

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
October 3, 2018**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF August 1, 2018

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

REGULAR AGENDA – *Discussion and possible action as outlined below*

422 Ontario Avenue —Reconstruction—Significant House. The applicant is proposing to reconstruct the north, east, and west walls of the existing historic house. PL-15-02819 27
Planner Grahn

Public hearing and possible action.

180 Daly Avenue—Material Deconstruction—Significant Site. The applicant is proposing to impact the following materials including the contemporary picket and privacy fences; c.1992 two-car garage; contemporary wood deck; contemporary wood and cinder block retaining walls; post-1949 root cellar; c.1992 roofing materials; c.1992 wood siding on the south, east, and west elevations; historic and contemporary wood doors; and non-historic aluminum and wood sliding and picture windows. PL-15-02961 39
Planner Grahn

Public hearing and possible action.

1062 Park Avenue – HDDR Material Deconstruction— Landmark Site. The applicant is proposing to impact the following materials including post-1980's rear yard shed; post-1941 south (side) addition; c. 1922 exterior wood siding; c. 1922 historic front porch; contemporary asphalt shingles on roof; c. 1922 original roof pitch and shape; c. 1922 historic brick chimney; historic and contemporary wood doors and windows. PL-18-03851 113
Planner Jackson

Public hearing and possible action.

ADJOURN

***Parking validations will be provided for Historic Preservation Board meeting attendees that park in the China Bridge parking structure.**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF August 1, 2018

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox,
Puggy Holmgren, Jack Hodgkins, John Hutchings, Randy Scott

EX OFFICIO: Bruce Erickson, Anya Grahn, Polly Samuels McLean, Liz Jackson

ROLL CALL

Chair Stephens called the meeting to order at 5:02 p.m. and noted that all Board Members were present.

ADOPTION OF MINUTES

May 16, 2018

Chair Stephens referred to the signature line on the last page of the Minutes and changed Stephen Douglas to correctly read Douglas Stephens.

MOTION: Board Member Holmgren moved to APPROVE the minutes of May 16, 2018 as amended. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn reported that prior to this meeting, the HPB held a site visit at 227 Main Street, the Star Hotel at 4:30 p.m. The Board went through the building and looked at the foundation and stones, and how the building was constructed on the lower. Some of the Board members went upstairs and toured the entire building. They were able to see the different eras of construction.

Board Member Hutchings disclosed that Brian Brassey, the contractor on the Star Hotel, was also the contractor for his house project at 943 Park Avenue;

however, he did not believe that would affect his ability to render a fair decision on the Star Hotel item on the agenda this evening.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 664 Woodside Avenue (also known as 672 Woodside Avenue) –Historic District Design Review – Material Deconstruction on Significant Site. The applicant is proposing material deconstruction of the non-historic roof structure on the garage and the c.1900 roof structure of the house.
(Application PL-15-03046)

Planner Grahn reported that the HPB reviewed and approved the Material Deconstruction on this house nearly a year ago. As the contractor began working on the house they realized that the roof framing was significantly deteriorated. Planner Grahn stated that typically it is easy to sister new members to a gable roof because of the trusses. However, the way the trusses were cut and not well attached to other structural members, the roof is failing and creating a dangerous situation. The garage roof is in a similar condition.

Planner Grahn was prepared to answer specific questions. The Contractor and the Architect were also present to answer questions.

The Staff requested that the HPB approve only the material deconstruction to reconstruct the roof of both the house and the garage.

Chair Stephens commented on the HDDR process and asked whether the underside of the porch would look the same as it does now. Jonathan DeGray, the project architect, answered yes. Chair Stephens clarified that his question was primarily for the benefit of the Design Review Team, because it was not part of what the HPB was considering this evening. Mr. DeGray stated that it would be exposed boards with a T & G planking. It will not have the structurally unsound split connection that it has now.

Board Member Holmgren asked why the site had two address numbers. Planner Grahn explained that the historic house has always been on the 664 Woodside Avenue lot. Another lot to the north adjacent to the Tram tower would have been 672 Woodside. When a plat amendment was done to combine the two lots, 672 Woodside was chosen as the new address.

Chair Stephens opened the public hearing.

Chair Stephens closed the public hearing.

MOTION: Board Member Scott moved to APPROVE the material deconstruction of non-historic and non-contributory materials at 664/672 Woodside Avenue, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 664/672 Woodside Avenue

1. The property is located at 664 Woodside Avenue, sometimes referred to 672 Woodside Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis, the house was likely constructed c.1885 by Caroline K. Snyder. After her death, her son Frank Snyder constructed a gable addition to the north, converting the house from a hall-parlor to a cross-wing or a T-Cottage by Addition. It is unknown whether the original one-story dwelling depicted in the 1889 Sanborn map was demolished and replaced by a cross-wing house in 1900 or if the cross-wing form was created by an addition.
4. The “T-cottage by addition” was created by adding a cross-wing to one end of the rectangular cabin. The T-shape or cross-wing cottage was a popular house form in Park City during the 1880s and 1890s.
5. By 1929, the porch was extended to wrap-around to the east (rear) elevation of the structure and a new concrete block foundation was constructed along the north elevation.
6. The house remained largely unchanged in the 1941 Sanborn Map.
7. On September 7, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of an addition to its north; the application was deemed complete on September 26, 2016. The HDDR application is still under review by the Planning Department.
8. On December 7, 2016, the Historic Preservation Board (HPB) approved the Material Deconstruction associated with the renovation of the historic house and historic garage.
9. On May 31, 2018, the Chief Building Official and Historic Preservation Planner met with the contractor and architect on-site to discuss the existing roof structures on the house and garage.
10. The applicant received approval to remove the existing standing seam metal roof, replace it with asphalt shingles, and construct two (2) new dormers from the HPB on December 7, 2016. The applicant is now proposing to remove the existing c.1885 and c.1900 roof structures on the historic house and reconstruct the roof structure. The existing roof structure consists of rafters that were toe nailed to the wall structure with minimal nailing and then trimmed to cantilever

outside of the roof structure to support the overhang. The proposed material deconstruction to reconstruct the house roof is necessary to rehabilitate the house.

11. A similar method of construction was used to build the wraparound porch. The structural members are not sufficiently tied into the wall structure and are not sufficient to carry the loads of the roof. The applicant braced the existing porch roof and temporarily lifted it with the house when the foundation was poured. The applicant proposes to reconstruct the porch roof due to its poor structure. The proposed material deconstruction to reconstruct the porch is necessary to restore this detail and rehabilitate the historic house.

12. Portions of the garage appear to have been reconstructed over the last 50 years and are not historic. The existing roof structure of the garage consists of contemporary framing and plywood sheathing. The applicant proposes to remove the existing north and south sides of the gable roof and rebuild it. The proposed material deconstruct is necessary to rehabilitate the historic garage structure.

Conclusions of Law – 664/672 Woodside Avenue

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

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 16, 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. 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 Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

3. The applicant shall update the façade easement to reflect the conditions of the historic house following the rehabilitation to the satisfaction of the grantee. The updated façade easement shall be recorded at the Summit County Recorder's Office.

4. The applicant shall comply with all previous Conditions of Approval outlined in the HPB's approval for the Material Deconstruction on December 7, 2016, as well as the approved HDDR dated February 9, 2017.

2. 227 Main Street – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic boarding house

designated as —Significant” on the City’s Historic Sites Inventory. In addition the applicant will be removing the existing c.1920 retaining and post-1976 retaining walls; c. 1889, c.1920, and 1976-1977 roof structures, non-historic asphalt and corrugated metal roofing materials; c.1920 brick chimney; c. 1889 wood drop novelty siding and wall structures, c.1920 stucco and wall structures, and 1976-1977 framed walls and wood paneling; c.1920 and 1976 enclosed piazza; c.1920 and contemporary doors units; and c.1889 double-hung wood window, c.1920 wood casement windows, 1976 picture windows, and contemporary aluminum and vinyl window units. (Application PL-17-03430)

Planner Grahn stated that based on their previous discussions, she assumed the HPB was familiar with the development history of the site.

Planner Grahn summarized that originally there was a historic cross-wing house on the site. Around 1920 the house was expanded to create the Star Hotel building that exists today. Additions were added to the front of the building and also towards the back. Planner Grahn pointed out that the structure was built in three eras and three different sections. She presented a color coded slide of the structure. The orange reflected the original parts of the cross-wing house. Highlighted in purple were some of the original roof forms that are hidden behind the Star Hotel. She believed those forms were added in the 1920s. Planner Grahn reported that the structure was renovated again in the 1970s by the Rixies. They reconstructed the front of the building and changed the window openings. The building originally had Spanish revival arches with columns. The Rixies changed the form, but decided to keep part of the oval. The areas on the top that were outdoor porches were enclosed to create habitable space.

Planner Grahn remarked that a number of changes were made to this building and they were all tacked on to each other. During the site visit the Board could see evidence of the different eras of construction.

Planner Grahn stated that the applicant was asking to reconstruct the historic building. The first criteria is whether or not the building has been deemed to be hazardous or dangerous per the International Building Code. Planner Grahn remarked that in 2015 the Building Department issued a Notice and Order. The Staff report contained a list of all the related issues.

Planner Grahn stated that in her opinion, the foundation was not built to be a foundation. She believed it was a retaining wall for the historic house, and a new addition was placed on top. For that reason, the foundation drifts off and gets lost in the hillside. It is not continuous under the building. As utility lines and other infrastructure were added, they were shoved up against the dirt and the back of the hillside. They were exposed to dampness

which caused them to decay. As the structure started to settle, shims and other material were used to level parts of the foundation. However, the fixes were haphazard and not continuous which caused additional structural issues.

Planner Grahn did not believe the building could be made safe and serviceable through repair. Because of the way the structure was built and because the different eras of construction have their own structural system, the building is settling at different rates which contributes to its overall instability.

Planner Grahn stated that the last criteria is whether or not the building will be reconstructed. The Staff was proposing a version of a façade-ectomy. She used the ZCMI façade at City Creek Mall in Salt Lake as an example. The façade is only the front wall and the rest of the building was replaced with new construction. Planner Grahn had highlighted in red the piece that would be preserved for the Star Hotel building, which is the 1920 addition that created the Star Hotel. The applicant would save it beyond the chimney, which is where the historic house would have started. Planner Grahn remarked that the applicant's proposal goes above and beyond a façade-ectomy, because in addition to saving the front wall, they were recreating the original piazza and the side elevations of that addition.

The Staff found that the proposal complies with all the requirements of the reconstruction.

Planner Grahn reviewed a number of typical site improvements, which included stone retaining walls. Some would be removed and others would be reconstructed with salvaged stone to recreate the look shown in the historic photographs.

Planner Grahn reiterated that three different structural systems need to be addressed. Therefore, reconstruction is the most plausible way to address that issue and achieve a building that meets Code and is no longer hazardous and dangerous.

Planner Grahn stated that the exterior walls are stucco, which started with the 1920 Star Hotel Spanish Revival style. In some places stucco was used to cover

up the original gables of the cross-wing house. In other places drop-novelty siding was placed on the building. It is a hodge-podge of different materials. Planner Grahn believed the Rixies came back in the 1970's and added another layer of new stucco. As the building settles and the different structures pull apart there are cracks and the stucco is delaminating due to moisture and other issues that need to be address. The applicant was proposing to stucco the exterior in an effort to recreate and reconstruct the original look of the building.

Planner Grahn presented images showing the 1970s addition, the cross-wing house, and the hip roof of the Star Hotel. She presented a black and white photo of how the building originally looked, and identified the areas that the applicant was proposing to reconstruct. The carriage doors on the lower level were filled in and those were used to create a commercial façade with a storefront window and a pedestrian entrance. The applicant was proposing to reconstruct these doors. She presented an image of the reconstruction. The Staff recommended that the applicant replicate the doors but put glass on the top half to allow for light and commercial activity inside. The applicant was also proposing to salvage and reinstall an inverted bay that was possibly original to the building.

Planner Grahn remarked that the windows were also a hodgepodge. The windows outlined in orange were wood double-hung windows original to the cross-wing house. The windows outlined in purple were a combination of wood, aluminum, and vinyl sliders that had been replaced over time. The 1970s windows were highlighted in green and reflected the windows the Rixies installed. The applicant was proposing to restore and maintain the original window configuration on the Star Hotel portion of the building, and to reconstruct it accurately. The applicant was proposing to change the windows beyond the chimney to allow more light into the back rooms. The Staff found this to be appropriate because it is beyond the mid-point and would not be visible from the Main Street right-of-way.

Board Member Scott was pleased that this project was before the HPB because they have watched this building deteriorate. He believes that historic buildings and the community deserve better, and he thanked the applicant for getting involved with this project. Mr. Scott stated that he walked through the building it was difficult to find anything historic that was still valuable. He found the radiators on the inside to be the most interesting, but he was unsure whether they had any value.

Brian Markkanen with Elliott Workgroup, stated that they were shown different types and styles of windows throughout. He was pleased that the window structures were staying on the front portion, but beyond that it was hard to connect many dots inside the structure.

Chair Stephens commented on the number of additions from different periods. However, in terms of restoration, he believed there were real challenges with regards to building materials. He gave several examples and asked the Design Review Team to look at that closely in the process of replication. Chair Stephens anticipated a lot of public comment on this building as it is torn down and rebuilt. He stressed the importance of having an accurate reproduction of the 1930s Spanish Revival. He asked if there was enough photographic evidence that show the smaller details. Mr. Markkanen replied that the previous owner had done a lot of photographic documentation. There were several folders on the survey that were not included in the Staff report. He explained that the front façade is supposedly 1970's construction. The previous owner surmised that the original façade was ripped down entirely and rebuilt with modern materials. They were recreating towards the historic photograph and match as much as possible combined with modern construction materials and methodologies to recreate the building as best as possible. There would also be a lot of documentation during deconstruction that they will refer to and match in the reconstruction.

Chair Stephens thought the process of deconstruction would be telling. He disagreed with the previous owner that the front façade was torn down and rebuilt; but he thought it would become more obvious once they start tearing the structure apart.

Chair Stephens did not have any issues with what the Board was being asked to determine this evening. He anticipated a lot of work and inspections on the part of the Staff, and encouraged them to accurately document throughout the process. If the HPB approves this request and the deconstruction begins, he asked that the Staff keep the Board informed so they can communicate with the public.

Board Member Holmgren pointed out that the only other stucco building on Main Street is Java Cow, which has the old stucco. She urged the Design Review Team to address the stucco. Planner Grahn asked if the Board preferred to add a condition of approval stating that the new stucco shall match the material composition and texture of the historic stucco. The Board members favored adding that condition of approval.

Mr. Markkanen was not opposed to the condition; however, they are subject to the methodologies and technologies of today's construction. If there is a blend of what was put on the exteriors historically with the materials used today that will last longer and cause less maintenance for the owner and the integrity of the structure, that material would be appropriate to use. Planner Grahn suggested that the condition should say material and texture. She believed the texture would help keep the same look. Mr. Markkanen pointed out that there may be Code issues with only laying plaster on a building. He requested that they be given some flexibility.

Chair Stephens preferred to leave approval to the Design Review Team so they could work with different samples and types of materials. He thought there might be other technologies where different stucco systems might be used. He believed the applicant and Staff needed to do extensive research to determine what material might be successful for the Design Review Team to approve.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Director Erickson asked whether the Board wanted to add the condition of approval. He suggested that the language could be softened to say that the Planning Director and the Historic Preservation Planner approve the final selection of materials. Chair Stephens preferred that condition as opposed to being more specific.

Director Erickson drafted the proposed condition to read, —The Planning Director and Historic Preservation Planner shall approve the final material consistency and application techniques of the exterior stucco.”

MOTION: Board Member Hutchings moved to APPROVE the Reconstruction and Material Deconstruction of the Significant structure at 227 Main Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 227 Main Street

Finding of Fact:

1. The site at 227 Main Street is located in the Historic Commercial Business (HCB) Zoning District.
2. The site has been designated as —Significant” on the City’s Historic Sites Inventory (HSI) and includes a historic boarding house structure.
3. Sarah and John Huy constructed a simple, wood-frame cross-wing house c.1889 and this house is depicted on the 1889, 1900, and 1907 Sanborn Fire Insurance maps.
4. The c.1900 photograph of the house shows a simple cross-wing with projecting gable el on the south side. It had a decorative wood porch, simple two-over-two double-hung windows and a stacked stone retaining wall along Main Street.
5. In 1902, Sarah Huy sold the house to D.L.H.D. —Je” Grover in 1920.

6. The Summit County Recorder's Office notes the date of construction of the Star Hotel building as c.1920. It is believed that the Spanish Revival addition to the front (east elevation) of the c.1889 cross-wing house was constructed at this time by Frank Allende, an immigrant from Spain. The 1929 Sanborn Map shows a boarding house and the 1930 census shows 11 boarders at the boarding house.

7. In 1975, the Rixies purchased the site. The following year, they completed a façade renovation to convert the two-story piazza to enclosed space. The stone foundation and staircase on the south side of the building were covered with stucco. Between 1976 and 1977, they constructed a fourth floor addition above the roof of the c.1889 cross wing house. Window and door openings were also altered during this period.

8. On November 2, 2016, the Historic Preservation Board (HPB) reviewed a Determination of Significance (DOS) application and found that the site should remain designated as Significant on the Historic Sites Inventory. Then-owner Westlake Lands, LLC appealed this determination to the Board of Adjustment (BOA). The BOA reviewed and denied the appeal of the DOS on February 21, 2017 and upheld the HPB's determination.

9. On May 2, 2017, Westlake Lands LLC submitted a Historic District Design Review (HDDR) application; the HDDR application was deemed complete on May 23, 2017.

10. On July 6, 2017, the Planning Director found that no payments were made for the Main Street Off-Street Parking Special Improvement District, thus Westlake Lands, LLC did not qualify for the parking exemption outlined in Land Management Code 15-2.6-9(D). The applicant is responsible for providing parking at a rate of 6 spaces/1,000 square feet of new construction.

11. On August 23, 2017, the Planning Commission reviewed and denied the appeal of the Planning Director's determination that the proposed project did not qualify for the parking exception outlined in LMC 15-2.6-9(D) upholding the Planning Director's determination.

12. The proposal complies with LMC 15-11-15(A) Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Significant Site:

a. On October 14, 2015, the Park City Building Department recorded a Notice and Order to Repair the property at 227 Main Street due to the

water damage, structural instability, decaying water lines, drainage issues, hazardous gas lines, and fire dangers.

b. As existing, the Historic Building cannot be made safe and/or serviceable through repair. The structures of the c.1920 and 1976-1977 additions are not properly tied into the original c.1889 structure, causing the building to settle at different rates and pull apart. The existing structure sits on an inadequate stone foundation that disappears into the hillside. New supports and shims have been haphazardly added to stabilize and strengthen the structure; however, these new supports and shims were

often installed directly on the dirt or rubble stone causing them to rot and fail. There are also decades of heating, water, gas lines and electrical wiring running throughout the building that pose additional health and safety concerns due to their deteriorated state, exposure to moisture, and installation methods.

c. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs. The applicant proposes to complete a façade-ectomy and only reconstruct the c.1920 Spanish Revival addition based on historic photographs and physical evidence.

13. The proposal complies with LMC 15-11-15(B) Procedure for the Reconstruction of the Historic Building on a Significant Site as the Historic Preservation Board reviewed the reconstruction request on July 18, 2018.

14. The proposal complies with LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

15. The applicant is proposing to remove c.1920 stacked stone retaining walls on the south side of the façade and the post-1976 stacked stone retaining wall on the north side of the facade. The applicant is proposing to reconstruct these retaining walls due to the extent of the excavation needed on the site and the need to construct an engineered, reinforced masonry wall. The proposed material deconstruction of the stone wall on the southeast corner of the site is necessary for its reconstruction. The demolition of the post-1976 stacked stone retaining wall will mitigate any impacts on the visual character of the neighborhood and will not impact the architectural integrity of the building on this site.

16. There are several stacked stone retaining walls in the backyard. The applicant is proposing to demolish these walls as part of the site's excavation and construction of a new addition. The proposed material deconstruction will mitigate any impacts on the visual character of the neighborhood as these walls are not visible from the Main Street right-of-way, and the demolition of these walls will not impact the architectural integrity of the building on this site.

17. The applicant proposes to salvage stones from the deconstructed retaining walls and reuse these to construct new retaining walls and the foundation of the building.

18. The building was constructed in three distinct phases: c.1889, c.1920, and then 1976-1977. Because the different structural components and building methods differ between the sections of this building, they are not properly tied into each other. This has caused the different sections of the building to settle at different rates and at times, even pull away from each other. The lack of foundation beneath the entire structure has caused additional problems. The applicant proposes to reconstruct the building. The proposed material deconstruction is necessary in order to restore and reconstruct the Spanish Revival addition.

19. There are three separate roof forms that have been constructed to cover this building: the original gable roof forms of the c.1889 cross-wing house; the shallow hip roof of the c.1920 Spanish Revival addition with a flat roof above the piazza; and a 1976-1977 fourth floor addition with a nearly flat roof. The applicant is proposing to reconstruct the shallow hip roof of the Spanish Revival addition. The proposed material deconstruction is necessary in order to restore the original shallow pitch roof form.

20. The brick chimney on the south elevation was constructed c.1920. The chimney has been retrofitted with a contemporary metal chimney flue. The chimney is in fair condition and is constructed of unreinforced masonry. The applicant is proposing to dismantle the chimney and reuse any salvageable bricks to reconstruct it. The applicant has proposed to prioritize the use of the historic bricks on the chimney's east side, visible from the Main Street right-of-way.

21. The foundation level of the building consists of thick, stacked stone walls, covered by stucco is 1976. The two-story piazza was remodeled in c.1976 and contains c.1920 and contemporary framing and stucco materials. The Spanish Revival addition was built c.1920 and consists of framed walls covered by chicken wire and stucco. The c.1889 historic house has framed walls consistent with their era of construction. The wood siding on the historic house has been covered with stucco to match the rest of the building. A contemporary addition was constructed above the c.1889 gable roof to create a fourth story in 1976-1977. The age of the building, deferred maintenance and shoddy repairs, and structural defects have led to concerns about the structural stability of the building.

22. The stucco on the exterior walls is in fair condition, with minor cracks and peeling. The most significant cracks are indicative of where the building is heaving outward due to its poor structural capacity, disconnected structural members, and/or weather damage.

23. The applicant is proposing to reconstruct the Spanish Revival façade. They propose to salvage the existing stones to use as a veneer on the new foundation. The proposed material reconstruction is necessary in order to restore the façade of the c.1920 Star Hotel.

24. The c.1920 facade of the two-story piazza was altered in 1976 to enclose this space. The arched openings on the second floor and rectangular openings of the third floor were altered in order to install new arched and rectangular picture openings. The applicant proposes to demolish the existing piazza and reconstruct it. The proposed material deconstruction is needed in order to reconstruct and restore the original appearance of the façade.

25. There are only three original door openings on the façade—an inverse bay with divided light door and sidelights on the second level and two entry door openings on the third level. The inverse bay door is likely historic, but the other window units are not will be replaced with French doors. On the foundation level, the applicant proposes to remove the c.1976 wall framing to restore the original carriage door openings seen in the c.1940 tax photograph. Contemporary service

doors are located on the west elevation. The proposed material deconstruction of the c.1976 doors, reconstruction of the carriage doors, and restoration of the inverse bay door unit are necessary to restore the original door configuration. The doors on the west elevation have been found to be non-contributory to the historic integrity and historical significance of the structure.

26. There are several eras of windows on this structure: c.1889 one-over-one, double-hung wood windows; c.1920 wood casement windows; c.1976 aluminum slider and picture windows; and contemporary vinyl replacement windows. The c.1889 and c.1920 windows are in fair and poor condition. The applicant is proposing to replace the windows in-kind on the reconstructed building. The material deconstruction is necessary in order to restore the original window openings and window types.

27. On the south elevation, an existing casement window will be replaced with a new double-hung window matching the one on the floor above. Modifying the existing casement window to a larger double-hung window is appropriate as the window opening is not visible from the street 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 - 227 Main Street

1. The proposal complies with the Land Management Code requirements pursuant to the HCB District and regarding material deconstruction.
2. The proposal complies with Land Management Code 15-11-15 Reconstruction of an Existing Historic Building or Historic Structure.

Conditions of Approval - 227 Main Street

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on May 23, 2018. 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 salvage rocks from the existing rock wall. These rocks shall then be reused on the site to construct any new retaining walls. If constructing an engineered retaining wall is necessary, the rocks can be used as a faux veneer over the concrete retaining wall.
3. The applicant shall accurately reconstruct the chimney in order to duplicate the

attention shall be paid to the type of mortar used to reconstruct the chimney to prevent damage to the historic bricks.

5. 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 Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

6. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.

7. The Planning Director and Historic Preservation Planner shall approve the final material consistency and application techniques of the exterior stucco.

WORK SESSION – Historic District Grant Program

Recognizing that time would not permit addressing all the items this evening, Planner Grahn had broken the discussions into two or more work sessions. She requested that the Board address the first three items this evening.

Planner Grahn noted that the first item was to develop a Mission Statement. She read a mission statement proposed by the Staff as follows:

Park City is committed to creating an affordable, socially equitable, and complete community that honors its past by maintaining its historic buildings and structures while encouraging the adaptive reuse of historic buildings. The Historic District Grant program seeks to make a meaningful contribution to building community identity, improving public awareness of local history, and supporting local residents and businesses by financially incentivizing the preservation and emergency repair of historic sites and structures designated on the Historic Sites Inventory.

Planner Grahn asked the HPB for comments or suggestions related to the proposed mission statement.

Board Member Scott referred to the line, —...onors its past by maintaining its historic buildings” and suggested that they say —preserving and maintaining its historic buildings”.

Board Member Hodgkins understood that the Mission Statement was from the City and not necessarily from the Historic Preservation Board. He asked if they were trying to match a grant program to meet the Mission Statement; or whether they were developing a Mission Statement along with the Grant Program. Planner Grahn replied that it was both. The idea is to develop a Mission Statement to figure out the overarching goals. The HPB and City Council will actually create the Grant Program. Planner Grahn explained that after the work session discussions are completed, a resolution will be developed on establishing the Grant Program and how it will function. The HPB will review the resolution and make a recommendation to the City Council.

Board Member Hutchings recalled reading that the Grant Program would only be available for primary owners and not second homeowners. Planner Grahn stated that limiting to primary owners was considered the last time the Grant Program was revised. The goal was to help primary residents, but the HPB ultimately decided that historic resources were more important than the ownership. If language referring to primary ownership was included in the Staff report it was done so inadvertently.

Board Member Beatlebrox suggested that the scoring could weight ownership or take it into consideration. Planner Grahn stated that the City Council and the HPB gave the consultant feedback on possibly using the Grant Program to incentivize affordable housing and helping primary residents remain in the District. However, she did not believe that was the sole goal. Board Member Hutchings clarified that it was a goal but not a requirement. Planner Grahn answered yes. It is one of the many goals for the program.

Board Member Scott read from page 187 of the Staff report, —Applicant to be a primary resident or use the building for a rental to primary residents”. Planner Grahn recalled that the language was intended for emergency grant funds only. She offered to relook at the language.

The Board was comfortable with the Mission Statement as proposed by Staff and amended by Board Member Scott.

Board Member Hutchings asked what —socially equitable” referred to. Planner Grahn explained that the City was trying to create more social equity, and the goal for social equity is part of a complete community. They want to make sure that everyone feels welcome.

Director Erickson noted that the City imposes rigorous restrictions on historic homeowners. In an effort to equalize, the City offers the historic grant program to lessen some of the burdens that are placed on the owners of historic properties. It is also offered to encourage additional enhancements in the Historic District that allows more people to understand the Historic District. Director Erickson

remarked that the City Council will deal with other matters as a result of social equity. Director Erickson wished more could be done with the grant money that is available. Planner Grahn noted that the HPB would discuss funding at the next work session. She pointed out that the decisions will have to be rigorous because they are talking about a \$50,000 fund.

Chair Stephens stated that when they begin to judge the financial incentives, the Board will be judging financial incentives against actual available funds. If there is not enough financial incentive, it could be a waste of Staff time. Chair Stephens remarked that aside from the incentive and dollar amount, it is also about what is occurring financially within the Historic District. They will be looking at the number of homeowners coming forward to restore their house. He noted that recently, when homeowners come to the HPB for a determination on historic or non-historic and what they are allowed to do with their house, it is not uncommon for those homes to go up for sale after the HPB has made its decision.

Director Erickson stated that emergency funds are too small to make a difference, but the larger grants are more competitive. He suggested that they could require a mandatory time to reside in the structure if grant money is awarded to make sure someone does not flip the house on City money. Director Erickson stated that the plan is to follow the Mission Statement, use the money wisely, increase the visibility of the program, and work with the City Council in the CIP program to get more funding if they can demonstrate success.

Chair Stephens thought it was important to be aware of what was happening in the marketplace in Old Town. A program on paper looks good, but they cannot do it in a vacuum. In order for the program to be successful, it has to address the real needs of the property owners. At that point they can go back and grow the program financially. Director Erickson noted that some of the money could go to mine sites, which is also part of increasing the visibility of the program.

Planner Grahn stated that this would not be an easy task with the limited amount of funds available. The most is \$50,000 and the least is \$30,000 from the different RDAs. The HPB will need to weigh the grant applications and decide who gets what amount. It will not be a first come/first served program like it was in the past. The Board will need to be rigorous and try to make a difference.

Board Member Hutchings asked if the preservation easement was still part of the program. Planner Grahn stated that they still needed to work with the Legal and Budget Departments, but he assumed they would keep with the easement. Whether or not it is applied to both grant programs is an internal discussion that needs to occur to determine the best alternative.

Board Member Holmgren recalled that previously if an owner was awarded a grant they needed to stay in the home for at least five years. Planner Grahn stated that prior to the 2015 revision, the Grant Program would pay the homeowner, and if they sold the house within five years they owed a prorated amount of the grant back to the City. Eventually, the City decided that it was not a good approach because owners were forgetting to notify the City when their five years were up, and the City was not tracking it. When the properties were put up for sale, the Staff had to go back and research whether the work was maintained. The City came up with the façade easement program, which is fairly consistent with how other preservation non-profit works. If the City awards funds, it gets a façade easement in return. It was a better way to protect the buildings in perpetuity and in the long term. Planner Grahn suggested that this Board could discuss it further at another work session.

Board Member Hodgkins understood the reason for the easement, but he did not believe it addressed the flipping of using City money to make a profit. Mr. Hodgkins fully supported the easement and he believed it should be done regardless. However, he asked if they could consider having it be a loan that is converted to a grant after a period of time.

Assistant City Attorney McLean stated that when she started with the City, and up until four years ago, the Grant Program was such that when money was awarded people would sign a financial guarantee in which they promised to return the money. If they sold the home within one year they needed to return 100% to the City. Two years was 80%. Three was 60%; up to five years. The owner needed to keep the house for five years if they wanted to keep the full grant amount. Ms. McLean remarked that over her years with the City a couple of homes did flip and the money was returned to the City at closing.

Chair Stephens recalled that it was a trust deed that was recorded on the property. Therefore, the property could not be sold without notifying the City. Ms. McLean agreed.

Assistant City Attorney McLean explained that when the City Council relooked at the program, they didn't care that much about flipping because the priority was preservation of the home. Planner Grahn recalled that they also looked at it from the standpoint that the City was purchasing the façade easement with the grant funds. Regardless of the owner or how quickly it was sold, the City was getting something in return that would last.

Board Member Hodgkins questioned whether —“affordable” should be included in the Mission Statement. Flipping versus making homeownership affordable so people can live in town are two different issues.

Board Member Hutchings stated that when his house was up for a grant, the preservation easement was an option. He had contacted several local realtors to evaluate whether the encumbrance of the easement would affect his ability to sell his house. The consensus opinion was yes it would be a significant encumbrance that might deter a potential buyer. Mr. Hutchings noted that for that reason he ultimately did not accept the grant.

Board Member Hodgkins noted that currently, the owner would need permission from the City to tear it down a historic home. The LMC is set up to give the HPB some say as to whether or not the home could come down. Mr. Hodgkins was not sure that the easement is the deterrent that it once was. Planner Grahn remarked that the only additional steps with an easement is that because the City Council holds the easement, they have to make sure that the work is consistent. For example, on 664 Woodside, because there was a façade easement on that property, the Staff needed to give the City Council an update. Planner Grahn agreed that whether or not there is an easement on the property, the LMC and the Design Guidelines treat everyone the same through the process.

