

## **Exhibit G**

**PARK CITY PLANNING DEPARTMENT  
STAFF REPORT**

TO: HISTORIC DISTRICT COMMISSION  
FROM: PLANNING STAFF  
DATE: MAY 20, 1996  
RE: 332 DALY AVENUE - CERTIFICATE FOR APPROPRIATENESS FOR  
DEMOLITION

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On March 25, 1996, the Planning Department received an application for the demolition of the outbuilding at 332 Daly Avenue. The applicant, in an attached letter, has indicated the a one story residence existed on the property but was demolished in 1984. The garage was slated for demolish as well however the work was never completed.

Following an inspection by the Community Development Department, the structure was found to be in poor condition and structurally unsound. The Community Development Department determined the structure insignificant based upon the standards set forth in Section 4.13(a) of the Land Management Code. Therefore, this request is scheduled as an information item only. If the HDC agrees with the staff determination, the Community Development Department will issue a CAD. The staff's Findings, Conclusions of Law and Condition of Approval are outlined below:

**FINDINGS**

1. The structure is located within Park City's Historic District.
2. The Community Development Department conducted an inspection of the site and found the garage in a deteriorated condition.
3. The structure does not represent the work of a master.
4. Although outbuildings were common and document a specific process in the growth of Park City, the primary structure which the garage was associated with no longer exists.

**CONCLUSIONS OF LAW**

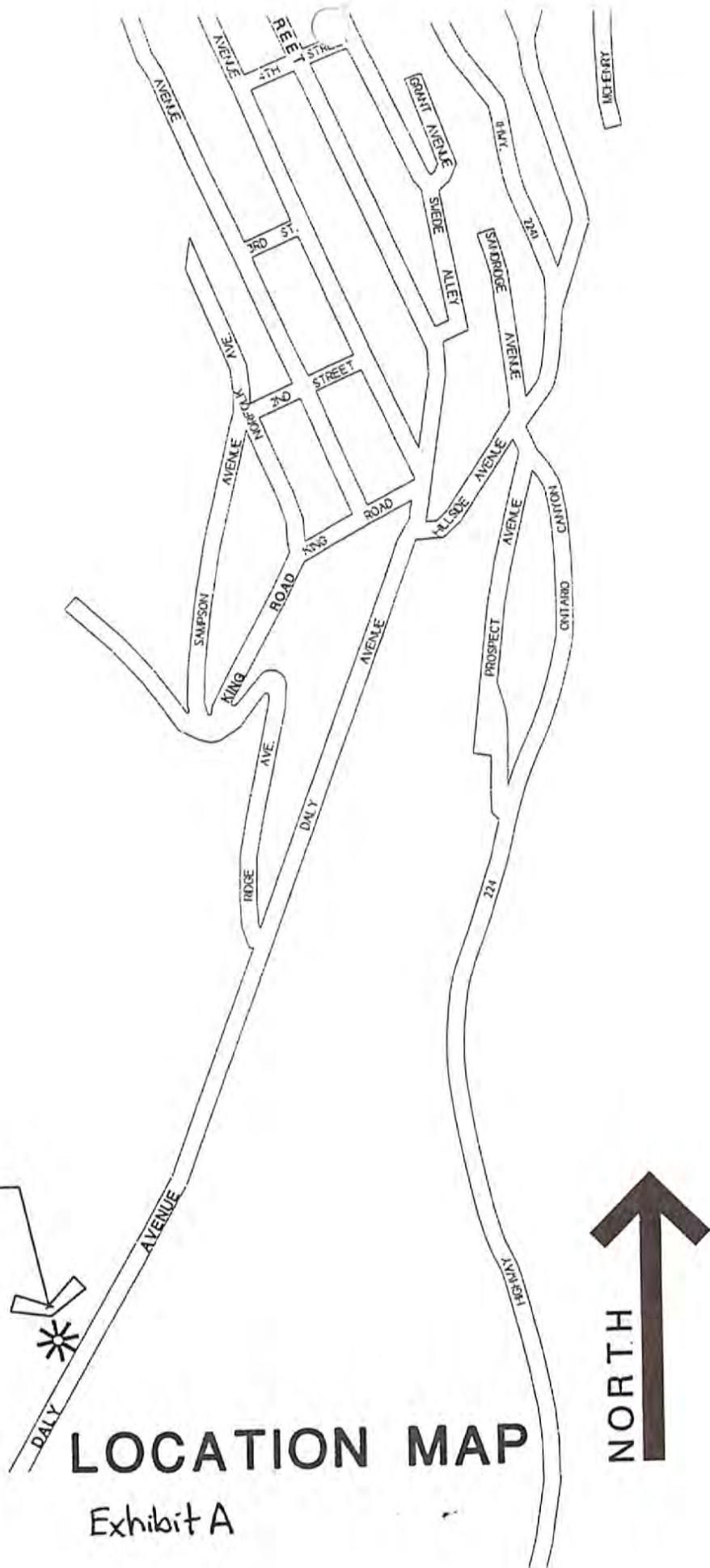
1. The garage is of minimal historic significance because of its condition.
2. The structure does not demonstrate a quality of mining significance in local and state history, architecture, and integrity of location, design, setting, and workmanship.

**CONDITIONS OF APPROVAL**

1. According to Section 4.17(d) of the Land Management Code, the CAD shall expire on May 20, 1997.

**EXHIBITS**

- Exhibit A - Location Map
- Exhibit B - Applicant's Letter
- Exhibit C - Site Plan
- Exhibit D - Photographs



332 DALY AVENUE

# LOCATION MAP

Exhibit A

PC-630-D  
332 Daly Avenue  
Statement Attached to Demolition Permit Application  
Historic Background

Applicant acquired the subject property (a portion of the Washington Millsite) from United Park City Mines Company by deed dated October 14, 1975. At the time of acquisition a one story residence existed on the property known as 332 Empire Canyon and was also described on Summit County tax plats as the 37th House on Daly Avenue. This house was also sometimes referred to as the old Dan Murphy house. The shed or garage that is the subject of this application was located south of the one story residence. The southerly line of the Washington Millsite bisected the shed or garage, that is, the shed straddled the property line between the Washington Millsite acquired by applicant and property to the south retained by United Park City Mines Company. At the time of acquisition of the land by applicant, the residence on the property was occupied by J. Brian and Marjorie Whitesides who had received a quit-claim deed to the improvements on the property dated April 16, 1970 from a Karen N. Wright. The shed was used by Whitesides as a garage. Applicant acquired the interest of Whitesides in the improvements on the property (the residence and shed) by quit-claim deed dated August 30, 1984. The residence was demolished at that time. Concurrent therewith Applicant entered into a Easement and Demolition Agreement with Whitesides dated August 30, 1984 permitting Whitesides the continued use of the shed or garage for a thirty month period at the end of which Whitesides were to demolish the shed. Whitesides subsequently discontinued use of the shed but did not demolish it. This application seeks to carry out the demolition.

The previously demolished residence and the subject shed were among numerous structures located on the Washington Millsite at the time of acquisition by Applicant. The original occupants of most if not all of these buildings were persons employed at various times by United Park City Mines Company. United Park allowed its employees to construct and occupy residences on the Millsite but did not transfer title to the land to the occupants. Applicant has no further records as to the age of the shed. Applicant has also inquired of United Park City Mines Company and United Park has indicated that it has no records either.

Exhibit B

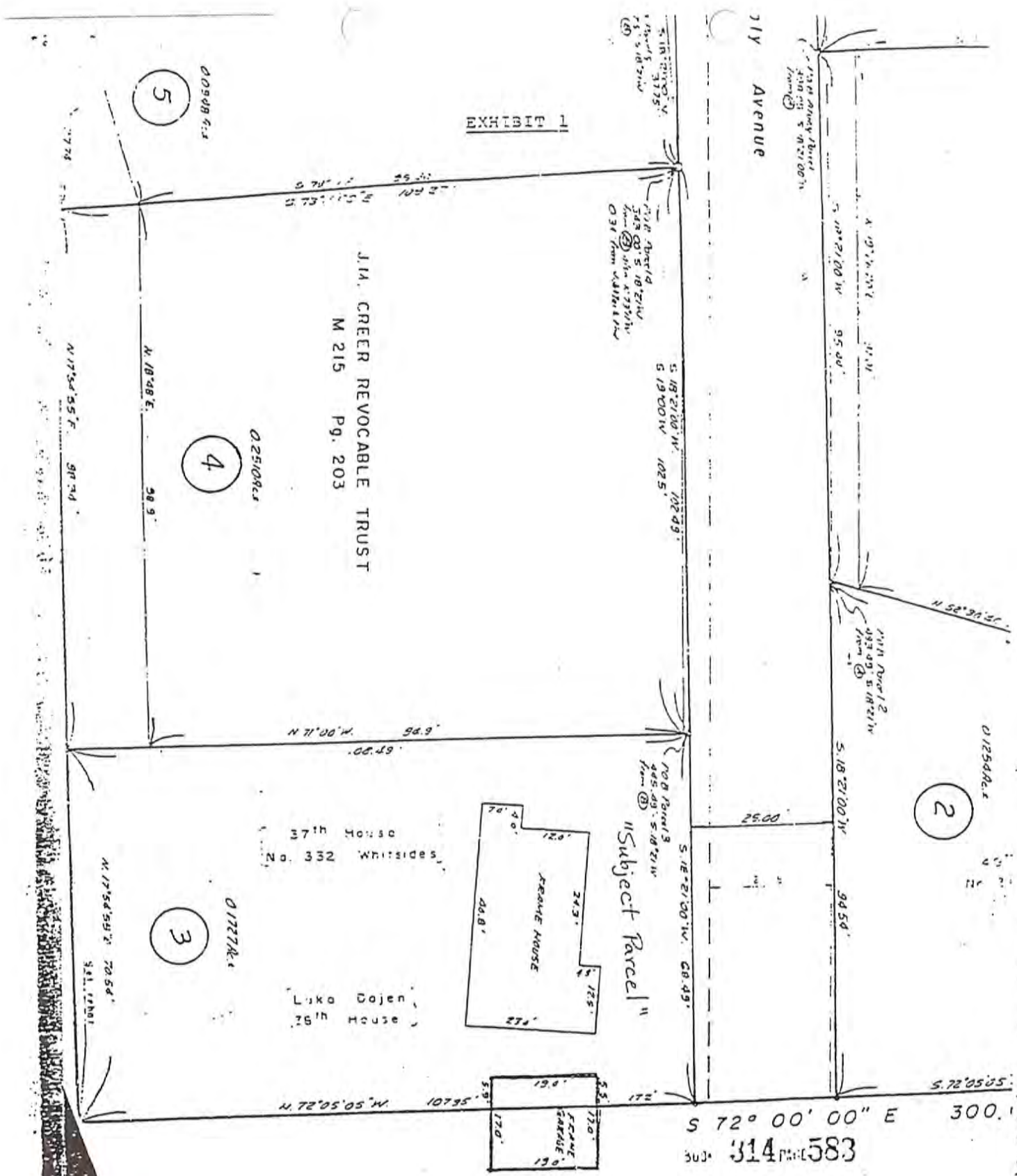
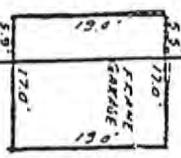
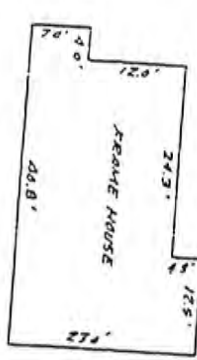


EXHIBIT C

J.M. CREER REVOCABLE TRUST  
M 215 Pg. 203

"Subject Parcel"



314 PAGE 583

Exhibit C

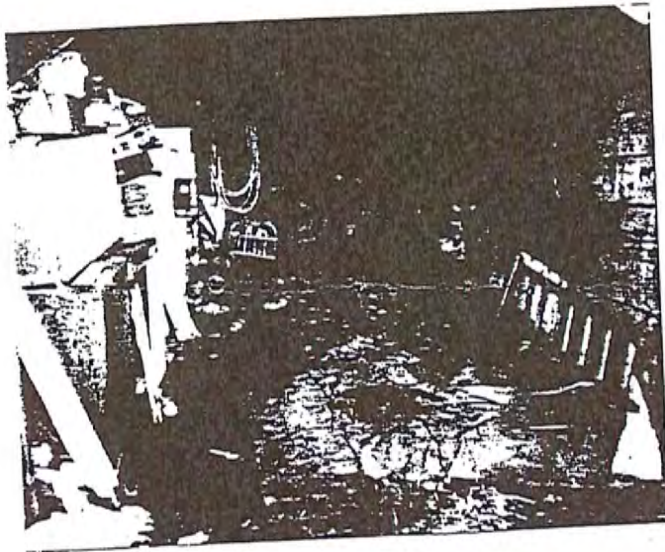
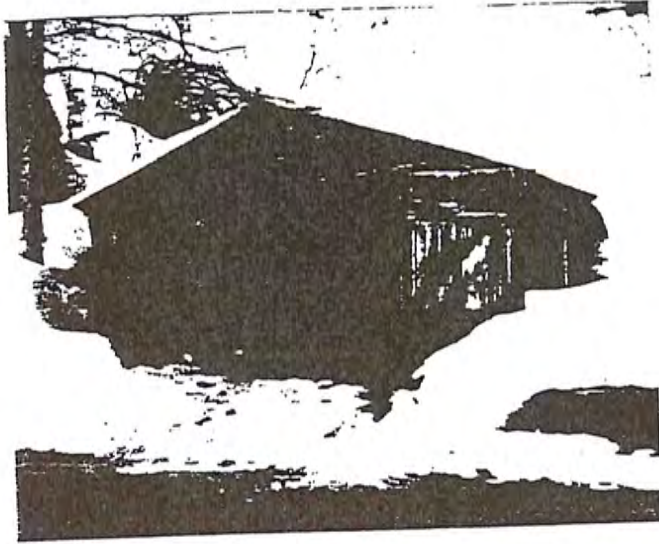


Exhibit D



HANK ROTHWELL  
PRESIDENT

February 28, 1996

Park City Municipal Corporation  
P.O. Box 1480  
Park City, Utah 84060

Gentlemen,

United Park City Mines Company is the owner of property immediately to the south of a .17 acre parcel of land on Daly Avenue owned by Royal Street Land Company. There is an old shed that is located partially on the Royal Street Land Company property and partially on the United Park City Mines Company property. United Park City Mines Company has no objection to the application by Royal Street Land Company for a demolition permit for removal of the shed or to actual removal of the shed. Please advise if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Hank Rothwell". The signature is written in a cursive style with a large, stylized initial "H".



JUN 06 '96 09:20AM ROYAL STREET

DEER VALLEY RESORT COMPANY  
REAL ESTATE DIVISION  
7620 ROYAL STREET EAST, SUITE 205  
P. O. BOX 1087  
PARK CITY, UTAH 84060  
TELEPHONE (801) 649-1261; FAX (801) 649-9646

DATE: June 6, 1996  
TO: Chris Child - Bald Eagle Realty  
At Fax #: 649-4232  
FROM: Bob Wells  
RE: .17 Acres - Daly Avenue  
# Pages incl cover: 1

Per our telephone discussion, I contacted Janice Lew regarding procedure on the demolition permit application for the shed on the subject property. She indicated that the City does not send out a form like they do on conditional-use applications. The demolition has been approved and the next step is to go in to the Building Department and pull the permit for demolition. The Planning Department will sign off on the permit prior to issuance. Janice indicated that they would prefer that the permit not be pulled until plans were submitted for construction on the property but such was not a condition of the approval. I actually submitted a demolition permit application with the package that got approved but my guess is that a new one would be required to be filled out in the process. Please let me know if any questions.

Bob Wells

6/10

Ey I Ship/Tom

## **Exhibit H**





























































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### Steve Simonich Dies

Word was received yesterday that Steve Simonich, a well known resident of this city, had passed away at the home of his sister, in Buhl, Minnesota.

Mr. Simonich had lived here for a number of years, working in the various mines. He was a prominent member of Local 89, and was treasurer of the local lodge No. 630, S. N. P. J. Deceased was born in Jugoslavia in 1891 and came to the United States in 1907.

*Park Record, 7/1/1943*

## 5 More Families Leave Park City

We regret to report that Park City lost five families during the past week. They were:

Mr. and Mrs. E. W. Sexton, who moved their house onto a five acre farm in Midway. Mr. Sexton will work in Heber City.

Mr. and Mrs. Joe Lopez and family have closed their home in Empire Canyon and have gone to Wyoming where Mr. Lopez has been working for some time.

Mr. and Mrs. John T. Toren have gone to Salt Lake City, where he will be a custodian at a Salt Lake high school.

Junior Neil and family will make a home in Salt Lake City, nearer his work in Tooele.

Mr. and Mrs. Howard Chadwick and family have gone to Wyoming, where Mr. Chadwick will work in the uranium fields.

We are sorry to lose all these good citizens, even temporarily.

*Park Record, 3/13/1958*

## **Exhibit I**



CE-16-00281

**NOTICE AND ORDER TO REPAIR**

08-29-2016

**TO:** United Park City Mine Company  
Att. David Smith  
PO Box 1450  
Park City, Utah 84068

**Other Interested Party's:**

SOCK MONKEYS LLC  
C/O Gary Melville  
3002 Windsor LN  
Bountiful, UT 84010

**FROM:** Chad Root, Building Official, Park City Municipal Corporation  
PO Box 1480, 445 Marsac Ave, Park City, UT 84060

**SUBJECT PROPERTY:**

Street Address: South of property 336 Daly Ave. Park City, UT 84060  
Tax Serial Number: Washington Millsite

**Legal Description:** POB could be referenced from the rebar and cap stamped at the corner of the Washington Millsite (basis of bearing N72°05'05"W, 191.92 feet). The South property line of 336 Daly does start from another corner pin for the Washington Millsite. The basis of bearing for this property line is N72°05'05"W, 107.95 feet.

**Description of Violation:** Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous. These buildings are uninhabitable/Ruin. Walls of the cabin



structure have vertical plank with a Gable roof form sheathed in wooden shingles and metal sheets, no windows, doors, but openings include square window openings and a doorway into the main cell and doorway into the shed addition. The structures retain its essential historical form, and are in severe disrepair. The garage structure consists of shingled gable roof, with the ridge oriented north-south, perpendicular to the street. The east end of the roof extends past the garage wall to enclose a shed below. The shed addition has a corrugated metal east wall, in contrast with the typical clapboard exterior walls of the rest of the garage. A simple unadorned wood door facing the street provided access to the shed addition. The main garage door consists of a swinging double-door constructed of flat wood boards centered beneath the main gabled end. The buildings are an early type in Utah and may have been constructed during the Settlement & Mining Boom Era. The site represents an important part of the history or architecture of the community. The existing accessory structure/house located on the Washington Millsite on Daly Avenue meets all of the criteria for a significant site as set forth in LMC Section 15-11-10 (A)(2), and accessory structure/garage currently straddles the property line between and the Washington Millsite and 336 Daly Avenue which is within the Historic Residential (HR-1) district.

1. Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1. For the purpose of these codes any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public. In the 1997 Uniform code for the Abatement of Dangerous Buildings code that applies to the structures reads as follows:

#### SECTION 302 — DANGEROUS BUILDING

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.
6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to common law or in equity jurisprudence.
18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

2. You are hereby required as a result of the above condition to take the following action:

(X) REPAIR:

(a) All required building permits shall be secured to repair the items listed in Paragraph 1, and a permit shall be pulled, within 30 calendar days of the date of this notice. Please note that as a standard submittal requirement, engineering calculations (with consideration for snow loads). Also the buildings must be weatherproof to prevent any further damage.

