighted in blue.

The Applicant proposes to install skylights on the rear of the roof of the Historic Structure. The proposed skylights will not impact Historic Material and will be reviewed as part of the HDDR process for compliance with LMC § 15-13-5 and § 15-5-5.

The Applicant's proposal to remove a non-Historic dormer, restore the entryway on the front façade, and partially restore the façade as shown in the 1940 tax photo complies with the LMC.

The Applicant proposes to remove the non-Historic dormer on the front façade.

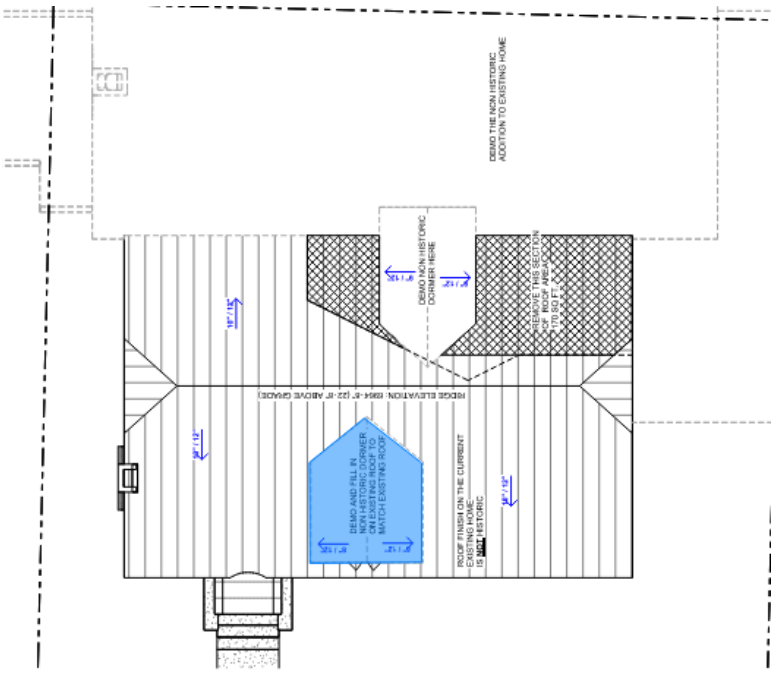


Figure 8: Proposed non-Historic dormer proposed to be removed is highlighted in blue. Image highlighted by Staff.



Figure 9: Proposed non-Historic dormer proposed to be removed is highlighted in blue. Image highlighted by Staff.

Additionally, the Applicant proposes to restore the roof form over the front entryway to what was seen in the 1940s tax photo.

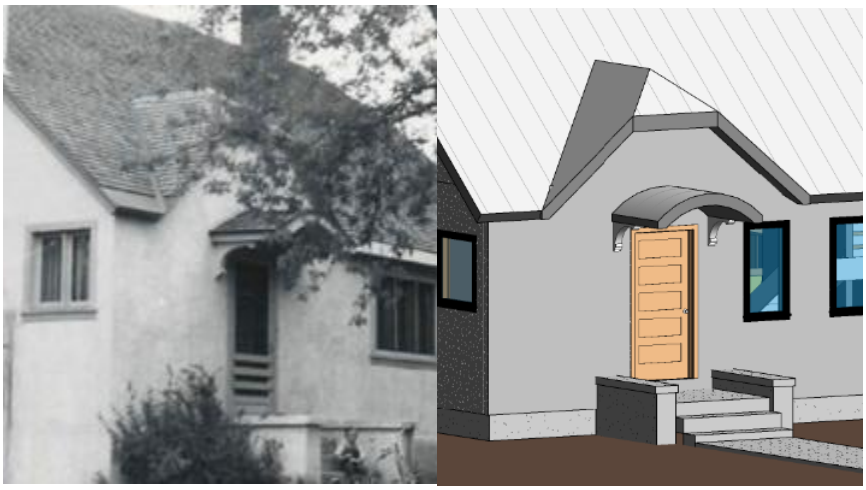


Figure 10: 1940s tax photo of the entryway. Figure 11: Applicant rendering of the proposed entry.

Pursuant to LMC § 15-13-2(B)(2)(a)(1) primary façade components such as entryways shall be maintained in their original location on the façade. The Applicant proposes to remove the 1970s dormer and modify the front entryway to restore the elements to their 1940s form.

The Applicant's proposal to remove seven non-Historic windows and one Historic window, and retain seven Historic windows, and three non-Historic windows, complies with the LMC.

In the physical conditions report the Applicant has noted there are 19 windows on the Historic Structure (Exhibit E). Eight of these window openings are Historic as identified by the Applicant. The Applicant proposes to remove seven windows which are non-Historic and were added in the 1970s. The Applicant proposes to remove one Historic Window as part of the 228.5 square feet of requested Material Deconstruction to construct the proposed addition.

Pursuant to LMC § 15-13-2(B)(2)(d)(3), it is not appropriate to remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way. The Historic opening proposed to be removed is beyond the midpoint of the secondary façade and is not easily visible from Woodside Avenue or 11th Street.

Pursuant to LMC § 15-13-2(B)(2)(d), new window openings on Historic Structures are discouraged. The Applicant does not propose any new window openings on the Historic Structure.

The Applicant proposes to retain seven of the Historic windows on the Structure. The Applicant notes in their Historic Preservation Plan that they will restore and repair the windows as the condition allows while they complete the work on the Structure. While the Applicant notes the windows are Historic, it appears that some of the windows have been altered over time from operable to fixed windows. Pursuant to LMC § 15-13-

2(B)(2)(d)(7), replacing an operable window with a fixed window is not allowed. Condition of Approval 6 requires that the Applicant submit a third-party report verifying the historic nature of the windows and their condition and ability to be repaired. If the windows are determined to be historic their frames shall be rehabilitated and the type shall be restored to the windows visible in the 1940s tax photo.

Pursuant to LMC § 15-13-2(B)(2)(d)(5), when historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material. Additionally the Applicant shall maintain the original number of glass panes in a historic window. Replacing multiple panes with a single pane is not appropriate. Snap-in muntins or muntins between two sheets of glass are inappropriate as these simulated dividers lack depth and fail to show the effect of true divided glass panes. Condition of Approval 7 requires that the Applicant shall repair the existing Historic windows. Shall any windows be determined to be irreparable the Applicant shall submit verification to the Planning Department and shall utilize the material to exactly reconstruct the window.

Additionally, the Applicant proposes to retain three of the non-Historic window openings, two of which are on the north (side) façade, one of which is on the west (front) façade. Staff recommends the Historic Preservation Board consider adding a Condition of Approval requiring the Applicant to remove the non-Historic window opening on the front façade to restore the Structure to the 1940s appearance based on the tax photo. Should the Board determine the non-Historic window openings can remain, Condition of Approval 8 requires that the non-Historic windows shall be replaced with wood and shall complement the style of the Historic Structure.

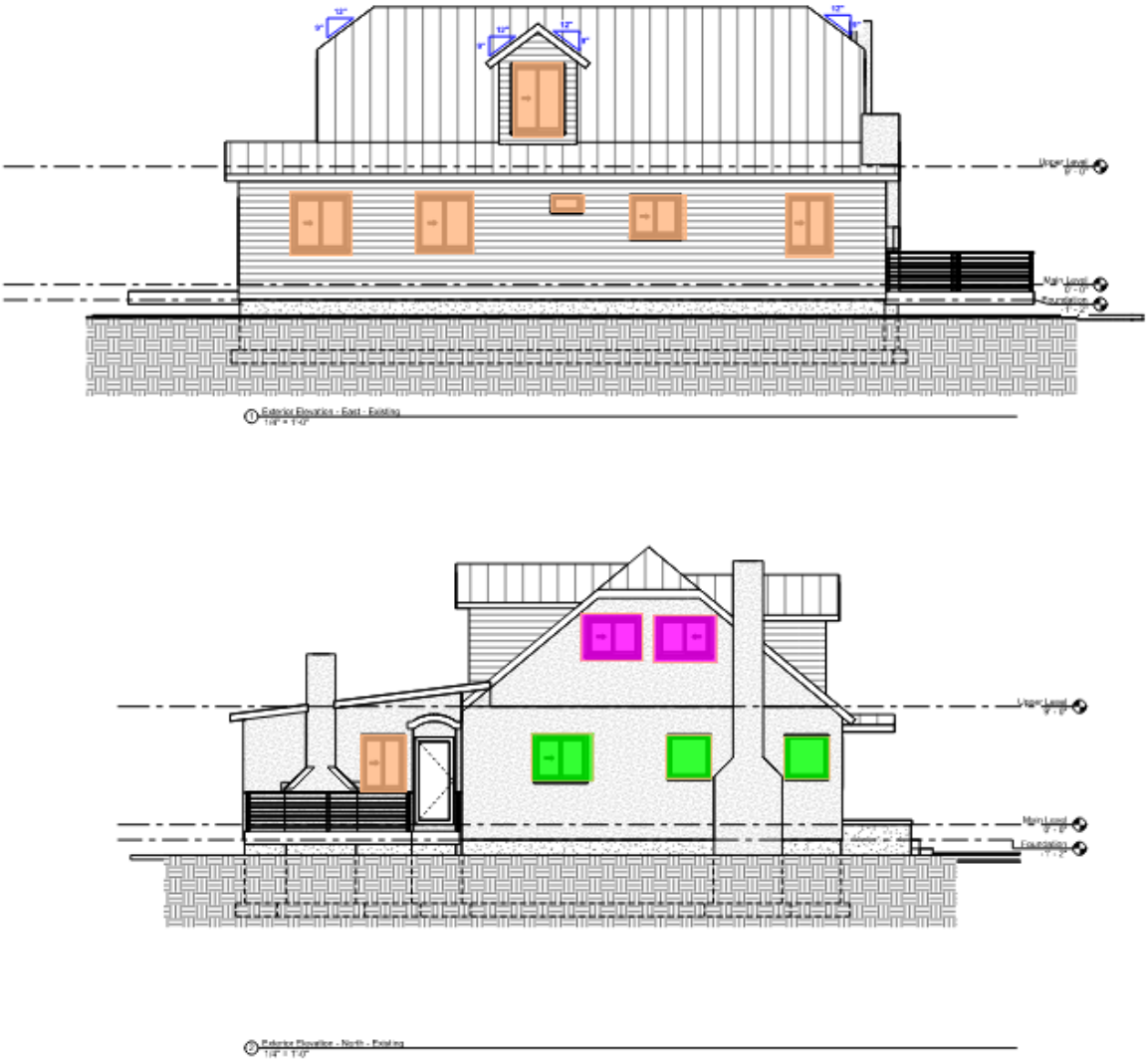


Figure 12: Proposed Historic window openings to be retained are highlighted in green, non-Historic openings to be removed are highlighted in orange, non-Historic openings to be retained are highlighted in pink. Image highlighted by Staff. The east elevation is shown on top and the north elevation is shown on the bottom.

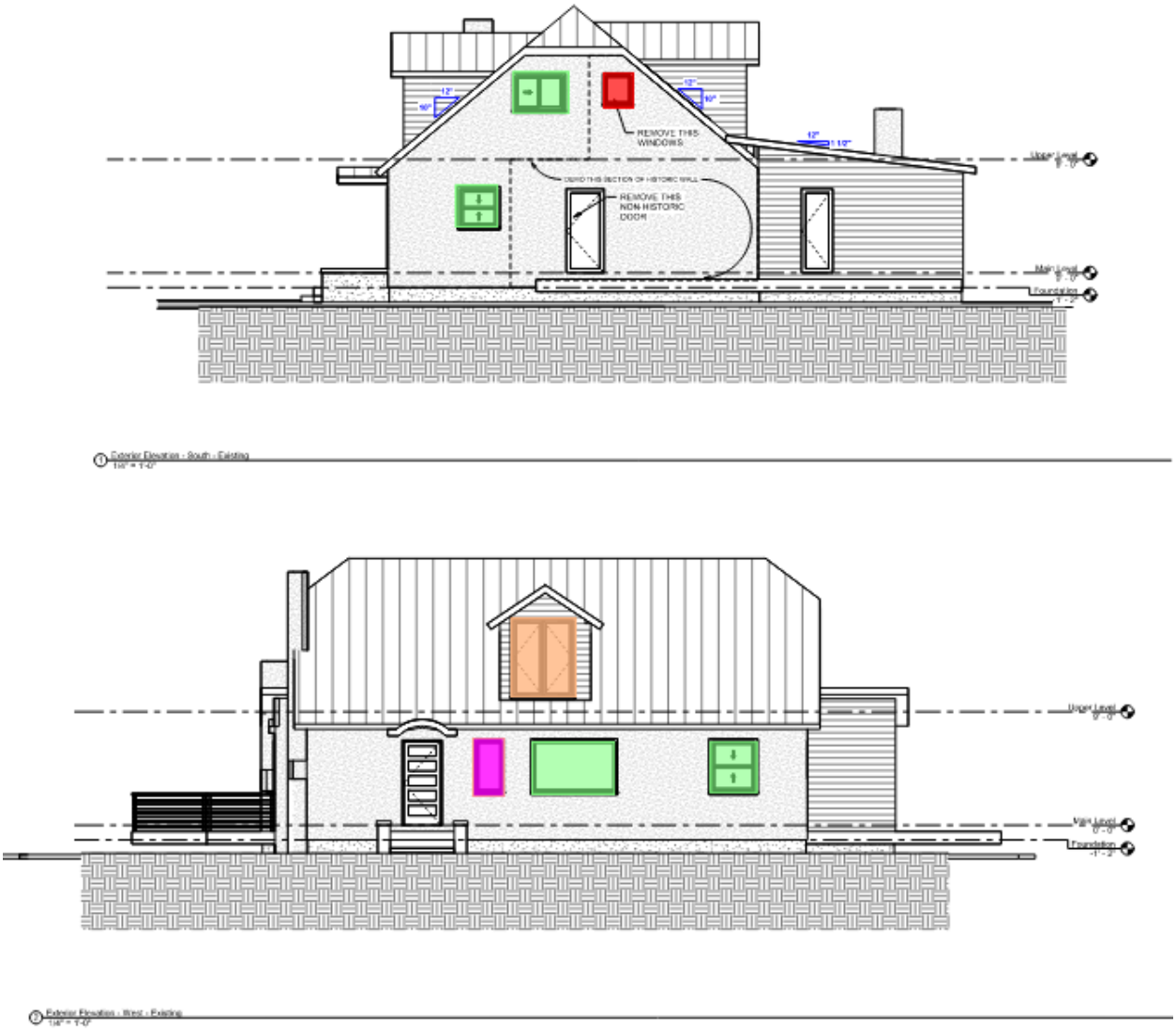


Figure 13: Proposed Historic window openings to be retained are highlighted in green, non-Historic openings to be removed are highlighted in orange, non-Historic openings to be retained are highlighted in pink. Historic openings proposed to be removed are highlighted in red. Image highlighted by Staff. The south elevation is shown on top and the west elevation is shown on the bottom.

The Applicant's proposal to remove four non-Historic doors on the Structure complies with the LMC.

The Applicant outlines in their Historic Preservation Plan that the existing doors on the Structure are non-Historic. Two of the existing doors are located on the non-Historic rear addition. New doors associated with the proposed addition will be required to comply with

LMC § 15-13-2(B)(2)(c)(7) and shall be similar in size, type, and material to those on the Historic Structure as required by Condition of Approval 9.

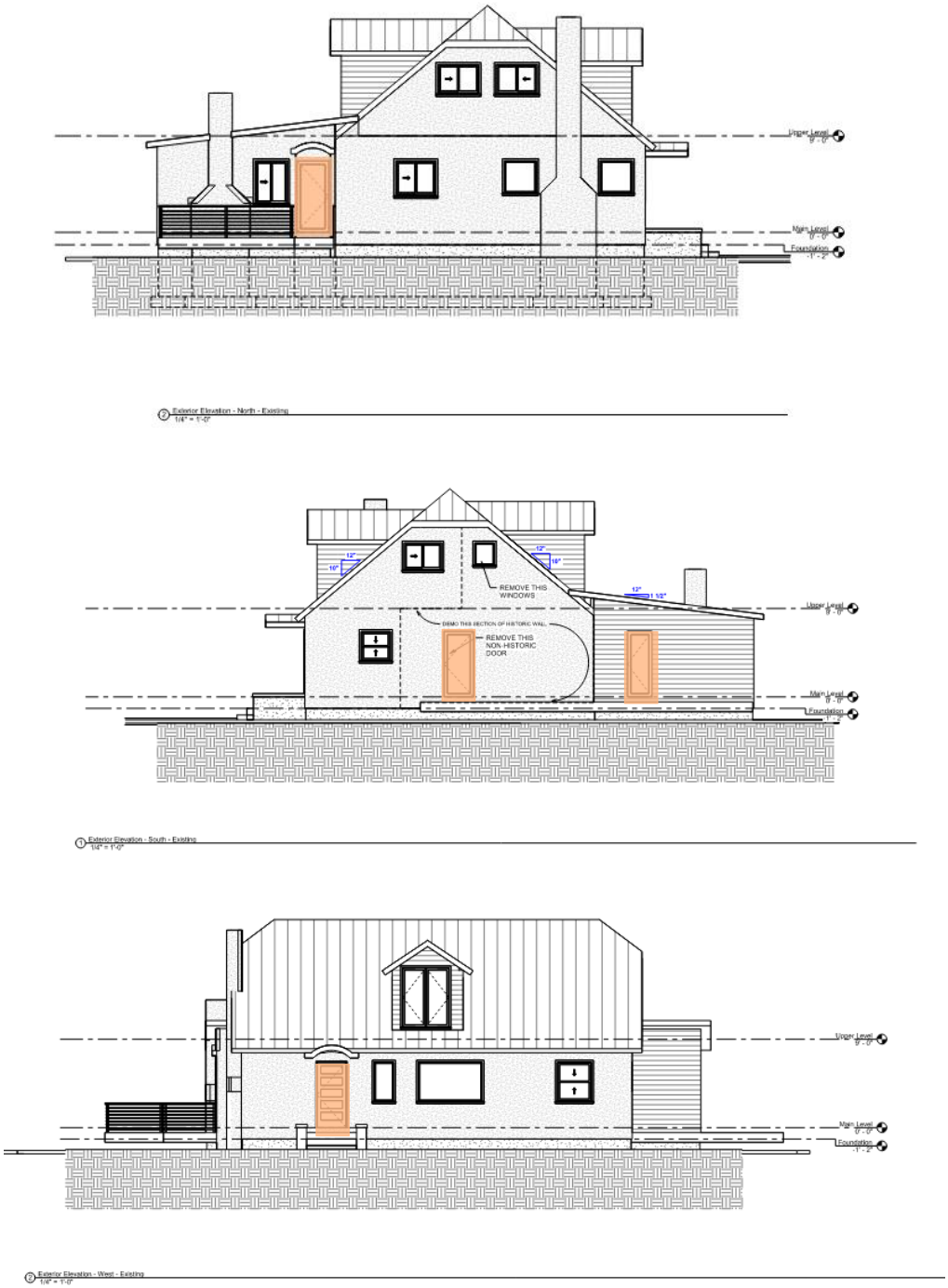


Figure 14: Proposed non-Historic doors to be removed are highlighted in orange. Image highlighted by Staff. The north elevation is shown on top, the south elevation is shown in the middle,_ and the west elevation is shown on the bottom.

The Applicant proposes to remove one door on the side of the Historic Structure as part of the request for Material Deconstruction of 228.5 square feet of material to accommodate the proposed addition.

The Applicant proposes to remove and replace the door on the front façade. The Applicant does not propose to alter the size or proportions of the door opening. Condition of Approval 10 requires that the replacement door exactly match the historic door in size, material, profile, and style. Replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.

The Applicant proposes installing a door on the rear of the Historic Structure where the non-Historic addition was previously. Pursuant to LMC § 15-13-2(B)(2)(c)(7), new door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.

The Applicant's proposal to remove the non-Historic EIFS cladding and restore the stucco material that was seen on the Structure at time of construction complies with the LMC.

The Applicant proposes to remove the EIFS cladding that was added in the 1970s over the stucco cladding that was on the house historically. EIFS cladding is a synthetic material, and when not installed properly or where it may have cracked over time, is known to trap moisture and can add to the deterioration of historic materials.[4]

Condition of Approval 11 requires that the Applicant carefully review the condition of the original stucco and if necessary removing damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture. The Applicant shall verify that the new stucco used to patch shall not degrade the historic material in good condition that can be retained on the Structure.

(II) The proposal to lift the Historic Structure, as conditioned, complies with the requirements of Land Management Code § 15-13-2 *Regulations for Historic Residential Sites*.

The Applicant proposes to lift the Historic Structure to replace the foundation of the home and to construct a basement addition. LMC § 15-13-2(B)(5)(a) states, "[a] basement addition shall not raise the historic structure generally more than two feet (2') from its original floor elevation above grade prior to construction." The Applicant does not propose to increase the height of the Historic Structure. Condition of Approval 12 requires that the Structure be returned to its original location and height.

[4] https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf

Condition of Approval 13 requires that the form, material, and detailing of the new foundation shall be similar to the Historic foundation in accordance with LMC § 15-13-2(B)(2)(b).

The Applicant proposes to retain the Historic porch on the front façade. Based on the physical conditions report the Historic concrete porch is in poor condition and would not survive the proposed lift of the Structure.



Figure 15: Existing concrete porch.

The Applicant proposes to reconstruct the Historic porch in concrete, in the exact location and in the exact dimensions of the existing porch.



Figure 16: Proposed reconstruction of historic porch highlighted in green by Staff.

(III) The proposal will require a Financial Guarantee.
Pursuant to LMC § 15-11-9(B), the Applicant will be required to submit a Financial Guarantee in a form approved by the City Attorney's Office and recorded with Summit County to ensure compliance with the conditions and terms of the Historic Preservation Plan.

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 June 17, 2026. Staff mailed courtesy notice to property owners within 100 feet on June 17, 2026. The *Park Record* published courtesy notice on June 17, 2026.[5]

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

Alternatives
The Historic Preservation Board may:

- Approve the request for Material Deconstruction and to lift the Landmark Historic Structure to construct a rear addition, a basement addition, repair the foundation and restore the exterior of the Landmark Historic Structure.

[5] LMC § 15-1-21

- Deny the request for Material Deconstruction and to lift the Landmark Historic Structure to construct a rear addition, a basement addition, repair the foundation and restore the exterior of the Landmark Historic Structure, and direct staff to make Findings for denial.
- Request additional information and continue the discussion to a date uncertain.

Exhibits

A: Draft Final Action Letter
    Attachment 1 – Proposed Plans
B: Historic Site Form
C: Stantec Analysis
D: Physical Conditions Report and Historic Preservation Plan

Planning Department

July 1, 2026

Bill VanSickle

CC: Bill Davis, Corina Davis

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	1060 Woodside Avenue Landmark Historic Structure
Zoning District:	Historic Residential – 1
Application:	Request for Material Deconstruction
Project Number:	PL-25-06673
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	July 1, 2026
Project Summary:	The Applicant requests Material Deconstruction of 228.5 square feet of Historic material to construct a rear addition and restore the exterior of the Landmark Historic Structure, and to lift the Structure to construct a basement addition.

Action Taken

On July 1, 2026, the Historic Preservation Board conducted a public hearing and approved the request for Material Deconstruction according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 1060 Woodside Avenue (Parcel No. SA-38) is a Landmark Historic Site on the City's Historic Sites Inventory and is in the HR-1 Zoning District.
2. The property is a corner lot adjacent to both Woodside Avenue and 11th Street.
3. The Landmark Historic Structure on the site was constructed circa 1928 during the Mature Mining Era.

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4. On October 22, 2025, the Planning Commission approved the 1060 Woodside Avenue Plat Amendment to create a 5,662.8-square-foot Lot for the Landmark Historic Site.
5. Stantec, the City's Historic Preservation Consultant, conducted analysis on the date of construction of the Structure and the changes over time. Stantec found that the additions to the 1928 Structure were built in the 1970s. During that time, EIFS (Exterior Insulation and Finish Systems, or synthetic stucco) cladding was added over the original stucco material. Other changes, including windows on the front façade and dormers, were added to the Structure in the 1970s.
6. On March 4, 2026, the Historic Preservation Board conducted a work session with the Applicant to discuss the appropriate era to restore the Structure to as well as the Applicant's request for Relocation of the Landmark Historic Structure.
7. Based on the Board's work session and recommendation that the Structure is not relocated, the Applicant revised their plans.
8. The Historic Preservation Board reviews requests for Material Deconstruction for compliance with Land Management Code (LMC) § 15-11-12.5 *Historic Preservation Board Review For Material Deconstruction*.
9. The Applicant proposes to remove 228.5 square feet from the south façade to:
    a. Accommodate the proposed new rear addition.
    b. Remove the non-Historic rear addition constructed between 1970 and 1972 and restore the 1928 Building Footprint.
    c. Remove 170 square feet of non-Historic material and a non-Historic dormer on the rear of the Structure to accommodate a new addition.
    d. Remove a non-Historic dormer, restore the entryway on the front façade and partially restore the façade as shown in the 1940 tax photo.
    e. Remove seven non-Historic windows and one Historic window, and retain seven Historic windows, and three non-Historic windows.
    f. Remove four non-Historic doors on the Structure.
    g. Remove the non-Historic EIFS cladding and restore the stucco material that was seen on the Structure at time of construction.
10. The Applicant proposes removing 228.5 square feet of EIFS clad Historic siding from the south façade of the Significant Historic Structure.
11. The proposed Material Deconstruction will allow the Applicant to construct an addition on the rear and secondary façade of the Landmark Historic Structure.
12. Additions to Historic Structures are regulated by LMC § 15-13-2(B)(4).

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13. Additions to Historic Structures shall be considered with caution only on non-character defining façades and should be visually subordinate to historic buildings when viewed from the primary public right-of-way.
    a. The proposed addition is located on the rear of the Structure as well as the secondary façade furthest from 11th street.
    b. The proposed addition is set back approximately 11 feet from the front of the Historic Structure that faces Woodside Avenue.
    c. The proposed addition is approximately 36 feet from the front property line and 55 feet from Woodside Avenue.
14. Pursuant to LMC § 15-13-2(B)(4)(b) transitional requirements are required when the footprint of an addition is 50% or greater than the footprint of the Historic Structure or when the height of the addition exceeds the Historic Structure.
    a. The Applicant proposes restoring the 1928 Building Footprint of the Historic Structure by removing the non-Historic Addition. The 1928 Building Footprint is approximately 1,173 square feet.
    b. The Building Footprint of the proposed addition is 586 square feet and is 49.9% the Building Footprint of the Historic Structure.
    c. The Historic Structure is 22 feet 8 inches above Existing Grade.
    d. The proposed addition is 22 feet above Existing Grade.
15. Pursuant to LMC § 15-13-2(B)(4)(c)(9) when an addition approaches 50% of the footprint of the Historic Structure the massing shall be broken into modules to reflect the mass and scale of those modules seen on the Historic Structure. The Applicant has broken the proposed addition into modules through variation in roof form and the placement of the balcony. The Applicant has chosen to set the Structure back from Woodside Avenue with the majority of the addition in the rear yard of the Historic Structure and minimally visible from the right of way. The placement of the Detached Accessory Structure also helps to reduce the visual impact of the addition when viewed from 11th Street.
16. The Applicant proposes to remove the non-Historic 1970s addition at the rear of the Structure. The addition was not constructed in compliance with the code in effect at that time and is only set back 4 feet 11 inches from the rear property line.
    a. While the 1970s addition was integrated into the 1928 Structure, today's LMC § 15-13-2(B)(4)(b) requires a transitional element between a Historic Structure and an addition when the addition is more than 50% of the Building Footprint.

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b. The existing non-Historic addition is approximately 790 square feet and is larger than 50% of the 1928 Building Footprint. The 1970s addition does not have a transitional element and does not meet today's transitional element requirements.
c. The request for Material Deconstruction will bring the Historic Structure and addition into compliance with current LMC.

17. The Applicant proposes to remove the non-Historic dormer on the front façade and to remove 170 square feet of non-Historic roofing material to accommodate the new addition.
18. The Applicant proposes to install skylights on the rear of the roof of the Historic Structure. The proposed skylights will not impact any Historic Material.
19. Pursuant to LMC § 15-13-2(B)(2)(a)(1), primary façade components such as entryways shall be maintained in their original location on the façade. The Applicant proposes to remove the 1970s dormer and to modify the front entryway to restore the elements to their 1940s form.
20. The Applicant proposes to remove seven windows which are non-Historic and were added in the 1970s. The Applicant proposes to remove one Historic window as part of the 228.5 square feet of requested Material Deconstruction to construct the proposed addition.
21. Pursuant to LMC § 15-13-2(B)(2)(d)(3) it is not appropriate to remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way. The Historic opening proposed to be removed is beyond the midpoint of the secondary façade and is not easily visible from Woodside Avenue or 11th Street.
22. Pursuant to LMC § 15-13-2(B)(2)(d) new window openings on Historic Structures are discouraged. The Applicant does not propose any new window openings on the Historic Structure.
23. The Applicant proposes to retain seven of the Historic windows on the Structure. The Applicant notes in their Historic Preservation Plan that they will restore and repair the windows as the condition allows while they complete the work on the Structure. While the Applicant notes the windows are Historic, it appears that some of the windows have been altered over time from operable to fixed windows. Pursuant to LMC § 15-13-2(B)(2)(d)(7), replacing an operable window with a fixed window is not allowed. Condition of Approval 6 requires that the Applicant submit a third-party report verifying the historic nature of the windows and their condition and ability to be repaired. If the windows are determined to be

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historic their frames shall be rehabilitated and the type shall be restored to the windows visible in the 1940s tax photo.

24. Pursuant to LMC § 15-13-2(B)(2)(d)(5) when historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material. Additionally the Applicant shall maintain the original number of glass panes in a historic window. Replacing multiple panes with a single pane is not appropriate. Snap-in muntins or muntins between two sheets of glass are inappropriate as these simulated dividers lack depth and fail to show the effect of true divided glass panes. Condition of Approval 7 requires that the Applicant shall repair the existing Historic windows. Shall any windows be determined to be irreparable the Applicant shall submit verification to the Planning Department and shall utilize the material to exactly reconstruct the window.
25. The Applicant proposes to retain three of the non-Historic window openings, two of which are on the north (side) façade, one of which is on the west (front) façade. Condition of Approval 8 requires that the non-Historic windows shall be replaced with wood and shall complement the style of the historic structure.
26. The Applicant outlines in their Historic Preservation Plan that the existing doors on the Structure are non-Historic. Two of the existing doors are located on the non-Historic rear addition. New doors associated with the proposed addition will be required to comply with LMC § 15-13-2(B)(2)(c)(7) and shall be similar in size, type, and material to those on the Historic Structure as required by Condition of Approval 9.
27. The Applicant proposes to remove and replace the door on the front façade. The Applicant does not propose to alter the size or proportions of the door opening. Condition of Approval 10 requires that the replacement door exactly match the historic door in size, material, profile, and style. Replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.

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28. The Applicant proposes installing a door on the rear of the Historic Structure where the non-Historic addition was previously. Pursuant to LMC § 15-13-2(B)(2)(c)(7) new door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.
29. The Applicant proposes to remove one door on the side of the Historic Structure as part of the request for Material Deconstruction of 228.5 square feet of material to accommodate the proposed addition.
30. The Applicant proposes to remove and replace the door on the front façade. The Applicant does not propose to alter the size or proportions of the door opening. Condition of Approval 10 requires that the replacement door exactly match the historic door in size, material, profile, and style. Replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.
31. New doors associated with the proposed addition will be required to comply with LMC § 15-13-2(B)(2)(c)(7) and shall be similar in size, type, and material to those on the Historic Structure as required by Condition of Approval 9.
32. The Applicant proposes installing a door on the rear of the Historic Structure where the non-Historic addition was previously. Pursuant to LMC § 15-13-2(B)(2)(c)(7) new door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.
33. The Applicant proposes to remove the EIFS cladding that was added in the 1970s over the stucco cladding that was on the house historically. EIFS cladding is a synthetic material, and when not installed properly or where it may have cracked over time, is known to trap moisture and can add to the deterioration of historic materials.
34. Condition of Approval 11 requires that the Applicant carefully review the condition of the original stucco and if necessary, removing damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture. The Applicant shall verify that the new stucco used to patch shall not degrade the historic material in good condition that can be retained on the Structure.

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35. The Applicant proposes to lift the Historic Structure to replace the foundation of the home and to construct a basement addition. LMC § 15-13-2(B)(5)(a) states, "[a] basement addition shall not raise the historic structure generally more than two feet (2') from its original floor elevation above grade prior to construction." The Applicant does not propose to increase the height of the Historic Structure.
36. The Applicant proposes to retain the Historic porch on the front façade. Based on the physical conditions report the Historic concrete porch is in poor condition and would not survive the proposed lift of the Structure.
37. The Applicant proposes to reconstruct the Historic porch in concrete, in the exact location and in the exact dimensions of the existing porch.
38. Pursuant to LMC § 15-11-9(B), the Applicant will be required to submit a Financial Guarantee in a form approved by the City Attorney's Office and recorded with Summit County to ensure compliance with the conditions and terms of the Historic Preservation Plan.
39. The Development Review Committee (DRC) reviewed the proposed project on October 7, 2025 and has no Conditions of Approval.
40. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 17, 2026. Staff mailed courtesy notice to property owners within 100 feet on June 17, 2026. The Park Record published courtesy notice on June 17, 2026.