Planner Grahn stated that given the small amounts of funding, aside from the easement the owner would need to be desperate for the funding to go through the effort of the process. It would not be worth it to someone who intends to flip the house.

Assistant City Attorney McLean stated that the Legal Department has strongly recommended the façade easement as a requirement when awarding a grant. While the City has a robust program, they are constantly threatened by State legislative mandates. It is possible that years in the future the State Legislature could obliterate their historic preservation program.

Board Member Hodgkins thought the program should be put into some kind of perpetuity. He was not opposed to the facade easement, but he was not sure that it affects the resale value of the home as the current LMC is set up. Ms. McLean pointed out that some houses flipped in the past, but there were various reasons why other houses were not sold. For example, the façade easement was restrictive and the owners needed to go through additional steps. Ms. McLean believed it was an added protection.

Mr. Hutchings asked if the City had ever explored putting a contractual provision in the easement whereby the homeowner could buy out the restriction for the value of the grant. Ms. McLean answered no. If the homeowner accepts the grant, they are required to preserve the façade. Mr. Hutchings noted that they were talking about an easement that would remain on the property for hundreds of years. Ms. McLean stated that some people might not choose a grant for that very reason. She pointed out that the easement is only for the façade. It does not restrict interior changes.

The Board discussed various scenarios in the distant future related to a façade easement. Planner Grahn remarked that the City holds the easement and there is no ability to transfer it based on the easement language. Ms. McLean stated that as the holder of the easement, if someone in the future convinces the City that the easement should be released, the City could consider it. Chair Stephens stated that an important concept of the façade easement is that it formalizes notice so the buyer understands that this is a historic home and they are made aware of any limitations before closing.

Mr. Hutchings asked if the City has a template easement that becomes part of the grant program. Planner Grahn stated that the Staff could create a template and bring it back to the HPB for review.

Director Erickson responded to the question regarding affordability. He stated that when the City Council uses the term —“affordability” they are talking about home rental, home purchase, AMI, etc. In the Grant Program, the word —“affordable” is making repairs to the home without changing the affordability of the house. The Staff could clarify that distinction if necessary. The Board thought it should be clarified.

Planner Grahn continued with her presentation. Emergency repair grant funds should go towards full-time residents or people who create local housing. Planner Grahn explained that emergency repair grant funds would be awarded on a monthly basis. In some cases, such as a tree falling on a house, the work might be started before the HPB and City Council conduct their review. The City would allow the owner to do the work at risk, knowing that approval of grant funds is not guaranteed. She emphasized that the emergency grant would come out of the annual funding; therefore, when they review a competitive grant, the full amount of money might be lessened depending on the number of emergency grants were awarded.

Planner Grahn stated that the Staff thought the competitive grant fund should be reviewed bi-annually. It would help create competition and help the City control and administer the funds. A scorecard would be developed to make sure everyone is treated fairly with the same criteria. The HPB would be reviewing the scorecard at a later work session. Planner Grahn stated that it would also be helpful because they would know what amounts of money are available when ranking the grants. She noted that the Consultant had also recommended a maximum cap on the grant awards. She thought the Board should look at that more in the future. Given the small amounts of funds, they would have to wait and see if it becomes an issue.

Planner Grahn presented the eligible improvements the Staff was proposing for emergency repair work only. They used the list from 2015 when the Grant

Program was relaunched. Additional improvements that were added to the list were highlighted in red. She had also identified ineligible improvements. Planner Grahn stated that she and Planner Tyler have been trying to define when these repairs would be considered an emergency and when they could wait for a competitive grant review. She provided examples of both emergency consideration and competitive grant funds.

Chair Stephens requested that the Staff come back with a strong definition of “emergency”. He believed a number of items would qualify, but not as many as what Planner Grahn had listed. He also thought they needed to look at streamlining the process for approval, because if a property owner does not have the money they would have to wait for grant approval before making the repairs.

Board Member Holmgren suggested that they also add the phrase “~~a~~ of God”. Director Erickson recommended “~~to~~ of nature”.

Planner Grahn presented the list of eligible items for competitive grant applications, which would be reviewed bi-annually. She asked if the Board had comments or additions. Chair Stephens suggested a strong definition of what they would be looking for to help the HPB judge each application. Planner Grahn replied that the scorecard would also help them judge.

Board Member Hodgkins thought Routine Maintenance also needed to be defined.

Board Member Beatlebrox asked if commercial was included in the grant program. Planner Grahn answered yes. They already have storefront rehabilitation and she believed the commercial would have a number of features that would apply. She noted that historic awning and historic signs were typically on commercial buildings. Board Member Hutchings asked if chimneys would fall under masonry. Planner Grahn thought it would.

Planner Grahn commented on the mine structures. She explained that there is the Main Street RDA and the Park Avenue RDA. A very small pocket sits outside of both of those RDAs. Anything that is designated historic outside of the RDAs, as well as the mine structures, would all be competing for the General Fund, which has approximately \$47,000 that can be used for the Historic District Grant Program. In speaking with the Budget Department, the agreement was to incentivize the houses and commercial buildings over the mine structures. However, there is a movement to preserve the mining structures and they want to be diligent to that cause. Planner Grahn stated that the mine structures would be competing bi-annually to receive the awards, along with anyone else applying for the general funds. If money is leftover, a third grant cycle would be opened and specifically targeted to the mine structures.

Chair Stephens clarified that the General Fund could be used in either of the two RDAs and anywhere in the community. However, the Main Street RDA funds could only be used within the Main Street RDA area, and the Park Avenue RDA funds could only be used within the Park Avenue area. He asked if the funds could carry over to the next year. He was told that General Funds do not roll over each year. If they are not allocated, they are lost. Director Erickson explained that a Redevelopment Agency is a taxing mechanism, which is why the money has to go back to the District. If, in the future, they were to create another type of Development Authority, the City would create a separate taxing authority and use the revenues from that.

Chair Stephens asked if the City Council needed to approve the distribution of RDA funds for these grants. Planner Grahn replied that regardless of which fund the grant money comes from, it must be approved by the City Council. Chair Stephens asked if the City Council holds a separate meeting for discussion when acting as the Redevelopment Authority. Assistant City Attorney McLean stated that the City Council acts as the RDA at their regular meetings. The agenda will usually show the City Council meeting and then an RDA meeting.

Director Erickson noted that Planner Grahn made the “emergency” grants consent items on the City Council agenda to streamline the process.

Chair Stephens opened the public hearing.

Sally Elliott was grateful for the opportunity to address the funding of mining structures. She had submitted two applications for special service grants and they had not been funded. Ms. Elliott stated that the Friends of Ski Mountain Mining History did not get the money requested from restaurant tax this year. It was restaurant tax that started the restoration of mine sites in 1998 when the Mountain people and United Park City Mines tore down the Kearns-Keefe Mill without a demolition permit. She extorted \$38,000 from United Park City Mines with the promise that they would not be put in jail for doing that demolition. Ms. Elliott noted that the \$38,000 was matched with a restaurant tax grant. At that time the group consisted of herself, Sandra Morrison, and Marianne Cone. They are much larger now because more people realize the importance of preserving the mining structures.

Ms. Elliott commented on easements. She was on the City Council in 1989 when the Council administered the first few years of historic preservation grants. At that time people were ecstatic to be awarded \$5,000 to purchase paint to paint the outside of a historic home that had not been painted in 50 years.

mine structures on the mountain, the City required preservation easements in the form of 99 year leases. Ms. Elliott recalled that there was an easement on the original Brigham Young Academy which was the first part of BYU in Provo. They spent \$60,000 defending that easement against people who wanted to tear down the original Brigham Young University Buildings to build a Walmart or Kmart. They managed to preserve and it is now the Provo City Library. She emphasized that there is a lot of benefit to public easements, and it is standard in preservation circles.

Ms. Elliott stated that essentially everything related to the mine sites is an emergency. If they do not do it right now it will fall down. She believed there was agreement that the Thaynes Conveyor is this summer's emergency. Clark is almost finished with the Little Bell at Deer Valley. He will also do the Ore Bin and Jupiter Bell on the west face. As soon as the construction drawings are complete they will move down to Thaynes Canyon.

Ms. Elliott stated that they will not be asking for \$5,000 handouts, but they will be applying for competitive grants for long range projects. She remarked that they do not enter into a contract if they do not have money to pay the contractor. Therefore, the group is always looking for funding to carry on the next year's work. Ms. Elliott stated that Friends of Ski Mountain Mining History is an ad hoc committee of the Museum. They were officially organized at one of the Museum Board meetings. They do not operate with bylaws, but they do operate under all of the standards that the Museum is required to abide by for funding. All funding is audited. They have no overhead, and all the money raised goes into preservation stabilization. Any funding that the HPB would agree to give would be greatly appreciated.

Board Member Hutchings stated that one of his concerns is that the easement would discourage people from taking a grant or applying for a grant if there is no mechanism to buy back the easement.

Mr. Elliott stated that most people are proud to live in a historic home and they are honored to donate an easement. Owning a historic property comes with the obligation to maintain the historical integrity of the structure. Ms. Elliott noted that Douglas Stephens is one of the premier preservationists in Utah and commended the stellar work he has done through the years. She remarked that if someone refuses to take grant funds because they have to grant an easement, that leaves more funding for others who need the grant and are willing to donate the easement.

Director Erickson asked if there was any mention of quid pro quo for grants in the comparative work that was done by the Consultants. Planner Grahn could not recall. Director Erickson could not see it on the comparable eligible work list. The Staff would research other jurisdictions. He noted people who do not like

taxation or the government spending money want to see where the tax money goes and what they get for the money. The question is what that something is and how it operates.

Mr. Hutchings asked about the ownership of the mines. Planner Grahn explained that the City and Vail have a memorandum of understanding whereby each side pools funds to help stabilize the mines. A project is chosen every summer and the Friends of the Ski Mountain Mining History conduct their own fundraising, which is pooled with the money from City and Vail. A lot of the projects Ms. Elliott had mentioned were part of the scope of work with Vail this summer. The projects are ongoing and Vail is helping the group fundraise. Planner Grahn stated that the sites are on old mining claims and the ownership is complicated because Vail has leasable area, but there is actual ownership of the land underneath the sites. Director Erickson pointed out that the Mine Companies continues to exist. The Friends of Ski Mountain Mining History coordinate on the ownership of each individual parcel because some are in Deer Valley and not regulated under the City's agreement with Vail. Director Erickson noted that the money the City contributes comes out of the Planning Department operating budget.

Planner Grahn stated that the Staff was proposing a Spring and Fall timeline. There would be a bi-annual review. In a future work session the HPB will talk about public outreach to educate people on how to apply for the grants. If people apply in the Spring they should know by early April whether they were awarded the grant. If they apply in the Fall they should know by September.

Planner Grahn stated that for the September meeting the Board will continue their discussion on the items discussed this evening; talk more about easements; and the Staff will answer some of the questions and issues raised this evening.

Chair Stephens stated that in looking at developing a scorecard and evaluating against the Mission Statement, he understood some cases that may be emergencies; but he looked at grants as a carrot for the Planning Department in terms of an incentive to spend the money on a more historically accurate window or roof, etc. Planner Grahn believed it goes back to the scorecard and the level of the restoration proposed. Chair Stephens stated that in terms of flipping, if they end up with a better historic product and someone flips it, the community still benefits. He believed that would encourage the levels of the standard of quality for all the historic homes in the community. Chair Stephens remarked that if the HPB could come to a conclusion on that issue, the scorecard would be easy in terms of what they are trying to accomplish with the grant money. The issue is whether the primary goal is historic preservation or encouraging people to live in Park City.

Director Erickson explained that the City has the ability to waive fees for non-profits. The Planning Department is reviewing the possibility of waiving the marginal increased costs of the improved product as part of the building permit. He and Planner Grahn have found programs that provide a benefit other than a direct cash payment. In the end, they achieve a better historic product that preserves the District status and accomplishes other goals.

Board Member Hutchings agreed that the Grant Program should incentivize historic preservation first, regardless of the owner, whether it will be flipped, or their reason for purchasing the property and restoring it.

Board Member Beatlebrox asked if the Staff would prepare a list of criteria for the Board to review. Planner Grahn stated that she has been researching grant programs from other communities to see how they do their scorecards. They need policies, but they also need to keep it broad because every project is a historic building that is unique and has had multiple changes.

Chair Stephens noted that the entire discussion this evening related to historic residential properties. He pointed out that they rarely see a commercial restoration on Main Street. In terms of visibility, they could leverage the grant money by encouraging a building on Main Street to repair its façade. Director Erickson stated that in a broader context, as additional tax revenues are generated inside the RDA, it is additional money that can be spent inside the RDA. It is in the best of the City to do adaptive reuse in commercial buildings. Chair Stephens stressed the importance of discussing how they can leverage the money to actually build up the fund. Planner Grahn remarked that a robust discussion on the funds and how those funds are allocated would help the Board make the difficult decisions on what will or will not be funded.

The Meeting adjourned at 6:27 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Senior Historic District Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 422 Ontario Avenue
Project Number: PL-15-02819
Date: October 3, 2018
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and deny the reconstruction of the historic house at 422 Ontario Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Topic:

Address: 422 Ontario Avenue
Designation: Significant
Applicant: Hamilton Easter, represented by architect William Mammen
Proposal: Reconstruction of the historic house

Background:

The history and background of this site was documented in the March 1, 2017, Historic Preservation Board staff report [[Minutes \(starting page 26\)](#)]. During this meeting, the HPB approved the following:

- Disassembly/Reassembly (Panelization) of the historic house due to site constraints that prevented the house from being lifted in whole and stored on-site during construction. There were concerns that should the house be lifted on temporary cribbing, severe weather or seismic activity could cause it to fall nearly 20 feet and into Ontario Avenue.
- Removal of site improvements such as the c.2008 boulder and concrete retaining wall in the front yard, non-historic wood and barbed wire fences; two sets of stairs; and repointing a historic stacked stone retaining wall on the south property line.
- Demolition of post-1941 alterations including a 1941-1949 addition on the north side of the house and an enclosed porch on the west (rear) side of the house.
- Reconstruction of the historic roof structure and corrugated galvanized metal roof panels.
- Demolition of 1950s asbestos siding and cement shingles in order to restore the original wood siding of the c.1906 cross-wing.
- Demolition of the floor structure in order to construct a new foundation and new floor structure.
- Reconstruction of the historic c.1906 wood front porch.

- Restoration of the original door opening on the cross-wing form as well as original window openings. New wood windows and door were to be installed in these restored openings.

The house was disassembled or “panelized” in 2017. Eight (8) wall panels were disassembled and the wall panels were taken off-site for storage. A new structure was then constructed, with the intent that the panels would be reassembled and applied to the exterior of the new structure as cladding. On September 4, 2018, Planning staff conducted a site visit to inspect the storage of the historic panels in Oakley, Utah. At that time, they noted that the panels had been stacked and stored horizontally on the ground. A tarp was used to protect the panels from the elements.

On September 6, 2018, Contractor Garrett Strong informed staff that he believed the panels would not be able to be reinstalled due to site constraints and the difficulty of setting up a crane on Ontario Avenue. The applicant proposed to salvage the siding from the panels, numbering the siding and installing it directly on the house in the order it was removed. The applicant did not believe it was worthwhile to reinstall the original vertical wood planks that were part of the building’s original single-wall construction to reconstruct the single-wall construction. Architect Bill Mammen submitted an addendum to the Historic Preservation Plan on September 10, 2018, and he further states that there is no way to lift the existing wall panels into place as single wall units (Exhibit A).

Analysis: Reconstruction of the Historic House

The wall panels of the house have been disassembled and the panels are currently being stored off-site. The applicant has constructed a structural form of the historic house, as approved. The HPB’s approval required that the applicant would reassemble the salvaged wall panels on the exterior of the new structure.

The applicant has since ammended their scope of work. The applicant has proposed to salvage the historic siding from the panels and reinstall the siding only. The construction team does not believe that the panels can be reinstalled on the reconstructed structure of the historic house. The new scope of work exceeds the HPB’s approval of the Disassmbly/Reassembly (“panelization”) as the wall panels will not longer be reassembled on the new structure. By salvaging only the historic siding and reapplying it to the walls, staff finds that the scope of work has exceeded a panelization project and is now reconstruction of the historic house.

In order for the applicant to reconstruct the historic house using only the salvaged historic siding, the HPB will need to find that the proposal complies with [Land Management Code \(LMC\) 15-11-15](#):

15-11-15 Reconstruction Of An Existing Historic Building Or Historic Structure

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings, Structures, and Sites.

A. **CRITERIA FOR RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE.**

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

1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and

Does not comply. *On February 9, 2017, the Interim Chief Building Official found that the building was hazardous and dangerous at the time of the HDDR application (Exhibit B). She supported the panelization of the historic building due to site constraints that prevented the building from being temporarily lifted in whole to pour the new foundation.*

The applicant argues that there is no way to reinstall the salvaged historic panels into place as single walls. They believe they have to disassemble the panels, salvaging the historic siding in order to reapply the historic siding on the reconstructed structure of the historic house.

On September 24, 2018 Chief Building Official Dave Thacker found that there were not hazardous or dangerous conditions that prevented the panels from being reinstalled on the reconstructed structure of historic building. Rather, he found that the need to disassemble the panels and only salvage the historic wood siding was being driven by poor planning, not the poor condition of the historic materials. While the architect and contractor do not believe there is a way to set up a crane to life and reinstall the panels, the CBO found that a smaller loader could be used to lift the panels into place. (Exhibit C)

2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and

Does not comply. *Staff finds that the panels are in fair condition and could be reapplied to the exterior of the new structure. The condition of the panels is not what is driving the need for the reconstruction. Staff recognizes that siding salvage is must less cumbersome than lifting and installing whole panels; however, staff does not believe it is impossible to lift the panels in place as previously planned for and approved by the HPB. As indicated further by the Chief Building Official, the need for salvaging only the historic siding is due to poor planning; a small loader could be used to reinstall in the historic wall panels.*

3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

Does not comply. *The form of the historic building has been reconstructed accurately. Reapplying salvaged siding or a whole wall panel will not diminish the overall form, placement, orientation, and lo wall features and detailing of the original single-wall construction used to build this house.*

By only salvaging the historic siding and not preserving the entire wall panel, historic materials will be lost. The wall structure in-and-of itself is significant to our understanding of historic single-wall construction methods and craftsmanship of our vernacular architecture. Furthermore, historic materials will be unnecessarily lost.

- B. PROCEDURE FOR THE RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE.** All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

Complies. *The HPB is reviewing this request for reconstruction and will take final action.*

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and deny the reconstruction of the historic house at 422 Ontario Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 422 Ontario Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was likely constructed c.1906 by Amelia and Theodore Neimuth. The house first appears on the 1907 Sanborn Fire Insurance Map as a cross-wing with partial-width front porch and rear addition. This rear addition may have originally served as an open porch, but was enclosed by 1907. The overall form of the house remained unchanged through 1941.
4. Elden "Shorty" (1907-1998) and Ella Sorensen (1918-2009) purchased the house in 1941. Between 1941 and 1949, they constructed a side-gable addition to the north half of the historic cross-wing and relocated the front door from the north-south stem wing of the historic house to the addition. When the addition was constructed, a new roof form was built over the addition and historic house, so that only the gables of the historic c.1906 cross-wing were visible. The Sorensens also clad the house first in asbestos shingle siding (prior to 1958) and then later cement shingle siding,

rebuilt the porches with concrete foundations and metal and wood handrails, and installed the metal roof.

5. On July 20, 2016, 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 422 Ontario Avenue; the application was deemed complete on October 17, 2016.
6. The Historic Preservation Board (HPB) approved a request for an exterior exploratory demolition permit under the August 2015 pending ordinance on October 21, 2015.
7. On June 21, 2016, the Board of Adjustment (BOA) granted variances to (1) LMC Section 15-2.2-3 (E), to the required twelve foot (12') side yard setbacks to allow a zero foot (0') setback to the front property line, is hereby granted; (2) LMC Section 15-2.2-3 (H), to the required five foot (5') side yard setbacks to allow a three foot (3') setback to the north property lines, is hereby granted; and (3) LMC Section 15-2.2-5 (A) to the required maximum height of thirty five feet (35') to allow a maximum height of forty-one feet (41') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters is hereby granted.
8. On February 11, 2016, the Planning Commission approved a Steep Slope Conditional Use Permit (SS-CUP) for this project.
9. On March 1, 2017, the Historic Preservation Board (HPB) approved the Disassembly and Reassembly ("Panelization") of the historic house in accordance with Land Management Code (LMC) 15-11-14 as the proposal would prevent the demolition of the historic house and the applicant would preserve eight (8) original wall panels of the historic c.1906 cross-wing form. At the time of the application, the Chief Building Official also found that the building was hazardous and dangerous pursuant to Section 116.1 of the International Building Code. Additionally, the Planning Director and Chief Building Official found that there are problematic or structural conditions preclude temporarily lifting or moving a building as a single unit; the physical conditions of the existing materials prevent temporarily lifting or moving the building and the disassembly and reassembly will preserve a greater amount of historic materials; and all other alternatives have shown to result in additional damage or loss of historic materials.
10. The house was panelized in 2017 and the reconstruction of the historic structure is currently under construction.
11. On September 4, 2018, Planning Department staff conducted a site visit to Oakley, Utah, to inspect the storage of the historic panels. At that time, staff noted that the panels had been stacked and stored horizontally on the ground. A tarp was used to protect the panels from the elements. The panels were in fair condition.
12. On September 6, 2018, Contractor Garrett Strong informed staff that the panels would not be able to be reinstalled due to site constraints and the difficulty of setting up a crane on Ontario Avenue. The applicant proposed to salvage the siding from the panels, number the siding and installing it directly on the house as it was removed.
13. On September 10, 2018, Architect Bill Mammen submitted an addendum to the Historic Preservation Plan. It states that there is no way to lift the existing wall panels into place as single walls.

14. The proposal to only salvage the historic siding and apply it to the reconstructed house structure exceeds the Historic Preservation Board's approval for Disassembly/Reassembly (Panelization) of eight historic wall panels; the scope of work proposed is consistent with Reconstruction of an Existing Historic Building.
15. On September 24, 2018, Chief Building Official Dave Thacker found that the panels were not in such hazardous or dangerous condition that reinstalling the historic panels was improbable and total reconstruction of the historic house was not necessary.
16. The Historic Building was found by the Chief Building Official to be hazardous and dangerous, pursuant to Section 116.1 of the International Building Code on February 9, 2017.
17. The historic wall panels are not in such a poor condition that they cannot be made safe and serviceable through repair. The historic wall panels are in fair condition and could be installed in whole.
18. Reapplying salvaged siding or a whole wall panel will not diminish the overall form, placement, orientation, and location of the Historic Building; however, it will diminish the single-wall features and detailing of the original single-wall construction used to build this house. By only salvaging the historic siding and not preserving the entire wall panel, historic materials will be lost. The wall structure in itself is significant to wall construction methods and craftsmanship of our vernacular architecture. Furthermore, historic materials will be unnecessarily lost.

Conclusions of Law:

1. The proposal does not meet the criteria for Reconstruction pursuant to LMC 15-11-15 Reconstruction of an Existing Historic Building or Historic Structure.

Exhibits:

Exhibit A – Historic Preservation Plan Addendum

Exhibit B – Chief Building Official Determination Letter, 2.9.17

Exhibit C – Chief Building Official Determination Letter, 9.24.18

Exhibit A

HISTORIC PRESERVATION PLAN

2A. STRUCTURE -Revised

Element/Feature: Historic Walls

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

Estimated date of Construction: 1906

Describe existing feature:

The original house was built with no foundation.
The original walls are 2 layers of 1 x 12's with exterior siding. No weatherproof barrier, no shear capacity, no insulation.
The electrical system in the house now was added in the 1950's. The forced air system that has now been removed was installed in the 1970's. Natural gas was added at some time and perhaps when the forced air system was installed in the 70's.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The only way to safely preserve the historic walls is to remove the non-historic asbestos siding and the asphalt siding beneath that and expose the historic 1 x 6 drop lap wood siding. We would then place the existing walls from top to bottom and side to side with a new 2 x 4 frame. The frame would be screwed to the existing wall from the inside so the fasteners would not penetrate the exterior skin.

The walls would each be so braced before removing the existing roof structure.

Once the roof structure was removed, the walls would be labeled and taken down one wall at a time, The 8 walls would be stacked on a flat bed and taken to Peoa to be safely stored.

The existing floor plan identifies the 8 walls to be preserved.

Detail 1/X1.1 shows the condition at the wall corner. This details shows how the existing walls currently sit in relation to one another. The detail also shows how the new structure will be built so the wall panels come back together as the exterior skin of the new structure. This will allow a proper weather barrier to be constructed in the new wall and the skin will be preserved as it will no longer be subject to mold and mildew from performing as the weather barrier by itself.

Details 2 thru 5/X1.1 show how the walls will be reinstalled on the new structure to be constructed to the exact dimensions of the original walls. All the exterior walls will be reinstalled in their original location. Because of the dismantling of the original structure it will be possible to not simply preserve the walls as would happen if the new structure was constructed while the walls were in place, but the walls will be constructed in keeping with best practice for thermal and moisture protection which will protect the historic nature of the house into the foreseeable future.

Proposed Change: Because we have no way to lift the existing wall panels into place as single walls, it is proposed that we take apart the original wall panels and number each board as it is removed. Each board will then be processed to remove the peeling paint, fill holes and gaps, prime paint on all 4 sides and then place it on the new wall in its corresponding location.

HISTORIC PRESERVATION PLAN

Photo Numbers: _____ Illustration Numbers: 5, 6, 9, 10 & 11

Exhibit B



445 Marsac Avenue, P.O. Box 1480, Park City, UT 84060
Tel 435.615.5100 fax 435.615.4900 www.parkcity.org

February 9, 2017

Anya Grahn
Historic Preservation Planner
Park City Municipal Corporation

RE: 422 Ontario Ave, Park City, Utah 84060

Dear Ms. Grahn:

Please be advised that the structure located on 422 Ontario Avenue, which is being considered for development activity is located at the top of a hill, resulting in a sloped lot. In addition, the structure has had interior demolition activity. As a result, I find this structure to be hazardous and dangerous pursuant to Section 116.1 of the International Building Code.

As a result of the subsequent site constraints, logistical hardship of lifting the existing historic structure and the eminent need to address the current condition, I am supportive of allowing the structure to be panelized. Please note that this recommendation is with the intent of conditions of approval being placed on the management of the construction activity, including but not limited to requiring a phasing plan which identified the timeline of construction, temporary storage location of the historic materials and the standard conditions as outlined by the Historic Guarantee.

Feel free to contact me with any questions.

Sincerely,



Michelle Downard
Interim Chief Building Official

Exhibit C



Building • Engineering • Planning

September 24, 2018

Hamilton Easter
P.O. Box 99
Park City, UT 84060

CC: Bill Mammen, Architect; Gordon Duffin, Total Mountain Management; Anya Grahn and Bruce Erickson, Park City Municipal Corporation

RE: 422 Ontario Avenue, Park City, Utah

Dear Hamilton,

On March 1, 2017, the Historic Preservation Board (HPB) approved the Disassembly/Reassembly ("panelization") of the historic house at 422 Ontario Avenue in accordance with Land Management Code (LMC) 15-11-14. Former- Acting Chief Building Official Michelle Downard and Planning Director Bruce Erickson found that the building was hazardous and dangerous pursuant to Section 116.1 of the International Building Code. Furthermore, the Planning Director and Acting Chief Building Official found that there were problematic and structural conditions that precluded the applicant from temporarily lifting or moving the historic structure as a single unit due to the site constraints.

The disassembly of the historic wall panels, also known as panelization, was completed under Building Permit BD-17-24013, which was issued on September 8, 2017. The panels are currently being stored in Oakley, Utah.

On September 4, 2018, Historic Preservation Planner Anya Grahn and Planner II Hannah Tyler conducted a site visit to inspect the historic panels. At that time, they noted that the panels had been stacked and stored horizontally on the ground. A tarp was used to protect the panels from the elements.

On September 6, 2018, Contractor Garrett Strong informed staff that he believed the panels would not be able to be reinstalled due to site constraints and the difficulty of setting up a crane on Ontario Avenue. The applicant proposed to salvage the siding from the panels, numbering the siding and installing it directly on the house in the order it was removed. The applicant did not believe it was worthwhile to reinstall the original vertical wood planks that were part of the building's original single-wall construction to reconstruct the single-wall construction. Architect Bill Mammen submitted an addendum to the Historic Preservation Plan on September 10, 2018, and he further states that there is no way to lift the existing wall panels into place as single wall units.



Historic Preservation Board Staff Report

Author:

Anya Grahn, Historic Preservation Planner

Subject:

Material Deconstruction and Reconstruction Review

Address:

180 Daly Avenue

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 180 Daly Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Significant on the City’s Historic Sites Inventory (HSI).

Topic:

Address: 180 Daly Avenue

Designation: Significant

Applicant: 1055 Norfolk, LLC, represented by Architect Kevin Horn and Contractor David Baglino

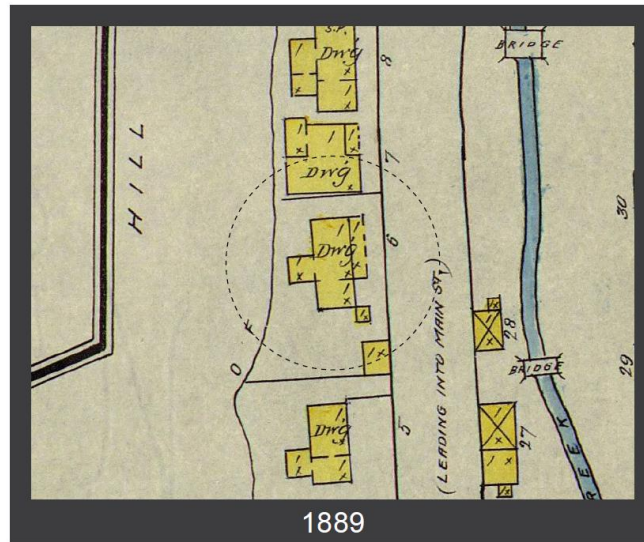
Proposal: Material Deconstruction on Significant Site. The applicant is proposing to impact the following materials including the contemporary picket and privacy fences; c.1992 two-car garage; contemporary wood deck; contemporary wood and cinder block retaining walls; post-1949 root cellar; c.1992 roofing materials; c.1992 wood siding on the south, east, and west elevations; historic and contemporary wood doors; and non-historic aluminum and wood sliding and picture windows.

Background:

The Historic District Design Review (HDDR) application for the property at 180 Daly Avenue was deemed complete on December 12, 2017. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on Historic Preservation Board’s (HPB) Review for Material Deconstruction approval and the request for a remodel and addition to a Significant Site.

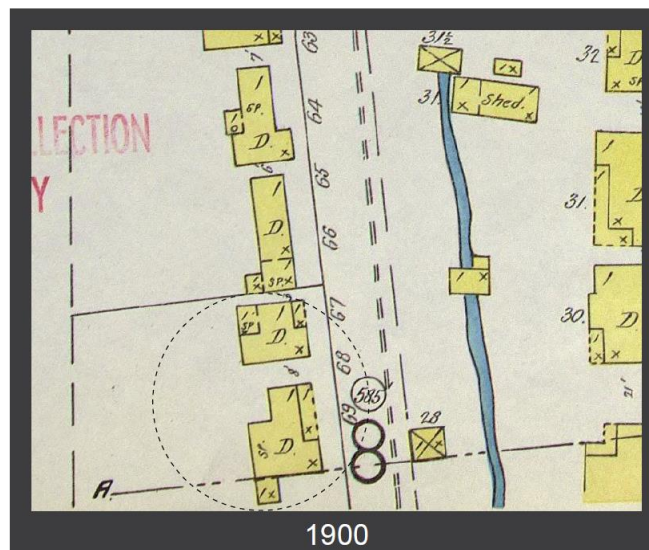
History of Development on this Site

In 1889, this house was constructed as a hall-parlor on land legally owned by the Townsite Company, making it difficult to determine its first residents. Based on the Sanborn Fire Insurance Map of 1889, it is evident that the house was built as a one-story hall-parlor with a partial width front porch across the north half of the façade. There was a small square addition to the west side of the house and another small square addition on the southeast corner of the house. There was also a one-story outbuilding on the southeast corner of the site.