~~\*\*\*~~ (b) All repairs in Paragraph 1 shall be completed within 180 calendar days thereafter permit.

3. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor, and the property will be abated at the owner cost.
4. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings which reads as follows:

501.1 Form of Appeal. Any person entitled to service under Section 401.3 may appeal from any notice and order or any action of the building official under this code by filing at the office of the building official a written appeal containing:

1. A heading in the words: "Before the board of appeals of the ..... of ....."
2. A caption reading: "Appeal of ....., " giving the names of all appellants participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.
6. The signatures of all parties named as appellants and their official mailing addresses.

(7) The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 30 days from the date of the service of such order or action of the building official; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated

30 days for any action. Plans to fix.



and is posted in accordance with Section 404, such appeal shall be filed within 10 days from the date of the service of the notice and order of the building official.

Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

Building Department  
Park City Municipal Corporation  
445 Marsac Avenue  
P.O. Box 1480  
Park City, UT 84060

5. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.

One copy thereof has been served on each of the following, if known to the building official or disclosed from official public records:

- (a) The holder of any mortgage or deed of trust or other lien or encumbrance of record;
- (b) The owner or holder of any lease of record; and
- (c) The holder of any other estate or legal interest of record in or to the building or the land on which it is located.

Service of this notice and order has been made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested. Service by certified mail shall be effective on the date of mailing.

6. If compliance is not had with this order within the time specified above and no appeal has been properly and timely filed, thereof undersigned Building Official shall file in the Summit County recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified.

Dated this 29 day of Aug, 2016.

Chadley Root, CBO/FIRE Code Official  
Name, Title

  
Chad Root, Park City Building Official

STATE OF Utah  
COUNTY OF Summit

Subscribed and sworn to me this 29 day of August 2016, in the County of Summit, State of Utah.

My Commission Expires: 10/22/19

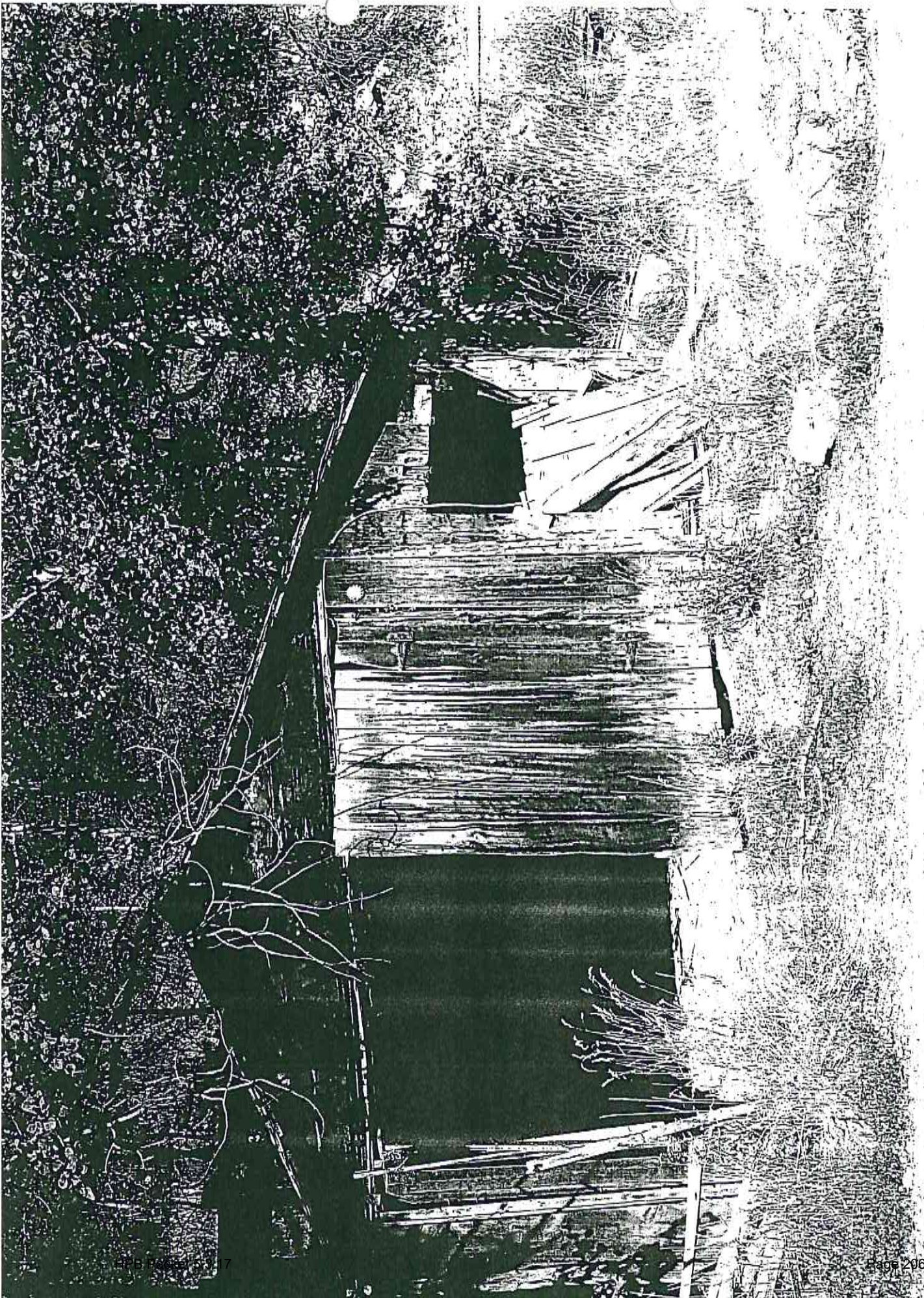
Residing at: 295 Countryside Cir. PC, Utah 84098

*Elizabeth Catherine Bynan*  
NOTARY PUBLIC











## **Exhibit J**



Historic District Design Review Public Hearing  
October 3, 2016 / 12:30 p.m.  
Park City Planning Department, Marsac Municipal Building,  
445 Marsac Avenue, Park City Utah 84060

Project Location: 336 Daly Avenue  
Project Number: PL-16-03189  
Applicant: Sharon (Stout) Melville  
Project Description: Applicant requests to relocate a "Significant" Historic single-car garage.

Name: Kiersten Nofsinger + Gwen Dameron  
Address: 367 + 345 Daly  
E-mail address: kencw70@gmail.com

**Comments:**

- Which Aspens will need to be removed, + or replaced.
- If they move the garage which height will it be?



## Historic Preservation Board Staff Report

Planning Department

**Author:** Anya Grahn, Historic Preservation Planner  
**Subject:** Material Deconstruction and Reconstruction Review  
**Address:** 243 Daly Avenue  
**Project Number:** PL-16-03172  
**Date:** May 3, 2017  
**Type of Item:** Administrative – Material Deconstruction and Reconstruction

### **Summary Recommendation:**

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 243 Daly Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Landmark on the City's Historic Sites Inventory (HSI).

### **Topic:**

**Address:** 243 Daly Avenue  
**Designation:** Landmark  
**Applicant:** Alexander and Elizabeth Cohen (represented by Architect Chimso Onwuegbu)  
**Proposal:** Material Deconstruction of c.1998 front yard landscaping consisting of gathered rocks and backyard retaining walls; shed-roof addition across the east (rear) elevation of the historic hall-parlor form and a poured concrete root cellar/mechanical room; post-1941 shed roof structure constructed on top of the original gable roof; original soffit and fascia; c.1996 porch railings, posts, and roofs; historic door opening on the west façade; historic and non-historic windows.

### **Background:**

On January 12, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 243 Daly Avenue. The application was deemed complete on February 6, 2017 and we have been working through design issues and preservation methods to this point. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval.

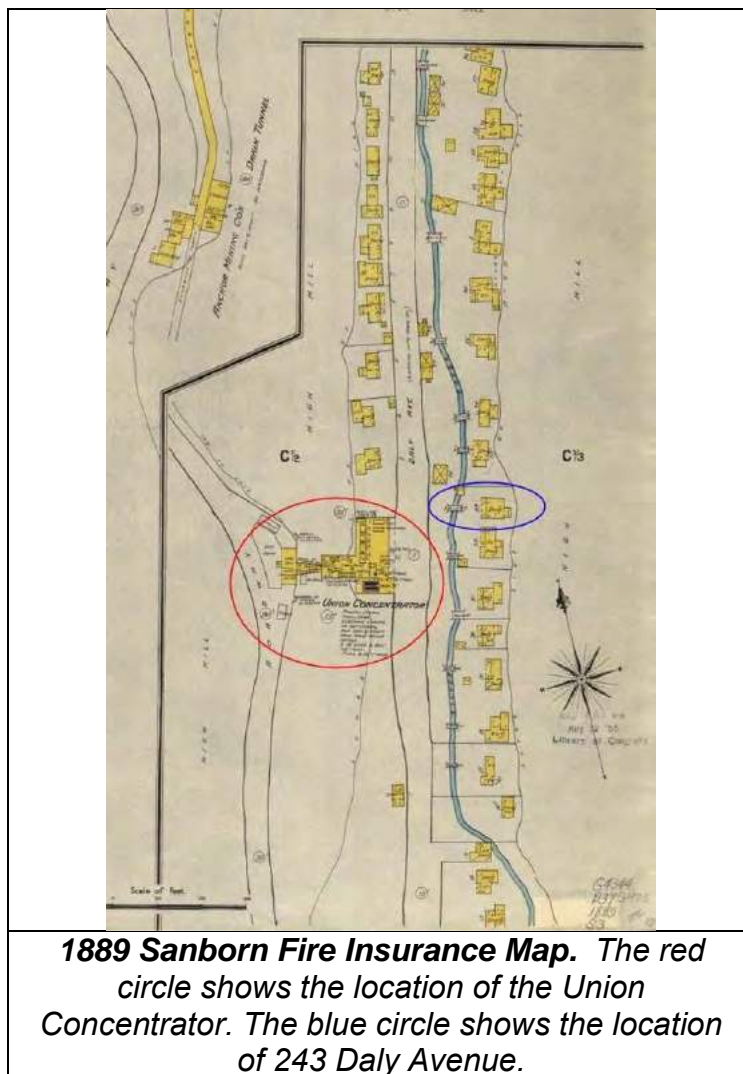
The property is located at 243 Daly Avenue on a developed lot. The site is designated as Landmark on the City's Historic Sites Inventory (HSI) (See [Historic Site Form](#)).

Both a Plat Amendment and a Steep Slope Conditional Use Permit (SS-CUP) are required prior to issuance of a building permit for this project. A plat amendment application was submitted on February 8, 2017, and has not yet been deemed

complete. The SS-CUP has not yet been submitted, but the applicant understands it is a requirement for moving forward with construction of an addition.

*History of Development on this Site*

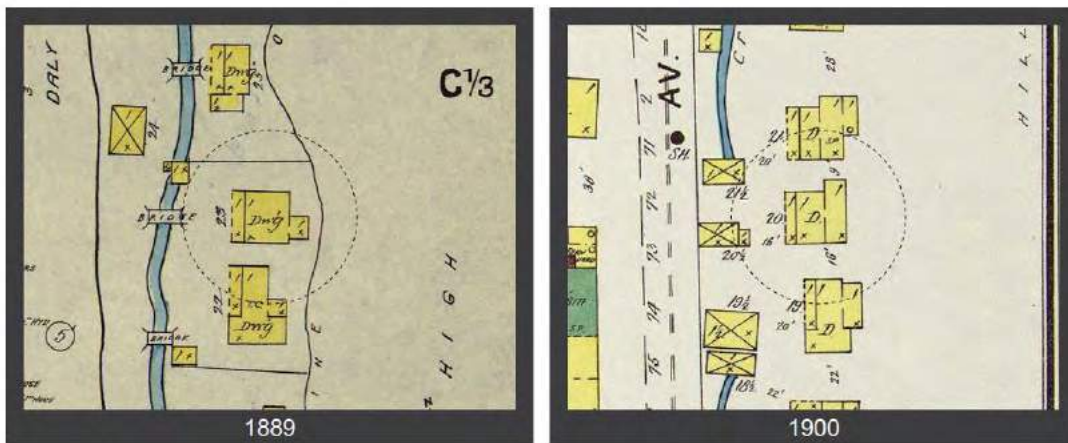
Early on, the Ontario Mining Company owned much of the property along Daly Avenue. In 1889, they constructed the Union Concentrator mill on the west side of Daly Avenue (See 1889 Sanborn Map). The concentrator processed some 100 tons of ore per day. By 1900, the Union Concentrator had become obsolete due to the number of concentrators that had been constructed in Park City and the concentrator was demolished. Nevertheless, the Ontario Mining Company continued to retain ownership of many of the parcels on Daly Avenue and rented out houses constructed on their property, including the house at 243 Daly Avenue.



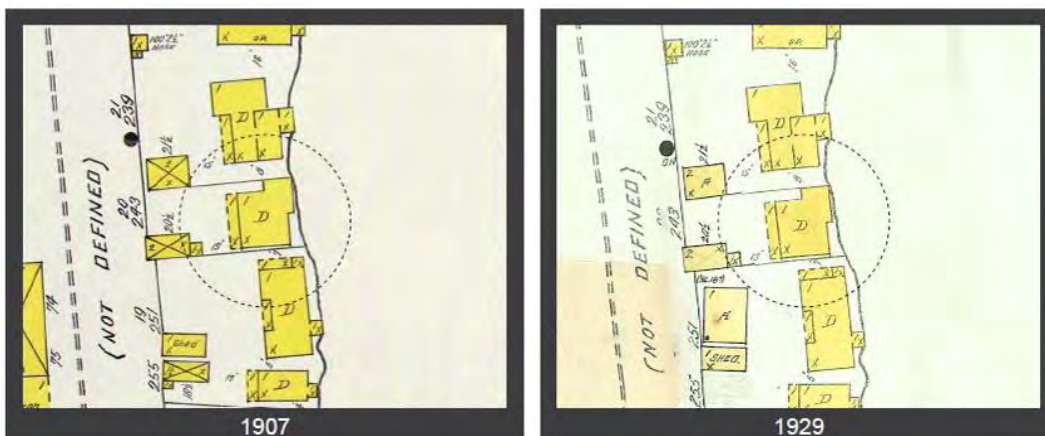
Residential areas, such as that in Daly Canyon, first developed closest to the mines and in areas adjacent to Main Street. The house at 243 Daly Avenue first appears in the

1889 Sanborn Fire Insurance Map as one-story wood frame hall-parlor structure with a full-width front porch and a square addition off the southeast (rear) corner of the building. Hall-parlors are generally rectangular in shape, yet the main form of the house in 1889 was squarer. Staff finds that the house likely had an earlier rear addition that already had expanded the original rectangle into a square.

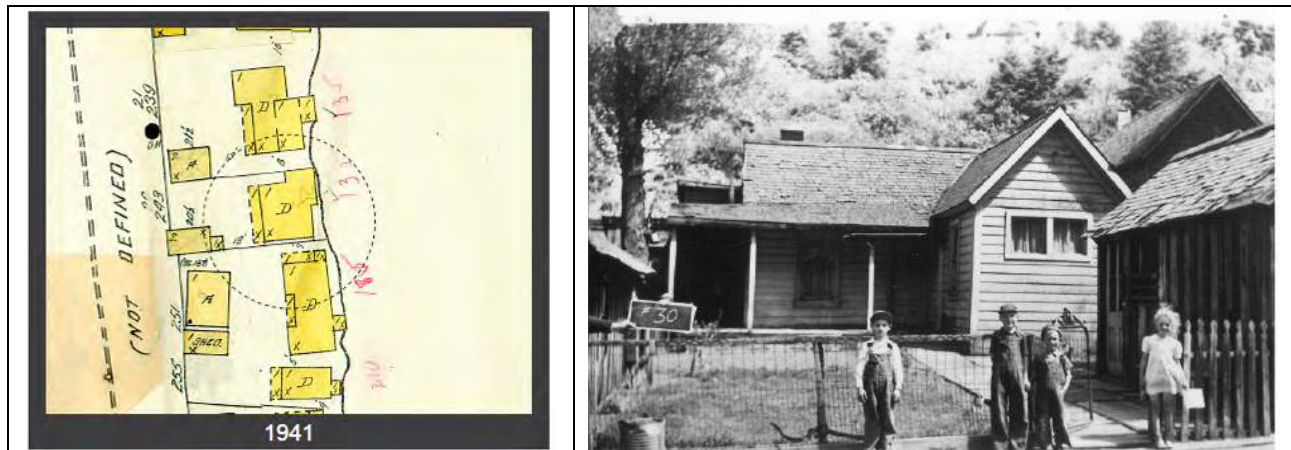
By 1900, the square addition had been removed and the rear half of the building was extended north. A portion of the creek had been covered and a one-story garage had been constructed with the address of 20 ½ Daly Avenue. It was not uncommon for cottage industries to operate out of Daly Avenue's garages at the height of the mining boom.



By 1907, the house had expanded again and the overall form remains the same on the 1941 Sanborn Fire Insurance Map. A second rear addition was constructed on the northeast (rear) corner of the house by 1907.



Staff finds that the 1941 Sanborn Fire Insurance map does not exactly match the c.1941 tax photograph. By the time of the photograph, the house had been modified again with a gable ell was added to the west façade in order to create a cross-wing.



The two-room rectangular cabin was the smallest of Park City's house types constructed during the settlement period. These structures usually consisted of roughly 370 to 650 square feet. Based on physical evidence, the original two-room cabin appears to have measured roughly 12 feet by 22 feet and contained about 264 square feet. It appears that early on this house was expanded into a four-room double-pile plan to increase the square footage, which likely also created a salt box shape.

T-shaped cottages became a predominant house form in the 1880s and 1890s. Because of their popularity, many existing single- and two-room cabins were expanded to create the T-shape. This trend to expand into a T-shape was popular, and, based on photographic evidence we know that a gabled stem-wing was added to 243 Daly Avenue before the c.1941 tax photograph. Typically, a stem-wing would be added to the side of the original hall-parlor to create the T-shaped cottage; however, at 243 Daly Avenue, the stem was actually added to the front of the house.

The first recorded resident of the house was documented by the 1930 census. Katie Rubick (sometimes "Rubich") was born in Yugoslavia in 1877. She married Nickolas Frkovich in 1904 and they immigrated to the U.S. in 1910. After his death in 1915, she married George Rubick in Park City in 1916. He died four years later. Widowed, Katie lived in this house for much of her life alone. She had four children. She died in Murray in 1975 at the age of 97.

The ownership of this house was first transferred to an individual in 1980 when the Royal Street Land Co. transferred it to John E. and Leola Fritch; John was Katie's son. In 1986, the property was transferred to Lucy Rubick, John's sister. Lucy owned and lived in the property until 1993.

Following 1993, the property changed hands several times. Lucy Rubick sold the property to George S. Malouf, Jr. in 1993. George sold the property to Michael G. Malouf in 1994. Ten years later, Michael G. Malouf sold the property to E. Mosher & J.R. Pettit. They sold the property to the current owners in 2013.

