



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 158 Main Residence
ADDRESS: 158 Main
TAX ID: SAL-1 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: Ed Godycki & Helen Wallace Godycki
MAILING ADDRESS: PO Box 542
Park City UT 84060
PHONE #: 818 () 207 - 2055 FAX #: () -
EMAIL: ed@robbwallace.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Kevin Horn, Horn and Partners Architecture
PHONE #: (801)232 -9333
EMAIL: kevin@hornandpartners.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. 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: Ed Godycki

Mailing PO Box 542

Address: Park City UT 84060

Phone #: (818) 207 -2055 Fax #: () -

Email: ed@robbwallace.com

Type of Application: HDDR and Preservation Plan

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Hellen E. Wallace

Mailing Address: PO Box 542

Park City UT 84060

Street Address/ Legal 158 Main St

Description of Subject Property: Lot 1 Saldarini Replat

Signature: _____ Date: _____

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: SITE & FEATURES

This involves: An original part of the building

A later addition

Estimated date of construction: _____

Describe existing feature:

The site and features include a walk and fence from the sidewalk, driveway and rear deck. The site descends to a stream with a rock retaining wall that exists outside the property line

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The residence sits below the sidewalk and is subject to potential runoff from the city street. Driveway has a retaining wall to step down to the adjacent lot to the north. This wall will be rebuilt to new driveway grading.

SURVEY

Photo Numbers: 1 Illustration Numbers: _____

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor in the State of Utah. I further certify that the topographic survey has been made under my direction of the lands shown and that the same is a true and correct representation of the land surveyed at the time the field work was completed and in compliance with generally accepted industry standards for accuracy.



NOTES

1. Site Benchmarks: Water valve
Elevation=7138.58'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey completed on January 13, 2017.
4. Property corners were set or found.
5. Snow coverage at the time of survey was approximately 18"-30". As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.



LINE	BEARING	DISTANCE
L1	N 15°50'48" E	2.71
L2	N 83°17'00" W	1.95
L3	N 18°50'35" W	1.31
L4	N 07°20'56" E	0.33

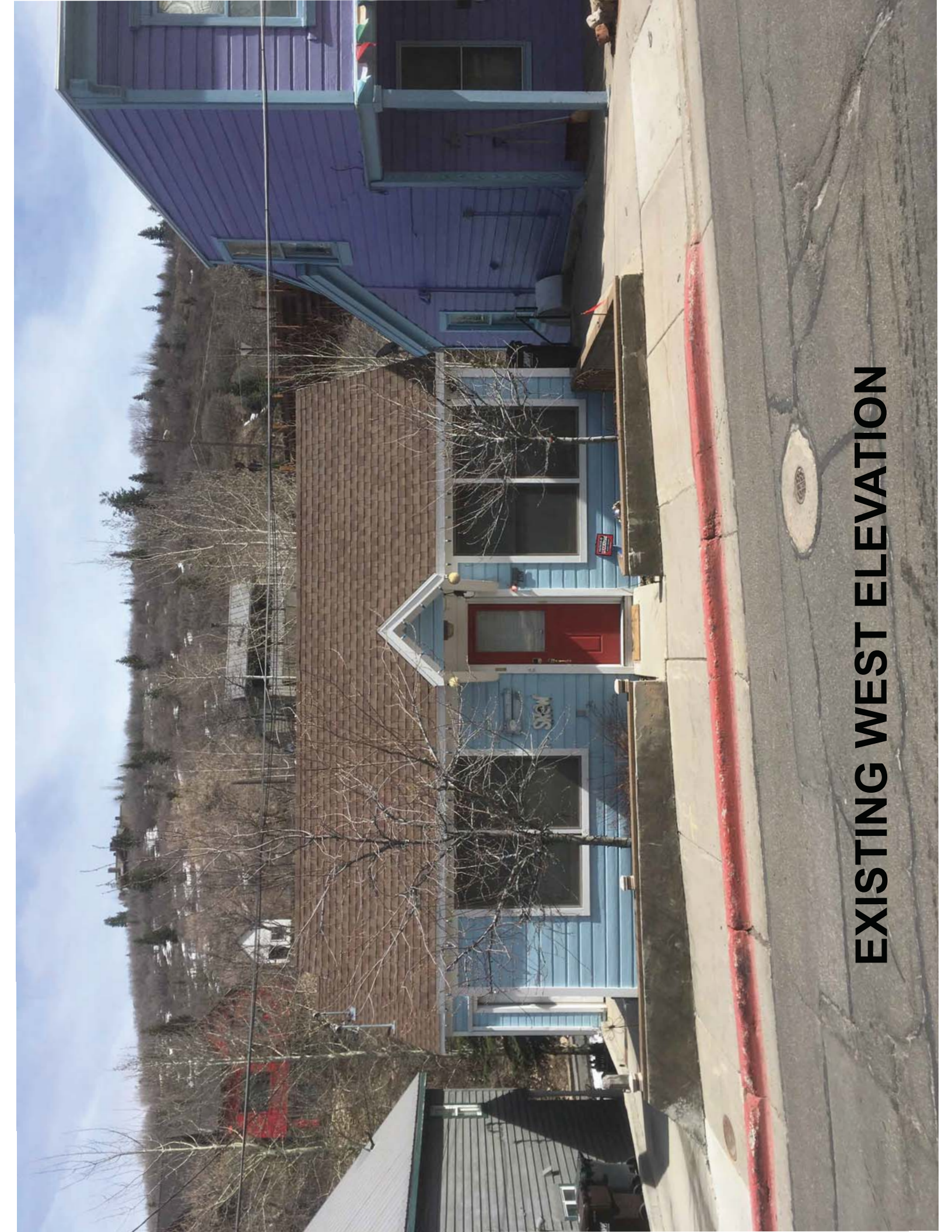


EXISTING CONDITIONS & TOPOGRAPHIC MAP
158 MAIN STREET SURVEY
BLOCK 20, PARK CITY SURVEY

STAFFS:
 MARSHALL KING
 MARTY ANDERSON
 JOHN BEITZ

DATE: 1/23/17

FOR: WASATCH ENGINEERING CONTRACTORS, INC.
 JOB NO.: 8-11-16
 FILE: K:\Work\CitySurvey\089\Job\Topo2016\081116.dwg



EXISTING WEST ELEVATION

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: STRUCURE

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

Estimated date of construction: 1890 - 1907

Describe existing feature:

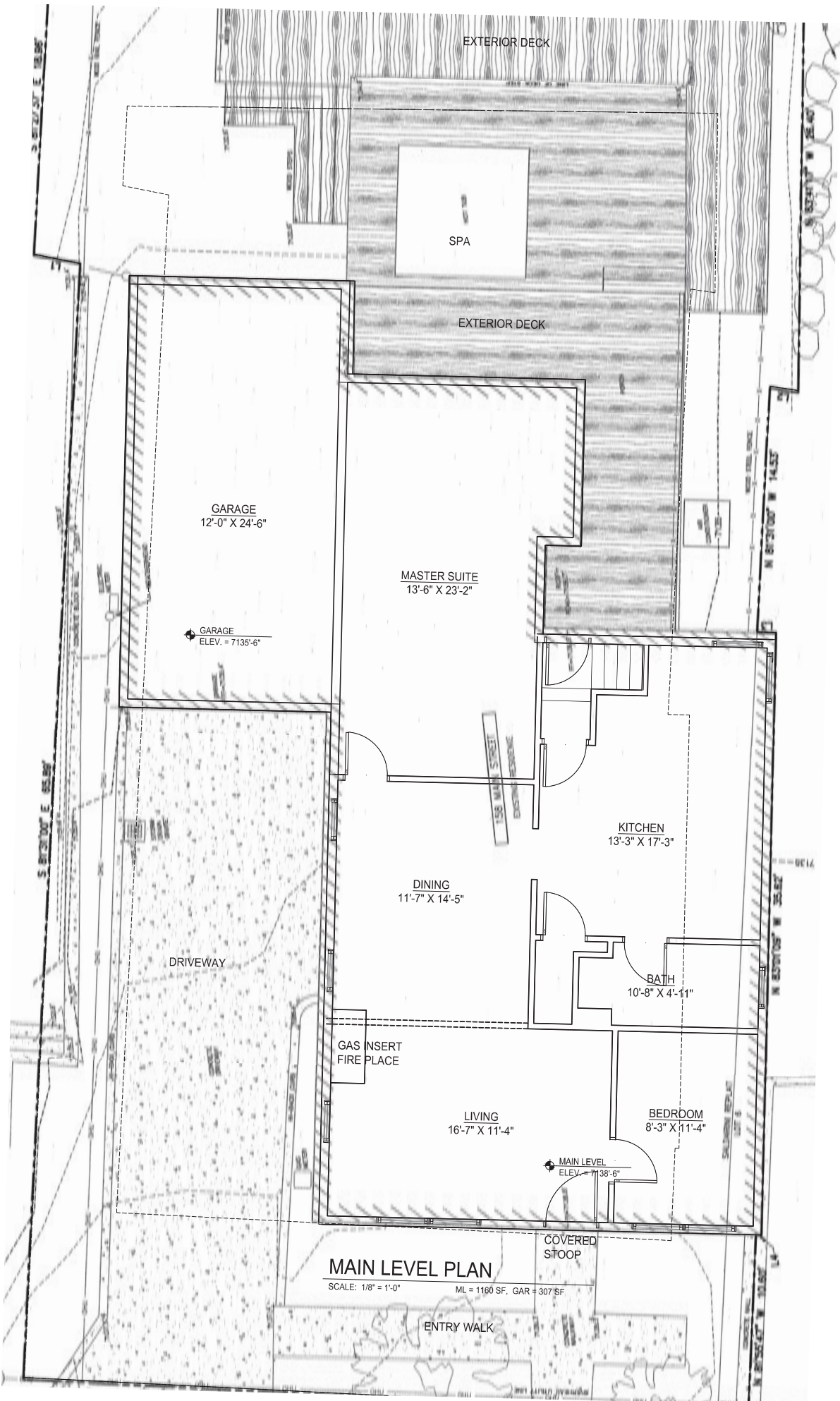
The structure existing basement foundation and framed walls and roof. The foundation has 8"-10' ceilings and houses an exercise room, laundry, craft and storage

framing is wood studs and 2x roof framing including historic structure and additions.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

the structure needs to be raised to avoid water from the street. Areas of the foundation need to be replaced and strengthened as the house is raised.

Photo Numbers: 2 Illustration Numbers: PLANS



EXTERIOR DECK

SPA

EXTERIOR DECK

GARAGE
12'-0" X 24'-6"

GARAGE
ELEV. = 7135'-6"

MASTER SUITE
13'-6" X 23'-2"

KITCHEN
13'-3" X 17'-3"

DINING
11'-7" X 14'-5"

BATH
10'-8" X 4'-11"

GAS INSERT
FIRE PLACE

LIVING
16'-7" X 11'-4"

BEDROOM
8'-3" X 11'-4"

MAIN LEVEL
ELEV. = 7138'-6"

COVERED
STOOP

MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0" ML = 1160 SF, GAR = 307 SF

ENTRY WALK

S 81'2"0" E 18'0"

S 81'2"0" E 18'0"

N 81'2"0" W 14.5'

N 81'2"0" W 14.5'

N 81'2"0" W 14.5'

N 81'2"0" W 14.5'

N 81'2"0" W 14.5'



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.

ROOF FORM AND COVERING

Element/Feature: _____

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

Estimated date of construction 1890-1907

Describe existing feature:

The roof was originally covered with tin panels. The first historic structure has gable roof running transversely over the house with a covered wrap-around porch supported by columns. In the historic period, an addition and roof was added to the rear which included a slope roof on the north and south sides with a flat section in the center. The front porch was removed and a small stoop was added. A subsequent addition was added to the rear with gable roofs.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The wrap-around porch area has since been used for a driveway. The porch can be restored but only on the front of the house at the allowed 10' width.

The flat section of roof and associated structure needs replacement to ensure water-tight construction.