Conclusions of Law

1. The Material Deconstruction complies with the HR-1 Zoning District regulations in LMC Chapter 15-2.2.
2. The proposal, as conditioned, complies with LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction*.
3. The proposal to lift the Historic Structure, as conditioned, complies with the requirements of Land Management Code § 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 July 1, 2026 approval. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

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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 Historic District Design Review approval from the Planning Director, or Designee, prior to submitting a building permit application.
5. Pursuant to LMC § 15-11-9(B), the Applicant is required to submit a Financial Guarantee in a form approved by the City Attorney's Office to record with Summit County to ensure compliance with the conditions and terms of the Historic Preservation Plan and approvals.
6. The Applicant shall submit a third-party report verifying the historic nature of the windows and their condition and ability to be repaired. If the windows are determined to be historic their frames shall be rehabilitated and the type shall be restored to the windows visible in the 1940s tax photo.
7. The Applicant shall repair the existing Historic windows. Shall any windows be determined to be irreparable the Applicant shall submit verification to the Planning Department and shall utilize the material to exactly reconstruct the window.
8. The non-Historic windows shall be replaced with wood and shall complement the style of the historic structure.
9. New doors associated with the proposed addition will be required to comply with LMC § 15-13-2(B)(2)(c)(7) and shall be similar in size, type, and material to those on the Historic Structure.
10. The replacement door shall exactly match the historic door in size, material, profile, and style. Replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.
11. The Applicant shall carefully review the condition of the original stucco and if necessary to remove damaged material to patch with new stucco, it shall duplicate the old in strength, composition, color, and texture. The Applicant shall

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verify that the new stucco used to patch shall not degrade the historic material in good condition that can be retained on the Structure.

12. The Structure shall be returned to its original location and height.
13. The form, material, and detailing of the new foundation shall be like the Historic foundation in accordance with LMC § 15-13-2(B)(2)(b).

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please email meredith.covey@parkcity.gov or call (435) 640-8683.

Sincerely,

Lola Beatlebrox, Historic Preservation Board Chair

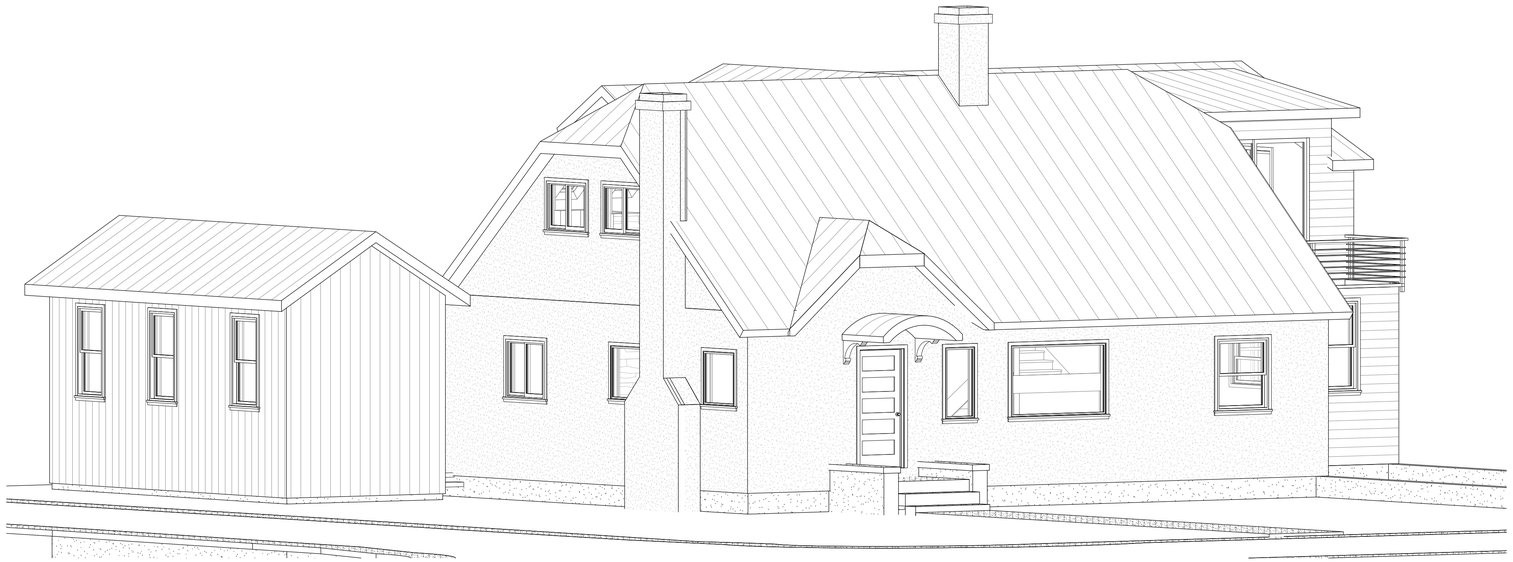
CC: Meredith Covey

Attachment 1: Approved Plans

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Davis Residence

SA BK4, Lots 17,18, 19
1060 Woodside Ave
Park City, Utah 84060



Designed By	Contruction Documents	Structural	General Contractor
Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com	Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com		

COUNTY PLANNING NOTES:

1. THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
   - A. A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
   - B. CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

COUNTY BUILDING NOTES:

1. RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
2. SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
3. SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

PLAN NOTES:

1. RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
2. ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
3. THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
4. R-1 RESIDENTIAL ZONE

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VAN SICKLE
DESIGN & DRAFTING
786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Cover Sheet

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

DATE
6/3/2026

SHEET
A1.01

A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPERATED BY CONRETE AT LEAST 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R311.7.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3.1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 147"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDE OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS, (OR BRICK AND EFIS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZLESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARENCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR.
16. AIR LEAKAGE AS AMENDED TO COMPLY WITH N1102.4.1.2 (BLOWER DOOR TEST)
17. DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 25% OF THE DUCT WORK IS OUTSIDE THE THERMAL ENVELOPE.

M. STRUCTURAL

1. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
2. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
3. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING. GLUED AND SCREWED TO TOP FLANGE OF JOIST
5. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
6. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
7. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
8. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
9. INSTALL 3 STUDS AT CORNERS FOR NAILING
10. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
11. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
12. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
13. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
14. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
15. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
16. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
17. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING, EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
18. SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
19. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
20. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R315.2.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R315.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R315.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R315.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTICALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFIC OLSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQURIEMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQURIEMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

ABBREVIATION LEGEND

#	NUMBER	CABINET		PNTD	PAINTED
@	AT	F.F.	FINISH FLOOR	PROT	PROTECTION
℄	CENTER LINE	FIN.	FLOOR	PSF	POUNDS PER SQUARE FOOT
⌀	DIAMETER	FT.	FEET		
∠	ANGLE	FTG.	FOOTING	PSI	POUNDS PER SQUARE INCH
±	PLUS OR MINUS	GA.	GAUGE		
A.B.	ANCHOR BOLT	GALV.	GALVANIZE	QTY	QUANTITY
ABV.	ABOVE	GND.	GROUND	RAD	RADIUS
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL BOARD	REINF	REINFORCE
ADJ.	ADJACENT	HDW.	HARDWARE	REQ'D	REQUIRED
A.F.F.	ABOVE FINISH FLOOR	HORIZ.	HORIZONTAL	RM	ROOM
ALUM.	ALUMINUM	HR.	HOUR	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	HT	HEIGHT	SCHED	SCHEDULE
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	HVAC	HEATING VENTILATING AIR CONDITIONING	SHWR	SHOWER
				SHT	SHEET
BD.	BOARD	HYD	HYDRANT	SIM	SIMILAR
BITUM.	BITUMINOUS	I.D.	INSIDE DIAMETER	SPEC	SPECIFICATION
BLDG.	BUILDING	I.F.	INSIDE FACE	STD	STANDARD
B.M.	BENCH MARK	IN	INCHES	STIFF	STIFFENER
B.O.	BOTTOM OF	INFO	INFORMATION	STR	STRUCTURAL
BOT.	BOTTOM	INSUL	INSULATION	SUPER	SUPERVISOR
B.P.	BASE PLATE	INT	INTERIOR	SUSP	SUSPENDED
BRG.	BEARING	LAV	LAVATORY	THRU	THROUGH
BTWN.	BETWEEN	MAINT	MAINTENANCE	TO.	TOP OF
CLG.	CEILING	MANUF	MANUFACTURER	TOA	TOP OF ASPHALT
CLR.	CLEAR	MAX.	MAXIMUM	TOF	TOP OF FOOTING
CMU.	CONCRETE MASONRY UNIT	MAT	MATERIAL	TOW	TOP OF WALL
		MECH	MECHANICAL	TOS	TOP OF SLAB
COL.	COLUMN	MFR	MANUFACTURERE	TBC	TOP BACK OF CURB
CONC.	CONCRETE	MIN	MINIMUM	TYP.	TYPICAL
CONT.	CONTINUOUS	MISC	MISCELLANEOUS	U.N.O.	UNLESS NOTED OTHERWISE
CONST.	CONSTRUCTION	M.O.	MASONARY OPENING	VERT	VERTICAL
COORD.	COORDINATE	MTL.	METAL	w/	WITH
C.T.J.	CONTRACTION JOINT	NIC	NOT IN CONTRACT	w/o	WITHOUT
DBL.	DOUBLE	NTS	NOT TO SCALE	W/D	WASHER DRYER
DEPT.	DEPARTMENT	O.C.	ON CENTER	WD	WOOD
DET.	DETAIL	O.D.	OUTSIDE DIAMETER	WWF	WELDED WIRE FABRIC
DIA.	DIAMETER	O.F.	OUTSIDE FACE		
DTL.	DETAIL	O.H.	OVER HEAD		
DWGS.	DRAWINGS	OHD	OVER HEAD DOOR		
EA.	EACH	OPP.	OPPOSITE		
EF.	EACH FACE	PART	PARTITION		
EJ.	EXPANSION JOINT	PCF	POUNDS PER CUBIC FOOT		
ELEV.	ELEVATION				
EQ.	EQUAL	PERP	PERPENDICULAR		
E.S.	EACH SIDE	PL	PLATE		
E.W.	EACH WAY	PLF	POUNDS PER LINEAR FOOT		
EXIST.	EXISTING				
EXP.	EXPANSION	PNTD	PAINTED		
EXT.	EXTERIOR	PROT	PROTECTION		
F.D.	FLOOR DRAIN	PSF	POUNDS PER SQUARE FOOT		
FND.	FOUNDATION				
F.E.	FIRE EXTINGUISHER	PSI	POUNDS PER SQUARE INCH		
F.E.C.	FIRE EXTINGUISHER				
		QTY	QUANTITY		

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LIMITED OWNERSHIP ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SHALL OWNERSHIP, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY ACCEPTING THESE PLANS THE CONTRACTOR INDEMNIFIES THAT THERE ARE NO ERRORS, OMISSIONS OR DISCREPANCIES IN THE SAID PLANS AND THAT IT SHALL BE HIS DUTY TO NOTIFY THIS OFFICE OF ANY DISCREPANCIES OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY DISCREPANCIES BEFORE THEY ARE EXECUTED.

BY ACCEPTING THESE PLANS THE OWNER AND ANY CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS R.S. HARRIS INC. AND ITS OFFICERS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING BUT NOT LIMITED TO ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK DESCRIBED IN THESE PLANS, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENT ACT OR OMISSION OF THE OWNER, ANY CONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

BY ACCEPTING THESE PLANS THE OWNER AND ANY CONTRACTOR AGREES TO LIMIT THE LIABILITY OF R.S. HARRIS INC. AND ITS EMPLOYEES AND CONSULTANTS TO THE AMOUNT OF THE ORIGINAL VERBALLY AGREED AGREED.

VAN SICKLE
DESIGN & DRAFTING
786 DIVISION STREET, SUITE 102
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www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

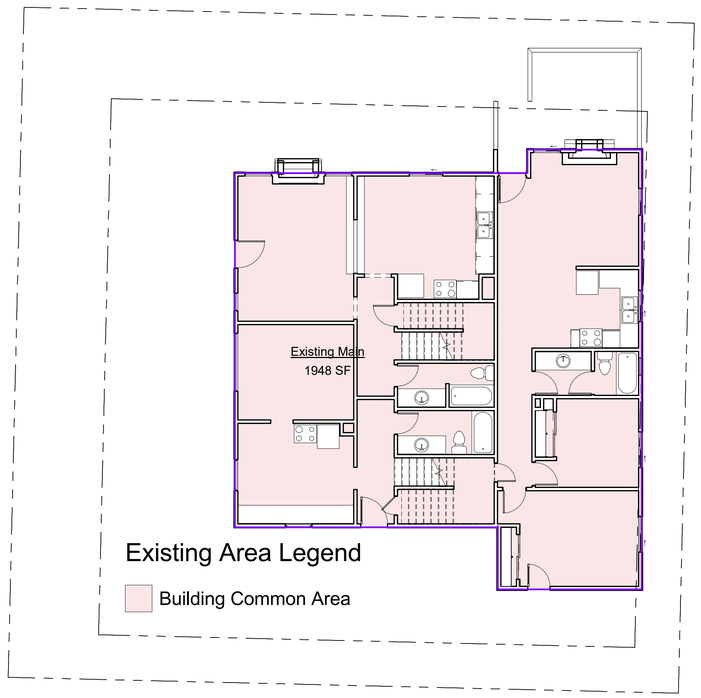
Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

General Notes

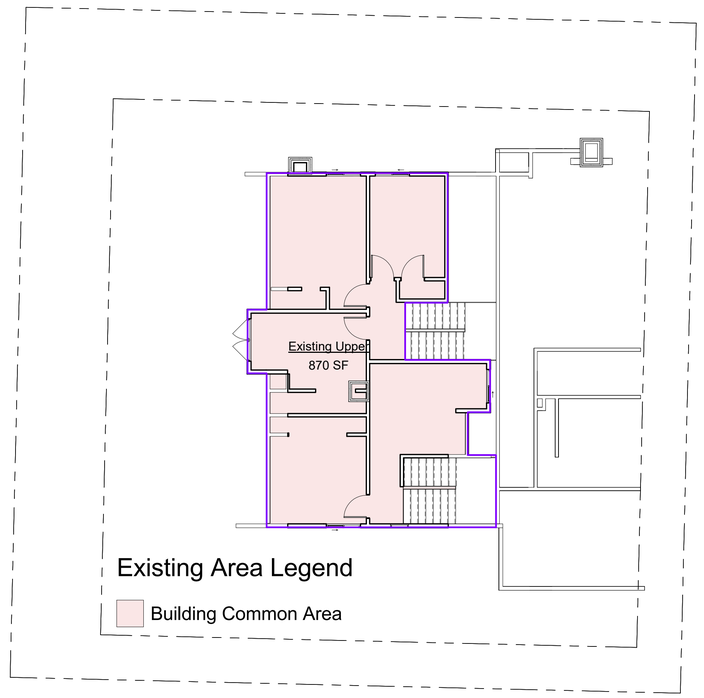
SCALE:
1/4" = 1'-0"

DATE
6/3/2026

SHEET
A1.02



4 Main Level
1/8" = 1'-0"



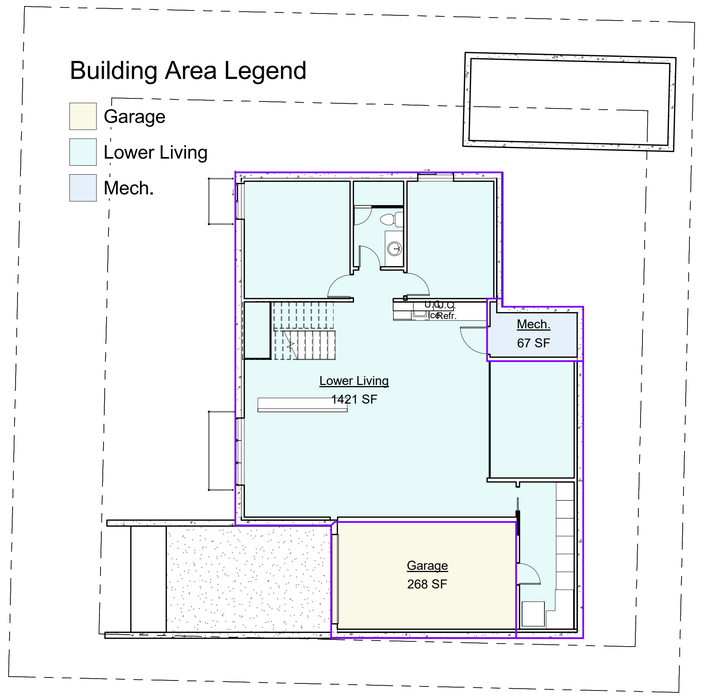
5 Upper Level
1/8" = 1'-0"

Square Footage - Living		
Number	Name	Area
A1	Upper Level	589 SF
A2	Upper Addition	614 SF
A3	Main Addition	586 SF
A4	Main Level	1173 SF
A5	Lower Living	1421 SF
		4382 SF

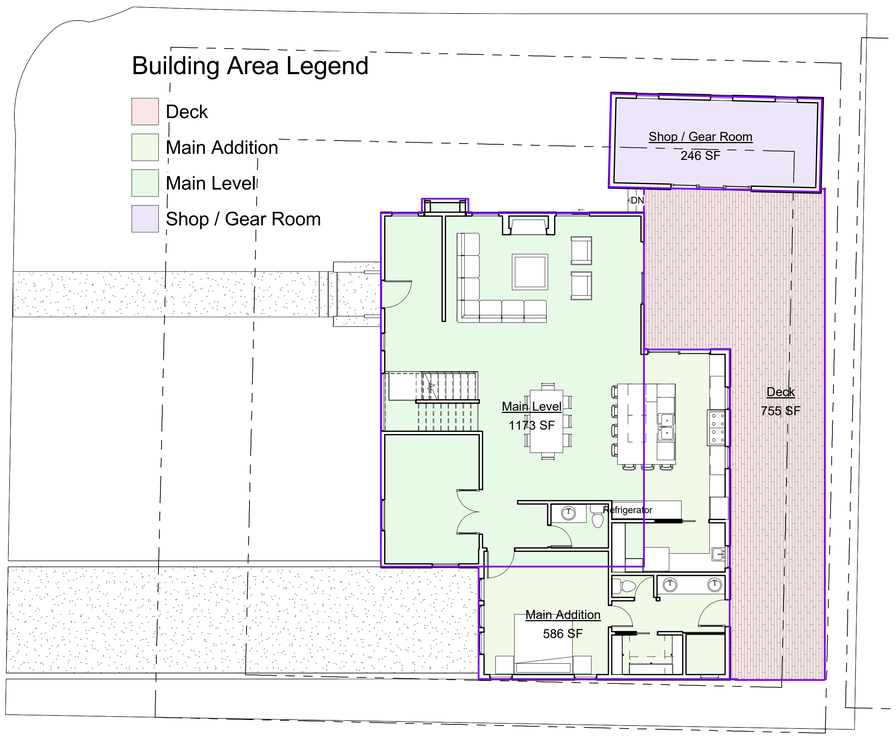
Square Footage - Non Living		
Number	Name	Area
B1	Garage	268 SF
B2	Mech.	67 SF
B3	Shop / Gear Room	246 SF
		581 SF

Square Footage - Exterior		
Number	Name	Area
C1	Deck	755 SF
		755 SF

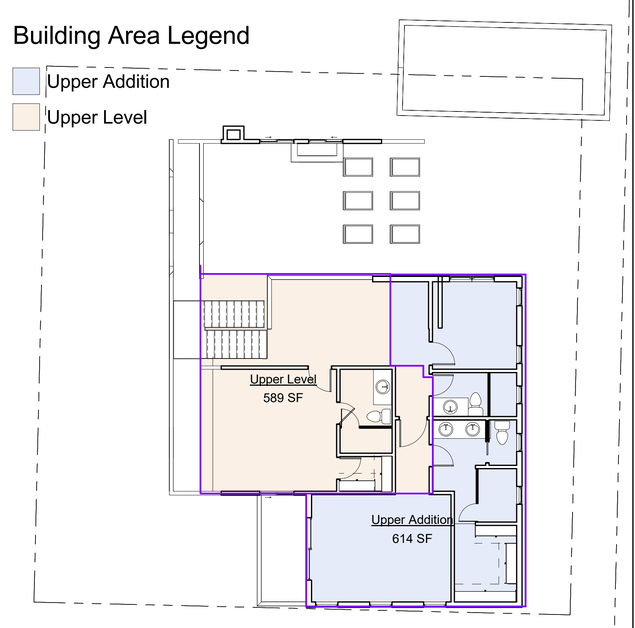
ALLOWED BUILDING FOOTPRINT:	2,059 SF
BUILDING FOOTPRINT:	2,058 SF



1 Lower Level
1/8" = 1'-0"



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



3 Upper Level
1/8" = 1'-0"

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Revision Schedule	
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Davis Residence

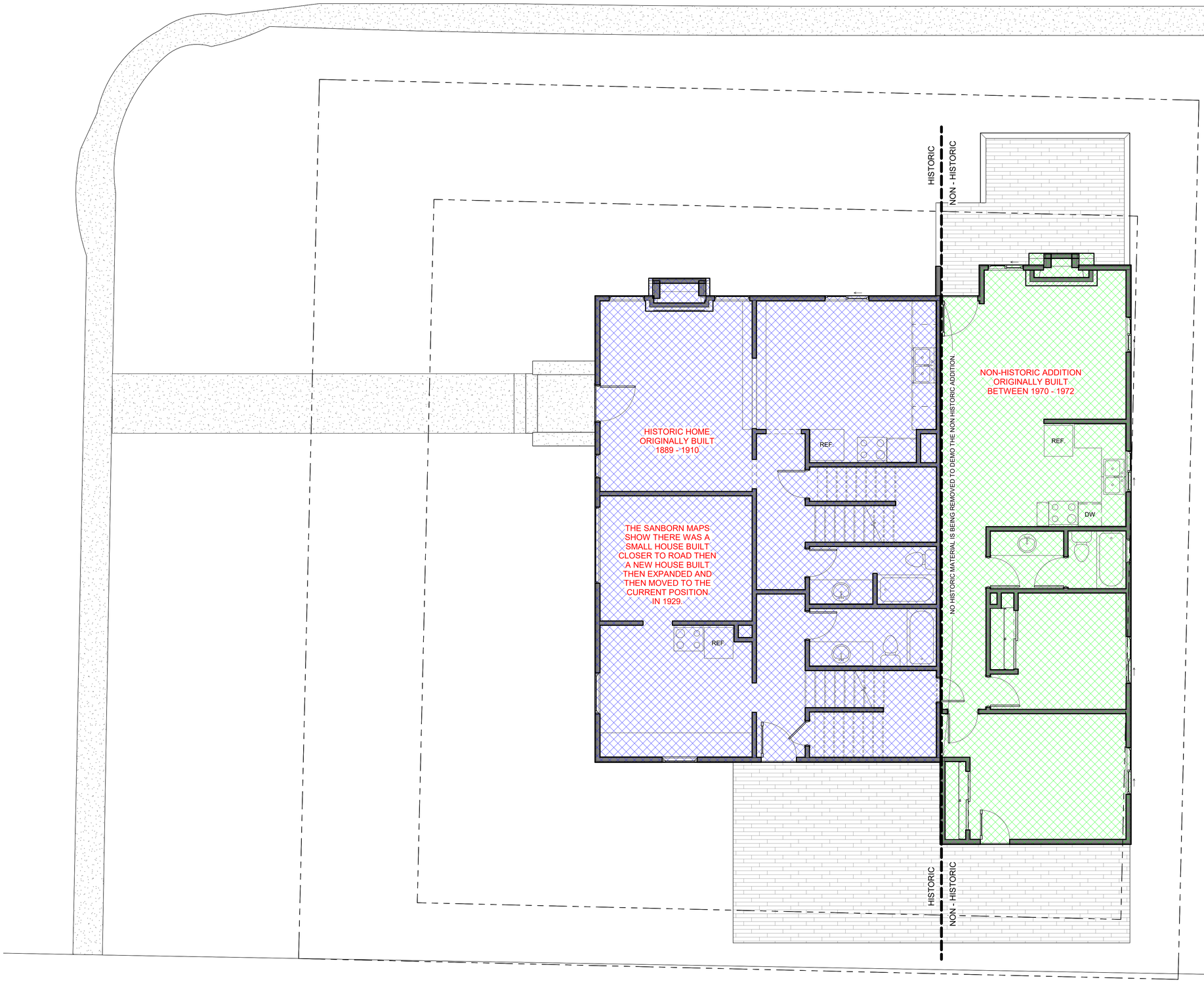
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Area Calculation Plan

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

DATE
6/3/2026

SHEET
A1.03



1 Main Level - Historic Study
1/4" = 1'-0"

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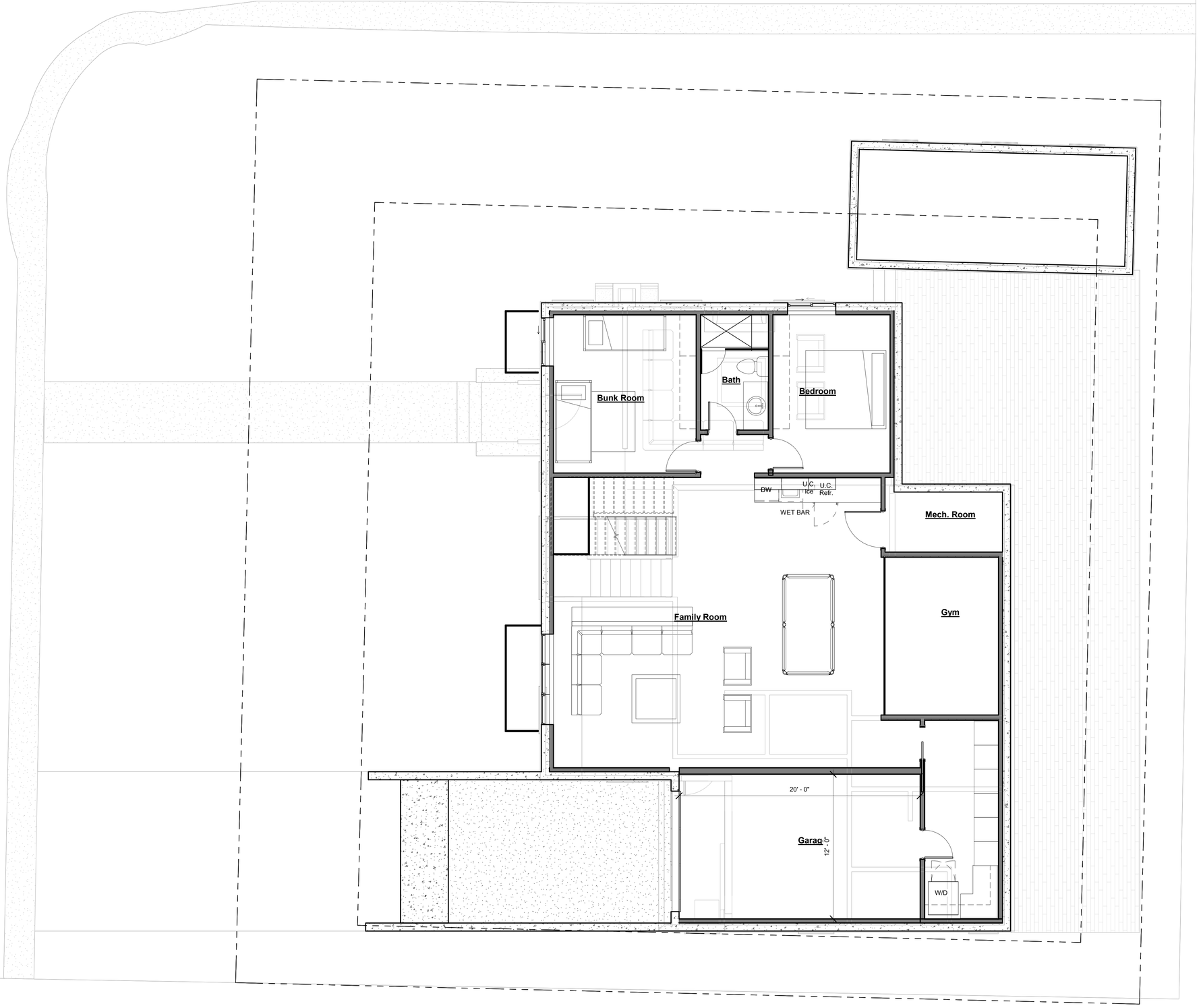
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Historic - Non-Historic Study

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

DATE
6/3/2026

SHEET
A1.03a



1 Lower Level Opt B
1/4" = 1'-0"

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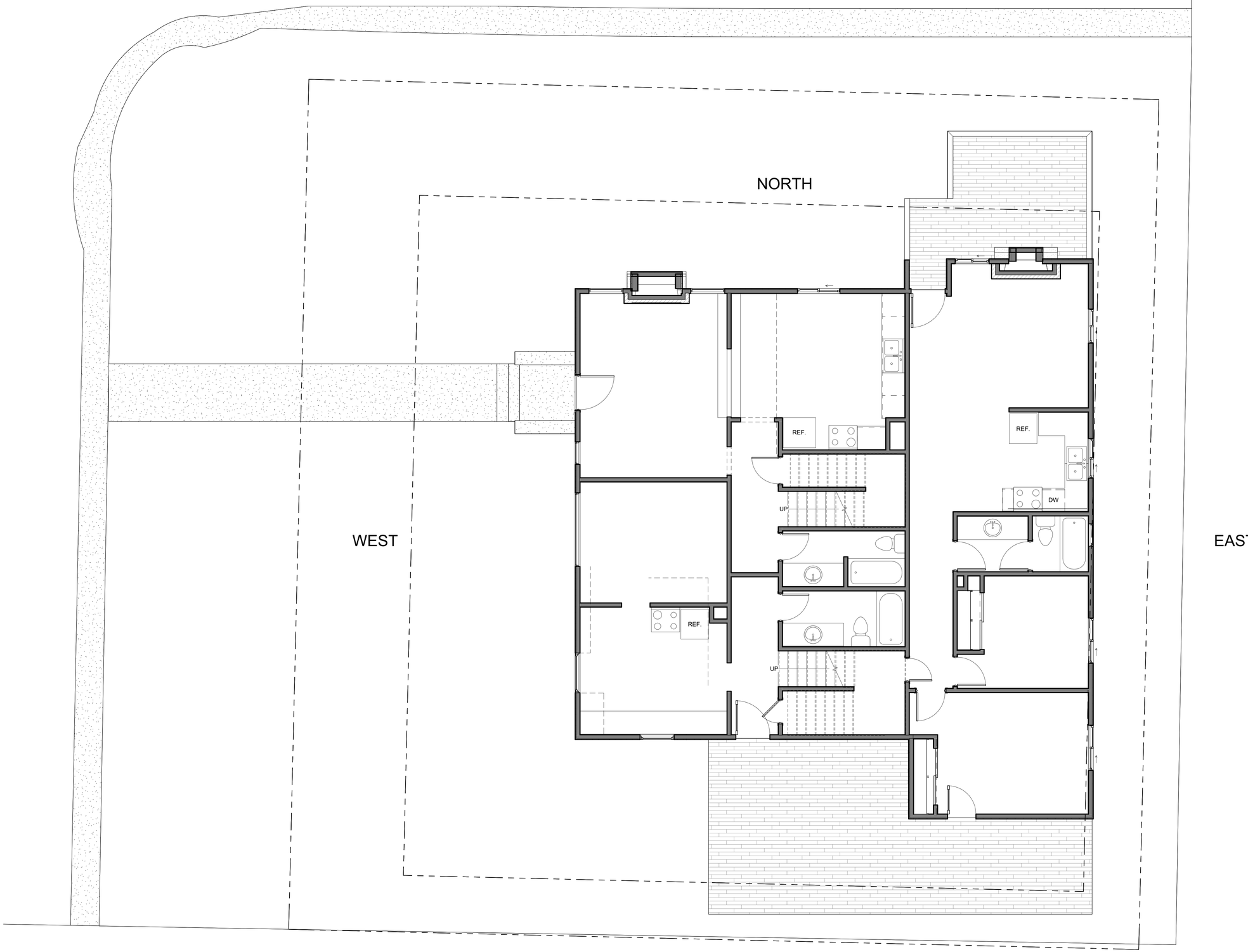
Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Lower Level Plan - Proposed

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

DATE
6/3/2026

SHEET
A2.01



1 Main Level
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF V.S. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BE ASSIGNED TO ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF V.S. HARRIS INC. WRITTEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