The following elevations follow the pattern of development of the house:



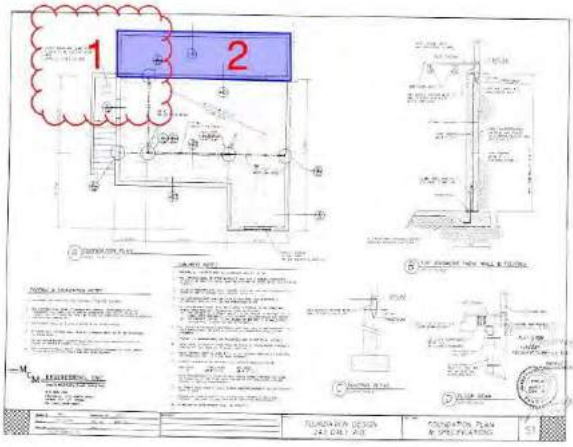

**Progression of Development:**

1. The lime green shaded areas show the original hall-parlor house constructed before 1889. These areas are historic.
2. The darker green shaded areas are the addition that created the cross-wing between 1927 and 1941. These areas are historic.
3. The orange shaded area is the shed addition to the northeast corner. The construction materials of this section are contemporary; however, the overall form and location of the shed addition is consistent with that seen in the historic photograph.
4. The red shaded areas show the improvements made after 1941: building a new sloped roof form over the original roof form of the façade, constructing an exterior staircase and extending the porch to the north side of the projecting ell, rear additions, new concrete basement foundation, etc.

Many of the modifications made to the property after 1941 occurred under the ownership of the Rubicks and subsequent owners. By 1968, Mrs. Rubick had replaced the original wood shingles seen in the tax photograph with a new metal roof. In 1995, Michael G. Malouf submitted a demolition permit for the garage. The following year, he

began work on a new concrete foundation. By 1998, the permit for the new foundation included an exterior staircase shielded by an extension of the original porch roof; this project was completed in 1999.

What is interesting about the basement foundation plans is that it does not show the rear shed addition that is seen in the c.1941 tax photograph. Based on physical evidence found on site, the architect believes the rear additions on the house are not historic as they are constructed of contemporary building materials. Based on the structural engineer's analysis and photographs of this addition, staff believes it may have been constructed after the c.1941 tax photograph and replaced an earlier rear addition as it mimics the same footprint seen in the Sanborn maps.

	
<p><b>1998 Building Permit Plans</b></p> <ol style="list-style-type: none"> <li>Shows the area where the side addition should appear.</li> <li>Is the non-historic addition off the rear elevation that exists today.</li> </ol>	<p><b>2009 Photograph of the House.</b></p> <p>The area clouded as 1 is the rear addition. A similar shed addition appears in the c.1941 tax card, but it is unclear whether or not this is the same addition.</p>

On January 12, 2017, the applicant submitted a Historic District Design Review (HDDR) application to renovate the existing house and construct a new rear addition. Prior to issuance of a building permit to construct the new addition, the applicant will need the Planning Commission to approve a Steep Slope Conditional Use Permit (SS-CUP) and record a plat amendment to create a legal lot of record.

**Material Deconstruction**

Staff has analyzed the specific scope of work for the material deconstruction below:

**1. SITE DESIGN**

Much of the existing site design was introduced in 1998 for the planned (and subsequently abandoned) remodel of the home. The existing front yard landscaping is limited to a small area of gathered rocks on the side of the property and the majority of the front yard is a gravel driveway. In 1998, twenty-two feet (22') of the



hillside was excavated behind the existing structure and re-graded in anticipation of the remodel. Much of the hillside has settled and is now being held back by the concrete addition on the back of the house and a non-historic railroad tie retaining wall.

The applicant is proposing to excavate this area further in order to construct a new addition to the historic house. The addition will require Planning Commission approval of a Steep Slope Conditional Use Permit (SS-CUP) due to the steepness of the grade directly behind the house.

There are minimal modifications to the yard. The driveway will be reduced to twelve feet (12') in width and paved in order to create a parking pad that complies with the Design Guidelines and the Land Management Code (LMC). New vegetation will be provided to landscape the site. Staff finds that the proposed scope of work is routine maintenance of the yard and does not require HPB review.

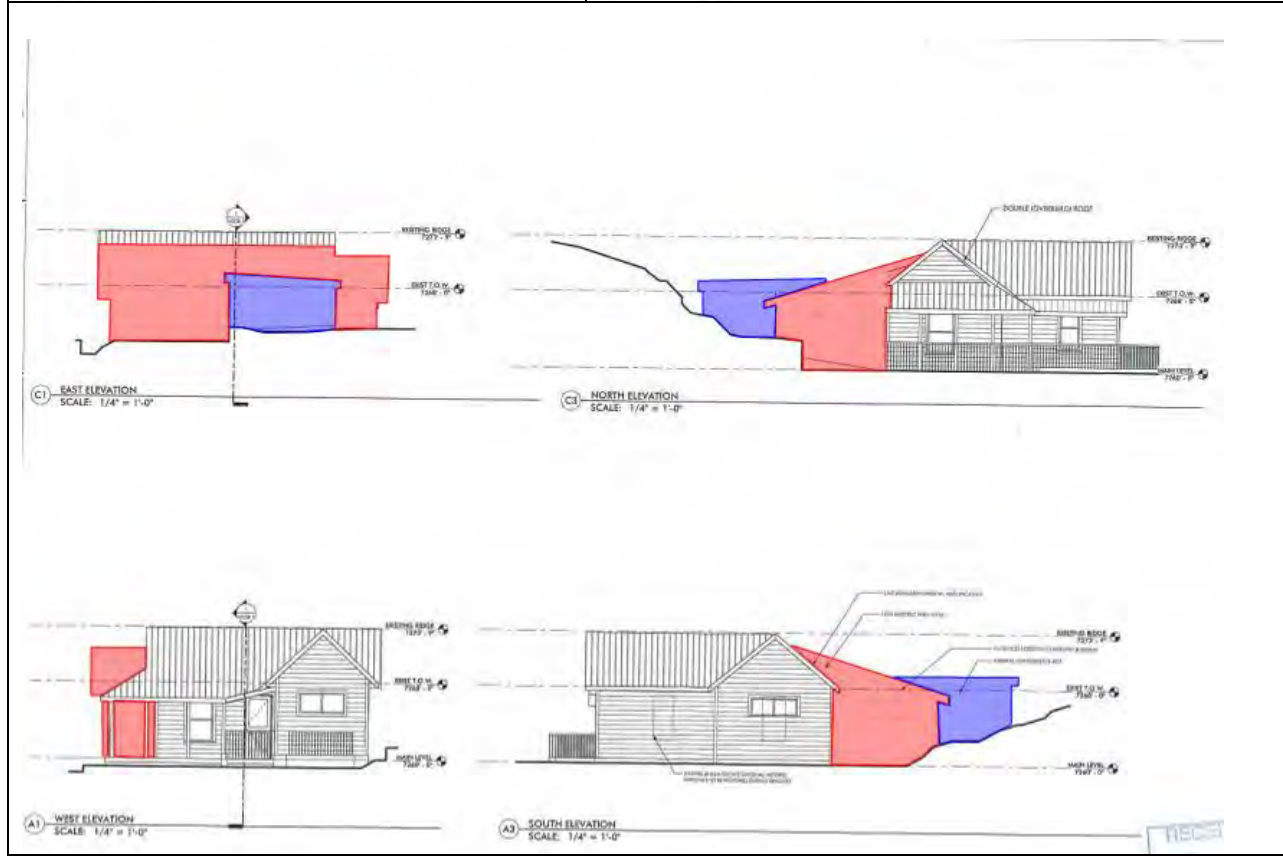
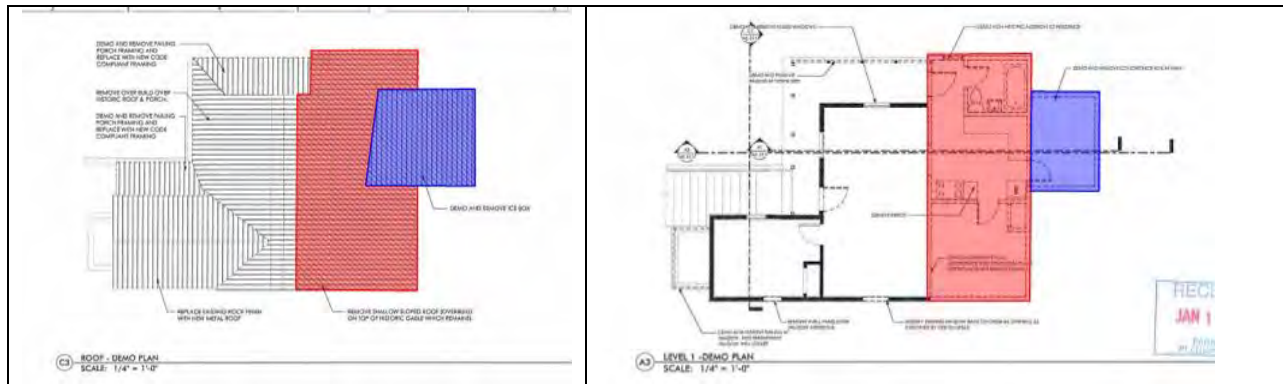
## 2. REMOVAL OF ADDITIONS

The applicants are proposing to remove the additions on the rear elevation of the historic house. These additions are described in more detail below:

Addition #1 (shaded in red) is largely a shed-roof addition across the width of the rear (east) elevation of the historic house. It is unclear whether this addition is historic or if it is a new addition that uses the footprint of an original, historic addition; however, based on the photographs provided by the applicant and the observations noted by the structural engineer, staff finds that this was probably a later addition constructed after 1941 and that perhaps replaced an earlier addition.

This addition has wood siding on the west (façade) and south (side) elevations; however, the back of the addition is clad in horizontal, corrugated metal panels. The hillside has settled and the wall is partially buried underground. The roof over this area has been built over, typical of Park City construction, indicating that there may have had a shallower roof pitch at one point and the new roof was constructed to eliminate two different roof pitches.

Addition #2 (shaded in blue) is a rough-poured concrete box that sits directly on a wood floor on the ground. This may have initially been constructed as an ice box and/or used as mechanical space. The shed roof ties into the first addition on the house. Staff finds that this addition was probably constructed before 1930 when root cellars were popular. In the past, the HPB has determined that root cellars are not historically significant.



*In these plan and elevation drawings, the first addition is shaded in red. The second addition—the concrete ice box/mechanical room—is shaded in blue.*

The following photographs depict these additions and the multiple materials used to construct them.



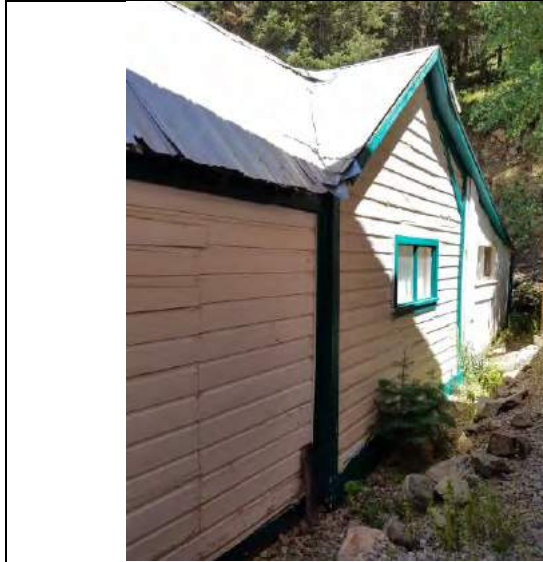
*This c.1941 historic photograph shows a shed-roof addition that extends from the rear (east) elevation of the house to the north. It appears in this photograph that the wrap-around porch terminates at this addition on the north side.*



*This photograph shows the location of Addition 1. On the west (façade) elevation, it is clad in wood siding and appears largely identical to the addition shown in the c.1941 tax photograph.*



*This photograph taken from the southeast corner of the site shows the rough-poured concrete root cellar/mechanical room (Addition #2). Also note the corrugated metal siding on the east (rear) wall of Addition #1.*



*This photograph of the south (side) elevation shows the transition from historic drop-novelty wood siding to plywood. The gable is original to the cross-wing house and the projecting ell is nearest to photographer. Note the plywood material on the shed addition to the rear.*

***HPB Discussion Requested.***

The HPB may find that the additions to the Historic Building are non-contributory to the historic integrity or historical significance of the structure or site and may be removed. (This has been included as Finding of Fact #9 for the HPB's convenience.)

The HPB may also find that the additions to the Historic Building are historically significant and may not be removed. If that is the case, the HPB should condition this material deconstruction to require that the applicant maintain and reconstruct the shed-roof addition and/or concrete root cellar as necessary.

**3. ROOF**

The roof structure consists of 2x4 trusses with 1x8 collar ties at 24" on center. There is an overbuild on the west side of the roof beginning at the ridge and continuing down to the edge of the porch which is not historic. This main roof form is undersized and will require additional stabilization to ensure it complies with current IBC requirements. The porch roof is failing due to the additional weight of the roof overbuild and will need to be reinforced.

During the c.1996 renovation, a second east-west porch roof was improperly constructed to cover the new exterior stairs to the basement. Because of its weak connection to the main roof form, it is now failing due to the stress of both the historic structure and the supporting columns. Snow and ice buildup have added weight to this structure and caused additional deterioration.

The roof structure has been covered with metal roofing in different profiles, including flat and corrugated metal sheeting as well as bent flashing. There are no gutters or

downspouts and the original soffits are exposed to the elements, which has caused further deterioration.

The applicant believes that the original roof structure is in place beneath the overbuild and is in good condition. The applicant finds that the original roof structure is structurally undersized and the main gables of the roof will require further structural upgrades. This has been confirmed by the structural engineer's report as well (Exhibit E).



*This drawing of the North Elevation shows the overbuild of the roof structure. The original roof (highlighted in red) consisted of a gable with wrap-around porch. Sometime after the c.1941 tax photograph, a new shed roof was constructed over the original gable and porch roof to create the overbuild.*

Staff finds that the roof may be able to be reinforced from the interior once the additional strain of the overbuilds have been removed. This would preserve the original materials and prevent the entire roof form from having to be reconstructed; however, staff also recognizes that additional work may be required due to the poor condition of the original roof form. For that reason, staff has added the following Conditions of Approval:

*#2. The applicant shall maintain the original gabled roof form including its original dimension, pitch, and height. Structural stabilization shall occur by adding new structural members to the interior of the roof.*

*#3. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure. The applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new*

*structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.*

The proposed material deconstruction is necessary to restore the original roof form.

#### 4. EXTERIOR WALLS

Original L-shaped structure was stabilized and set on a new concrete foundation c.1996. It has 2x4 wood framed walls and a 2x8 framed floor set on the concrete walls. The walls are sided in 1x6 drop-novelty siding painted white. The siding is in fair shade though the reinstallation of the walls over the c.1996 foundation has left the exterior walls unlevelled in some locations.

The applicant is proposing to make minor repairs to the exterior walls. Maintenance is required to address damaged wood siding on the north and west walls. The south wall is in overall good shape. The east wall is currently an interior wall of the house. It will be returned to an exterior wall if the additions are removed and the exterior will be resided with wood siding milled to match the historic drop novelty siding.

The trim work on the exterior walls is largely in poor condition. The soffits and fascia are deficient and suffering from deterioration. Staff has added Condition of Approval 4 to address these issues:

*4. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the replacement in writing.*

Staff finds that the proposed material deconstruction is necessary for the restoration of the historic house. The proposed scope of work mitigates any impact that will occur to the historical significance of the building as its intent is to restore the original woodwork.

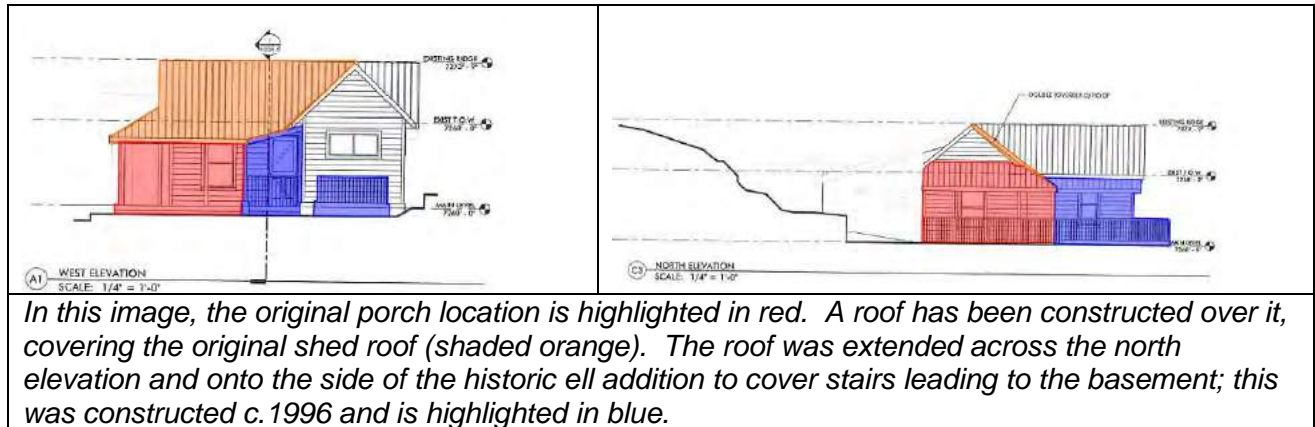
#### 5. FOUNDATION

As previously discussed, a new foundation was added to this house in c.1996. There is no basement beneath the rear additions of the house. The applicant proposes only to remedy the water leaks that have occurred at the joints of the concrete walls and slab of the new foundation.

Staff finds that the proposed scope of work is routine maintenance and does not require HPB review.

## 6. PORCH

Existing porch floor is the new c.1996 concrete floor over the basement; it likely replaced an original wood deck. The porch posts are consistent in their location to those seen historically, however, overloading on the roof has caused them to be structurally unsound and require replacement. The porch railing consists of vertical 2x2 picket railing, but only around the non-historic c.1996 exterior basement stairs and north elevation of the wrap-around porch. The original porch roof has been modified; the original slope of the roof was built over with a new roof that extends from the top of the original ridgeline to the outside of the porch. The ceiling of the porch has been modified and covers the original open ceiling of the porch; these later additions have settled and are at varying slopes.



The roof structure will be reinforced and returned to its original form by removing overbuilt which exists over the original slope. The applicant proposes to remove structure added beneath the porch ceiling. The non-historic roof over the existing stairs will also be rebuilt to correctly tie into the reconstructed historic roof and correct drainage at the intersection with the historic porch. New railings will wrap the basement stairs. The historic porch will be reconstructed with new posts.

Staff finds that the proposed material deconstruction is required for the restoration of the original porch. Years of alterations have caused the materials to be replaced over time and settle at different rates. The introduction of an exterior basement stair in 1996 required an extension of the porch to protect the stairs from the elements. As the current owner is not proposing to modify the foundation, staff finds that reconstructing the porch roofs in a shed configuration is appropriate to maintaining the look and feel of the original porch structure.

Staff finds that the proposed material deconstruction is necessary for the restoration of the original porch.

