

Legal Description (include acreage): ALL OF THE E 1/2 OF THE S 14 FT OF LOT28, & ALL OF THE E 1/2 OF LOT 29, & ALL OF THE E 1/2 OF THE N 12 FT OF LOT 30,BLK 73, PARK CITY SURVEY OF THE BUILDING LOTS, OR ANY SUCH OTHER DESIGNATION AS MAY BE DESIGNATED FOR THE PARK CITY SURVEY OF BUILDING LOTS CONT 0.06 ACRES& ALL OF THE W 1/2 OF THE S 14 FT OF LOT 28 & ALL OF THE W 1/2 OF LOT 29, & THE W 1/2 OF THE N 12 FT OF LOT 30, BLK 73, MILLSITE ADDITION TO PARK CITY CONT 0.06 ACRES TOTAL 0.12 ACRES RWD-234 IQCD-579 M175-720 M176-525M179-373 M246-256



173 Daly Avenue. Southwest oblique. November 2013.



173 Daly Avenue. West elevation. November 2013.



173 Daly Avenue. Northwest oblique. November 2013.

TITLE SEARCH FORM

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

Address: 173 Daly Avenue

City: Park City, UT

Current Owner: Glenn Arvil Price

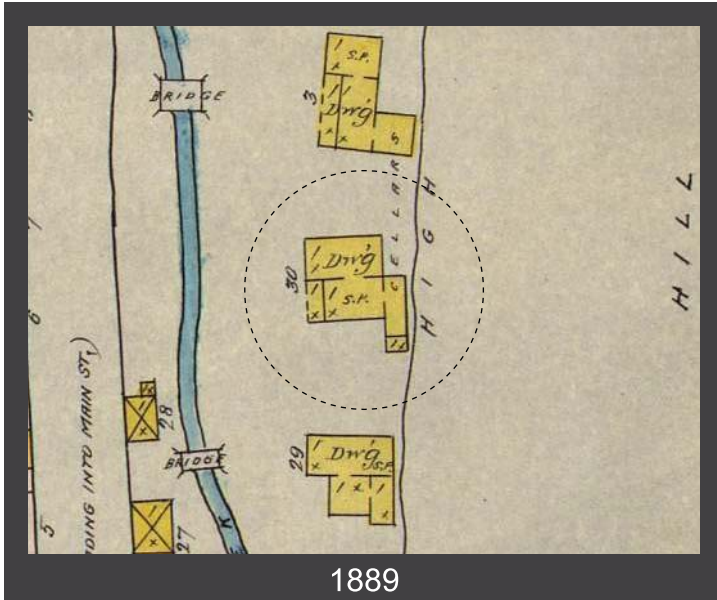
Address: (see historic site form for address)

Tax Number: PC-622

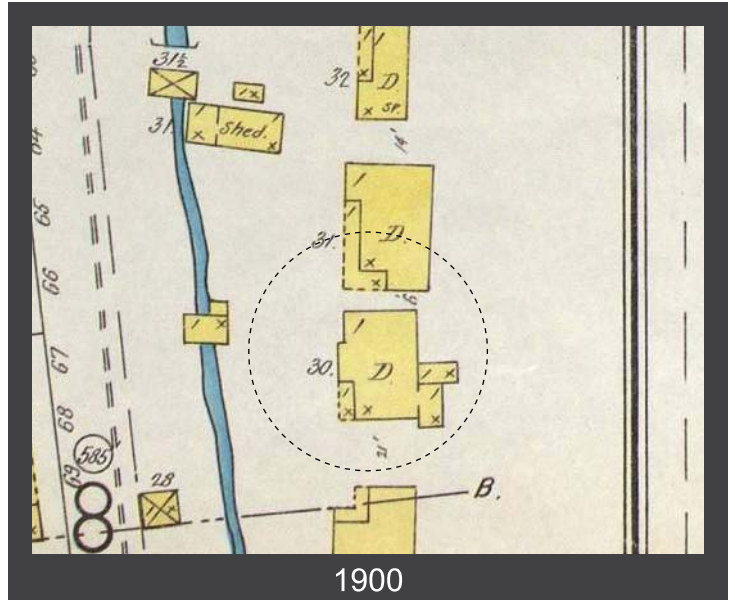
Legal Description (include acreage): L2 Four's Company Replat Sub., replatted 1/5/2010
 (PC Millsite BK 73 S14ft. L28, L29, N12ft. L30)
 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al	H.M. McLaughlin et al	Decree		[L-1-6, 8-33]
5/5/1916	W.I. Snyder	Timothy Holland	W.D.		"S14ft. 28, 29, N. 12ft. 30" [rest of form]
9/7/1924	Timothy Holland, et ux	Gregorio Molin	W.D.		
4/7/1925	Gregorio Molin, et ux	Carl Hleber	W.D.		
8/28/1928	Carl Hleber	John Kikel	W.D.		
2/5/1940	John Kikel, et ux	George Hill	W.D.		
4/5/1947	George H. Hill	Glenn Price	Q.C.D.		