Photo Numbers: 3 & 4 Illustration Numbers: ELEVATIONS





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: NO CHIMNEY

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: _____

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: ORIGINAL WALLS

This involves: An original part of the building A later addition Estimated date of construction: PRE 1890

Describe existing feature:

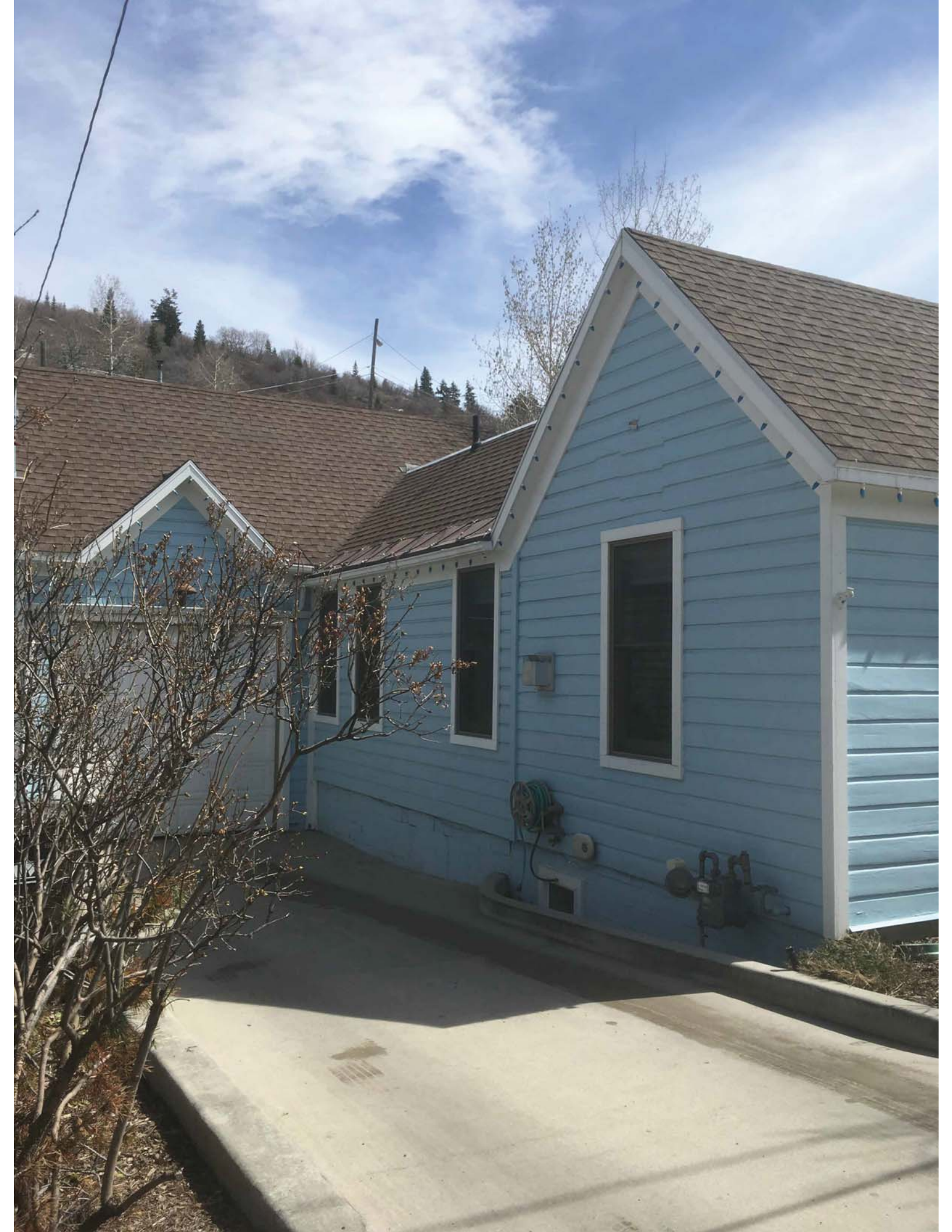
The original first construction includes stud wall with drop siding and trim. Trim consisted of 1/5 casing, sills and heads with 1x5 corner boards used extensively in surrounding properties.

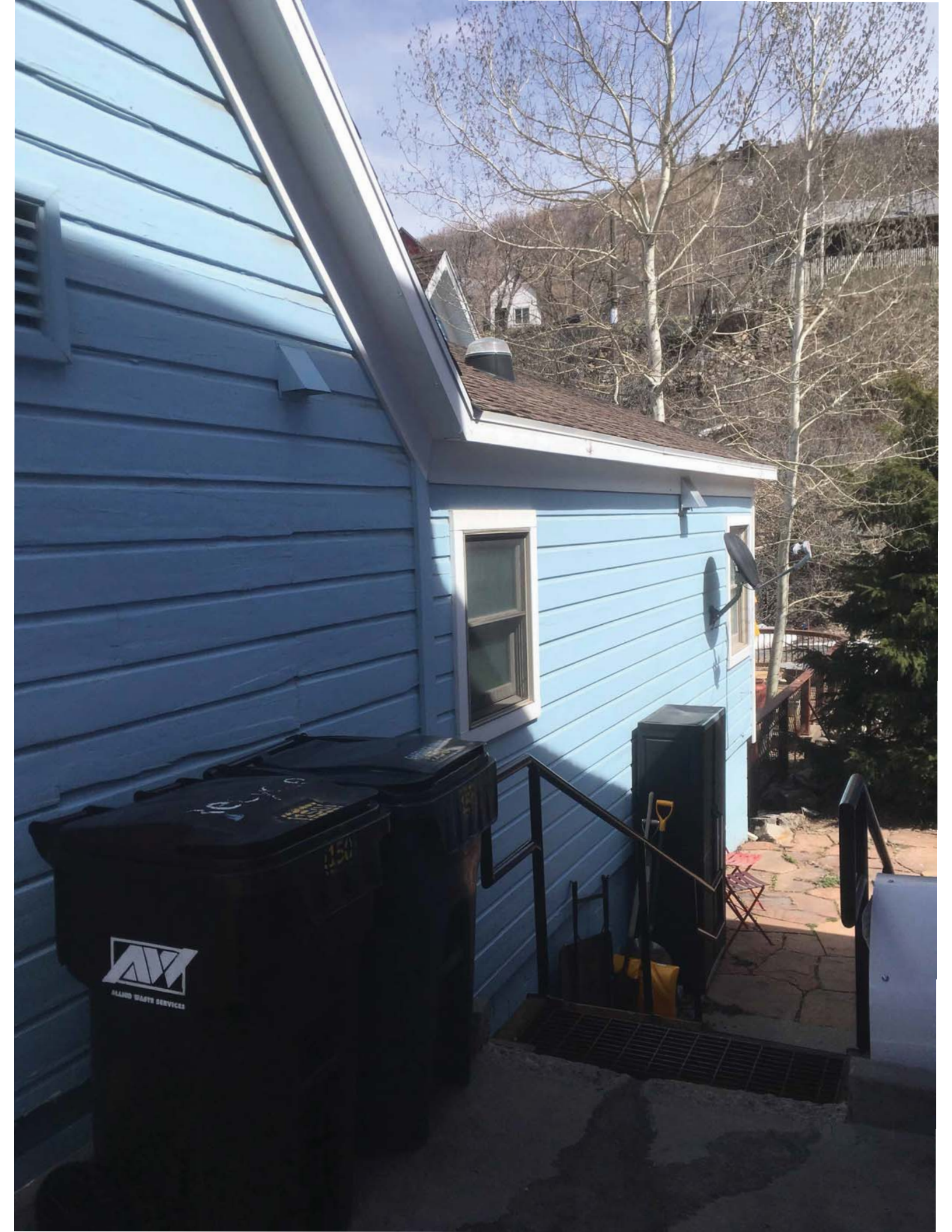
Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Some of the board have been replaced in previous remodels and there are still some to be replaced due to rot. The gable window/vent has been removed and covered over at some point in history.

Photo Numbers: 5-7 Illustration Numbers: SEE PREVIOUS







HISTORIC ADDITION

Element/Feature: _____

This involves: An original part of the building

A later addition

Estimated date of construction: _____

Describe existing feature:

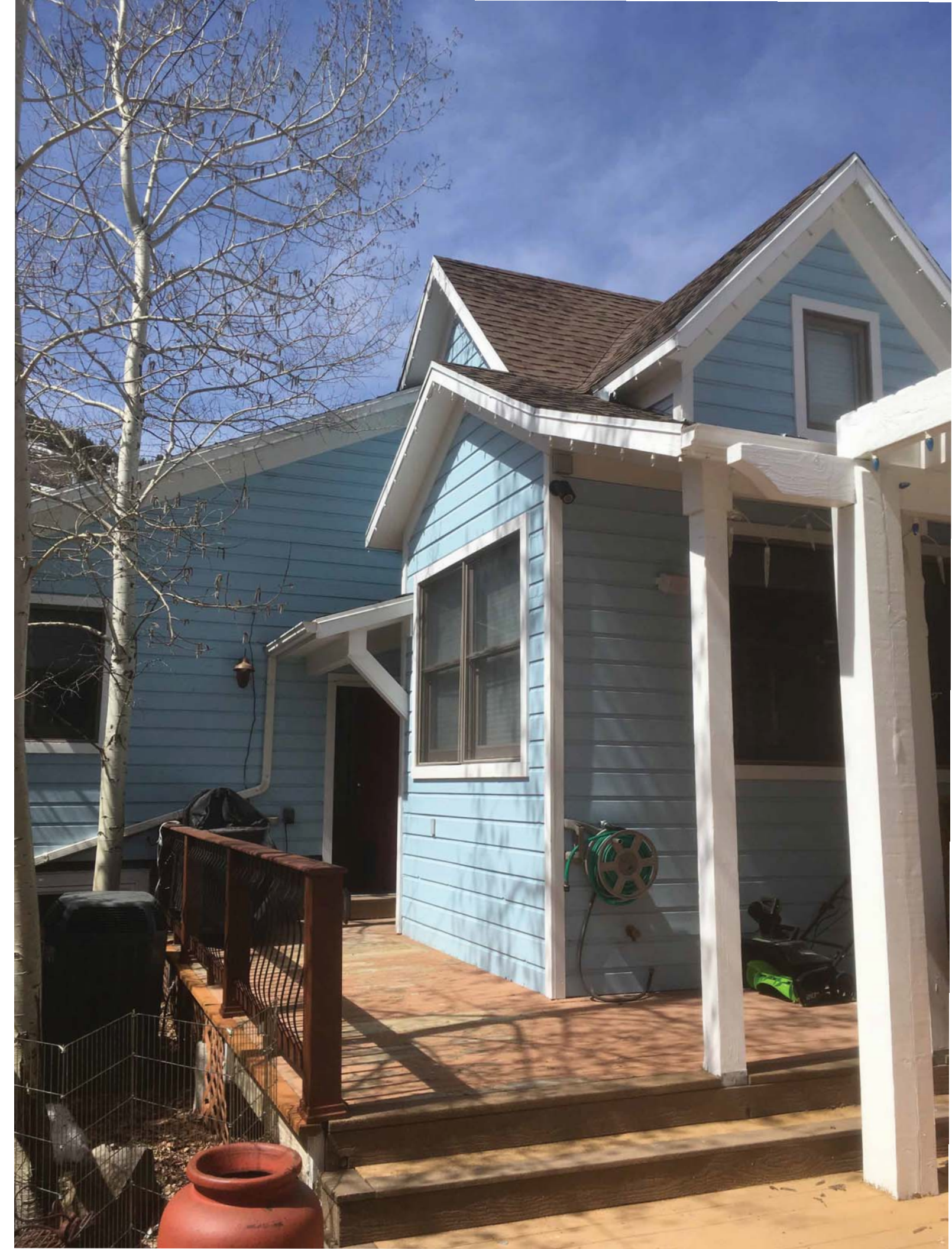
During the historic period a rear addition was added with matching window, and siding was replace with asbestos shingles. The addition spans the rear of the house. The wrap-around porch was removed and a stoop added. The front single pair of windows were replaced with horizontally gridded picture windows.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

This new siding was subsequently removed and replaced with drop siding as original. The front windows were replaced with pairs of hung windows.

Photo Numbers: 8 _____ Illustration Numbers: _____



Element/Feature: MODERN ADDITION

This involves: An original part of the building

A later addition

Estimated date of construction: _____

Describe existing feature:

A rear addition was added and existing features such as siding, casing and windows were replaced, but kept some of the historic nature. The addition has drop siding to match the original that was replaced but has smaller 2.5" casing and corner boards.