## 7. DOORS

The applicant is proposing to remove the historic door on the front façade. The door is not a standard height and the frame has warped. The applicant has requested that they be able to expand the door opening to install a new IBC-compliant door. The original door opening is shaded in red below:



In the past, the HPB has been consistent about enforcing Specific Design Guideline B.4.1 which requires that historic door openings, doors, and door surrounds are maintained. Staff has added Condition of Approval #5 to address this issue:

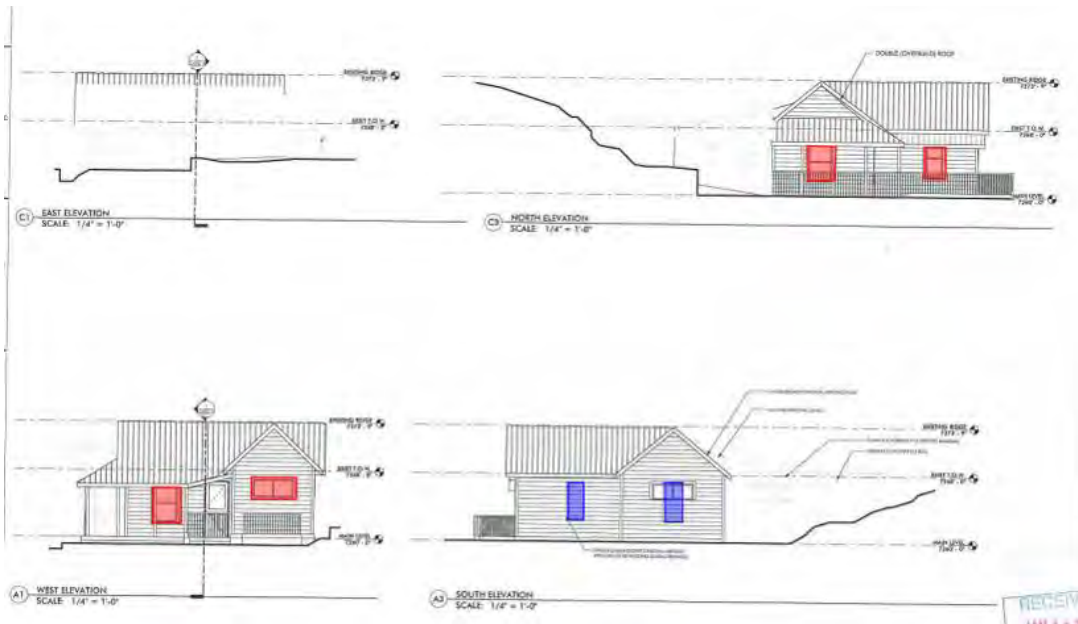
*#5. The applicant shall maintain the dimensions of the extant historic door openings. The new door shall be consistent with historic door styles.*

Staff finds that the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

## 8. WINDOWS

The existing windows are in poor condition and were added at multiple times. The frames are warped, the tracks don't allow for operation, the hardware is failing, and many were installed poorly to begin with. The applicant is proposing to replace the existing windows with new windows that match the historic window opening sizes. American Heritage Window Rebuilders has assessed the windows and found they are beyond repair (see Exhibit F). On the south elevation, windows have been covered and replaced with new sliding windows; the applicant is proposing to restore these original window openings. Staff has highlighted the original windows to be replaced in red and the original window openings to be restored in blue:





Staff finds that the proposed material deconstruction is necessary in order to restore and rehabilitate the house. Staff has added the following Conditions of Approval to ensure that the replacement windows will not detract from the architectural integrity of this structure:

*#6. Historic window openings shall be maintained where existing and restored where they have been lost. The applicant shall replace the historic windows with new wood windows that match originals in all respects: size, dimensions, glazing pattern, depth, profile, and wood material. Special consideration shall be taken to ensure historic trim that has deteriorated beyond repair is accurately reconstructed around the new window units.*

Staff finds that the proposed material deconstruction is necessary in order to restore the original window configuration and the proposed exterior change will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

**Recommendation:**

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 243 Daly Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Landmark on the City's Historic Sites Inventory (HSI).

**Finding of Fact:**

1. The property is located at 243 Daly Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.

3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was constructed prior to 1889 on land owned by the Ontario Mining Company. It was initially constructed as a one-story wood frame hall-parlor with a full-width front porch and rear additions, including a square addition off the back. By 1900, a rear addition was expanded north to create a bump out on the northeast corner of the house. This addition appears to have been extended to the east again by 1907.
4. By the time of the c.1941 tax photograph, a gabled stem-wing had been added to the front of the hall-parlor to create a T-shaped cross-wing house. The T-shaped cottages became a popular house form in the 1880s and 1890s and many hall-parlors were expanded by creating the cross-wing form.
5. The first recorded resident of this house was a Yugoslavian immigrant and widow named Katie Rubbick who lived in the house for much of her life alone. The ownership of the property first transferred from the Royal Street Land Co. To John E. Fritch in 1980; John was Katie Rubbick's son. Many of the improvements to the property occurred under the Rubbicks' ownership.
6. Between 1995 and 1998, Michael G. Malouf demolished the historic garage along Daly Avenue, constructed a foundation, and renovated the house for the first time.
7. On January 12, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 243 Daly Avenue; the application was deemed complete on February 6, 2017. The HDDR application is still under review by the Planning Department.
8. The applicant proposes to remove existing front yard landscaping, likely constructed c.1998, and a non-historic railroad tie retaining wall. The applicant will also construct an LMC-compliant driveway in the front yard. The proposed work is routine maintenance and does not require HPB review.
9. The applicant proposes to remove a shed-roof addition that extends along the east (rear) wall of the original hall-parlor structure as well as a poured concrete root cellar/mechanical room on the east (rear) elevation of the house. These additions are clad in horizontal, corrugated metal panels and partially retain the hillside. The HPB finds that these additions do not contribute to the historic integrity or historical significance of the structure or site and may be removed.
10. The roof structure consists of 2x4 trusses with 1x8 collar ties at 24" on center. Sometime after 1941, the original gable of the house and hip roof of the porch were covered with a new shed roof that created an overbuild and changed the appearance of the original roof form. Additionally, the porch roof was extended on the north elevation of the stem-wing in order to cover exterior basement stairs that were constructed as part of the c.1996 renovation. The applicant is proposing to reinforce the roof structure from the interior and remove the non-historic overbuild that is causing structural deficiencies of the original roof form. The material deconstruction is necessary in order to restore the original roof form.
11. The historic walls were largely stabilized from the interior of the house during the c.1996 renovation. The new foundation has left the exterior walls unlevelled in some locations. The soffits and fascia are in poor condition. The applicant is proposing to make minor repairs. The proposed material deconstruction is necessary for the

restoration of the historic house. The proposed scope of work mitigates any impact that will occur to the historical significance of the building as its intent is to restore the original woodwork.

12. The foundation was constructed c.1996. The proposed scope of work to address any leaks at the joints of the concrete foundation is routine maintenance and does not require HPB review.
13. The original porch has largely been rebuilt over time. The existing porch floor is the new c.1996 concrete floor over the basement. The porch posts are consistent with what existed historically; however, overloading on the roof has caused them to be structurally unsound. The porch railing consists of 2x2 picket railing, but only exists on the non-historic c.1996 exterior basement stairs, a window well on the east façade and the north elevation of the wrap-around porch. The ceiling of the porch has been covered with new material that is settling at different rates. The roof structure will be reinforced and returned to its original form by removing the overbuilt which exists over its original slope. The applicant will also reconstruct the non-historic c.1996 porch roof on the north side of the stem-wing in order to correct structural deficiencies that have created an ice dam. The material deconstruction is necessary for the restoration of the original porch.
14. The applicant is proposing to remove the existing front door and replace it with a new historically compatible door. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.
15. The windows on the historic house are in poor condition. The majority are original but two windows have been covered and one replaced with a sliding window. The applicant is proposing to restore lost window openings and replace the existing windows with new wood windows. The proposed material deconstruction is necessary in order to restore the original window configuration and the proposed exterior change will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

### **Conclusions of Law:**

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.

### **Conditions of Approval:**

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant shall maintain the original gabled roof form including its original dimension, pitch, and height. Structural stabilization shall occur by adding new structural members to the interior of the roof.
3. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure.

The applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.

4. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the replacement in writing.
5. The applicant shall maintain the dimensions of the extant historic door openings. The new door shall be consistent with historic door styles.
6. Historic window openings shall be maintained where existing and restored where they have been lost. The applicant shall replace the historic windows with new wood windows that match originals in all respects: size, dimensions, glazing pattern, depth, profile, and wood material. Special consideration shall be taken to ensure historic trim that has deteriorated beyond repair is accurately reconstructed around the new window units.

**Exhibits:**

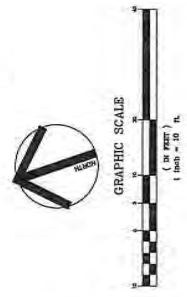
- Exhibit A – HPB Checklist for Material Deconstruction
- Exhibit B – Plans
- Exhibit C – Physical Conditions Report
- Exhibit D – Historic Preservation Plan
- Exhibit E – Structural Engineering Report
- Exhibit F – Email from American Heritage Rebuilders

## Exhibit A

### **Historic Preservation Board Material Deconstruction Review Checklist:**

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

 <p><b>Evergreen Engineering, Inc.</b> Civil Engineering and Surveying 2770 Brandon Drive • Suite 101A Cedar Rapids, Iowa 52405 Phone: (563) 641-6827 Fax: (563) 641-2018 E-mail: <a href="mailto:info@evergreen-eng.com">info@evergreen-eng.com</a></p>	REVISIONS DATE BY COMMENTS	DESIGNED BY CHECKED BY DRAWN BY SCALE: AS SHOWN	DATE: 02/22/17 SHEET NO: 1221 PROJECT NO: 243DALEY-FRS JOB NO: ALEX COHEN	PROJECT: 243 DALEY AVE RECORD OF SURVEY	DATE: February 22, 2017 BY: Alex Cohen TITLE: SURVEYOR
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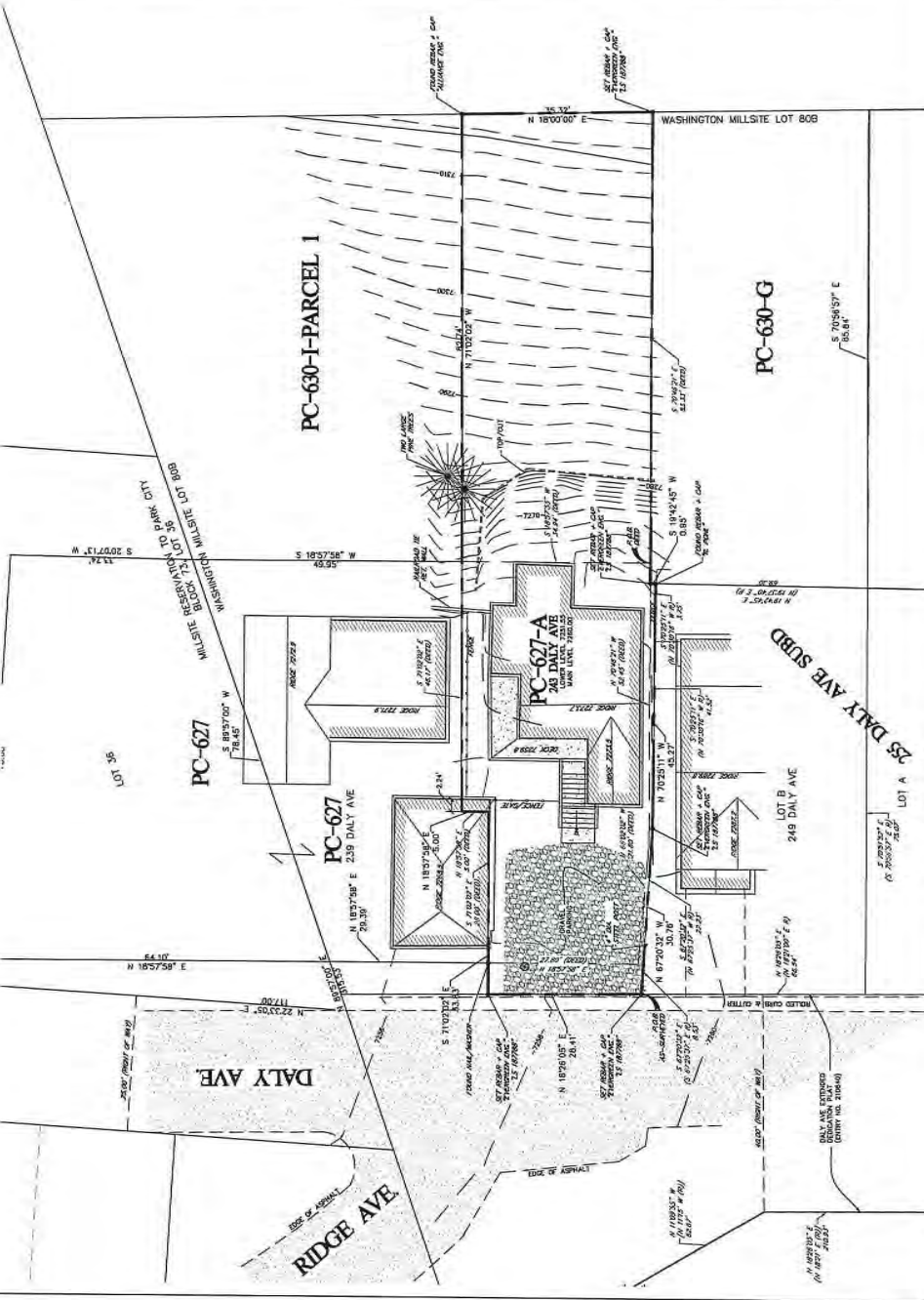


**DEED DESCRIPTION**  
A PARCEL OF LAND BEING PART OF LOT 35 OF THE EAST 1/2 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 4 EAST, SALT LAKE MERIDIAN, PLAIN COUNTY, IOWA, PART OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
... (Detailed description of land parcels and boundaries) ...

**AS-SURVEYED DESCRIPTION**  
... (Detailed description of surveyed land parcels and boundaries) ...

**SURVEYOR'S CERTIFICATE**  
I, GREGORY S. WALDRON, OF PLAIN COUNTY, IOWA, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I AM AN APPROVED AS SURVEYOR OF THE STATE OF IOWA. ... (Certification text) ...

**NARRATIVE**  
1. BASIS OF BEINGING FOUND AND ADOPTED SURVEY MONUMENTS AS SHOWN HEREON.  
2. LOCATED WITHIN SECTION 26, TOWNSHIP 18 NORTH, RANGE 4 EAST, SALT LAKE MERIDIAN, PLAIN COUNTY, IOWA.  
... (Detailed narrative of the survey process and findings) ...



<b>FEB 02 2017</b>
PARK CITY PLANNING DEPT.
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CIVIL: ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, ENVIRONMENTAL ENGINEERING, LANDSCAPE DESIGN, BUILDING DESIGN, INTERIOR DESIGN

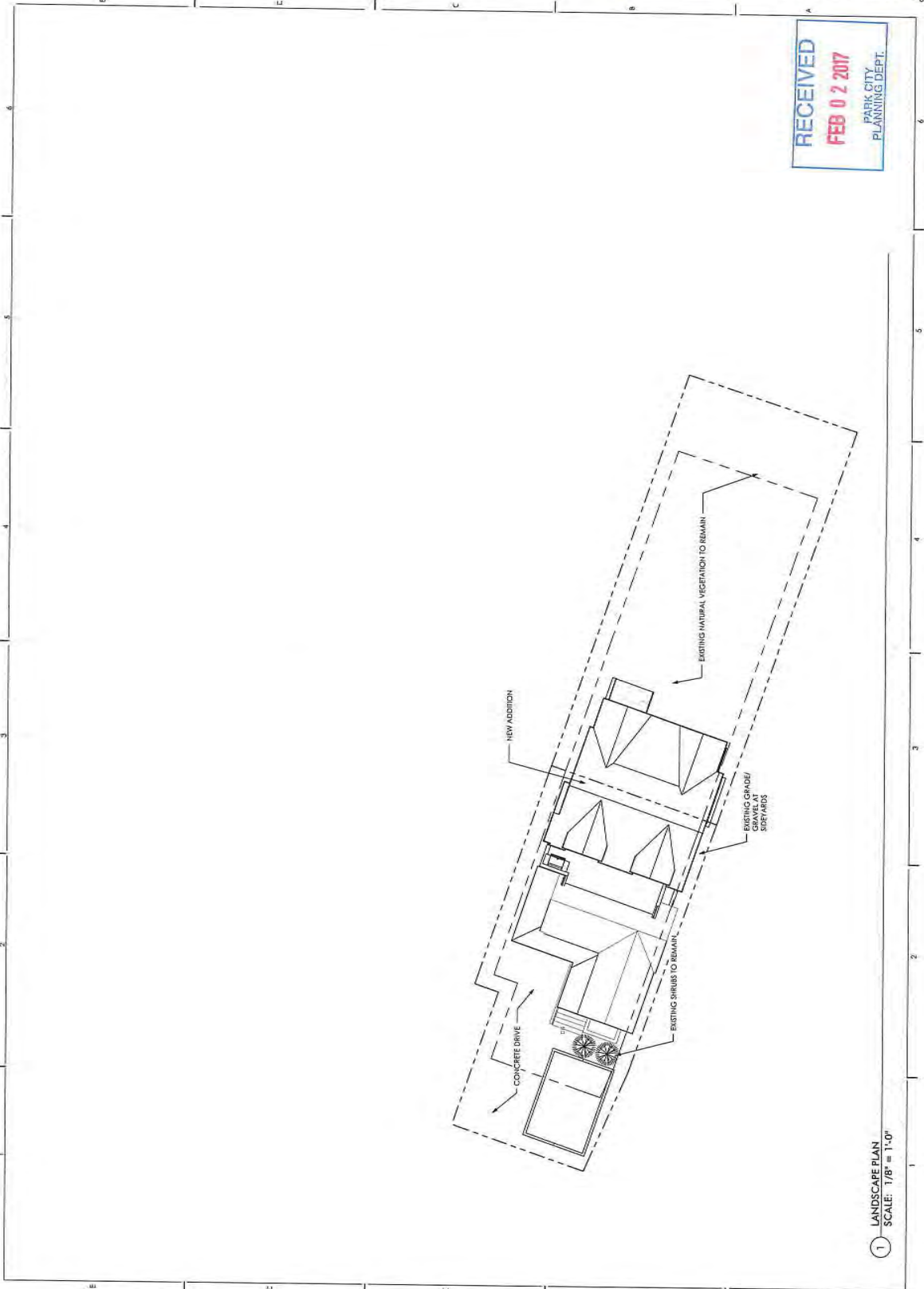
COHEN RESIDENCE  
REMODEL AND ADDITION  
243 Dolly Drive  
Park City Utah, 84060

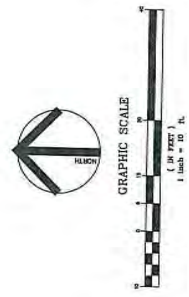
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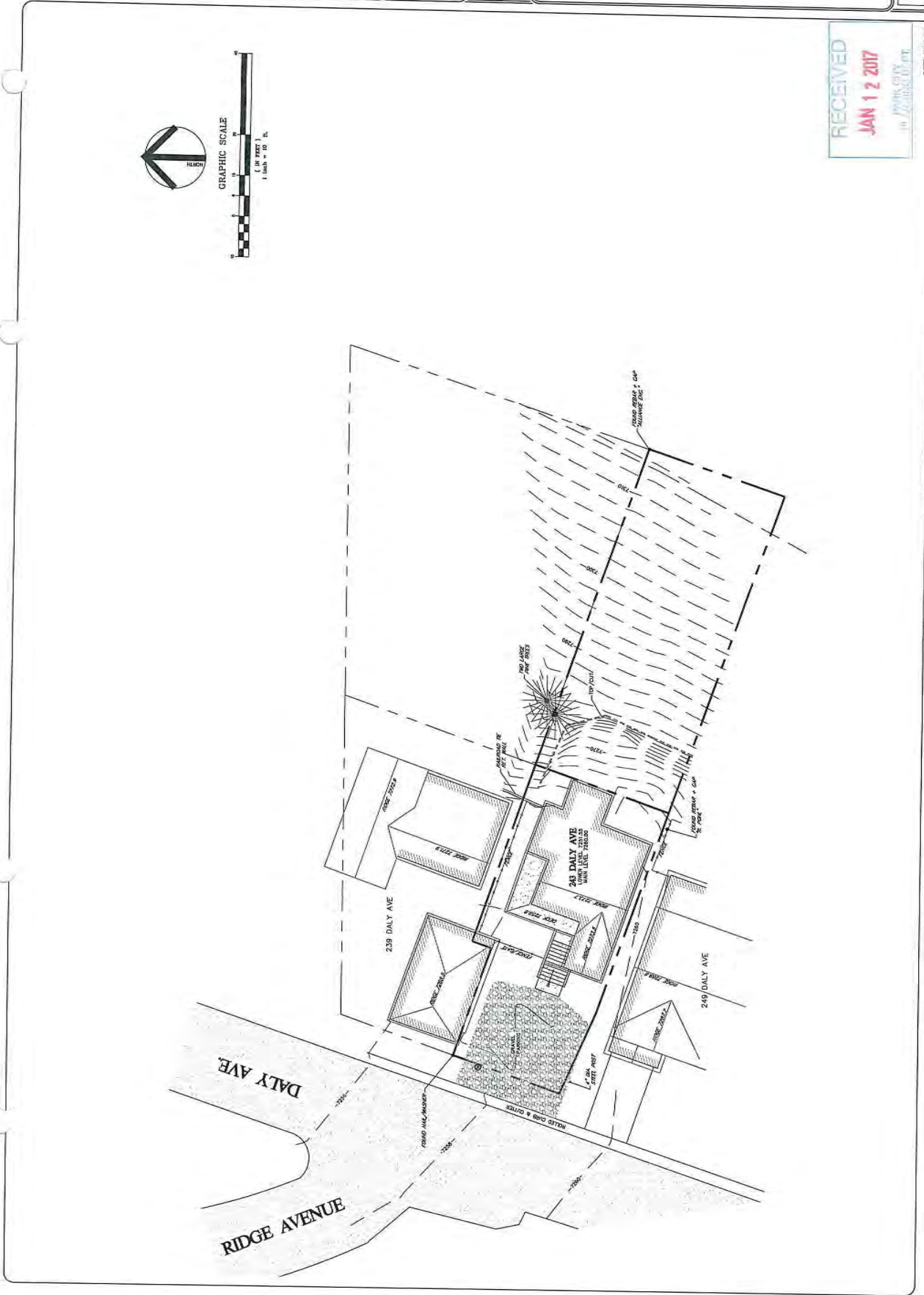
LANDSCAPE PLAN

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PARK CITY  
PLANNING DEPT.