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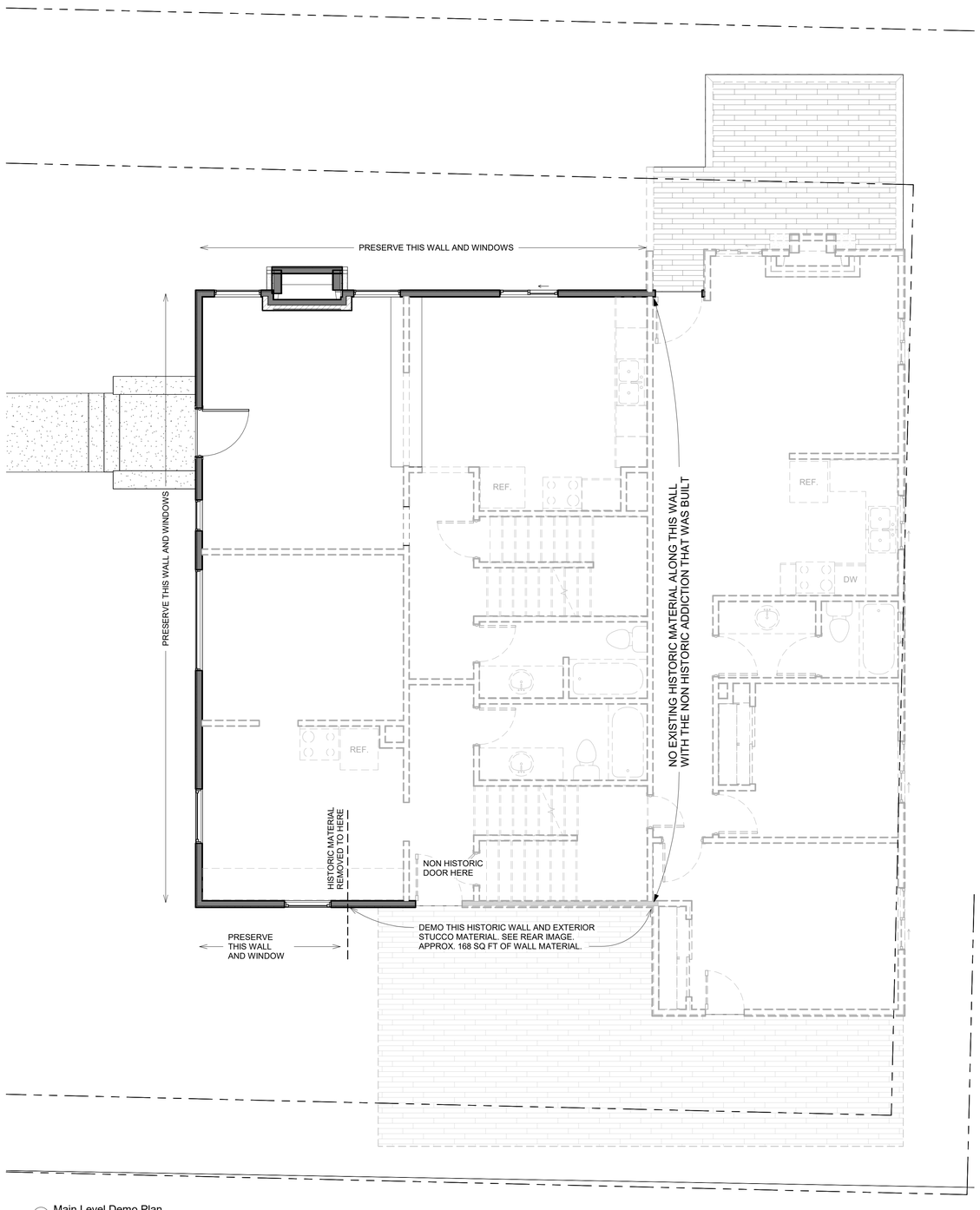
Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Main Level Plan - Existing

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

DATE
6/3/2026

SHEET
A2.02



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



EAST WALL IMAGE (NON HISTORIC WALL





SOUTH WALL IMAGES

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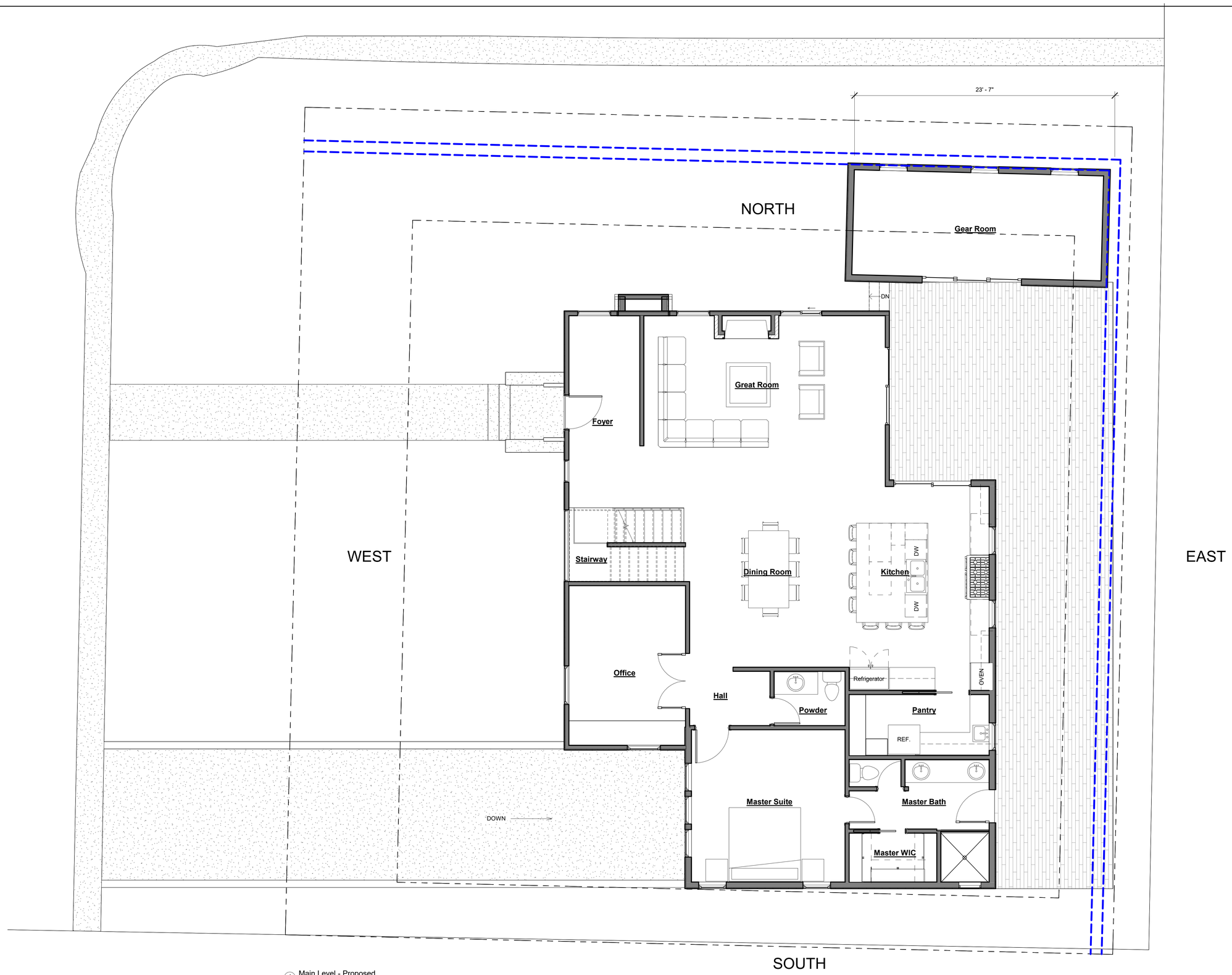
Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Main Level - Demo Plan

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

DATE
6/3/2026

SHEET
A2.02a



1 Main Level - Proposed
1/4" = 1'-0"

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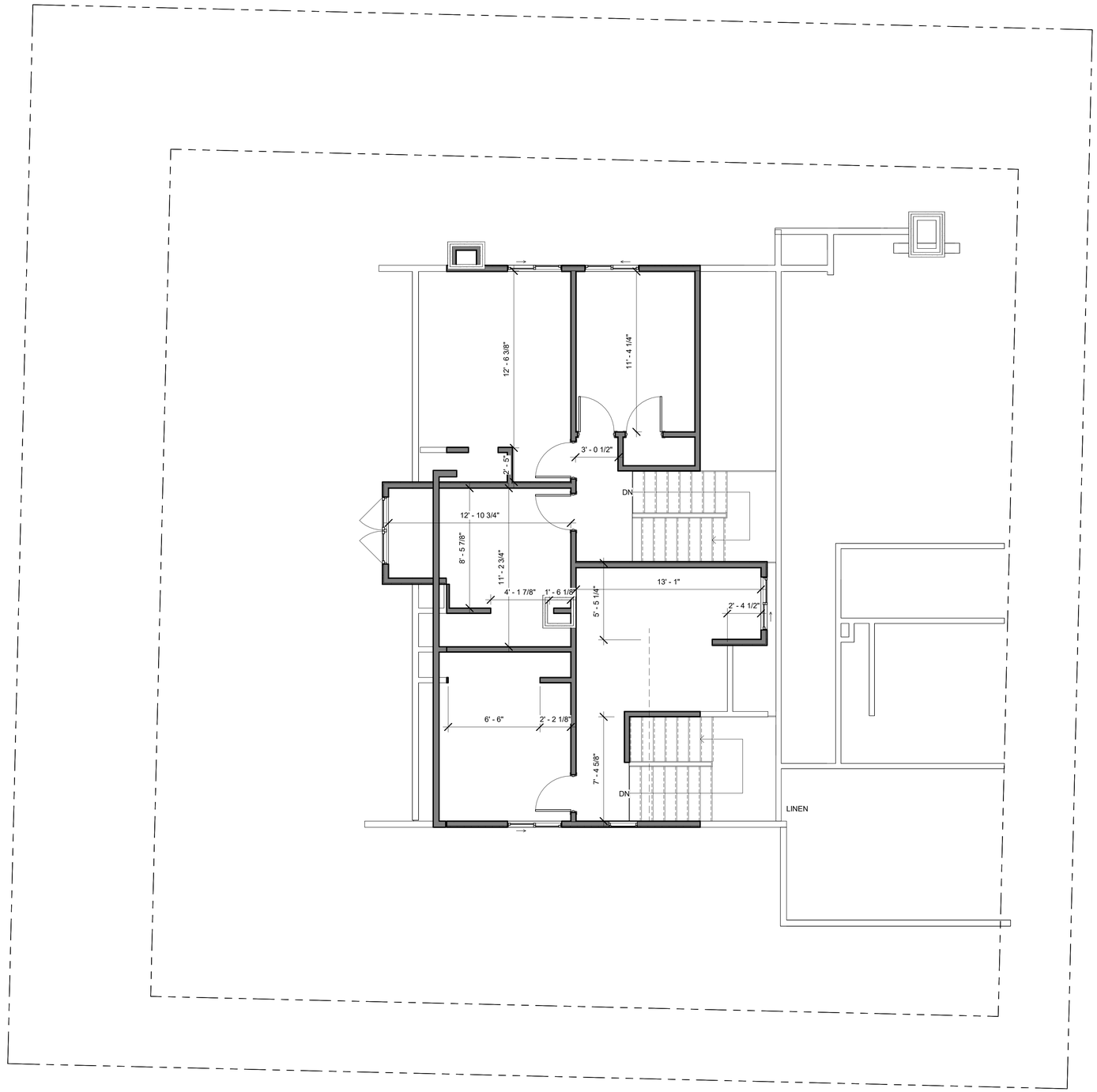
Davis Residence
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Park City, UT 84060

Main Level Plan - Proposed

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

DATE
6/3/2026

SHEET
A2.03



1 Upper Level
1/4" = 1'-0"

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VAN SICKLE
DESIGN & DRAFTING
786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

Davis Residence

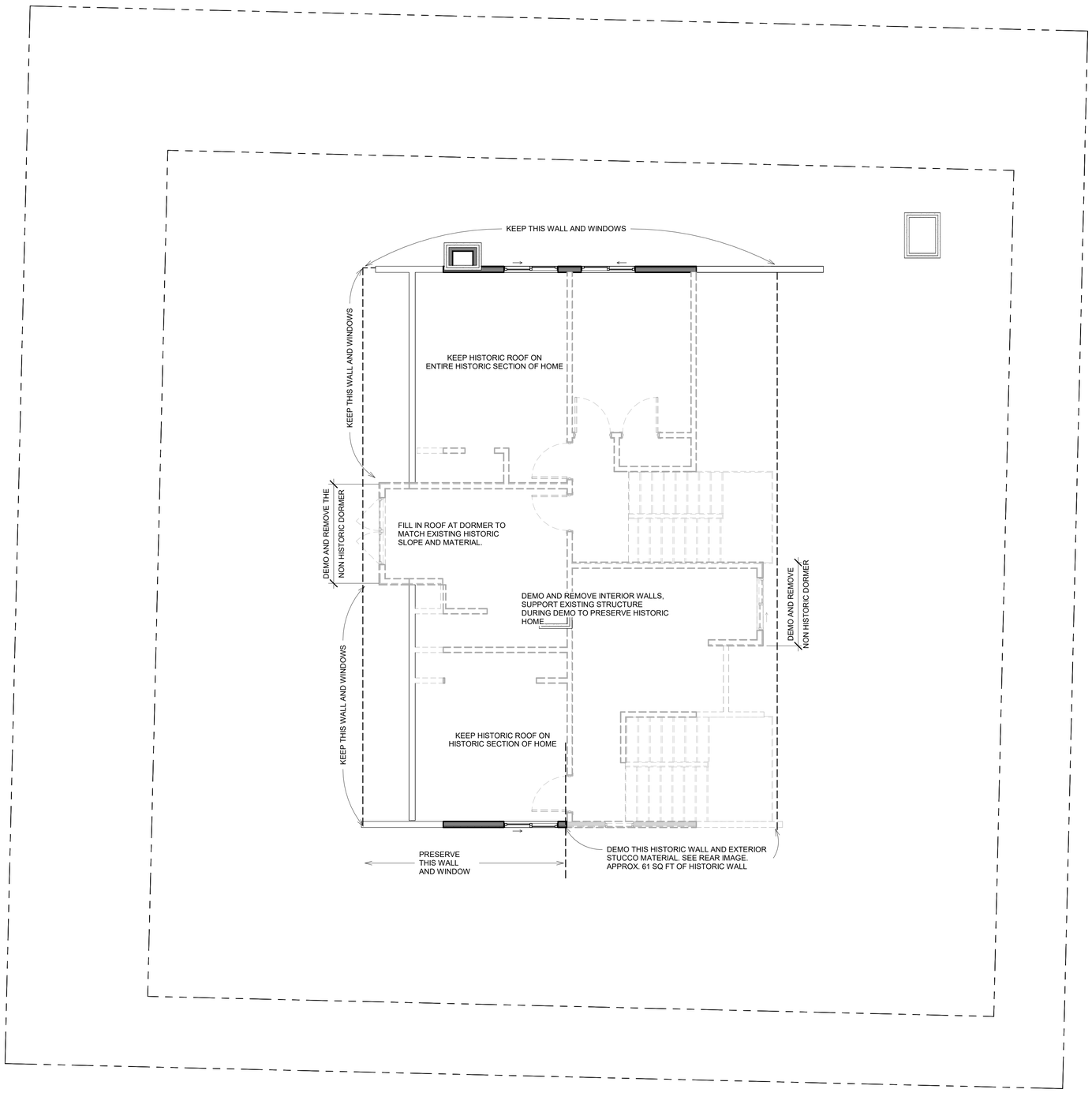
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Upper Level
Plan - Existing

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

DATE
6/3/2026

SHEET
A2.04



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

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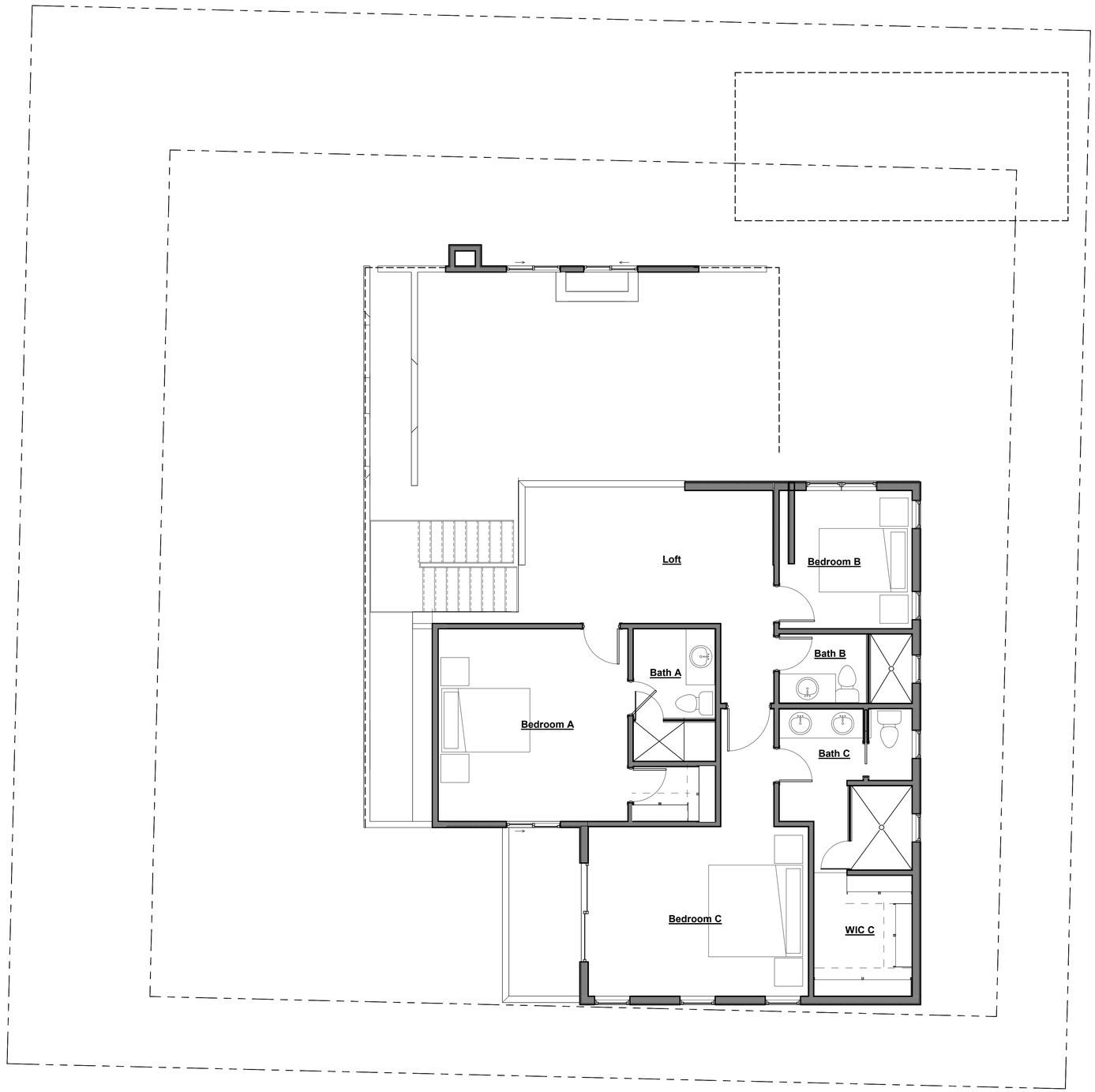
Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Upper Level - Demo Plan

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

DATE
6/3/2026

SHEET
A2.04a



1 Upper Level - Proposed
1/4" = 1'-0"

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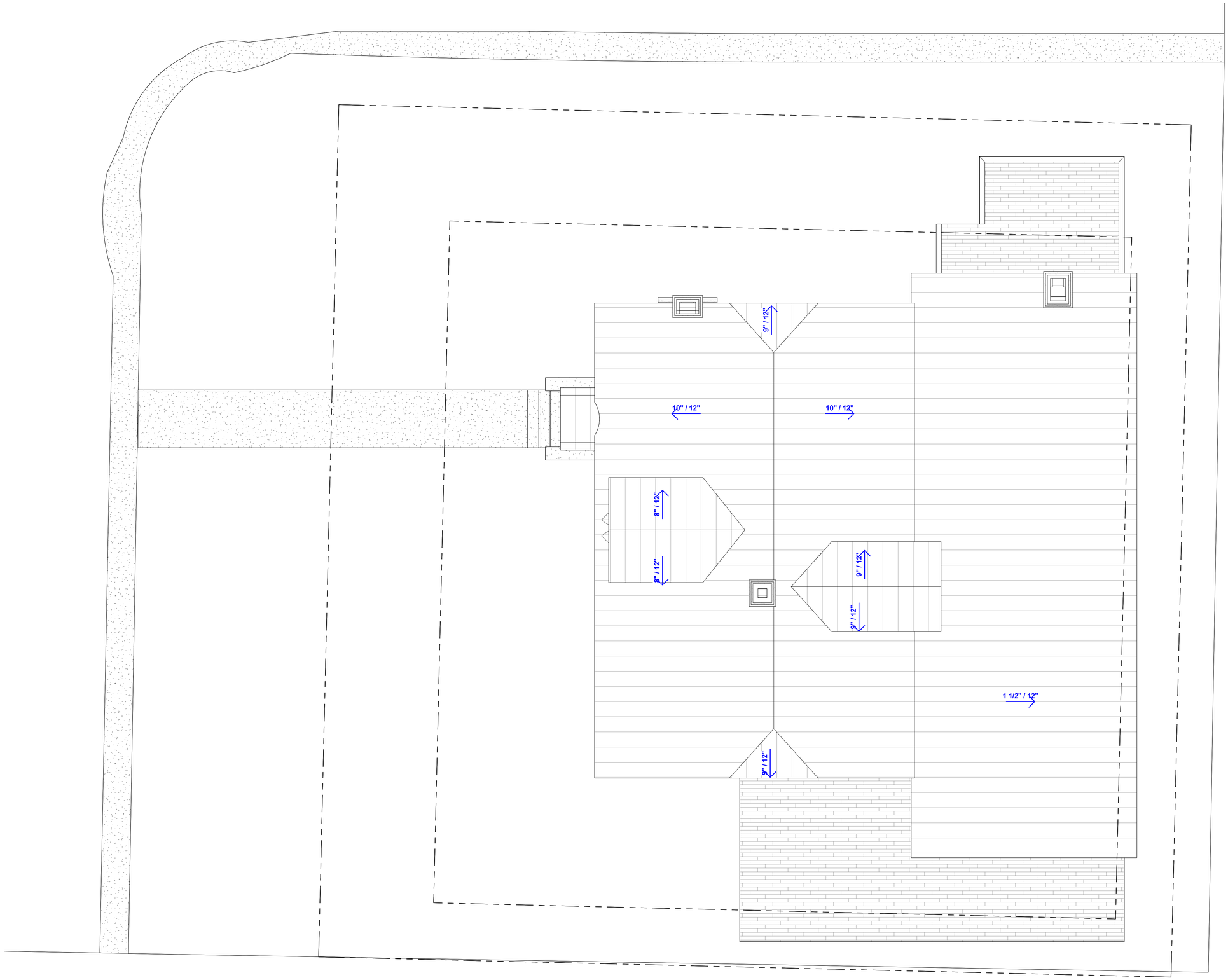
Davis Residence
SA SK4, Lots 17,18,19
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Park City, UT 84060

Upper Level
Plan - Proposed

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

DATE
6/3/2026

SHEET
A2.05



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

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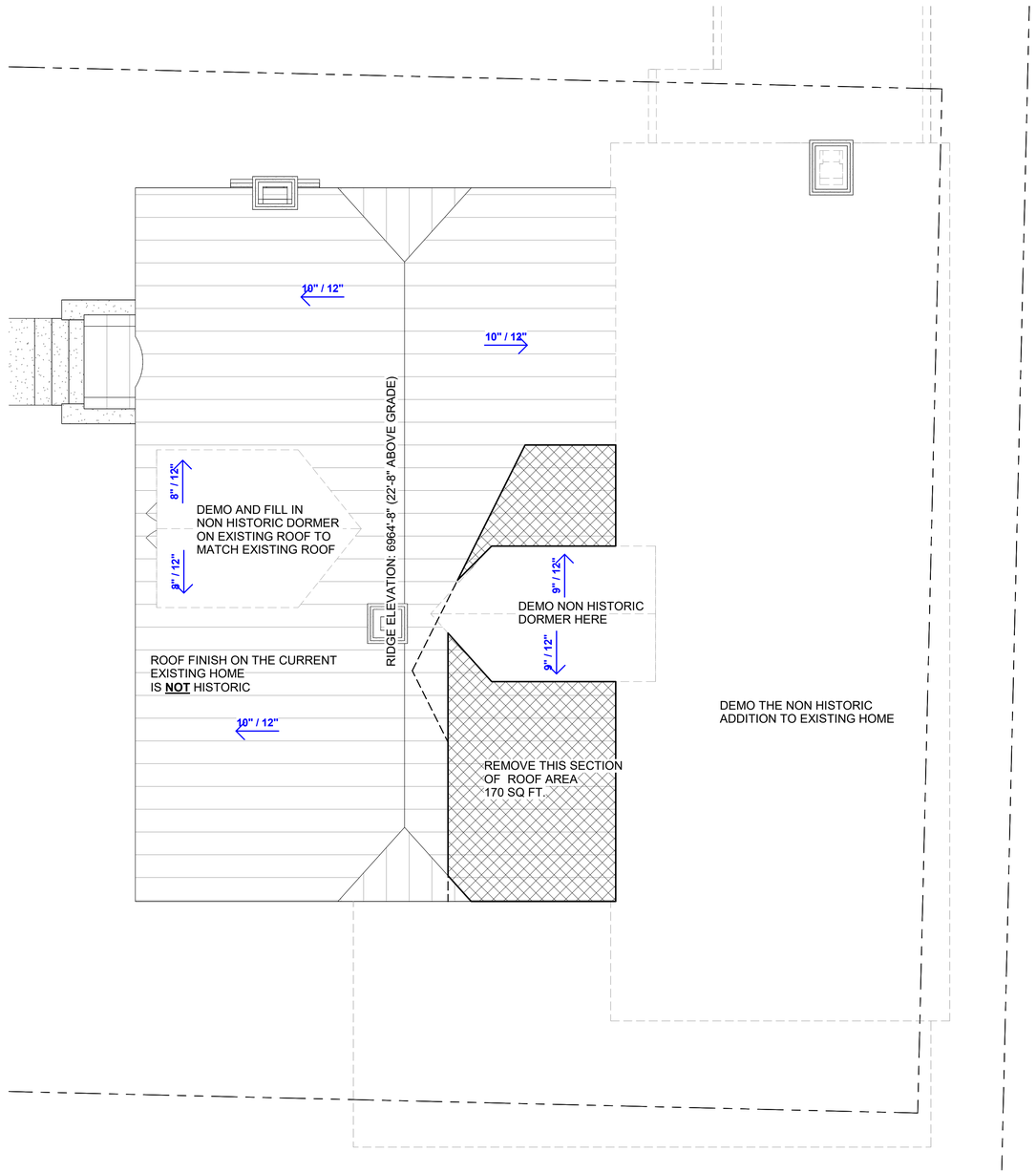
Davis Residence
SA SK4, Lots 17,18,19
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Roof Plan - Existing

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

DATE
6/3/2026

SHEET
A2.08



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

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Revision Schedule

Revision Number	Revision Date

Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Roof Plan - Demo Plan

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

DATE
6/3/2026

SHEET
A2.08a



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

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Revision Schedule

Revision Number	Revision Date

Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Roof Plan - Proposed

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

DATE
6/3/2026

SHEET
A2.09

Room Finish Schedule

Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
M-254	Mech. Room						
M-255	Gym						
M-256	Mud / Laundry						
M-257	Garage						

Door Schedule

Door Number	Width	Height	Family	Finish
				Comments
66	3' - 0"	6' - 8"	Single-Glass 1 no trim	
67	2' - 6"	6' - 8"	Single-Glass 1 no trim	
68	5' - 0"	6' - 8"	Sliding-Closet	
69	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
70	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
72	5' - 0"	6' - 8"	Sliding-Closet	
73	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
74	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
75	3' - 0"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
76	2' - 4"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
77	2' - 4"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
79	2' - 4"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
80	3' - 0"	6' - 8"	Single-Glass 1 no trim	
81	2' - 0"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
82	2' - 0"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
83	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
84	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
87	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
89	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	
90	2' - 6"	6' - 8"	Door-Interior-Single-5_Panel_Vert-Wood	

Window Schedule

Mark	Rough Opening		Sill Height	Type	Tempered	Comments
	Width	Height				
118	3' - 0"	4' - 0"	2' - 8"	Window-Sliding-Double		
119	3' - 0"	4' - 0"	2' - 8"	Window-Sliding-Double		
120	3' - 6"	3' - 0"	3' - 8"	Window-Sliding-Double		
121	2' - 0"	1' - 0"	5' - 8"	Window-Fixed		
122	4' - 0"	4' - 0"	2' - 8"	Window-Sliding-Double		
123	4' - 0"	4' - 0"	2' - 8"	Window-Sliding-Double		
124	3' - 0"	3' - 0"	3' - 8"	Window-Fixed		
125	3' - 0"	3' - 0"	3' - 8"	Window-Fixed		
126	3' - 9"	3' - 3"	3' - 5"	Window-Sliding-Double		
127	2' - 0"	4' - 0"	2' - 8"	Window-Fixed		
128	3' - 6"	4' - 0"	2' - 8"	Window-Double-Hung		
129	6' - 6"	4' - 0"	2' - 8"	Window-Fixed		
130	3' - 0"	3' - 0"	3' - 8"	Window-Double-Hung		
131	3' - 10"	2' - 9"	3' - 11"	Window-Sliding-Double		
132	3' - 10"	2' - 9"	3' - 11"	Window-Sliding-Double		
134	2' - 0"	2' - 3"	4' - 5"	Window-Fixed		
135	3' - 10"	2' - 9"	3' - 11"	Window-Sliding-Double		
136	3' - 9"	5' - 0"	2' - 8"	Window-Sliding-Double		
320	4' - 9"	6' - 0"	1' - 3"	Window-Casement-Double		

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www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Schedules

SCALE:

DATE
6/3/2026

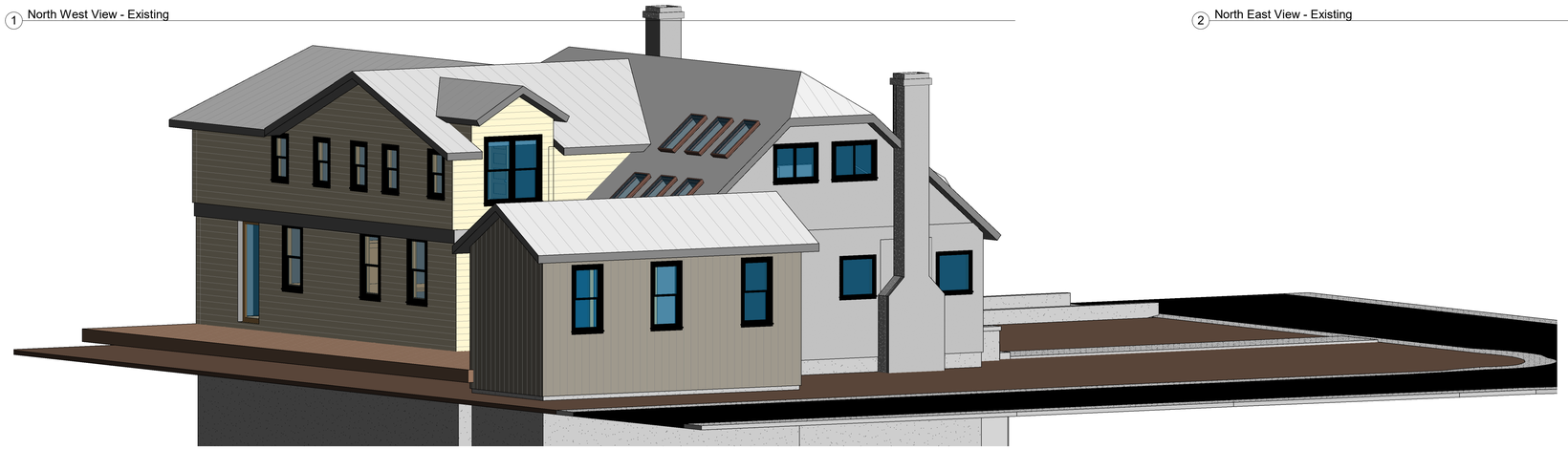
SHEET
A2.10



1 North West View - Existing



2 North East View - Existing



3 North East View - Proposed



4 North West View - Proposed

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Revision Schedule	
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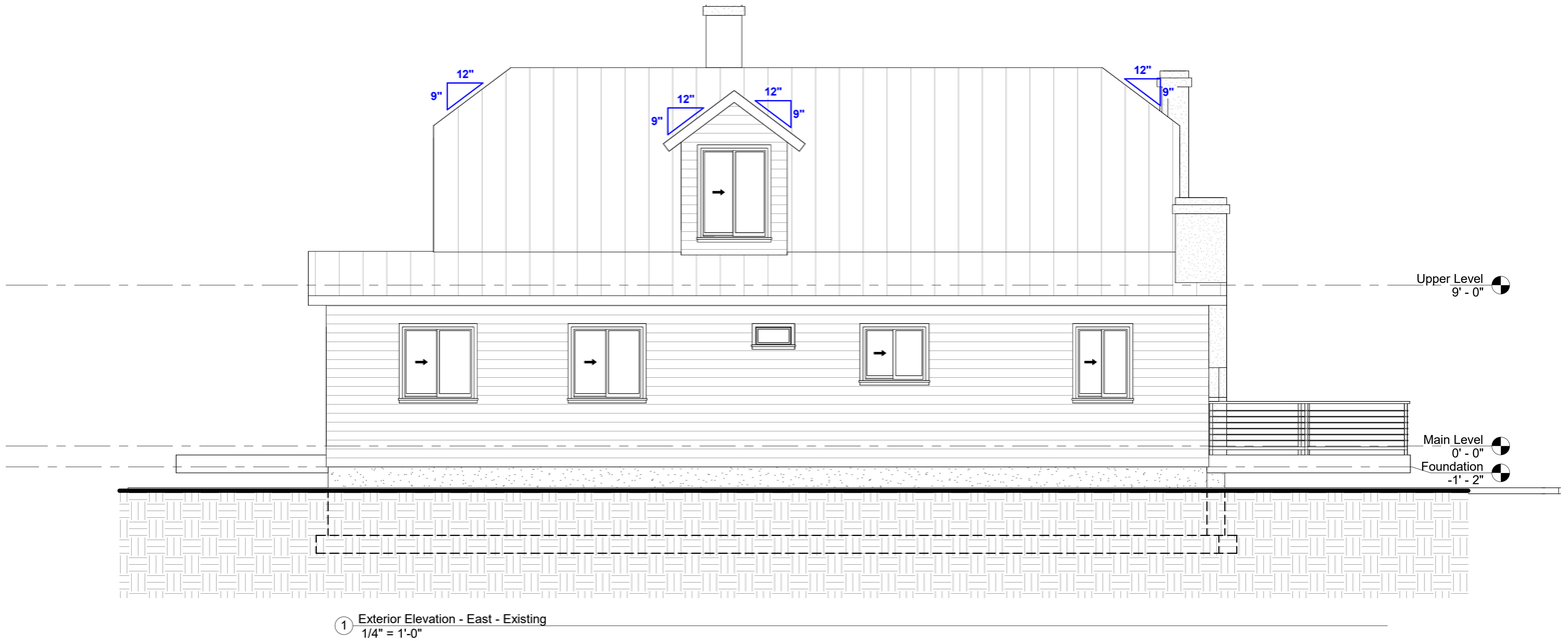
Davis Residence
SA SK4, Lots 17,18,19
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Isometric Elevations