Describe any deficiencies:

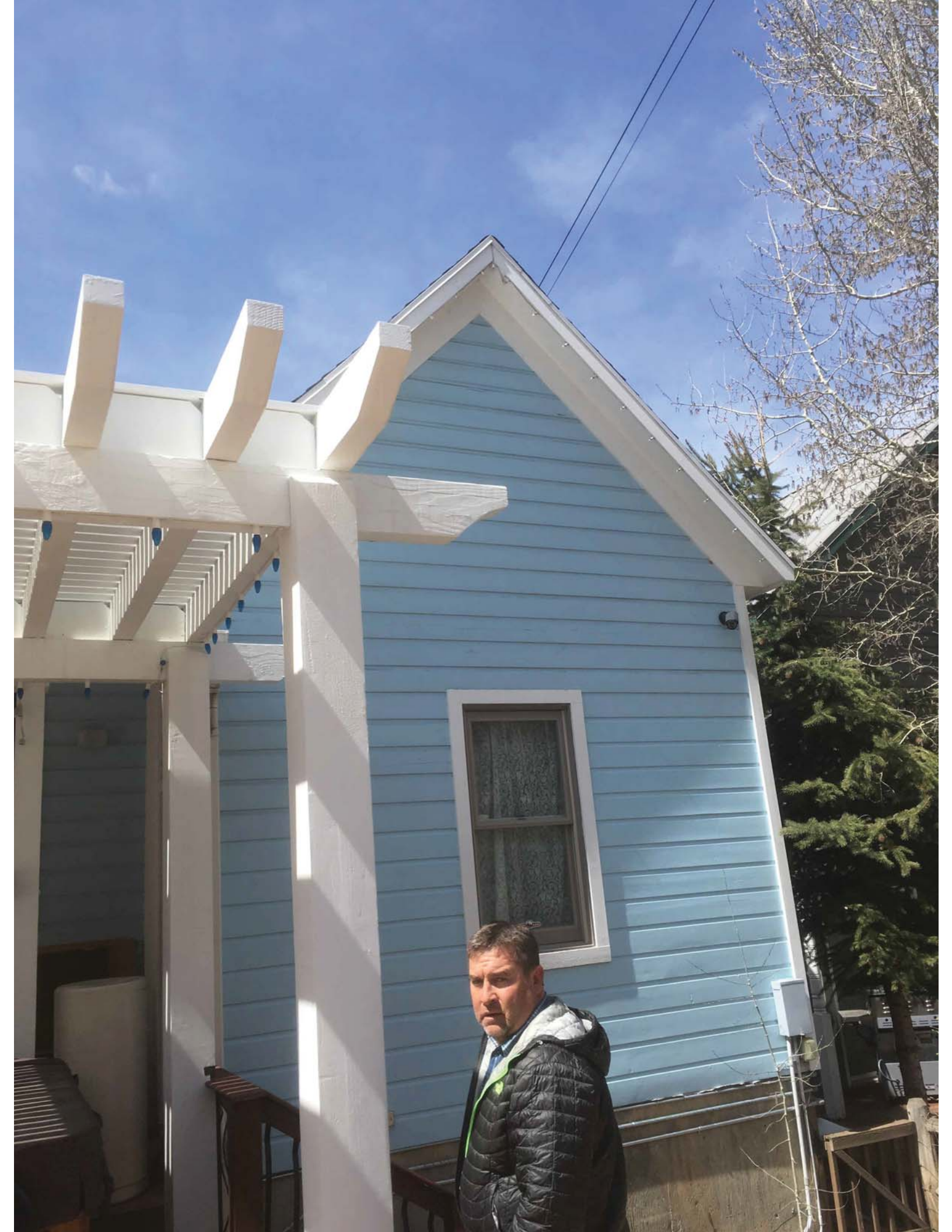
Existing Condition: Excellent Good Fair Poor

Some of the details are inconsistent such as 2.5" casing and corner boards, and window scrdeens.

Photo Numbers: 9-11

Illustration Numbers: SEE ELEVATIONS







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: FOUNDATIONS

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

Estimated date of construction: _____

Describe existing feature:

The basement foundation is original or a part of subsequent historic remodels and additions. it includes a craft area, laundry and storage and a ceiling height of 8'.
By 1907 an addition was added in the same condition
In the 1980's a rear addition was added that includes formed concrete walls housing an exercise room and garage. These walls are deep and have a 10' high ceiling. The tall foundation under the garage was filled to support the garage floor.

Describe any deficiencies:

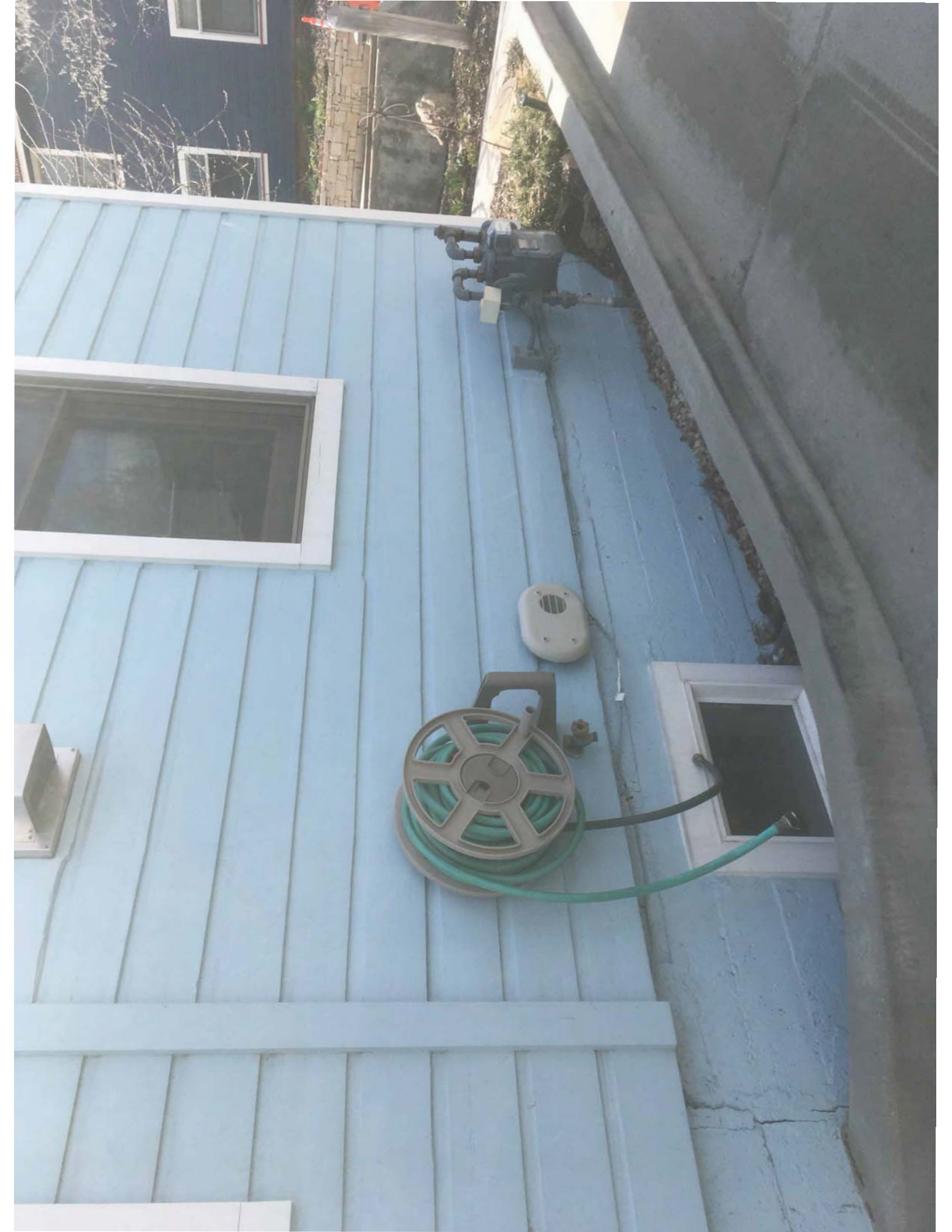
Existing Condition: Excellent Good Fair Poor

The foundation needs to be raised to accommodate the allowed raising of the structure to avoid water issues from the street.

Foundation windows are close to the driveway and are not of proper height for egress.

Photo Numbers 12 & 13

Illustration Numbers: SEE ELEVATIONS





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: WRAP-AROUND & STOOP

This involves: An original part of the building

A later addition

Estimated date of construction: 1890-1907

Describe existing feature:

The original porch was along the front of the house and then wrapped the north elevation. When a historic addition was added to the rear the porch was removed and a small stoop was added over the front door.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The wrap-around cannot be fully reinstalled due to the driveway clearance, however the front portion can be replaced to bring back the historic porch. 10' of the porch can be restored within limits of the LMC.

The stoop roof is small and out of scale for the house. The structure is cantilevered on the wall and can be problematic in heavy snow loads.

Photo Numbers: 14 & 15

Illustration Numbers: SEE

ELEVATIONS





Old Photo

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: SYSTEMS

This involves: An original part of the building

A later addition

Estimated date of construction: 1980;S

Describe existing feature:

The HVAC system was replaced with a natural gas central heating and air system in the last remodel. The system was replaced or adapted from the original fuel burning system.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The system functions but is at the end of its useful life. The existing furnace is due for replacement according to its age.

Photo Numbers: _____ Illustration Numbers: _____

Door Survey Form

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

Number of historic doors on the structure: 2

Number of existing replacement/non-historic doors: 1

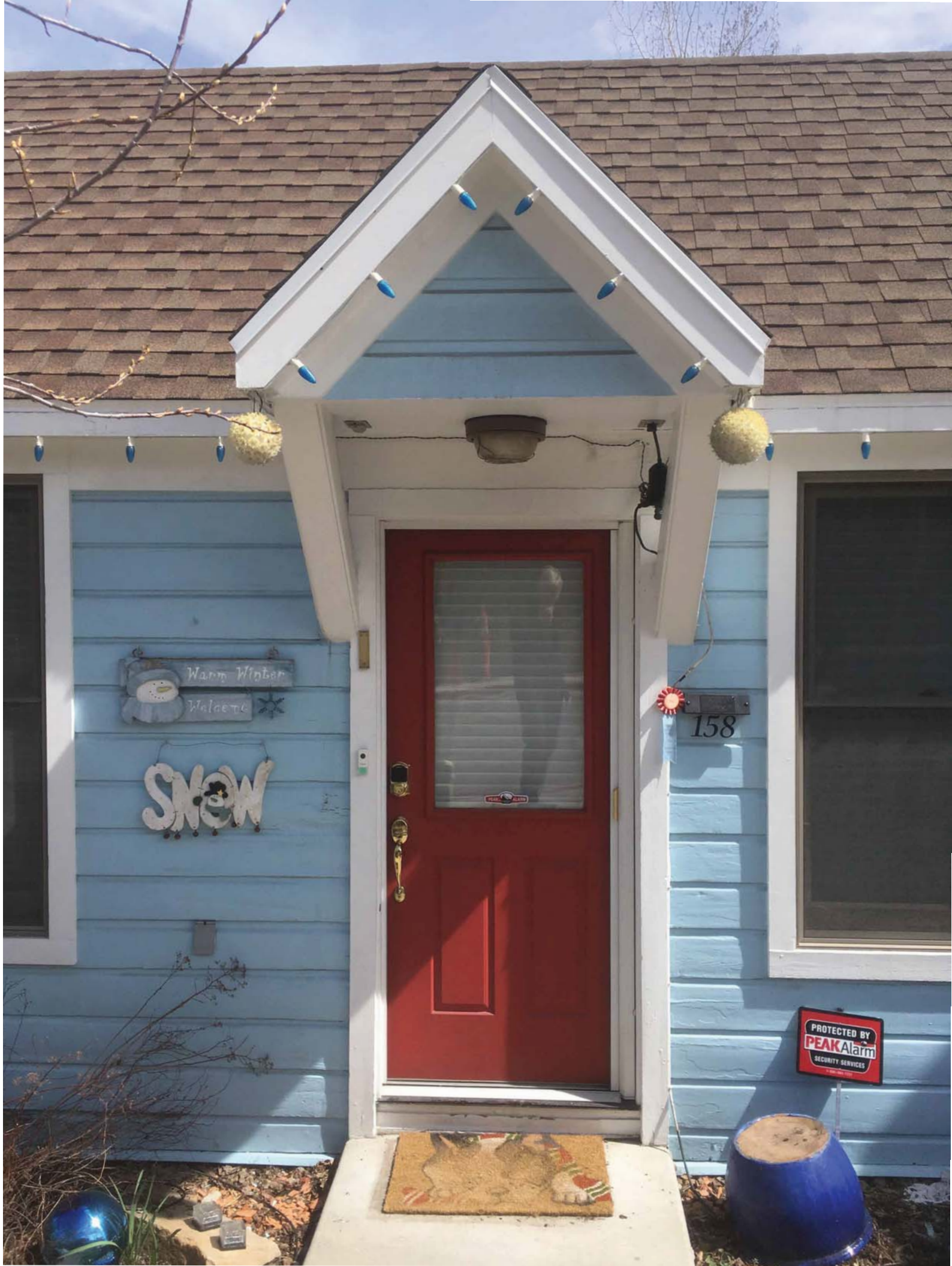
Number of doors completely missing: 0

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

Number of doors to be replaced: 2

Door #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	Photo #:	<i>Historic (50 years or older):</i>
1	Fair Good	not tight	D1	Y
2	Good Good	not tight	D2	Y
3	Fair Good	non-historic garage	D3	Y
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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Warm Winter
Welcome