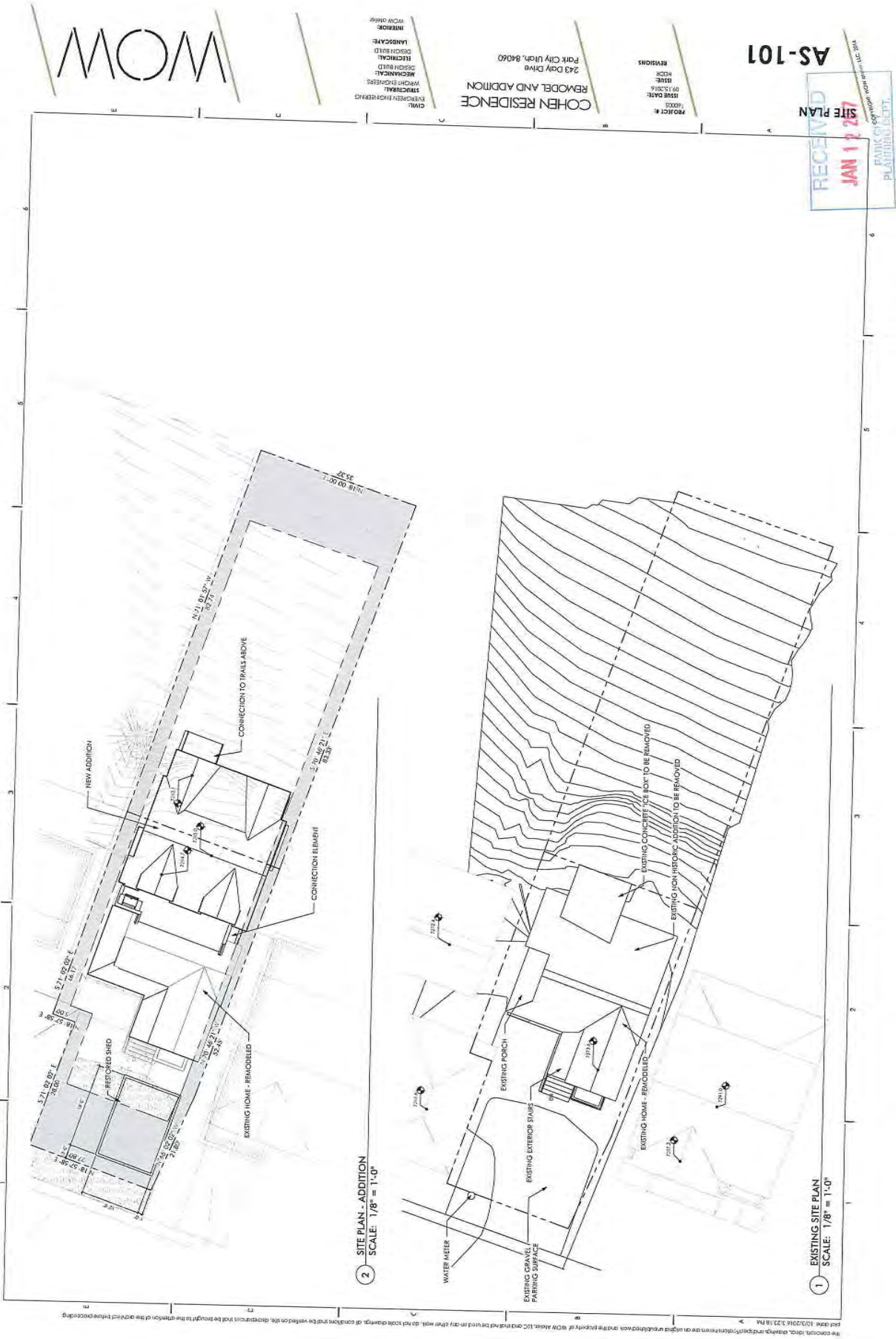




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**JAN 12 2017**  
 IN THE CITY OF DENVER







THE CONSULTING ARCHITECTS, ENGINEERS AND PLANNERS (CAEP) HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF PORTLAND PLANNING DEPARTMENT REQUIREMENTS. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE COMPLETION OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND OTHER AFFECTED AGENCIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND OTHER AFFECTED AGENCIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND OTHER AFFECTED AGENCIES.

WOW

CIVIL  
ELECTRICAL ENGINEERING  
STRUCTURAL  
MECHANICAL  
MECHANICAL  
TECHNICAL  
DESIGN BUILD  
LANDSCAPE  
INTERIOR  
WOW DESIGN

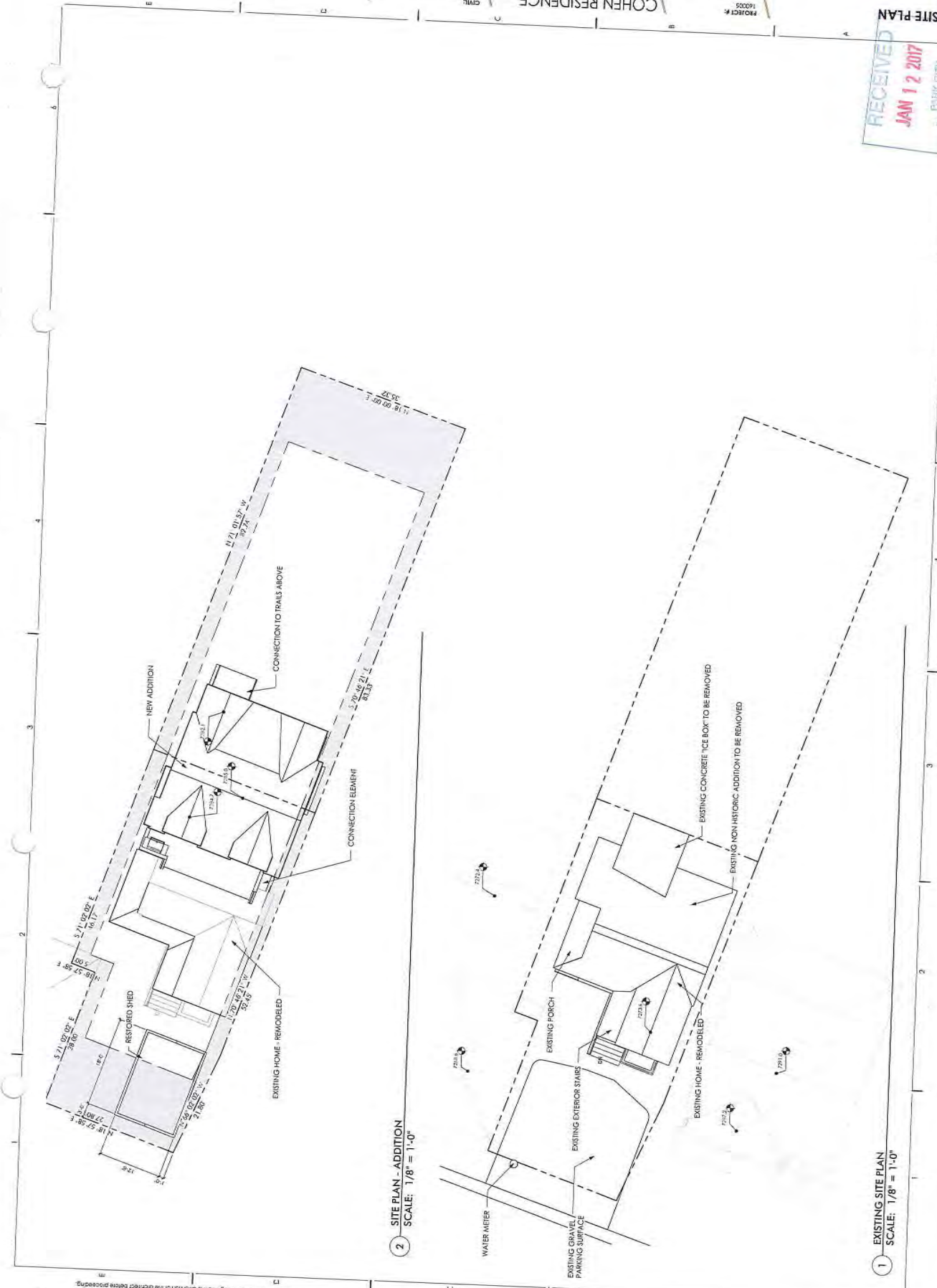
COHEN RESIDENCE  
REMODEL AND ADDITION  
243 Daly Drive  
Park City Utah, 84060

PROJECT # 160005  
ISSUE DATE 09.16.2016  
ISSUE HDR

AS-101

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JAN 12 2017  
PLANNING DEPARTMENT  
CITY OF PARK CITY  
www.parkcityut.com

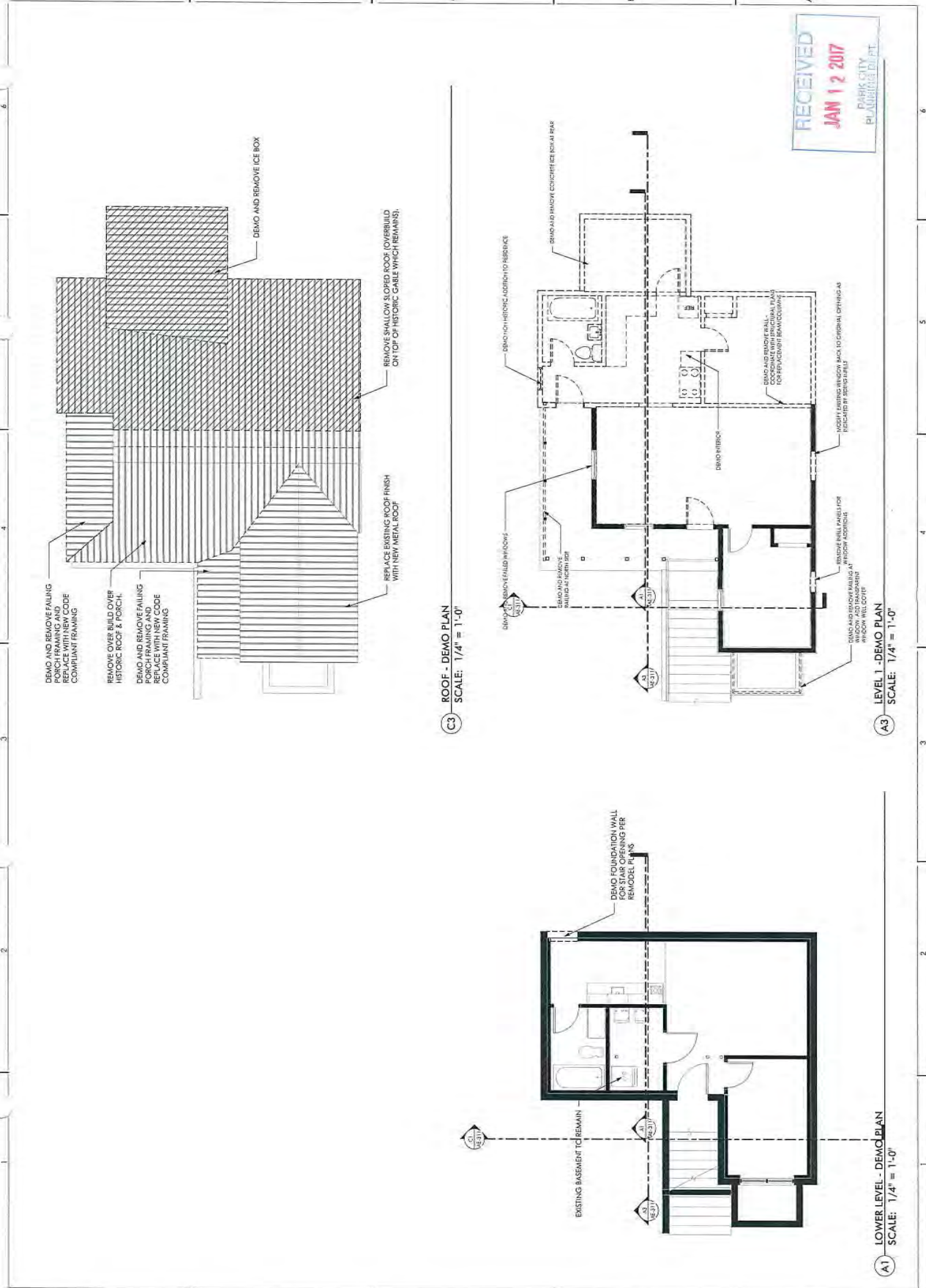
SITE PLAN



2 SITE PLAN - ADDITION  
SCALE: 1/8" = 1'-0"

1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"

The consultant, architect, engineer and other professionals herein are not responsible for the accuracy of the information provided on this site plan. The client is responsible for the accuracy of the information provided on this site plan. The consultant, architect, engineer and other professionals herein are not responsible for the accuracy of the information provided on this site plan. The client is responsible for the accuracy of the information provided on this site plan.



**AE-110**  
 EXISTING / DEMO PLANS

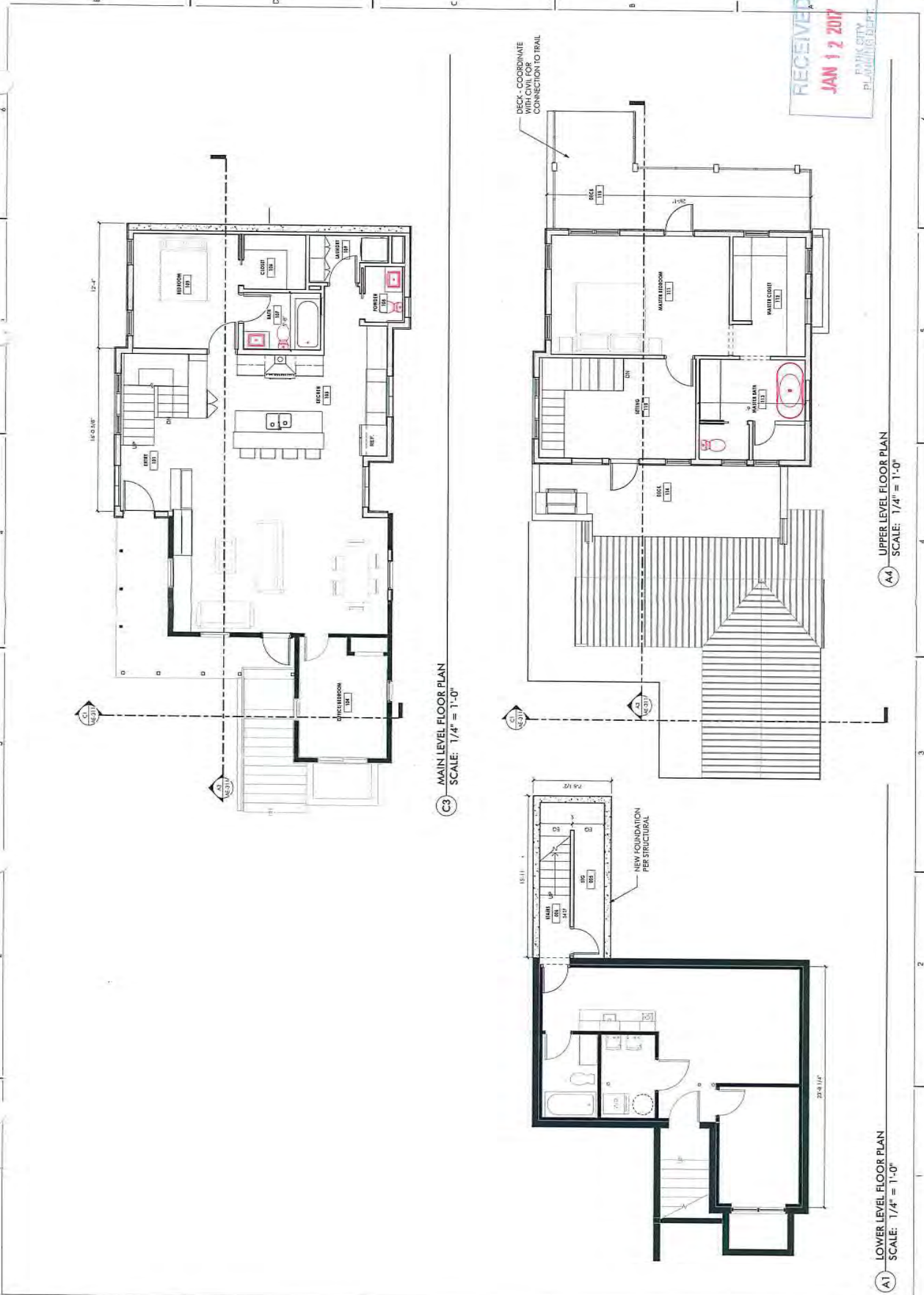
**PROJECT #:** 160005  
**DATE:** 07.15.2016  
**REVISIONS:**  
 REVISIONS  
 REVISIONS

**COHEN RESIDENCE**  
 REMODEL AND ADDITION  
 243 DOWY DRIV, 84600  
 PARK CITY, UTAH

**WOW**

CIVIL: EVERGREEN ENGINEERING  
 STRUCTURAL: EVERGREEN ENGINEERING  
 MECHANICAL: EVERGREEN ENGINEERING  
 ELECTRICAL: EVERGREEN ENGINEERING  
 DESIGN BUILD: EVERGREEN ENGINEERING  
 LANDSCAPE: EVERGREEN ENGINEERING  
 INTERIOR: EVERGREEN ENGINEERING  
 WOV: EVERGREEN ENGINEERING

HPB Packet 5.3.17



A1 LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

A4 UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

C3 MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

RECEIVED  
 JAN 12 2017  
 PARK CITY  
 PLANNING DEPT.