SCALE:

DATE
6/3/2026

SHEET
A3.01



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



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

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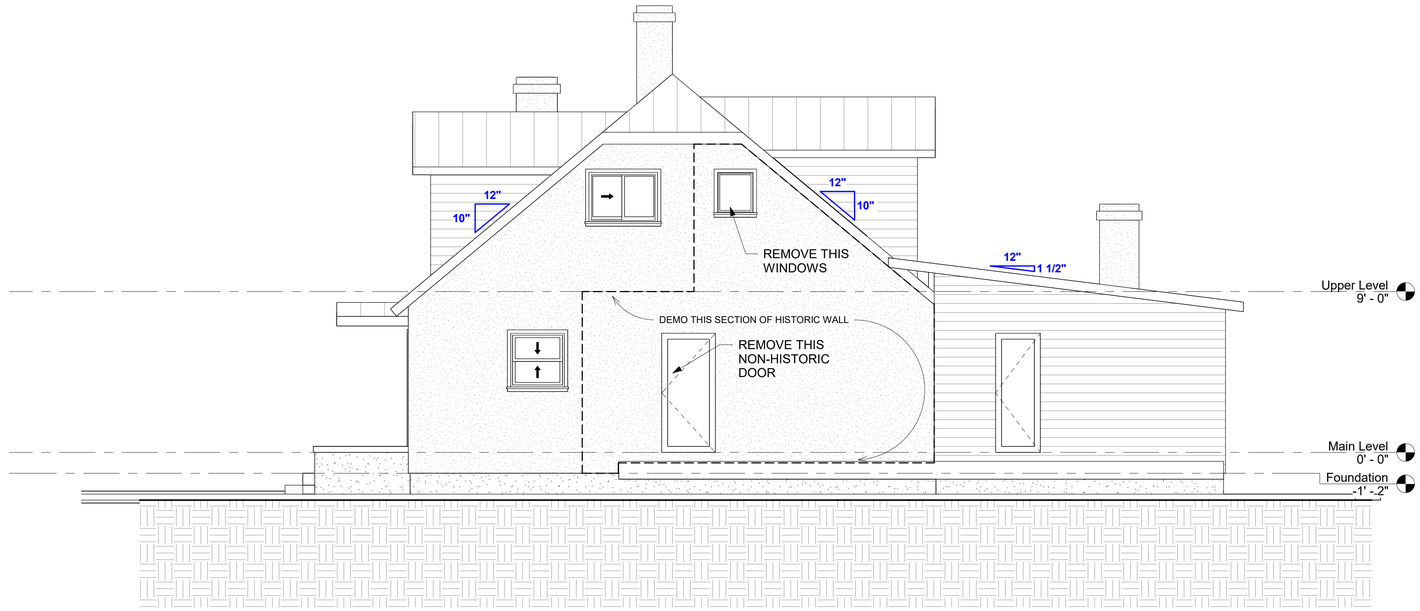
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Exterior Elevations

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

DATE
6/3/2026

SHEET
A3.02



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



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

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BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, CONSULTANTS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

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786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Exterior Elevations

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

DATE
6/3/2026

SHEET
A3.03

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BY BUILDING THESE PLANS THE CONTRACTOR / HOMEOWNER(S) THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

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1 Exterior Elevation - East - Proposed
1/4" = 1'-0"



2 Exterior Elevation - North - Proposed
1/4" = 1'-0"

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Park City, UT 84060

Exterior Elevations

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

DATE
6/3/2026

SHEET
A3.04



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



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

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Revision Schedule	
Revision Number	Revision Date

Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Exterior Elevations

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

DATE
6/3/2026

SHEET
A3.05

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Revision Schedule

Revision Number	Revision Date

Davis Residence
SA SK4, Lots 17,18,19
1060 Woodside Ave
Park City, UT 84060

Building Sections

SCALE:

DATE
6/3/2026

SHEET
A4.01

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Revision Schedule

Revision Number	Revision Date

Davis Residence

SA SK4, Lots 17,18,19
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Park City, UT 84060

Building Sections

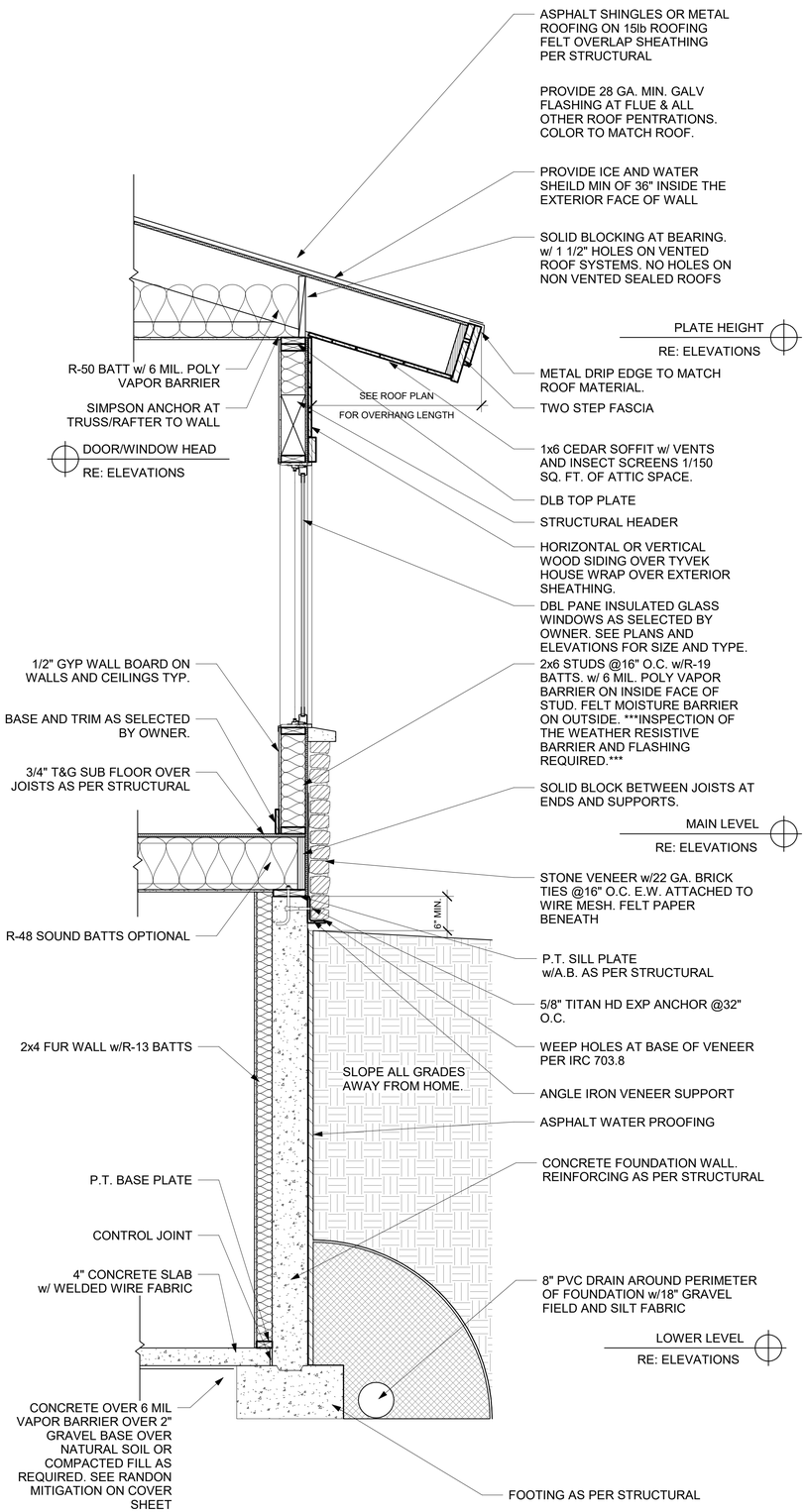
SCALE:

DATE

6/3/2026

SHEET

A4.02



1 Typical Wall Section Stone Ledgered
3/4" = 1'-0"

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LIMITATION OF LIABILITY

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Building Sections

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

DATE
6/3/2026

SHEET
A4.03

HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): **Carl Winters House**

Address: **1060 Woodside Avenue**

Date of Construction: **c. 1928**

City, County: Park City, Summit County, Utah

Architect/Builder: **Unknown**

Tax Number: **SA-38**

Current Owner: **1060 Woodside LLC**

Legal Description (include acreage): LOTS 17,18 & 19 BLK 4 SNYDERS ADDITION TO PARK CITY RWD-179 GQC-192 M44-675 M112-814 M257-395 530-01 1775-1966; 0.13 AC

STATUS / USE

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

- ■ Building
- ☐ Structure
- ☐ Site

National Register of Historic Places:

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

Evaluation:

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

DOCUMENTATION

Photographs:

- ■ Tax Photos
- ■ Prints
- ■ Historic

Research Sources:

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

DESCRIPTION

Architectural Style: Other residential type / vernacular style

No. Stories: 1.5

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

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

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

Materials: (Describe the visible materials)

Exterior Walls: Stucco and wood siding

Foundation: Concrete

Roof: Clipped gable from sheathed with standing seam metal material

Windows/Doors: Casement, double-hung sash type, and side sliders

Additions: ☐ Major ■ Minor ☐ None

Alterations: ■ Major ☐ Minor ☐ None

Essential Historic Form: ■ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

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

The house at 1060 Woodside does not closely align with any of the common house types built during the historic Park City mining era, though it was built during that time period. It has not undergone significant modifications. A shed additions sits to the rear and is roofed with standing seam metal. A small dormer sits on the front side of the roof. The walls are primarily clad with stucco, though a small section at the rear and the dormer have wood siding. A wide one-over-one double hung sash window is on the far right of the primary façade along with a large casement window in the middle under the dormer and a small one-over-one double hung sash window right of the door. The dormer itself has a sliding window. The door sits on the left half of the primary façade and has a small arched hood. The door itself is a wood frame and panel door with an upper light. The foundation is concrete which has been painted to be the same color as the stucco. The

dormer is a newer addition added sometime after the tax photo. A clipped gable front extended up past the eave line above the door but was removed, also sometime after the tax photo. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

☐ Settlement & Mining Boom Era (1868-1893)

■ Mature Mining Era (1894-1930)

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

Narrative Statement of Significance:

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

There was a house that existed on this property prior to the current house. It was likely owned by the Park City Townsite Corporation and possibly used to house workers. It was not occupied during either the 1910 or 1920 censuses. The first individuals to own the property were George and Abbie Potter, who purchased it in 1925.

There is little information on the Potters activities during the time they owned this house, it is possible they may not have lived in Park City at all for that period, but they were residents of the city during the 1930's. At that time George worked as a miner, and was trapped by a cave-in for thirty hours before being rescued.

The next owners of the house were Harry and Ethel Moore who purchased it in 1927. They lived at the house with their three daughters. Harry was an electrical engineer who worked at a mine, and Ethel was very involved with the Order of the Eastern Star in the town. They owned the house until 1937, when it was sold to Bartley McDonough.

Bartley McDonough was a lawyer, and it is unknown if he actually owned this property, or was just in possession of the title as part of his duties. He had moved to Oregon by the time of the 1940 census, and the house had been sold to Carl Winters by 1939.

Carl and Ruby Winters owned the house from 1939 until 1973, and lived there at least during the 1940 census. Carl Winters was the superintendent of a school, and when the Park City High School was converted to a middle school, it was named after him. He is noted as being one of the great educators in Park City, and was honored at the time of his retirement. The house has changed hands several times, and is currently owned by 1060 Woodside LLC.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. Geology and Ore Deposits of the Park City District, Utah. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. A History of Summit County. Coalville, UT: Summit County Commission,1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. Echoes of Yesterday: Summit County Centennial History. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

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



Photo 1: 1060 Woodside Avenue. West elevation. 2020



Photo 2: 1060 Woodside Avenue. Southwest oblique. November 2013



Photo 3: 1060 Woodside Avenue. West elevation. November 2013



Photo 4: 1060 Woodside Avenue. Northwest oblique. November 2013



Photo 5: 1060 Woodside Avenue. West elevation. 2006



Photo 6: 1060 Woodside Avenue. in 1995



Photo 7: 1060 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

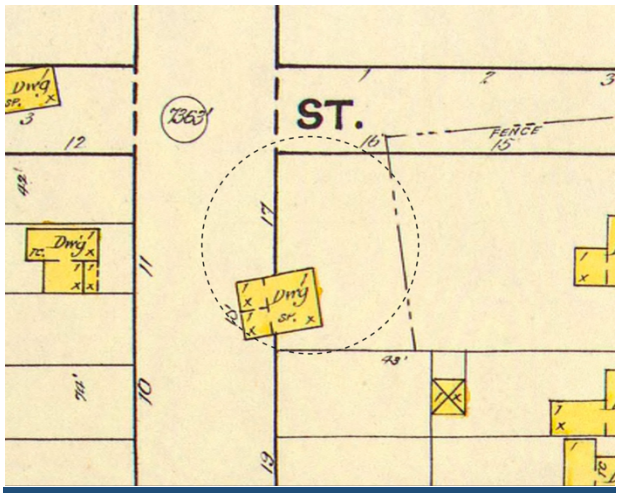
MAPS

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

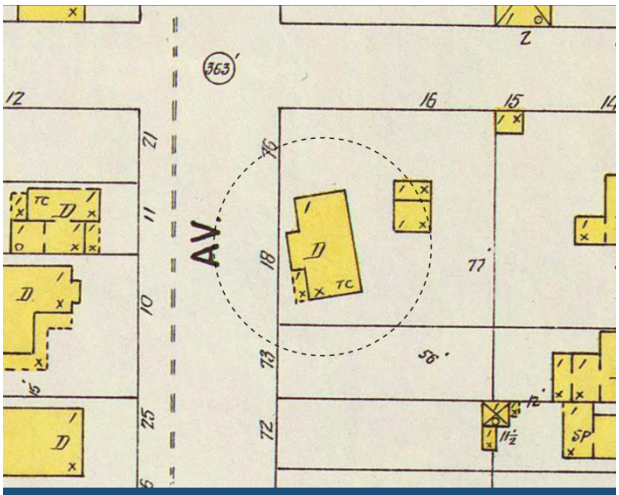


Figure 1: Aerial view showing the location of 1060 Woodside Avenue. (ESRI 2020)

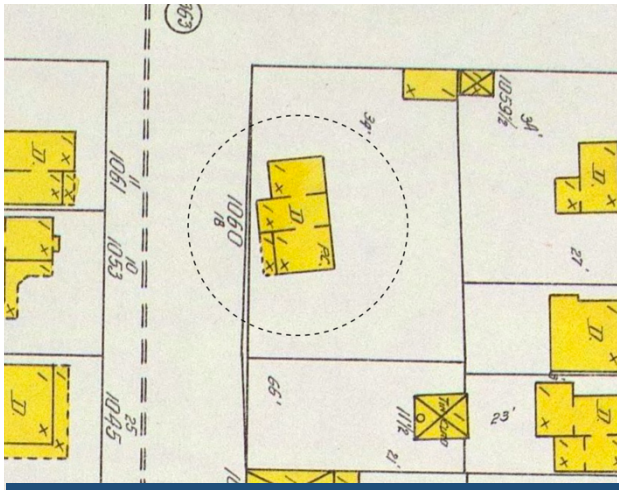
Sanborn Maps



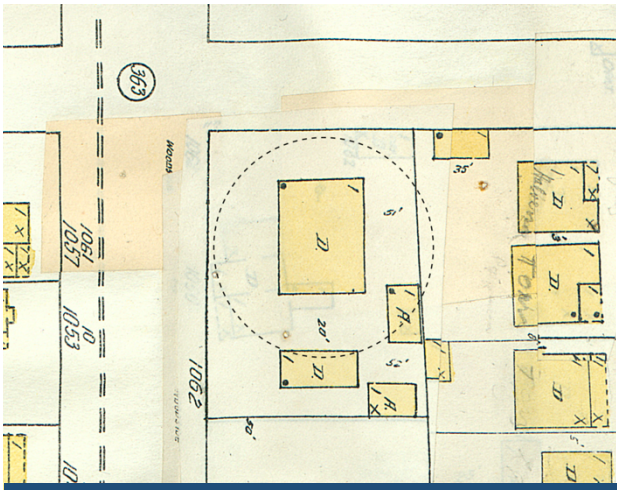
1889



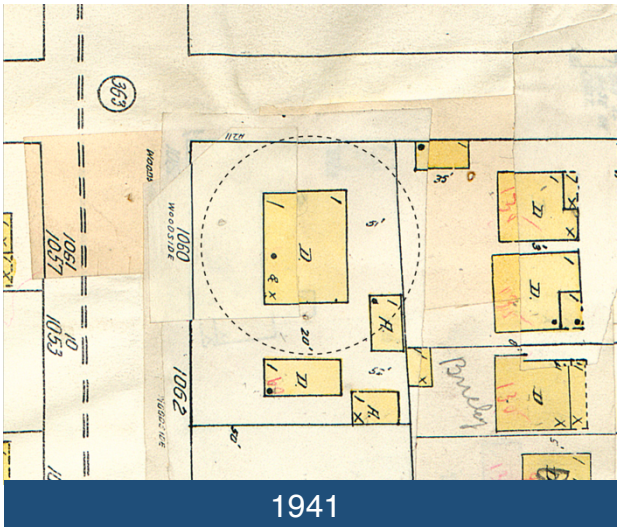
1900



1907



1929



1941

TITLE SEARCH FORM

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

Address: 1060 Woodside Avenue
City: Park City, UT
Current Owner: 1060 Woodside LLC
Address: (see historic site form for address)

Tax Number: SA-38
Legal Description (include acreage): SA BK4 L17, L18, L19 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-11, 14-32]
7/14/1925	District Court	W.J. Robinson (Adm.)	Decree		[17-20]
8/26/1925	William J. Robinson	George J. & Abbie Potter	W.D.		"17,18,19" [rest of form]
8/26/1925	George J. & Abbie Potter	State Bank of Park City	Mtg.		
11/23/1927	George J. Potter, et ux	Ethel Harvey Moore	W.D.		
8/4/1928	Harry A. Moore et ux	St. Bank Park City, Ut.	Mtg.		
10/16/1937	Ethel Harvey Moore	Bartley G. McDonough	W.D.		
9/27/1939	Bartley G. McDonough, et ux	Carl Winter, et ux	W.D.		
1/16/1973	Carl & Ruby Winters	Jan V.T. & Kathyann B. Wllking	W.D.		
5/5/1978	Jan V.T. & Kathyann B. Wllking	Stephen & Elizabeth Schirf	Sp. W.D.		
8/1/1989	S. & E. Schirf, et al	David R. Dassing	W.D.		
3/9/2006	David R. Dassing	1060 Woodside LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/8/2015

Carl Winters Greatly Honored at Farewell Tribute Saturday

One of the finest public gatherings in the form of a tribute to an honored Park City citizen, was the one held Saturday night at the Park City High School, honoring Superintendent Carl Winters.

Many former Park City residents, friends of Mr. and Mrs. Winters were in attendance, as were a large number of ladies and gentlemen in the teaching profession throughout the state, who came to wish Carl a happy and rewarding retirement.

He received a number of very fine gifts from his associates and teaching staff, also the Park City Board of Education, in recognition of his 39 years of outstanding service to his beloved profession of teaching school.

Family Group Present

Mrs. Clyde Fritch, daughter Beth, and her five young sons drove down from Rock Springs, Wyo., to attend this important event; Mr. and Mrs. Russell Horan and son of Orem, and Mrs. Berniece Hendrickson and daughters of Park City, completed the happy family group.

Clyde Fritch was unable to attend, being a patient in a Rock Springs hospital, having met with a serious accident while flying a helicopter in Wyoming.

The Fritch family were house-guests of their grandparents, Mr. and Mrs. Johnny Fritch in Park City. The Horans were guests of Carl and Ruby Winters.

Carl Winters will be the guest of honor at the Park City High School Alumni banquet, May 29, and thus Park City is showing her appreciation of a good job well done by Superintendent of Public Instruction, Carl Winters.

Farewell Program

The following program was rendered:

Invocation—Bishop David Loertscher.

Welcome — Principal Charles

(Continued on Page Eight).

Park Record, 5/27/1965

Stantec

Memo

To:	Park City Municipal Corporation	From:	Izabella Z. Nuckels Austin, Texas
Project/File:	Task Order 6: 1060 Woodside Avenue	Date:	February 25, 2026

Reference: 1060 Woodside Avenue, Park City, Utah

Please find the scope, building analysis, and dates of the addition at 1060 Woodside Avenue (Task Order 6) below.

Scope:

The scope of Task Order 6 was to:

- Conduct a site visit in coordination with the Planning Department to evaluate the materials and construction of the Landmark Historic Structure.
- Conduct additional research as needed to support findings.
- Provide a brief written analysis of the year of construction and subsequent additions of the existing Landmark Historic Structure.

Analysis of the Building and Materials:

This building was constructed circa 1928 as a rectangular-plan one-story single-family dwelling at the southeast corner of the Woodside Avenue and 11th Street intersection. It is wood-frame construction with a partial basement and crawl space, was clad in stucco, and had a wood shingle–clad clipped side gable roof. On the west façade facing Woodside Avenue, the dwelling had a hipped roof entry with curved awning. Vents on the upper story indicate that it was not a living space (**Attachment A**, **Figure 1**). Around 1970, an addition was appended to the east, rear side of the building. At this time, the upper story of the original building was likely finished for living space and dormers were added to each side of the roof. Windows were added to the gable ends. The original building was converted into two living units, making it a three-unit building.

Stantec conducted a site visit of 1060 Woodside on February 13, 2026, to document the materials and the building progression (**Attachment B**). Modifications observed include (**Attachment C**):

- Removal of primary porch hipped roof (**Figure 10** and **Figure 9**)
- Rear (east) addition (**Figure 10**)
- Stucco wall cladding replaced with Exterior Insulation and Finish System (EIFS; **Figure 3**)
- Replacement roof cladding (**Figure 9**)
- Windows added to gable ends of second floor (**Figure 10**)
- Window opening added to the south of the primary door (**Figure 10** and **Figure 9**)

- Gable-end vents removed and replaced with smaller units (**Figure 10**)
- Some replacement windows (**Figure 10**)
- Finished second floor (**Figure 4**)
- Interior finishes replaced (especially flooring and wall treatments; **Figure 4** and **Figure 5**)
- Interior staircase constructed over the original building's exterior door exit (**Figure 6**)

Other observations include:

- The exterior and addition are clad in EIFS, which was developed in the 1950s. It was not available in the United States until 1969, but it became popular during the 1970s energy crisis (**Figure 3**).
- The original flooring appears to be in a closet in the north unit of the original house (**Figure 5**).
- The floor structure was observed from the basement, and it does not appear that the building had an enclosed porch or any other additions or features enclosed other than the circa 1970 addition described below (**Figure 7**).
- The south, interior chimney is apparent in the basement and may have been associated with a kitchen stove. It is walled in on the interior and appears to now be a mechanical flue (**Figure 8**).

Dates of Modifications and Addition:

- Rear Addition:
    - A one-story rectangular-plan addition with shed roof and exterior chimney is appended to the rear (east) side of the building. Per aerial review, it was constructed between 1967 and 1978. The construction date is estimated to circa 1970. The curved awning on the addition is a different construction method from the awning on the original building but appears to mimic the form. It is not internally connected to the original house; the rear door of the original house is now a closet and is under an interior staircase (**Figure 6**).
- Transition to Multi-family Dwelling:
    - Dormers on each side of the roof gable appear to have been added circa 1970 when the rear addition was appended. It is likely that the upper half-story of the original building was finished during this renovation and that the building was subdivided into a three-unit dwelling circa 1970. The original building volume currently has two units, and the rear addition has one unit.
- Other Modifications:
    - It is likely that the building was reclad in EIFS during the 1970s, supporting the circa 1970 addition date.

In conclusion, the major modifications to the building appear to date to circa 1970. Other modifications, like the roof replacement and select window replacement, may be from later dates.

Reference: **1060 Woodside Avenue**

Regards,

Stantec Consulting Services Inc.



Izabella Z. Nuckels MSHP, AIC PA
Historic Preservation Specialist
[redacted]

stantec.com

Attachment: Attachment A: Historic Photograph

Attachment B: Site Visit Photographs (February 2026)

Attachment C: Building Analysis

Reference: 1060 Woodside Avenue

Attachment A: Historic Photograph



Figure 1. 1940 Tax Photo of 1006 Woodside Avenue. Vents at the upper story and lack of windows indicate that it was not a living space. Source: Park City Municipal Corporation, ILS Form.

Reference: 1060 Woodside Avenue

Attachment B: Site Visit Photographs (February 2026)



Figure 2. Modifications to the primary (west) façade include removal of the hipped roof at the entry, addition of a window opening south of the primary entrance, addition of a roof dormer, and roof cladding replacement.

Reference: 1060 Woodside Avenue



Figure 3. The exterior of the original building has been reclad in EIFS. The addition is clad in EIFS.

Reference: 1060 Woodside Avenue



Figure 4. Interior modifications include a finished upper floor, new finishes to walls and flooring, and additional windows, including dormers and gable-end windows at the upper floor.

Reference: 1060 Woodside Avenue



Figure 5.The original flooring appears to be extant in this closet.

Reference: 1060 Woodside Avenue

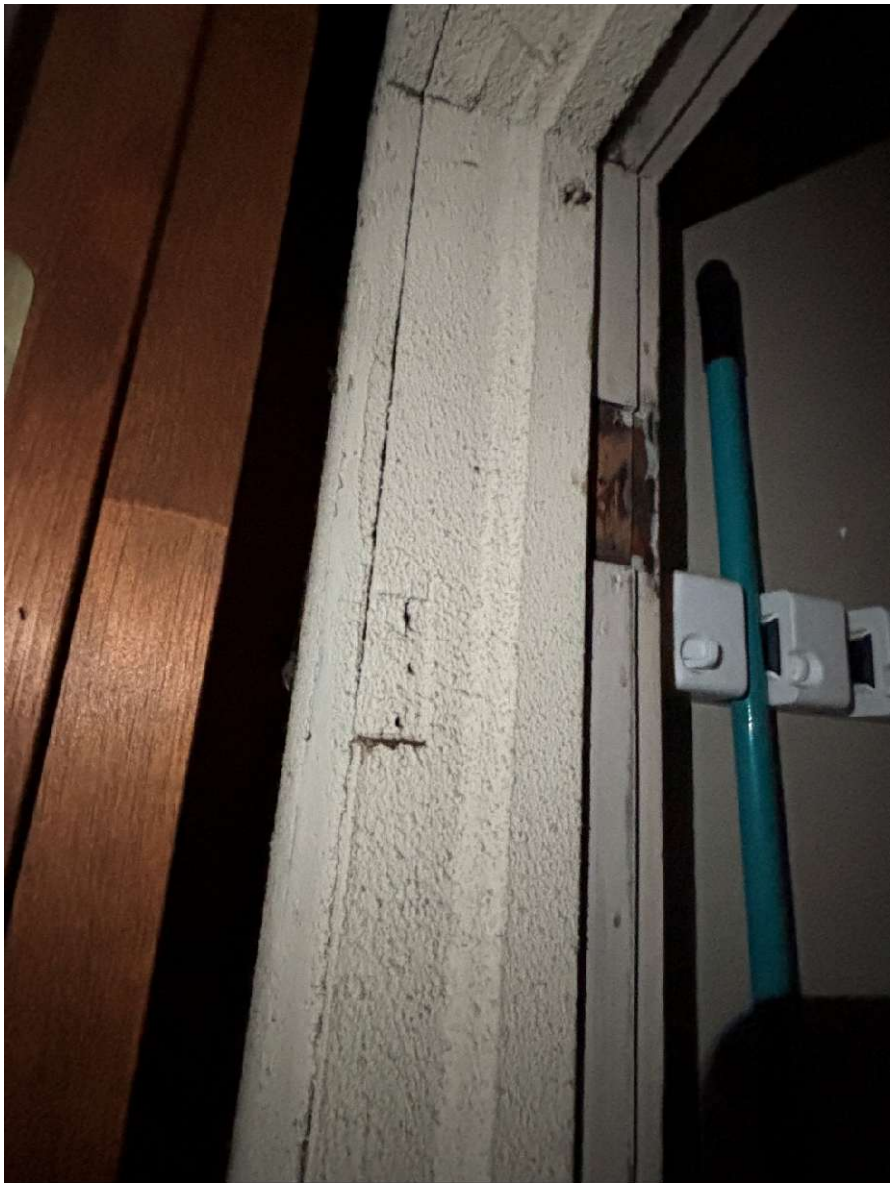


Figure 6. The original rear (east) door appears to be in a closet in the rear addition and under the new staircase in the original building.

Reference: 1060 Woodside Avenue



Figure 7. The floor and foundation structure is visible in the basement.

Reference: 1060 Woodside Avenue



Figure 8. The southernmost, interior chimney extends through the basement and may have originally connected to a stove in the kitchen. It is no longer apparent in the kitchen.

Reference: **1060 Woodside Avenue**

Attachment C: Building Analysis

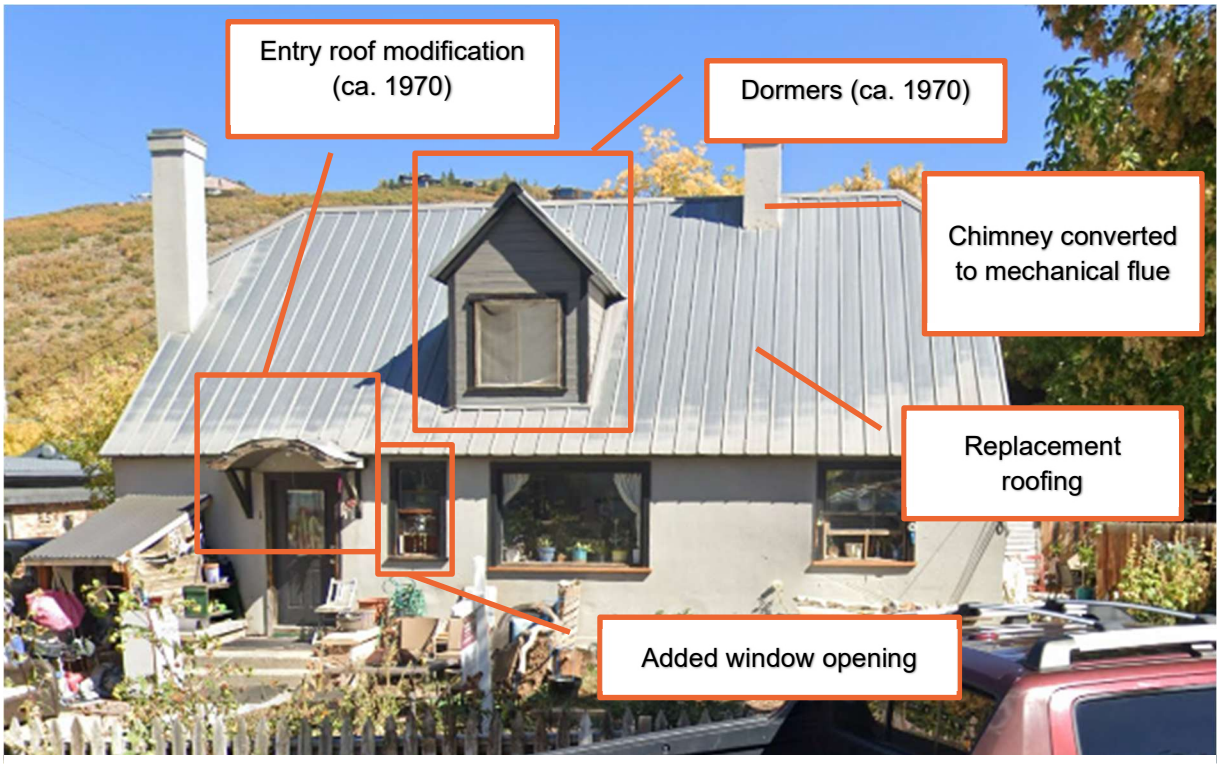


Figure 9. Building modification analysis, primary (west) façade. Source: Google StreetView 2024.