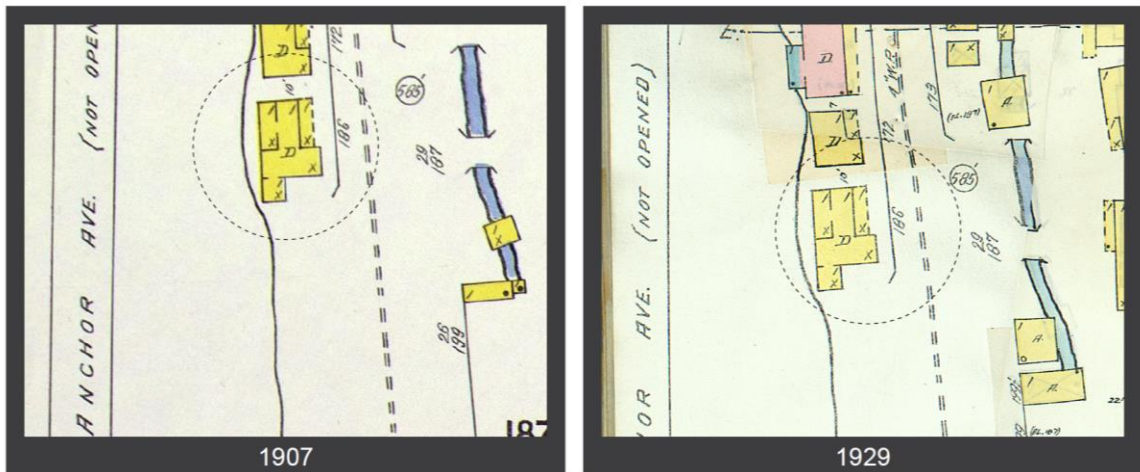
By 1900, the house at 180 (6) Daly Avenue had grown into a T-cottage type by adding a stem wing on the south end of the original hall-parlor. The T-shape or cross-wing cottage was a popular house form in Park City during the 1880s and 1890s; however, it began to decline after the 1890s when the form was replaced by the pyramid-roof cottage. The T-shape cottage by addition became an easy way to gain additional square footage for growing families during the 1880s and after 1900. The T-cottage by addition is generally quite a bit larger than a typical T-cottage as it incorporates the width of the original hall-parlor house. While a T-cottage may only contain about 450 square feet, the T-cottage by addition has an average of 850 square feet.

In addition to the expansion of the house through the stem wing, a small one-story addition on the southwest corner of the house. The — S — written inside the house represents a stove pipe.

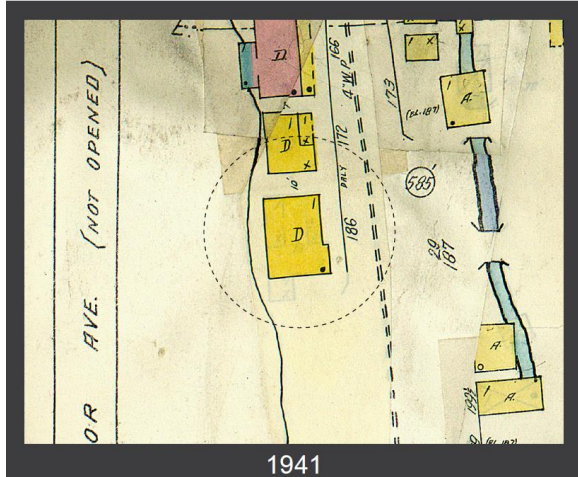


By 1907, the house had been expanded again. This time, the addition on the west (rear) elevation was expanded north to the north wall of the original hall-parlor. This form remained unchanged in the 1929 Sanborn Fire Insurance map.

Following the death of Townsite Company trustees W. Mont. Ferry and David McLaughlin and subsequent lawsuits over their estates, W.I. Snyder was trusted with the responsibility of disbursing the parcels to individual owners who had been squatting for decades and had legitimate claims to property rights. In 1916, ownership was transferred to Sweden-born Alma Hansen (1870-1934), a resident of Park City since 1901.



In 1930, Alma's son Andrew Rudolph Swanson (1896-1954) bought the house from his mother and lived there with his wife Jennie and their children. The historic porch was removed between 1929 and 1941, and it is possible that Swanson completed this alteration. As depicted by the c.1941 tax photograph, the house was clad with drop novelty wood siding. Wood casement windows with divided lights were used throughout. A Craftsman era door is located on the façade, and a side door was on the north elevation. The tax photo also shows that on the north elevation, the addition across the west (rear) elevation has been attached to the roof ridge on the original hall-parlor.



1941
Sanborn Fire Insurance Map



c.1941 Tax Photograph

The 1949 tax card notes that the house has a patterned roofing material and an attached 6 foot by 8 foot root cellar on the northwest corner of the house. Following her husband's death in 1954, Jennie Swanson sold the house in 1957. The 1958 tax card shows that the house was recently vacated. The house then passed to Anthony Butkovich (owner 1957-1964) and then Elmer and Gertrude Sargent (owner 1964-1967). A garage had been constructed by the 1968 tax card (see [Historic Sites Form](#)).

In 1967, the Sargents sold the property to Glen Avril Price. In 1990, the house was re-roofed and new siding and trim was installed, per the City's building permit files. On June 29, 1992, the Historic District Commission approved the construction of the existing two-car garage at the site and the existing garage was approved for demolition.

The site currently consists of two lots—one containing the historic house and the second containing the garage built in 1992. The applicant is currently going through the subdivision process in order to create two (2) lots of record. They have applied for a demolition permit to demolish the existing c.1992 garage in order to meet a Condition of Approval on the pending plat amendment. This lot will then be redeveloped with a duplex dwelling. The duplex's HDDR is currently under review. The lot containing the historic house will also be redeveloped with a new addition constructed behind the historic house.

The Historic District Design Review (HDDR) application for the property at 180 Daly Avenue was deemed complete on December 12, 2017. Staff has been working with the applicant to bring the project into compliance with the Design Guidelines and Land Management Code (LMC).

Material Deconstruction

The house has remained largely unchanged since the 1940s. The applicant is proposing to renovate the historic house and construct a new addition on the west (rear)

elevation of the historic house. The following Material Deconstruction outlines the proposed scope of work:

1. SITE DESIGN

The historic house sits on a fairly flat portion of the lot and is built into the hillside directly to the west (rear) of the historic house. There are several mature trees along Daly Avenue, and the applicant anticipates maintaining some of these trees during the construction; however, others will need to be removed.

There are several non-historic improvements to the lot. There is a contemporary wood deck in the front yard as well as a wood landing next to the front door. There is also a wood and cinder block retaining wall along the south property line that will be removed. Steel grate steps connect the historic house's lot to the garage lot. A gravel parking area exists on the property to the south of the historic house. There is a non-historic picket fence that extends across the front yard and ends at the garage. There is also a taller privacy fence that extends from the southwest corner of the house to the northwest corner of the garage. The existing garage was constructed in c.1992.

During the subdivision process, a Condition of Approval was included requiring the demolition of the garage. Because the garage was constructed in c.1992 and has not been designated as historic on the Historic Sites Inventory, it can be demolished. A demolition permit to remove the garage has been submitted and approved by staff.

Staff has highlighted these improvements in red below:



The applicant is proposing to remove these non-historic site improvements. The proposed exterior changes to the site will not damage or destroy the architectural features of the subject property which are compatible with the character of the historic site.

2. NON-HISTORIC ADDITIONS

As previously discussed, the historic house was expanded several times during the historic period. There is a concrete root cellar that was constructed on the northwest corner of the historic house, sometime after the expansion of the rear addition in 1907. The root cellar is only visible on the north and south elevations of the house, and it is largely buried within the hillside. This concrete root cellar is not depicted on the Sanborn Fire Insurance maps. In the past, the Historic Preservation Board (HPB) has found that these structures are not historically significant.

The applicant is proposing to remove the root cellar highlighted in red below:

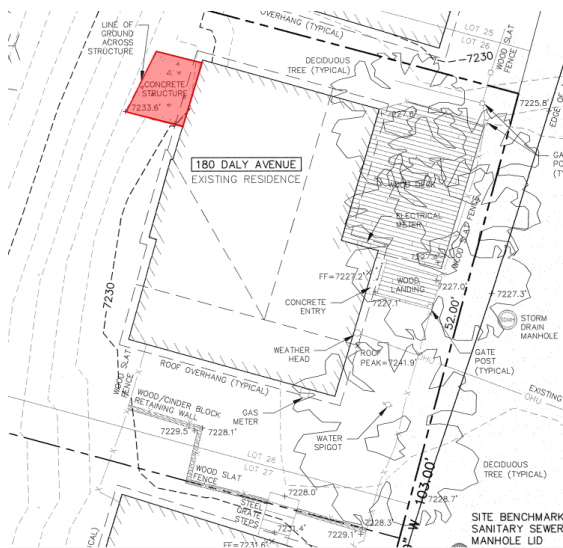


Photo of north elevation. The root cellar is the concrete structure built into the hill.

Staff finds that the demolition of the root cellar will not impact the architectural integrity of the historic house.

3. STRUCTURE

As is typical, this house has single-wall construction. The applicant will install framed walls on the interior of the historic house as part of its structural upgrade.

4. ROOF

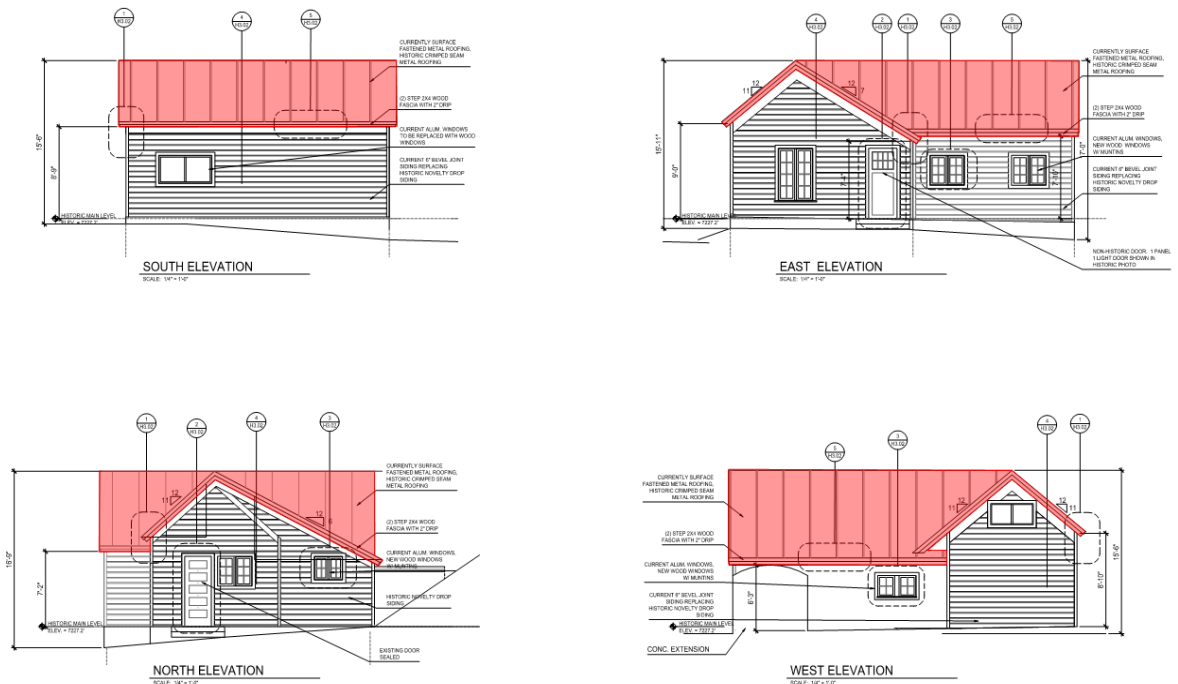
The original hall-parlor plan was expanded by 1900 to create the T-cottage by addition; the rear addition was expanded again by 1907; the porch was removed between 1929 and c.1941. The roof pitch over the west (rear) addition is shallower than the steeper pitched roofs of the cross-wing house. Historic photographs show

the roofing material as wide crimped metal roof panels. The historic panels appear to have been replaced with a contemporary standing seam metal roof in 1990 year.

The roof currently does not meet the structural requirements for snow loads. The applicant believes they will be able to restructure the roof from the interior; however, the applicant would prefer to completely rebuild the roof. Staff finds that it is preferential for the applicant to restructure the roof from the interior, but the condition of the roof structure has not yet been verified. For that reason, staff is recommending the following Conditions of Approval:

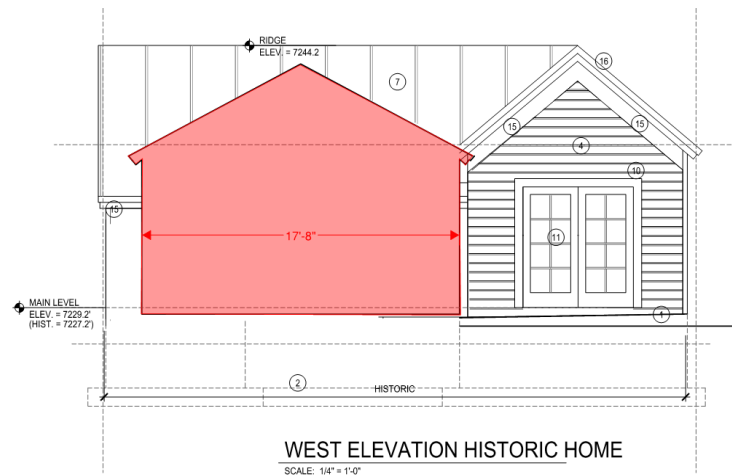
#2. *The applicant shall maintain the original cross-gable roof form. Structural stabilization shall occur by adding new structural members to the interior of the roof.*

#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 Historic Preservation Planner to evaluate the condition of the roof structure. The applicant shall also submit a structural engineer's report to the Historic Preservation Planner 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 submitted in writing for review and approval/denial in accordance with the applicable Design Guidelines for Historic Sites in Park City by the Planning Director in writing prior to construction.*



highlighted in red below. Staff finds that the proposed scope of work will not impact the architectural integrity of the building as it is on the west (rear) elevation, not visible from the right-of-way, and any impact to the visual character of the neighborhood.

New French Doors will be installed on the historic gable. This west elevation of this gable is not visible from the Daly Avenue right-of-way. Staff finds that the proposed exterior change will not impact the historical significance and architectural integrity of the building.



6. FOUNDATION

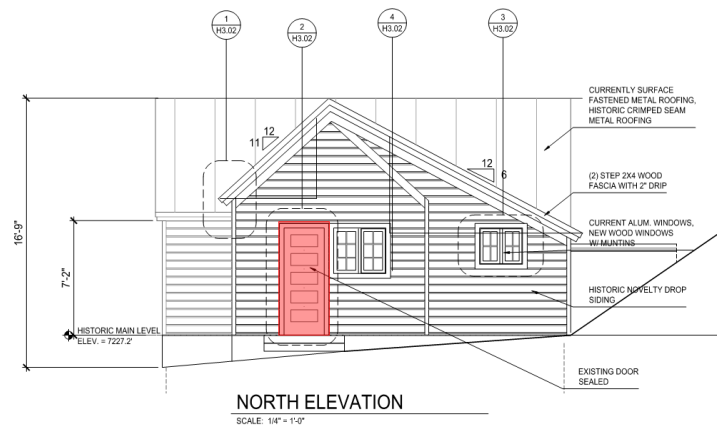
The historic house does not have a foundation, as is typical of historic houses in Park City. The steep hillside directly west of the historic house has settled against the west (rear) wall of the building, causing the siding to deteriorate. The historic house's existing walls and structure are not protecting the house from the hillside to the west.

The applicant is proposing to lift the house two feet (2'), as permitted by the Design Guidelines, and construct a new concrete foundation. Staff finds that the 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.

Staff has incorporated Conditions of Approval regarding the lifting of the house, stabilization of soils, as well as cribbing and shoring to prevent damage to the historic house.

3. DOORS

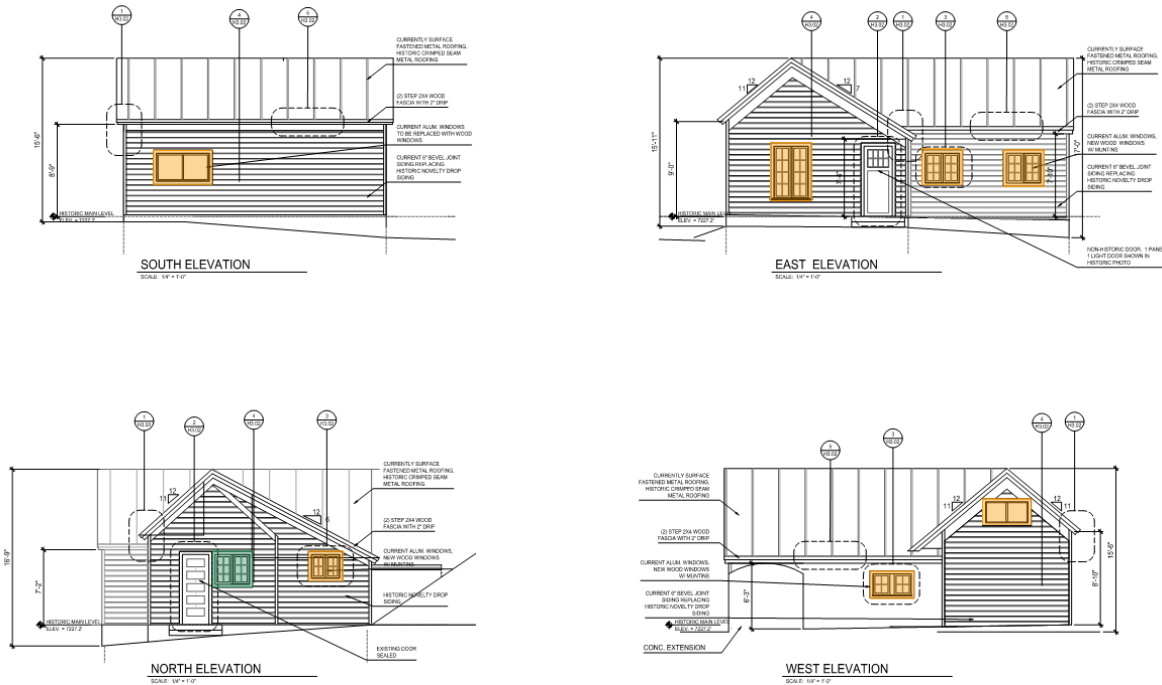
There are two door openings on the historic house. The original front door has been replaced by a contemporary wood door and screen door (highlighted in yellow). There is a historic wood door on the north elevation (highlighted in red).



The applicant is proposing to replace the contemporary front door with a new wood door matching that seen in the c.1941 tax photograph; staff finds that this material deconstruction is necessary for the restoration of the facade. On the north elevation, the applicant proposes to restore the door; it will be applied as cladding on the exterior to maintain the historic appearance of the north elevation. Staff finds that the proposed work will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

4. WINDOWS

There are no original windows on this house. Sometime during the historic period, the windows were replaced with wood French casement windows on the façade; however, these have since been replaced again with non-historic aluminum picture windows. The exterior features non-historic aluminum sliding windows and divided light picture windows (highlighted in yellow). There is a boarded window on the north elevation (highlighted in green).



The applicant has proposed to replace the existing contemporary windows and boarded window on the north, south, and east (façade) elevations with new wood casement windows matching those seen in the historic tax photograph. On the west elevation, the casement window on the main level of the west elevation will be removed to accommodate the new addition. Staff finds that the proposed work is necessary in order to restore the original appearance of the windows.

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 180 Daly Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Significant on the City’s Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 180 Daly Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. On June 14, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 180 Daly Avenue; it was deemed complete December 12, 2017. The HDDR application has not yet been approved as it is dependent on the HPB’s Review for Material Deconstruction approval.

by addition became an easy way to gain additional square footage for growing families during the 1880s and after 1900.

6. By 1907, the house was enlarged again by expanding the west (rear) addition to the north wall of the original hall-parlor. This form remained unchanged in the 1929 Sanborn Fire Insurance map.
7. Following the death of Townsite Company trustees W. Mont. Ferry and David McLaughlin and subsequent lawsuits over their estates, W.I. Snyder was trusted with the responsibility of disbursing the parcels to individual owners who had been squatting for decades and had legitimate claims to property rights. In 1916, ownership was transferred to Sweden-born Alma Hansen (1870-1934), a resident of Park City since 1901.
8. In 1930, Alma's son Andrew Rudolph Swanson (1896-1954) bought the house from his mother and lived there with his wife Jennie and their children. It's possible that he was the one that modified the house because between 1929 and 1941, removing the porch and giving the house its current form.
9. The c.1941 tax photograph shows the house clad in drop novelty wood siding. Wood French casement windows with divided lights are featured on the east and north facades. A Craftsman door is located on the east façade, and a wood side door is on the north elevation.
10. The 1949 tax card notes that the house has a patterned roofing material and an attached 6 foot by 8 foot root cellar on the northwest corner of the house.
11. A garage had been constructed by the time of the 1968 tax card, however, the Historic District Commission approved its demolition in 1992. It was replaced by a contemporary two-car garage.
12. Also in 1992, the house was re-roofed and new siding and trim was installed.
13. The historic house sits on a fairly flat portion of the lot and is built into the hillside directly to the west (rear) of the historic house. There are several contemporary improvements to the lot: a wood and cinder block retaining wall along the south property line; steel garage steps connecting the historic house to the driveway; c.1992 garage and parking area to the south of the historic house; contemporary picket fence extending across the front yard; and a taller privacy fence on the backyard. The applicant proposes to remove these non-historic additions to the site. These additions to the site are not historic and do not contribute to the historic integrity or historical significance of the site. The proposed exterior changes to the site will not damage or destroy the architectural features of the subject property which are compatible with the character of the historic site.
14. The applicant is proposing to remove a concrete root cellar on the west (rear) elevation of the historic house. The concrete root cellar is not depicted on any Sanborn Fire Insurance maps. The applicant proposes to remove this root cellar. The demolition of the root cellar will not impact to the historical significance of the house and will not impact the architectural integrity of the historic house.
15. The existing house is single-wall construction. The applicant proposes to make structural upgrades by framing new walls on the interior of the historic wall structure.

has not yet been verified. The material deconstruction is required for the restoration of the building's original appearance.

17. In 1992, the siding on the south and east sides of the house was replaced with new wood siding. Because the west (rear) side has been damaged by hillside settlement, the original siding has been replaced with new wood siding and concrete repairs. Only the siding on the north elevation is believed to be original. The applicant is proposing to replace non-historic siding materials on the south, east, and west elevations with new wood siding, matching the original siding found on the north elevation. The proposed material deconstruction is required for the restoration of the original siding.
18. The applicant is proposing to remove approximately 17 feet 8 inches of the rear wall and a portion of the rear roof to accommodate the new addition. The proposed scope of work will not impact the architectural integrity of the building as it is on the west (rear) elevation, not visible from the public right-of-way, and will not impact to the visual character of the neighborhood.
19. New French doors will be installed on the historic gable on the west elevation. The proposed exterior change to the exterior wall will not impact the historical significance and architectural integrity of the building.
20. The historic house does not have a foundation, as is typical. The steep hillside directly west of the house has settled against the rear wall, causing the siding to deteriorate. The applicant proposes to lift the house two feet (2') in order to construct a new concrete foundation as is subject to approval/denial by the Chief Building Official in accordance with the International Residential Code (IRC). The 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.
21. The applicant does not intend to reconstruct the historic porch at this time.
22. There are only two historic door openings on the house—one on the east façade and the second on the north elevation. The original front door has been replaced by a contemporary wood door and the original historic door is extant on the north elevation. The applicant is proposing to restore the paneled door on the north elevation and reusing it as cladding as the opening is no longer needed. The front door will be replaced with a new wood door, consistent with the door depicted in the c.1941 tax photograph. The proposed work will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.
23. There are no original windows on this house as all have been replaced with contemporary aluminum slider and picture windows. There is a boarded window on the north elevation as well. The applicant has proposed to replace the existing windows and boarded window with new wood casement windows matching those seen in the historic photograph. The proposed work is necessary in order to restore the original appearance of the windows.

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.

2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on August 23, 2018. 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 cross-gable roof form. 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 Historic Preservation Planner to evaluate the condition of the roof structure. The applicant shall also submit a structural engineer's report to the Historic Preservation Planner 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 submitted in writing for review and approval/denial in accordance with the applicable *Design Guidelines for Historic Sites in Park City* by the Planning Director prior to construction.
4. The applicant shall document any original window and door openings uncovered during the siding restoration. Priority should be given to restoring original window and door openings on the primary and secondary facades, visible from the Daly Avenue right-of-way.
5. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
9. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
10. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

11. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – [Historic Sites Inventory Form](#)

Exhibit C – Updated Plans, dated August 23, 2018

Exhibit D – Physical Conditions Report + Historic Preservation Plan

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.

LEGEND

DOOR REFERENCE
 DOOR TYPE
 WINDOW REFERENCE
 WINDOW TYPE
 DIRECTION OF CUT
 SECTION NUMBER
 BUILDING SECTION
 DIRECTION OF CUT
 SECTION NUMBER
 SECTION
 RELATIVE ORIENTATION
 FINISH AS NOTATION
 FINISH SCHEDULE
 REFLECTANCE PLAN

EARTH
 GRAVEL
 CONCRETE
 MASONRY
 PARTITION WOOD STUD
 PARTITION METAL STUD
 WOOD - ROUGH
 WOOD - FINISH
 PLYWOOD
 STEEL
 ACOUSTICAL TILE
 BATT INSULATION
 RIGID INSULATION
 GLASS
 DIRECTION OF SLOPE
 BEGINNING POINT OF GREENS
 END POINT OF GREENS
 KEY NOTES
 PICTURE AND GENERAL SYMBOLS



SHEET INDEX

- A0.01 COVER SHEET
- SURVEY
- H2.01 HISTORIC PLANS
- H3.01 HISTORIC ELEVATIONS
- H3.02 HISTORIC DETAILS
- E1.01 SITE DEMONSTRATION PLANS
- E2.01 DEMONSTRATION ELEVATIONS
- E3.01 DEMONSTRATION ELEVATIONS
- C1.01 PROPOSED REPLAN
- A1.02 ARCHITECTURE
- A1.03 STREETScape
- A1.03 PERSPECTIVE VIEWS
- L1.01 LANDSCAPE PLAN
- A2.01 FLOOR PLANS
- A3.01 EXTERIOR ELEVATIONS
- A3.02 EXTERIOR ELEVATIONS
- A3.03 BUILDING SECTION

HDDR DOCUMENTS 8/23/2018 180 DALY AVE.



PROJECT DATA

APPLICABLE CODES	(TABLE R302.1)
BUILDING CODE: 2015 IBC	1 HR WALLS
PLUMBING CODE: 2015 IPC	0 HR EXTERIOR WALLS > 3'
MECHANICAL CODE: 2015 IMC	0 HR EXTERIOR WALLS > 3'
ELECTRICAL CODE: 2015 NEC	0 HR PROJECTIONS > 3'
FIRE CODE: 2015 IFC	WALL OPENINGS > 3'
GLASS CODE: 2015 IGC	NOT ALLOWED
ACCESSIBILITY: 2015 IBC, ADAAG	WALL OPENINGS > 3'

CONSTRUCTION RATINGS	
WALLS	1 HR
EXTERIOR WALLS > 3'	0 HR
EXTERIOR WALLS > 3'	0 HR
PROJECTIONS > 3'	0 HR
WALL OPENINGS > 3'	NOT ALLOWED
WALL OPENINGS > 3'	NOT ALLOWED
BUILDING SQUARE FOOTAGE	
NEW BASEMENT	700 SF
NEW MAIN	771 SF
NEW LOFT	421 SF
TOTAL FINISHED	3270 SF

DIFERRED SUBMITTALS:

- AUTOMATIC FIRE SPRINKLER SYSTEM
- ENGINEERED WOOD TRUSSES
- MECHANICAL HVAC SYSTEM & CALCULATIONS
- APPLIANCE FIREPLACES



DAVE BAGLINO
 ARCHITECT
 180 DALY AVE, HISTORIC HOME
 PARK CITY, UT

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

CHECKED BY: _____
 DRAWN BY: _____
 DATE: 8/22/2018
 JOB NO.: _____

COVER SHEET
A0.01

SURVEYOR'S CERTIFICATE

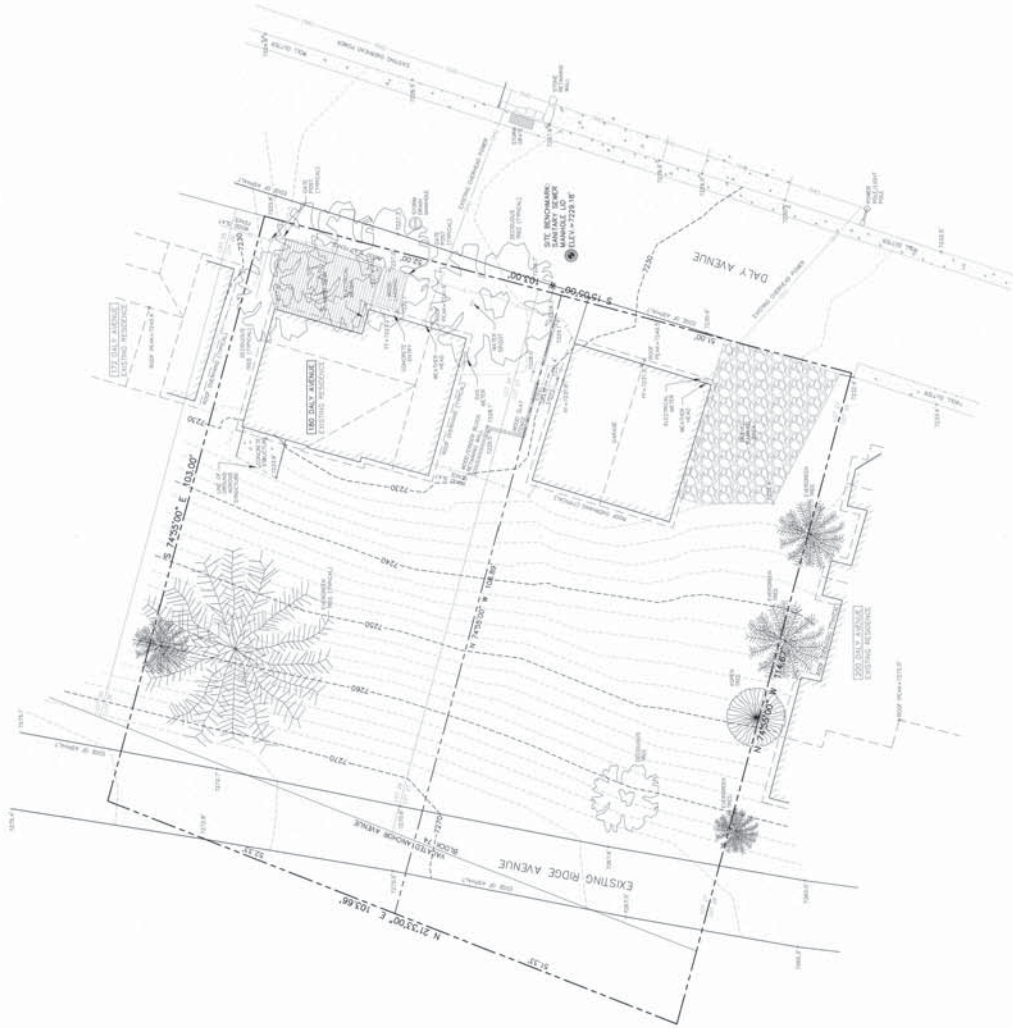
I, Marty A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certificate no. 4838239 as prescribed under the laws of the State of Illinois. I am the author of the topographic map described herein. I further certify that this topographic survey is a true and correct representation of the actual conditions on the ground as they were completed and is in compliance with generally accepted industry standards for accuracy.



12-10-15

NOTES

1. Site Benchmark: Sanitary sewer manhole lid Elevation=728.15'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Some of the lines of the survey were approximately 6" to 8" in width. In addition, improvements, encroachments and/or conditions may exist which are not shown on this survey.