PROJECT #:  
 ISSUE:  
 REVISIONS:  
 REVISIONS:  
 REVISIONS:

COHEN RESIDENCE  
 REMODEL AND ADDITION  
 243 DORA DRIVE  
 PARK CITY UTAH, 84060

CIVIL ENGINEERING  
 STRUCTURAL  
 MECHANICAL  
 ELECTRICAL  
 DESIGN BUILD  
 LANDSCAPE  
 INTERIOR  
 WOV ARCHITECT

WOW

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WOW

CIVIL  
ENGINEERING  
STRUCTURAL  
MECHANICAL  
DESIGN BUILD  
WEIGHT ENGINEERS

COHEN RESIDENCE  
REMODEL AND ADDITION  
243 DOLY DRIVE  
PARK CITY UTAH, 84060

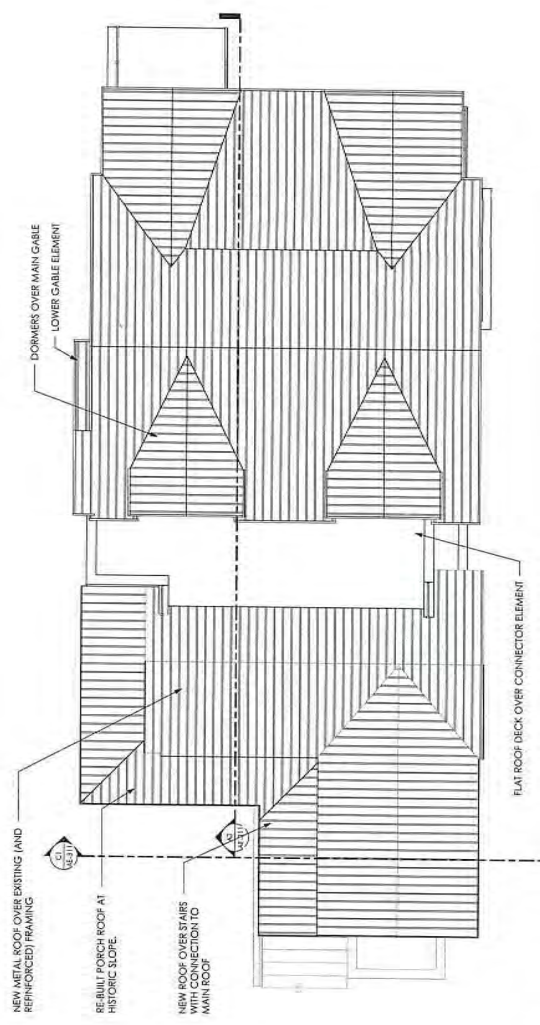
PROJECT #:  
160022  
ISSUE DATE:  
09.15.2016  
ISSUE  
REVISIONS

AE-113

ROOF PLAN

RECEIVED  
JAN 12 2017  
PARK CITY  
PLANNING DEPT.

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(A) ARCHITECTURAL ROOF PLAN  
SCALE: 1/4" = 1'-0"



**RECEIVED**  
**JAN 17 2017**  
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**EXISTING ELEVATIONS**  
**AE-201**

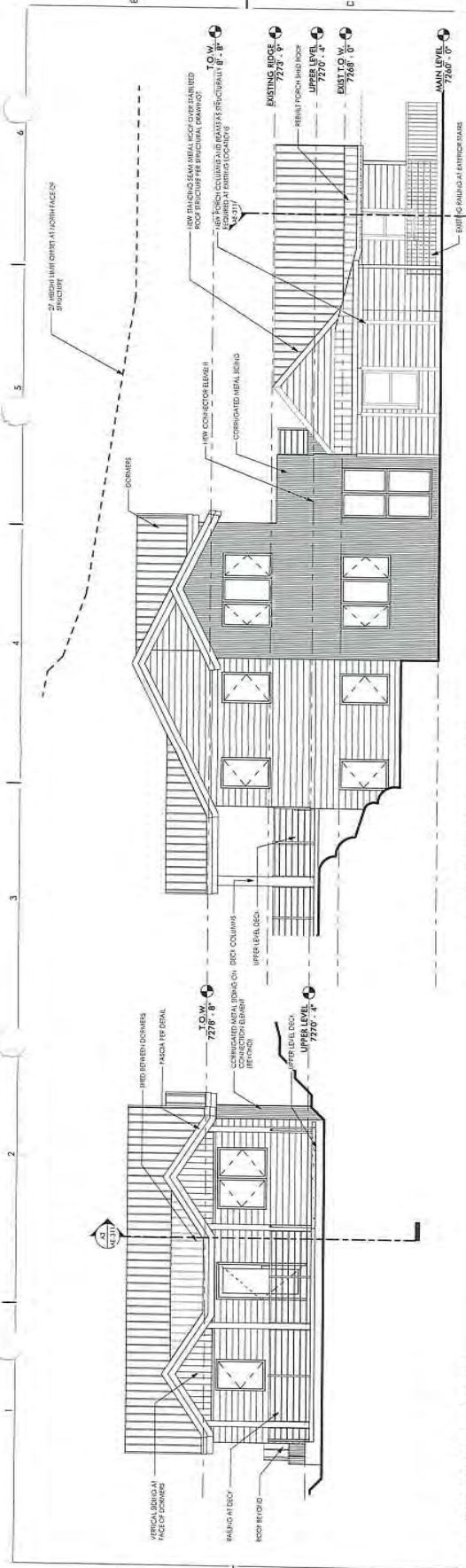
PROJECT #:  
 15558  
 09.15.2016  
 ISSUE DATE:  
 09.15.2016  
 REVISIONS

**COHEN RESIDENCE**  
 REMODEL AND ADDITION  
 243 Day Drive, 84060  
 PARK CITY, UT

CIVIL: EVERGREEN ENGINEERING  
 STRUCTURAL: WISCHMEYER ENGINEERS  
 MECHANICAL: WISCHMEYER ENGINEERS  
 ELECTRICAL: WISCHMEYER ENGINEERS  
 DESIGN BUILD: WISCHMEYER ENGINEERS  
 LANDSCAPE: WISCHMEYER ENGINEERS  
 INTERIOR: WISCHMEYER ENGINEERS

**WOW**

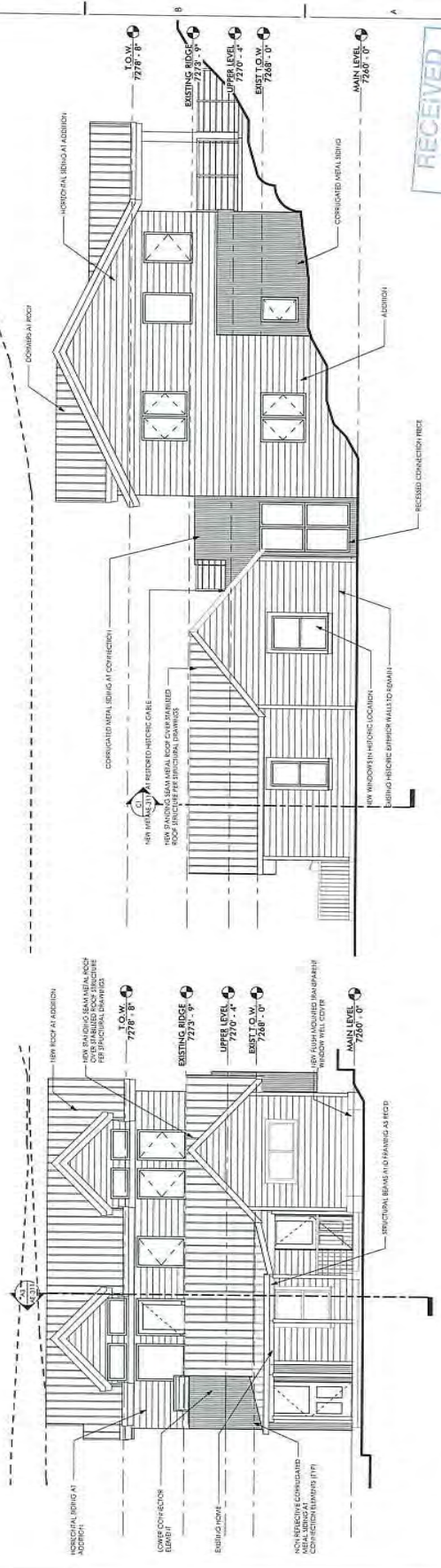
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A1 EAST ELEVATION - REMODEL  
SCALE: 1/4" = 1'-0"

C3 NORTH ELEVATION - REMODEL  
SCALE: 1/4" = 1'-0"

A3 SOUTH ELEVATION - REMODEL  
SCALE: 1/4" = 1'-0"



A1 WEST ELEVATION - REMODEL  
SCALE: 1/4" = 1'-0"

C3 NORTH ELEVATION - REMODEL  
SCALE: 1/4" = 1'-0"

WOW

CIVIL ENGINEERING  
STRUCTURAL  
MECHANICAL  
ELECTRICAL  
PLUMBING  
DESIGN BUILD  
LANDSCAPE  
INTERIOR  
WOW GROUP

COHEN RESIDENCE  
REMODEL AND ADDITION  
243 DOLL DRIVE  
PARK CITY UTAH, 84040

PROJECT #  
ISSUE  
DATE  
REVISIONS

EXTERIOR ELEVATIONS  
AE-211

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JAN 12 2017  
PLANNING DEPT.

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WOW

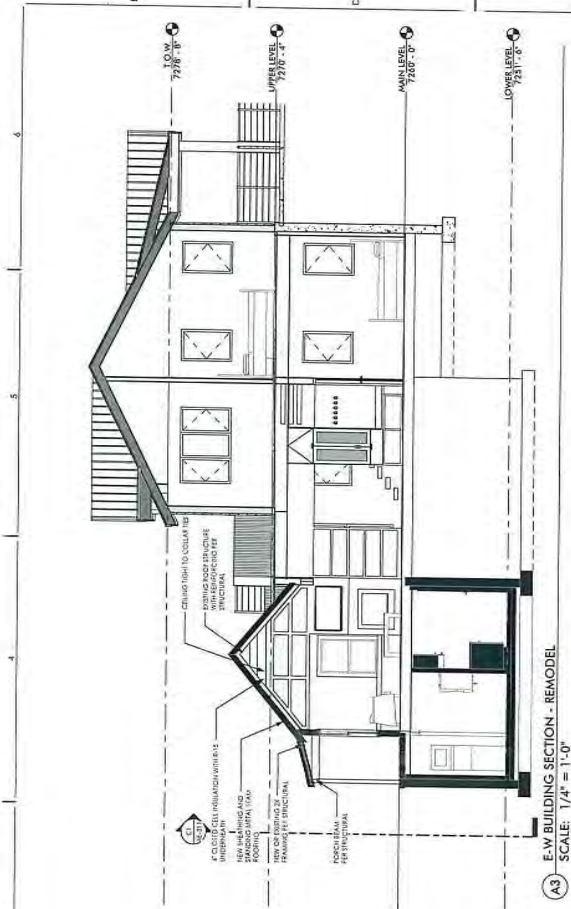
CIVIL  
EXTERIOR ARCHITECTURE  
STRUCTURAL  
MECHANICAL  
ELECTRICAL  
DESIGN BUILD  
LANDSCAPE  
INTERIOR

COHEN RESIDENCE  
REMODEL AND ADDITION  
243 DOLY DRIVE  
PORT CITY UTAH, 84060

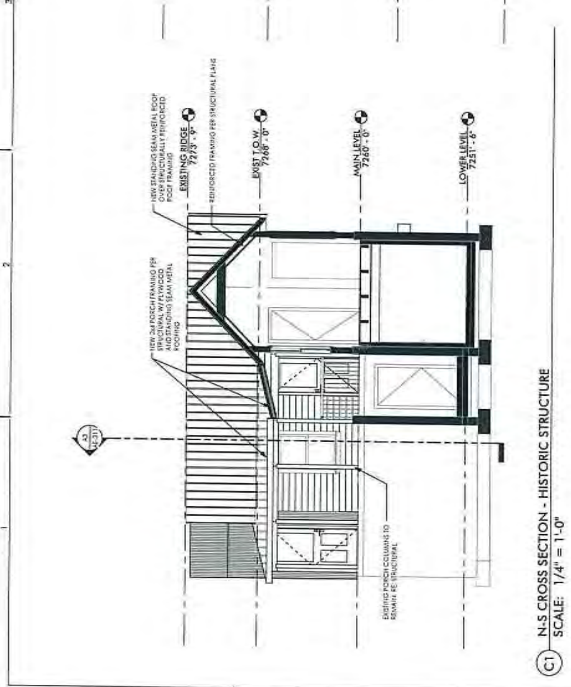
PROJECT #  
DATE  
ISSUE DATE  
08.13.2016

BUILDING SECTIONS  
AE-311

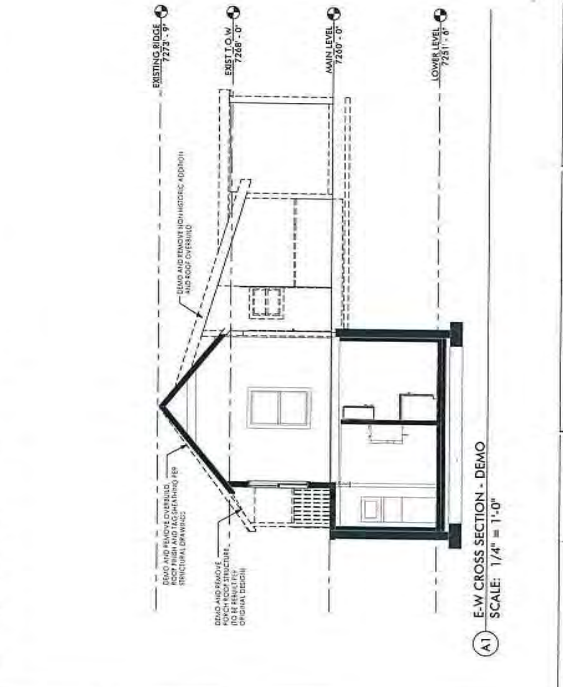
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6 JAN 12 2017  
PLANNING DEPT  
CITY OF PORTLAND, OREGON



A3 E-W BUILDING SECTION - REMODEL  
SCALE: 1/4" = 1'-0"



C1 N-S CROSS SECTION - HISTORIC STRUCTURE  
SCALE: 1/4" = 1'-0"



A1 E-W CROSS SECTION - DEMO  
SCALE: 1/4" = 1'-0"





# PHYSICAL CONDITIONS REPORT

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

For Official Use Only

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

## PROJECT INFORMATION

NAME: Alexander and Elizabeth Cohen  
ADDRESS: 243 Daly Avenue  
Park City, Utah 84060  
  
TAX ID: PC-627-A OR  
SUBDIVISION: \_\_\_\_\_ OR  
SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_  
HISTORIC DESIGNATION:  LANDMARK  SIGNIFICANT  NOT HISTORIC

## APPLICANT INFORMATION

NAME: ALEXANDER AND ELIZABETH COHEN  
MAILING ADDRESS: PO BOX 4272  
PARK CITY, UT 84060  
  
PHONE #: (719 ) 216 - 6376 FAX #: ( ) -  
EMAIL: ALEXANDER.COHEN@USOC.ORG

## APPLICANT'S REPRESENTATIVE INFORMATION

NAME: CHIMSO ONWUEGBU  
PHONE #: (801 ) 712 - 4078  
EMAIL: CHIMSO@BE-WOW.COM



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

**ACKNOWLEDGMENT OF RESPONSIBILITY**

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

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

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

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

Signature of Applicant: \_\_\_\_\_

Name of Applicant: ALEXANDER COHEN

Mailing Address: PO BOX 4272

PARK CITY, UT 84060

---

Phone #: (719 ) 216 - 6376 Fax #: ( ) -

Email: ALEXANDER.COHEN@USOC.ORG

Type of Application: HDDR APPLICATION

**AFFIRMATION OF SUFFICIENT INTEREST**

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

Name of Owner: ALEXANDER COHEN

Mailing Address: PO BOX 4272

PARK CITY, UTAH 84060

Street Address/ Legal 243 DALY AVE, PARK CITY, UT 84060

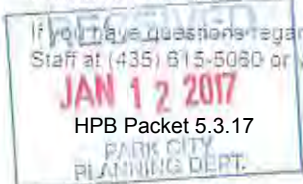
Description of Subject Property: SINGLE FAMILY RESIDENCE

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

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the 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](http://www.parkcity.org) Updated 10/2014



# PHYSICAL CONDITIONS REPORT

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

## 1. Site Design (A)

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: Exterior Stairs

This involves:  An original part of the building  
 A later addition Estimated date of construction: 1994

Describe existing feature:

An existing set of concrete stairs provide access to a basement constructed in 1994.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: 1, 14 Illustration Numbers: 1, 2

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



# 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 (B)

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

Element/Feature: Front Yard Landscaping/ Non existent structure

This involves:  An original part of the building

A later addition

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

Describe existing feature:

The existing front yard landscaping is limited to a small area of gathered rocks on the south side of the property. The balance of the front yard is a gravel drive.

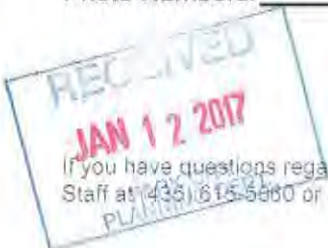
Historic photos show a small shed building typical to existing buildings along Daly Ave which is no longer standing

Describe any deficiencies:

Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: 1,2

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



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5900 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

# PHYSICAL CONDITIONS REPORT

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

## 1. Site Design (C)

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: Rear Yard

This involves:  An original part of the building

A later addition

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

Describe existing feature:

The existing rear yard has been partially excavated for a planned (and abandoned) remodel of the home. The initial 22 feet of the site behind the existing structure has been severely cut and an addition 15' has been sloped up to the existing mountainside in anticipation of the remodel.

Describe any deficiencies:

Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: 9 Illustration Numbers: 2, 4

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



## 2. Structure (A)

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: Historic Structure

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

Estimated date of construction: c 1900

Describe existing feature:

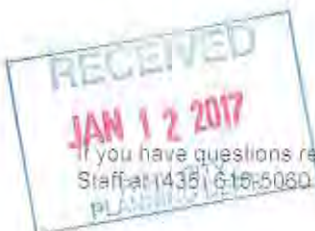
In the early 1990's the original "L" shaped structure was stabilized and set on a new concrete foundation wall/ basement wall. It consists of 2x4 wood framed walls and a 2x8 framed floor set on the concrete walls. The roof structure consists of 2x4 trusses with 1x8 collar ties at 24" on center. Currently, there is an overbuild on the West side of the roof beginning at the ridge and continuing down to the edge of the porch which is not historic. there are also non historic soffit members. The original framed walls and historic framing are in good shape, however, the overbuilds and porch framing are failing and deteriorated.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The main roof structure is undersized and will required additional stabilization to bring it up to current codes. The porch roof structure is failing and will also need to be reinforced for safety.