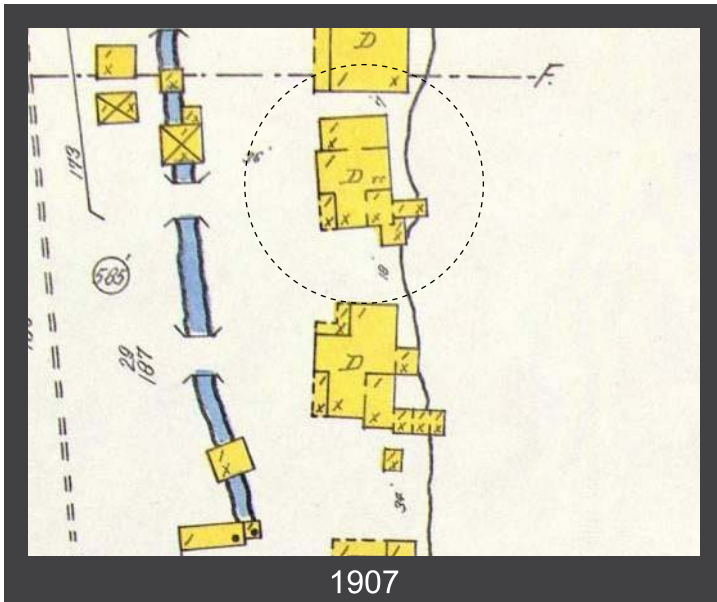
Researcher: John Ewanowski, CRSA Architecture Date: 3/26/2014



1889



1900



1907



1929



HPB Packet 2.7.18

1941

Tim Holland Dies

At his room at the Silver King Coalition yesterday, Timothy J. Holland, a well known miner who for the past twenty years had made his home in this city, passed on, after a long, lingering illness with miners consumption. He was forty-three years of age, being born in Castle-down, Ireland, on May 20, 1887.

He is survived by two brothers residing in Boston, Massachusetts, and a brother and sister in Ireland. Funeral arrangements are awaiting word from the relatives.