SNOW

158

PROTECTED BY
PEAK Alarm
SECURITY SERVICES





Window Survey Form

Total number of window openings on the exterior of the structure: 20

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 20

Number of windows completely missing: 0

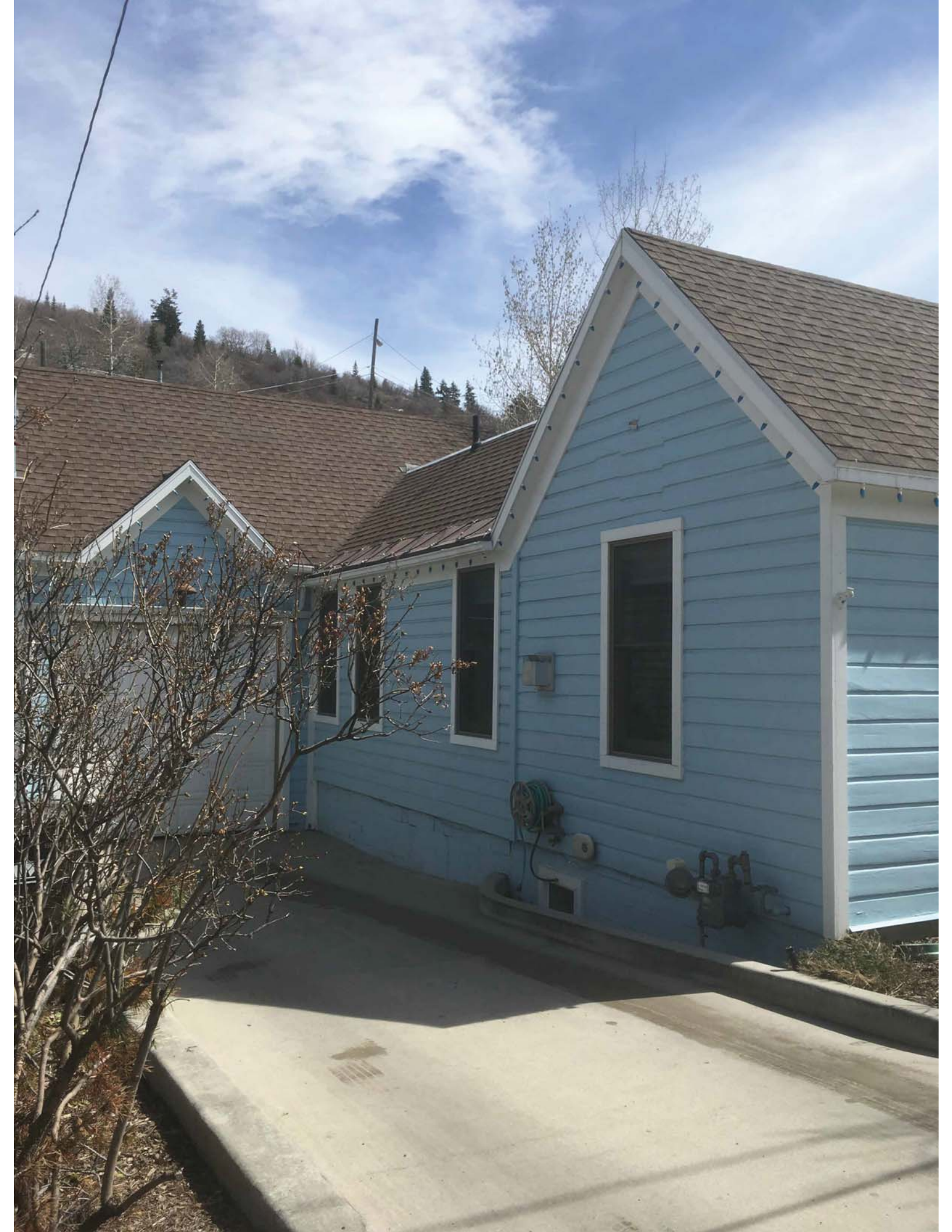
Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: _____

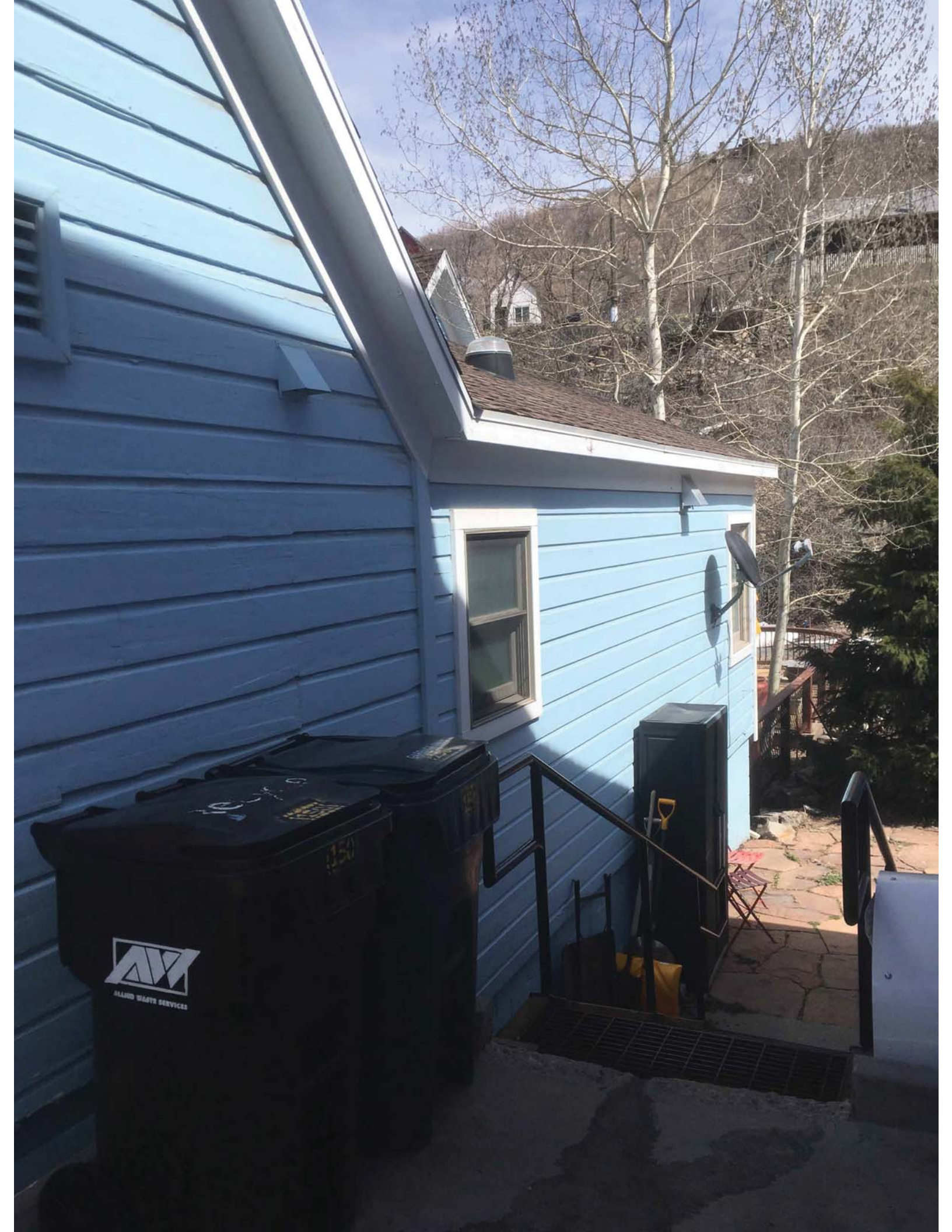
Window #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
1-4	Fair good	non-historic pairs	W1	n
5-10	Fair good		W2	n
11-12	Fair good		W3	n
13	Fair good		W4	n
14-15	Fair good		W5	n
16	Fair good		W5	n
17	Fair good		W6	n
18	Fair good		W7	n
19	Fair good	inadequate size	W7	y
20	Fair good	inadequate size	W8	y
	Fair			
	Fair			
	Fair			

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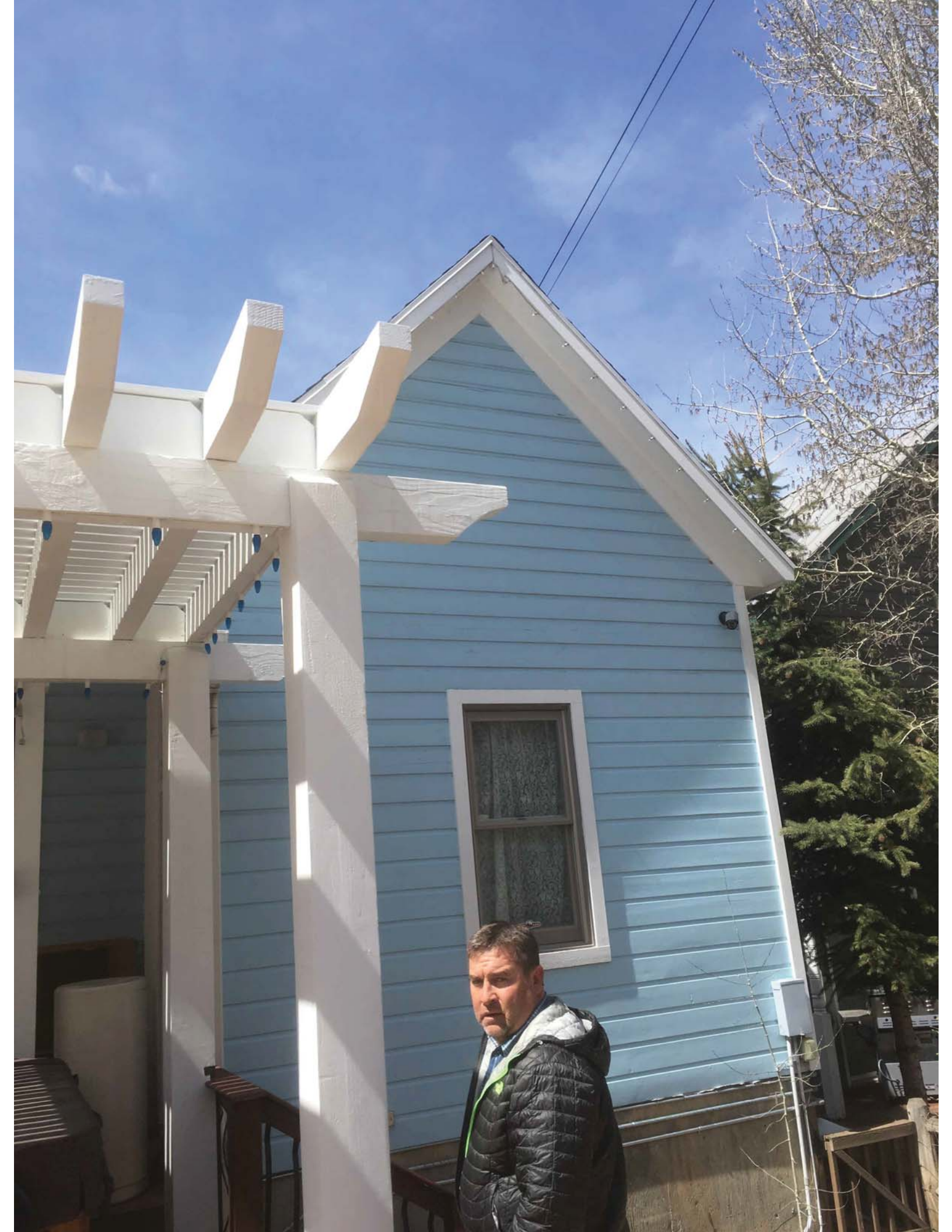