Reference: 1060 Woodside Avenue

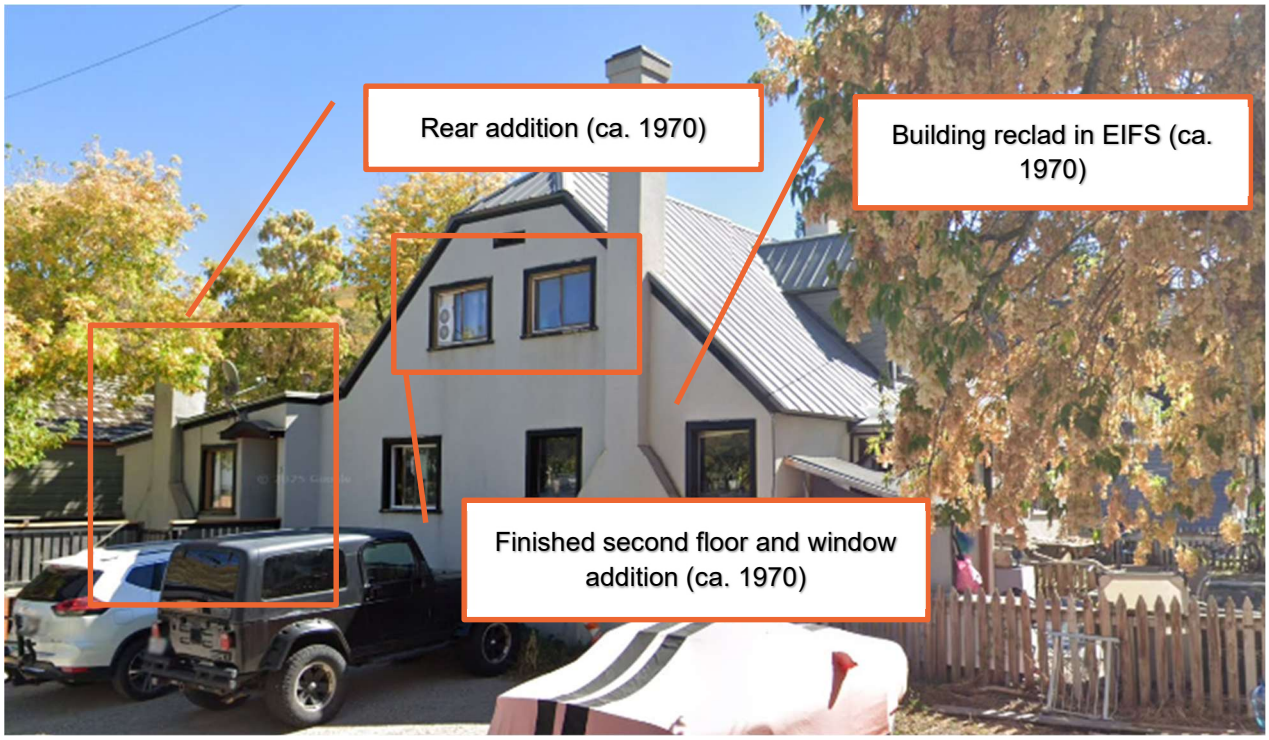


Figure 10. Building modification analysis, side (north) elevation. Source: Google StreetView 2024.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Front Porch

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

Estimated date of construction: 1928

Describe existing feature:

Existing front, concrete steps and concrete porch. Concrete walls up and stone cap on top.

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

Crubmling and needs repaired or replaced

Photo Numbers: 26 Illustration Numbers:

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

2. Structure

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

Element/Feature: Roof ,Walls and Floor Structure

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

Estimated date of construction: 1928

Describe existing feature:

The roof framing, floor framing and wall framing, is in good shape and may need minor repair.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☑ Good ☐ Fair ☐ Poor

During demo any broken or failing structural members will be sistered to new material to reinforce the structure.

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

3. Roof

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

Element/Feature: Roof Finish, drip edge, flashing and roof penetrations

This involves: ☐ An original part of the building
☑ A later addition Estimated date of construction: 1970

Describe existing feature:

The roof is finished in a metal roof that is non historic.

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

Roof is in ok shape and may need some minor rehab to flashed walls and drip edge.

Photo Numbers: 22, Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

4. Chimney

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

Element/Feature: Chimney Stack

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

Estimated date of construction: 1928

Describe existing feature:

Chimney stacks are both finished in EFIS over stucco.

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

EFIS needs removed and original historic stucco repaired.

Photo Numbers: 21, 22 Illustration Numbers:

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

5. Exterior Walls

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

Element/Feature: Exterior Walls North Side, South Side and West Side

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

Estimated date of construction: 1970 EFIS 1928 Original Stucco

Describe existing feature:

North wall is EFIS over existing stucco, some damage, but the plan is to remove and replace the existing stucco by removing the EFIS and replacing the historic stucco.

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

There are a lot of cracks and holes in the EFIS and we are not sure the condition of the historic stucco under the EFIS but from the few spots we can see through it is in very poor shape and will need either replacement or repair.

Photo Numbers: 21,22, 24,25 Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Element/Feature: East Wall Exterior

This involves: ☐ An original part of the building
☑ A later addition Estimated date of construction: 1970

Describe existing feature:

The non historic addition was built over the top of the historic wall and the original stucco and wall lattice was removed prior to this install, our intention is to match the historic stucco where the East wall of the historic home will be visible with the new proposed addition.

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

It was originally demolished in 1970 with the non historic addition.

Photo Numbers: 23 Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

6. Foundation

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

Element/Feature: Historic home foundation

This involves: ☐ An original part of the building
☑ A later addition Estimated date of construction: 1970

Describe existing feature:

The foundation under the existing historic home.

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

The foundation is in need of repair and we intend to brace and lift the historic home and form and pour a new foundation under the historic home and the new proposed addition.

Photo Numbers: 27, 28, 29, 30 Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

7. Porches

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

Element/Feature: Front Porch

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

Estimated date of construction: 1928

Describe existing feature:

Historic Front Porch on West Side of the home, concrete with a stone veneer.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☑ Poor

The porch side walls are crumbling and will not survive lift, we intend to replace the porch with a concrete porch to match the existing one that is there.

Photo Numbers: 26

Illustration Numbers:

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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

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

Element/Feature: HVAC mechanical system

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

Estimated date of construction: 1970

Describe existing feature:

The existing hvac system installed at the time of the non historic addition and run through the crawl space. The original boiler heat system is no longer on site and was removed at the time of the non historic addition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☑ Poor

It is in need of removal and replacement, when we pour the new foundation and add the proposed addition, the HVAC system will be fully replaced new with a more efficient code compliant system.

Photo Numbers: 29

Illustration Numbers:

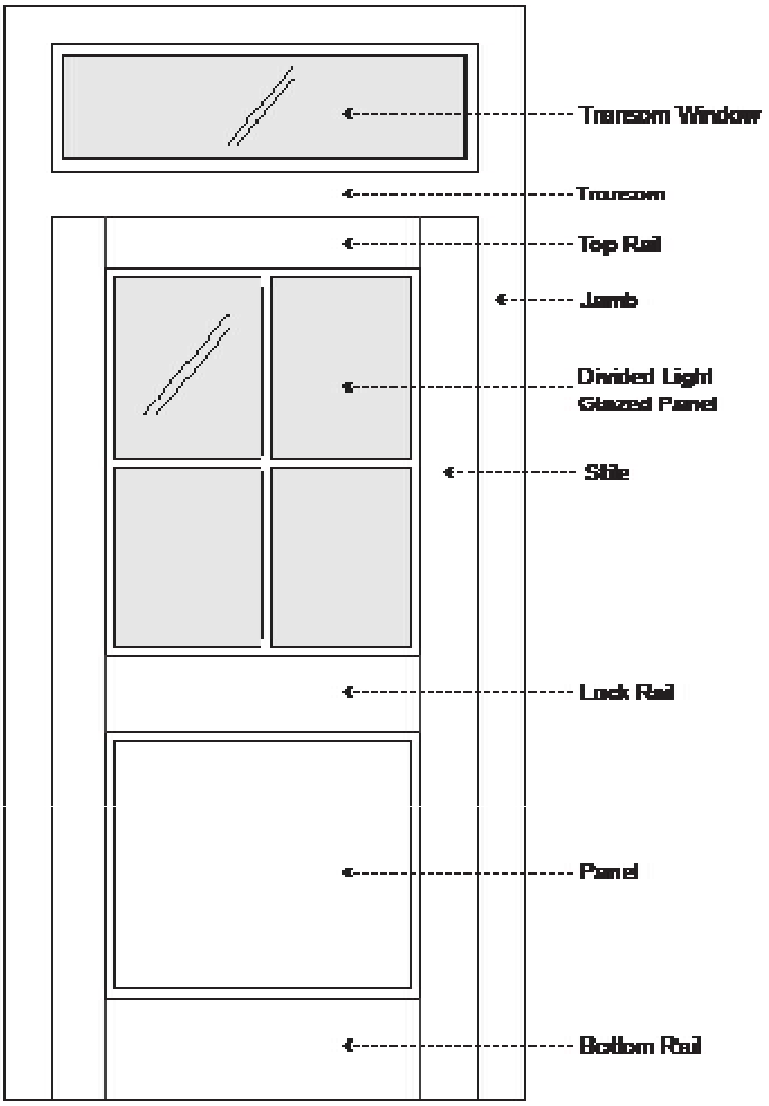
Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

9. Door Survey

Basic Requirements

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

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



Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Door Survey Form

Total number of door openings on the exterior of the structure: 4 Total doors, 2 in the historic structure

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 4

Number of doors completely missing: 0

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

Number of doors to be replaced: 4

Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
WD1	Fair West Side Front Door	The door needs seals replaced, threshold rebuilt and frame squared	20	No
ND1	Good Fair, non-historic	This door needs seals and threshold rebuilt and replaced.	4	
SD1	Fair Non historic Door	This door is broken, no threshold or seals in place, replace door	12	
SD2	Fair South Side non historic	This door will be removed at the time of non historic addition removal	25	
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

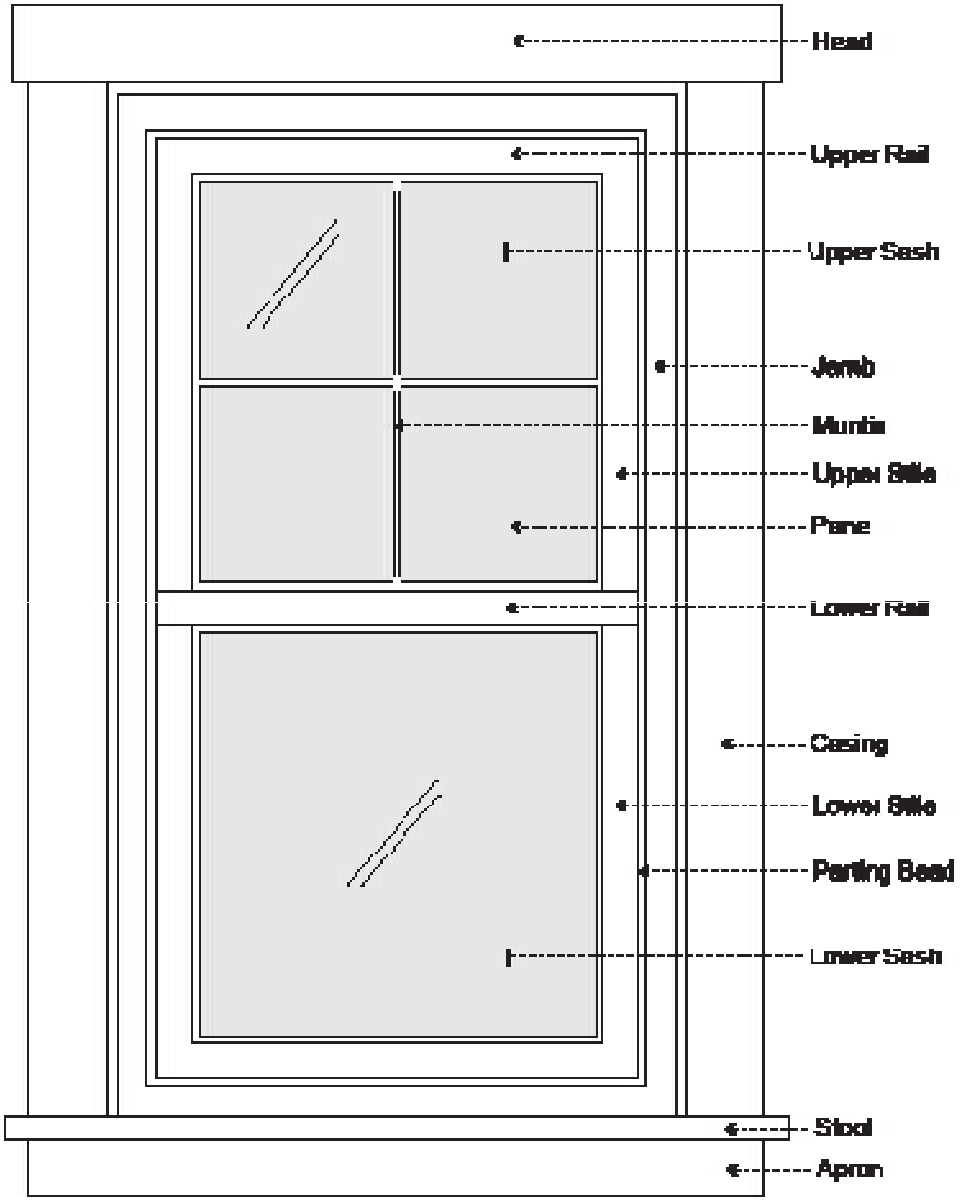
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

10. Window Survey

Basic Requirements

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



Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Window Survey Form

Total number of window openings on the exterior of the structure: 19

Number of historic windows on the structure: 8

Number of existing replacement/non-historic windows 11

Number of windows completely missing: _____

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

Number of windows to be replaced: _____

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
W1	Fair Non Historic	This window will be removed when the non historic dormer is demo.	16	NO
W2	Fair Historic Wood Window	This window needs rebuilt with good seals and repainted.	17	YES
W3	Fair HIstoric window	This window needs rebuilt with good seals and repainted.	18	YES
W4	Fair Non Historic	This window was added in 1970 and just needs new seals and paint	19	NO
S1	Fair Historic Wood Window	This window needs rebuilt with good seals and repainted	13	YES
S2	Fair Historic Wood Window	This window will be removed when we do the new addition.	15	YES
S3	Fair Historic Wood Window	This window needs rebuilt with good seals and repainted	14	YES
N1	Fair Non Historic Wood Window	This window was added in 1970 and just needs new seals and paint	6	NO
N2	Fair Non Historic Wood Window	This window was added in 1970 and just needs new seals and paint	6	NO
N3	Fair Historic Wood Window	This window needs rebuilt with good seals and repainted	3	YES
N4	Fair Historic Wood Window	This window needs rebuilt with good seals and repainted	2	YES
N5	Fair Historic Wood Window	This window needs rebuilt with good seals and repainted	1	YES
N6	Fair	This window will be removed at time of non historic addition demo	5	NO

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E1 - E6 All non historic windows that will be removed during the non historic addition demo.

Images 7,8,9,10, 11

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11. Interior Photographs

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

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Supplemental Sheets Supplemental Page ___ of ___

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

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☑ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Davis Residence Addition

ADDRESS: 1060 Woodside Avene

TAX ID: SA-38 OR

SUBDIVISION: 1060 Woodside Avenue Plat OR

SURVEY: 1060 Woodside LOT #: _____ BLOCK #: _____

[redacted]

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.

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INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Site Design

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

Element/Feature: N/a no retaining flat lot

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:

Structure

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

Element/Feature: Roof, Walls, and Floor Structure

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ☑ Rehabilitation

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

We will be inspecting all existing structural members and will rehab or repair any structural members that are failing by sistering the member to a new member to stregthen the existing.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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: Metal Roof

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

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

We will be re roofing this home. The metal that is on there is not historic and after we remove the non historic dormer and repair all areas that need work along with the new addition, it makes more sense to just replace it all with a new roof on the entire home.

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: Fireplace Chimney and Mech Vent Chimney

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:

We will be redoing the stucco on the two chimneys to bring the stucco to the historic state.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: North Wall, West Wall and South Wall

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:

Removing the existing EFIS and rehab and reconstruct the historic stucco found under the EFIS and repair and issues that arise during this rehabilitiation / rebuild.

Element/Feature: East Wall Exterior

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 is no east wall left on the historic home, it was removed during the non historic addition done in 1970. We intend to match the stucco on the east wall that will remain exposed to the exterior.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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:

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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: Concrete foundation, wood foundation and stone 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:

We intend to brace and lift the existing home and place it back down on a new foundation.

Porches

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

Element/Feature: _____

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

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

The walls of the existing porch are crumbling, the side walls will be removed and rebuilt and the concrete porch repaired at this time. The home will be set down 18" higher than existing so we will need to add on to the porch and stairs. The non historic stone on the sides of the porch will be removed and stucco / foundation plaster as originally done with the 1928 construction will be matched.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

Doors

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

Element/Feature: Exterior 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:

We will not be keeping any of the doors on this home, none of the doors on the house as it currently sits are historic, they have failing thresholds, broken frames, and all need weather stripping on them.

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:

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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: West, North, and South 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:

North Windows N1, N2, N3, N4 and N5 will all be removed, rehabilitated, restored and painted to a new sate. N6 will be removed along with the demolishing of the non historic structure.

West Windows: W1 is on a non historic Dormer and will be removed with the removal of this dormer. W2, and W3 are historic windows and will be removed, rehabilitated, restored and painted and put back in place. W4 is a non historic window but will be kept in place and r ehabilitated, restored and painted and put back in place.

South Windows S1 and S3 are historic windows and will be removed, rehabilitated, restored, painted and put back in place. S2 will be removed with the proposed new addition.

Element/Feature: East Side 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:

We will not be keeping any of these windows on this side of the home. They are not historic and will be demolished in the removal of the non historic addition to make way for the new addition.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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: HVAC forced air heating system

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:

We will remove and rebuild a new HVAC sytem on this home.

Additions

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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: Signed by: 601EC5157F66434... Signed by: Corina Davis A0F8E4BA6F28477... Date: 6/4/2026 6/4/2026

Name of Applicant: Ruddman Davis Corina Davis

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.

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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:

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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:

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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:

Docusign Envelope ID: 4584BB92-662C-8526-8144-3C4024AA1DBE

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:

Historic Preservation Board
Staff Report

Subject: **1010 Woodside Avenue**
Landmark Historic Site
Application: **PL-26-06834**
Author: **Lillian Zollinger, Planner III**
Date: **July 1, 2026**
Type of Item: **Material Deconstruction**

Recommendation

(I) Review the Material Deconstruction for 1010 Woodside Avenue, a Landmark Historic Site, to:

- Remove non-original additions and restore the 1885 form.
- Lift the Historic Structure to construct a basement.
- Remove Historic Material to accommodate new windows.

(II) conduct a public hearing, and (III) consider approving the Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	INSAN, INC Represented by Cole Knight, Elliott Workgroup
Location:	1010 Woodside Avenue, a Landmark Historic Site
Zoning District:	Historic Residential – 1 Zoning District
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board reviews and takes final action on Material Deconstruction.[1]

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

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

Background

1010 Woodside Avenue is in the Historic Residential – 1 (HR-1) Zoning District and accessed from Woodside Avenue. The existing Single-Family Dwelling (SFD) is a

[1] LMC § 15-11-12.5(A)(2)

Landmark Historic Site[2] built circa 1885. According to the Sanborn Insurance Maps, a small rear addition was built sometime between 1885 and 1900. The Applicant's Physical Condition's Report indicates at some point after 1941 and before 1982, minor additions were added to the front, side, and rear of the Historic Structure (Exhibit C).



Figure 1: 1010 Woodside Avenue, a Landmark Historic Structure, photo provided by the Applicant.

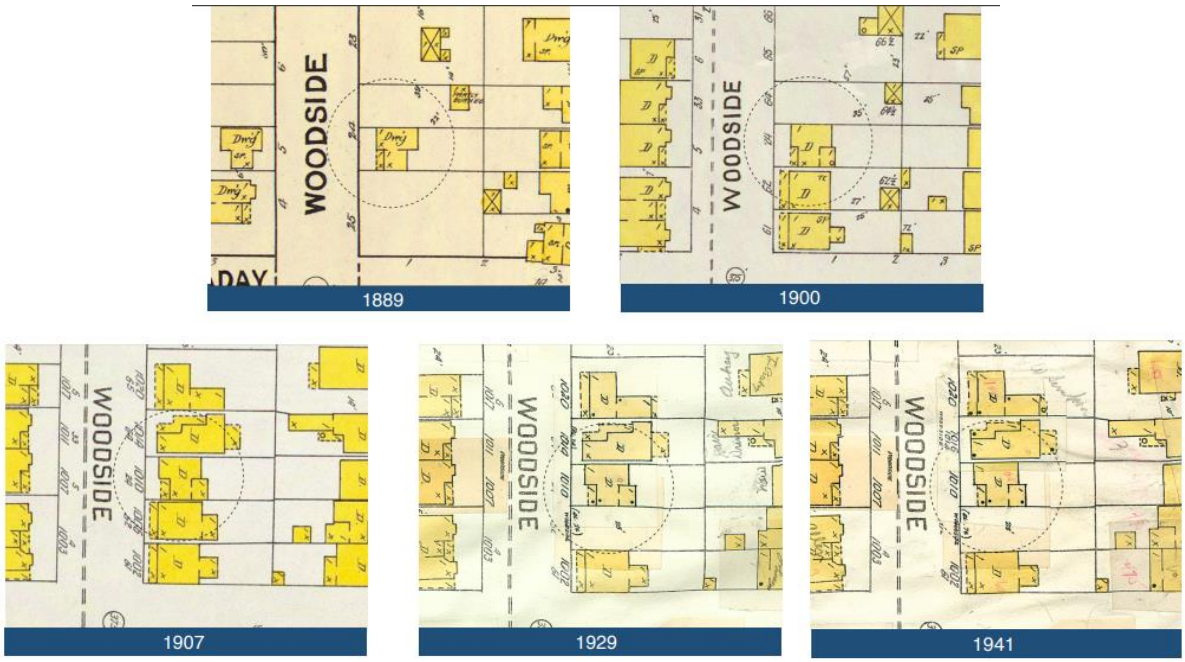


Figure 2: 1889-1941 Sanborn maps.

[2] LMC § 15-11-10(D)(1)(fv)

The Landmark Historic Structure encroaches slightly onto the adjacent property to the south, 1002 Woodside Avenue. The property owners of 1010 Woodside Avenue and 1002 Woodside Avenue entered into an encroachment agreement for the Historic Structure.

In 2014 and 2016, Historic District Design Review (HDDR) Pre-Applications were filed for possible additions to 1010 Woodside Avenue; however, no Final Action was taken and the applications expired.

On May 13, 2026, the Planning Commission approved a Plat Amendment to combine 1010 Woodside Avenue and 1011 Park Avenue into one 3,750-square-foot Lot with frontage on both Park and Woodside Avenues (Packet Item 5.F.; Minutes, p. 28). On September 29, 2025, the City issued Building Permit 25-1775 to demolish the non-Historic SFD at 1011 Park Avenue.



Figure 3: 1010 Woodside Avenue Subdivision outlined in black and 1010 Woodside Avenue excerpt from the Zoning Map, showing the HR-1 Zoning District in light blue.

The Applicant proposes modifications to the 1010 Woodside Avenue Landmark Historic Structure to convert it into an Accessory Apartment and to construct a new SFD fronting Park Avenue. Historic District Design Review (HDDR) approval and an Administrative Conditional Use Permit are required prior to issuance of a building permit (see Condition of Approval 4).

The Applicant proposes to:

- Remove the non-Historic front sunroom, dormers, chimney, and windows.
- Restore the Historic Structure to its original form.
- Lift the Historic Structure to construct a basement.
- Remove Historic material to add two windows.
- Replace the roof.
- Add a 25-square-foot addition to the rear that will not impact Historic Material.

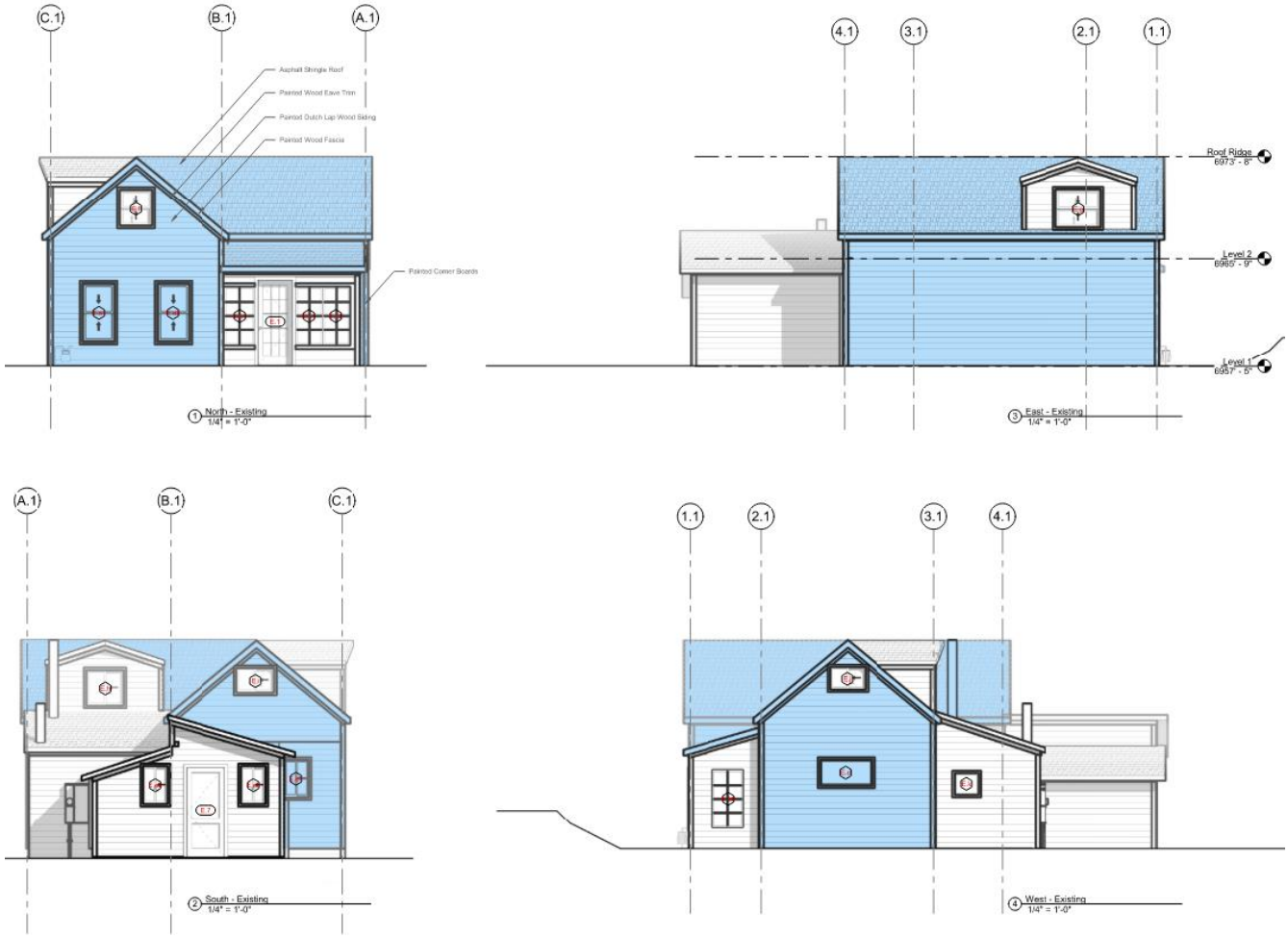


Figure 4: Existing conditions of the Historic Structure, provided by the applicant. The 1885 form is shown in blue and non-original additions shown in white. All non-historic additions are proposed to be removed.

Analysis

Pursuant to Land Management Code (LMC) § 15-11-12.5, the Historic Preservation Board reviews Material Deconstruction to accommodate additions, new construction, and structural upgrades. Material Deconstruction must comply with LMC Chapter 15-13 *Regulations for Historic Districts and Sites*.

(I) The proposal to lift the Historic Structure, as conditioned, complies with the requirements of Land Management Code § 15-13-2 *Regulations For Historic Residential Sites*.

LMC § 15-13-2(B)(5)(a) states, "[a] basement addition shall not raise the historic structure generally more than two feet (2') from its original floor elevation above grade prior to construction."

LMC § 15-13-2(B)(2)(b) states:

- "A historic site shall be returned to original grade following construction of a foundation.
- Re-grade the site so that all water drains away from the structure and does not

enter the foundation."

The Applicant's Physical Conditions Report states, "[b]ased on evidence from historic tax photos, the elevation of Woodside Avenue historically existed at a lower elevation. When the road was raised, timber retaining walls appear to have been added along the Woodside frontage of the property."

The Applicant proposes to lift the Historic Structure to construct a basement addition and proposes to permanently raise the Historic Structure seven inches from its existing location. Conditions of Approval 5 – 7 require:

5. The basement addition shall not raise the historic structure generally more than seven inches from its original floor elevation above grade prior to construction.
6. The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
7. The site shall be regraded so that all water drains away from the Structure and foundation.

(II) The proposed Material Deconstruction, as conditioned, complies with the requirements of Land Management Code § 15-11.12.5 *Historic Preservation Board Review for Material Deconstruction.*

LMC § 15-11-12.5(A)(2)(a) states, "[t]he Historic Preservation Board shall review the following... [r]emoval of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades and…. shall review the proposed plans for compliance with Chapter 15-13 Regulations For Historic Districts and Historic Sites."

The Applicant proposes restoring the Landmark Historic Structure to its 1885 form by replacing non-historic doors with solid wood doors, removing non-historic windows, removing non-historic features, and replacing siding.
LMC § 15-13-2(A)(3) states:

- "The historic exterior features of a building should be retained and preserved."

According to the Historic Site Form, 1010 Woodside Avenue is significant to the Settlement and Mining Boom Era (1868-1893). The Applicant proposes restoring the Landmark Historic Structure to its 1885 form, removing minor additions that were constructed sometime between 1941 and 1982.

The Applicant proposes replacing the non-historic doors with solid wood doors.
LMC § 15-13-2(B)(2)(c)(5) states:

- "Replacement doors shall be allowed only when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style.

- When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades."

According to the Applicant's Narrative (Exhibit B) and Physical Conditions Report (Exhibit C), the doors are non-historic and the proposal is to remove the non-original:

- Front and rear doors and replace with solid wood doors.

The Applicant proposes removing non-historic windows and restoring historic windows.

LMC § 15-13-2(B)(2)(d)(2) states:

- "Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist.
- 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."

According to the Applicant's Narrative (Exhibit B) and Physical Conditions Report (Exhibit C), the proposal is to remove the non-original:

- Sunroom on the front façade and replace with new siding and window in a historic location, as well as restore the front porch area.
- Main-level windows and replace with aluminum clad windows.
- Upper windows on the west, south, and east façades and not replace.
- Dormer and replace with asphalt shingles and metal roofing.