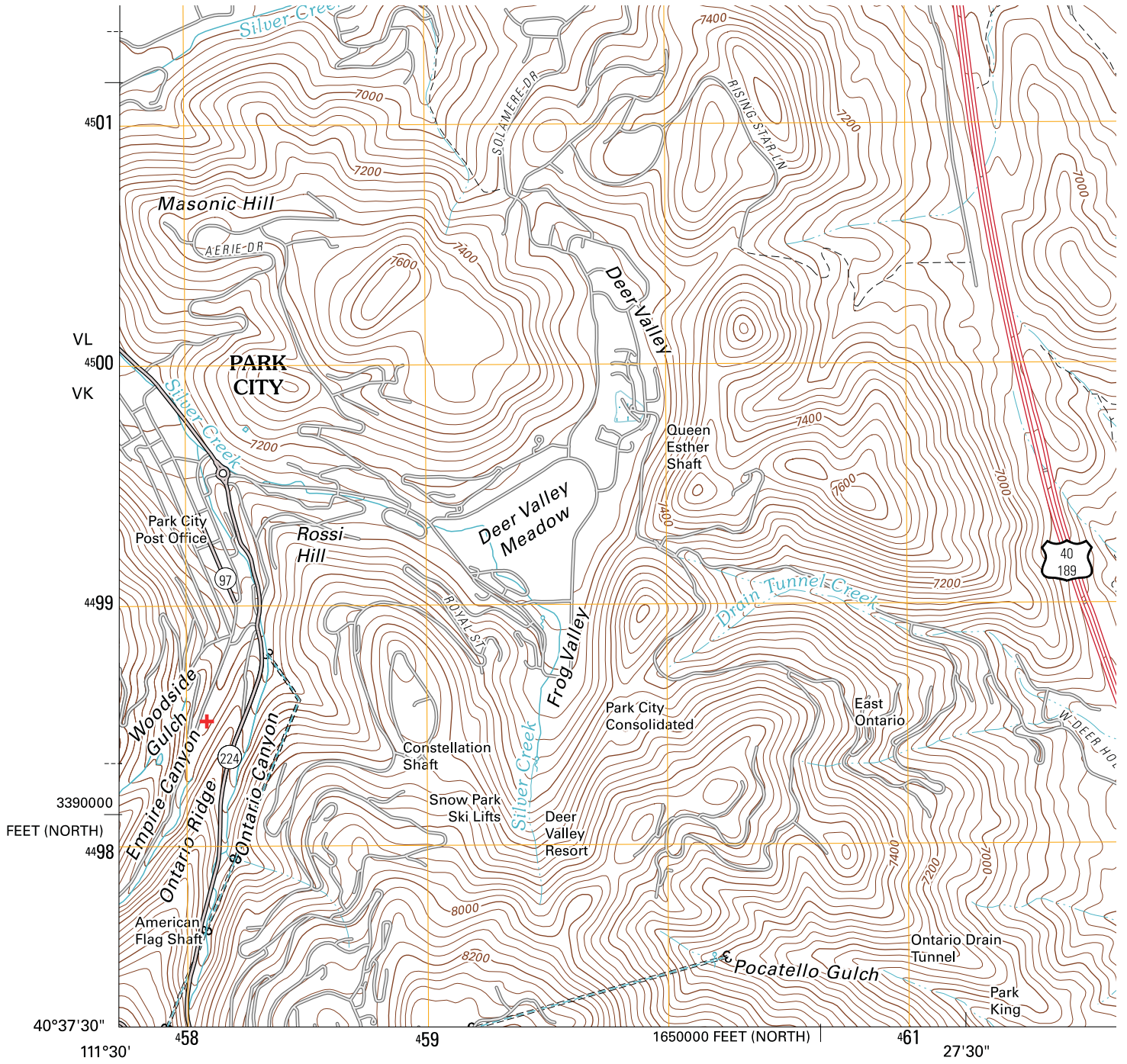
Park Record, 3/25/1932

173 Daly Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



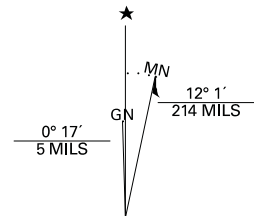
c. 1941 (Summit County)



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

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

+ Location on USGS Park City East 1:24000 Quadrangle Map (2011)
 HPB Packet 2.7.18



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid	
100,000-m Square ID	
VL	45 00
VK	
Grid Zone Designation	
12T	

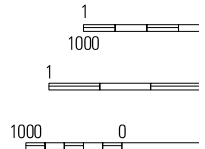


Exhibit C
Park City Historic Sites Inventory (HSI) Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 173 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-622

Current Owner Name: PRICE EVELYN & GLEN ARVIL (JT)

Parent Parcel(s):

Current Owner Address: PO BOX 66, PARK CITY, UT 84060-0066

Legal Description (include acreage): ALL OF THE E 1/2 OF THE S 14 FT OF LOT 28, & ALL OF THE E 1/2 OF LOT 29, & ALL OF THE E 1/2 OF THE N 12 FT OF LOT 30, BLK 73, PARK CITY SURVEY OF THE BUILDING LOTS, OR ANY SUCH OTHER DESIGNATION AS MAY BE DESIGNATED FOR THE PARK CITY SURVEY OF BUILDING LOTS CONT 0.06 ACRES & ALL OF THE W 1/2 OF THE S 14 FT OF LOT 28 & ALL OF THE W 1/2 OF LOT 29, & THE W 1/2 OF THE N 12 FT OF LOT 30, BLK 73, MILLSITE ADDITION TO PARK CITY CONT 0.06 ACRES; TOTAL 0.12 AC

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

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

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

Drawings and Plans

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

Building Type and/or Style: Other residential type

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

Foundation: Not visible and therefore its material cannot be verified

Walls: Possible drop-novelty wood siding (unable to fully determine based on photos alone)

Roof: Metal

Windows: Single hung, picture window with horizontal muntins

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Layout of structure retains its basic form and shape from its earliest tax photo indications up to 2006 photo. Evidence of continual alterations in placements and styles of doors and windows to the front elevation, although porch locations remain intact in original positions. A peculiar derivation of building types for this area, but complimentary to era as well. Materials are greatest evidence of change over time, as seen with shingle to metal roofing, and brick-tex to wood siding, when comparing tax photo to later photographic evidence.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot with structure fairly recessed from city roadway on the property. One car garage structure faces immediate roadway access on left side of front elevation, with a two-car width paved section on the immediate right of front elevation facing the roadway, built up with a slight retaining wall facing the structure to adjust for the grading slope. A small paved walkway and grass area between parking areas and recessed building. Building lot is on fairly flat terrain with a steep hilly slope rising directly behind the property line. Accessory building/garage placement on left of front elevation appears to have been an evident reoccurring feature in even the earliest tax photo.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home-- simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

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

Association (Describe the link between the important historic era or person and the property.): Although not a commonly identified house type, the scale and stylized shaping of this building is in compliance with the era and sentiment of residential structures typically found within a mining community; however, the extent of the alterations to the main building diminishes its association with the past.

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1910¹

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: Southwest oblique accessory building. Camera facing northeast, 2006.

Photo No. 3: West elevation(primary façade) partial. Camera facing east, 1995.

Photo No. 4: West elevation (primary façade). Camera facing east, tax photo.

¹ Based on Summit County Recorder; structure does not appear on 1907 Sanborn Insurance Map.

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES. Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1351	\$	\$ 2270
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		170
Ext. Walls <u>BRICK TEX.</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>PAT. S/G</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>50 @ 1.00 50</u>		
Rear <u>20 @ 1.00 20</u>		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No.</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class Tub. Trays Basin Sink Toilet Urns. Ftns. Shr. Dishwasher Garbage Disp.	245	
Heat—Stove <u>H. A.</u> Steam S. Blr. Oil Gas Coal		
<input checked="" type="checkbox"/> Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors Hd. Wd. Fir. Fir. Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/>		
<u>PLYWOOD LINED</u>		
Total Additions and Deductions	315	210
Net Additions or Deductions		2270
		+ 105

AV 33 Age Yrs. by { Est. Owner, Tenant, Neighbors, Records } **REPRODUCTION VALUE** \$ 2375
 Depr. 1-2-3-4-5-6 46/54 % \$ 1282
 Reproduction Val. Minus Depr. \$ 109

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C1 Depr. 2% 3% _____
 Cars 1 Walls SID. _____
 Roof TP. Size 14 x 18 Age 1947 _____
 Floor DIRT Cost 138/79 Depreciated Value Garage \$ 109