(415) 442-8447

 CONSULTING PROFESSIONAL LAND PLANNERS SURVEYORS
 100 West Street, P.O. Box 884, Park City, Utah 84302-0884

STAFF:
 FALL KING
 MARTY MORRISON
 JESSE MORENO
 DATE: 12/10/15

EXISTING CONDITIONS & TOPOGRAPHIC MAP
 180 DALY AVENUE
 BLOCK 74, PARK CITY SURVEY
 FOR: WASATCH ENGINEERING CONTRACTORS
 JOB NO.: 11-11-15
 FILE: X:\ParkCitySurvey\dwg\1592015\111115.dwg

SHEET
 1
 OF
 1

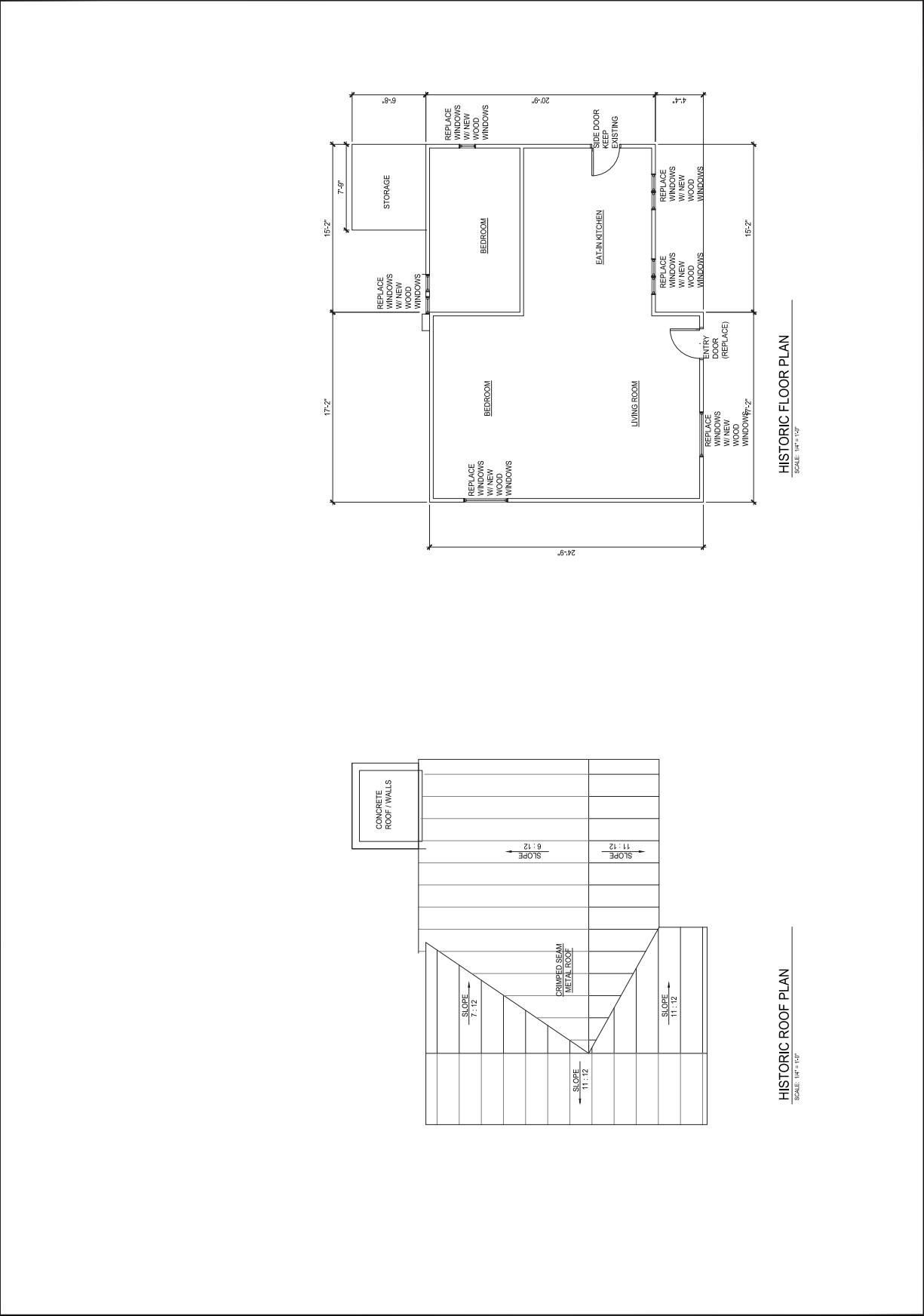


DAVE BAGLINO
 ARCHITECT
 ADDRESS
 CITY, STATE

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 PH: 801.334.8766 | 801.251.4766
 FAX: 801.292.1111 | www.hornpartners.com

DALY AVE. RESIDENCE
 180 DALY AVE. (HISTORIC HOME)
 PARK CITY, UT

H2.01
 HISTORIC PLANS



HISTORIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

HISTORIC ROOF PLAN
 SCALE: 1/4" = 1'-0"



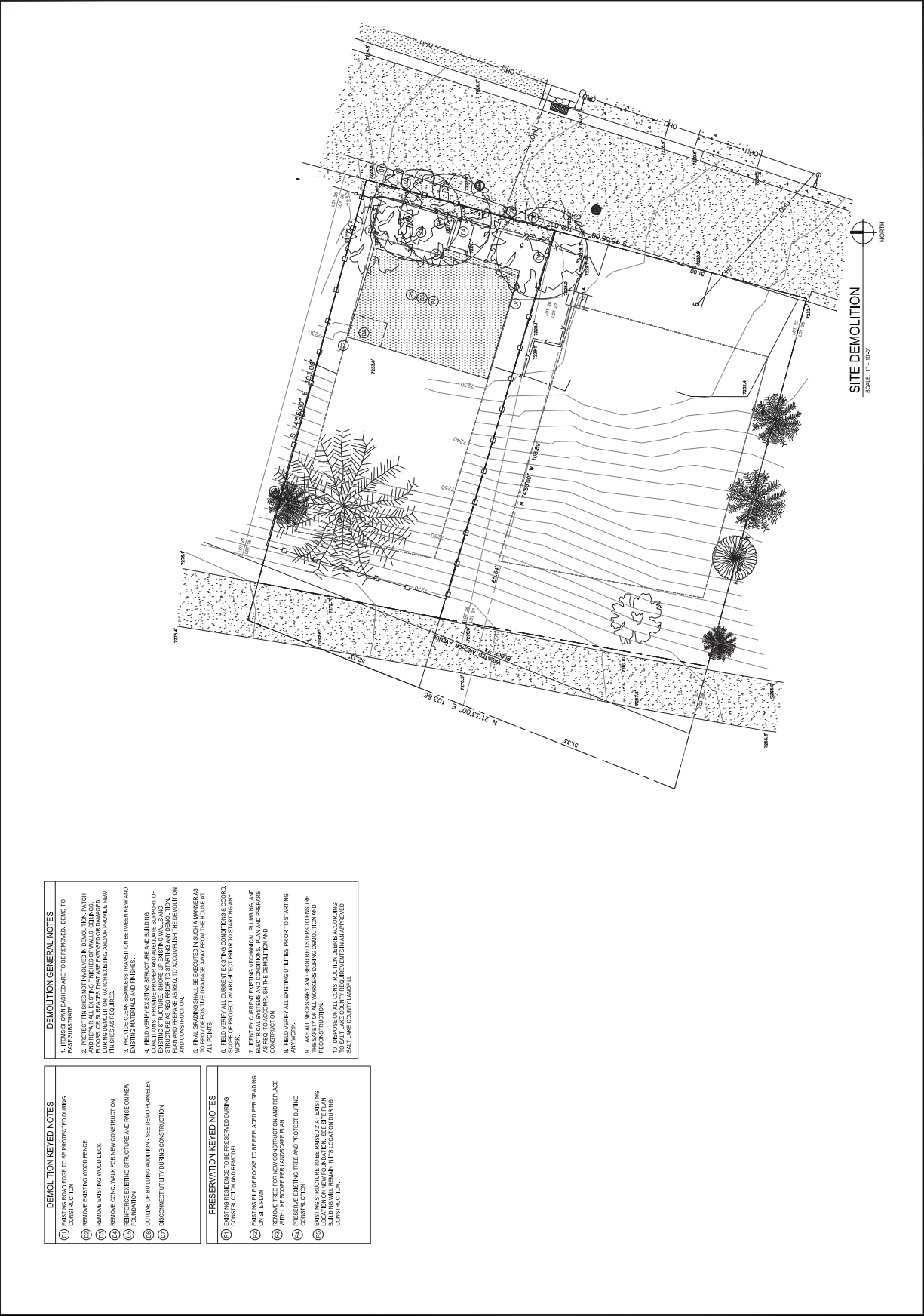
APR. 1, 2006

DAVE BAGLINO
ADDRESS
CITY, STATE

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FAX 801.299.1111 www.hornpartners.com

DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

SITE DEMOLITION
D1.01H



- DEMOLITION GENERAL NOTES**
1. ITEMS SHOWN SHARDED ARE TO BE DEMOLISHED. DEMO TO BARE SUBSTRATE.
 2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH AND REPAIR ALL EXISTING FINISHES UP WALLS, CEILING, FLOORING, AND OTHER FINISHES AS REQUIRED. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.
 3. PROVIDE PROPER SEPARATION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.
 4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION AND CONSTRUCTION. AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
 5. FINAL GRADINGS SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.
 6. FIELD VERIFY ALL EXISTING UTILITIES, IDENTIFY, COORD, AND RECORD ALL UTILITIES TO BE MAINTAINED AND REMOVED AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
 7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND RECORD THEM AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
 8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
 9. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE TO BE DEMOLISHED TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.
 10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO ALL APPLICABLE REGULATIONS AND APPROVED SALT LAKE COUNTY LANDFILL.

- DEMOLITION KEYED NOTES**
- (1) EXISTING BEAMS TO BE PROTECTED DURING CONSTRUCTION.
 - (2) REMOVE EXISTING WOOD FENCE.
 - (3) REMOVE EXISTING WOOD DECK.
 - (4) REMOVE CONC. WALK FOR NEW CONSTRUCTION.
 - (5) REMOVE EXISTING STRUCTURE AND RAISE ON NEW FOUNDATION.
 - (6) OUTLINE OF BUILDING FOOTPRINT - SEE BEND P/ANSELEY.
 - (7) DISCONNECT UTILITY DURING CONSTRUCTION.

- PRESERVATION KEYED NOTES**
- (8) EXISTING RESIDENCE TO BE PRESERVED DURING CONSTRUCTION AND REMOVAL.
 - (9) EXISTING FLE OF ROOF TO BE REPLACED DURING CONSTRUCTION.
 - (10) REMOVE TREE FOR NEW CONSTRUCTION AND REPLACE WITH LIVE SOURCE PER LANDSCAPE PLAN.
 - (11) PRESERVE EXISTING TREE AND PROTECT DURING CONSTRUCTION.
 - (12) EXISTING STRUCTURE TO BE BARRIED AT EXISTING LOCATION ON NEW FOUNDATION. SEE SITE PLAN FOR EXISTING REMAINTS LOCATION DURING CONSTRUCTION.



APR 1, 2018

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ARCHITECT
CITY, STATE

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DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DEMOLITION PLANS
HIST. HOME
D2.01

DEMOLITION GENERAL NOTES

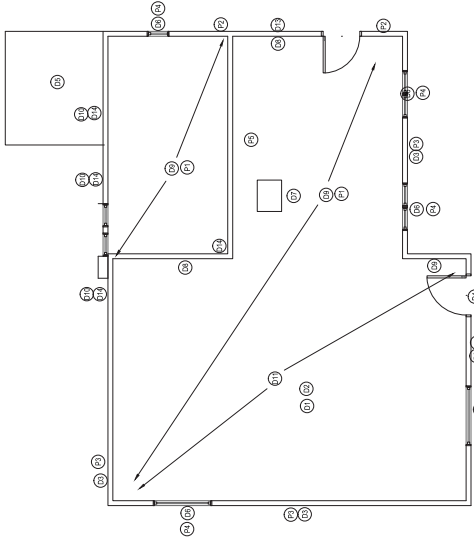
1. ITEMS SHOWN HATCHED ARE TO BE REMOVED. DEMO TO BASE SUBSTANTIAL.
2. DEMO TO EXISTING FINISHES UNLESS NOTED OTHERWISE. PATCH FLOORS OR SURFACES THAT ARE EXPOSED OR DAMAGED TO MATCH EXISTING FINISHES OR DEMO TO FINISHES AS REQUIRED.
3. PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.
4. FIELD VERIFY ALL EXISTING STRUCTURE AND BUILDING INFORMATION. VERIFY ALL EXISTING CONDITIONS. VERIFY ALL EXISTING STRUCTURE. SHORE UP EXISTING WALLS AND FLOORS AS NECESSARY TO MAINTAIN EXISTING CONDITIONS. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
5. FINAL GRADINGS SHALL BE EXECUTED IN SUCH A MANNER AS TO MAINTAIN EXISTING DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.
6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. WITH ALL OTHER TRADES AND CONTRACTORS. VERIFY ALL EXISTING ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE AS NECESSARY TO MAINTAIN EXISTING CONDITIONS AND CONSTRUCTION.
7. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
8. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE PROTECTION OF ALL EXISTING UTILITIES. VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK. WORKERS DURING DEMOLITION AND RECONSTRUCTION.
9. PROPOSE ALL CONSTRUCTION PERMITS ACCORDING TO SALT LAKE COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL.

DEMOLITION KEYED NOTES

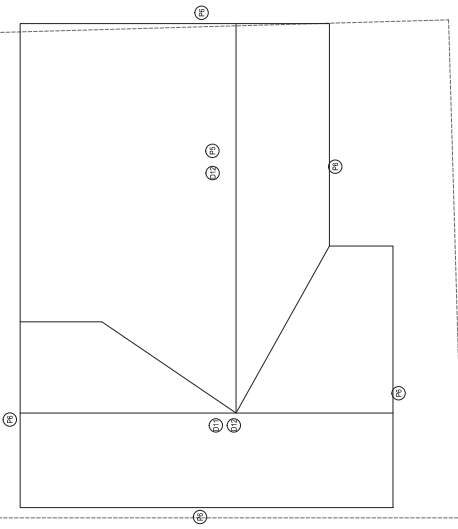
- (1) SHORE UP MAIN FLOOR AND REMOVE LOWER FLOOR LEVEL WALLS FOR NEW FOUNDATION.
- (2) INDICATE EXISTING FOUNDATION FOR NEW FOUNDATION.
- (3) REMOVE NON-HISTORIC BEVELED SIDING TO BE RESTORED TO ORIGINAL SIDING.
- (4) REMOVE EXISTING NON-HISTORIC DOOR.
- (5) REMOVE CONCRETE CELLER STRUCTURE.
- (6) REMOVE NON-HISTORIC WINDOW FOR NEW WOOD WINDOW PER NOTE 7(a).
- (7) REMOVE EXISTING GAS HEATING STOVE AND PARTIALS.
- (8) REMOVE EXISTING PLUMBING SYSTEM INCLUDING FRINGE AND PARTIALS.
- (9) REMOVE EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT, CAP AND REMOVE UP PANEL.
- (10) SHORE UP MAIN STRUCTURE AND REMOVE WALLS, SIDING, FINISHES, ETC. FOR ADDITION.
- (11) SHORE UP EXISTING BATTERIES AND OPEN CENTRAL RIDGE TO BE VALUED TO INTERIOR.
- (12) REMOVE EXISTING METAL ROOF AND SUBROOFING WITH NEW WINDOWS.
- (13) UNCOVER EXISTING WINDOW OPENING AND REPLACE WITH NEW WINDOWS.
- (14) REMOVE WALL FOR NEW ADDITION OR REMODEL.

PRESERVATION KEYED NOTES

- (1) EXISTING FLOOR STRUCTURE TO BE PROVIDED WHERE STRUCTURE IS DAMAGED.
- (2) EXISTING FLOOR FINISHES TO BE MAINTAINED. PATCH STILES AND ORIGINAL WOOD LAMBER AND INSULATION FROM INTERIOR.
- (3) REPLACE NON-HISTORIC BEVELED SIDING WITH HISTORIC SIDING. VERIFY SIDING TO MATCH EXISTING AND HISTORIC PHOTOS.
- (4) NEW WOOD WINDOW.
- (5) EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE PER STRUCTURAL DRAWINGS.
- (6) EXISTING FRISKA AND TRIM DETAILS TO BE RETAINED. VERIFY DETAILS TO MATCH EXISTING AND HISTORIC DETAILS TO MAINTAIN EXISTING CORNER.



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



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



APR 1, 2018

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DEMOLITION ELEVATIONS HIST. HOME
D3.01

DEMOLITION GENERAL NOTES

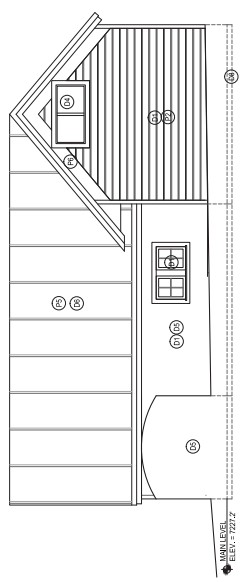
1. DEMO WORK TO BE REMOVED. DEMO TO BASE SUBSTRATE.
2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION PATCH AND REPAIR ALL EXISTING FINISHES TO WALLS, CEILING, FLOORING, AND TRIM PRIOR TO STARTING ANY DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.
3. DEMO WORK SHALL BE COORDINATED BETWEEN NEW AND EXISTING CONTRACTORS AND FINISHES.
4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PATCHES AND ADEQUATE SUPPORT OF EXISTING STRUCTURE AS REQUIRED PRIOR TO STARTING ANY DEMOLITION. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION.
5. DEMO WORK SHALL BE COORDINATED WITH ALL UTILITIES TO PROVIDE FOR THE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.
6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. WITH ALL UTILITIES PRIOR TO STARTING ANY WORK.
7. ENTRY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SHALL BE DEMOLISHED AND RECONSTRUCTED AS REQUIRED TO ACCOMPLISH THE DEMOLITION AND RECONSTRUCTION.
8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
9. PATCH ALL DEMO AREAS WITH MATCHING MATERIALS AND RECONSTRUCT.
10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO ALL APPLICABLE REGULATIONS AND PERMITS IN AN APPROVED SKI-LAKE COUNTY LANDFILL.

DEMOLITION KEYED NOTES

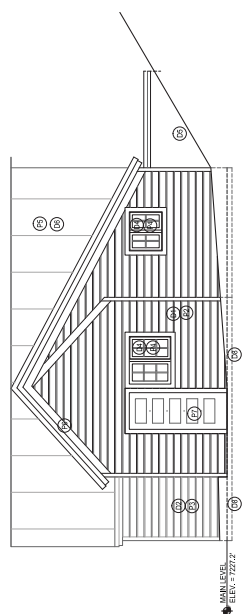
- (1) REMOVE WALL FINISHES IN AREA TO BE DEMOLISHED SAVE FOR REPAIRS ELSEWHERE
- (2) REMOVE NON-HISTORIC WALL FINISHES
- (3) REMOVE NON-HISTORIC DOOR
- (4) REMOVE NON-HISTORIC WINDOW
- (5) REMOVE EXISTING WALL, CEILING AND FLOOR FINISHES INCLUDING FINISHES, ROOFING, STRUCTURE, WINDOWS, TRIM, PIPING, ELECTRICAL, ETC.
- (6) REMOVE EXISTING NON-HISTORIC METAL ROOF
- (7) NOT USED
- (8) REMOVE EXISTING NON-HISTORIC METAL ROOF
- (9) REMOVE EXISTING NON-HISTORIC METAL ROOF
- (10) REMOVE EXISTING NON-HISTORIC METAL ROOF

PRESERVATION KEYED NOTES

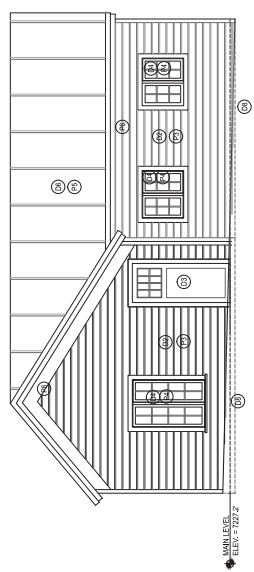
- (P) EXISTING HISTORIC WOOD SIDING TO REMAIN. SHOE FROM INTERIOR. ALL VAPOR BARRIER AND INSULATION FROM INTERIOR.
- (C) EXISTING HISTORIC WOOD SIDING TO REMAIN. SHOE STUDS AND INST. ALL VAPOR BARRIER AND INSULATION FROM INTERIOR.
- (R) REPAIRS TO EXISTING HISTORIC WOOD SIDING TO MATCH EXISTING PHOTO.
- (N) NEW WOOD WINDOW
- (B) EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE PER STRUCTURAL DRAWINGS.
- (F) EXISTING FACIA AND TRIM DETAIL TO BE RETAINED. MATCH EXISTING DETAIL TO MAINTAIN EXISTING LOOK.
- (D) EXISTING WOOD DOOR TO REMAIN. STABILIZE THE FRAME FROM WITHIN.



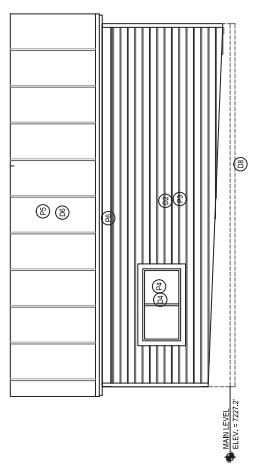
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Exhibit D



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 180 Daly Historic Home
ADDRESS: 180 Daly

TAX ID: PC-668 OR
SUBDIVISION: Mill Site Reservation OR
SURVEY: Park City LOT #: 26, 27 BLOCK #: 74
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: Dave Baglino
MAILING ADDRESS: PO Box 684206
Park City UT 84068

PHONE #: (435) 640 - 5806 FAX #: () -
EMAIL: davidbaglino@msn.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Horn and Partners Architecture, Kevin Horn
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: Dave Baglino
Mailing Address: PO Box 84068
Park City Ut 84068
Phone #: (435) 640 - 5806 Fax #: () -
Email: davidbaglino@msn.com
Type of Application: HDDR

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: David Baglino
Mailing Address: PO Box 84068
Park City UT 84068
Street Address/ Legal: 1055 Norfolk
Description of Subject Property: 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 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 Plan**

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

Estimated date of construction: _____

Describe existing feature:

The site is an uphill lot off of Daly Ave. It is flat for the front 40' or so and then slopes almost 45 deg. Only the front yard of the site lies within a flood zone, the house footprint is outside the flood zone. (see FIRM report)

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

A steep slope CUP will be required

Photo Numbers: **S1 - S4**

Illustration Numbers: **Survey**



120

BERKSHIRE
HATHAWAY
AT&T







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: **Historic**

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

Describe existing feature:

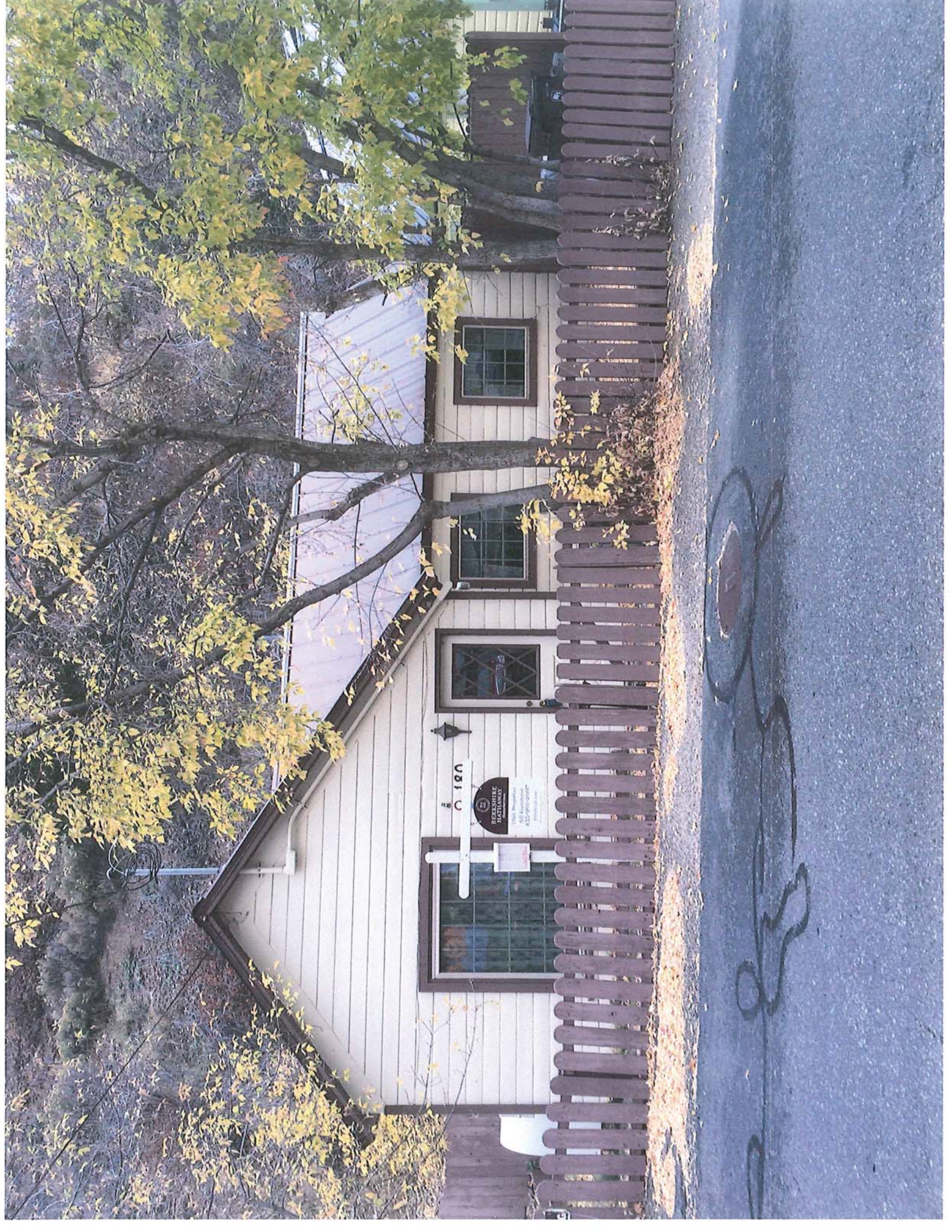
The original structure appears to be a T-shape Cottage style and included French Casement windows in the historic photo. No porch appears to have existed. A shallower pitch roof addition was added to the rear and is visible from the north elevation.

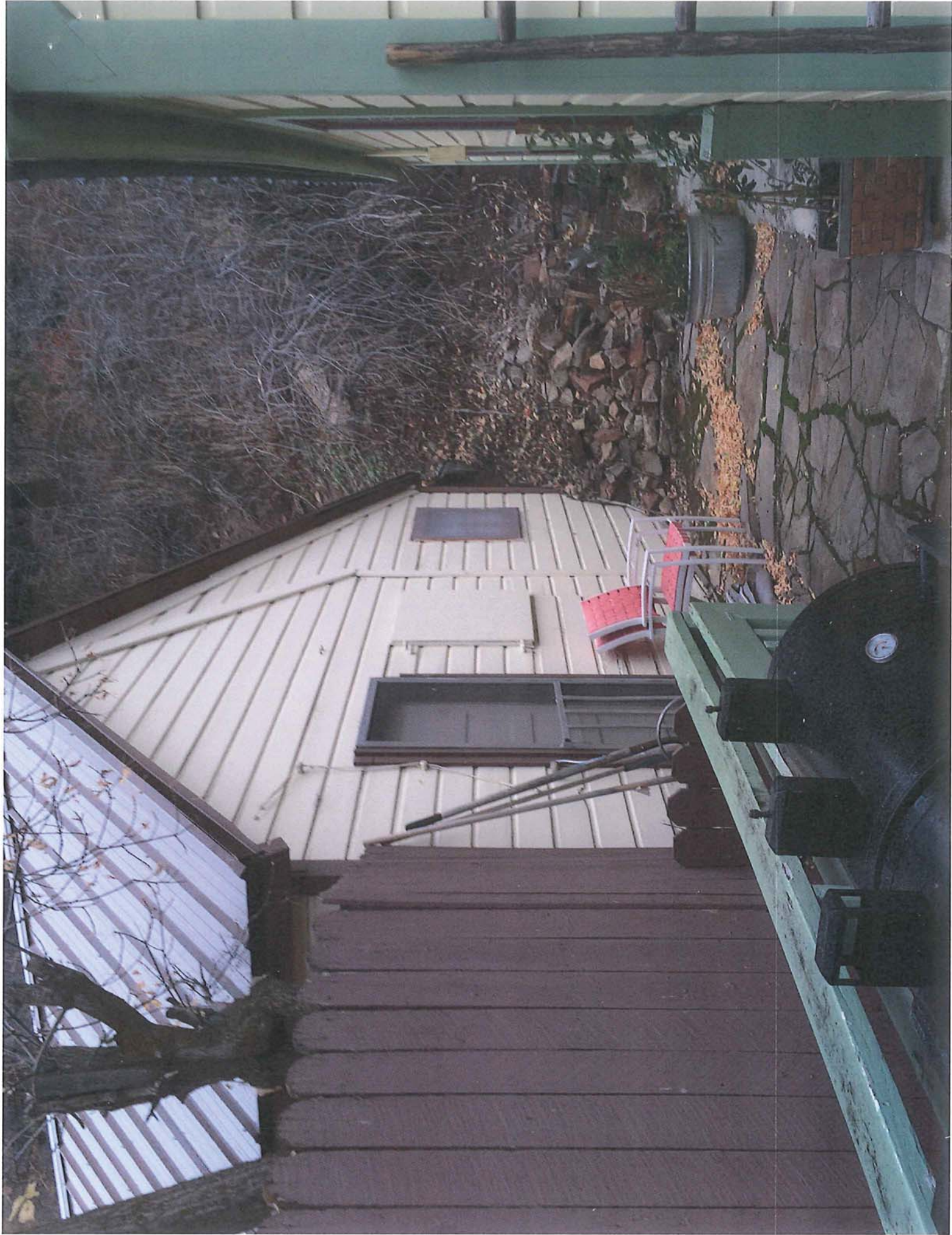
Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The structure is in tact but siding and windows have been replaced and need to be restored.

Photo Numbers: **H1 - H3** Illustration Numbers: **H1.01, H2.01, H3.01**







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 and Addition**

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

Describe existing feature:

The original T-shape cottage was added on to. This modified the roof pitch in the rear. The historic roof appears to be wide crimped metal roof panels. The historic panels appear to have been replaced with a metal siding/roof material.