Photo Numbers: 12, 13, 27 ,34

Illustration Numbers: 1, 2, 3, 5



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 1435 | 616-5080 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

**2. Structure (B)**

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: Basement Structure/ Deck

This involves:  An original part of the building  A later addition Estimated date of construction: c 1994

Describe existing feature:

In 1994 a basement/ foundation was added under the original historic structure, along with exterior concrete stairs and a concrete deck was added in place of the historic porch.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The concrete porch has a couple areas where water seeps through, which will need to be sealed to keep the basement dry. The roof over the stairs was improperly constructed and its connection to the main roofline is failing, causing undue stress to both the historic structure and the supporting columns due to excessive snow and ice build-up. This will need to be address during the initial re-roof phase.

Photo Numbers: 34,35, Illustration Numbers: 5



**2. Structure (C)**

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: Non historic/existing addition off the back

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

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

Describe existing feature:

There is a plywood faced addition on the rear of the historic building, as well as a rough pour concrete ice box in the rear of the building which sit directly on a wood floor on the ground

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The entire addition is non historic and in poor shape.

Photo Numbers: 8,25 Illustration Numbers: 2, 3, 4



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



### 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: Existing Roof

This involves:  An original part of the building  A later addition  
Estimated date of construction: c1900 + Addition

Describe existing feature:

The original roof structure is in place and in good condition (though structurally undersized) with an overbuild addition on both slopes as well as a shed addition over the exterior stairs. The existing porch roof is not the original slope or configuration, as it is an overbuild from the ridge of the main roof. The roof is covered in a combination of different sheet metal profiles, including flat sheet metal, corrugated panels and bent flashing. There are not gutters or downspouts on the existing roof. The only current penetration is for an attic mounted furnace and a fascia mounted dryer exhaust. The soffits over the existing porch have been added in later years at a pitch different than the original structure, which are open to structure and painted.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The flashing and drainage are major issues on this home. The additional roof over the stairs causes a damming issue at the valley, which is causing the porch columns and roof to fail. Additionally, the roof over the non historic addition is shallow and causes problems for the historic gable due to its overbuild construction.

The soffits are sagging, and not original and will need to be remedied.

Photo Numbers: 26, 27, 30 Illustration Numbers: 2, 4, 5



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

#### 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.

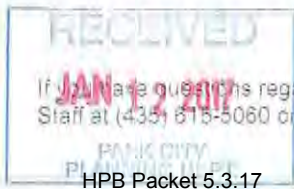
Element/Feature: None

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: \_\_\_\_\_



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

### 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: Historic Exterior Walls

This involves:  An original part of the building  A later addition Estimated date of construction: c 1900

Describe existing feature:

The original historic building has been raised and set on a concrete foundation with the exterior walls stabilized. The walls are sided in 1x6 shiplap siding painted white. The corner and top trim boards are 1x6 trim piece on each face. The fascia is a 1x6 board with a 2x2 cap piece. Window and door trims are 1x4 on the side casing with a 1x4 head casing and 1x2 crown. At the base is a 2x2 stool and 1x4 apron. The siding is in fairly good shape, though the reinstallation of the walls on the foundations left the exterior finish not level in some locations.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The majority of the existing walls are in acceptable/good form, however, the soffits and fascias are deficient at all the areas of the porch as well as the connections to the earlier addition.

Photo Numbers: 1, 2, 4, 5, 6, 7, 11, 12, 13, 16 Illustration Numbers: 1, 2, 3, 4



Element/Feature: Porch and Porch Structure

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

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

Describe existing feature:

The existing porch is a concrete slab poured over the basement addition, and the structural posts for the porch roof sit on this slab. The porch railings are a vertical 2x2 picket railing which is also not historic.

Describe any deficiencies:

Existing Condition:  Excellent  Good  Fair  Poor

There are water leaks at the wall/slab joint which will need to be remedied.

Photo Numbers: 11, 12, 13, 31, 35

Illustration Numbers: 1, 4, 5



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

Element/Feature: Rear Additions

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

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

Describe existing feature:

There is an existing addition to the original "L" structure which is clearly denoted by the change of materials. This addition sits on a wood floor without a foundation.

At the far east side, there is a rough formed concrete "ice box" which is also simply set on dirt with no historical relevance at all, and is used as a mechanical space.

Describe any deficiencies:

Existing Condition:  Excellent  Good  Fair  Poor

The walls of both addition sit on grade, and the roof is an overbuild on top of the historic home, covering the majority of the historic east gable. The roof of the ice box is a shed tied in to the first addition.

Photo Numbers: 7,8,9,25

Illustration Numbers: 2,3,4,5,

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



## 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: Basement Foundation/ Non historic addition foundation

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

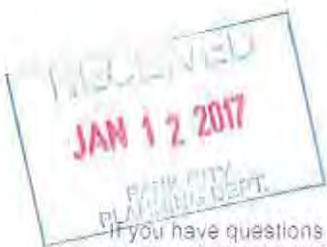
Describe existing feature:

The historic structure sits on top of a new basement/foundation, which is in good shape, however, the addition at the rear of the historic structure, has no foundation.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The non existent foundation at the addition is not acceptable.

Photo Numbers: 34, 35 Illustration Numbers: 5



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

## 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: Porch

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

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

Describe existing feature:

The existing porch is a concrete slab poured over the basement addition, and the structural posts for the porch roof sit on this slab. The porch is located in the historic location of the original porch. Porch posts are 4x4 posts with a header connecting them. The porch railings are not historic, and consist of simple vertical 2x2 pickets with 2x4 top and bottom rails and 2x2 bracing rails top and bottom. The ceiling soffits of the porch are additions which were built underneath the original open ceiling, and at varying slopes. There is no ornamentation or brackets to speak of on the porch.

Describe any deficiencies:

Existing Condition:  Excellent  Good  Fair  Poor

The soffits have been repaired and reconstructed at various times, however, they are failing again due to insufficient roof structure. Additionally, the posts supporting the porch roof are failing (a number of them have been replaced already).

Photo Numbers: 11, 12, 13, 31

Illustration Numbers: 1,4,5

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5080 or visit us online at [www.parkcity.org](http://www.parkcity.org) Updated 10/2014



**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: MEP and Utilities

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The home is currently served by the following:  
A 100A electrical system fed from an adjacent power pole to a meter located on the front wall of the house. It has a gas meter on the SW corner of the home, and the water meter is in the front yard.  
  
It is heated by a furnace located in the attic with attic ductwork. No fire suppression exists. Plumbing is in place with a pump for the basement level.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The locations of the power lines and electrical meters are not ideal, and a higher efficiency heating system should be installed.

Photo Numbers: 2, 7, 27 Illustration Numbers: 1,2



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

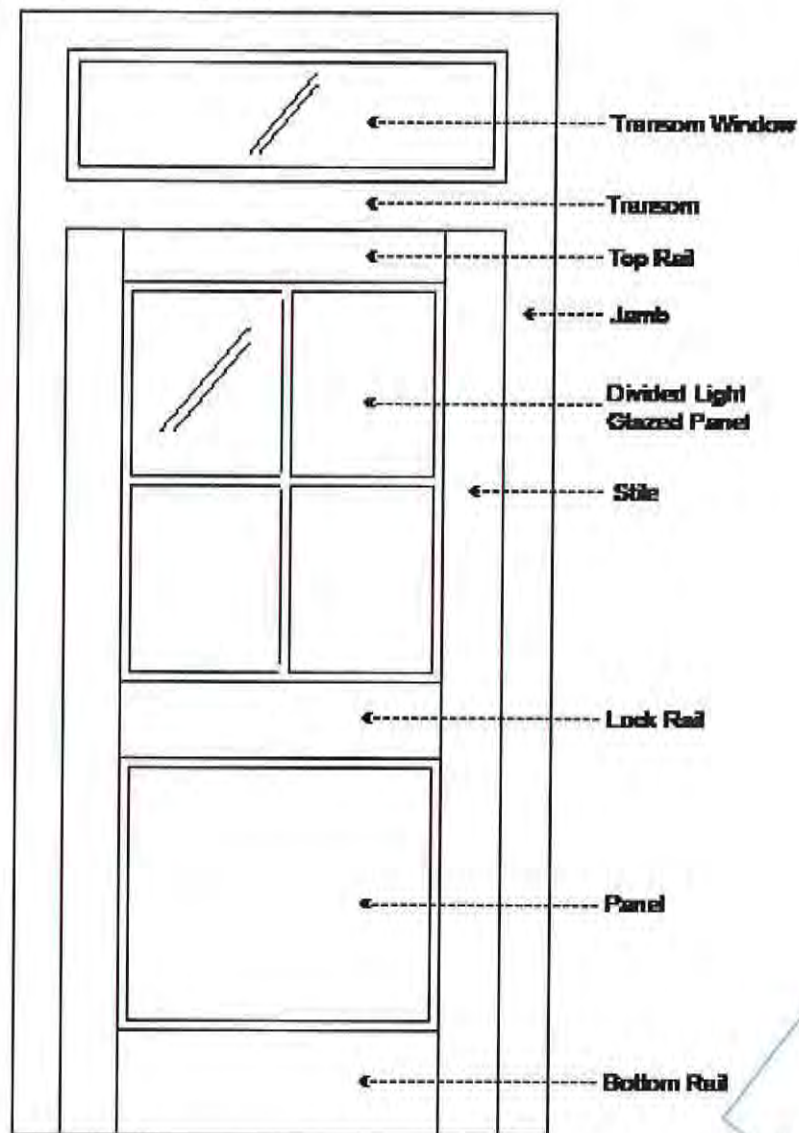


## 9. Door Survey

### Basic Requirements

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

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



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



## Door Survey Form

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

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

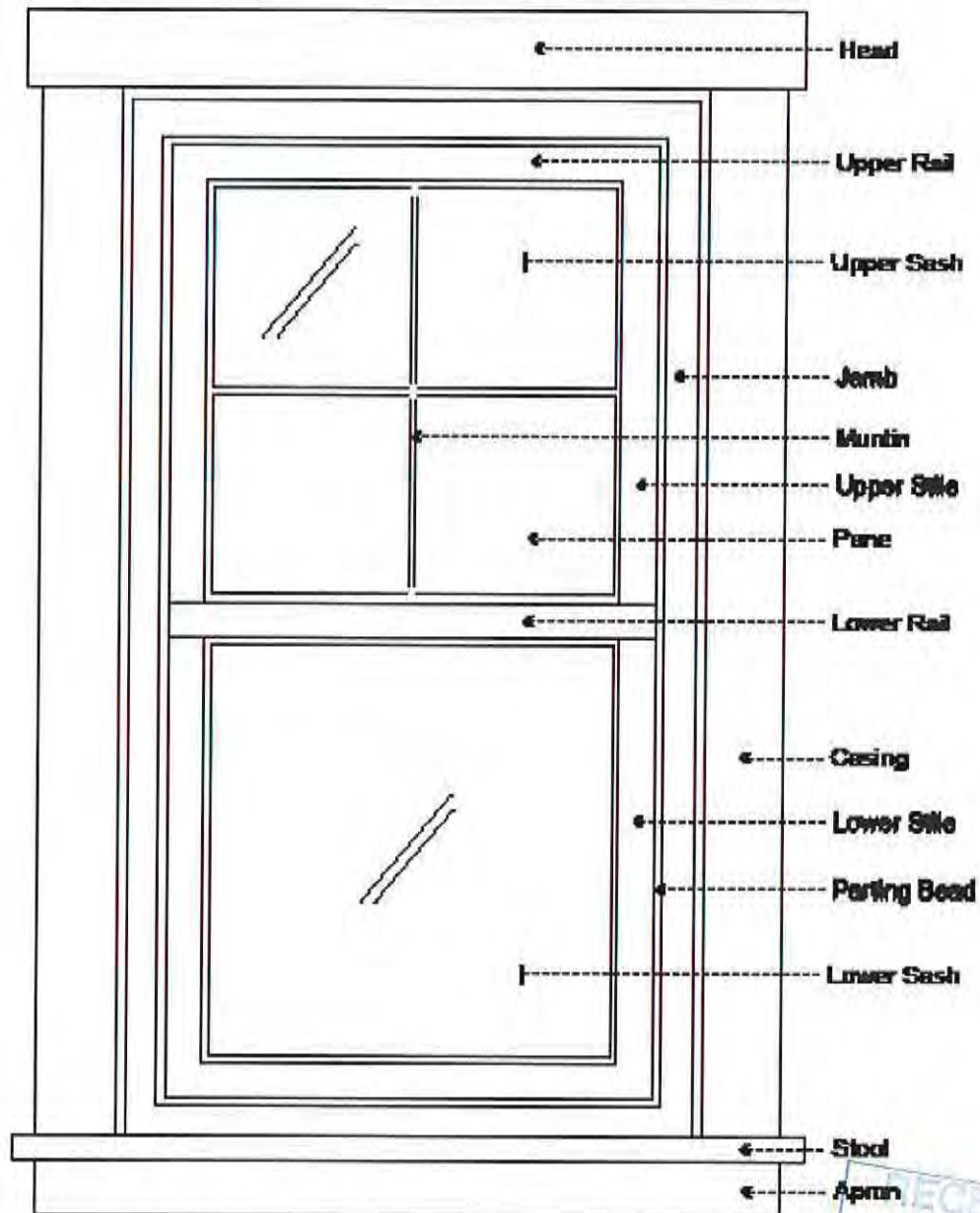
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	Not code compliant (not tall enough) and the frame is warped.	31	n
2	Fair	Not code compliant (not tall enough) and the frame is warped.	16	y
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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 If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 933-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.  
**JAN 17 2017**  
 HPB Packet 5.3.17  
 PL/

## 10. Window Survey

### Basic Requirements

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



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



## Window Survey Form

Total number of window openings on the exterior of the structure: 10  
 Number of historic windows on the structure: 3  
 Number of existing replacement/non-historic windows: 6  
 Number of windows completely missing: 1 (infill)

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

Number of windows to be replaced: 5 (includes 2 of different proportions than existing window/infill)

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation	15	Y
2	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation, broken glass	36	Y
3	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation	37	Y
4	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation, rotting wood	40	Y
5	Poor	non existent - framed and filled in	6	Y
6	Poor	non historic window (original window size apparent by siding infill)	25	N
7	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation	8	N
8	Poor		10	N
9	Poor		10	N
10	Excellent		39	N
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Dept. at 435-798-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org) Updated 10/2014

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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: Historic Home Interior

This involves:  An original part of the building  A later addition  
Estimated date of construction: c 1900

Describe existing feature:

The interior of the historic home is currently used as a bedroom and the living area. It is in relatively good condition, with the exception of some floor deflection.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The floor structure may need to be stabilized.

Photo Numbers: 41, 42, 43, 44, 45, 46 Illustration Numbers: 6



Element/Feature: Basement

This involves:  An original part of the building  A later addition  
Estimated date of construction: c 1994

Describe existing feature:

The existing basement is an unfinished space with furring studs attached to the concrete foundation.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

There is some water infiltration issues due to the exterior grading and roof drainage issues.

Photo Numbers: 55, 56 Illustration Numbers: 7



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

Element/Feature: Additions

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

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

Describe existing feature:

The additons to the historic home currently house a bedroom as well as the kitchen and bath, along with a storage/mechanical room. The floors are simply wood framed over natural grade, and the walls weren't properly constructed or weatherproofed

Describe any deficiencies:

Existing Condition:  Excellent  Good  Fair  Poor

Lack of foundations  
Insufficent structure  
Inadequate waterproofing on the walls  
Floor structure sits on grade

Photo Numbers: 47,48,49,50,51,52,53,54

Illustration Numbers: 6

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# PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #1: West Elevation



Photo #2: West Elevation



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #3: South Elevation



Photo #4: South Elevation



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #5: South Elevation



Photo #6: Infilled Window



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #7: South Elevation



Photo #8: Rear Addition



# PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #9: Existing Excavated Rear Yard



Photo #10: Northern Roof



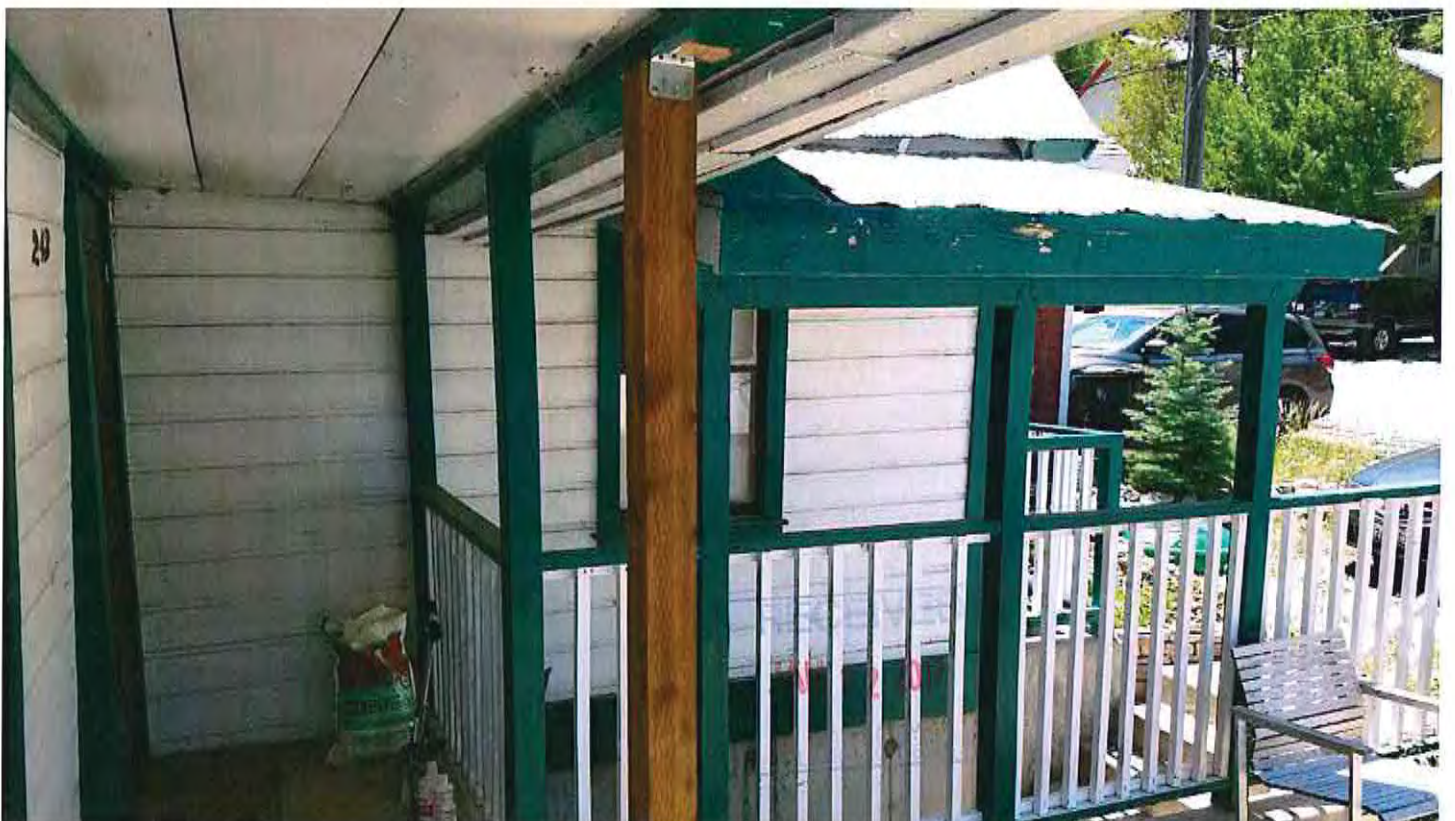
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PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #11: Roof to Roof Connection