Remarks AV AGE RECORDED ON OLD CARD 25 YRS (1941) Total Building Value \$ _____

Appraised Oct. 1949 By Do & AJ

Serial No. PC 622

Location Block 73 Millsite P4 Lots 28+29
 Kind of Bldg. RES St. No. 173 Daly Ave.
 Class 3 Type 1 2 3 4. Cost \$ 2297 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1351		\$ 2297
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Brick on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gab.</u> Mtl. <u>Pat.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>5x10</u> @ <u>50</u> 80	40
Rear <u>—</u> @ <u>—</u>	
Porch <u>4x1</u> @ <u>20</u> 80	16
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	406

Year Built <u>—</u>	Avg. Age <u>42</u>	Current Value	\$ <u>2703</u>
Info. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. %	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 45 %	
		Current Value Minus Depr.	\$ <u>1216</u>
Garage—Class <u>1</u> Depr. 2% (3%)		Carport—Factor	
Cars <u>1</u> Floor <u>Wood</u> Walls <u>Sid</u> Roof <u>TP</u> Doors <u>1</u>			
Size— <u>14</u> x <u>18</u> Age <u>1942</u> Cost <u>163</u> x <u>52</u> %			<u>85</u>
Other <u>—</u>			

Total Building Value \$

Appraised 5-13-58 By 1302

PC 622
Serial Number

.....OF.....
Card Number

Owners Name Geo Hill
 Location lot 28129 m SBR73
 Kind of Bldg. Rsv St. No. 173 Dady Ave
 Class 2 Type 1 2 3 4. Cost \$ 3551 X %

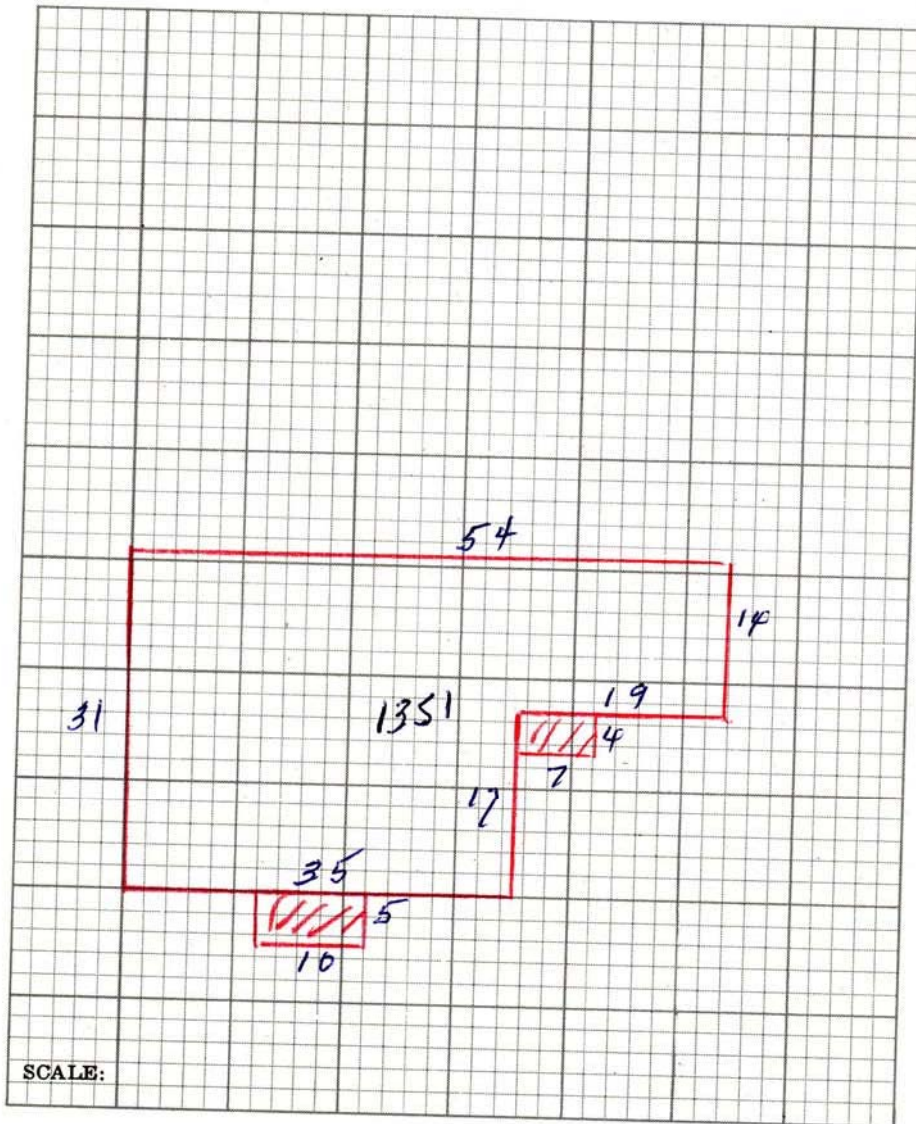
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1351		\$ 31576	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills
 Ext. Walls Brick on Frame
 Roof Type Gable Mtl. RR + Metal
 Dormers—Small Med. Large
 Bays—Small Med Large
 Porches—Front (2) 78 @ 100 78
 Rear @
 Porch @
 Planters @
 Ext. Base. Entry @
 Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full Floor
 Bsmt. Gar.
 Basement-Apt. Rms. Fin. Rms.
 Attic Rooms Fin. Unfin.
 Plumbing { Class 1 Tub. 1 Trays
 Basin 1 Sink 1 Toilet 1
 Wtr. Sftr. Shr. St. O.T.
 Dishwasher Garbage Disp. 550
 Heat—Stove H.A. FA HW Stkr Elec.
 Oil Gas Coal Pipeless Radiant 461
 Air Cond. — Full Zone
 Finish—Fir. Hd. Wd. Panel
 Floor—Fir. Hd. Wd Other
 Cabinets Mantels
 Tile—Walls Wainscot Floors
 Storm Sash—Wood D. S. ; Metal D. 2 S. 2 60
 Awnings — Metal Fiberglass