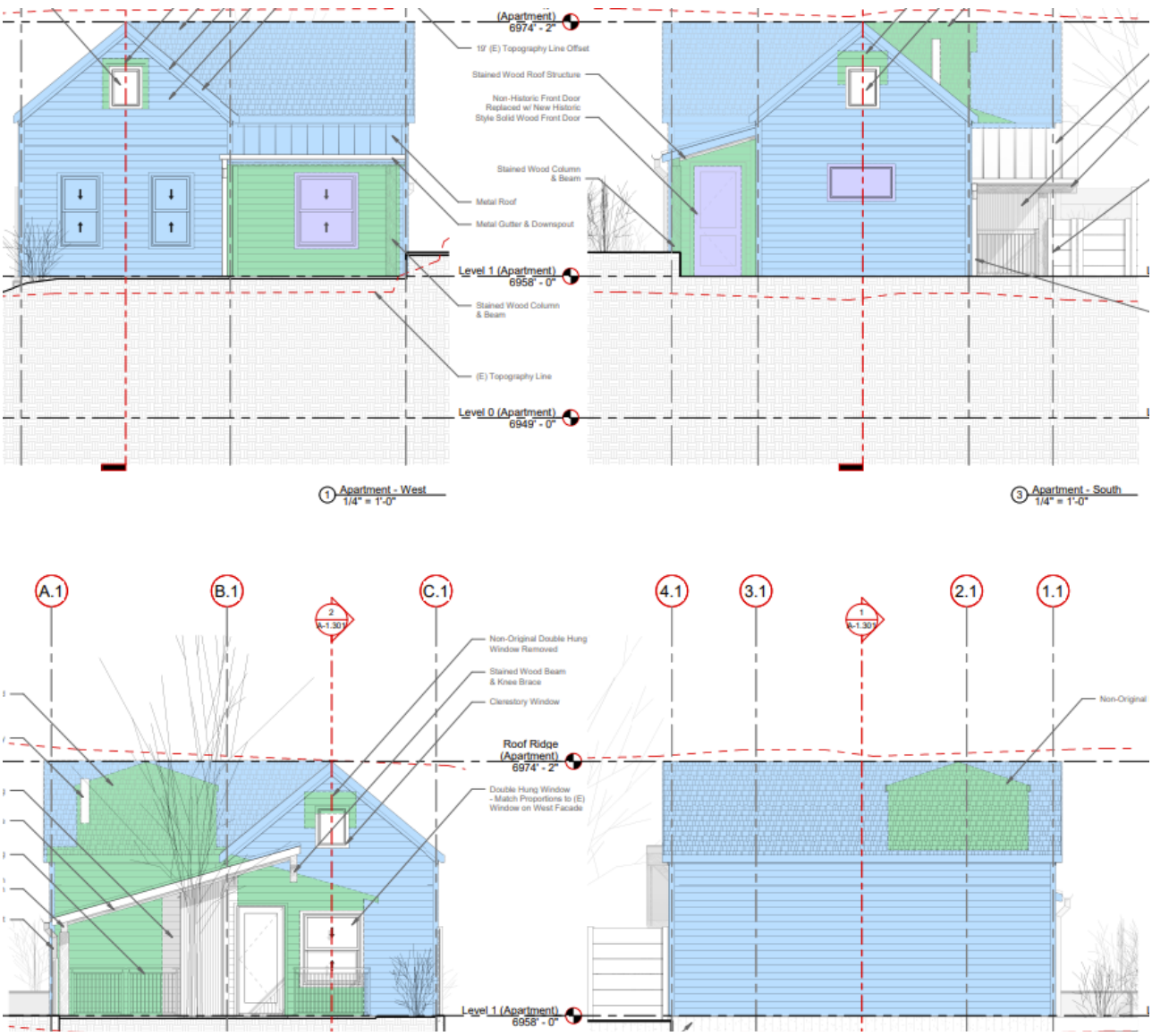


Figure 5: Proposed plans provided by the Applicant, showing the existing Historic form in blue, non-original additions to be removed in green, historic but non-original features in purple, and new modifications in white. See Exhibit A for the full plans.

LMC § 15-13-2(A)(2) states, "[c]hanges to a site or building that have acquired historic significance in their own right should be retained and preserved."

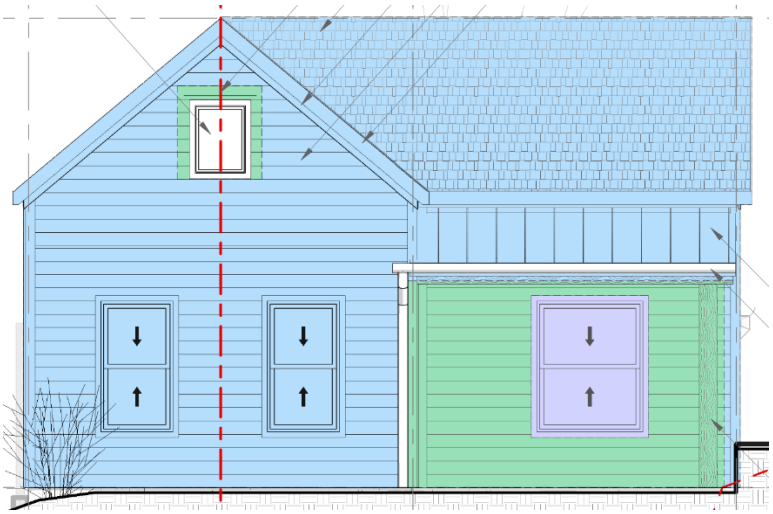
LMC § 15-13-2(B)(2)(d) states:

- 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.
- When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

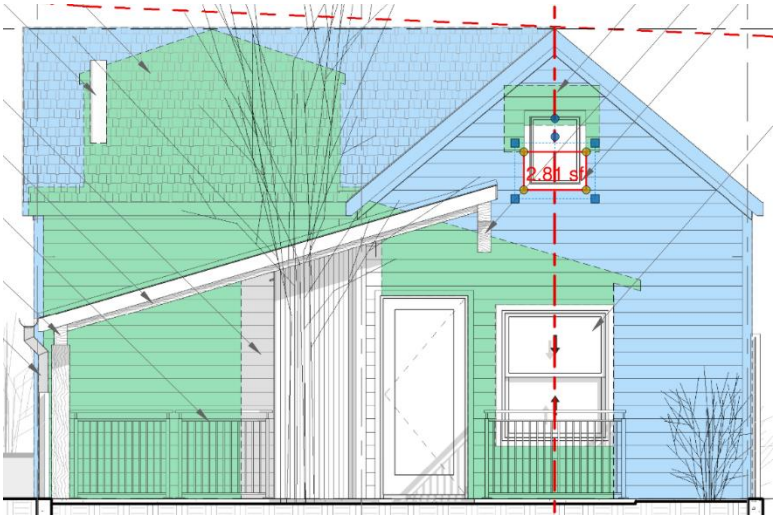
- New window openings may be considered on secondary facades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure."

The Applicant proposes to add four new windows on the Historic Structure:

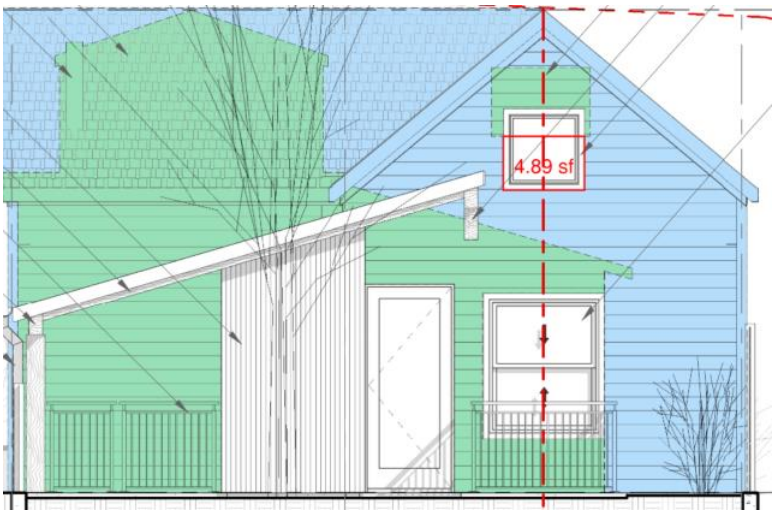
- One transom window above the gable window on the front (west) to fill the non-original window spacing that was installed sometime after 1941.



- One, non-original transom window above the gable window on the south, secondary facade that will remove approximately 3.5 square feet of Historic Material.



- One transom and one double-hung window on the east gable on the tertiary facade that will remove approximately 2.8 square feet of Historic Material. The double-hung window is going where the non-original addition was previously and will not remove historic material.



The Applicant proposes to keep two historic window locations on the front façade and one on the south secondary façade and replace with aluminum-clad wood windows of the same dimensions.

The Applicant proposes removing a non-historic addition, deck, and chimneys. According to the Applicant's Narrative (Exhibit B) and Physical Conditions Report (Exhibit C), the proposal is to remove the non-original:

- Main-level addition, deck, and chimneys and add a 25-square-foot addition in a similar location that will not disturb additional historic material.

The Applicant proposes replacing exterior damaged siding to restore the 1885 form.

LMC § 15-13-2(B)(2)(a) states:

- "Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material."
- "When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition."

The Applicant's Narrative states, "[t]here are areas of wood siding, particularly the

lowest courses of siding on the exterior of the house, and boards located above roof planes which have been degraded beyond repair from weather exposure. These boards will be replaced with siding boards which match the profile and dimensions of the existing siding. Window trim elements and facias will also be repaired with matching elements where they have been degraded beyond repair."

Staff recommends Conditions of Approval 8 and 9:

8. Historic materials in good or salvageable condition shall be preserved or repaired rather than replaced. Historic materials that are unsalvageable shall be replaced in compliance with LMC § 15-13-2.
9. The final proposed materials shall comply with LMC § 15-13-2 *Regulations for Historic Residential Sites* and § 15-13-6 *Treatment of Historic Building Materials*.



Figure 6: West and south sides of 1010 Woodside Avenue, photo provided by the Applicant.



Figure 7: East side of 1010 Woodside Avenue, photo provided by the Applicant.



Figure 8: East side of 1010 Woodside Avenue, photo provided by the Applicant.



Figure 9: West and north sides of 1010 Woodside Avenue, photo provided by the Applicant.

The Applicant also proposes a 25-square-foot addition on the rear of the Historic Structure, where the previous addition was attached, that will not remove Historic Material. The design of the addition will be reviewed under an HDDR (see Condition of Approval 4).

(IV) The proposed Material Deconstruction must meet the Preservation Policy requirements outlined in Land Management Code Section 15-11-9.

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

The Applicant submitted a Historic Preservation Plan that outlines the existing conditions of the site and proposed methods of restoration or preservation of Historic Material (see Exhibit C).

LMC § 15-11-12.5(A)(2)(a) states "[p]rior to issuance of a Building Permit for any

Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with Chapter 15-13 Regulations For Historic Districts and Historic Sites." Additionally, an Administrative Conditional Use Permit for the Accessory Apartment is required prior to the issuance of a building permit (see Condition of Approval 4).

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 17, 2026. Staff mailed courtesy notice to property owners within 100 feet on June 17, 2026. The *Park Record* published courtesy notice on June 17, 2026.[3]

Public Input

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

Alternatives

The Historic Preservation Board may:

- Approve the Material Deconstruction.
- Deny the Material Deconstruction and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
    Attachment 1 - Proposed Plans
B: Applicant's Narrative
C: Physical Conditions Report and Historic Preservation Plan

[3] LMC § 15-1-21

Planning Department

July 1, 2026

Cole Knight, Elliott Workgroup

CC: INSAN, INC

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	1010 Woodside Avenue Landmark Historic Site
Zoning District:	Historic Residential - 1
Application:	Material Deconstruction
Project Number:	PL-26-06834
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	July 1, 2026
Project Summary:	The Applicant proposes to remove all non-original additions and restore the Landmark Historic Structure to the 1885 form, lift the Landmark Historic Structure to construct a basement, and remove Historic Material to accommodate new windows.

Action Taken

On July 1, 2026, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for 1010 Woodside Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 1010 Woodside Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory and was constructed circa 1885.
2. The Landmark Historic Structure encroaches slightly onto the adjacent property to the south, 1002 Woodside Avenue. The property owners of 1010 Woodside Avenue and 1002 Woodside Avenue entered into an encroachment agreement for the Historic Structure.

DRAFT

3. On May 13, 2026, the Planning Commission approved a Plat Amendment to combine 1010 Woodside Avenue and 1011 Park Avenue into one 3,750-square-foot Lot.
4. The Applicant proposes to convert 1010 Woodside Avenue to an Accessory Apartment, and to construct a new Single-Family Dwelling at 1011 Park Avenue.
5. 1010 Woodside Avenue is within the Historic Residential – 1 (HR-1) Zoning District.
6. The Applicant proposes to:
    a. Remove the non-historic front sunroom, dormers, chimney, and windows.
    b. Restore the Historic Structure to its original form.
    c. Lift the Historic Structure to construct a basement.
    d. Remove historic material to add two windows.
    e. Replace the roof.
    f. Add a 25-square-foot addition to the rear that will not impact Historic Material.
7. **Lifting the Historic Structure**
    a. LMC § 15-13-2(B)(5)(a) states, “[a] basement addition shall not raise the historic structure generally more than two feet (2’) from its original floor elevation above grade prior to construction.”
    b. LMC § 15-13-2(B)(2)(b) states: “A historic site shall be returned to original grade following construction of a foundation. Re-grade the site so that all water drains away from the structure and does not enter the foundation.”
    c. The Applicant’s Physical Conditions Report states, “[b]ased on evidence from historic tax photos, the elevation of Woodside Avenue historically existed at a lower elevation. When the road was raised, timber retaining walls appear to have been added along the Woodside frontage of the property.”
8. **Restoring the Landmark Historic Structure to its 1885 form by replacing non-historic doors with solid wood doors, removing non-historic windows, removing non-historic features, and replacing siding.**
    a. LMC § 15-13-2(A)(3) states: “The historic exterior features of a building should be retained and preserved.” According to the Historic Site Form, 1010 Woodside Avenue is significant to the Settlement and Mining Boom Era (1868-1893). The Applicant proposes restoring the Landmark Historic Structure to its 1885 form, removing minor additions that were constructed sometime between 1941 and 1982.

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b. LMC § 15-13-2(B)(2)(c)(5) states: “Replacement doors shall be allowed only when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style. When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.” According to the Applicant’s Narrative and Physical Conditions Report, the doors are non-historic and the proposal is to remove the non-original front and rear doors and replace with solid wood doors.
c. LMC § 15-13-2(B)(2)(d)(2) states: “Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist. 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.” According to the Applicant’s Narrative (Exhibit B) and Physical Conditions Report, the proposal is to remove the non-original:
    i. Sunroom on the front façade and replace with new siding and window in a historic location, as well as restore the front porch area.
    ii. Main-level windows and replace with aluminum clad windows.
    iii. Upper windows on the west, south, and east façades and not replace.
    iv. Dormer and replace with asphalt shingles and metal roofing.
d. LMC § 15-13-2(A)(2) states, “[c]hanges to a site or building that have acquired historic significance in their own right should be retained and preserved.” LMC § 15-13-2(B)(2)(d) states: New window openings may be considered on secondary facades but only when placed beyond the

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midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure. When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material. 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 Applicant proposes to add four new windows on the Historic Structure:

i. One transom window above the gable window on the front (west) to fill the non-original window spacing that was installed sometime after 1941.
ii. One, non-original transom window above the gable window on the south, secondary facade that will remove approximately 3.5 square feet of Historic Material.
iii. One transom and one double-hung window on the east gable on the tertiary facade that will remove approximately 2.8 square feet of Historic Material. The double-hung window is going where the non-original addition was previously and will not remove historic material.

The Applicant proposes to keep two historic window locations on the front façade and one on the south secondary façade and replace with aluminum-clad wood windows of the same dimensions.

e. The Applicant proposes removing a non-historic addition, deck, and chimneys. According to the Applicant's Narrative and Physical Conditions Report, the proposal is to remove the non-original main-level addition, deck, and chimneys and add a 25-square-foot addition in a similar location that will not disturb additional historic material.
f. The Applicant proposes replacing exterior damaged siding to restore the 1885 form. LMC § 15-13-2(B)(2)(a) states: "Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material. . . When historic exterior materials cannot be repaired, they shall

DRAFT

be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition." The Applicant's Narrative states, "[t]here are areas of wood siding, particularly the lowest courses of siding on the exterior of the house, and boards located above roof planes which have been degraded beyond repair from weather exposure. These boards will be replaced with siding boards which match the profile and dimensions of the existing siding. Window trim elements and facias will also be repaired with matching elements where they have been degraded beyond repair."

9. The Development Review Committee reviewed the proposal on June 16, 2026, and found the proposal complies with their required standards.
10. Staff published, posted, and mailed notice in accordance with LMC § 15-1-21.

Conclusions of Law

1. The Material Deconstruction, as conditioned, complies with LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction*.
2. The Material Deconstruction, as conditioned, complies with regulations 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 March 4, 2026 approval for the Material Deconstruction of 1010 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 Historic District Design Review approval and Administrative Conditional Use Permit approval for the Accessory Apartment

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from the Planning Director, or their Designee, prior to submitting a building permit.

5. The basement addition shall not raise the historic structure generally more than seven inches above Final Grade from its Existing Grade.
6. The Historic Site shall be returned to Existing Grade following the construction of a foundation. 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 foundation.
8. Historic materials in good or salvageable condition shall be preserved or repaired rather than replaced. Historic materials that are unsalvageable shall be replaced in compliance with LMC § 15-13-2.
9. The Applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 385-481-2038 or email lillian.zollinger@parkcity.gov.

Sincerely,

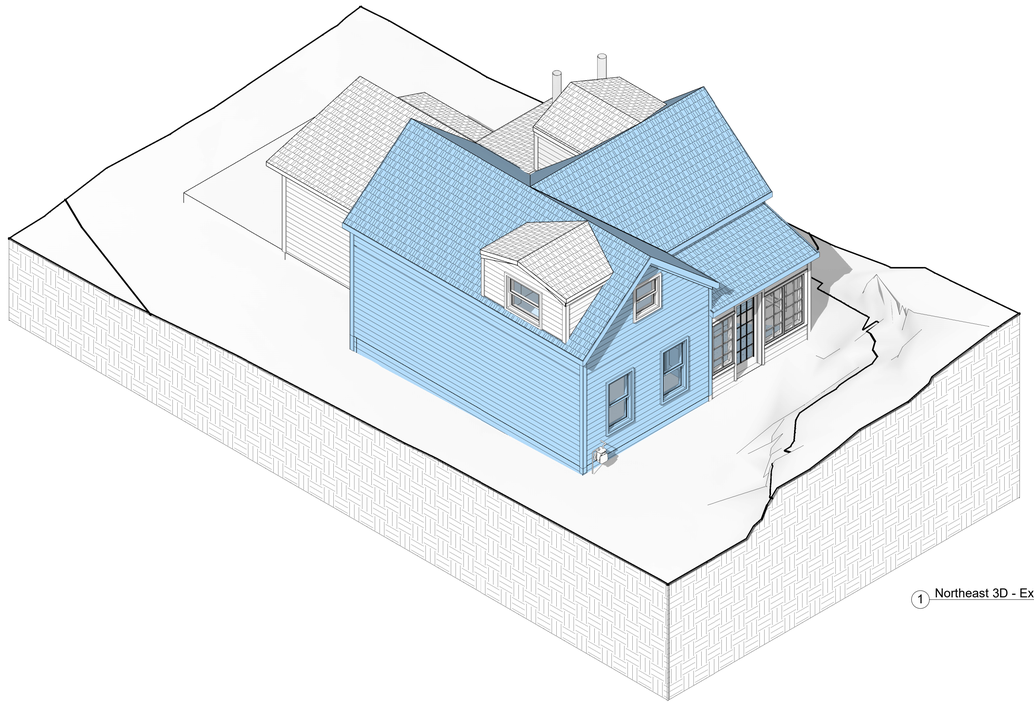
_____

Lola Beatlebrox, Historic Preservation Board Chair

CC: Lillian Zollinger, Project Planner

Attachment 1 – Proposed Plans

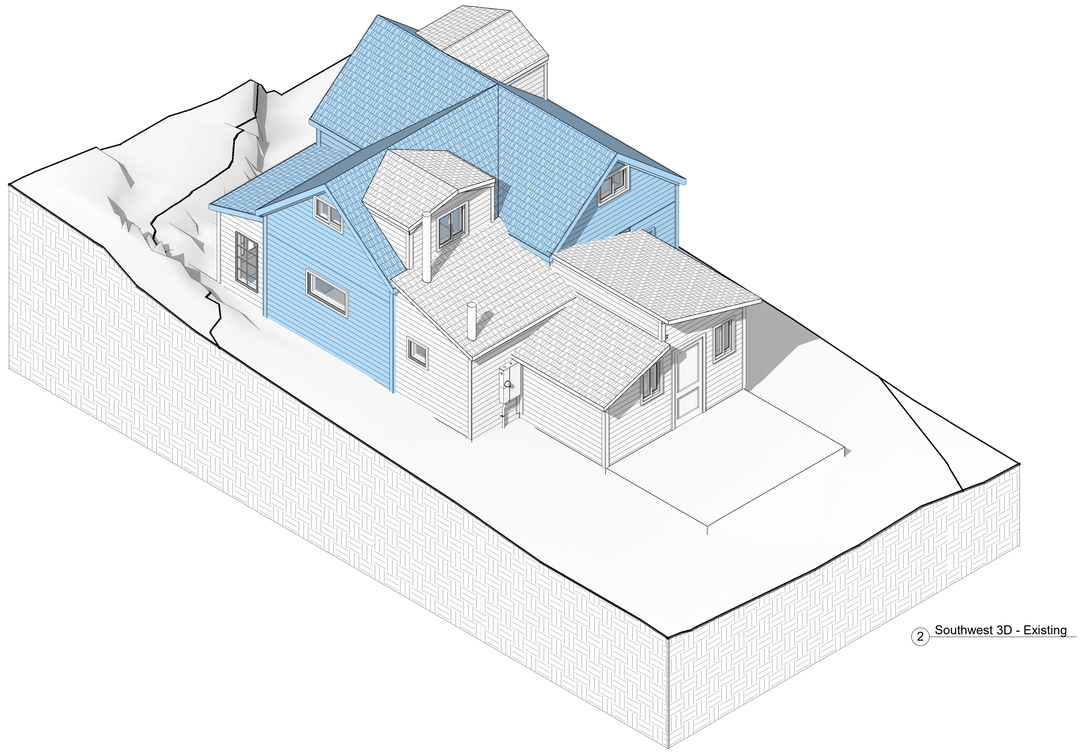
DRAFT



1 Northeast 3D - Existing

Historic Significance Legend

- Original
- Original
- Addition
- Addition



2 Southwest 3D - Existing

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Bryan Whang

Whang Properties

1010 Woodside Ave
1011 Park Ave
Park City, UT 84060

HDDR Drawings

Rev.	Date	Description

ISSUE DATE:	06/16/2026
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	CK
CHECKED BY:	
DESIGNED BY:	EWG
EWG PROJECT NO:	2026-07

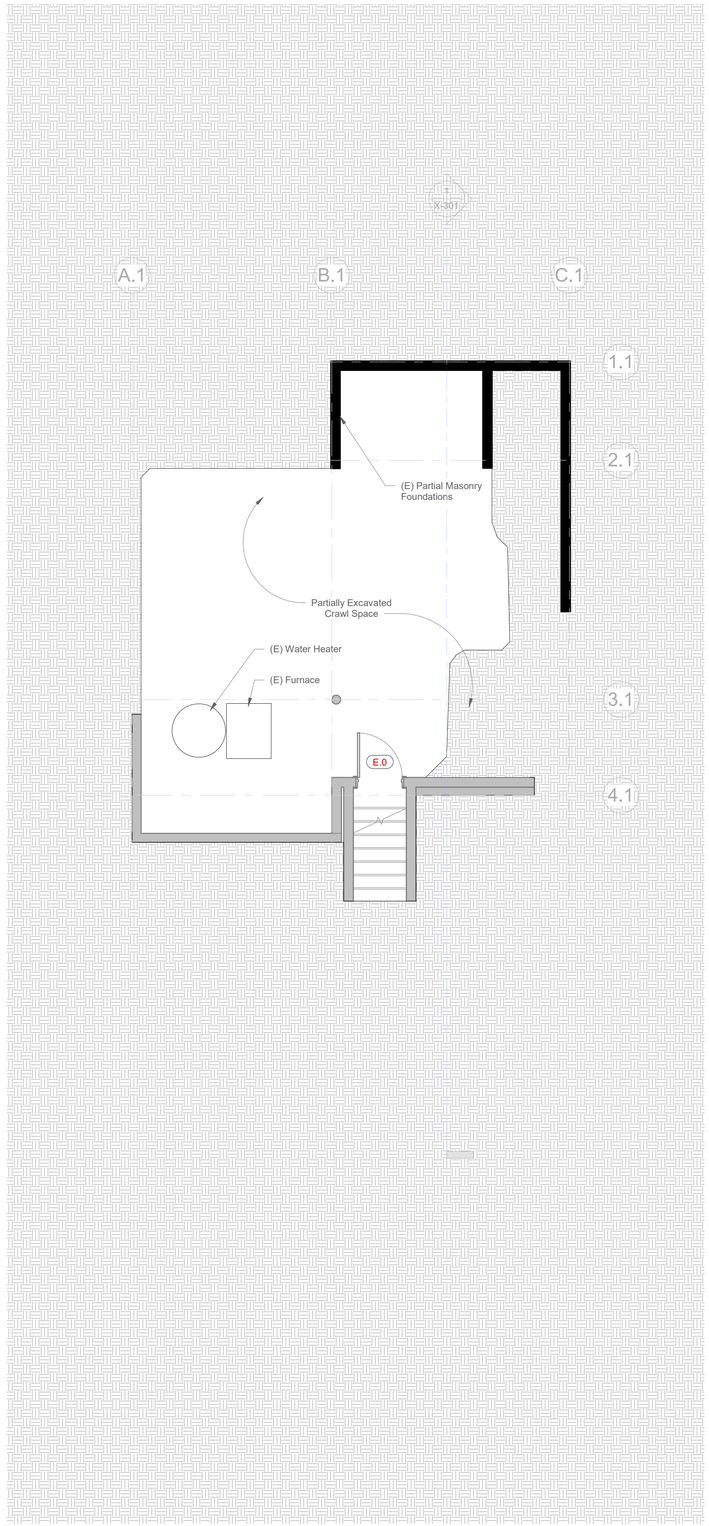
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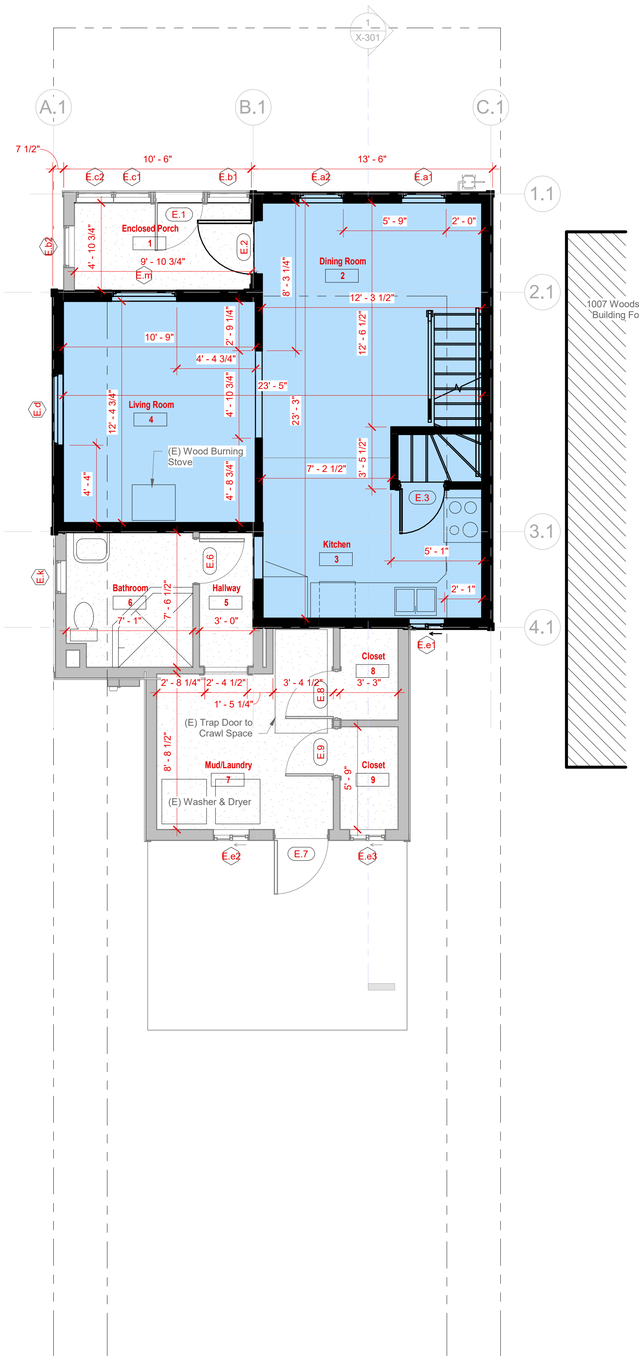
3D - Existing

X-100

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



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

Historic Significance Legend

- Original
- Original
- Addition
- Addition

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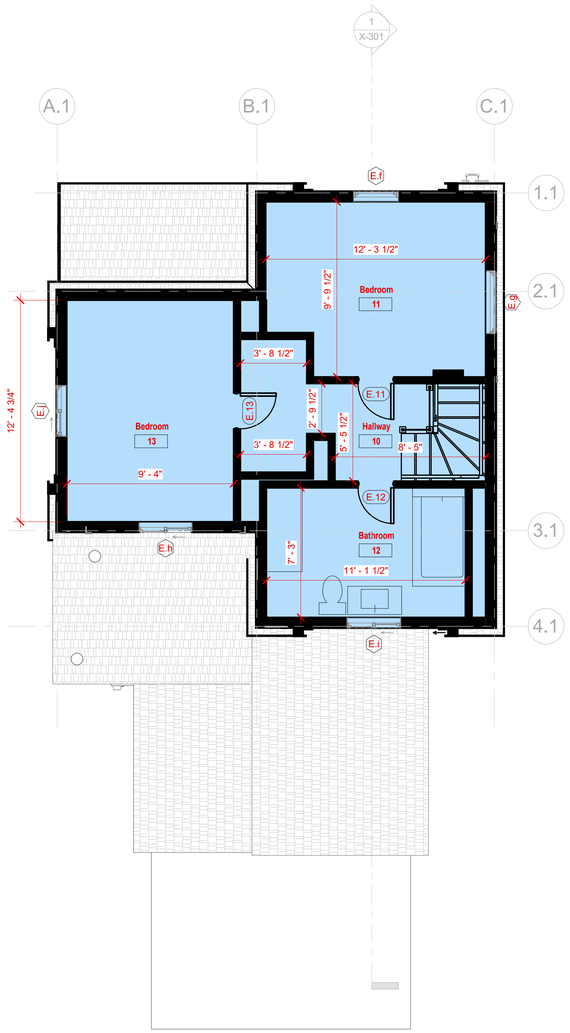
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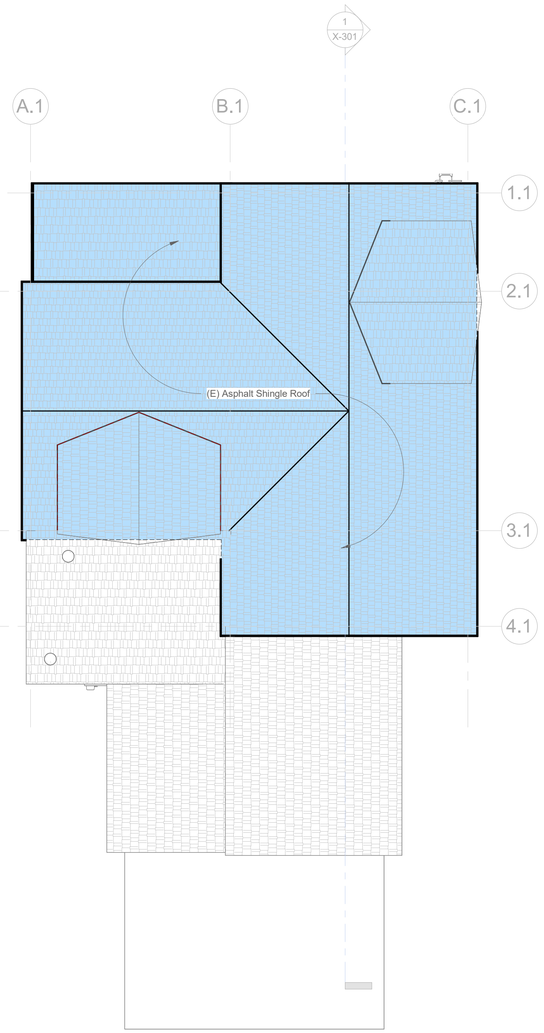
Plans - Existing - L0 & L1

X-101

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



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

Historic Significance Legend

- Original
- Original
- Addition
- Addition

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HDDR Drawings

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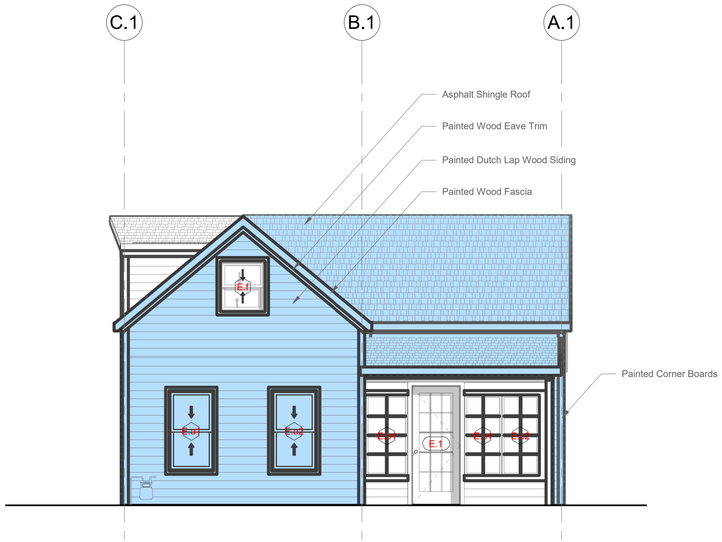
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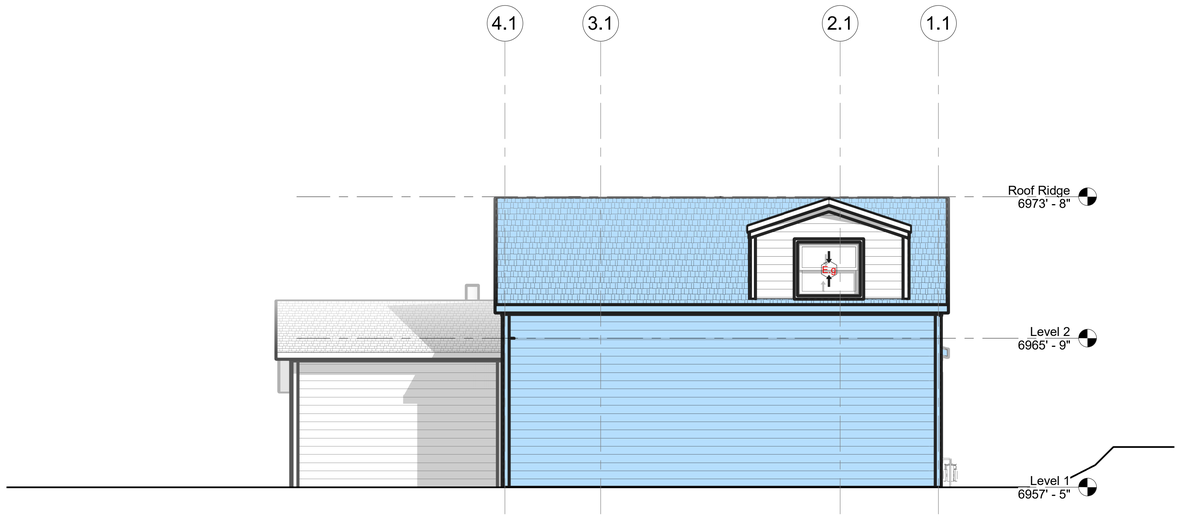
Plans - Existing - L2 & Roof