Photo #12: Roof Structure



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #13: Roof Cricket

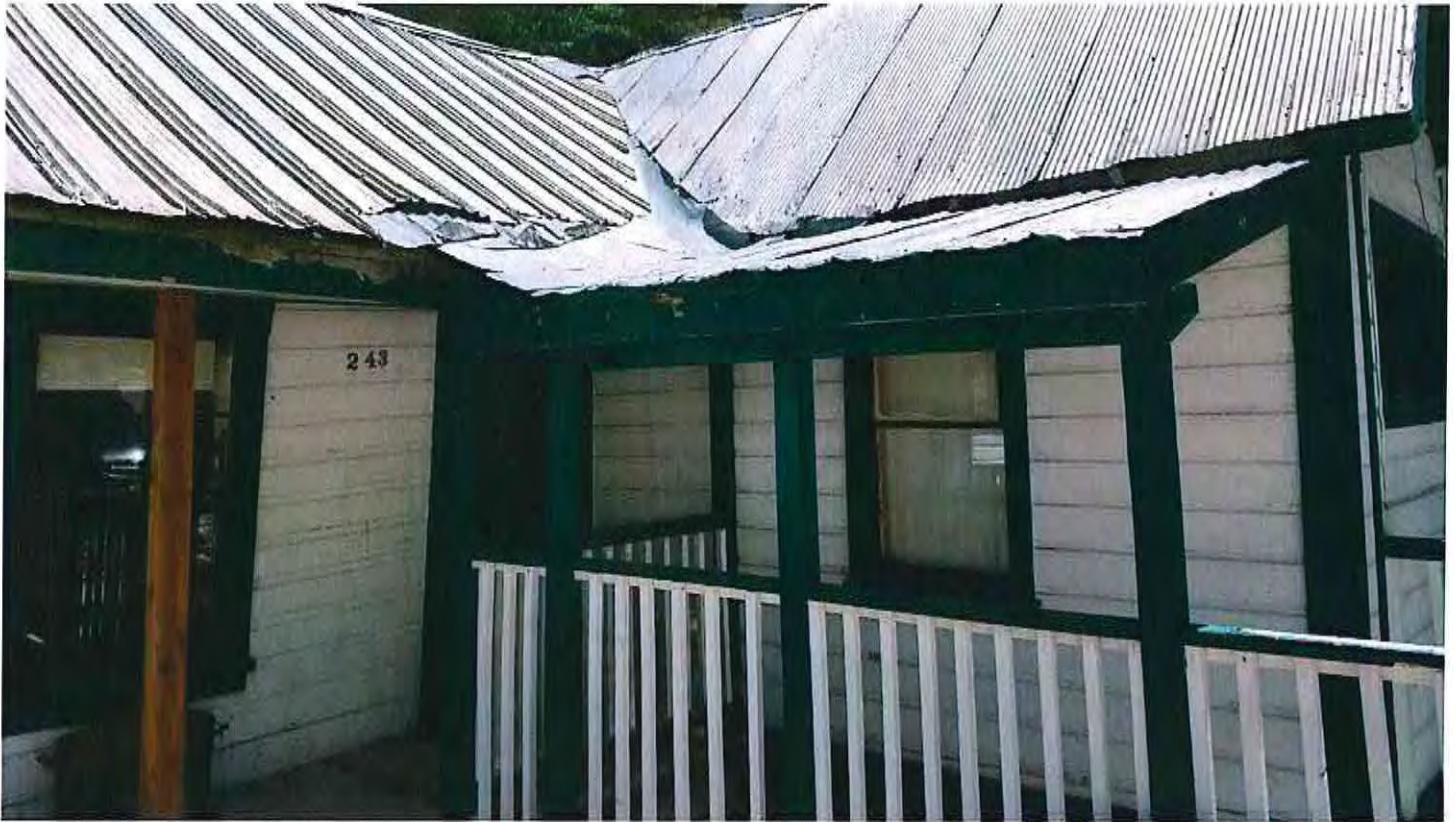


Photo #14: Basement Stairs



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #15: Existing Window



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Photo #16: Patio Roof Structure





PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #17: Roof Cricket



Photo #18: Existing Roof Flashing



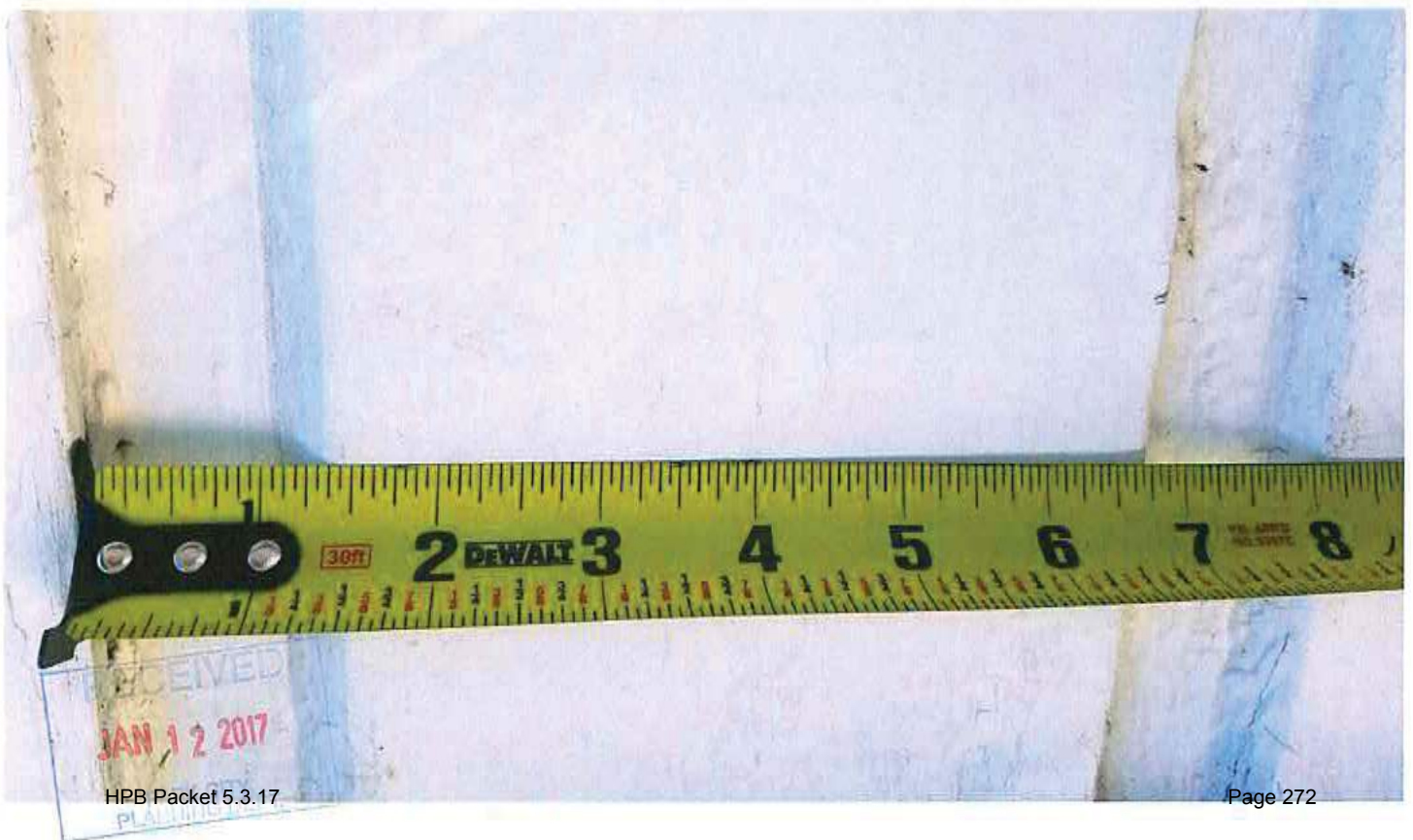
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# PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #19: Window Trim Measurement



Photo #20: West Elevation



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #21: Roof Soffit Thickness



Photo #22: Window Trim Dimension



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PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #23: Window Sill Dimension



Photo #24: Roof



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #25: South Elevation



Photo #26: Roof Built Up



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #27: Roof Structure



Photo #28: Roof Structure



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #29: Window Sill



Photo #30: Roof Structure



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #31: West Roof Elevation



Photo #32: Roof Flashing





PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #33: Roof Cricket



Photo #34: Basement Steel Beam to Foundation Connection



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #35: Deck Slab from Basement Below



Photo #36: Roof to Roof Connection



# PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #37: Roof to Roof Connection



Photo #38: Roof Above Basement Stairs



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #39: Basement



Photo #40: Porch



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #41: Interior



Photo #42: Interior



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PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #43: Interior



Photo #44: Interior



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PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #45: Interior



Photo #46: Interior



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PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #47: Interior



Photo #48: Interior



Photo #49: Interior



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PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #50: Interior



Photo #51: Interior



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PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #52: Interior



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Photo #53: Interior



Photo #54: Interior



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #55: Interior



Photo #56: Interior



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PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #57: Interior



Photo #58: Interior

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# Exhibit D

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: 243 Daly \_\_\_\_\_

ADDRESS: 243 Daly Avenue \_\_\_\_\_  
Park City, Utah 84060 \_\_\_\_\_

TAX ID: PC-627-A \_\_\_\_\_ OR

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

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

### APPLICANT INFORMATION

NAME: ALEXANDER AND ELIZABETH COHEN \_\_\_\_\_

PHONE #: (719 ) 216 - 6376 \_\_\_\_\_ FAX #: ( ) - \_\_\_\_\_

EMAIL: alexander.cohen@usoc.org \_\_\_\_\_



### Site Design

Use this section to 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: Historic Shed/ Front Landscaping

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 goal during the design and construction phase is to reconstruct the storage shed/garage located at the front of the property as well as beautify the landscaping in the front.

### 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: Historic Structure

This involves:     Preservation         Restoration  
                          Reconstruction     Rehabilitation

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

The majority of the exterior wall structure appears to be intact and structurally sound because it was upgraded when the basement foundation was constructed. See below for roof scope of work.

The non historic additions at the rear of the building will be removed.





**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: Roofs

- 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 main gable roofs will require some preservation work to bring the roofs up to current structural codes. The existing structure which exists under several layers of overbuilds will remain as is, and will be reinforced per structural engineer design. The porch roof structure will be restored to its original state by removing the overbuilds which currently create a single slope roof from ridge to eave, though historically, there was a slope change at the porch. The non historic roof over the exterior stairs will also be rebuilt to correctly tie into the rebuilt historic roof and provide proper drainage.

Non historic roof overbuilds at the East side will be removed.

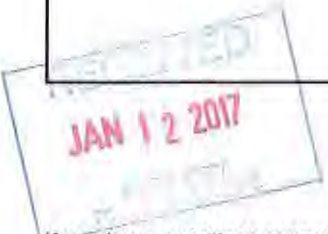
**Chimney**

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: Not Applicable

- 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:



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

### Exterior 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: West 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:

West Wall - Only minor repairs will be required to the West wall.

Element/Feature: North 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:

North Wall - The original historic North wall will required only minor repairs, however, there will be demolition and removal of the additions to the original structure.



Element/Feature: East 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:

The East wall of the building is currently an interior wall within the house. A portion of the wall will be refinished to an exterior wall with siding to match the historic applied at the connection to the addition.

Element/Feature: 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:

The majority of the South wall is in good shape, however, there is a non historic window which exists that will be removed and replaced with a new window to match the historic size. Additionally, another historic window which is now sided over will be cut back in to the wall. Both of the windows described above can clearly be seen on the wall as the siding transitions at clear cut lines.



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

## Foundation

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

Element/Feature: Foundation

This involves:  Preservation  Restoration  
 Reconstruction  Rehabilitation

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

The historic home has a new concrete basement/foundation below it, so no additional foundation work will be required other than as necessary to connect the new foundation for the addition into it, or repairs as discovered during construction.

## Porches

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

Element/Feature: Porch

This involves:  Preservation  Restoration  
 Reconstruction  Rehabilitation

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

The existing porch floor is a new concrete floor over the basement, and will remain. The porch posts are consistent in their location to their historic location, however overloading has caused them to be structurally unsound, so they may be replaced with new 4x4 posts. The roof structure will be reinforced and returned to its original form by removing the overbuilds which exist over the original slope. There is additional structure which was added under the soffits to help with the inadequate main structure which will be removed, and the structure exposed. There are and never were brackets or other ornamentation. Additionally, the railing around the porch will be removed as it wasn't historic. The railing around the basement stair will remain for code compliance.

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## 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: Door #1

This involves:     Preservation         Restoration  
                          Reconstruction     Rehabilitation

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

Door is not historic, and will be demo'd and removed prior to the construction of the new addition.

Element/Feature: Door #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:

A new door will be re-built to meet the requirements of the code - style, and materials will match the existing.

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## 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: Window #1

This involves:     Preservation         Restoration  
                          Reconstruction     Rehabilitation

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

A new all wood double hung window will be installed matching the existing window.

Element/Feature: Window #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:

A new all wood double slider window will be installed matching the existing window.



**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: Window #3

- This involves:     Preservation             Restoration  
                          Reconstruction         Rehabilitation

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

A new all wood double hung window will be installed matching the existing window.

Element/Feature: Window #4

- This involves:     Preservation             Restoration  
                          Reconstruction         Rehabilitation

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

A new all wood double slider window will be installed matching the existing window.



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

**Windows**

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: Window #5

- This involves:       Preservation       Restoration  
                          Reconstruction       Rehabilitation

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

A new all wood double hung window will be installed matching the historic window proportions as noted by the cuts in the siding.

Element/Feature: Window #6

- This involves:       Preservation       Restoration  
                          Reconstruction       Rehabilitation

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

A new all wood double hung window will be installed matching the historic window proportions as noted by the cuts in the siding.



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



## Windows

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: Window #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:

Window will be removed during the demo phase of the project.

Element/Feature: Window #8

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:

Window will be removed during the demo phase of the project.



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

**Windows**

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: Window #9

- 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:

Window will be removed during the demo phase of the project.

Element/Feature: Window #10

- 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:

Window will remain intact.



**Mechanical System, Utility Systems, Service Equipment & Electrical**

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

Element/Feature: Mechanical System, Utility Systems, Service Equipment & Electrical

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

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

All existing systems will be upgraded. Electrical will be run underground from the power pole to a new meter and panel. The gas meter will remain. Water will most likely be upsized in order to provide the required fire suppression systems. A new boiler will be added as the source of radiant heating for the historic home and the addition.

**Additions**

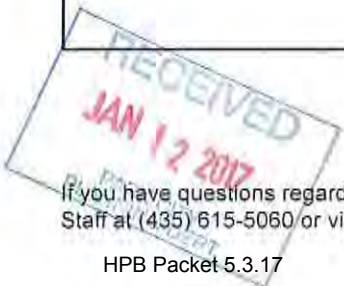
Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Rear Addition

- 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 proposed is a two story addition at the rear (East) of the home. The main level addition is 700 square feet and will house the kitchen, bathroom, laundry and a bedroom. The upper level addition is a 566 square foot addition master suite. Additionally, there is a deck of the second level on the west side to partially serve as the transition between the historic home and the new addition. There will also be a deck off the rear.



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

**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: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_



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

**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:



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

# Exhibit E



April 13, 2017

WOW atelier  
17 E 400 South  
Salt Lake City, UT 84111  
Attention: **Chimso Onwuegbu**

Subject: Cohen Residence Remodel  
Re-Roof Existing Structure

Dear Chimso:

On Wednesday July 27, 2016, a representative from our office visited the residence located at 243 Daly Avenue in Park City, UT. The purpose of the visit was to observe the existing roof structure to determine the extent of required upgrades that would need to be included during a reroofing project that was to occur on the existing structure. The following is a description of what was observed in the existing roof structure that was accessible at the time of the visit.

The existing roof was constructed of 2x6 rafters with a maximum spacing of 24" on center. The rafters were tied together with a 1x8 collar tie, no ridge beam was observed in the structure's roof. The existing diaphragm consisted of an approximately 3/4" thick T&G system over the top of the existing 2x6 rafters. The ceiling joists were observed to be 2x6 boards at the same spacing of the existing rafters. Overall the existing roof structure appeared to be in good condition without any visible sign of decay or damage.

At the back of the house, a newer expansion to the existing house was constructed with a shed roof that was overbuilt on top of the existing 2x6 rafters. This was evident due to the fact that the original wood shingles were observed on the back side of the original sloped roof underneath the overbuilt shed roof.

Additionally, the entire roof was covered with a metal roofing material that was installed directly over the original wood shingles. This was observed in the attic space and also along the eaves where the rafter tails were exposed and the original wood shingles were visible, sandwiched between the metal roofing and T&G decking on top of the 2x6 rafters.

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The existing porch framing could not be easily verified as the underside of the porch roof was covered by a solid wood board soffit. Without knowing the exact configuration and sizes of the framing members, a minimum size of framing members and porch roof layout was specified on the construction documents stamped and signed on August 24, 2016.

A reroof of the existing structure requires that all the existing metal roofing, original wood shingles and T&G decking be removed from the existing rafters. The existing rafters were permitted to remain in place, however, calculations provided with the construction documents, stamped and signed on August 24, 2016, showed that new 2x6 rafters and collar ties were required to be sistered to the existing rafters to reinforce the structure. Additionally, new 3/4" plywood per the framing plan notes and general structural notes contained in the construction documents is required to be installed.

Please contact our office should you have any further questions regarding this matter.

Best regards,

WRIGHT ENGINEERS

A handwritten signature in blue ink that reads "Kirk Winegar".

Kirk Winegar

9160 S. 300 W.  
Suite 2  
Sandy, UT 84070

801.352.2001

wrightengineers.com

# Exhibit F

## Anya Grahn

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**From:** Chimso Onwuegbu <chimso@be-wow.com>  
**Sent:** Wednesday, April 19, 2017 7:31 PM  
**To:** Anya Grahn  
**Subject:** Fwd: Window replication recommendation

See email below from American Heritage Windows regarding the Cohen Residence.

Thanks

chimso onwuegbu    chimso@be-wow.com    cell 801.712.4078



----- Forwarded message -----

**From:** Elizabeth Cohen <[elizabeth.g.cohen@gmail.com](mailto:elizabeth.g.cohen@gmail.com)>  
**Date:** Wed, Apr 19, 2017 at 7:29 PM  
**Subject:** Fwd: Window replication recommendation  
**To:** Alexander Cohen <[alexander.cohen@usoc.org](mailto:alexander.cohen@usoc.org)>, Chimso Onwuegbu <[chimso@be-wow.com](mailto:chimso@be-wow.com)>

Sent from my iPhone

Begin forwarded message:

**From:** Philip Kearns <[philip@vintagewindows.com](mailto:philip@vintagewindows.com)>  
**Date:** April 19, 2017 at 5:26:03 PM MDT  
**To:** "[Elizabeth.G.Cohen@gmail.com](mailto:Elizabeth.G.Cohen@gmail.com)" <[Elizabeth.G.Cohen@gmail.com](mailto:Elizabeth.G.Cohen@gmail.com)>  
**Subject:** Window replication recommendation



Dear Elizabeth Cohen,

After having seen the windows on 243 Daly Ave. Park City, UT 84060, I have concluded that the windows have suffered far too much exposure without maintenance to be salvageable. Any repairs done to these windows would not withstand the test of time and would not be something that we would invest in. My recommendation is to have these windows replicated. Our

replication process is traditional in style and construction and has been approved by Landmark Compliance in Salt Lake City.

Thanks again,

Phil Kearns

American Heritage Window Rebuilders

46 E Herbert Ave

SLC, UT 84111

[801-359-6639](tel:801-359-6639)