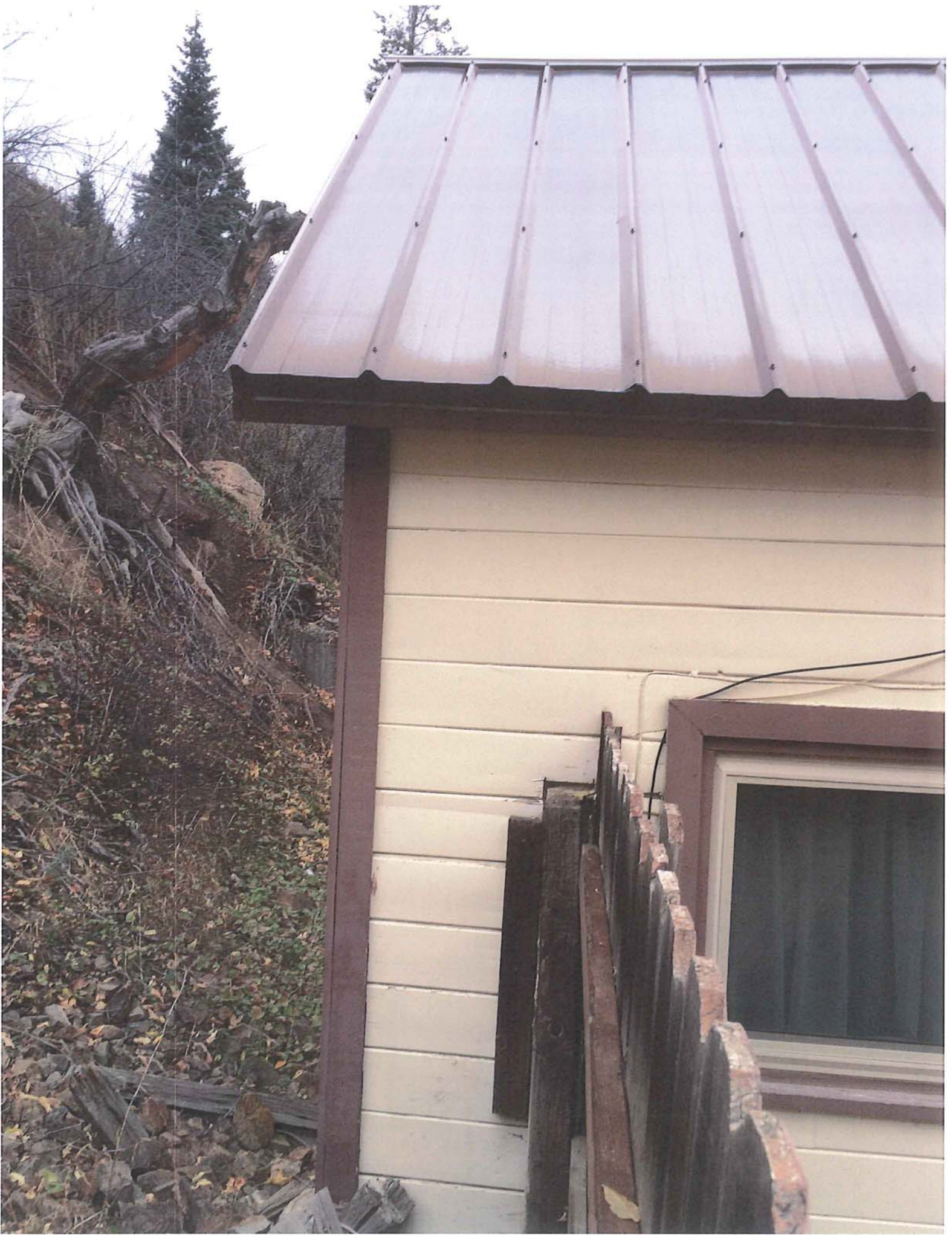
Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Roof material has been modified.

Photo Numbers: **ROOF1-ROOF3** Illustration Numbers: **H3.01**







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:

No chimney exists nor is visible in the historic photos. A freestanding gas heater currently heats the home and is served by a flue.

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: **East Walls**

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

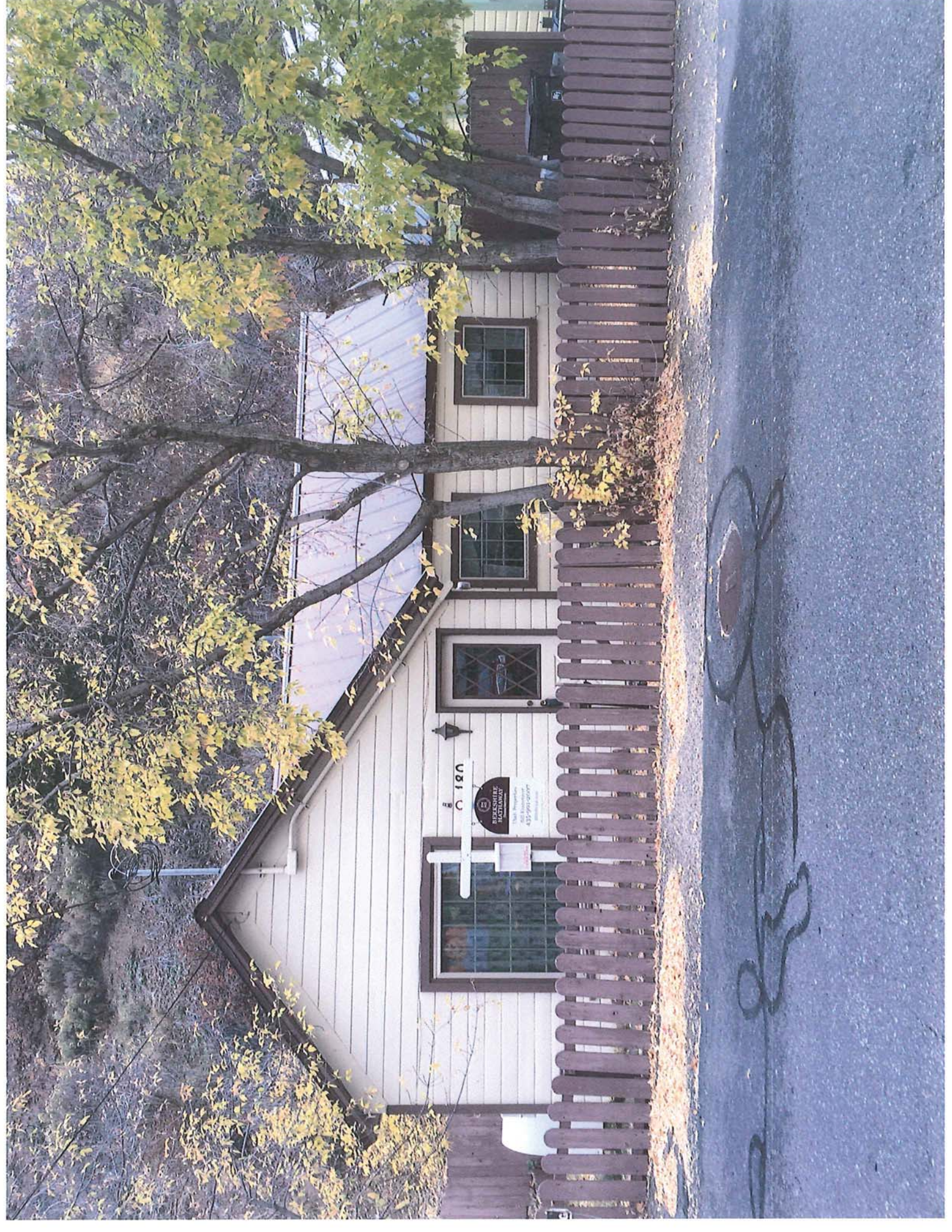
Describe existing feature:

The front/east walls of the home are structurally in tact but have had new siding installed. The original siding appears to be drop novelty siding, typical in the area. Windows openings are still in tact.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Non-historic siding.

Photo Numbers: **EAST 1, 2** Illustration Numbers: **H3.01**



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BECKSHIRE
HASTINGS

435-591-2000



North and South

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

North Wall shows where the addition was constructed. It maintains the historic siding, 2 historic windows (one has been covered up) and a 5 horizontal panel door. South Wall has been refinished and has a newer window installed.

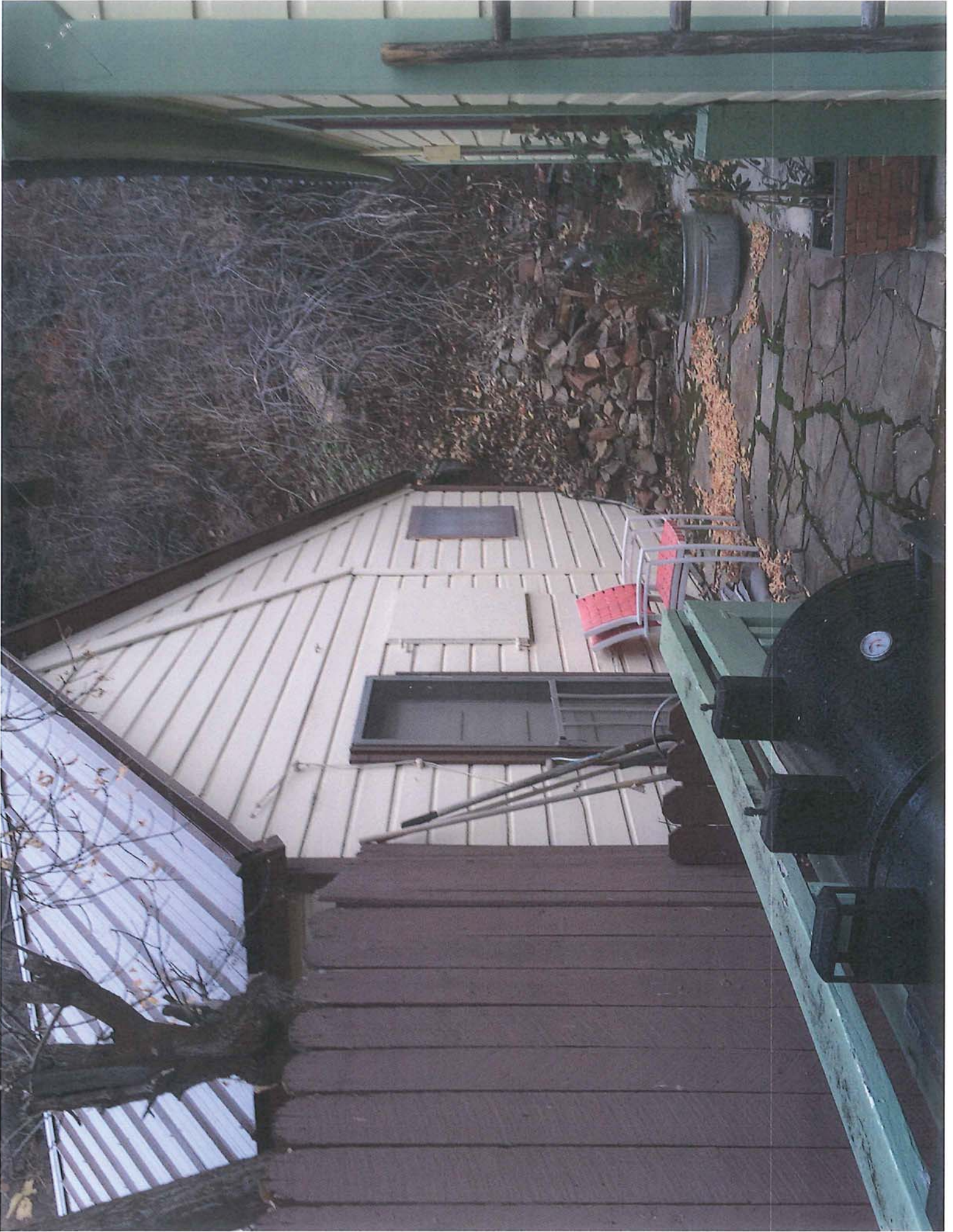
Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

One window on North is boarded up.
South elevation has been refinished with non-historic siding.

Photo Numbers: NORTH 1 & 2, SOUTH 1 & 2

Illustration Numbers: H3.01









Element/Feature: **West Walls**

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

Estimated date of construction: _____

Describe existing feature:

The west elevation is visible from the hillside. Various siding treatments exist including non-historic wood and concrete. A window exists and is part of the historic addition. The eave height of the addition is lower than the original structure.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Non-historic Siding

Photo Numbers: **WEST 1,2** Illustration Numbers: **H3.01**





6. Foundation

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

Element/Feature: **Foundation**

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

Describe existing feature:

It appears that there was no original foundation. Some repairs have taken place over the years. The steep hillside behind has settled against the wood siding and is damaging the non-durable material.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Substandard foundation needs to be replaced to preserve the home. Foundation does not protect the home from the steep hillside behind.

Photo Numbers: **FOUNDATION 1, 2** Illustration Numbers: _____





7. Porches

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

Element/Feature: **No Porches**

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

Describe existing feature:

No covered porches exist. A deck was constructed in the front yard.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: **DECK 1** Illustration Numbers: **H1.01**



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: **HEATING**

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

Describe existing feature:

The only source of heating in the home is a centrally located gas heater.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The existing heater does not affect the entire house and has passed its useful life

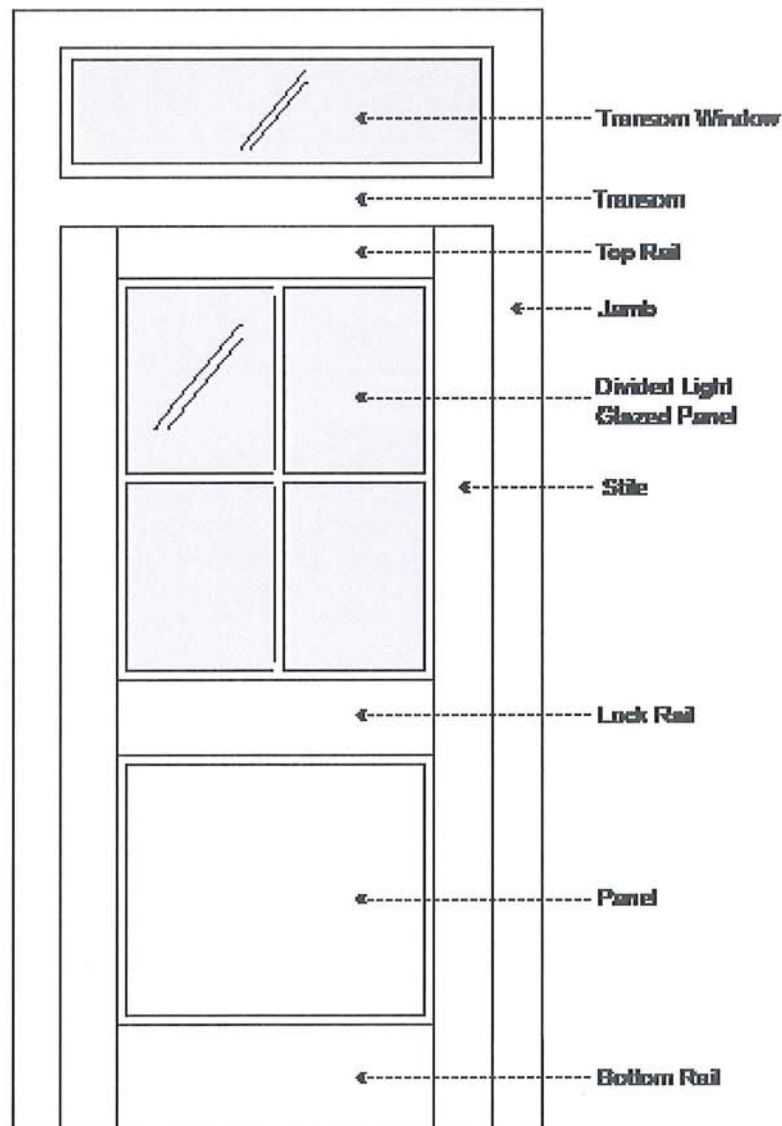
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

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

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



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.

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: 1

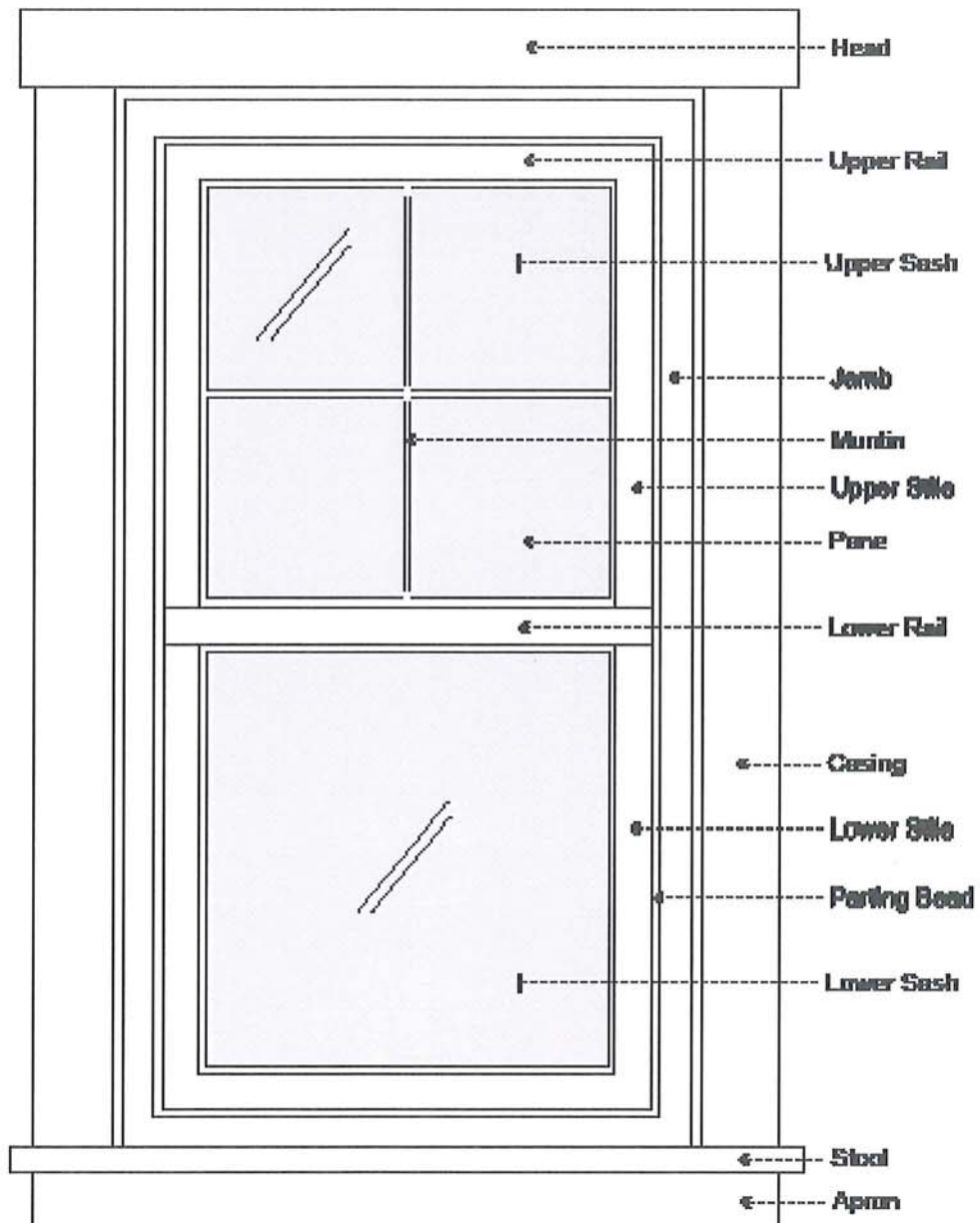
<i>Door #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
1	Fair	historic		yes
2	Poor	historic		yes
	Poor			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 8
 Number of historic windows on the structure: 1
 Number of existing replacement/non-historic windows: 6
 Number of windows completely missing: 1

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

Number of windows to be replaced: 8

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	non historic metal		no
2	Fair	non historic metal		no
2	Fair	non historic metal		no
4	Fair	non historic metal		no
5	Fair	non historic metal		no
6	Poor	historic wood		yes
7	Poor	historic wood		yes
8	Poor	boarded up		no
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

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: **Finishes**

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

Describe existing feature:

Interior walls are limited and have been removed and patched over the years.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

most historic trim and interior have been replaced.

Photo Numbers: _____ Illustration Numbers: _____

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK SIGNIFICANT DISTRICT: HR-1

NAME: 180 Daly historic home

ADDRESS: 180 Daly

TAX ID: PC-668 OR

SUBDIVISION: Mill Site Reservation OR

SURVEY: Park City LOT #: 26, 27 BLOCK #: 74

APPLICANT INFORMATION

NAME: Dave Baglino

PHONE #: (435) 640 - 5806 FAX #: () -

EMAIL: davidbaglino@msn.com

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

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 Plan**

- 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 portion of the site is to be maintained and landscape replaced. Existing tree on the corner will remain. The sloping rear portion of the site is where the addition will be constructed. The property lines shared with the adjacent site will be modified to accommodate the road that has been constructed in the rear and to provide adequate setbacks.

Structure

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

Element/Feature: **Structure**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The original structure and historic addition will be maintained and restored to their historic appearance. A basement foundation will be added and the structure will be raised 24".

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: **Historic Roof**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The historic roof will be restored to be similar to the appearance in the historic photo. A more typical profile of crimped metal roofing will be installed.

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: **No Existing Chimney**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

No chimney existed on the historic structure. New interior fireplaces and furnace systems will not create a need for new exterior chimney.

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: **East Walls**

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 non-historic windows and doors will be replaced to comply with the historic photo. Siding will be replaced with historic drop novelty siding.

Element/Feature: **North and South Walls**

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 will be preserved, including the trim lines indicating the original roof pitch line. Existing windows will be replaced with period windows matching the historic photos. South wall will be refinished to match historic siding and the window replaced with historic windows.

Element/Feature: **West Walls**

- 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 West wall will be mostly covered with the addition, however portions will remain at the corners where the narrower connecting structure touches the existing. These exposed portions will be restored with historic siding.

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Foundation

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

Element/Feature: **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:

A new basement concrete foundation will be added, lifting the residence 24". The foundation will protect against the steep hillside.

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: **No 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:

The existing appearance with no porches will be maintained.

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: **Period 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:

One existing 5 horizontal panel door will be maintained. The front door which has been replaced will be replaced with a period door.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Windows

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

Element/Feature: **Wood 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 of the historic windows but one have been removed and replaced with aluminum frame windows. These will be replaced with historic looking windows that will match the historic photo. The one historic window will be covered by the addition.

Element/Feature: **Picture Window**

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 living room picture window does not exist. The non-historic replacement will be removed and a more historic french casement window installed in its place.

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, including a gas furnace, will be installed. New hot water systems and heated driveways and walks will be installed.

Additions

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

Element/Feature: Addition

- 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 addition will be added to the original residence. The addition draws on some of the forms of the original home but has finishes that differentiate it from the original. The addition is separated from the restored structure walls that are set back from the facade. The addition has a similar slope roof and period dormers.



Planning Department

Historic Preservation Board Staff Report

Author: Liz Jackson, Planning Technician
 Anya Grahn, Senior Historic Preservation Planner

Subject: Material Deconstruction Review

Address: 1062 Park Avenue

Project Number: PL-18-03851

Date: October 3, 2018

Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Topic:

Address: 1062 Park Avenue

Designation: Landmark

Applicant: Patrick Semrad, represented by Architect Jonathan DeGray

Proposal: Material Deconstruction on a Landmark Site. The applicant is proposing to impact the following materials including post-1980s rear yard shed; post-1941 south (side) addition; c. 1922 exterior wood siding; c. 1922 historic front porch; contemporary asphalt shingles on roof; c. 1922 original roof structure; c. 1922 historic brick chimney; historic and non-historic wood doors and windows.

Background:

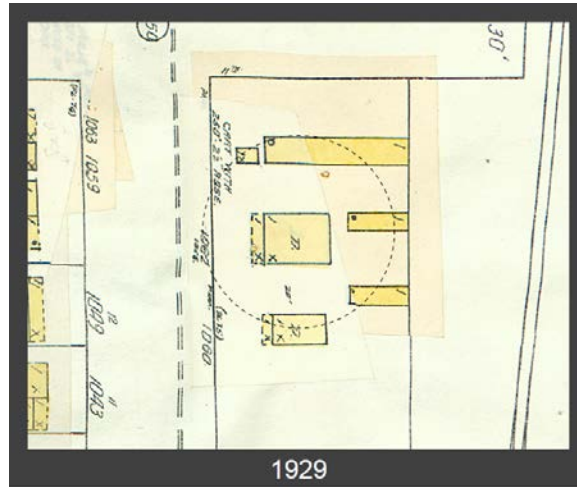
The Historic District Design Review (HDDR) application for the property at 1062 Park Avenue was deemed complete on June 27, 2018. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on Historic Preservation Board’s (HPB) Review for Material Deconstruction approval and the request for a rehabilitation and addition to a Landmark Site.

History of Development on this Site

In 1922, Joseph S. Willis purchased this parcel of land and likely built this one-story frame bungalow as indicated by his mortgage dated for this same year. A newspaper article indicates that he and his wife, Helen Mar Evans, had moved to Salt Lake City by 1926. It is unknown if they ever lived in this house. He owned this property until 1928, when he sold it to Adolph Newman.

The house first appears on the 1929 Sanborn Fire Insurance Map as a simple, one-story house with a front porch on the west (front) elevations. The Sanborn Fire Insurance map indicates that it is a wood frame structure with a shingle roof, facing west

toward Park Avenue. There is a narrow, rectangular one-story accessory building in the rear yard as well.



In 1984, the National Register of Historic Places (NRHP) nomination form for the Park City Mining Boom Era Residences Thematic District described this house as one of the community's few examples of a true Craftsman bungalow. This house stands apart from the extant examples of other Park City bungalows in that it reflects Craftsman-inspired details such as the low-pitch, broad gable roof, exposed roof rafters, and supporting brackets; this style of Craftsman bungalow was more common in Salt Lake City and Provo.

The Sanborn Fire Insurance map shows that the house remained unchanged through 1941.



The first photograph of this house appeared as part of the c.1941 tax assessment. The one-story bungalow house is visible with a wire fence along the west side. A ribbon driveway is also visible to the south of the home¹.



Tax photo c. 1940

Between 1941 and 1982, the south (side) addition was constructed, utilizing the original kitchen door opening. This change is first documented by Ellen Beasley's 1982 reconnaissance level survey (EXHIBIT E) and the 1984 National Register Nomination states, "Judging by the type of siding and window, it is a recent addition." Staff believes this addition was likely added c.1980.



Photo of 1062 Park Avenue from Ellen Beasley's 1982 Reconnaissance Level Survey

Several changes also occurred to the site after the end of the Mature Mining Era (1894-1930). An accessory shed structure was also built, approximately nine and a half to eleven feet (9.5'-11') east from the rear of the house; staff believes this building is from the 1990s based on construction materials. A contemporary gravel driveway, concrete

¹ Ribbon driveways became popular in the 1920s and consist of two parallel strips of concrete with an open, unpaved space in between.

apron, and wood slat fence and gate were also introduced outside of the historic period. The house remains largely unchanged from the 1984 National Register nomination form.

In 2018, the current owner purchased the home. The applicant is proposing to rehabilitate the house and construct a new rear addition.

Material Deconstruction

The house has remained largely unchanged since the 1984 NRHP nomination. The applicant is proposing to renovate the historic house and construct a new addition on the east (rear) elevation of the historic house. The following Material Deconstruction outlines the proposed scope of work:

1. SITE DESIGN

This site is a fairly flat lot. The c.1941 tax photograph shows grass in the front yard and a concrete pathway leading to a wooden step on the front porch of the home; there was also a ribbon driveway. Currently, there is a concrete apron, a gravel driveway leading to a wood slat fence gate, a wood slat fence in the rear yard, a stone paver pathway from the driveway to a concrete pathway that then leads to the front porch, and stone-bordered planter areas in the front yard. The landscaping includes 7 mature trees, 6 of which will be removed and replaced in-kind. The items to be impacted are highlighted in red in the following image.



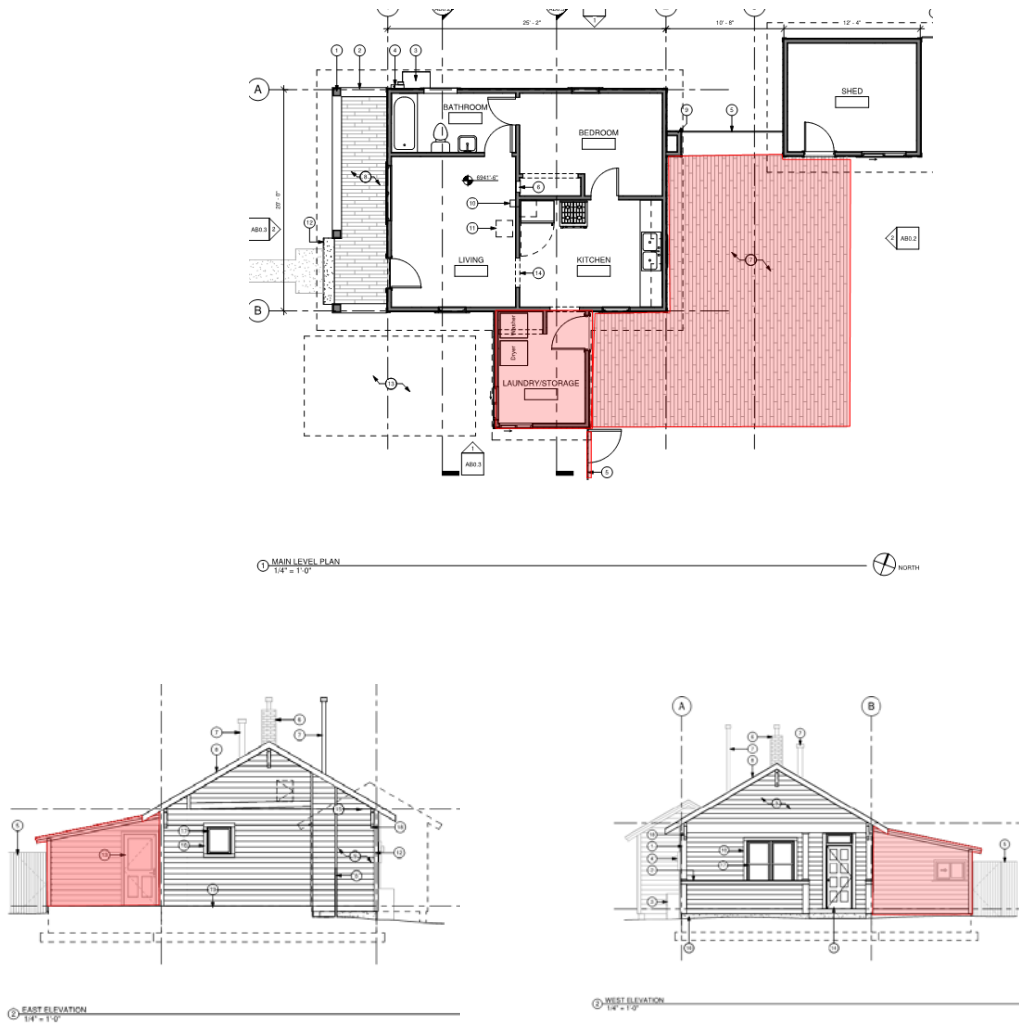
The applicant proposes to remove these non-historic improvements in order to redevelop the site. A new concrete driveway will replace the existing driveway and a new concrete walkway will be constructed. Staff finds these later additions to the site do not contribute to the historic integrity or historical significance of the site.

2. NON-HISTORIC ADDITIONS

Based on physical evidence, the applicant and staff have determined that the addition was constructed on the south (side) elevation of the historic house after the 1941 Sanborn Fire Insurance map and before the 1982 NRHP reconnaissance level

survey. This addition has a shallow shed roof and is currently used as a laundry and storage area. Staff also believes that the deck was constructed in the rear yard likely after the 1980s based on the age of its construction materials. The applicant proposes to remove these post-1941 additions to the house.

Staff finds that the proposed scope of work mitigates any impact that will occur to the historical significance of the house and any impact to the architectural integrity of the house as these additions do not contribute to the historic integrity of the house. See as built floor plan and elevations below. Staff has highlighted in red the laundry room and deck additions proposed to be removed.



3. STRUCTURE

The house was originally constructed c.1922. The south (side) addition that includes a laundry room and storage area was constructed of wood framing and horizontal drop-novelty siding, after the 1941 Sanborn Fire Insurance map. A detached shed was added to the rear yard between 1983 and 2013.

The applicant has not yet completed an exploratory demolition. The applicant anticipates that this house has framed walls, not single-wall construction, and the applicant proposes to structurally stabilize the existing house by adding new framing members. The existing foundation is to remain. New structural members will be “sistered” to the existing framed structure to meet structural loads; existing structural members will be inspected and repaired or replaced as needed. All historic material will be saved where possible. The wood framed walls on the interior of the house will be demolished.

The proposed interior changes will not impact the architectural integrity of the building located on the property; and the impacts will not compromise the structural stability of the historic building. These improvements seek to improve the structural stability of the building.

4. ROOF

The historic house has an east-west front-facing gable with a non-historic addition to the south elevation. The existing roof structure is made up of 2x4 rough sawn lumber supporting 1x6 perpendicular skip sheathing with wood shingles above. Due to the poor structural condition of the sagging roof and lack of any waterproof membrane, the proposal aims to preserve the existing roof pitches, shape, and location 100% while stabilizing the roof of the historic structure. The applicant will be replacing the non-historic asphalt shingles and adding a waterproof membrane.