X-102

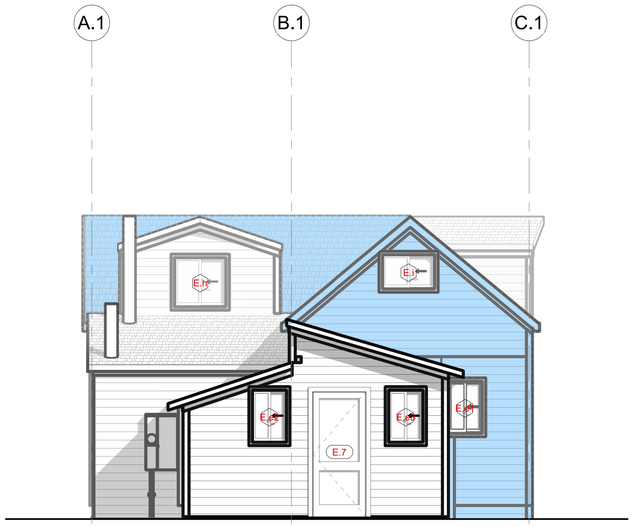
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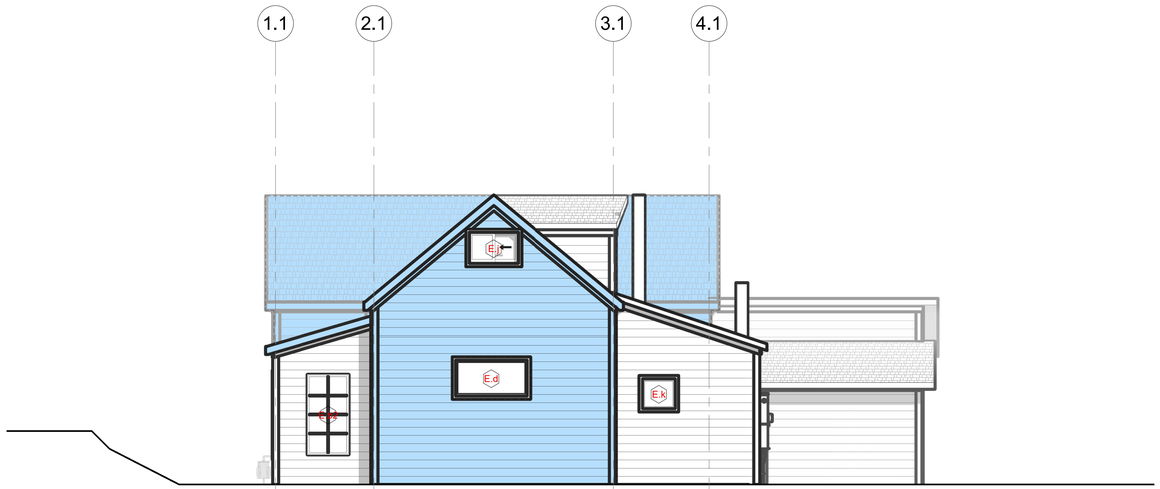
1 North - Existing
1/4" = 1'-0"



3 East - Existing
1/4" = 1'-0"



2 South - Existing
1/4" = 1'-0"



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

Historic Significance Legend

- Original
- Original
- Addition
- Addition

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Elevations - Existing

X-201

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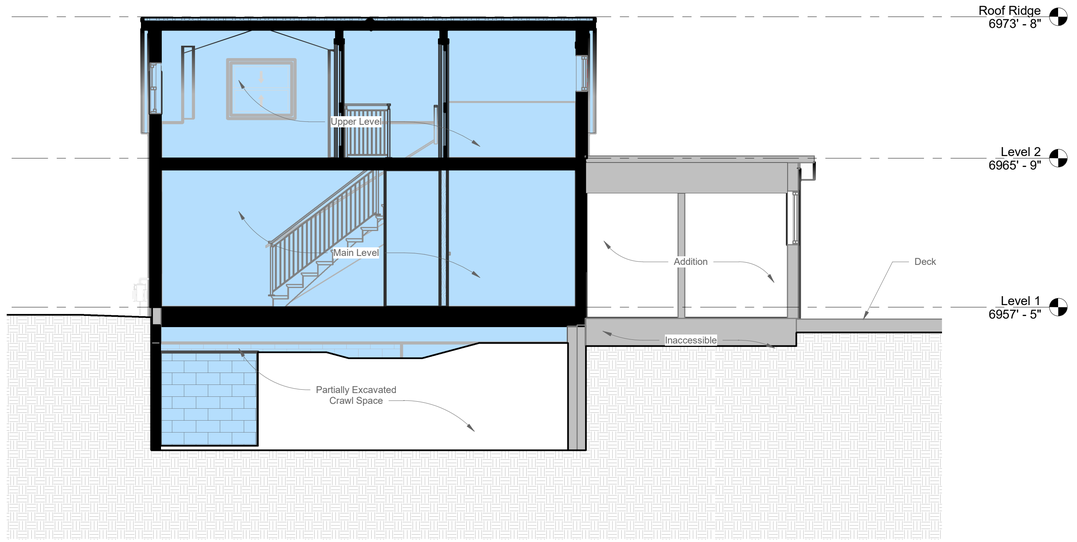
Historic Significance Legend

- Original
- Original
- Addition
- Addition

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1 Section - Existing
1/4" = 1'-0"

Millwork, Plumbing, & Appliances Not Shown in Section

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HDDR Drawings

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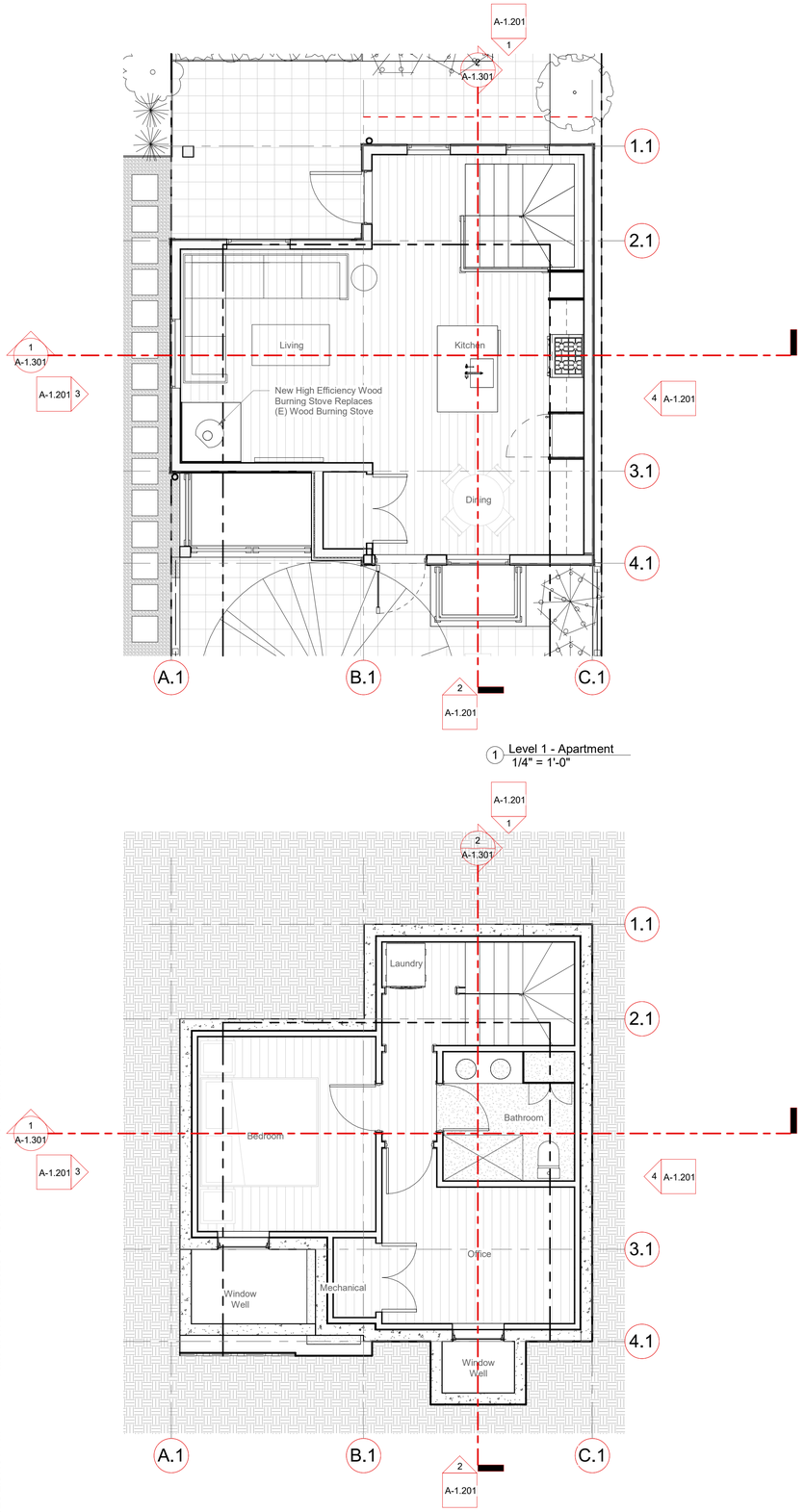
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Sections - Existing

X-301

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1 Level 1 - Apartment
1/4" = 1'-0"

2 Level 0 - Apartment
1/4" = 1'-0"

Plan Notes

Plan Legend

Top of Roof Ridge, Finish Wall, & Finish Parapet Elevation Marker

Top of Finish Floor

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Bryan Whang

Whang Properties

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L0 & L1 Floor Plans - Apartment

A-1.100

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Roof Notes

1. See Roof Types for General Assemby & Membrane Specifications.

2. All Flat and Gable Roofs are to be Unvented, and Air Sealed at the Perimeter of Extrior Wall Framing Below. See Envelope Details for More Information. Smart Vapor Barriers are to be Applied to the Interior Side of Batt Roof Insulation to Allow Roof Assemblies to Dry to the Interior Side.

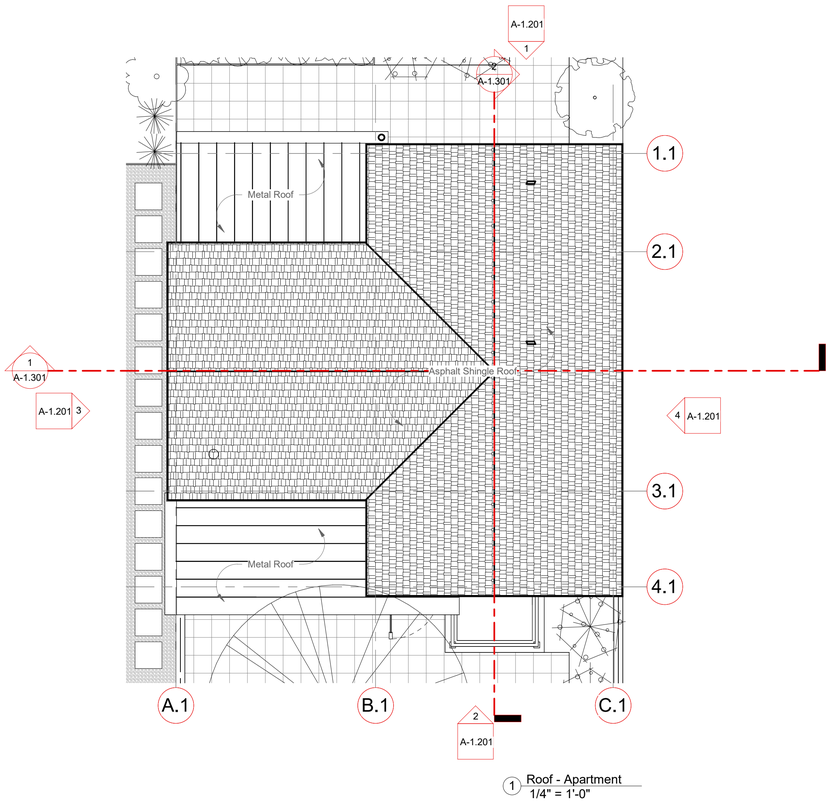
3. All Gutters and Downspouts are to be Installed with Continuous Heat Cable. Where Downspouts Tie into Foundation Drainage System, Install Debris Strainers on All Foundation Drain Inlets. Where Downspouts Tie into Foundation Drainage System, Extend Heat Cable 42" Min. Beneath Grade. Where Outlets Terminate Above Grade, Extend Heat Cable 18" Min. Beyond End of Downspout, with Splash Blocks Beneath. See Elevations for Vertical Downspout Layouts.

4. See Finish Schedules for Finish Material Information. Final Colors & Materials are to be Approved by Owner / Architect Prior to Installation.

5. Field Coordinate Direct Vent Fireplace Flue.

6. All Vents, Flues & Exahaust Pipes Penerating Roof Should be Ganged Together When Possible. Reference Roof Plan for Preferred Roof Penetration Area. Minimize Roof Penetrations. Use Wall Vents on the Level 2 West Exterior Wall When Possible. Reference Elevations. Coordinate Roof & Wall Penetration Types & Locations with Architect.

7. Note: All Roofs are to Receive Snow Retention Systems.



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

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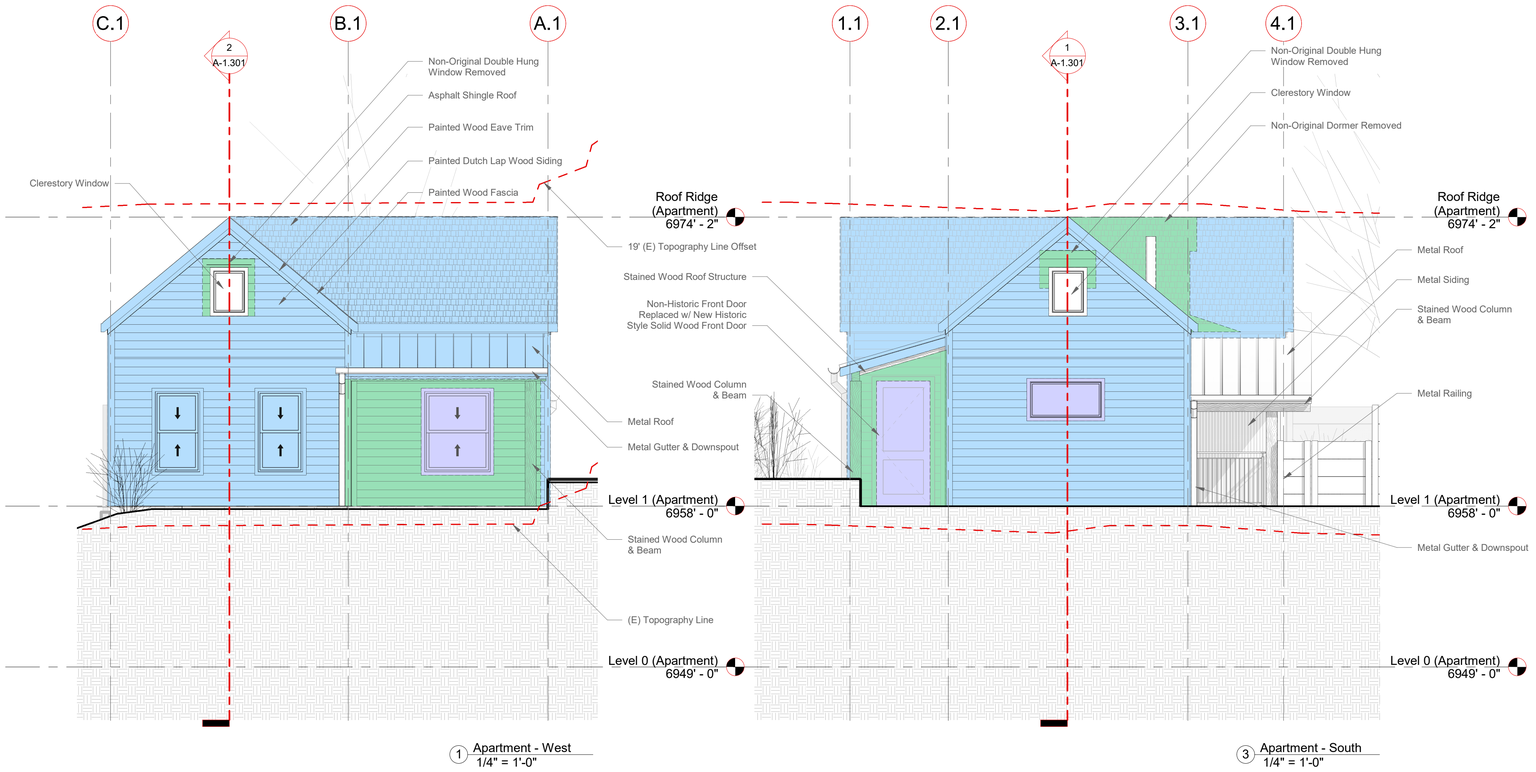
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Roof Plan - Apartment

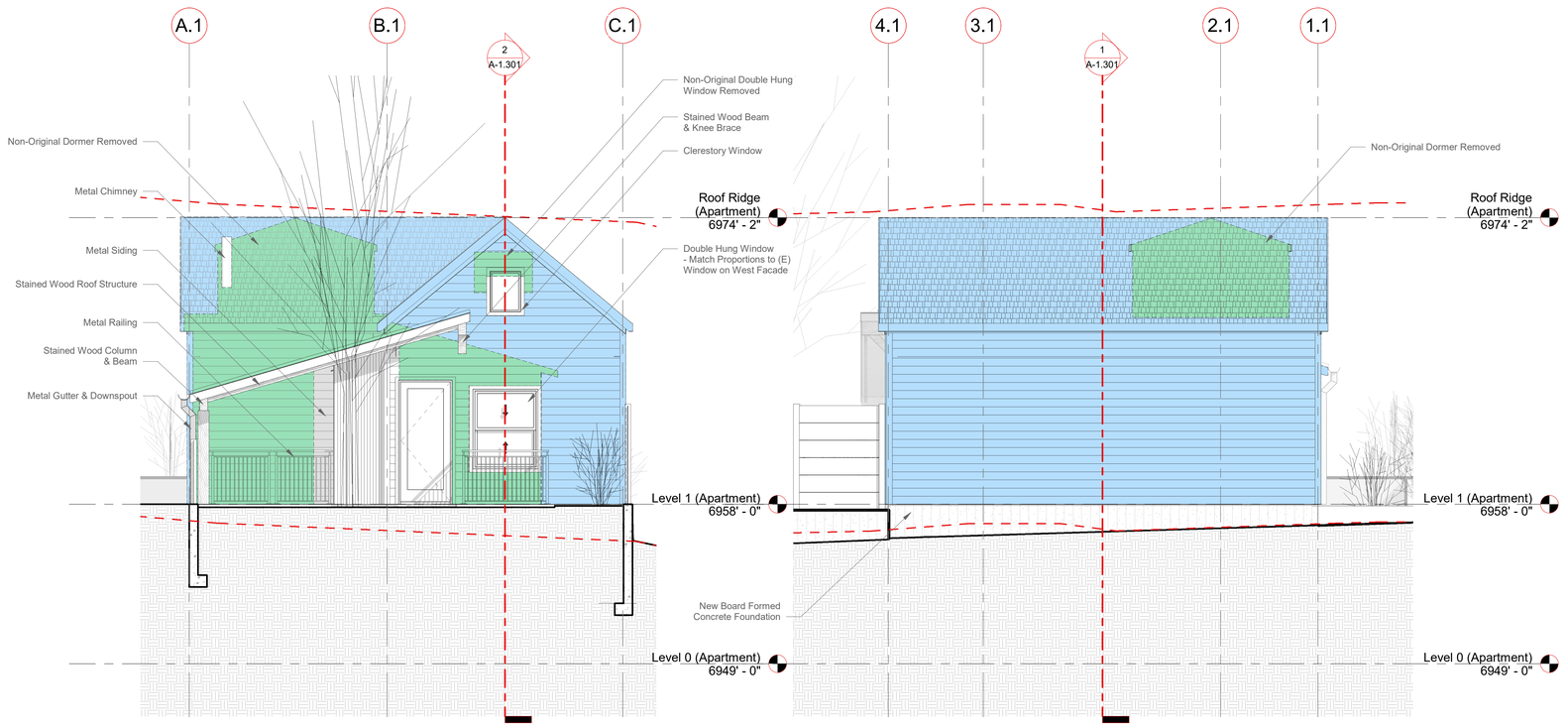
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1 Apartment - West
1/4" = 1'-0"

3 Apartment - South
1/4" = 1'-0"



2 Apartment - East
1/4" = 1'-0"

4 Apartment - North
1/4" = 1'-0"

General Notes - Elevations / Sections

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.

2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

Elevation / Section Legend

Line of Finished Grade
- Represented @ Plane of Drawing Projection on Elevations.
- Represented @ Plane of Section Cut on Section Drawings.

Line of (E) Grade & Offset (27' Offset for House, 18' Offset for Detached Apartment)
- Line of (E) Grade & Offset Represented Along C.L. of Line of Building on North & South Elevations.
- Line of (E) Grade & Offset Represented @ Plane of Drawing Projection on East & West Elevations.
- Line of (E) Grade & Offset Represented @ Plane of Section Cut on Section Drawings.

Elevation Marker

Historic Preservation Legend

- Existing Historic (Original)
- Existing Historic (Not Original)
- Restored to Historic (Original)
- Non-Historic New Construction

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Whang Properties

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HDDR Drawings

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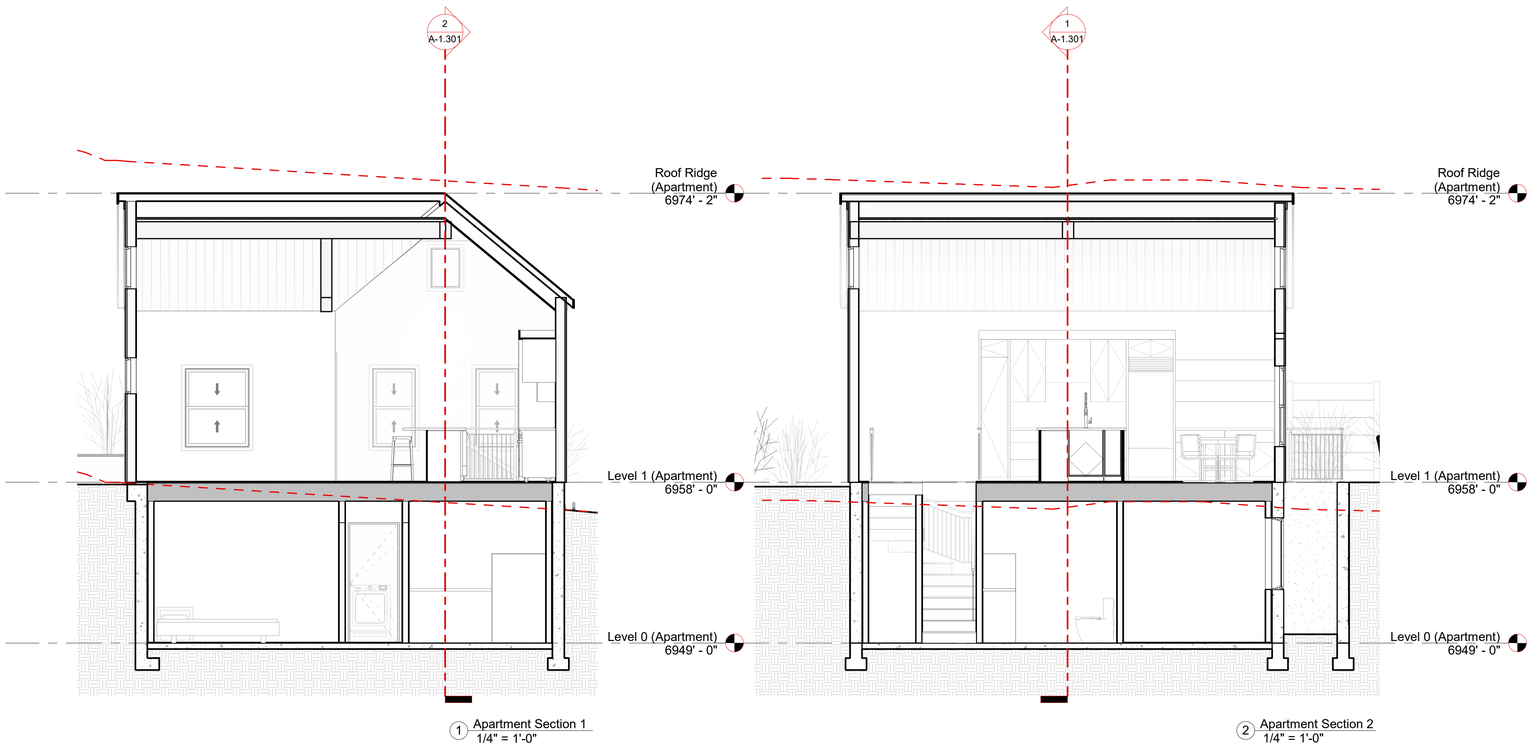
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Elevations - Apartment

A-1.201

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1 Apartment Section 1
1/4" = 1'-0"

2 Apartment Section 2
1/4" = 1'-0"

General Notes - Elevations / Sections

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.

2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

Elevation / Section Legend

Line of Finished Grade
- Represented @ Plane of Drawing Projection on Elevations.
- Represented @ Plane of Section Cut on Section Drawings.

Line of (E) Grade & Offset (27' Offset for House, 18' Offset for Detached Apartment)
- Line of (E) Grade & Offset Represented Along C.L. of Line of Building on North & South Elevations.
- Line of (E) Grade & Offset Represented @ Plane of Drawing Projection on East & West Elevations.
- Line of (E) Grade & Offset Represented @ Plane of Section Cut on Section Drawings.

Elevation Marker

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HDDR Drawings

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DESIGNED BY: CK, EWG
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Building Sections - Apartment

A-1.301

6/16/2026 2:07:09 PM Autodesk Docs://2026-07 1010 Woodside & 1011 Park Ave/1011 Park Ave.rvt

1010 Woodside
Historic Preservation Narrative of Work
June 3, 2026

The 1010 Woodside building was originally built between 1880 and 1889. Between 1889 and 1900 a small, shed roof addition was built on the rear of the house. Between 1941 and 1982, the front porch was enclosed, additional single-story spaces were added to the rear of the house, and windows were added in the gables of the two main roof forms to convert the attic into habitable space. Dormer roof elements were added to the main roof forms to increase the livability of the attic space. The house currently has partial foundations made from a mix of sone masonry and CMU.

The preservation strategy for the historic building is as follows:

1. The overall building structure will be restored to its original form.
    - The front porch enclosure will be removed such that the front porch area is restored to its original state, as represented in a tax photo from 1941.
    - The dormers will be removed to restore the roof to its original form, as shown in a 1941 tax photo.
    - All additions on the rear of the house will be removed.
2. The building will be lifted for the excavation and construction of foundations and a basement.
    - The house will be structurally reinforced and lifted permanently by 7".
    - The footprint of the house will be excavated for the construction of new foundations and a basement.
    - A new level 1 floor structure will be built on the new foundations.
3. Interior structure will be removed to create a single unified volume of space in the original portion of the house, and the remaining structure will be reinforced.
    - The attic floor structure will be removed.
    - Interior walls on the main level, and attic level will be removed.
    - Wood joists will be added to the main roof and porch roof to reinforce the roof structures.
    - A timber column and beam will be added to support the front porch.
    - Timber structural elements will be added to reinforce the roof structure of the house.
4. A small one-story addition will be added to the rear side of the house.
    - An addition will be added to the rear of the house which has a 25 square foot footprint.
    - This addition will have a shed roof which also provides cover to the back door of the house, and a window well for the bedroom on the basement level.
5. The existing door in the location which opens onto the front porch will be replaced.
    - The existing door which opens onto the front porch is non-historic and will be replaced with a solid wood door of a historically appropriate design.

HERE. AND THEN. AND NOW.
ELLIOTT WORKGROUP

6. Existing non-historic windows will be replaced with aluminum-clad wood windows of historically appropriate styles.
    - The existing windows on the main level of the original portion of the building are non-historic. These windows will be replaced with aluminum-clad wood windows of sizes and styles which match the existing ones, except for the non-historic slider window in the kitchen on the back of the house, which will be permanently removed.
7. Existing non-historic, non-original double hung, and slider windows on the attic level will be replaced with new square casement windows.
    - These existing windows were added to create livable space in the attic. With the integration of the attic space into the volume of space on the main living level, the existing attic window locations become clerestory windows. As clerestory windows, square casement windows are more architecturally appropriate than those which currently exist in these locations.
8. A new back door and window will be added on the back of the house.
    - The new window will be aluminum-clad wood and will match the style and size of the existing one on the front of the house in the living room area.
    - The new back door will be a full lite aluminum clad wood door.
9. Existing exterior wood cladding elements will be removed and replaced where they are degraded beyond repair.
    - There are areas of wood siding, particularly the lowest courses of siding on the exterior of the house, and boards located above roof planes which have been degraded beyond repair from weather exposure. These boards will be replaced with siding boards which match the profile and dimensions of the existing siding. Window trim elements and facias will also be repaired with matching elements where they have been degraded beyond repair.
10. Roofing finish materials will be replaced.
    - The main roof forms will be re-roofed with asphalt shingles.
    - The front porch will be re-roofed with metal roofing.
    - The rear addition will be re-roofed with metal roofing.