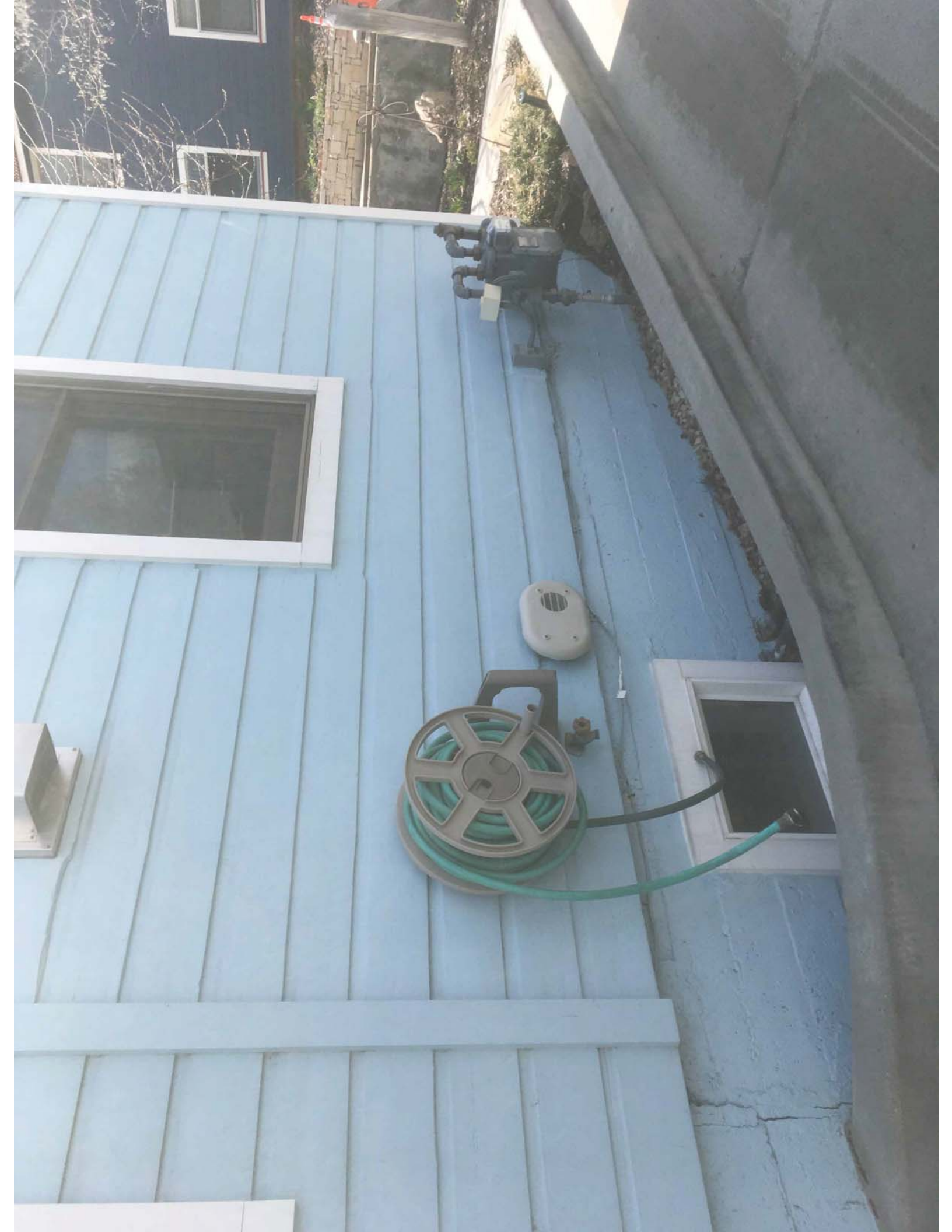














11. Interior Photographs

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

Element/Feature: INTERIORS

This involves: An original part of the building A later addition Estimated date of construction: 1980'S

Describe existing feature:

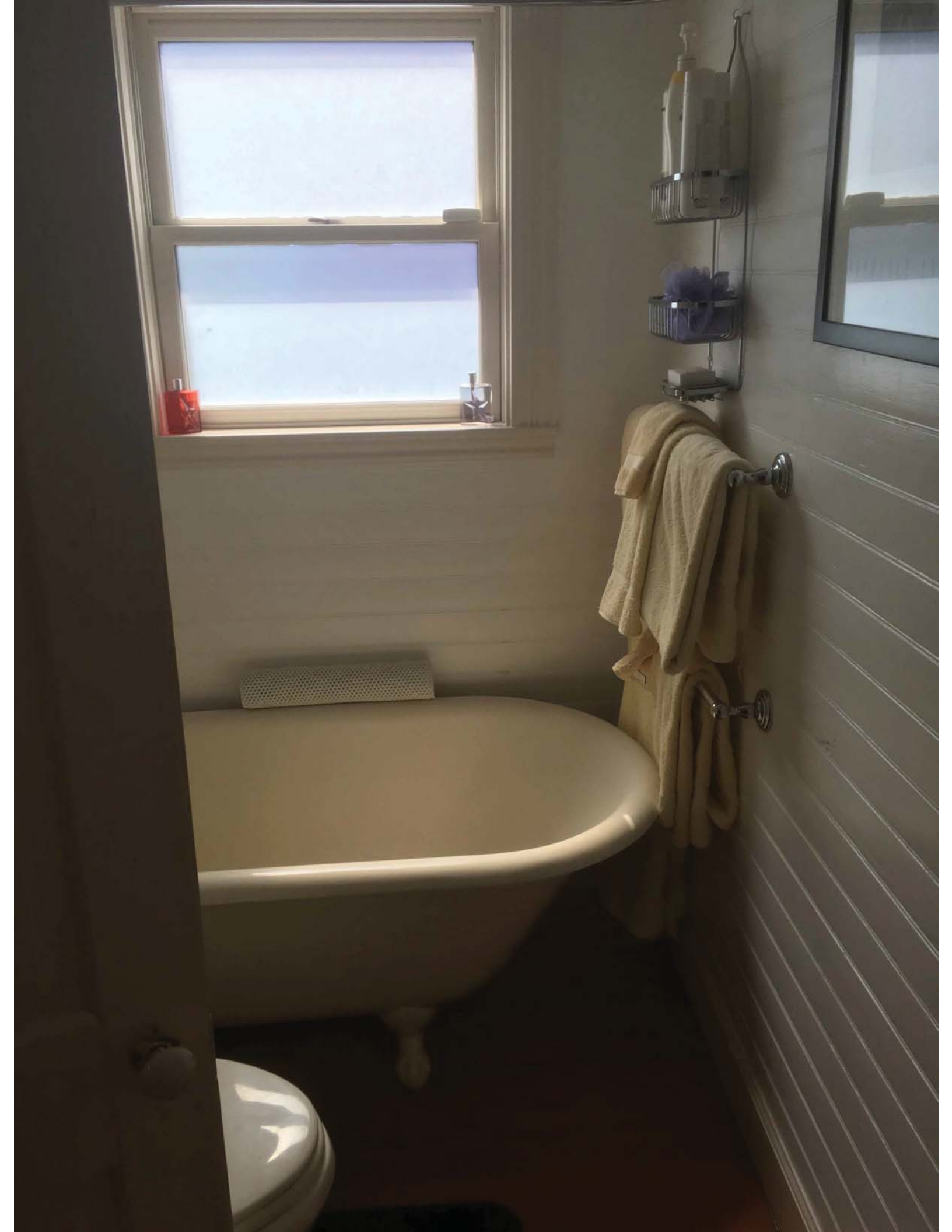
The interior has been completely updated over the years and is not part of the historic restoration requirements of the HDDR