Staff finds the proposed scope of work mitigates any impacts that will occur to the historical significance of the house and any impact that will occur to the architectural integrity of the house, as the applicant will not be changing the original design of the roof.

The applicant has not yet completed exploratory demolition, and it is unclear whether or not the existing historic roof structure could be structurally stabilized from the interior or if a complete reconstruction of the roof structure is necessary. Because of this, staff has added the usual Conditions of Approval to ensure to protection of the historic house while the roof is constructed:

#6. The applicant shall maintain the original bungalow, shallow-gable roof form. If reconstruction is needed, structural stabilization shall occur by adding new structural members to the interior of the roof.

#7. 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

deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.

5. CHIMNEY

The historic chimney is noted on the Historic Site Inventory form, but the brick decorative top was removed and replaced with an 18” metal exhaust pipe between 1941 and 1982. This change is first documented by Ellen Beasley’s 1982 reconnaissance level survey (EXHIBIT E). The chimney is no longer functional. The applicant believes that only a detached connection is evident within the living room wall. The applicant is proposing to restore the chimney to its original design, location, scale, and dimension utilizing the existing historic bricks that are still usable and not crumbling.

Staff has added the following Condition of Approval to ensure the restoration of the original chimney and no historic materials are removed unnecessarily.

8. The applicant shall salvage the existing chimney bricks. Any bricks that can be made safe and/or serviceable shall be reused to reconstruct the chimney. The applicant shall provide construction details documenting the historic chimney at the time of the building permit. The reconstruction shall exactly match the historic chimney and its detailing in size, material, profile, and style.

Staff finds that the proposed scope of work is necessary to restore the failing chimney.

Two (2) non-historic metal exhaust stove pipes were added between 1983 and 2012. Pictured below from 2013. These stove pipes are not historic and were likely added more recently as updates were made to the house’s HVAC system.



These non-historic pipes will be removed. Staff finds that as these are non-historic and are no longer functioning, the removal of these two stove pipes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

6. EXTERIOR WALLS

The house is a wood framed structure clad in drop-novelty wood siding and corner boards. The exterior has plain trim, without ornamentation. The applicant proposes only to repair and replace rotted siding and trim as necessary. To ensure that no historic siding and trim is removed unnecessarily, staff has added the following Conditions of Approval:

9. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

Approximately 14.2 linear feet of the east (rear) elevation will be removed in order to accommodate the new addition. Staff finds 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.

7. FOUNDATION

If a foundation does not exist, the applicant is proposing to lift the house as a unit and build a new foundation. The finished floor elevation will be raised 24" from its current location, as is consistent with the Design Guidelines.

To ensure that no damage shall occur to the historic house should a foundation be installed, staff has added the following Conditions of Approval:

#10. Should the applicant choose to construct a new foundation beneath the historic house, the applicant shall schedule a site visit with the Chief Building Official and Historic Preservation Planner to evaluate the current foundation. The applicant shall also submit an amendment to the Physical Conditions Report documenting the existing foundation structure as well as an amendment to the Historic Preservation Plan to

reflect a change in the scope of work and the applicant's intent to temporarily raise the historic house, construct a new foundation, and set the house on the new foundation. The revised scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning and Building Departments as part of the building permit application.

11. The amendment to the Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

12. An encroachment agreements may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.

13. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.

14. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of building permit issuance.

15. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

#16. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.

17. All excavation work to construct the foundation shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic

Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

8. PORCH

There is a historic porch on the west side of the house, built in 1922, and the applicant is proposing to only maintain and preserve the existing porch. Where historic materials are beyond repair, the applicant proposes to replace them in-kind. To ensure that no historic materials are discarded unnecessarily staff has added a condition of approval requiring that the applicant demonstrate to the Planning Director and Project Planner that the materials are beyond repair (see Condition of Approval #9.) Staff has added the following Condition of Approval to determine if the house can be lifted, if it is determined the foundation needs to be repaired and/or added to the structure, while preserving the historic porch:

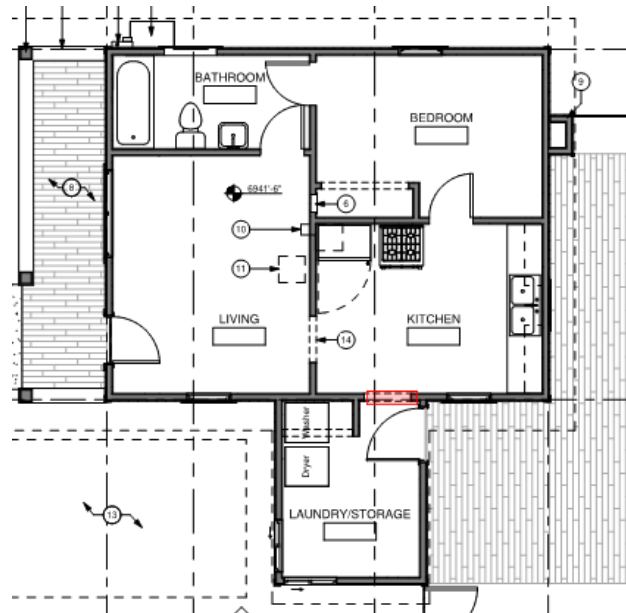
18. Should lifting the historic porch with the house not be possible due to the structural instability of the porch, the applicant shall schedule a site visit with the Chief Building Official and Historic Preservation Planner to evaluate the condition of the porch structure. The applicant shall also submit a structural engineer's report to the Project Planner outlining the defects in the porch that prevent the porch from being lifted with the historic house. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of the porch structure 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 submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director and Chief Building Official prior to any deconstruction of the porch.

9. DOORS

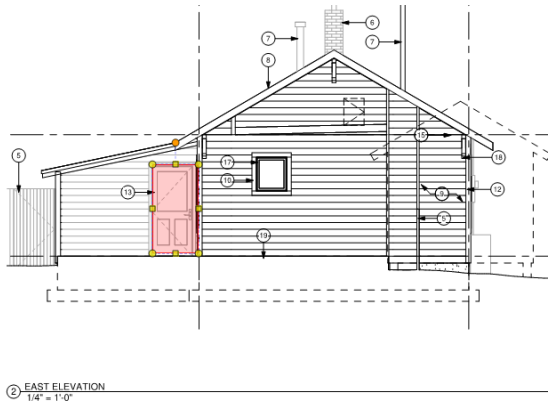
There are no historic doors on the home, but the original door openings still exist. The existing front door does not match the bungalow style of the house; it is a 1970s eight-panel wood door with transom above. Staff believes the transom is original, but the paneled door replaced an earlier door. A new door will be replaced with a paneled door and will be of a design consistent with the Craftsman style of the house. The existing front door is pictured below.



The second door is located within the south (side) addition; staff believes this is the original exterior door opening shown in the c.1941 tax photograph. When the addition on the south elevation is removed, a new Craftsman-style exterior door will be installed. Existing main floor plan shows this door location, pictured in red below.



The third existing door is a part of the non-historic south (side) addition and will be removed upon the addition's removal. Existing door pictured in red below.



Staff finds that the proposed material deconstruction is necessary for the restoration of the Craftsman bungalow.

10. WINDOWS

There are a total of seven (7) historic wood windows and two (2) contemporary aluminum frame windows on the house. The Physical Conditions Report notes they vary in condition from good to poor. The historic window on the east (rear) elevation will be blocked by the new addition.

Staff finds that there may be an opportunity to salvage and re-use the existing historic wood windows if they are able to be rehabilitated. Staff has added the following Conditions of Approval to ensure that every effort is made to not discard historic materials unnecessarily:

#4. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.

#5. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

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

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 1062 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Landmark on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 1062 Park Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. On June 15, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1062 Park Avenue; it was deemed complete June 27, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The house was constructed c.1922. It is believed to be the only extant bungalow in Park City that reflects the Craftsman influence.
5. The Historic Site Form has identified this site's era of historical significance as the Mature Mining Era, 1894 to 1930. The Historic Site Form has identified this site as part of the Park City Mining Boom Era Residences Thematic District.
6. The house first appears on the 1929 Sanborn Fire Insurance map as a simple one-story house, facing west toward Park Avenue. The front porch is shown on the Sanborn Fire Insurance Maps.
7. The first photograph of the house was taken as part of the c.1940 tax assessment. The one-story bungalow house is visible with a wire fence along the west (front) side. A ribbon driveway is also visible to the south of the home, which has since been replaced with a gravel driveway, concrete apron, wood slat fence, and the south (side) addition.
8. Prior to 1982, an addition on the south (side) elevation was added with a small shed extension from the main gable to create a laundry and storage room.
9. In 1984, the house was nominated to the National Register of Historic Places.
10. The applicant proposes to remove the existing concrete apron, a gravel driveway leading to a wood slat fence gate, a wood slat fence in the rear yard, a stone paver pathway connecting to a concrete pathway leading to the front door, and stone-bordered planter areas in the front yard. The landscaping includes 7 mature trees, 6 of which will be removed and replaced in-kind. Any material deconstruction involved in the landscaping improvements does not impact the historical importance of the house located on the property or adjacent parcels. These later additions to the site do not contribute to its historical integrity or historical significance.
11. Based on physical evidence, the applicant has demonstrated that the south (side) addition was constructed on the historic house after 1941, and likely c.1980. This addition is proposed to be removed and the south elevation restored to replicate the c. 1940 tax assessment photo. The proposed scope of work mitigates any impact that will occur to the historical significance of the house and impact to the architectural integrity of the house.
12. The applicant proposes to stabilize the house structure from the interior by adding new framed walls on the interior, where necessary. The proposed interior changes will 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.
13. The applicant proposes to restructure the roof from the interior, replace the non-historic asphalt shingles, and is subject to approval or denial by the Planning Director and the CBO in accordance with applicable guidelines within *Design Guidelines for Historic Sites in Park City* and the International Residential Code. The proposed scope of work mitigates any impacts that will occur to the historical

significance of the house and any impact that will occur to the architectural integrity of the house.

14. The applicant is proposing to restore the chimney to its original design, location, scale, and dimension utilizing the existing historic bricks that are still usable. The proposed scope of work mitigates any impacts that will occur to the historical significance of the house and any impact that will occur to the architectural integrity of the house.
15. The exterior walls are to remain. The applicant only proposes to repair and replace rotted siding where necessary. Staff finds 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.
16. Approximately 14.2 linear feet of the east (rear) elevation will be removed in order to accommodate the new addition. The 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.
17. The applicant has not been able to verify the condition of the slab foundation. The existing foundation walls are to be maintained. Should they be found to be in poor condition, the applicant proposes to replace the foundation with a new slab foundation, and is subject to approval or denial by the Planning Director and the CBO in accordance with applicable guidelines within *Design Guidelines for Historic Sites in Park City* and the International Residential Code. The proposed exterior changes will not damage or destroy exterior architectural features of the subject property which are compatible with the character of the historic site.
18. There are no historic doors on the house, but the location of the front door and the doorway inside of the non-historic south (side) addition matches the c. 1940 tax assessment photo. The applicant proposes to replace these doors on the west (front) and south (side) elevations with doors that abide by the Historic District Design Guidelines and will be consistent with the Craftsman style of the house. The door located on the non-historic south (side) elevation addition, facing east (rear), will be removed.
There are a total of 7 historic wood windows on the house. The applicant's Physical Conditions Report notes they range from good to poor condition, and proposes to replicate and replace 6 of the windows. The window on the east (rear) elevation will be removed by the new addition. The 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.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to 15-2.4 Historic Residential-Medium Density (HRM) District.
 2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
-
1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on September 14, 2018 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 is responsible for notifying the Building Department if changes are made.
3. Replacement doors shall exactly match the historic doors in size, material, profile, and style.
4. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.
5. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.
6. The applicant shall maintain the original bungalow, shallow-gable roof form. If reconstruction is needed, structural stabilization shall occur by adding new structural members to the interior of the roof.
7. 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 submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
8. The applicant shall salvage the existing chimney bricks. Any bricks that can be made safe and/or serviceable shall be reused to reconstruct the chimney. The applicant shall provide construction details documenting the historic chimney at the time of the building permit. The reconstruction shall exactly match the historic chimney and its detailing in size, material, profile, and style.

approval/denial in accordance with the applicable standards by the Planning and Building Departments as part of the building permit application.

11. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
12. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
13. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
14. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of building permit issuance.
15. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
16. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.
17. All excavation work to construct the foundation shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
18. Should lifting the historic porch with the house not be possible due to the structural instability of the porch, the applicant shall schedule a site visit with the Chief Building Official and Historic Preservation Planner to evaluate the condition of the porch structure. The applicant shall also submit a structural engineer's report to the Project Planner outlining the defects in the porch that prevent the porch from being lifted with the historic house. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of the porch structure 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 submitted in writing for review and approval/denial in accordance with the applicable standards

by the Planning Director and Chief Building Official prior to any deconstruction of the porch.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – [Historic Sites Inventory Form](#)

Exhibit C – Updated Plans, dated September 7, 2018

Exhibit D – Physical Conditions Report + Historic Preservation Plan

Exhibit E – Ellen Beasley's 1982 Reconnaissance Level Survey

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.

1062 PARK AVENUE RESIDENCE

1062 PARK AVENUE
 PARK CITY, UT 84060
HISTORIC PRESERVATION SET

CONSULTANTS

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LEGEND

	OFFICE 	ROOM NAME & NUMBER FLOOR, POINT ELEV. CENTER LINE ROUND DIA. CHANNEL ANGLE DETAIL SECTION CUT, DETAIL BUILDING SECTION KEYED NOTES WINDOW TYPE DOOR NUMBER REVISION INTERIOR WALL ELEV. WALL TYPE
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CODE ANALYSIS

APPLICABLE CODES
 2015 IRC 2015 IBC
 2015 IPC 2015 IMC
 2014 NEC 2015 IFGC
 2015 IECC 2015 IFC

OCCUPANCY: R-3

CONSTRUCTION TYPE: VB
 BUILDING TO BE FIRE SPRINKLED:
 CONTRACTOR TO PROVIDE APPROVALS
 PRIOR TO INSTALLATION.

BACKFLOW PREVENTERS (3 TOTAL)
 1. LAWN SPRINKLER SYSTEM
 2. BOILER
 3. FIRE SPRINKLER SYSTEM

	AREA SQUARE FOOT CALCULATIONS	
	EXISTING	NEW
MAIN LEVEL	593 SF	2010 SF
UPPER LEVEL	-	1432 SF
TOTAL LIVING SPACE	593 SF	3442 SF
FOOTPRINT	593 SF	2300 SF
ALLOWABLE FOOTPRINT	2300 SF	2300 SF
LOT AREA	6640 SF	6640 SF
LOD FENCE	6640 SF	6640 SF
DISTURBED AREA	4990 SF	

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2	1of1	SURVEY MAP
AS-BUILTS		
3	AB0.1	PLANS
4	AB0.2	ELEVATIONS AND SECTIONS
5	AB0.3	ELEVATIONS AND SECTIONS
ARCHITECTURAL		
6	A0.1	SITE PLAN
7	A0.2	LANDSCAPE PLAN
8	A0.3	S.W.P.P.P. & L.O.D. PLAN
9	A1.1	MAIN LEVEL
10	A1.2	UPPER LEVEL
11	A1.3	ROOF PLAN
12	A2.1	NORTH AND EAST ELEVATIONS
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14	A3.1	BUILDING SECTIONS
15	A5.1	GENERAL NOTES AND DETAILS
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ABBREVIATIONS

AC AIR CONDITIONING ACOST. ACoustical ADD. ADDENDUM ADJ. ADJUSTABLE ALLOW. ALLOWANCE ALUM. ALUMINUM APPROX. APPROXIMATE B.D. BOARD B.U. BUILT UP B.W. BOTH WAYS BLDG. BUILDING BLK. BLOCK BRK. BRICK C.I. CAST IRON C.J. CONTROL JOINT C.M.U. CONCRETE MASONRY UNIT CLG. CEILING COL. COLUMN COMP. COMPACTED/COMPOSITE CONC. CONCRETE CONST. CONSTRUCTION CONTR. CONTRACTOR CONT. CONTINUOUS D.F. DRINKING FOUNTAIN/DOUGLAS FIR DIA. DIAMETER DIM. DIMENSION DN. DOWN DWG. DRAWING DTL. DETAIL EA. EACH E.F. EXHAUST FAN E.I.F.S. EXT. INSUL. FINISH SYSTEM E.J. EXPANSION JOINT ELEC. ELECTRIC/ELECTRICAL ELEV. ELEVATION EQ. EQUAL EX. EXPANSION TANK EXT. EXISTING EXT. EXTERIOR	F.D. FLOOR DRAIN FND. FOUNDATION FIN. FINISH FLN. FLOOR FR. FIRE RATED FTG. FOOTING G. GAS G.I. GALVANIZED IRON G.A. GAUGE GALV. GALVANIZED GRD. GRADE G.W.B. GYPSUM WALL BOARD G.L.B. GULF-LAM BEAM H.B. HOSE BIBB HD. HEAD H.M. HOLLOW METAL HOR. HORIZONTAL I.D. INSIDE DIAMETER INT. INTERIOR IRREG. IRREGULAR INSUL. INSULATION J.B. JAMB JNT. JOINT M.R. MOISTURE RESISTANT MANFR. MANUFACTURER MAX. MAXIMUM MECH. MECHANICAL MIN. MINIMUM NEW NEW N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE NO. NUMBER N.C. ON CENTER O.D. OUTSIDE DIAMETER O.P.D. OVERFLOW DRAIN OPNG. OPENING PLYWD. PLYWOOD M.N. MINIMUM PNT. PAINT PNTD. PAINTED	PR. PAIR R.D. ROOF DRAIN REG. REGULAR R.S. ROUGH-SAWN RAD. RADIUS REINF. REINFORCING REVD. REQUIRED REV. REVISION RM. ROOM R.O. ROUGH OPENING S & R SHELF AND ROD S.C. SOLID CORE SCHED. SCHEDULE SHIT. SHEET SIM. SIMILAR SPEC. SPECIFICATION STD. STANDARD STL. STEEL STRUCT. STRUCTURAL SYS. SYSTEM T & B TOP AND BOTTOM T & G TONGUE AND GROOVE T.O. TOP OF T.O.F. TOP OF FOOTING T.O.W. TOP OF WALL TYP. TYPICAL T.S. STEEL TUBE COLUMN UNO. UNLESS NOTED OTHERWISE VERT. VERTICAL V.T.R. VENT THRU ROOF W. WATER WD. WOOD W. WITH WP. WATERPROOF W.R. WATER RESISTANT W.H. WATER HEATER W.S. WATER SLOPER W.W.F. WELDED WIRE FABRIC W.W.M. WOVEN WIRE MESH
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GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- THESE SHEETS - LISTED BY DRAWING INDEX - ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
- ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
- ALL 2 1/2" B. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11

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1062 PARK AVENUE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY - SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plot is a correct representation of said survey.

LEGAL DESCRIPTION

PARCEL 1:

All of Lot 13 and 14, Block 55, Snyder's Addition to Park City, according to the official plat thereof on file and record in the office of the Summit County Recorder's Office.

PARCEL 2:

A parcel of land lying northeasterly of and adjacent to Lots 13 and 14 of Block 55, Snyder's Addition to Park City, in Park City, Summit County, Utah, bounded and described as follows:

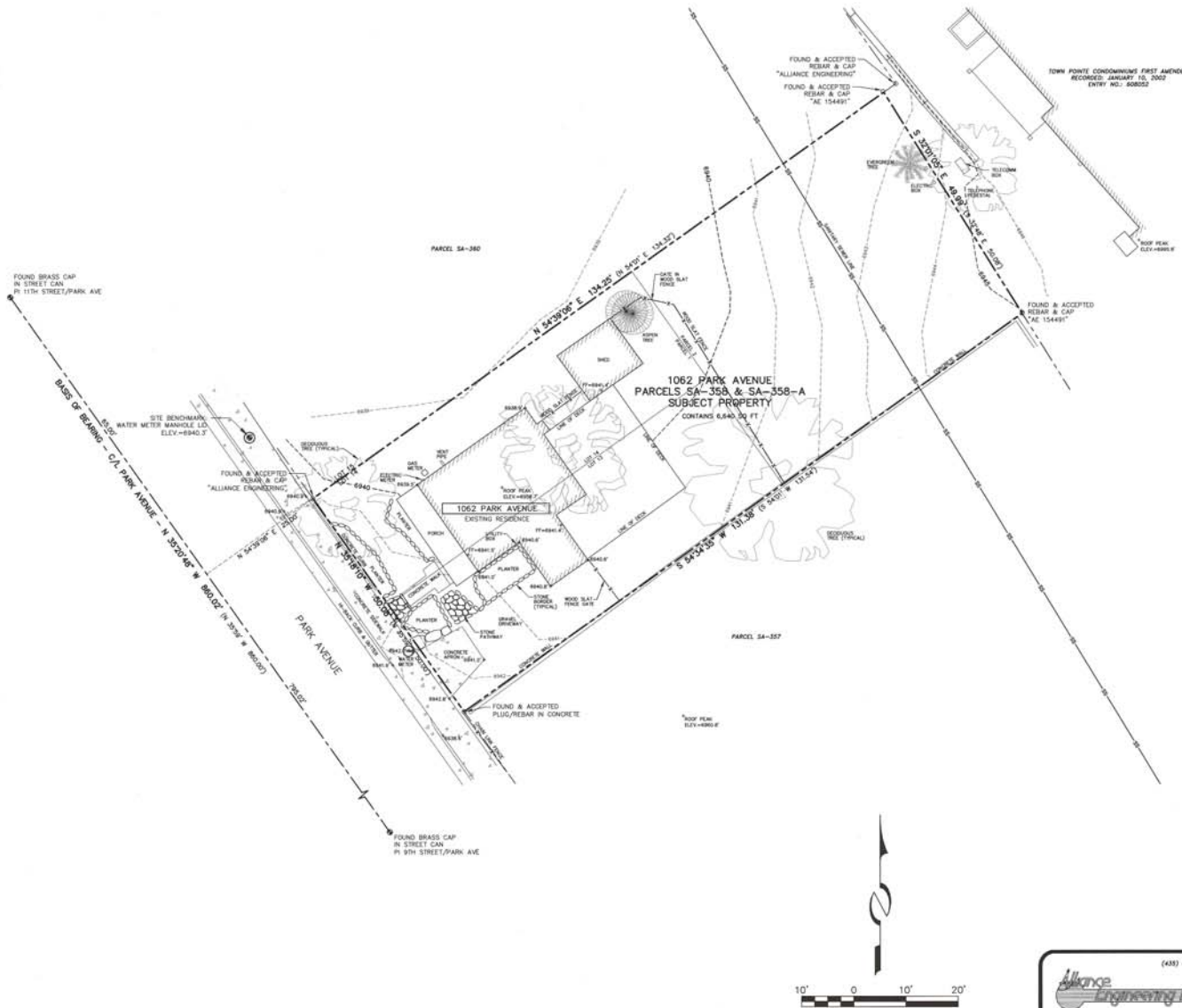
Beginning at the northeasterly corner of said Lot 14; thence along the northwesterly line of said Lot 14 extended northeasterly North 54°01' East, a distance of 59.32 feet; thence South 32°48' East, a distance of 50.08 feet, more or less, to the southeasterly line of said Lot 13 extended northeasterly; thence along said northeasterly extension, South 54°01' West, a distance of 56.54 feet, more or less, to the most easterly corner of said Lot 13; thence along the northeasterly line of said Block 55, North 35°59' West, a distance of 50.00 feet, more or less, to the point of beginning.

NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plot.
2. Field work for this survey was completed February 27, 2018, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to locate and monument the boundary in addition to performing an Existing Conditions and Topographic survey for the possibility of improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. Recorded deeds, county tax maps, Town Pointe Condominiums First Amended Plat, recorded surveys S-5957, S-6279 and S-6752 (all on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all used to determine the boundary as shown on this plot.
6. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
7. Property corners were found as shown.
8. Record bearings and distances, when different from measured, are in parenthesis ().
9. Site Benchmark: Water Meter Manhole Lid Elevation=6940.3' as shown.
10. Snow coverage at the time of the survey was approximately 1-2". As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.
11. Elevations for this survey are NAVD 88 and were determined using the Utah Turn GPS network.

LEGEND

- Set 5/8" rebar w/cap
- "ALLIANCE ENGINEERING"
- (Unless noted otherwise)
- Found Monument
- (As-Noted)
- ⊙ Found Street Monument
- (As-Noted)



<p>(435) 449-8467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 322 West Street, P.O. Box 2000, Park City, Utah 84302-2000</p>	<p>STAFF: CHARLES GALATI RYAN BETZ JASON WYNNE</p>	<p>1062 PARK AVENUE EXISTING CONDITIONS & TOPOGRAPHIC MAP</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 3/1/18</p>	<p>FOR: THAD WONG JOB NO.: 5-2-18 FILE: X:\SnydersAddition\dwg\sn\svy2018\050218-1062 Park Ave\050218.dwg</p>	

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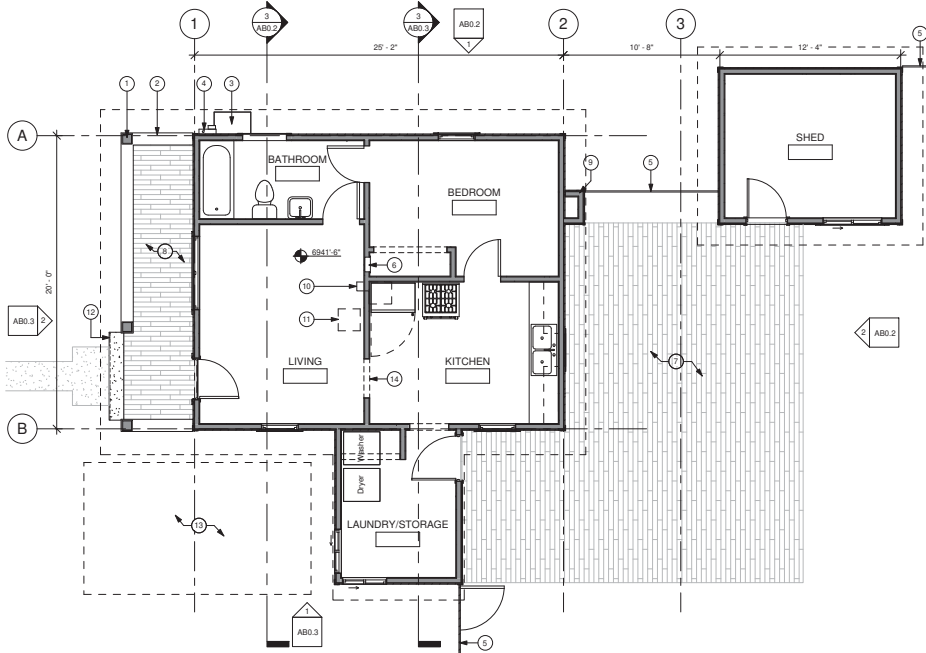
GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

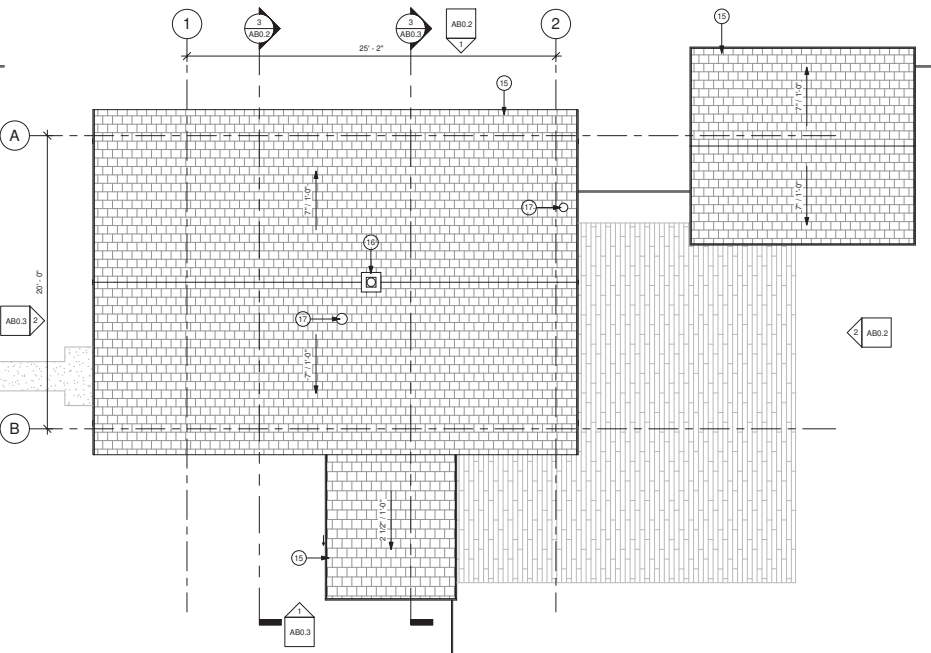
EXISTING 2x FRAMED WALL

KEY NOTES

- 1 6x6 COLUMN SUPPORTING BEAM ROOF ABOVE, WRAPPED IN PAINTED 1x TYP.
- 2 36" HIGH FRAMED WALL AROUND PORCH W/ WOOD CAP
- 3 GAS METER W/ PROTECTIVE COVER
- 4 ELECTRICAL METER
- 5 STAINED WOOD FENCE
- 6 ELECTRICAL PANEL
- 7 EXTERIOR WOOD DECKING W/ 2x8 FRAMING BELOW SUPPORTED BY WOOD POSTS
- 8 EXTERIOR WOOD DECKING W/ 2x FRAMING BELOW
- 9 DISCONNECTED CHIMNEY BUILD OUT
- 10 LOCATION OF DISCONNECTED BRICK CHIMNEY ABOVE
- 11 LOCATION OF DISCONNECTED METAL PIPE CHIMNEY ABOVE
- 12 CONCRETE PATH AND STEP
- 13 ASPHALT DRIVEWAY/PARKING AREA
- 14 DASHED LINE INDICATED PROJECTIONS ABOVE
- 15 ASPHALT SHINGLE ROOF
- 16 BRICK CHIMNEY W/ 4" METAL PIPE EXHAUST
- 17 4" METAL PIPE EXHAUST



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



2 ROOF PLAN
1/4" = 1'-0"



Jonathan DeGray
 Architect

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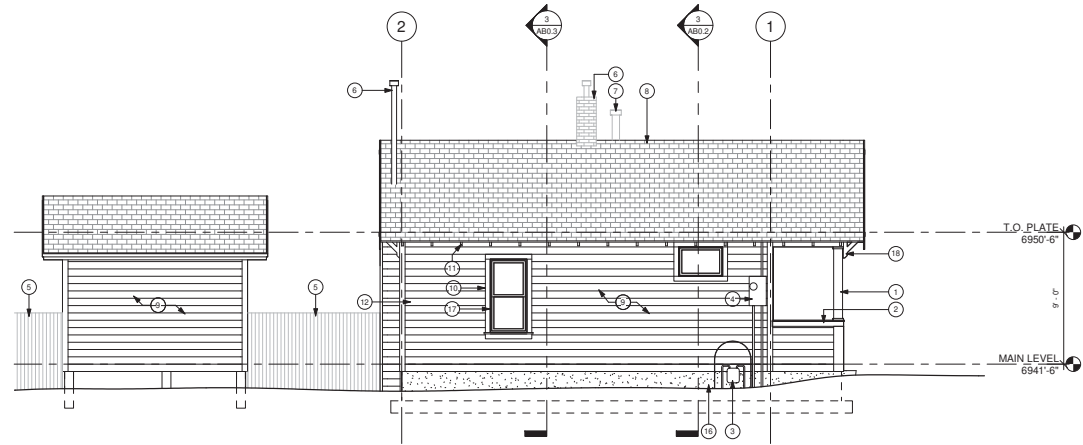
PROJECT LOCATION
1062 PARK AVENUE RESIDENCE
 1062 PARK AVENUE
 PARK CITY, UTAH 84060

SHEET DESCRIPTION
PLANS

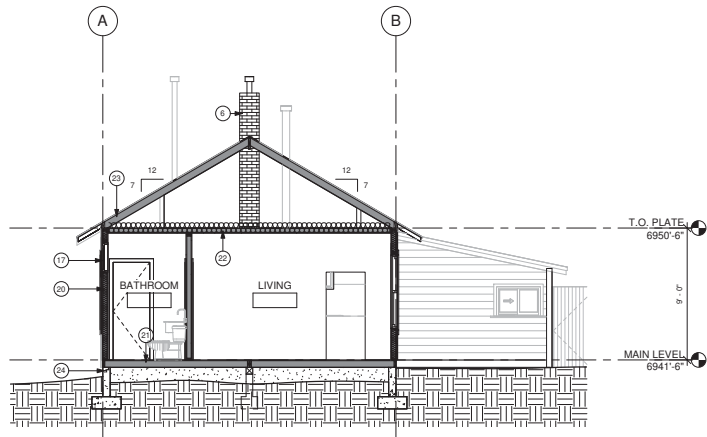
DESIGNER:
 DATE:
 PROJECT NUMBER:
 SHEET NUMBER:

AB0.1

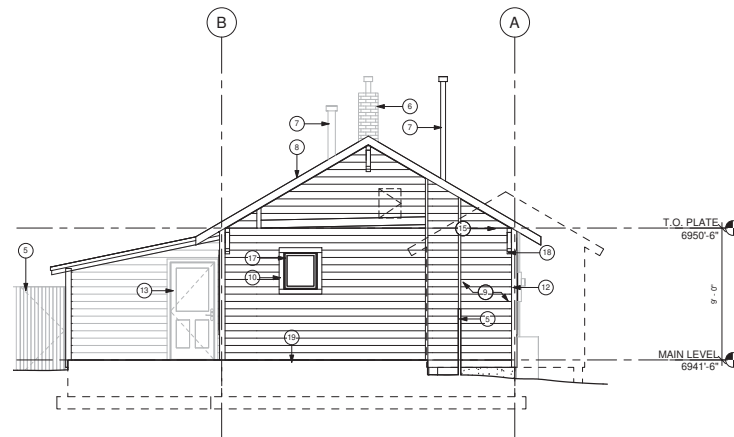
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1 NORTH ELEVATION
1/4" = 1'-0"



1 BUILDING SECTION 1
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

EXISTING 2x FRAMED WALL/ FLOOR/ CEILING/ ROOF

KEY NOTES

- 1 8x8 COLUMN SUPPORTING BEAM/ROOF ABOVE, WRAPPED IN PAINTED 1x, TYP.
- 2 36" HIGH FRAMED WALL AROUND PORCH W/ WOOD CAP
- 3 GAS METER W/ PROTECTIVE COVER
- 4 ELECTRICAL METER
- 5 STAINED WOOD FENCE
- 6 BRICK CHIMNEY W/ 4" METAL PIPE EXHAUST
- 7 4" METAL PIPE EXHAUST
- 8 ASPHALT SHINGLE ROOF
- 9 6" HORIZONTAL SHIPLAP SIDING
- 10 1x TRIM AROUND WINDOWS AND DOORS, TYP.
- 11 2x EXPOSED RAFTER TAILS
- 12 1x WOOD TRIM AT CORNER CONDITIONS, TYP.
- 13 WOOD DOOR W/ UPPER LIGHT GLAZED PANEL AND LOWER WOOD PANELING
- 14 WOOD DOOR W/ ORNAMENTED WOOD PANELING
- 15 ACCESS DOOR TO ATTIC SPACE
- 16 EXPOSED AND PAINTED CONCRETE FOUNDATION
- 17 INSULATED DOUBLE PANE GLASS WINDOW
- 18 4x4 OUTRIGGERS, TYP.
- 19 EXTERIOR WOOD DECK W/ 2x8 FRAMING BELOW ON WOOD POSTS
- 20 2x WOOD FRAMING WALL, TYP.
- 21 2x WOOD FLOOR W/ CRAWL SPACE BELOW
- 22 2x WOOD FRAMED CEILING
- 23 2x WOOD FRAMED ROOF
- 24 CONCRETE FOOTING AND FOUNDATION WALL, SIZE AND DEPTH UNKNOWN, TYP.