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 1010 WOODSIDE & 1011 PARK

ADDRESS: 1010 Woodside Ave, Park City, UT 84060
1011 Park Ave, Park City, UT 84060

TAX ID: SA-43 (Woodside Ave), SA-28 (Park Ave) OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Elliott Workgroup

MAILING ADDRESS: [redacted]

PHONE #: _____ FAX #: ( ) -

EMAIL: _____

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Cole Knight

PHONE #: [redacted]

EMAIL: _____

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: [signature]

Name of Applicant: Elliott Workgroup

Mailing Address: [redacted]

Park City, UT 84060

Phone #: ([redacted] Fax #: ( ) -

Email: [redacted]

Type of Application: Physical Conditions Report and Historic Preservation Plan

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: JSW Capital LLC

Mailing Address: [redacted]

Street Address/ Legal Description of Subject Property: 1010 Woodside Ave, Park City, UT 84060
1011 Park Ave, Park City, UT 84060
Historic residential structure in the HR-1 district

Signature: [signature] Date: 05/27/2026

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

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

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



Exterior Photo 01



Exterior Photo 02



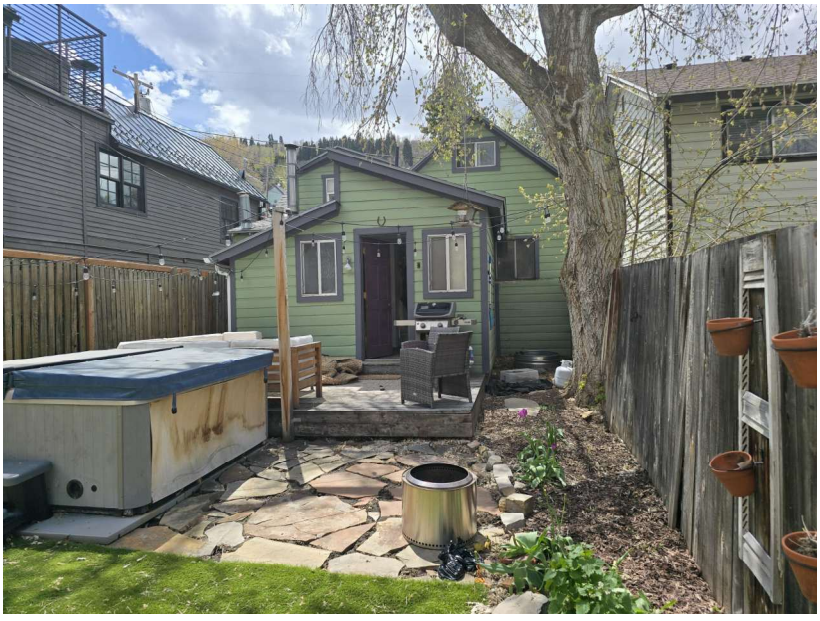
Exterior Photo 03



Exterior Photo 04



Exterior Photo 05



Exterior Photo 06



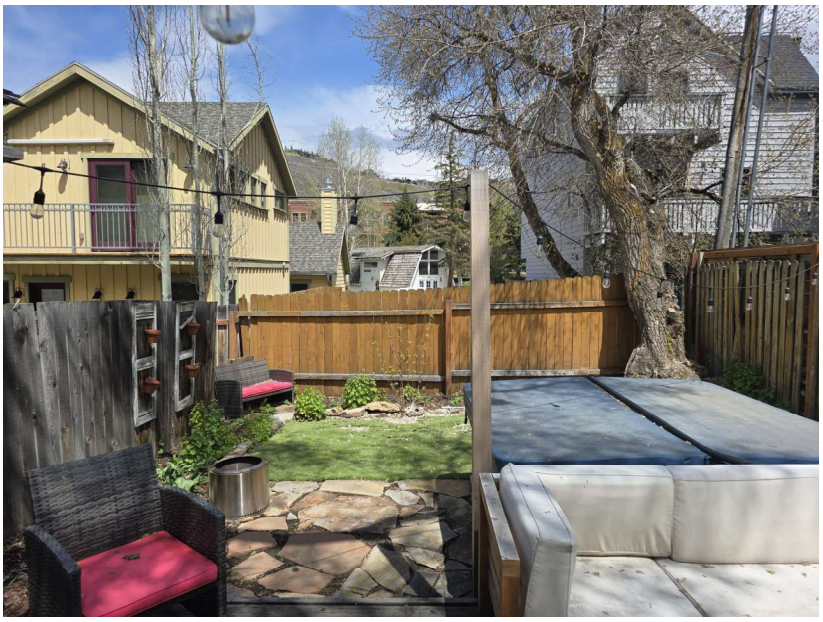
Exterior Photo 07



Exterior Photo 08



Exterior Photo 09



Exterior Photo 10



Exterior Photo 11



Exterior Photo 12



Exterior Photo 13



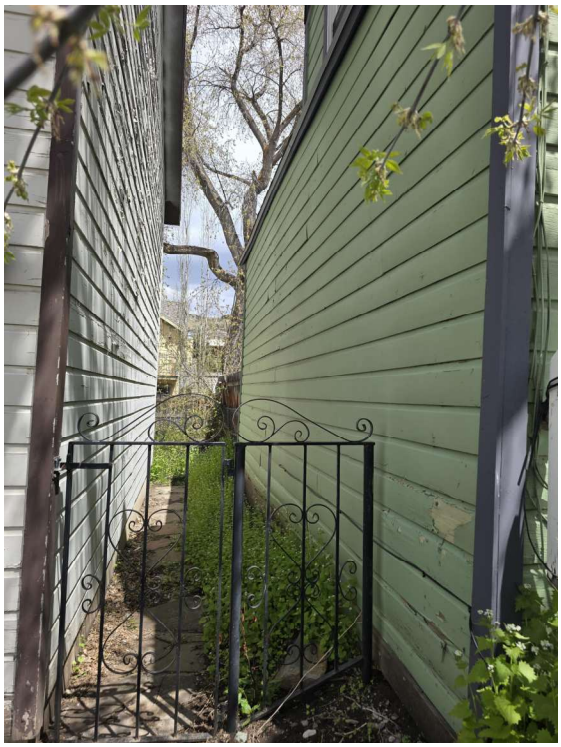
Exterior Photo 14



Exterior Photo 15



Exterior Photo 16



Exterior Photo 17

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Stone masonry retaining walls, on West side of property

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Between 2006 & 2013

Describe existing feature:

The stone masonry retaining walls are comprised of various shapes and sizes of blond sandstone blocks in a tiered and coursed dry-stack construction. Based on evidence from historic tax photos, the elevation of Woodside Avenue historically existed at a lower elevation. When the road was raised, timber retaining walls appear to have been added along the Woodside frontage of the property. These were replaced with stacked stone walls.

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

Minor displacement of stones.

Photo Numbers: Exterior photos 07 - 09 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Stone patio at front of property

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Between 2006 & 2013

Describe existing feature:

The stone patio is comprised of various shapes and sizes of blond sandstone slabs, and was installed during the same time period as as the stone retaining walls.

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

Minor displacement of stones.

Photo Numbers: Exterior photos 07 - 09 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Stone patio at back of property

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Likely between 2006 & 2013

Describe existing feature:

The stone patio is comprised of various shapes and sizes of blond sandstone slabs, and was likely installed during the same time period as as the stone retaining walls and similar stone patio at the front of the property.

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

Minor displacement of stones. Cracking of some stones.

Photo Numbers: Exterior photos 04 - 06 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Wood fences at back of property

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Unknown

Describe existing feature:

The fences at the back of the property are comprised of vertical wooden picket boards. These fences appear to have been constructed at different times. The fences along the East and South property lines were built more recently than the fence along the North property line. The fence along the North of the property may belong to the period of construction during which the most recent additions to the back of the structure were added.

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

The fences along the South and North property lines are warped and severely weathered. The bottom of the boards on these fences are beginning to deteriorate. East of the property is in good condition, as it appears to have been built more recently.

Photo Numbers: Exterior photos 04 - 06, 10 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Back deck

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Between 1941 & 1982

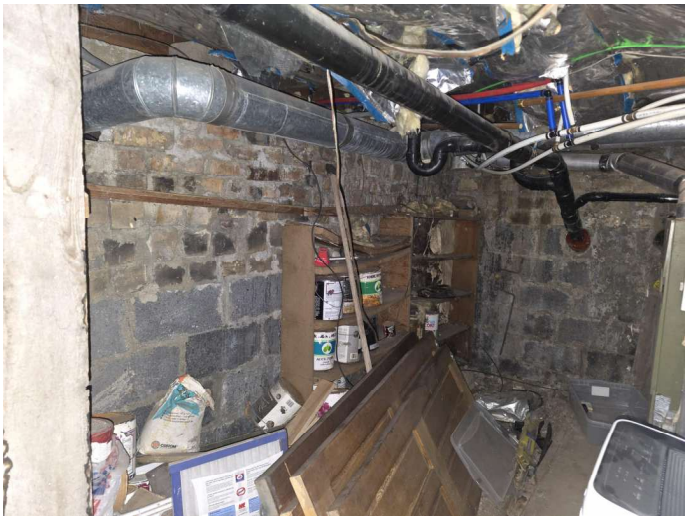
Describe existing feature:

The deck on the East side of the house appears to have been built at the same time as the most recent additions on the East side of the house. Based on historic photographs and Sanborn maps, these additions occurred between 1941 and 1892.

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

The deck on the East side of the house is severely weathered and degraded. Deck boards are warped, and deck structure shows signs of rot.

Photo Numbers: Exterior photos 04 - 06 Illustration Numbers: _____



Crawl Space 01 - Looking towards SE corner.



Crawl Space 02 - Looking towards S wall.



Crawl Space 03 - Looking towards SW corner.



Crawl Space 04 - Looking towards W wall.



Crawl space 05 - Looking towards NW corner.



Crawl space 06 - Looking NE.



Crawl Space 07 - Looking E. Column & beam in foreground.



Crawl Space 08 - Looking towards S wall & mechanical equipment.



Crawl Space 09 - Looking W. Beam in foreground.



Crawl Space 10 - Looking NW. Column in foreground.



Crawl space 11 - Looking SW. Beam in foreground.



Crawl space 12 - Looking S.

2. Structure

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

Element/Feature: Level 1 floor structure (Original portion of house)

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

[ ] A later addition Estimated date of construction: Between 1880 & 1889

Describe existing feature:

The front portion of the house is a wood-framed floor structure comprised of timber joists, oriented along the North/South axis supported by timber beams running along the East/West axis. The floor structure is supported by a combination of partial masonry foundations which appear to have been built during different time periods, as well as bearing directly on the ground.

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

The floor structure has minor moisture degradation in the areas exposed within the crawl space. Substantial moisture degradation and compromised structural integrity likely exist where the joists and beams are in direct contact with the ground, at the perimeter of the structure.

Photo Numbers: Crawl space photos 01 - 14
Exterior photos 01, 02, 03, 17

Illustration Numbers: _____

2. Structure

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

Element/Feature: Level 1 floor structure (Non-original additions)

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Between 1941 & 1982

Describe existing feature:

The non-original floor structure is inaccessible from the interior. Assessment from the exterior of the addition suggests that the addition may have spot footings, but lacks masonry foundation walls; structural members are exposed to exterior weather conditions, and are in contact with the ground.

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

The floor structure in these areas likely has substantial moisture degradation and compromised structural integrity where the joists are in direct contact with the ground, at the perimeter of the structure.

Photo Numbers: Exterior photos 05 - 07, 16 Illustration Numbers: _____

2. Structure

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

Element/Feature: Walls and level 2 floor structure - (Original portion of house)

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

[X] A later addition Estimated date of construction: Between 1880 & 1889

Describe existing feature:

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

Exploratory demolition will be required in order to understand the existing structural systems of the original portion of the house completely.

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

The exterior walls of the original portion of the house appear to lack sheathing. Additional structural deficiencies are likely to be discovered upon further demolition work. Exterior wall structure is likely degraded where the walls abut grade and exterior cladding is badly weather damaged.

Photo Numbers: Exterior photos 01 - 06, 17 Illustration Numbers: _____

2. Structure

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

Element/Feature: Walls and level 2 floor structure - (Non-original portion of house)

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Between 1941 & 1982

Describe existing feature:

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

Exploratory demolition will be required in order to understand the existing structural systems of the non-original portion of the house completely.

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

Exterior wall structure is likely degraded where the walls abut grade and exterior cladding is badly weather damaged.

Photo Numbers: Exterior photos 01 - 06, 15 Illustration Numbers: _____

2. Structure

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

Element/Feature: Roof (Original portion of house)

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

[ ] A later addition Estimated date of construction: Between 1880 & 1889

Describe existing feature:

The structure of the two gable roof forms on the original portion of the house are framed with 2x4 joists. The roof appears to have sheathing which was likely added when the most recent addition was constructed.

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

Warping of the roof planes and deflection of the N-S roof ridge is visible from the exterior of the building. The roof structure is inadequate for snow loading conditions and needs to be reinforced in order to meet code requirements.

Photo Numbers: Exterior photos 11 - 13, 17 Illustration Numbers: _____

2. Structure

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

Element/Feature: Roof (Non-original portion of house)

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Between 1941 & 1982

Describe existing feature:

The structure of the non-original roof forms are framed with 2x4 joists. These roofs appear to have sheathing.

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

Warping / deflection of of the roof planes is visible from the exterior of the building. The roof structure is inadequate for snow loading conditions and would need to be reinforced in order to meet code requirements.

Photo Numbers: Exterior photos 11 - 13, 15, Illustration Numbers: _____

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

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

Element/Feature: Building Mechanical, Plumbing, & Electric.

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Between 1941 & 1982

Describe existing feature:

Based on evidence from photo-documentation, the current mechanical and plumbing systems were installed during construction of the most recent addition.

The house has a modern electrical panel and service.

The house is equipped with a wood burning stove.

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

The mechanical and plumbing systems are in working order.

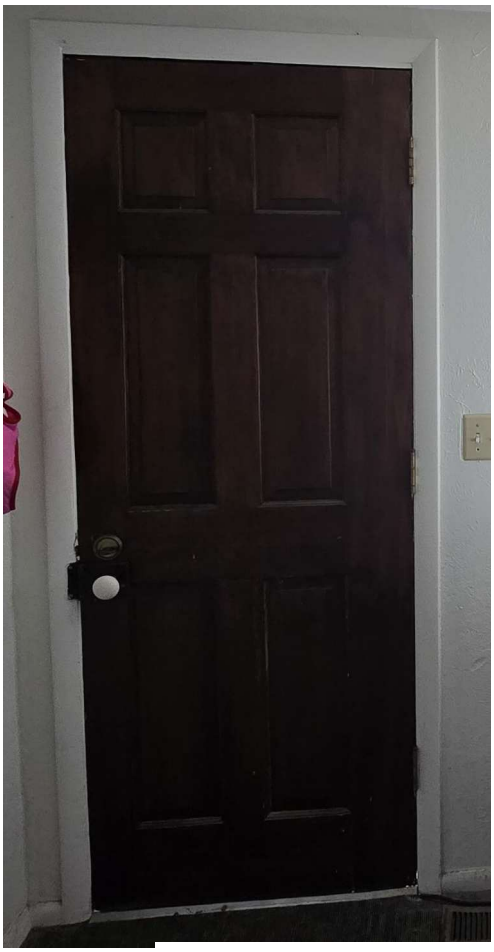
The house has functional electrical service.

The wood burning stove is operational.

Photo Numbers: Crawl space photos 01 - 14 Illustration Numbers: _____



Door E.1



Door E.7



Door E.7



Door E.2

Door Survey Form

Total number of door openings on the exterior of the structure: 2 (+1 door into enclosed porch)

Number of historic doors on the structure: 2 (potentially historic - most recent addition)

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 1 to be replaced & 2 to be removed

Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
E.1	Fair	Water damage on bottom rail.	E.1	Possible
E.7	Fair	Minor weathering.	E.7	Possible
E.2	Excellent	N/A	E.2	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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



Window E.f



Window E.a1



Window E.a2



Window E.b1



Window E.c1 & E.c2



Window E.b2



Window E.d



Window E.k



Window E.j



Window E.h



Window E.e2



Windows E.e3



Window E.e1



Window E.i



Window E.g



Window E.m

Window Survey Form

Total number of window openings on the exterior of the structure: 17

Number of historic windows on the structure: 4

Number of existing replacement/non-historic windows 12

Number of windows completely missing: 0

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

Number of windows to be replaced: 7 to be replaced (all other windows will be removed permanently).

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
E.f	Excellent	N/A	E.f	No
E.a1	Fair	Water damage on stool and casing.	E.a1	No
E.a2	Fair	Water damage on stool, casing.	E.a2	No
E.b1	Fair	Water damage on stool, casing, styles, rails, and muntins.	E.b1	Possible
E.c1 & E.c2	Fair	Water damage on stool, casing, styles, rails, and muntins.	:1 & E.c2	Possible
E.b2	Fair	Water damage on stool, casing, styles, rails, and muntins.	E.b2	Possible
E.d	Fair	Water damage on stool, casing, styles, rails.	E.d	No
E.k	Fair	Water damage on stool, casing, styles, rails.	E.k	No
E.j	Fair	Water damage on stool, casing, styles, rails.	E.j	No
E.h	Fair	Water damage on stool, casing, styles, rails.	E.h	No
E.e2	Excellent	N/A	E.e2	No
E.e3	Excellent	N/A	E.e3	No
E.e1	Fair	Water damage on stool, casing, styles, rails.	E.e1	No

Window Survey Form

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

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows _____

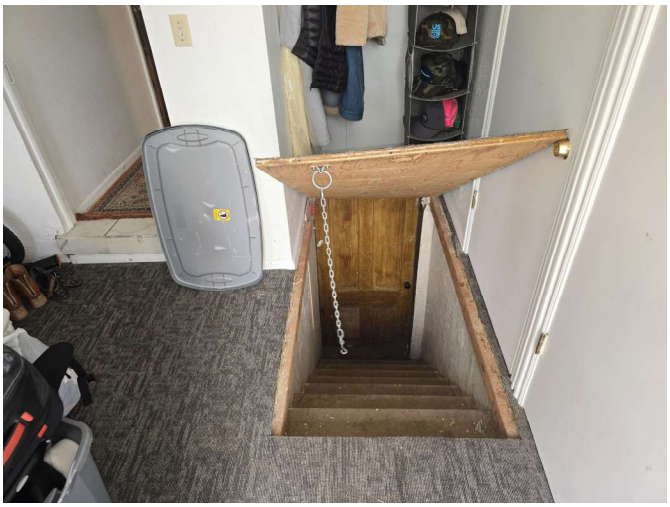
Number of windows completely missing: _____

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

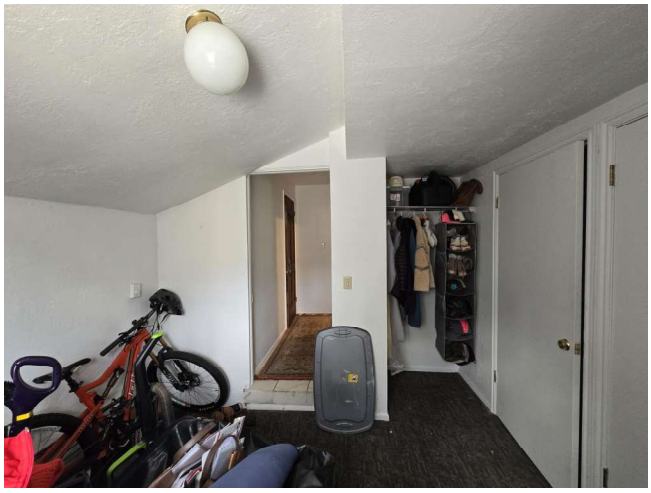
Number of windows to be replaced:_____

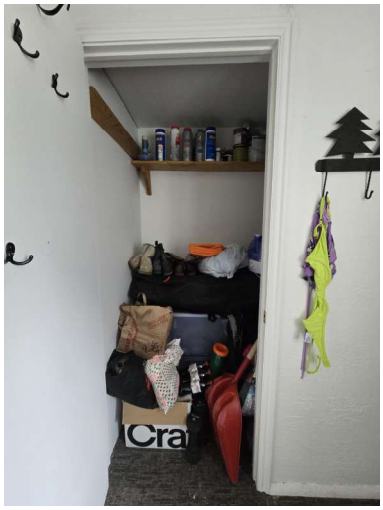
Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
E.i	Fair	Water damage on stool and casing. Missing Apron.	E.i	No
E.g	Fair	Water damage on stool and casing.	E.g	No
E.m	Fair	Water damage on stool and casing.	E.m	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

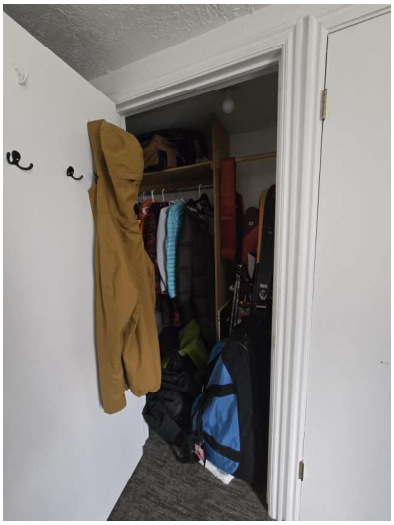
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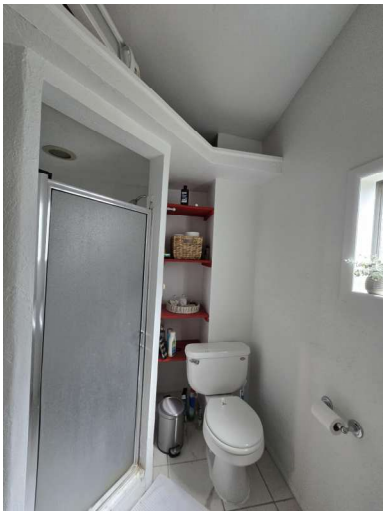


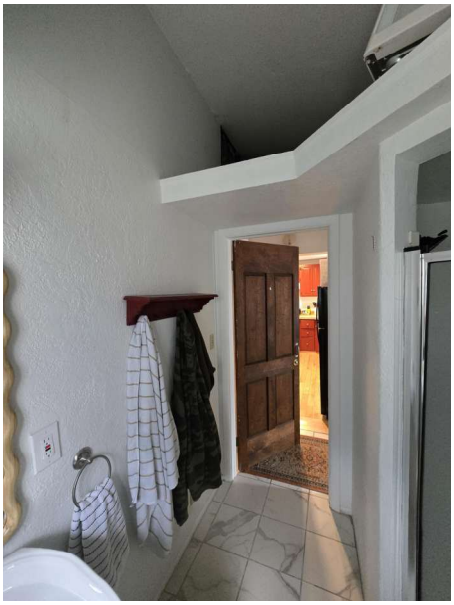




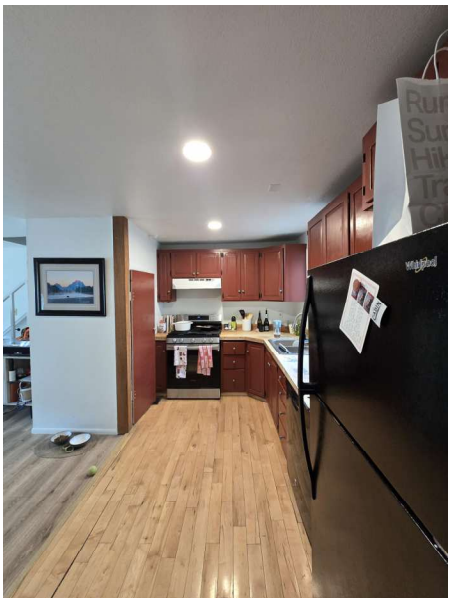


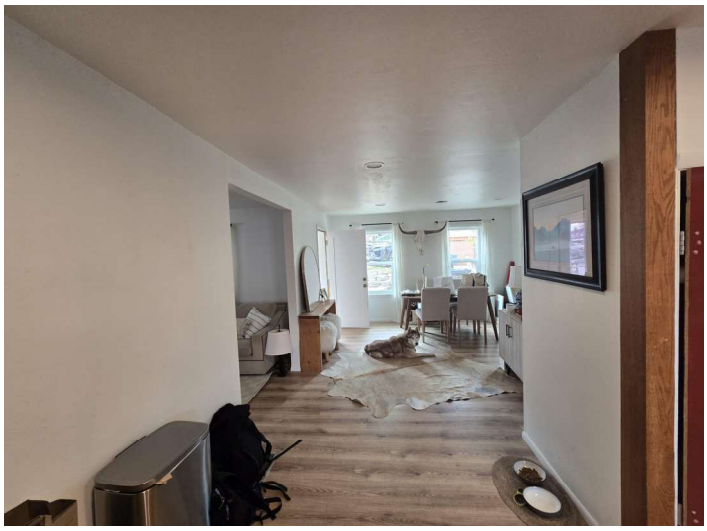
















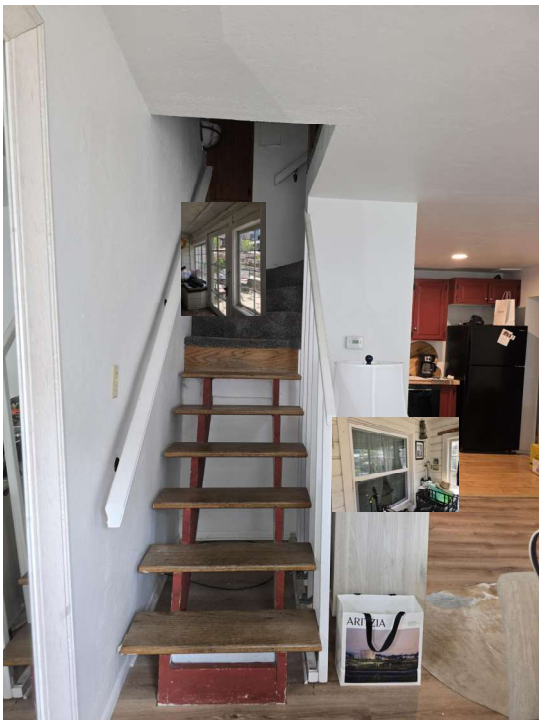








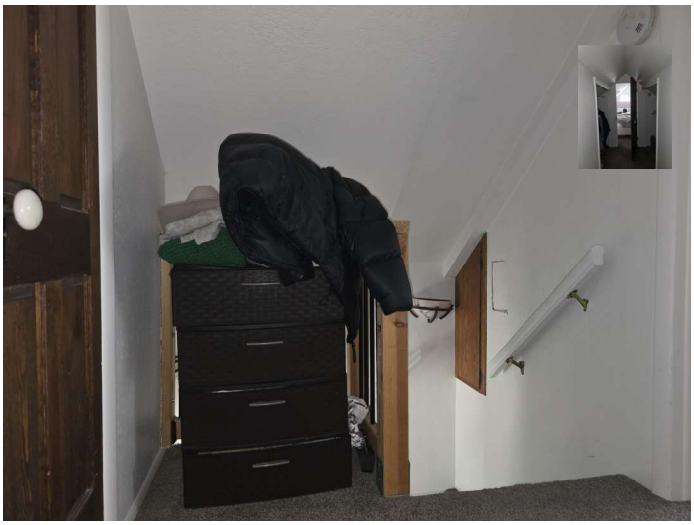






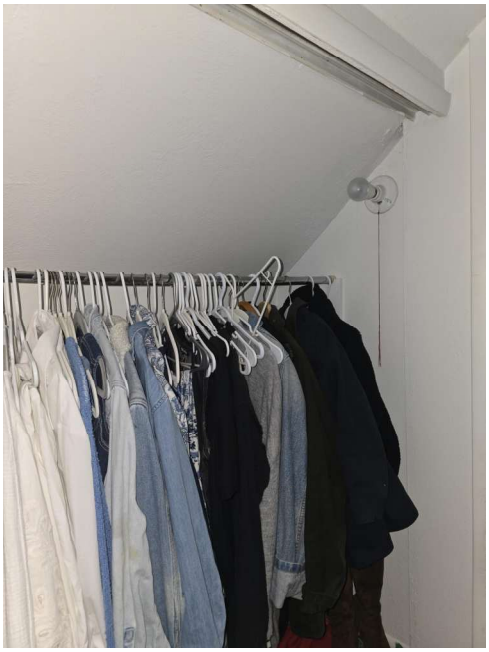






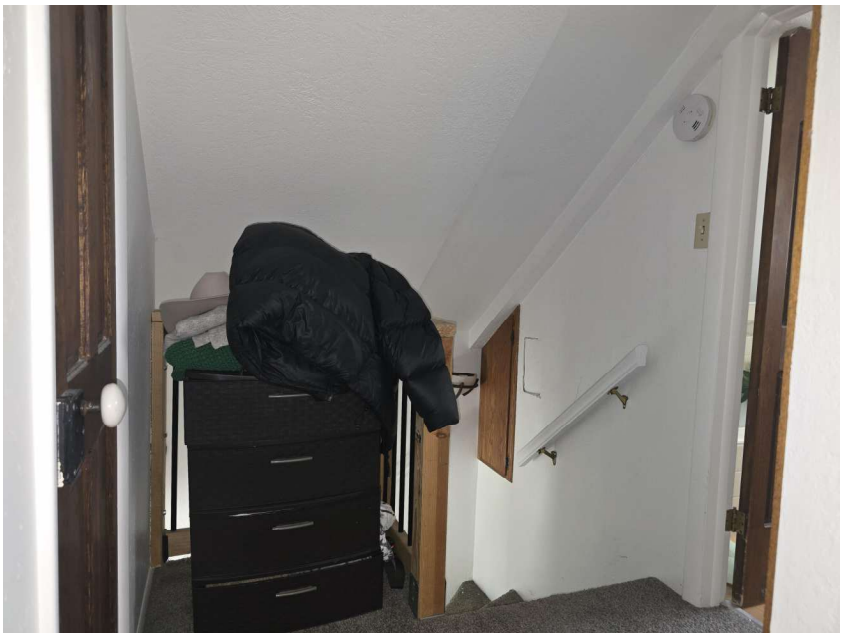






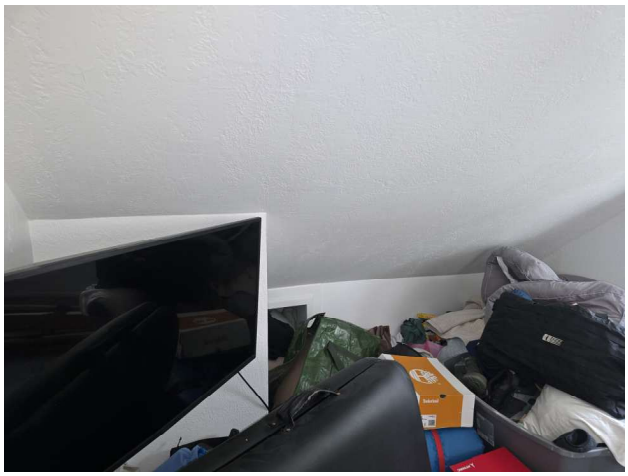




















11. *Interior Photographs*

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

Element/Feature: 1941-Present

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1941-Present

Describe existing feature:

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

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

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

Photo Numbers: Interior photos Illustration Numbers: _____

Supplemental Sheets Supplemental Page ___ of ___

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

Element/Feature: N/A

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

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

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: HR-1

NAME: 1010 WOODSIDE & 1011 PARK AVE

ADDRESS: 1011 Park Ave, Park City, UT 84060

TAX ID: SA-28 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Elliott Workgroup (contact Cole Knight)

PHONE #: [redacted] 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.

Site Design

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

Element/Feature: Stone masonry retaining walls, on West side of property

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

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

The stone masonry retaining walls are non-historic and will be replaced with new board formed concrete retaining walls.

Structure

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

Element/Feature: _____

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

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

The level 1 floor structure of the original portion of the house is severely degraded from moisture damage and rot due to the lack of foundations, and prolonged ground contact and weather exposure. The floor structure in the original historic area of the house will be rebuilt with new lumber on new concrete foundation walls.

Site Design

Element/Feature: Stone patio at front of property

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

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

The non-historic stone patio will be replaced with a new paver patio.

Element/Feature: Stone patio at back of property

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

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

The non-historic stone patio will be replaced with a new paver patio.

Site Design

Element/Feature: Wood deck at back of property.

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

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

The non-historic wood deck will be permanently removed. A new paver patio will be constructed.

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:

Structure

Element/Feature: Walls and intermediate floors (original portion of house)

This involves: ☒ Preservation ☐ Restoration ☐ Reconstruction ☐ Rehabilitation

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

The original portion of the house will be structurally reinforced as is necessary to safely lift the structure, & excavate the site for the construction of foundations and a basement level.

Extensive interior renovations will be performed per the proposed plans to reconfigure the interior space of the structure including the removal of the level 2 floor structure to create a unified volume of space within the original portion of the house.

Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

Element/Feature: Roof structure (original portion of house)

This involves: ☒ Preservation ☒ Restoration ☐ Reconstruction ☐ Rehabilitation

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

Non-original dormers and shed roof elements will be removed from the original portion of the house to restore the roof forms to their original expression as represented in the earliest available historic photos. Additional roof structure will be added from the inside of the house to reinforce the historic roof and ensure code compliance and structural integrity under snow loading and seismic conditions.

Structure

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

This involves: ☐ Preservation ☒ Restoration ☐ Reconstruction ☐ Rehabilitation

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

The structure of non-original portions of the house will be permanently removed to restore the form of the house to it's original expression as represented in the earliest available historic photos and Sanborn maps (including the restoration of the front porch to be an unenclosed area). A minor addition and shed roof will be added to the back of the house per the proposed plans to create additional storage and mechanical space.

Element/Feature: Roof structure (Non-original portion of house)

This involves: ☐ Preservation ☒ Restoration ☐ Reconstruction ☐ Rehabilitation

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

The roof structure of non-original portions of the house will be permanently removed to restore the form of the house to it's original expression as represented in the earliest available historic photos and Sanborn maps.

Structure

Element/Feature: Level 1 floor structure of original portion of house

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

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

The level 1 floor structure of the original portion of the house will be reconstructed and structurally integrated into the new concrete foundations.

Element/Feature: Level 1 floor structure of non-original portion of house

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

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

The level 1 floor structure of the non-original portion of the house will be permanently removed in order to restore the form of the house to it's original expression as represented in the earliest available historic photos and Sanborn maps.

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: Foundations

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:

Partial unreinforced masonry foundations currently exist as shown in existing conditions photo-documentation. These foundations will be removed for the excavation of a basement and the construction of new structurally appropriate concrete foundations.

New concrete foundations will be constructed for the original portion of the house. A French drain will be implemented at the footings to ensure proper drainage.

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: Front porch

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

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

The front porch will be restored to be an unenclosed area. A timber column and beam will be added to support the roof structure similar to the historic photos of the unenclosed porch. Structural members will be added to the porch roof to appropriately reinforce as shown in the proposed plans.

Doors

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

Element/Feature: Exterior doors E.1 and E.7

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

These doors belong to non-original portions of the house, and will be permanently removed from the building in the restoration of the building to it's original form.

Element/Feature: Exterior Doors E.2

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:

This is an original door location but the existing door is non-historic. A door of an appropriate historic style will replace the current non-historic door.

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: All windows belonging to non-original portions of the house.

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

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

All windows belonging to non-original portions of the house will be permanently removed in the restoration of the building to it's original form.

Element/Feature: Windows currently existing on original portion of house.

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

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

Windows currently existing on original portion of house are non-original, and will be replaced with aluminum clad wood windows as shown on the proposed drawings to match the current windows with the exception of windows E.f, E.h, E.i, & E.e1.

Windows E.f, E.h, & E.i occur in the gables and are non-original to the house as demonstrated by historic photos. These windows will be replaced with aluminum clad wood casement windows of a style appropriate for historic clerestory windows. Window E.i occurs on the back of the house and will be removed so that a new fenestration pattern can be implemented in that area per the proposed plans.

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: Building mechanical, plumbing, & electrical systems.

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

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

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

The existing wood burning stove will be replaced with a high efficiency wood burning stove.

Additions

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

Element/Feature: _____

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

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

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant:  Date: 06/01/2026

Name of Applicant: Cole Knight