Total Additions 1149
 Year Built 1916 Avg. 1921 Replacement Cost 4700
1964 Age 2 Obsolescence
 Inf. by { Owner - Tenant -
 Neighbor - Record - Est. Adj. Bld. Value
 Conv. Factor x.47
 Replacement Cost—1940 Base
 Depreciation Column 2 3 4 5 6
 1940 Base Cost, Less Depreciation
 Total Value from reverse side Garage + Shed 138
 Total Building Value \$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed wood saty RR	10	8 x 16	128	and	112	70%	98	78 ⁷⁰
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% (3%) 78
 Cars 1 Floor wood Walls and Roof RR Doors 1
 Size 14 x 20 Age 1942 Cost 321
 1940 Base Cost 321 x 25 % Depr. 80 80
 Total 158

REMARKS **Average Year of Construction Computation:**
 Year 1916 \$ 4304 = 89 % X 49 Year = 4361
 Year 1964 \$ 521 = 11 % X 1 Year = 11
Average Year of Construction 1921 4372

(Serial No.-Owner-Add.-Desc. of Property)

Geo & Helen Hill % Glen Price PC 622
 L29pt28&30
 Park City Utah Blk 73
 RWD234

W $\frac{1}{2}$ of s 14 ft lot 28 & all W $\frac{1}{2}$ of lot
 29 & W $\frac{1}{2}$ of N 12ft of lot 30 Blk 73
 Millsite PC

Total of PC622 & PC622A eq.
 To 51 ft X 1.181 DF X .25 = 1506

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLUENCE	RATE	VALUE
	51 X 50 = 2550		0.35			893