Jonathan DeGray
 Architect

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PROJECT LOCATION
1062 PARK AVENUE RESIDENCE
 1062 PARK AVENUE
 PARK CITY, UTAH 84060

SHEET DESCRIPTION
ELEVATIONS AND SECTIONS

REVISIONS:

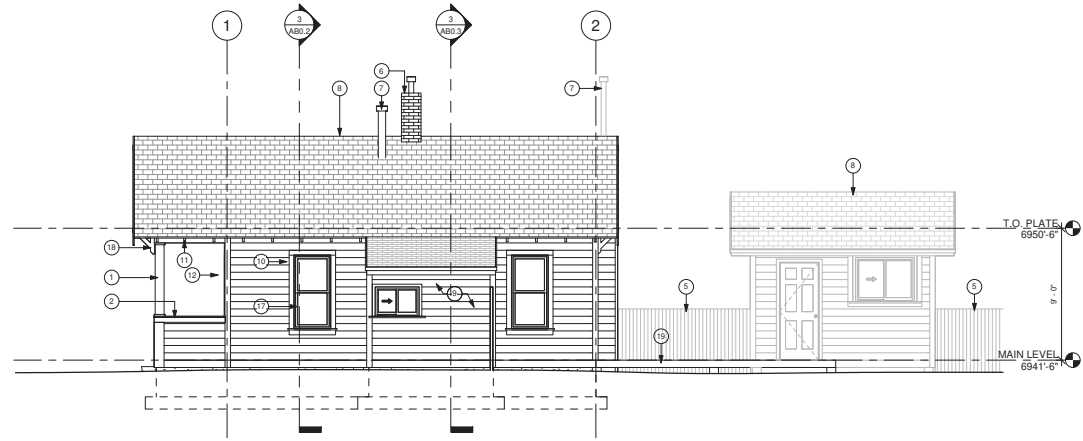
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PROJECT NUMBER:

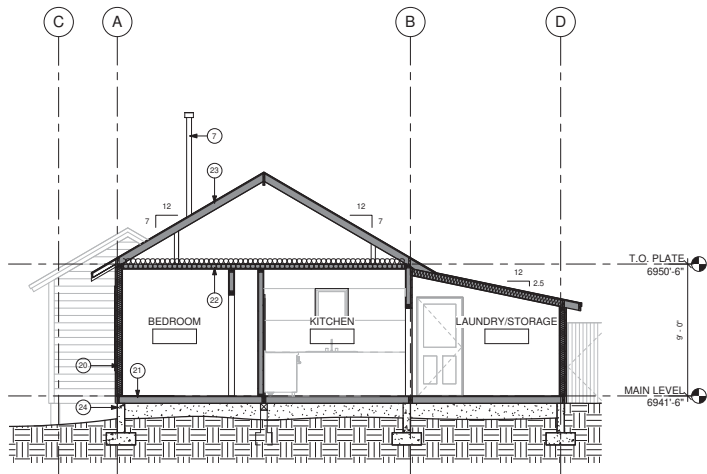
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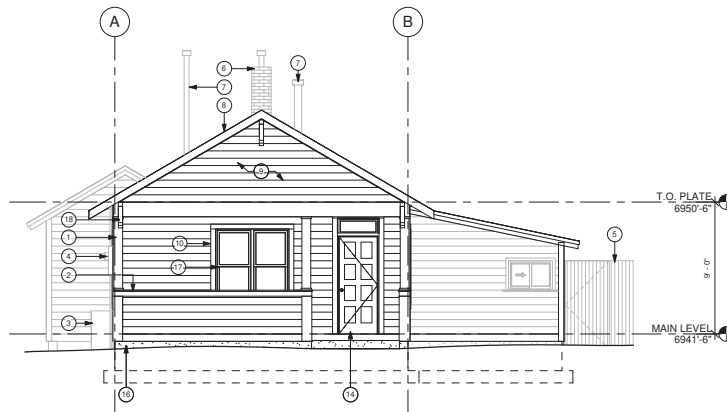
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1 SOUTH ELEVATION
1/4" = 1'-0"



1 BUILDING SECTION 2
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION
 EXISTING 2x FRAMED WALL/ FLOOR/ CEILING/ ROOF

KEY NOTES

- 1 8x8 COLUMN SUPPORTING BEAM/ROOF ABOVE, WRAPPED IN PAINTED 1x, TYP.
- 2 36" HIGH FRAMED WALL AROUND PORCH W/ WOOD CAP
- 3 GAS METER W/ PROTECTIVE COVER
- 4 ELECTRICAL METER
- 5 STAINED WOOD FENCE
- 6 BRICK CHIMNEY W/ 4" METAL PIPE EXHAUST
- 7 4" METAL PIPE EXHAUST
- 8 ASPHALT SHINGLE ROOF
- 9 6" HORIZONTAL SHIPLAP SIDING
- 10 1x TRIM AROUND WINDOWS AND DOORS, TYP.
- 11 2x EXPOSED RAFTER TAILS
- 12 1x WOOD TRIM AT CORNER CONDITIONS, TYP.
- 13 WOOD DOOR W/ UPPER LIGHT GLAZED PANEL AND LOWER WOOD PANELING
- 14 WOOD DOOR W/ ORNAMENTED WOOD PANELING
- 15 ACCESS DOOR TO ATTIC SPACE
- 16 EXPOSED AND PAINTED CONCRETE FOUNDATION
- 17 INSULATED DOUBLE PANE GLASS WINDOW
- 18 4x4 OUTRIGGERS, TYP.
- 19 EXTERIOR WOOD DECK W/ 2x8 FRAMING BELOW ON WOOD POSTS
- 20 2x WOOD FRAMING WALL, TYP.
- 21 2x WOOD FLOOR W/ CRAWL SPACE BELOW
- 22 2x WOOD FRAMED CEILING
- 23 2x WOOD FRAMED ROOF
- 24 CONCRETE FOOTING AND FOUNDATION WALL, SIZE AND DEPTH UNKNOWN, TYP.

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 Architect

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PROJECT LOCATION
1062 PARK AVENUE RESIDENCE
 1062 PARK AVENUE
 PARK CITY, UTAH 84060

SHEET DESCRIPTION
ELEVATIONS AND SECTIONS

REVISIONS:

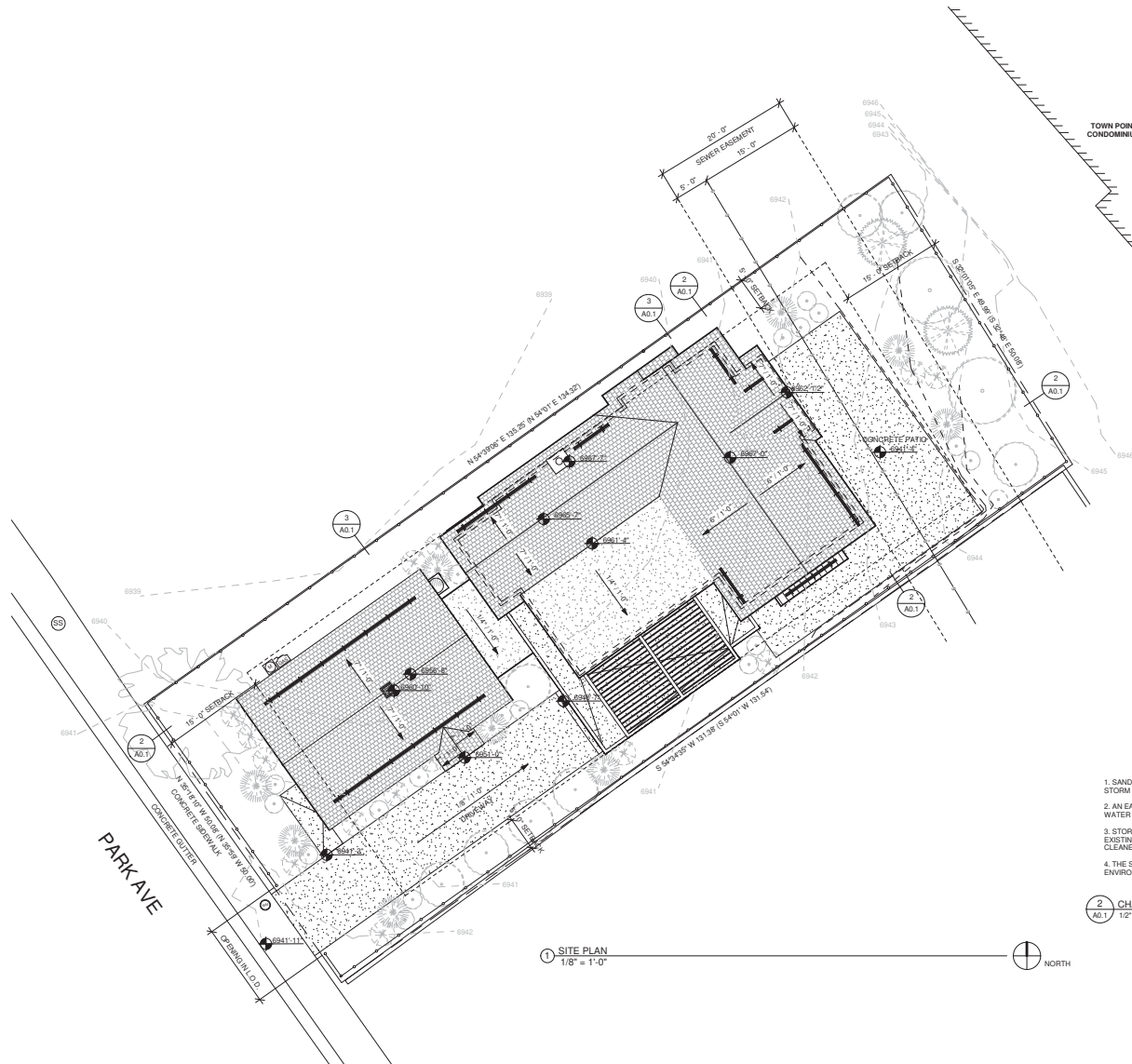
DATE:

PROJECT NUMBER:

SHEET NUMBER:

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1 SITE PLAN
1/8" = 1'-0"

2 CHAIN LINK FENCE SECTION
1/2" = 1'-0"

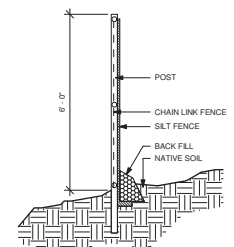
3 STRAW WATTLE SECTION
3/4" = 1'-0"

SITE PLAN NOTES

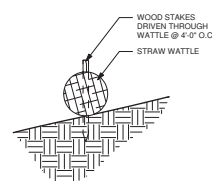
- ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.
 - STABILIZATION CONSTRUCTION ENTRANCE
 - FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 1" LAYER OF 1/2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIATED AT ONCE.
- GRADING NOTES
- DRAINAGE TO COMPLY WITH IRC CHAPTER 4
 - MAXIMUM ALTERED SLOPES AT 2:1
 - MINIMUM SLOPE FOR DRAINAGE- 2%
 - DRAIN AWAY FROM BUILDING
 - CONTAIN DRAINAGE ON PROPERTY
 - BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT
- UTILITY NOTES
- ALL UTILITY LINES TO BE UNDERGROUND
 - ABOVE GRADE UTILITY BOX TO BE IN SCREEN LOCATION
- SNOW REMOVAL
- SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET

SYMBOL LEGEND

- ← INDICATES SURFACE DRAINAGE
- - - - -7060- - - - - EXISTING GRADE
- - - - -7060- - - - - PROPOSED GRADE
- - - - - SETBACK LINE
- - - - - PROPERTY LINE
- L.O.D. FENCE
- ⊙ SEWER MANHOLE
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ FOUND REBAR W/ CAP
- ⊙ WATER SERVICE LID
- ⊙ EXISTING TREE TO REMAIN



- SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH STRAW BALES.
- AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
- STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
- THE STORM WATER PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



Jonathan DeGray
Architect

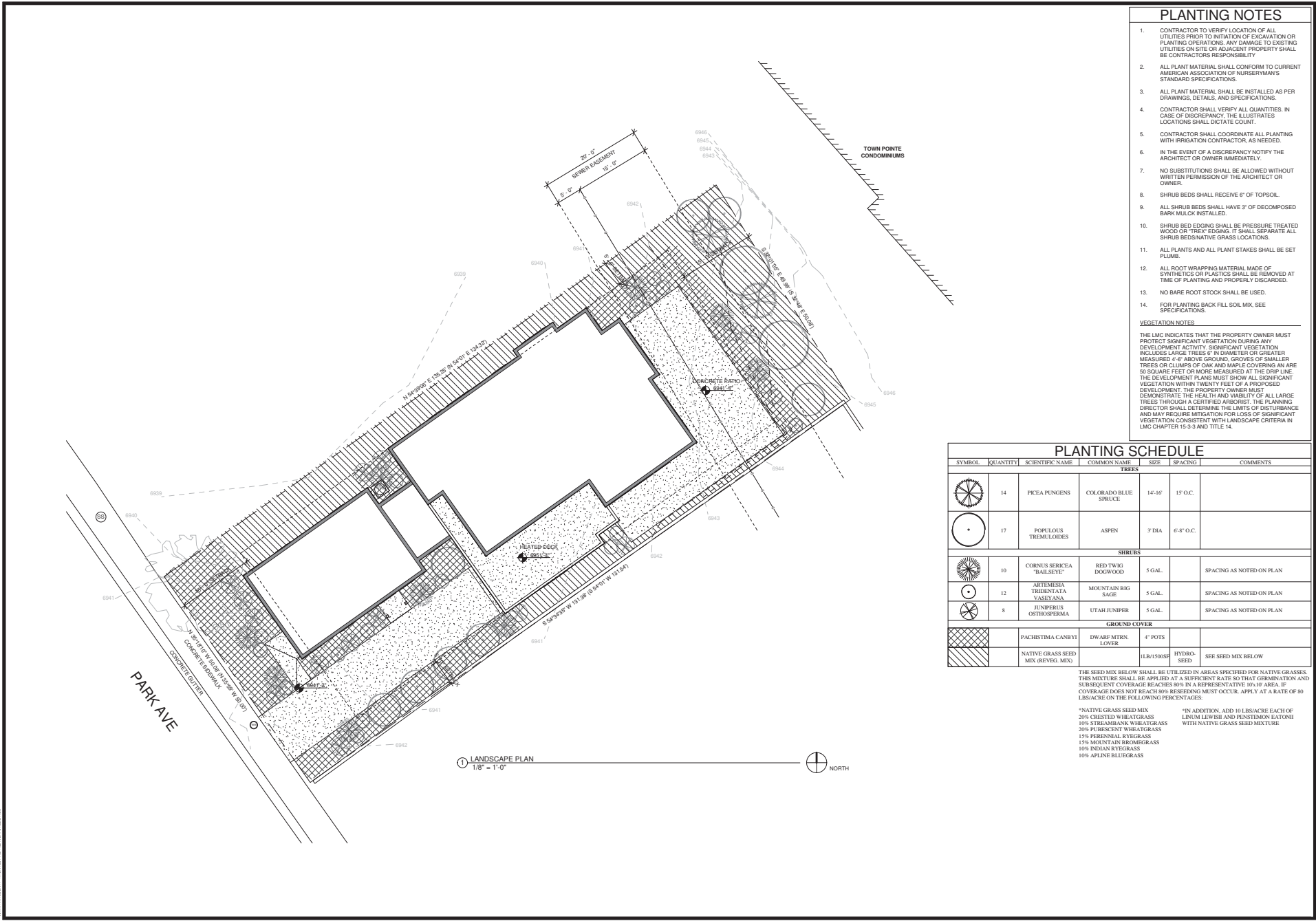
PROJECT LOCATION
1062 PARK AVENUE RESIDENCE
1062 PARK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION
SITE PLAN

REVIEWS
DATE
PROJECT NUMBER
SHEET NUMBER

A0.1

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PLANTING NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
- ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
- CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
- IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
- SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
- SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR TREATED EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/NATIVE GRASS LOCATIONS.
- ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
- ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
- NO BARE ROOT STOCK SHALL BE USED.
- FOR PLANTING BACK FILL SOIL MIX, SEE SPECIFICATIONS.

VEGETATION NOTES

THE LMC INDICATES THAT THE PROPERTY OWNER MUST PROTECT SIGNIFICANT VEGETATION DURING ANY DEVELOPMENT ACTIVITY. SIGNIFICANT VEGETATION INCLUDES LARGE TREES 6" IN DIAMETER OR GREATER MEASURED 4' ABOVE GROUND, GROVES OF SMALLER TREES OR CLUMPS OF OAK AND MAPLE COVERING AN AREA 50 SQUARE FEET OR MORE MEASURED AT THE TRIP LINE. THE DEVELOPMENT PLANS MUST SHOW ALL SIGNIFICANT VEGETATION WITHIN TWENTY FEET OF A PROPOSED DEVELOPMENT. THE PROPERTY OWNER MUST DEMONSTRATE THE HEALTH AND VIABILITY OF ALL LARGE TREES THROUGH A CERTIFIED ARBORIST. THE PLANNING DIRECTOR SHALL DETERMINE THE LIMITS OF DISTURBANCE AND MAY REQUIRE MITIGATION FOR LOSS OF SIGNIFICANT VEGETATION CONSISTENT WITH LANDSCAPE CRITERIA IN LMC CHAPTER 15-3-3 AND TITLE 14.

PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
(Wheel symbol)	14	PICEA PUNGENS	COLORADO BLUE SPRUCE	14-16"	15' O.C.	
(Circle symbol)	17	POPULUS TREMULOIDES	ASPEN	7 DIA	6-8' O.C.	
SHRUBS						
(Sunburst symbol)	10	CORNUS SERICEA 'BAIL SEVE'	RED TWIG DOORWOOD	5 GAL.		SPACING AS NOTED ON PLAN
(Circle with dot symbol)	12	ARTEMISA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGE	5 GAL.		SPACING AS NOTED ON PLAN
(Circle with cross symbol)	8	JUNIPERUS OSTROPERDIA	UTAH JUNIPER	5 GAL.		SPACING AS NOTED ON PLAN
GROUND COVER						
(Cross-hatch symbol)		PACHYSTIMA CANBYI	DRY AFR MTRN. LOVER	4" POTS		
(Diagonal line symbol)		NATIVE GRASS SEED MIX (REVEG. MIX)		1LB/1500SF	HYDRO. SEED	SEE SEED MIX BELOW

THE SEED MIX BELOW SHALL BE UTILIZED IN AREAS SPECIFIED FOR NATIVE GRASSES. THIS MIXTURE SHALL BE APPLIED AT A SUFFICIENT RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80% IN A REPRESENTATIVE 10x17 AREA. IF COVERAGE DOES NOT REACH 80% RESEEDING MUST OCCUR. APPLY AT A RATE OF 80 LBS/ACRE ON THE FOLLOWING PERCENTAGES:

- *NATIVE GRASS SEED MIX
 - 20% CRESTED WHEATGRASS
 - 10% STREAMBANK WHEATGRASS
 - 20% PUBESCENT WHEATGRASS
 - 15% PERENNIAL KYRGRASS
 - 15% MOUNTAIN BROMEGRASS
 - 10% INDIAN KYRGRASS
 - 10% ALPINE BLUEGRASS
- *IN ADDITION, ADD 10 LBS/ACRE EACH OF LUNUM LEWISII AND PENSTEMON EATONI WITH NATIVE GRASS SEED MIXTURE

PROJECT LOCATION

1062 PARK AVENUE RESIDENCE
1062 PARK AVENUE
PARK CITY, UTAH 84002

LANDSCAPE PLAN

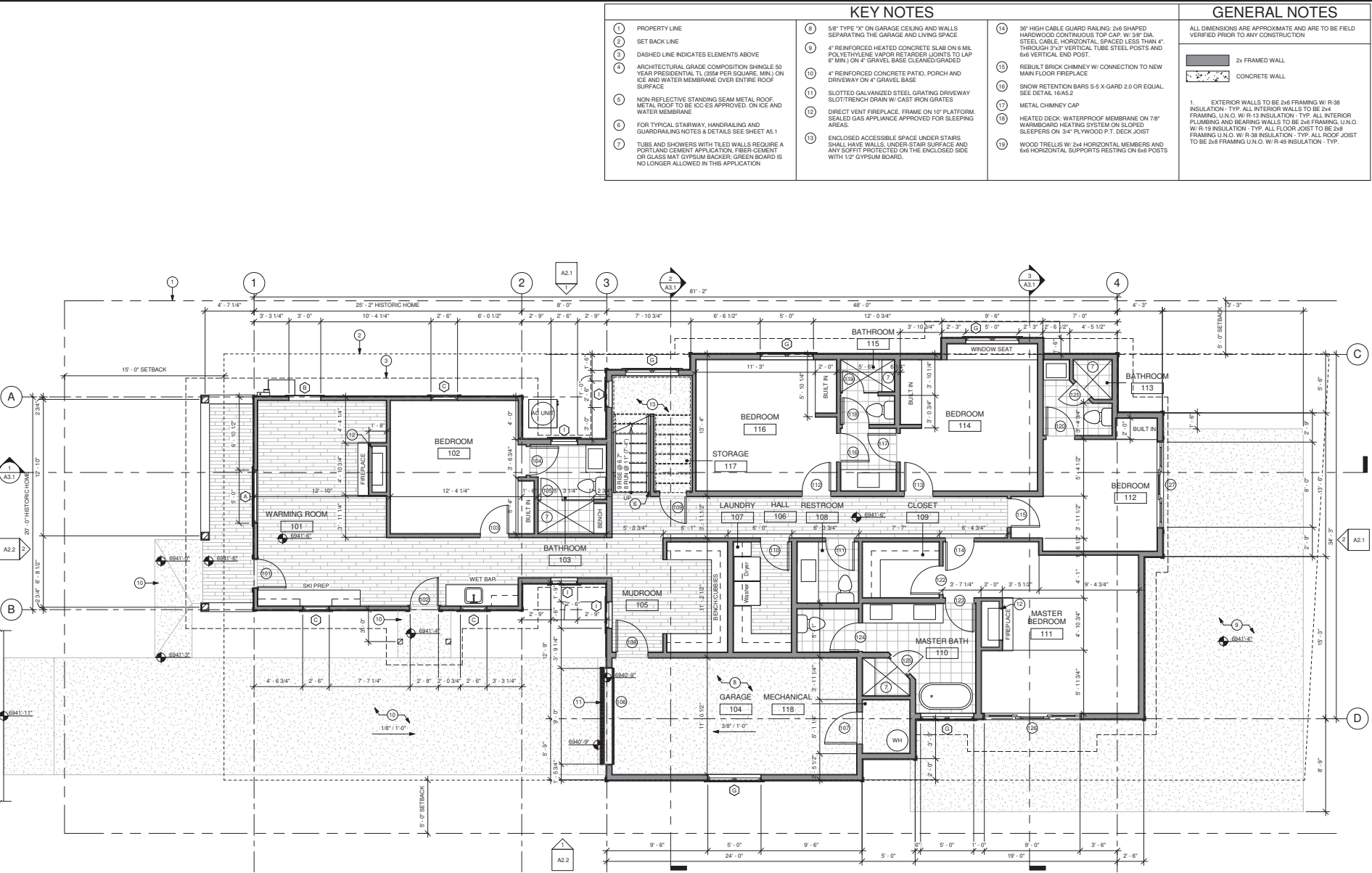
SHEET NUMBER

A0.2

Jonathan DeGray
Architect

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

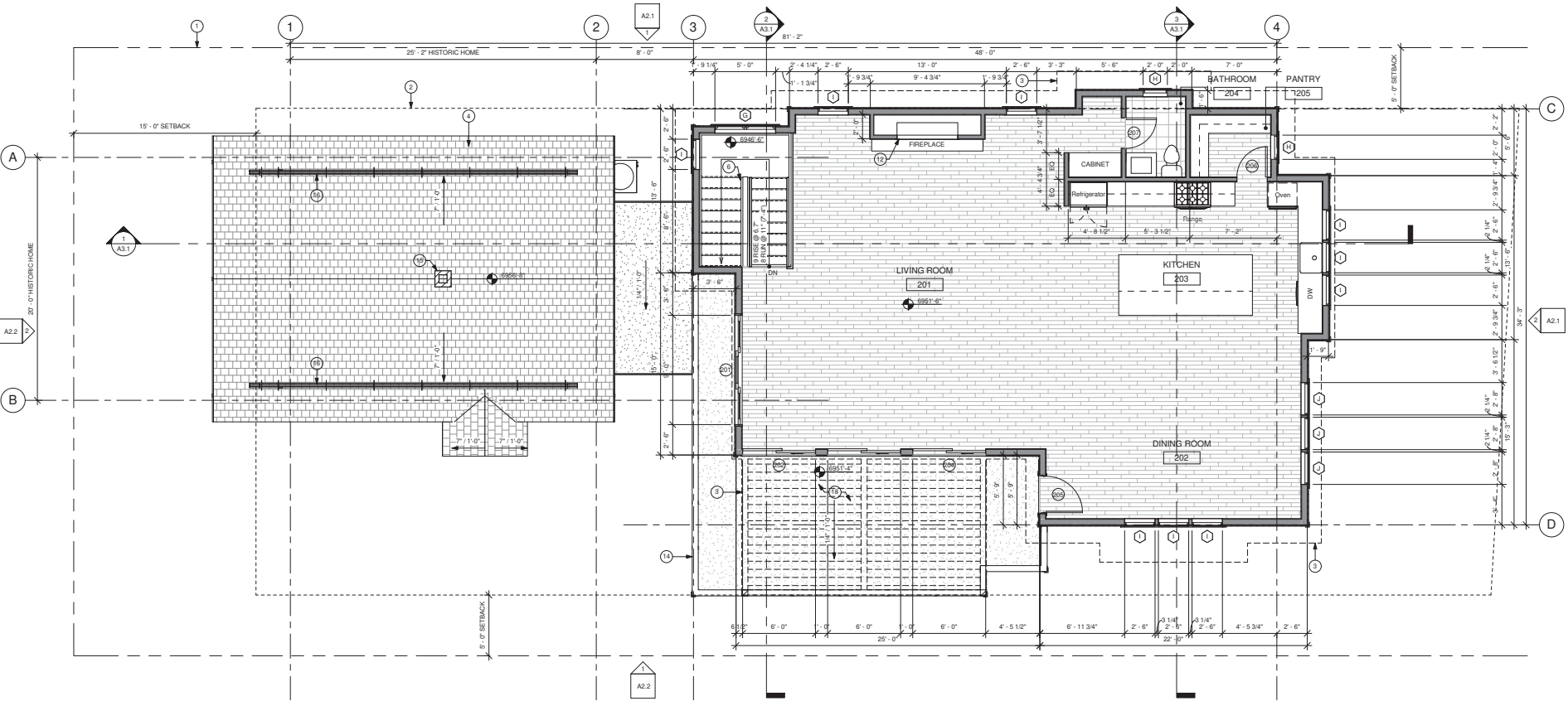
Jonathan DeGray
 Architect

1062 PARK AVENUE RESIDENCE
 1062 PARK AVENUE
 PARK CITY, UTAH 84060

MAIN LEVEL

A1.1

THESE PLANS SHALL BE USED ONLY IN THE MANNER AND FOR THE PURPOSES SPECIFIED HEREIN. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



1 UPPER LEVEL PLAN
1/4" = 1'-0"

KEY NOTES

- 1 PROPERTY LINE
- 2 SET BACK LINE
- 3 DASHED LINE INDICATES ELEMENTS ABOVE
- 4 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL 105# PER SQUARE, MIN 1 ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- 5 NON REFLECTIVE STANDING SEAM METAL ROOF METAL ROOF TO BE ICES APPROVED, ON ICE AND WATER MEMBRANE
- 6 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
- 7 TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION
- 8 5/8" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
- 9 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR BARRIER JOINTS TO LAP 6" MIN ON 4" GRAVEL BASE CLEANED/GRADED
- 10 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
- 11 SLOTTED GALVANIZED STEEL GRATING DRIVEWAY SLOTTRENCH DRAIN W/ CAST IRON GRATES
- 12 DIRECT VENT FIREPLACE, FRAME ON 1" PLATFORM, SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- 13 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 14 36" HIGH CABLE GUARD RAILING- 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 3/8" DIA. STEEL CABLE HORIZONTAL, SPACED LESS THAN 4" THROUGH 3"x3" VERTICAL TUBE STEEL POSTS AND 6x6 VERTICAL END POST.
- 15 REBUILT BRICK CHIMNEY W/ W CONNECTION TO NEW MAIN FLOOR FIREPLACE
- 16 SNOW RETENTION BARRS S-5 X GARD 2.0 OR EQUAL SEE DETAIL 16A.5.2
- 17 METAL CHIMNEY CAP
- 18 HEATED DECK WATERPROOF MEMBRANE ON 7/8" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD P.T. DECK JOIST
- 19 WOOD TRELLIS W/ 2x4 HORIZONTAL MEMBERS AND 6x6 HORIZONTAL SUPPORTS RESTING ON 6x6 POSTS