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

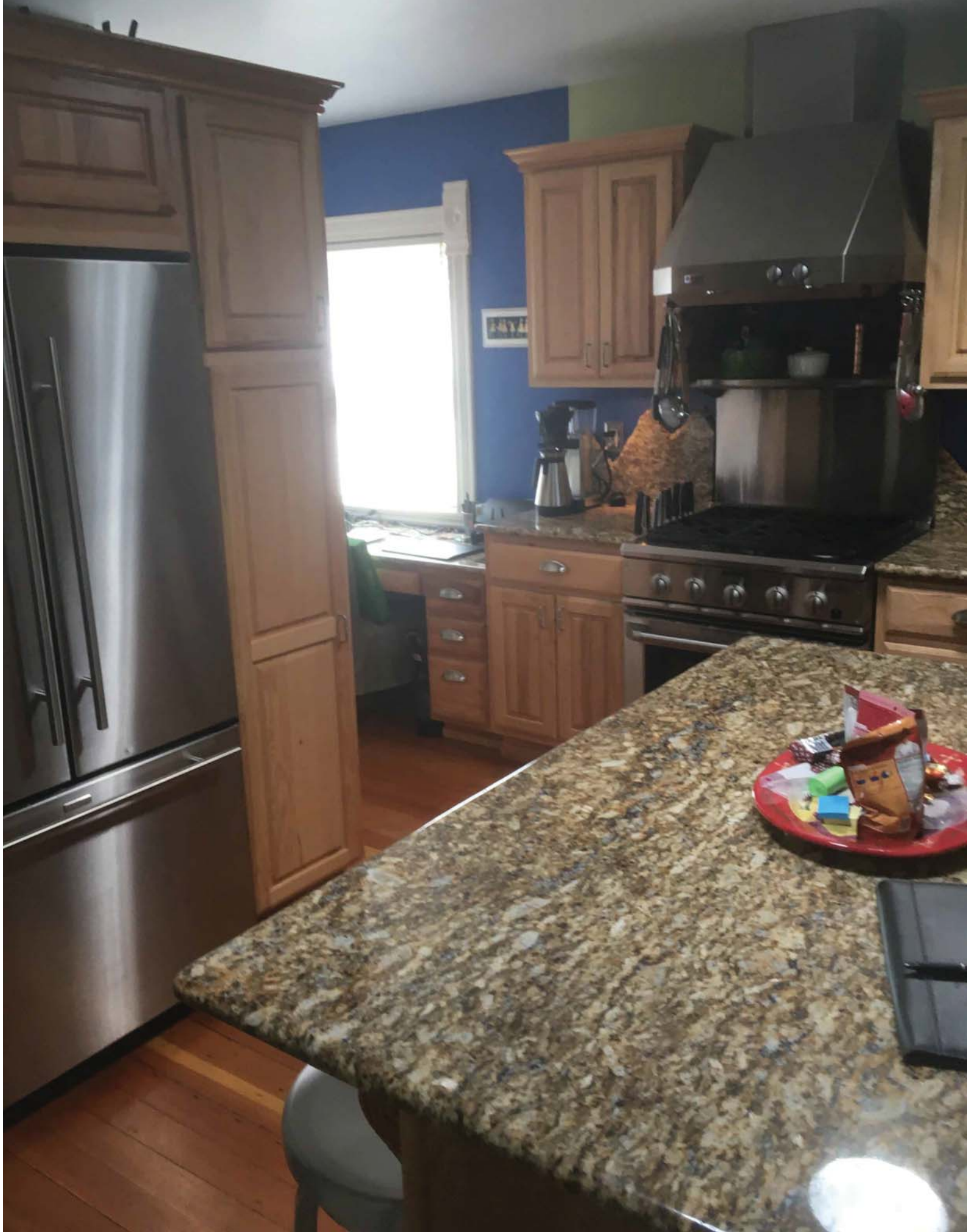
I1 - I16

Photo Numbers: _____ Illustration Numbers: _____





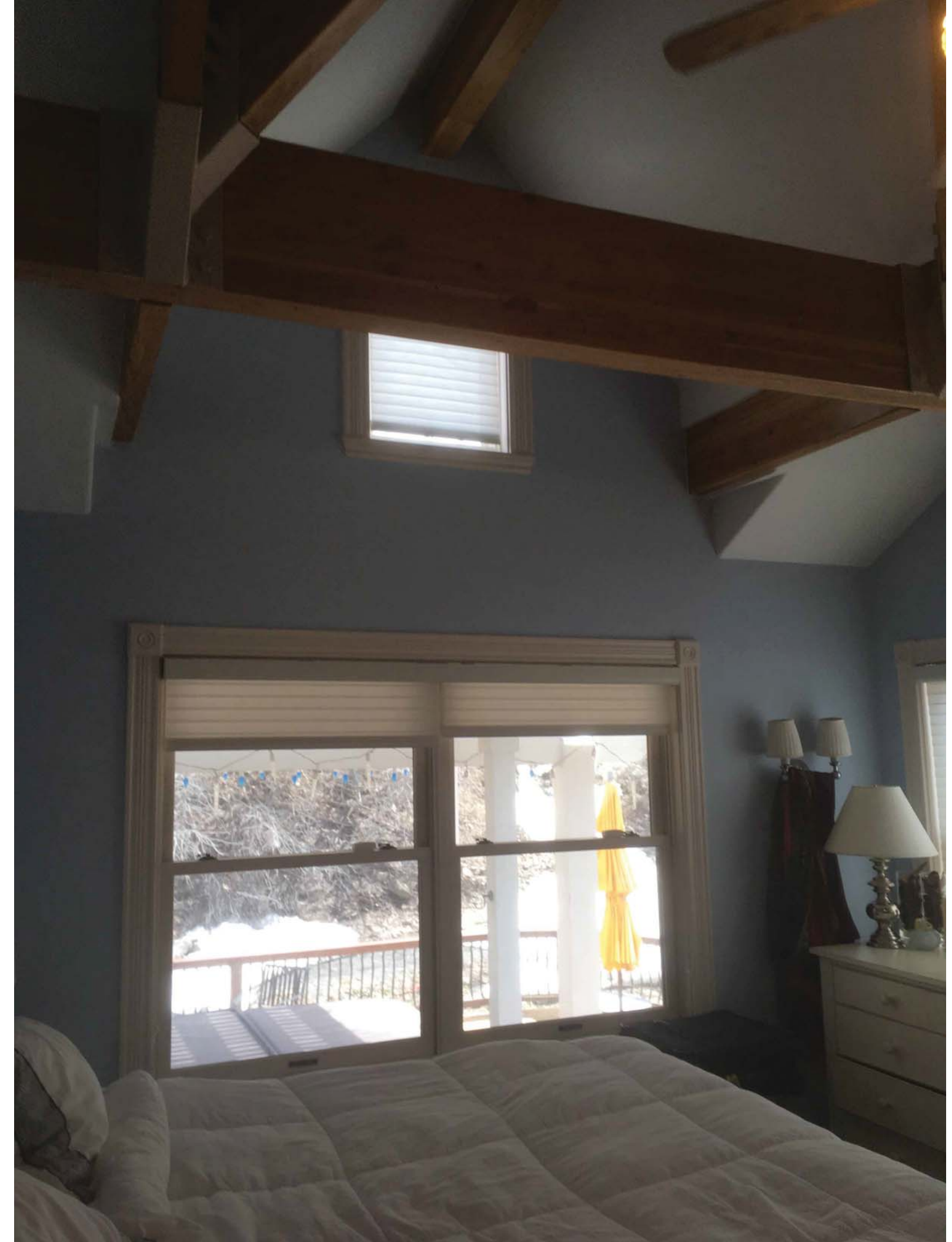


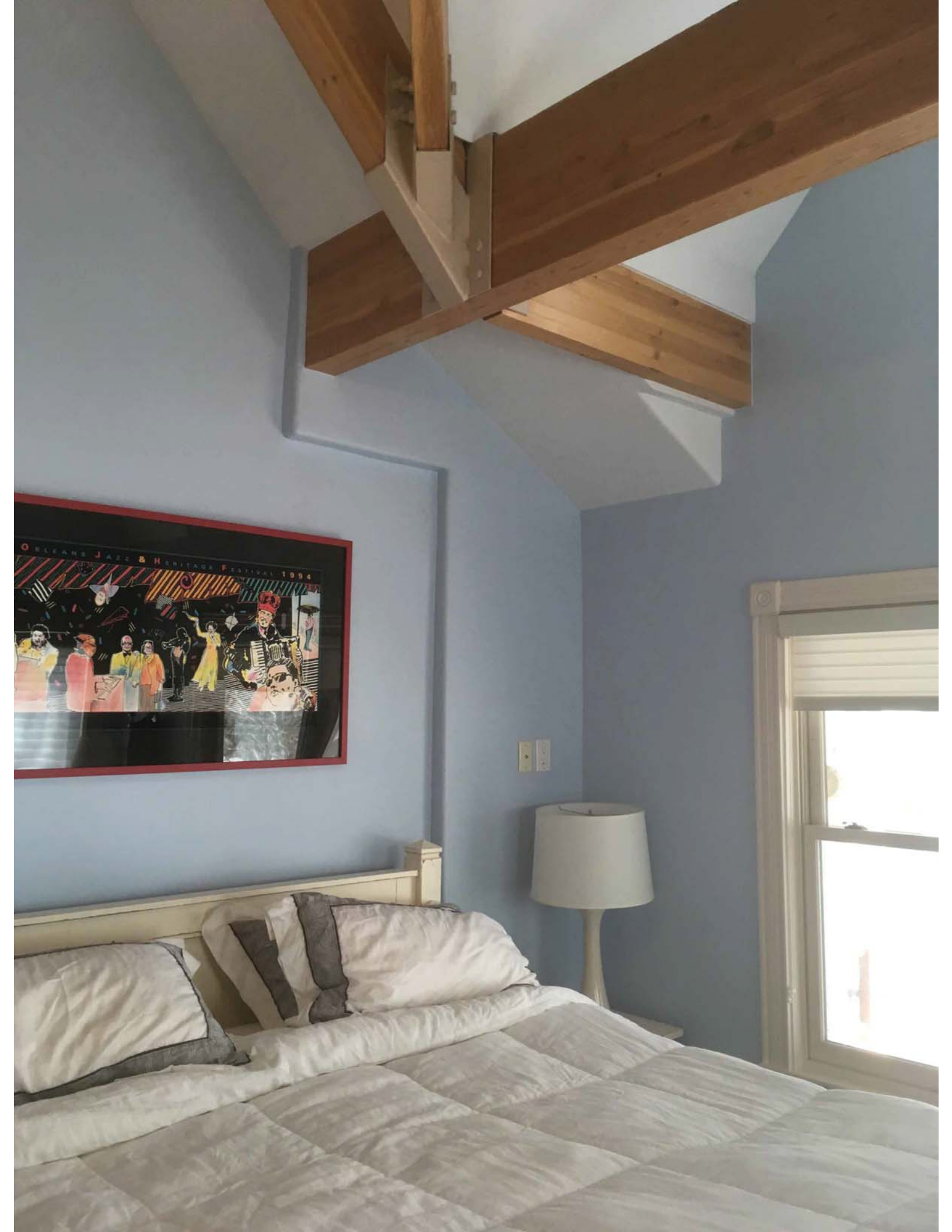






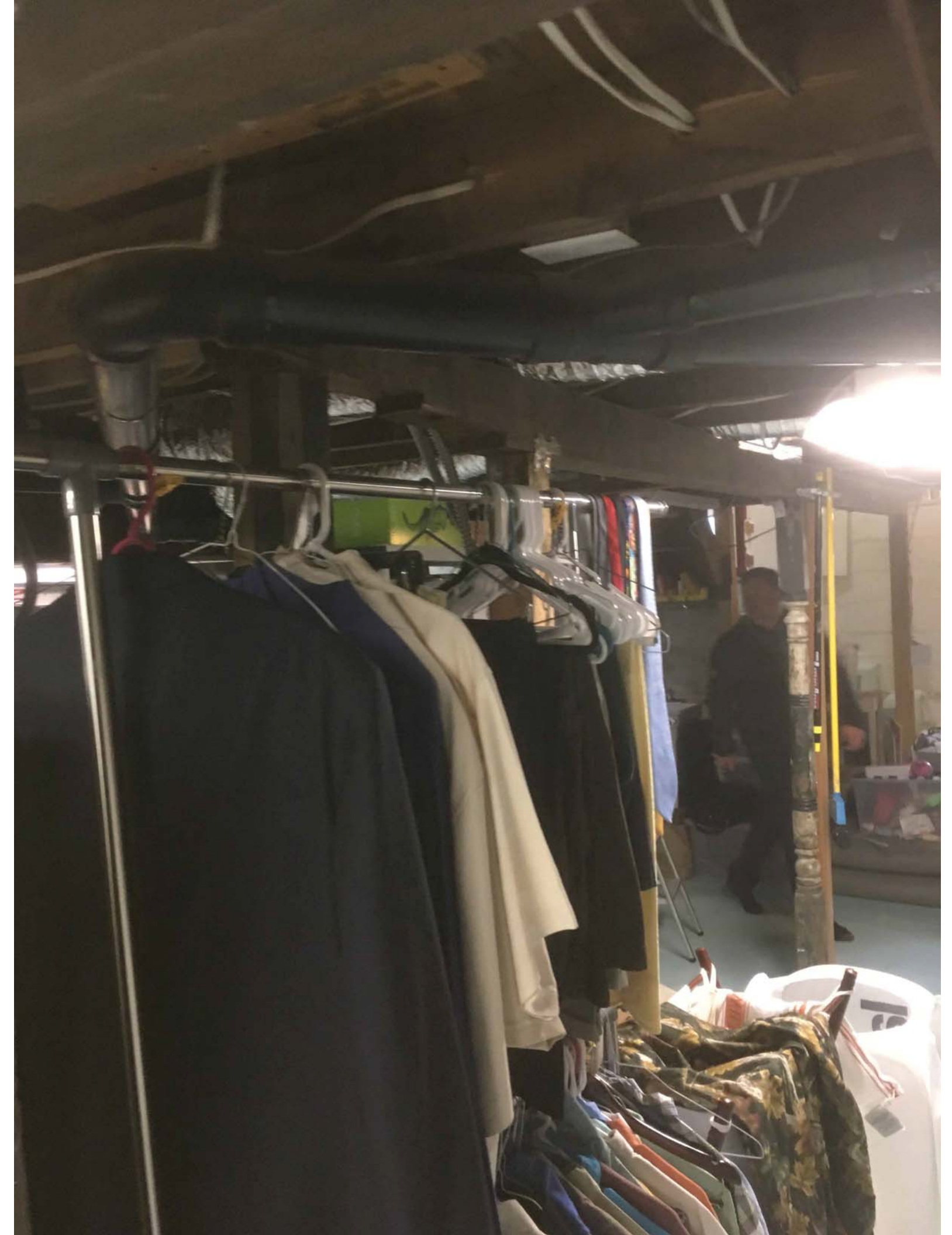




















ED'S SUITS

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: 158 Main Residence

ADDRESS: 158 Main St

TAX ID: SAL-1 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Ed Godycki & Helen Wallace Godycki

PHONE #: (818) 207-2055 FAX #: () -

EMAIL: ed@robbwallace.com

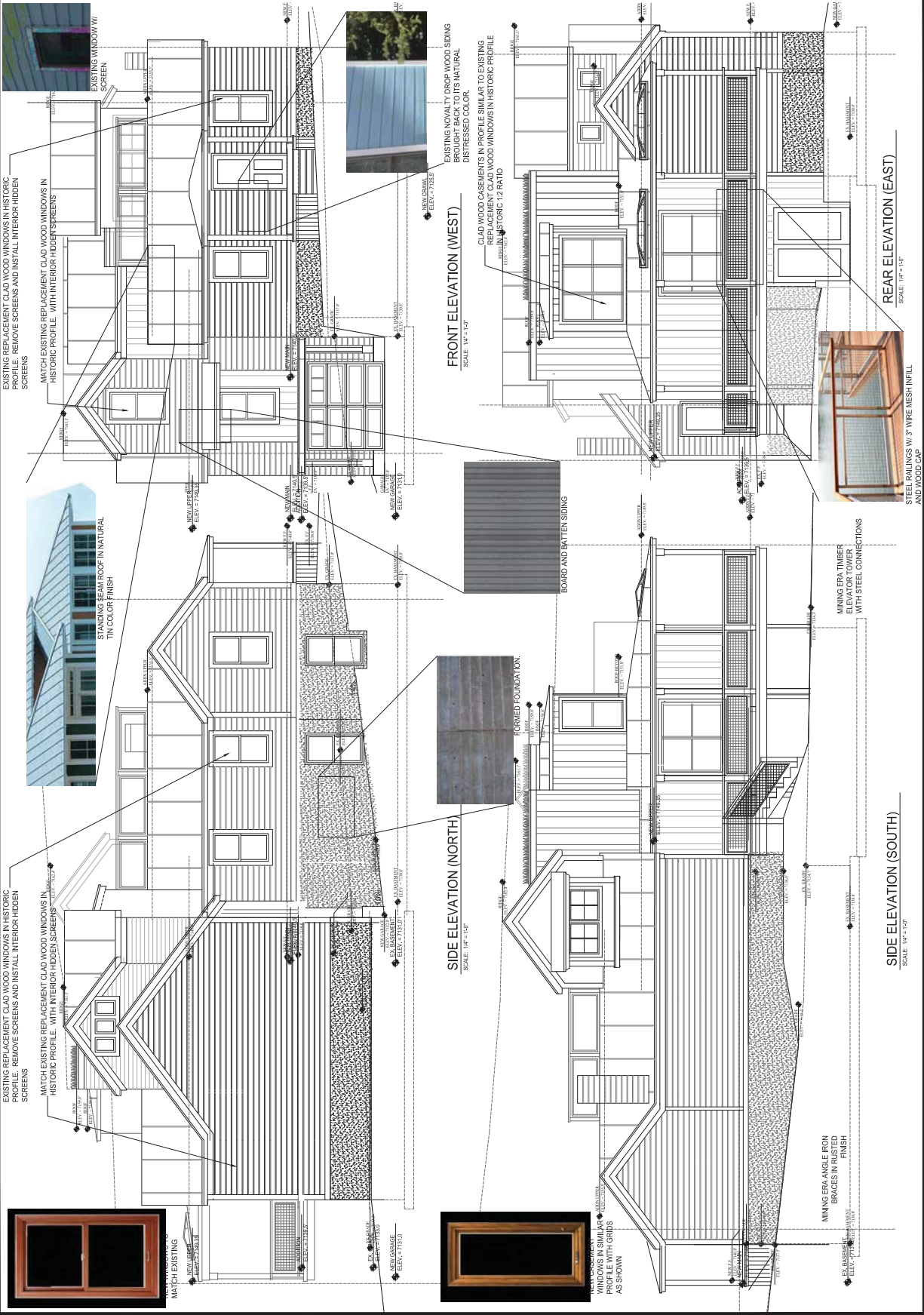


ELIZABETH & ED GODYCKI
 REGISTERED PROFESSIONAL ENGINEER
 158 MAIN ST
 PARK CITY, UTAH 84060

HORN PARTNERS ARCHITECTURE
 P.O. BOX 386 BOUNTIFUL, UT 84011-386
 PH. 801.933.4676 or 801.295.4576
 FAX 801.299.1111 www.hornpartners.com