TOTAL
 ASSESSED VALUE

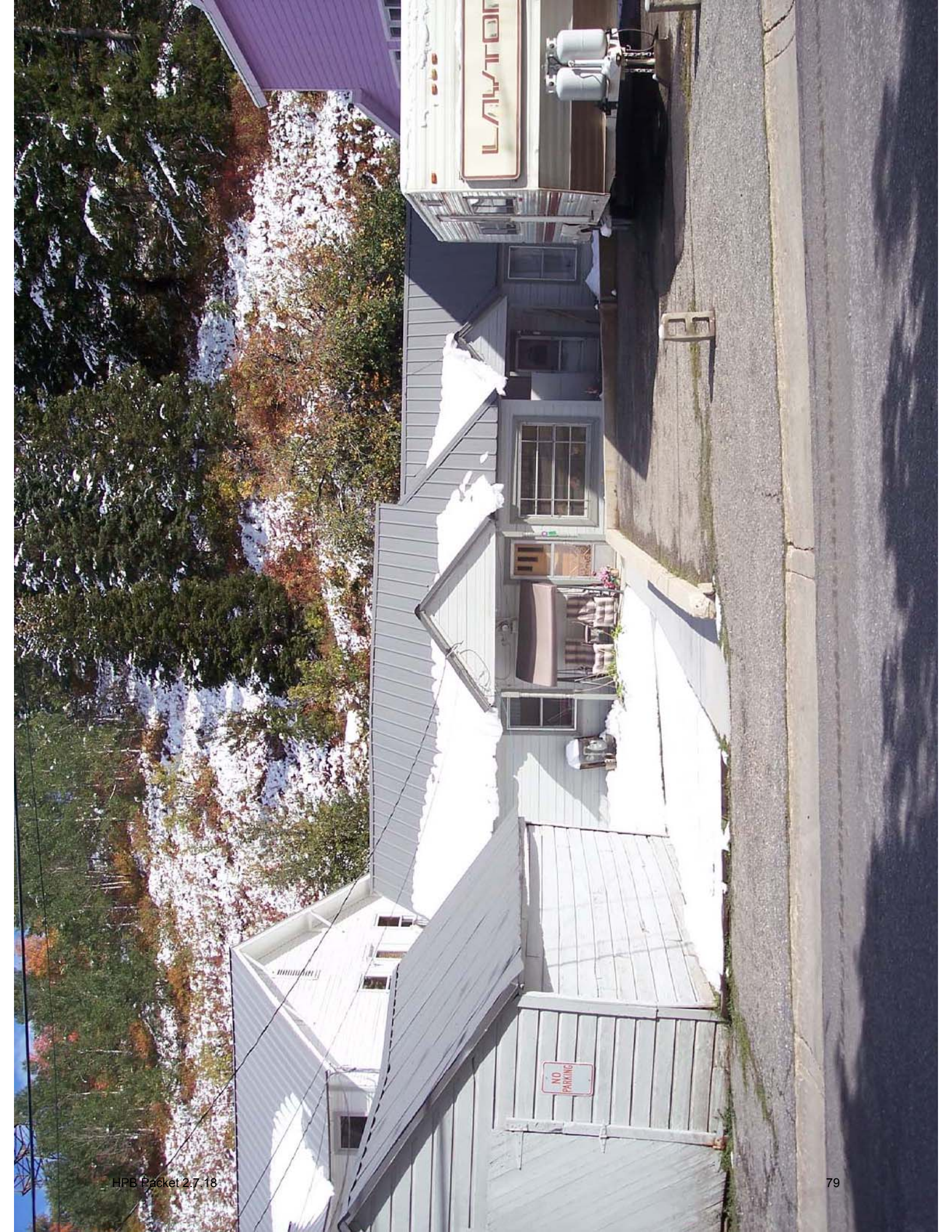
893
 180

30 April 1969 by 15420AAW

TC-541 (M-20) (URBAN LAND CARD)







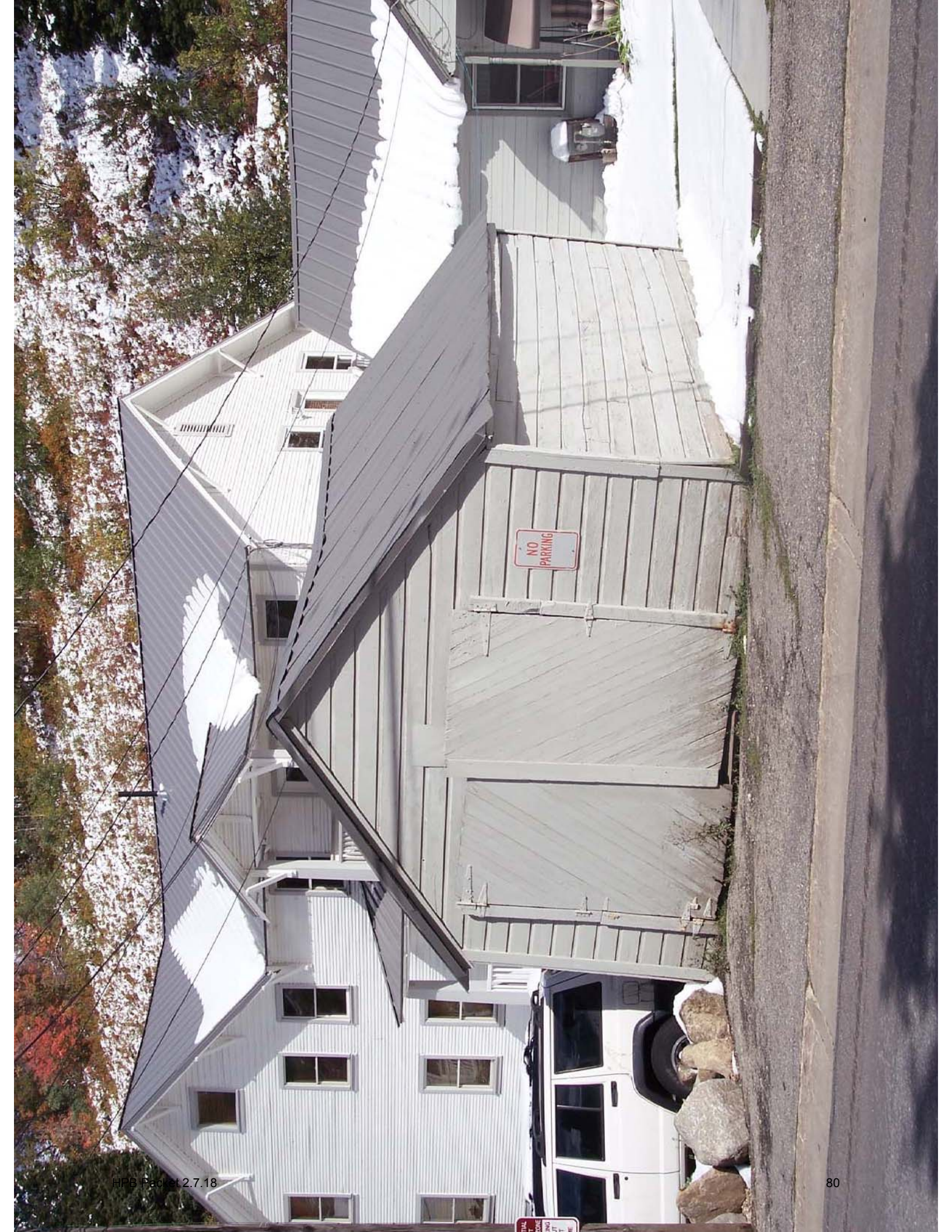


Exhibit D
Historic District Design Review Physical Conditions Report



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Residence
ADDRESS: 173 Daly Avenue
Park City, UT 84060
TAX ID: PC-622 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: _____
MAILING ADDRESS: _____
PHONE #: () - FAX #: () -
EMAIL: _____

APPLICANT'S REPRESENTATIVE INFORMATION

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Site Topography

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

Estimated date of construction: Varies

Describe existing feature:

The site slopes gradually uphill from Daly Avenue to the east. At the rear of home grade climbs sharply. Low point at northwest corner is 7223'. High point at southeast corner is 7234'.

There are stone retaining walls at the rear property line and just outside the south property line. There are concrete retaining walls just outside the northeast corner of the property and at the south portion of the front yard to create elevated off street parking.

The front and south side yards are grass with natural vegetation and in the rear yard.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Grade is above wood framed structure in several areas. Signs of water damage can be seen inside home.

Photo Numbers: 7,8,10,11,12,14

Illustration Numbers: 1,3,4,5,6

2. Structure

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

Element/Feature: **Structure**

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

Estimated date of construction: Varies

Describe existing feature:

The original structure was the small rectangular form with 12:12 pitch north to south running gable form at the rear of property. this space is currently the kitchen and bedroom.
The addition made to the north and west has a 9:12 pitch gable end at the north and hipped roof to south.

The walls of the home are wood framed using various sized lumber and methods.
The floor framing is 2"x6" @ 18" o.c.

There is a sandstone retaining wall at mechanical crawlspace but no visible sign of foundation.
A small section of concrete foundation is visible at south wall.

Roof framing is 2 1/2" x 5 1/2" @ 18" o.c. rafter with no ridge beam.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

No visible foundation at addition and only a small section of concrete foundation is visible at south wall of original structure.

There are several instances of wood to earth contact at floor framing.

Grade rises above base of wood framing at south and east of home there are signs of severe water damage at interior.

Photo Numbers: 7,8,22,23,24,25,26,27

Illustration Numbers: 2,3,4,5,6

3. Roof

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

Element/Feature: **Roof**

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

Describe existing feature:

The home has a rolled metal roof over plywood sheathing over skip plank. Mechanical flues pass through the roof at the rear (east).

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The roof is dented and bent in several locations

Photo Numbers: 7,8,22,23,24,28,29,30,32 Illustration Numbers: 1,3,4,5,6

4. Chimney

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

Element/Feature: **Chimney Stack**

This involves: An original part of the building A later addition Estimated date of construction: **C. 1910**

Describe existing feature:

There is an existing brick chimney that appears to have been abandoned. Exterior chimney has been removed at plane of roof.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: **31** 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. 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: **Exterior Walls**

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

Estimated date of construction: Varies

Describe existing feature:

The walls of the home are wood framed using various sized lumber and methods. The floor framing is 2"x6" @ 18" o.c.

Front and rear of home are clad with wood siding. North and South walls are clad with bricktex asphalt siding.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Grade rises above base of siding and wood framing at south and east of home there are signs of severe water damage at interior.

East wall of original structure has been clad with a variety of materials.

Photo Numbers: 7,8,9,10,11,12,14,34

Illustration Numbers: 2,3,4,5,6

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

6. Foundation

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

Element/Feature: **Foundation**

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

Describe existing feature:

There is a sandstone retaining wall at mechanical crawlspace but no visible sign of foundation.

A small section of concrete foundation is visible at south wall.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

No visible foundation at addition and only a small section of concrete foundation is visible at south wall of original structure.

Photo Numbers: **25,26** 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. 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: **Covered Porches**

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

Describe existing feature:

There are 2 concrete slab porches with framed roofs on the home. 1 at west side of original structure and 1 at west side of addition.

The porch roofs are supported by 4x4 wood posts

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The eave at north of the porch cover roof at the original structure comes very close to the south eave of the addition. This space has been filled in with low sloped roof over various materials.

Photo Numbers: **7,8,28,29,35,37** Illustration Numbers: **2,3**

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

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 Systems**

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

Estimated date of construction: Unknown

Describe existing feature:

Mechanical equipment is located in crawl space. Furnace flue runs up through kitchen, attic, and out the east slop of the roof at addition.
Electrical and meter is located at front porch.
Gas meter is located to north of front porch.
Water meter is located at off street parking.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

All mechanical, electrical, and plumbing systems will be removed and replaced with new code compliant systems.

Photo Numbers: 31,32,36,37,43 Illustration Numbers: _____

Door Survey Form

Total number of door openings on the exterior of the structure	7
Number of historic doors on the structure	6
Number of existing replacement/non-historic doors	1
Number of doors completely missing	0
Number of doors to be replaced	7

Door #	Exist. Cond.	Describe any deficiencies	Photo #	Historic
101	Fair	finish on door has worn off and wood is weathered	2,3,8	no
102	Fair	Jamb is out of square and door is difficult to open	2,3,7	yes
103	Fair	Door has been covered over from outside	2,5,12	yes
104	Fair	Wood is worn and hardware rusted	2,21	yes
105	Fair	Wood is worn and hardware rusted	2,21	yes
106	Fair	Wood is worn and hardware rusted	2,21	yes
107	Fair	Garage has settled and door is out of square	2	yes
108	Fair	Garage has settled and doors are out of square	2,15	yes

Window Survey Form

Total number of window openings on the exterior of the structure	13
Number of historic windows on the structure	13
Number of existing replacement/non-historic windows	10
Number of windows completely missing	0
Number of windows to be replaced	13