JOB NO.	
FILE NO.	
CHECKED BY:	
DRAWN BY:	
DATE:	3-27-2018
158 MAIN RESIDENCE	
158 MAIN ST PARK CITY, UT	

NEW ELEVATIONS
A3.01





ELIZABETH & ED GODYCKI
 158 MAIN ST
 PARK CITY, UTAH 84060

HORN PARTNERS ARCHITECTURE
 P.O. BOX 386 BOUNTIFUL, UT 84011-386
 PHN 801.993.4676 or 801.295.4676
 FAX 801.299.1111 www.hornpartners.com

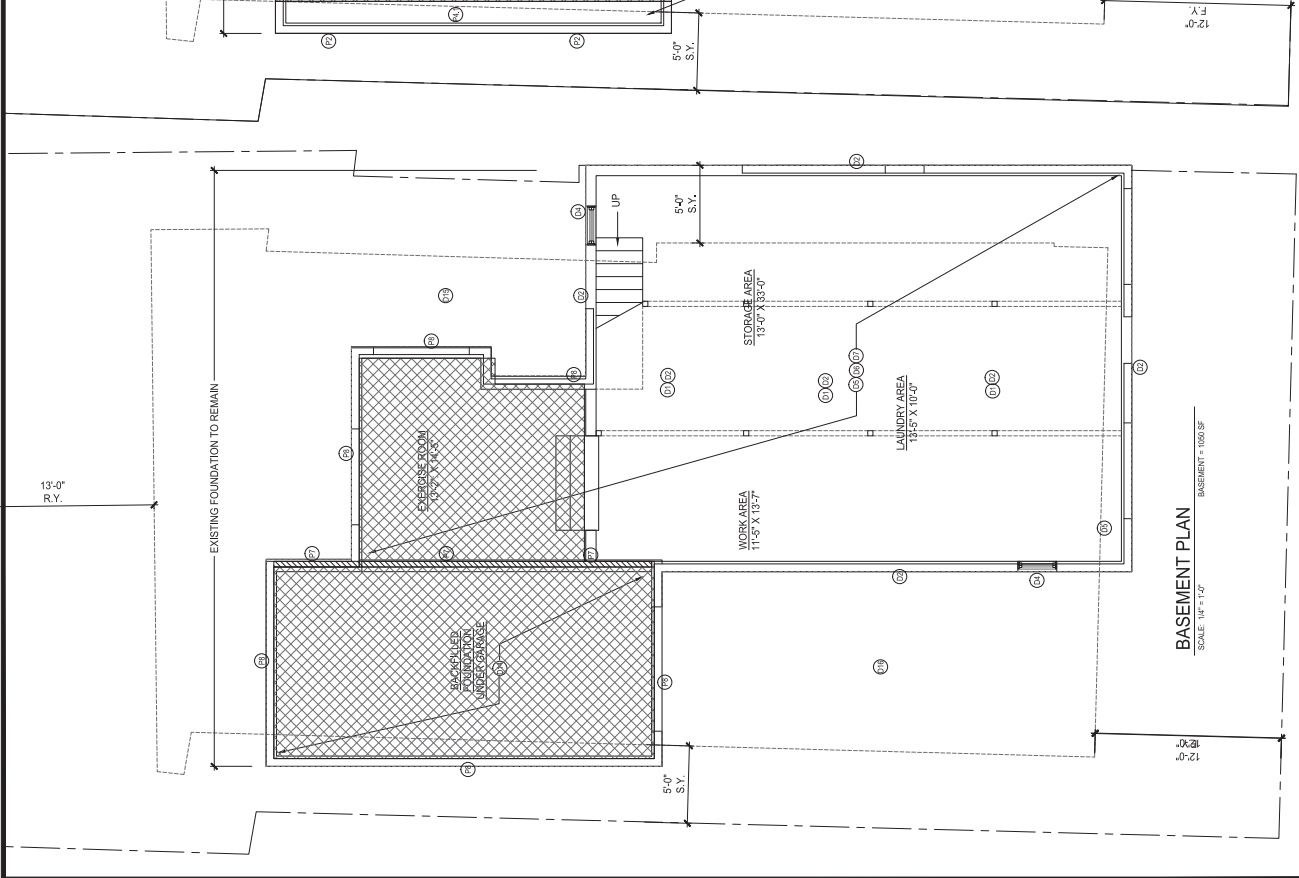
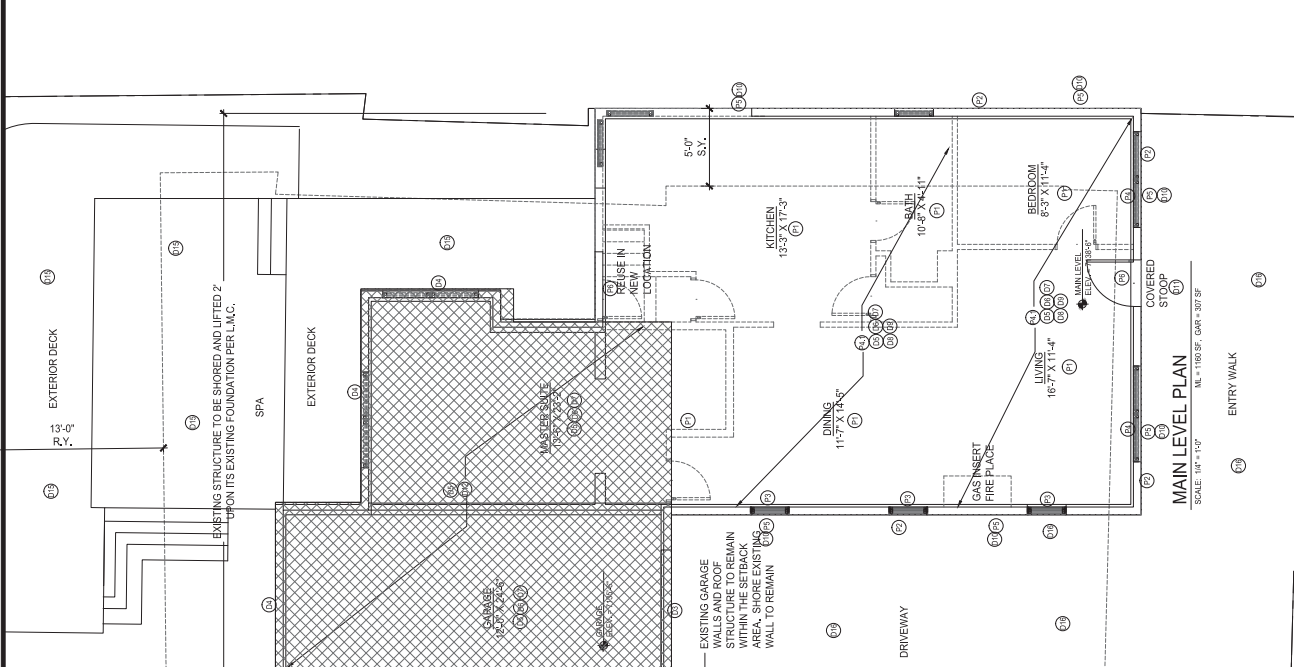
158 MAIN RESIDENCE
 158 MAIN ST
 PARK CITY, UT

DEMOLITION PLAN
 D2.01

- PRESERVATION KEYED NOTES**
- EXISTING FLOOR STRUCTURE TO REMAIN
 - EXISTING HISTORIC WOODSINGING TO REMAIN. SHORE UP WITH 2x4 BRACED POSTS AND BRACED FROM INTERIOR
 - EXISTING WINDOW TO REMAIN. RECONSTRUCT WINDOW WITH NEW INSULATED GLAZING
 - EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH NEW INSULATED GLAZING
 - EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE SUPPORT PER STRUCTURAL DRAWINGS, WHERE REQUIRED. REFINISH AND RESTORE ORNAMENTAL DETAILS TO MATCH EXISTING WORK.
 - EXISTING FASCIA AND TRIM DETAILS TO BE RETAINED, WHERE REQUIRED. REFINISH AND RESTORE ORNAMENTAL DETAILS TO MATCH EXISTING WORK.
 - EXISTING WOOD DOOR TO REMAIN. STABILIZE THE FRAME AND REFINISH TO MATCH EXISTING WORK. PRESERVE LEGALITY OF THE STRUCTURE OUTSIDE THE SETBACK.
 - PRESERVE EXISTING EXTERIOR FOUNDATION WALLS

- DEMOLITION KEYED NOTES**
- REMOVE LOWER FLOOR LEVEL
 - REMOVE EXISTING BASEMENT FOUNDATION AND REPLACE OLD SUBSTANDARD FOUNDATION ONE WALL AT A TIME TO PRESERVE SETBACKS. FOUNDATION TO BE REPLACED PER STRUCTURAL DRAWINGS.
 - REMOVE EXISTING NON-HISTORIC DOOR
 - REMOVE NON-HISTORIC WINDOW FOR NEW WINDOW BRACING/SHORING
 - REMOVE EXISTING HVAC SYSTEM AND DUCT WORK AND PIPING
 - REMOVE EXISTING PLUMBING SYSTEM INCLUDING PIPING AND FIXTURES
 - REMOVE EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT, GAS AND REMOVE TO HALL
 - SHORE UP MAIN STRUCTURE AND REMOVE INTERIOR WALLS FOR ADDITION AND REMODEL
 - SHORE UP EXISTING RAFTERS FOR SHORING FROM BEATH
 - REMOVE EXISTING WOOD SHINGLES AND SUB ROOF FINISHES DOWN TO EXISTING RAFTERS
 - REMOVE STOP ROOF FOR NEW PORCH CONSTRUCTION
 - REMOVE DOE 4 EXISTING WALLS OF GARAGE ADDITION AND ALL OF PERIMETER ADDITION. PROTECT EXISTING HISTORIC STRUCTURE TO REMAIN
 - ELEVATOR TOWER - QUOTE ADDITION FOR NEW STAIR AND TO BE LOWERED WITHIN EXISTING WALLS
 - EXISTING GARAGE FOUNDATION TO REMAIN. GARAGE SUB TO BE LOWERED WITHIN EXISTING WALLS
 - EXISTING EXTERIOR DECK TO REMAIN. DECK TO BE REMOVED TO PROVIDE SUPPORT FOR NEW STAIR. REMOVE TRUSS ABOVE.
 - REMOVE CONCRETE SINKS & WALLS. A RETAINING WALL FOR NEW EXCAVATION

- DEMOLITION GENERAL NOTES**
- ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BARE SUBSTRATE.
 - REMOVE EXISTING FLOOR FINISHES, PATCH FLOORS, AND REPAIR ALL EXISTING FINISHES OF WALLS, CEILING, FLOORS, OR SURFACES THAT ARE EXPANDED OR DAMAGED BY DEMOLITION. PATCH TO MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.
 - PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.
 - FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION AND CONSTRUCTION.
 - FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.
 - FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. WITH ALL PROJECT ARCHITECT PRIOR TO STARTING ANY WORK.
 - IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE CONSTRUCTION TO CARRY OUT THE DEMOLITION AND CONSTRUCTION.
 - FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
 - THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.
 - CONSULT WITH THE UTILITY DEPARTMENT OF SALT LAKE COUNTY FOR ANY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL.



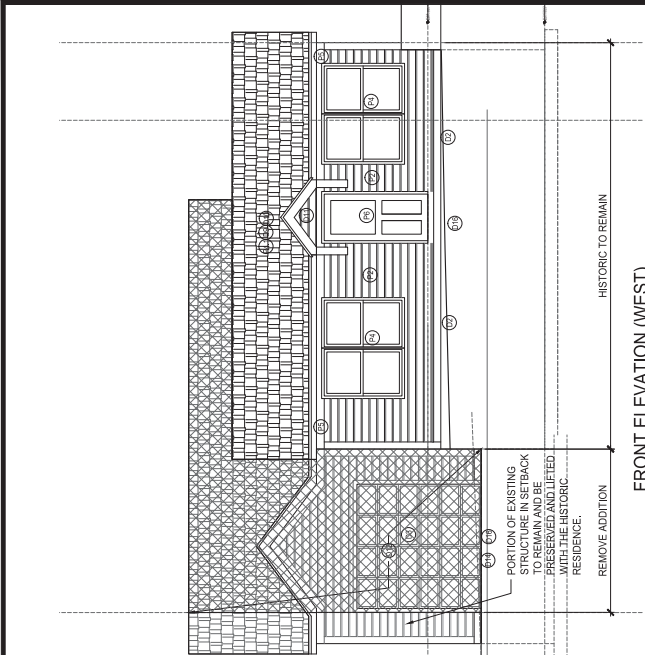


ELIZABETH & ED GODYCKI
 158 MAIN ST
 PARK CITY, UTAH 84060

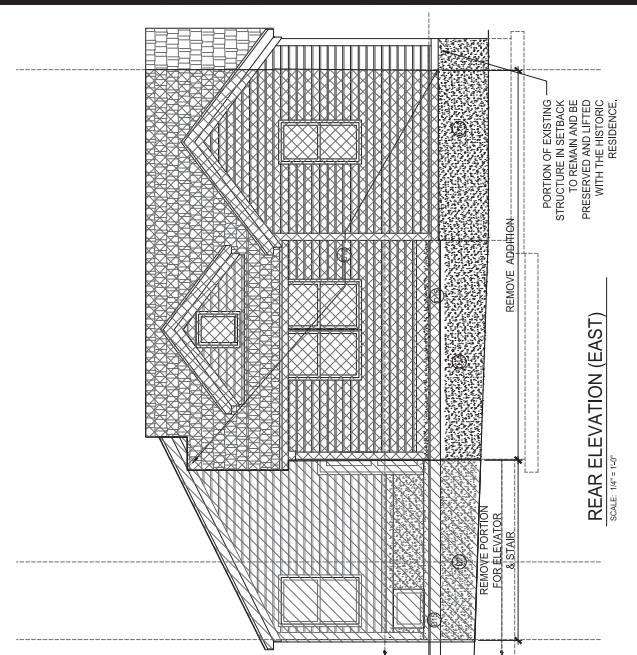
HORN PARTNERS ARCHITECTURE
 P.O. BOX 386 BOUNTIFUL, UT 84011-386
 PHN 801.933.4676 or 801.295.4676
 FAX 801.299.1111 www.hornpartners.com

158 MAIN RESIDENCE
 158 MAIN ST
 PARK CITY, UT

ELEVATIONS DEMOLITION
D3.01



FRONT ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"

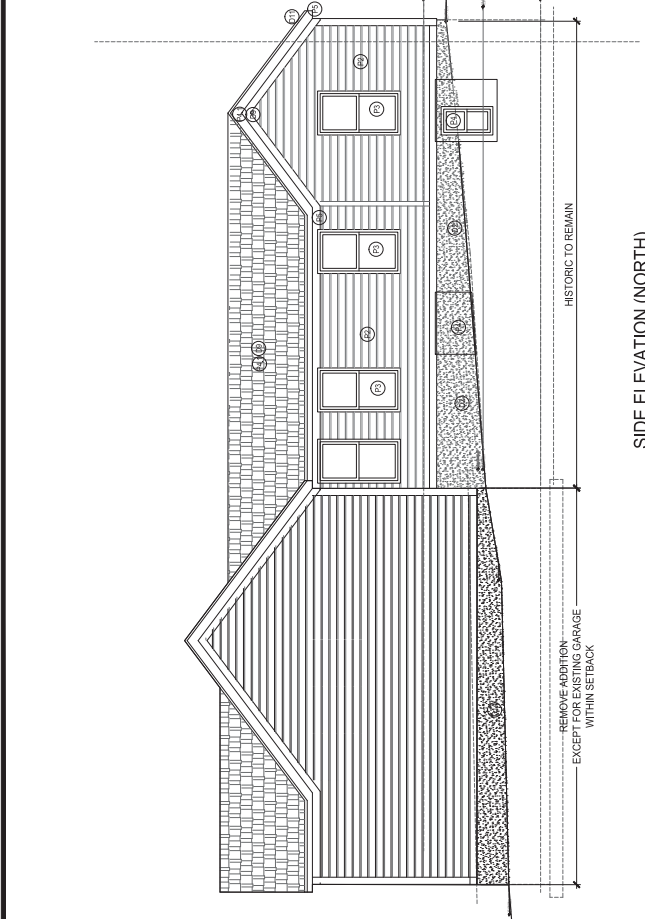


REAR ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"

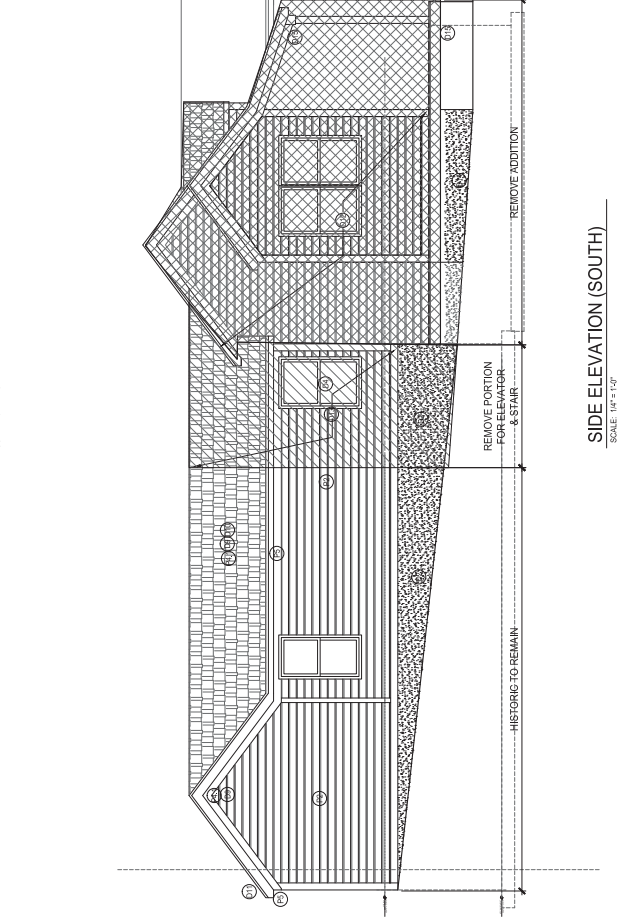
- PRESERVATION KEYED NOTES**
1. EXISTING FLOOR STRUCTURE TO REMAIN.
 2. EXISTING HISTORIC WOOD SIDING TO REMAIN. SHORE UP WITH NEW BRACKETS AND BRACEWORK FROM INTERIOR.
 3. EXISTING WINDOW TO REMAIN-RECONSTRUCT WINDOW WITH NEW INSULATED GLAZING.
 4. EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH NEW INSULATED GLAZING.
 5. EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE PER STRUCTURAL DRAWINGS.
 6. EXISTING FASCIA AND TRIM DETAILS TO BE RETAINED, WHERE REQUIRED. REFINISH AND RESTORE ORNAMENTAL DETAILS TO MATCH EXISTING FOOTING.
 7. EXISTING WOOD DOOR TO REMAIN. STRIP THE FRAME FROM INTERIOR AND SAVE DOOR PANELS AND SETBACKS.

- DEMOLITION KEYED NOTES**
1. SHORE UP MAIN FLOOR AND REMOVE LOWER FLOOR LEVEL WALLS FOR NEW FOUNDATION.
 2. EXCAVATE EXISTING BASEMENT FOUNDATION AND REINPLACE PRESERVE SETBACKS. FOUNDATION TO BE REPLACED PER STRUCTURAL.
 3. REMOVE EXISTING NON-HISTORIC DOOR.
 4. REMOVE NON-HISTORIC WINDOW FOR NEW WINDOW MATCHING HISTORIC.
 5. REMOVE EXISTING HVAC SYSTEM AND DUCT WORK.
 6. REMOVE EXISTING PLUMBING SYSTEM INCLUDING PIPING AND FIXTURES.
 7. REMOVE EXISTING WIRING AND ELECTRICAL EQUIPMENT. CAP AND REMOVE TO PANEL.
 8. SHORE UP MAIN STRUCTURE AND REMOVE INTERIOR WALLS FOR FOUNDATION AND REINFORCE.
 9. BRACE UP EXISTING RAFTERS FOR SHORING FROM FINISHES DOWN TO EXISTING RAFTERS.
 10. REMOVE STOP ROOF FOR NEW PORCH CONSTRUCTION.
 11. REMOVE ALL EXISTING WALLS OF GARAGE, SETBACK AND ALL OF REAR PORCH ADDITION. PROTECT EXISTING HISTORIC STRUCTURE TO REMAIN.
 12. REMOVE CORNER OF OLDER ADDITION FOR NEW STAIR AND ELEVATOR TOWER.
 13. EXISTING GARAGE FOUNDATION TO REMAIN. GARAGE SLAB TO BE LARGED WITH EXISTING WALLS.
 14. EXISTING EXTERIOR DECK TO REMAIN. DECK TO BE RECONSTRUCTED TO CANTILEVER WITH NO STRUCTURAL SUPPORT IN ELEVATION. REMOVE TRILLER ABOVE.
 15. REMOVE EXISTING PORCH AND WALLS. RETAINING WALL FOUNDING FOUNDATION.

- DEMOLITION GENERAL NOTES**
1. ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO TAKE CASHPARE.
 2. VERIFY ALL EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE FOR CONSTRUCTION TO COMPLETION OF THE DEMOLITION AND CONSTRUCTION.
 3. PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.
 4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION AND CONSTRUCTION.
 5. FINAL GRADING SHALL BE SPECIFIED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AS ALL POINTS.
 6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. WITH ALL PROJECTS TO STARTING ANY WORK.
 7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE FOR CONSTRUCTION TO COMPLETION OF THE DEMOLITION AND CONSTRUCTION.
 8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
 9. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.
 10. ALL WORKERS MUST BE TRAINED AND CERTIFIED TO SALT LAKE COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LABEL.



SIDE ELEVATION (NORTH)
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (SOUTH)
 SCALE: 1/8" = 1'-0"

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: Site

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The front yard grading will be adjusted to drain to the street when the home is lifted. Sidewalk patterns will be replaced as they currently exist.

Driveway slope will be changed to access a lowered garage that will be below the raised structure.

The rear yard will have some minor grading.

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: 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:

Existing historic framing will remain.

Roof framing will be reconstructed from the interior to allow attic to be opened up as a vaulted ceiling.

The most recent non-historic addition will be replaced.

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: Roofing

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

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

The roof will be restored to its original metal tin color in non-reflective .

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: none

- 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:

No chimney exists in any of the historic or current photos.

A new period chimney will be added to replace the existing fireplace on the south wall. The chimney is held back behind the setback line.

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: Facade: west

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The front facade will be restored to its original form with 10' of the restored front porch and single one-over-one windows. The drop siding will be preserved. More historic 1x5 trim will replace the 2.5" trim. The front door will be replaced with a historic period 1/2 light door.

Element/Feature: North facade

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 north wall of the original structure will be preserved with siding and windows. Only the trim will be corrected to 1x5.

The non-historic garage addition will be maintained where it extends into the setback. the balance will be reconstructed on the existing foundation to remain.

Element/Feature: Rear Facade - East

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 rear facade will be taken up in the addition. It is currently mostly non-historic from previous additions.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The south facade of the historic structure will be preserved with walls, siding and most windows. The trim will be corrected to 1x5.

The south facade of the non-historic rear addition will be reconstructed to accommodate the new rear addition.

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: Basement

- 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 foundation will be preserved where it is structurally sound and sections replaced as needed.

an additional 24" of height will be added to the foundation to lift the structure.

Porches

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

Element/Feature: Front Porch

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

As much as possible, the original front porch will be restored to span 10' of the front of the house with the shallow pitch hip roof as recorded in the historic photo. The extend or the porch is limited by the current LMC.

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: Historic 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:

The entry door and rear door will be replaced with historic period doors.

Element/Feature: addition 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:

The addition will have a door to access the rear deck that will be reconstructed to the height of the addition.

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: Hung Windoes

This involves: Preservation Restoration
 Reconstruction Rehabilitation
X

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

Existing hung windows will be preserved with screens replaced with interior screens. New hung windows will match these historic looking, but non-historic windows.

Element/Feature: Casement 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:

New addition windows will be casements windows of historic 1:2 proportions with gTDL rids to match historic.

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: HVAC

- 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 HVAC system will be designed to provide better performance be more energy efficient.

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 rear addition will be replaced with a new rear elevation including a basement level garage access, main level rooms and an upper level, all constructed on the existing foundation. The existing flat portion of the roof will have a roof top terrace constructed. Vertical access will be by a stair and elevator tower constructed to fit the surrounding historic residential motif.

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: _____