Win. #	Exist. Cond.	Describe any deficiencies	Photo #	Historic
A	Fair	Newer window installed outside historic	2,6,7	yes/no
B	Fair	Newer window installed outside historic	2,3,7	yes/no
C	Fair	Newer window installed outside historic	2,3,8,37	yes/no
D	Fair	Newer window installed outside historic	2,3,8,38	yes/no
E	Fair	Newer window & metal grate outside historic	2,5,10,39	yes/no
F	Fair	Newer window & metal grate outside historic	2,5,10,39	yes/no
G	Fair	Newer window & metal grate outside historic	2,4,10,43,44	yes/no
H	Fair	Newer window installed outside historic	2,5,11,44	yes/no
J	Fair	Newer window installed outside historic	2,3,6,14	yes/no
K	Fair	Newer window installed outside historic	2,7	yes/no
L	poor	wood is worn, glass pane is broken	2,17	yes
M	poor	wood is worn	4,40	yes
N	poor	wood is worn	5,41	yes

11. Interior Photographs

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

Element/Feature: **Interior**

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

Estimated date of construction: **Varies**

Describe existing feature:

Updates have been made over time to the interior.
All areas will be gutted and remodeled.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Floor is deteriorating in several areas.
There is water damage in several areas. The worst damage is at east and south exterior walls.

Photo Numbers: **42,43,44,45,46,47,48** Illustration Numbers: _____

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____

APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK SIGNIFICANT DISTRICT: _____

NAME: Residence

ADDRESS: 173 Daly Avenue

Park City, UT 84060

TAX ID: PC-622 OR _____

SUBDIVISION: _____ OR _____

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray, Architect

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

EMAIL: degrayarch@qwestoffice.net

Site Design

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

Element/Feature: **Retaining Walls and Fences**

- 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 stacked rock retaining wall will be built just inside the east property line to retain the steep slope to east.
 A stacked rock retaining wall will be built in front yard to create a landscape feature and retain grade at southwest corner of proposed accessory building.
 A 6' tall board formed concrete wall will be built at south property line around proposed concrete patio area to retain grade of neighboring property and provide privacy.
 A 6' tall wood privacy fence will be built at south property line and just inside west setback line.

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: **Foundation and Framing**

- 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 exterior wall framing is to be sistered with new 2x6 framing..
 All historic structures (house, garage, shed) will be stabilized and lifted in place.
 Area below existing historic house and area of proposed accessory building is to be excavated for new basement living space.
 Existing main level floor framing is to be evaluated and sistered with new engineered floor framing per engineer.
 New concrete footings and foundations will be poured.
 Existing structures are to be lowered and secured with hold downs per structural engineer.
 Existing roof and attic floor framing is to be removed and reconstructed per structural engineer.

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:

All existing roofs are to be removed and reconstructed per structural engineer. New architectural composition shingles are to be installed at historic home, historic shed (converted to 1/2 bath and mud room), proposed utility room connector, and proposed accessory building.
 New standing seam metal roof to be installed at historic garage.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Chimneys**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Existing brick chimney has been removed above roof line. This chimney will be removed completely.
 A new faux brick chimney with metal cap will be built at the south facing slope of the hip roof on the most prominent form of the historic home.

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: **Wall Framing**

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 exterior wall framing is to be sistered with new 2x6 framing to increase strength and insulation value.

Element/Feature: **Siding**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Walls are to be clad with new siding.
Main house, garage, and upper level of accessory building to be drop siding with profile to match remaining historic siding at east wall of home.
Historic shed, utility connector, and main level of accessory building to be 12" vertical wood lap siding.

Foundation

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

Element/Feature: **Concrete Foundation**

- 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 historic structures (house, garage, shed) will be stabilized and lifted in place. Area below existing historic house and area of proposed accessory building is to be excavated for new basement living space. New concrete footings and foundations will be poured. Existing structures are to be lowered and secured to foundation with hold downs per structural engineer.

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: **Porches**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

There are 2 historic porches. The roofs will be stabilized with horizontal braces in order to lift the home. New concrete porch stoops will be poured and new 6x6 wood posts are to be installed to support roofs.

A new porch will be installed at north elevation of proposed accessory building.

Doors

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

Element/Feature: **Doors**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

All remaining historic doors are in disrepair and are to be removed and replaced with new doors of historic scale and design. New doors added to the historic structure and additions to also be of historic character.

Element/Feature: **Faux Door**

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 entry door at the west side of the most prominent historic form will be closed off. A faux door will be built at this location to match the design and finish of the new door installed to the left (north)

Windows

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

Element/Feature: **Windows** _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

All remaining historic windows are in disrepair and are to be removed and replaced with new windows of historic scale and design. New windows added the the historic structure and additions to also be of historic character.

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: **MEP Systems**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

All existing mechanical, electrical, and plumbing systems are to be removed and replaced with new code compliant systems.

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: **Additions**

- 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:

An addition will be made to the north end of the west wall of the historic home. This utility space will act as a connector to the historic shed which will be rehabilitated as additional living space.

An accessory building will be added to west of existing home.

New lower level living space will be created below historic home and added accessory building. These basement areas will be connected by a subterranean hallway.

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: _____

