GENERAL NOTES

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION
- 2x4 FRAMED WALL
 - CONCRETE WALL
1. EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-19 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

Jonathan DeGray
Architect

1062 PARK AVENUE RESIDENCE
1062 PARK AVENUE
PARK CITY, UTAH 84060

PROJECT LOCATION

UPPER LEVEL

SHEET DESCRIPTION

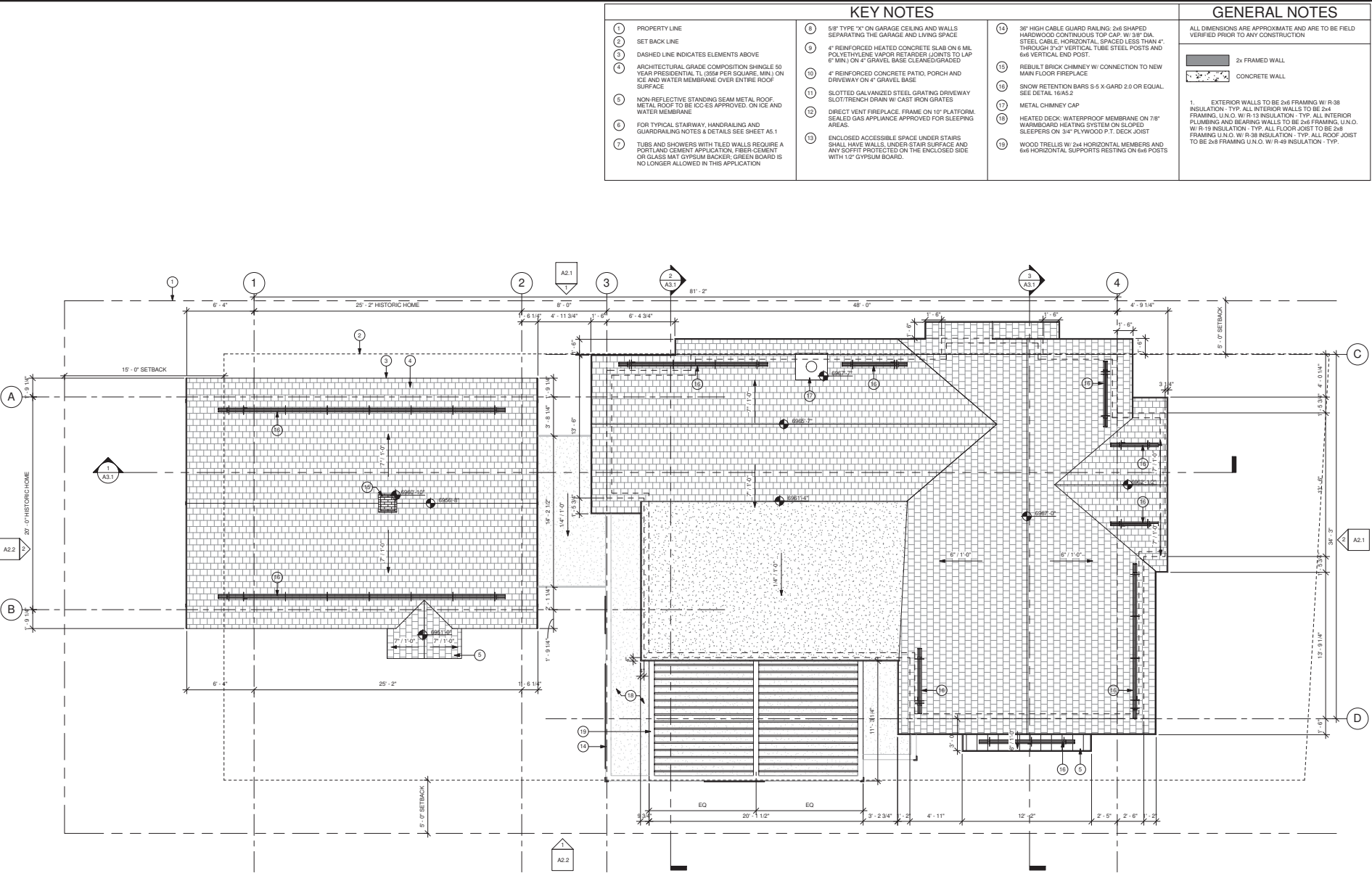
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SHEET NUMBER: _____

A1.2

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1 ROOF PLAN
1/4" = 1'-0"

KEY NOTES

- 1 PROPERTY LINE
- 2 SET BACK LINE
- 3 DASHED LINE INDICATES ELEMENTS ABOVE
- 4 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL T.L. 105# PER SQUARE, MIN. ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- 5 NON REFLECTIVE STANDING SEAM METAL ROOF METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- 6 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
- 7 TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION
- 8 5/8" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
- 9 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOUR BARRIER JOINTS TO LAP 6" MIN. ON 4" GRAVEL, BASE CLEANED/GRADED
- 10 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
- 11 SLOTTED GALVANIZED STEEL GRATING DRIVEWAY SLOTTED TRENCH DRAIN W/ CAST IRON GRATES
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- 16 SNOW RETENTION BARS S-5 X GARD 2.0 OR EQUAL SEE DETAIL 16.A5.2
- 17 METAL CHIMNEY CAP
- 18 HEATED DECK WATERPROOF MEMBRANE ON 7/8" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD P.T. DECK JOIST
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GENERAL NOTES

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2x FRAMED WALL
 CONCRETE WALL

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Architect

PROJECT LOCATION
1062 PARK AVENUE RESIDENCE
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PARK CITY, UTAH 84060

SHEET DESCRIPTION
ROOF PLAN

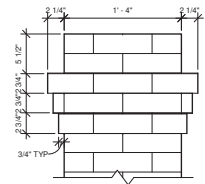
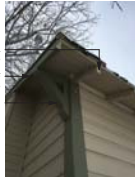
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SHEET NUMBER: _____

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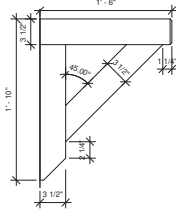
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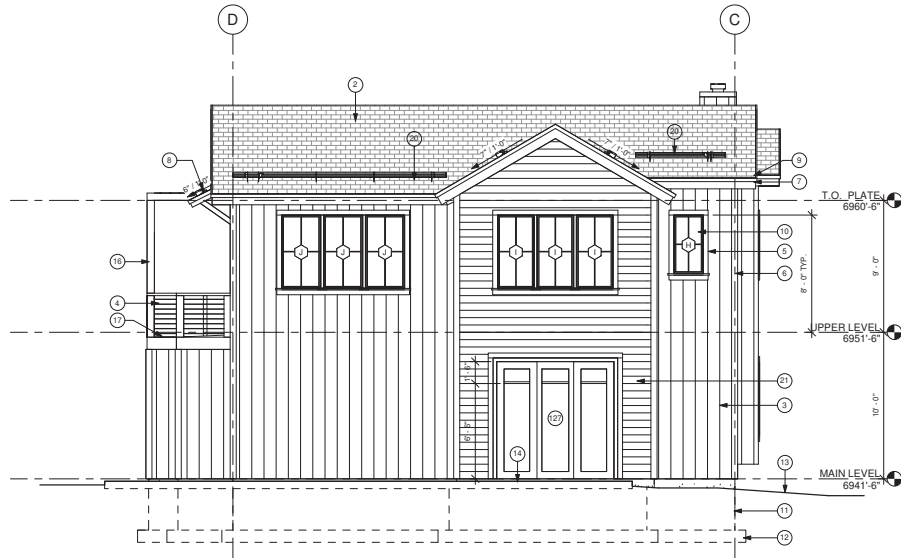
(2) 2x4 INTERNAL
 OUTRIGGERS
 2x6 OUTRIGGER @ ROOF
 ENDS
 ORNAMENTAL
 OUTRIGGER - SEE BELOW



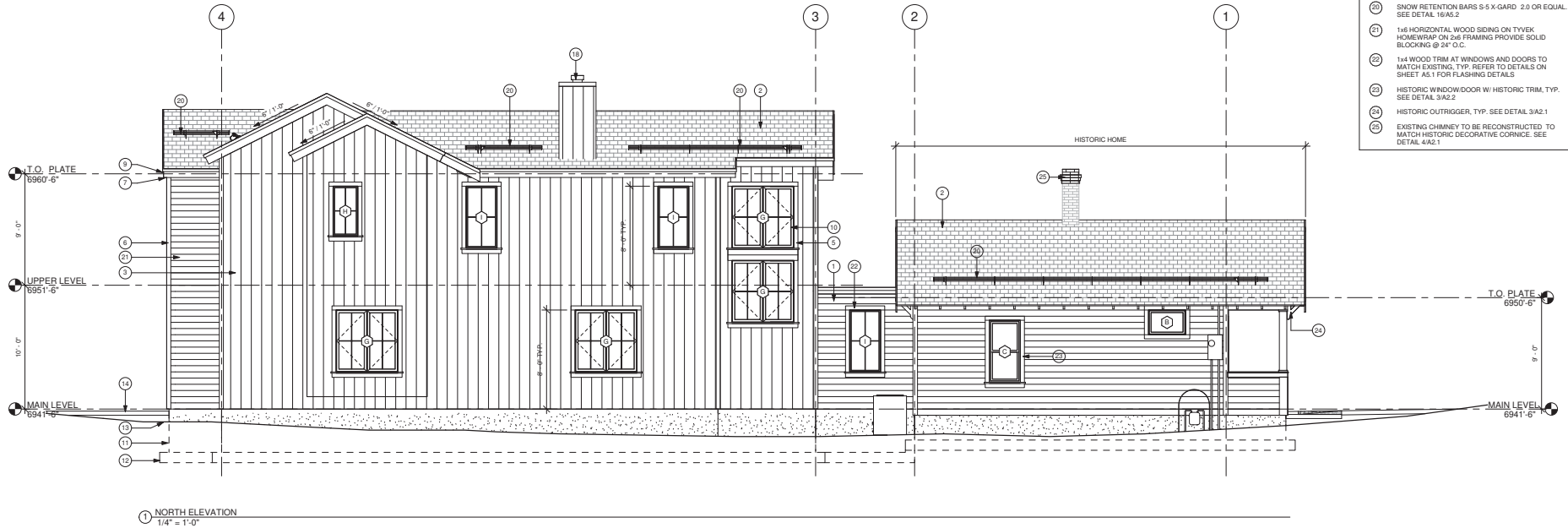
(4) HISTORIC CHIMNEY DETAIL
 A2.1 1 1/2" = 1'-0"



(3) HISTORIC OUTRIGGER DETAIL
 A2.1 1 1/2" = 1'-0"



(2) EAST ELEVATION
 1/4" = 1'-0"



(1) NORTH ELEVATION
 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

KEY NOTES

- (1) NATURAL STONE VENEER
- (2) ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL 6584 PER SQUARE, MIN. ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- (3) 1x10 VERTICAL WOOD SIDING ON TVYEX HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- (4) 30" HIGH CABLE GUARD RAILING: 2x6 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 3/8" DIA. STEEL CABLE, HORIZONTAL SPACED LESS THAN 4" THROUGH 3/4" VERTICAL TUBE STEEL POSTS AND 8x6 VERTICAL END POST.
- (5) 1x4 WOOD TRIM AT WINDOWS AND DOORS TO MATCH EXISTING, TYP. REFER TO DETAILS ON SHEET A6.1 FOR FLASHING DETAILS.
- (6) 1x4 WOOD TRIM AT CORNER CONDITIONS, TYP.
- (7) 1x4 STAINED WOOD FASCIA W/ BRONZE DRIP EDGE OVER 1x8 BUILT-UP STAINED WOOD FASCIA
- (8) NON-REFLECTIVE STANDING SEAM METAL ROOF, METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- (9) 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE
- (10) BLACK ANODIZED ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE
- (11) FOUNDATION LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
- (12) FOOTING LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
- (13) FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. RC 6941.2
- (14) 4" REINFORCED HEATED CONCRETE SLAB ON 6 ML POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
- (15) STACKED STONE RETAINING WALL
- (16) TIMBER COLUMN - SEE STRUCTURAL FOR SIZE
- (17) HEATED DECK: WATERPROOF MEMBRANE ON 7/8" W/18MBARD, HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD P.T. DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- (18) METAL CHIMNEY CAP
- (19) 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE.
- (20) SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2
- (21) 1x6 HORIZONTAL WOOD SIDING ON TVYEX HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- (22) 1x4 WOOD TRIM AT WINDOWS AND DOORS TO MATCH EXISTING, TYP. REFER TO DETAILS ON SHEET A6.1 FOR FLASHING DETAILS.
- (23) HISTORIC WINDOW/DOOR W/ HISTORIC TRIM, TYP. SEE DETAIL 3/A2.2
- (24) HISTORIC OUTRIGGER, TYP. SEE DETAIL 3/A2.1
- (25) EXISTING CHIMNEY TO BE RECONSTRUCTED TO MATCH HISTORIC DECORATIVE CORNICE. SEE DETAIL 4/A2.1

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 1062 PARK AVENUE
 PARK CITY, UTAH 84060

SHEET DESCRIPTION
 NORTH AND EAST ELEVATIONS

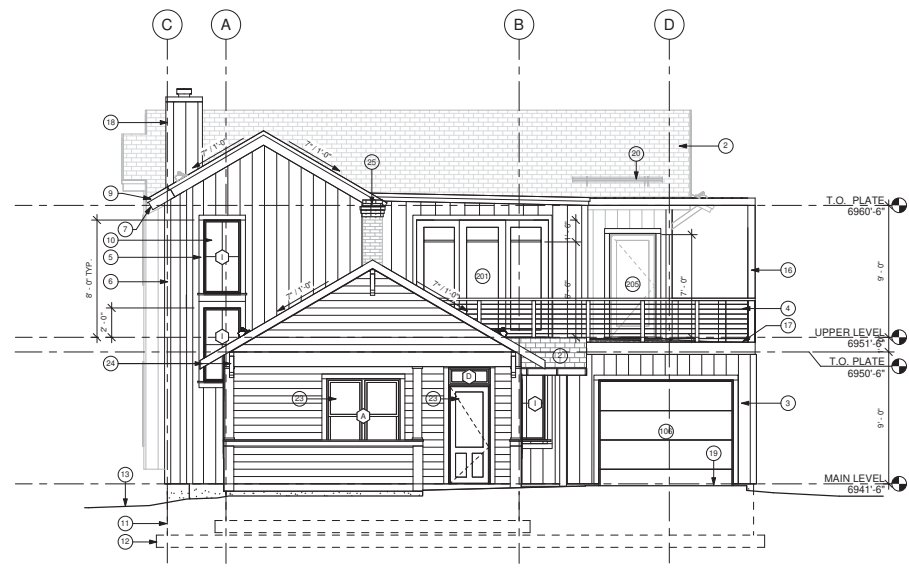
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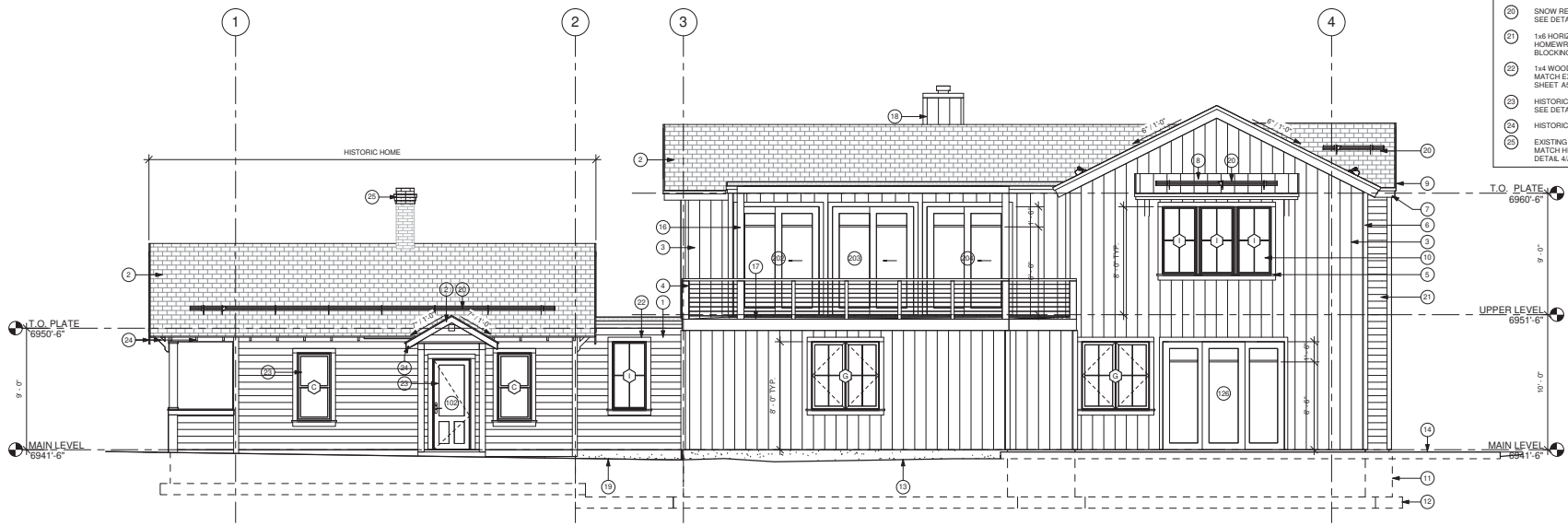
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3 HISTORIC WINDOW/DOOR TRIM
A2.2 3/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



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

GENERAL NOTES

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KEY NOTES

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- 14 4" REINFORCED HEATED CONCRETE SLAB ON 6 ML POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
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- 20 SNOW RETENTION BARS S-S-X-GARD 2.0 OR EQUAL. SEE DETAIL 16A5.2
- 21 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
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- 23 HISTORIC WINDOW/DOOR W/ HISTORIC TRIM, TYP. SEE DETAIL 3A2.2
- 24 HISTORIC OUTRIGGER, TYP. SEE DETAIL 3A2.1
- 25 EXISTING CHIMNEY TO BE RECONSTRUCTED TO MATCH HISTORIC DECORATIVE CORNICE. SEE DETAIL A42.1

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 PARK CITY, UTAH 84060

SOUTH AND WEST ELEVATIONS

A2.2

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GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1 1/4\"/>

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1062 PARK AVENUE RESIDENCE

1062 PARK AVENUE
PARK CITY, UTAH 84060

BUILDING SECTIONS

A3.1

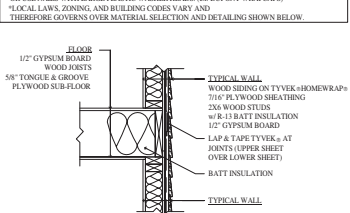
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GENERAL NOTES

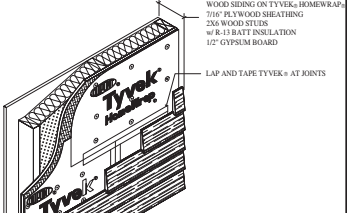
*SEAL ALL TYVEK @ JOINTS AND PENETRATIONS WITH APPROVED TAPE (e.g. DUPONT CONTRACTOR TAPE).

*FASTEN TYVEK @ SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (e.g. DUPONT WRAPCAPS).

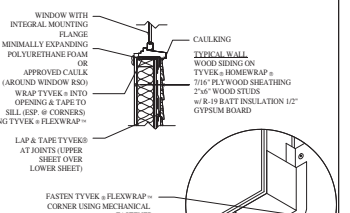
*LOCAL LAWS ZONING AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



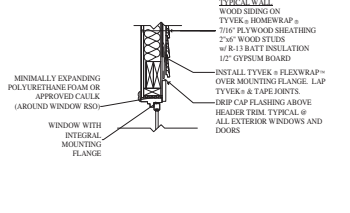
1 FLOOR/WALL INTERFACE DETAIL
1/4\"/>



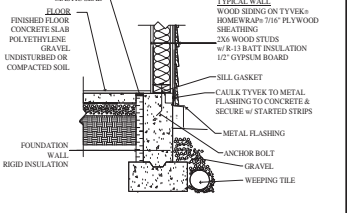
2 TYPICAL WALL ISOMETRIC
1/4\"/>



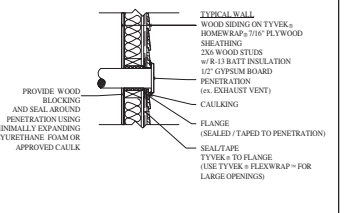
3 WINDOW SILL DETAIL
1/4\"/>



4 WINDOW HEAD DETAIL
1/4\"/>



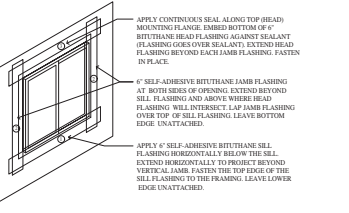
5 BASE OF WALL DETAIL
1/4\"/>



6 WALL PENETRATION DETAIL
1/4\"/>

TYVEK "HOME WRAP" INSTALLATION

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.
5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL SURFACES WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1/8 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
 - A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "T" PATTERN IN THE AIR BARRIER.
 1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
 2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENING FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENING.
 3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
 4. HOLD SIDES AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 4 INCHES.
7. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "T" PATTERN IN THE AIR BARRIER.
 1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF DOOR.
 2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENING FROM THE TOP OF THE DOOR (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
 3. HOLD SIDES FLAPS INSIDE, AROUND DOOR OPENING, AND FASTEN EVERY 4 INCHES. TRIM OFF EXCESS.
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



7 SILL, JAMB AND HEAD FLASHING
1/4\"/>

STAIR AND HANDRAIL SCHEDULES AND NOTES

1. STAIRWAYS SHALL NOT BE LESS THAN 48 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH BETWEEN THE STAIRWAY AND AT BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1
2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE FLOOR LINE ADDING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2
3. THE MAXIMUM RISER HEIGHT SHALL BE 7 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. -IRC R311.7.3
4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. CONSISTENTLY SHAPED WINDERS SHALL NOT EXCEED THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKING WINDER TREADS. THE LARGEST WINDER TREAD SHALL HAVE MINIMUM TREAD DEPTH OF 8 INCHES AT ANY POINT WITHIN 12 INCHES BELOW THE WIDEST PORTION OF THE PROFILE. THE LARGEST WINDER TREAD DEPTH AT THE WALKING LINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH. -IRC R311.7.4,2
5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADDING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 38 INCHES AND NOT MORE THAN 42 INCHES. -IRC R311.7.1,1
7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETAINED OR SHALL TERMINATE IN NEW, POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.

EXCEPTIONS:

 1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEW POST AT THE TURN.
 2. THE USE OF A VALUITE, TURNOUT, STARTING EASING OR STARTING NEW SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.1,2
8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE A: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION AND NOT GREATER THAN 4 INCHES WITH A MINIMUM RADIUS OF 0.01 INCH.

TYPE B: HANDRAILS WITH A PERIMETER GREATER THAN 6 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITH AN DISTANCE OF 1/2 INCH MEASURED VERTICALLY FROM THE LARGEST PORTION OF THE PROFILE AND A DEPTH OF AT LEAST 1/2 INCH WITHIN 12 INCHES BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 1 1/2 INCHES TO THE LEVEL THAT IS NOT LESS THAN 1 INCHES BELOW THE LARGEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/2 INCHES TO A MAXIMUM OF 2 1/2 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. -IRC R311.7.1,3
9. GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1
10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2
11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3
12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 1/8 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH NO RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 1/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVELS OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RADI) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTION:
 - A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
 - B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES.

ARCHITECTURAL NOTES

1. ALL WORKS SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. STRUCTURAL SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. ALL SUBMITTALS AND CHANGES TO PLANS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO BEING SUBMITTED TO THE BUILDING OFFICER FOR APPROVAL. APPROVAL OF ARCHITECTURAL CHANGES.
3. HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET BE MEASURED FROM THE FINISHED FLOOR TO THE FINISHED CEILING. BATHROOMS CAN BE 6'-8" NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FT. WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 9 FT. IN HEIGHT. -IRC R308
4. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS WITH A SLOPE LESS THAN 12 TO 12 UNLESS DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC SECTION R905.2.7
5. ICE BARRIER THAT CONSISTS OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTENDING TO THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. -IRC R905.2.11
6. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING. R303.1
7. APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH ASTM F11. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING AT ALL OF THE:
 - A. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
 - B. AT INTERSECTIONS OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR LUCID WALLS WITH PROJECTING LIPS ON BOTH SIDES INCLUDING UNDER STUCCO CORNERS AND SILLS. C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - F. AT WALL AND ROOF INTERSECTIONS.
 - G. AT BUILT-IN GUTTERS. -IRC R303.4
8. ELEVATORS: WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED USE OR LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1. -IRC R312.1

FRAMING NOTES

1. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA 1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
 - A. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
 - B. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 6 INCHES FROM THE EXPOSED GROUND.
 - C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
 - D. THE END OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 INCH ON TOP, SIDES AND ENDS.
 - E. WOOD SHEATHING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PATIO SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
 - F. WOOD STRUCTURAL MEMBERS SUPPORTING MOSTLY PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER SHALL BE CONTACTED WITH AN IMPERVIOUS MOISTURE BARRIER.
 - G. WOOD FLOORING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR BARRIER IS APPLIED BETWEEN THE WALL AND THE FLOORING STRIPS OR FRAMING MEMBERS. -IRC R307.1
2. ACCESSIBLE BELOW FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING. -IRC R408.4. FOR ACCESS TO MECHANICAL EQUIPMENT IN THESE AREAS SEE IRC M1505.1.4
3. PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. -IRC R607.1. SEE R408.1.1 FOR ACCESS TO FURNACES AND OTHER MECHANICAL EQUIPMENT IN ATTIC.
4. PROVIDE 24" ON CENTER BLOCKING FOR VERTICAL SIDING. -IRC R404.1 FOOTNOTE 1.
5. WINDOW SHEATHING RATING AND WINDING SCHEDULE AS PER ENGINEERING DESIGN, OR MINIMUM 5/8" 40D RATING IF NO PROFESSIONAL DESIGN IS PROVIDED.

FIREPLACE NOTES

1. MASONRY OR CONCRETE CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR, CEILING OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE, EXCEPT WHERE CONSTRUCTED COMPLETELY WITHIN THE EXTERIOR WALLS. -IRC R904.4
2. TWO 1/2 INCH BY 1 INCH STRIPS SHALL BE EMBEDDED A MINIMUM OF 12 INCHES INTO THE CHIMNEY. STRIPS SHALL HOOKED AROUND THE OUTER BARS AND EXTEND 6 INCHES BEYOND THE BEND. EACH STRIP SHALL BE FASTENED TO A MINIMUM OF FOUR FLOOR CEILING OR FLOOR JOIST OR BATTENS WITH TWO NAILS EACH. -IRC R904.4.1
3. ALL WOOD BEAMS, JOIST STUDS AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES FROM THE FRONT FACES AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 6 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. THE AIR SPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH SECTION R906.1.2 EXCEPTIONS:
 - A. MASONRY FIREPLACES LISTED AND LABELED FOR USE IN CONTACT WITH COMBUSTIBLES IN ACCORDANCE WITH 12.17 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS ARE PERMITTED TO HAVE COMBUSTIBLE MATERIAL IN CONTACT WITH THEIR EXTERIOR SURFACES.
 - B. WHEN MASONRY FIREPLACES ARE PART OF MASONRY OR CONCRETE WALLS, COMBUSTIBLE MATERIALS SHALL NOT BE IN CONTACT WITH THE MASONRY OR CONCRETE WALLS LESS THAN 12 INCHES FROM THE INSIDE SURFACE OF THE NEAREST FIREPROOF LINGING.
 - C. EXPOSED COMBUSTIBLE TRIM AND THE EDGES OF SHEATHING MATERIALS SUCH AS WOOD SHEATHING, FLOORING AND TRIM SHALL BE PERMITTED TO TOUCH THE MASONRY FIREPLACE SIDE WALLS AND HEARTH EXTENSION, PROVIDED SUCH COMBUSTIBLE TRIM OR SHEATHING IS A MINIMUM OF 12 INCHES FROM THE INSIDE SURFACE OF THE NEAREST FIREPROOF LINGING.
 - D. EXPOSED COMBUSTIBLE MANTELS OR TRIM MAY BE PLACED DIRECTLY ON THE MASONRY FIREPLACE TOP SURROUNDING THE FIREPLACE OPENING. PROVIDING SUCH COMBUSTIBLE MATERIALS ARE NOT PLACED WITHIN 6 INCHES OF FIREPLACE OPENING OR COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 3/4 INCH FOR EACH 1 INCH DISTANCE FROM SUCH AN OPENING. -IRC R906.1.1
4. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET BUT SHALL NOT BE LESS THAN 1 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. -IRC R906.1.3

BUILDING ENVELOPE NOTES

1. CONTRACTOR TO COMPLETE BLOWER DOOR TEST OR COMPREHENSIVE AIR BARRIER INSPECTION PER 2015 IRC CHAPTER 11.

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GENERAL NOTES AND DETAILS

DATE: _____
 PROJECT NUMBER: _____
 SHEET NUMBER: **A5.1**

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<p>1 VALLEY SNOW MELT DETAIL A5.2 NOSCALE</p>	<p>2 EAVE SNOW MELT DETAIL A5.2 NOSCALE</p>	<p>3 CLOSED VALLEY FLASHING A5.2 NOSCALE</p>	<p>4 DORMER ROOF A5.2 NOSCALE</p>	<p>5 WOVEN VALLEY DETAIL A5.2 NOSCALE</p>
<p>6 SNOW BRACKET DETAIL A5.2 NOSCALE</p> <p>NOTE: MATERIAL 1/2" THICK ALL FELLETS AND ROUND 1/4" R.</p> <p>NOTE: DRILL HOLES THROUGH ROOFING AND SHEATHING THROUGH EXISTING HOLES IN BRACKET. REMOVE BRACKET. TEST ALL CAULKING IN HOLES AND LENGTH OF BRACKET. PLACE BRACKET AND SCREW THROUGH HOLES AND CAULKING. SLIP ON CLIP.</p>	<p>7 CHIMNEY FLASHING A5.2 NOSCALE</p>	<p>8 DORMER FLASHING DETAIL A5.2 NOSCALE</p>	<p>9 VENT FLASHING DETAIL A5.2 NOSCALE</p>	<p>10 RAKE WALL FLASHING DETAIL A5.2 NOSCALE</p>
<p>11 ROOF PITCH TRANSACTION DETAIL A5.2 NOSCALE</p>	<p>12 FLASHING DETAIL A5.2 NOSCALE</p>	<p>13 OPEN VALLEY DETAIL A5.2 NOSCALE</p> <p>NOTE: 1. FLASHING TO BE 28 GAUGE METAL. 2. PLACE FLASHING OVER ICE & WATER SHIELD 36" UP ROOF FROM EACH SIDE OF VALLEY. 3. FLASHING TO EXTEND UP ROOF MIN 12" FROM ϵ OF VALLEY. 4. IF ROOF PITCH EXCEEDS 6:12 ENLARGE "V" CRAMP TO 2".</p>		
<p>14 CHIMNEY CRICKET FLASHING A5.2 NOSCALE</p>	<p>15 ROOF/WALL FLASHING DETAIL A5.2 NOSCALE</p>			

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DETAILS

SHEET NO. 05.01.01

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

A5.2

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EXISTING CONDITION 1



EXISTING CONDITION 2



EXISTING CONDITION 3



PROPOSED DESIGN 1



PROPOSED DESIGN 2



PROPOSED DESIGN 3

Jonathan DeGray
Architect

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BEFORE / AFTER IMAGES

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JONATHAN DE GRAY ARCHITECTURE



EXISTING STREETScape



PROPOSED STREETScape

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AI-02

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SOUTHWEST BIRDSEYE



NORTHWEST BIRDSEYE



SOUTHEAST BIRDSEYE

NORTHEAST BIRDSEYE

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BIRDSEYE IMAGES

REVISIONS:

DATE:

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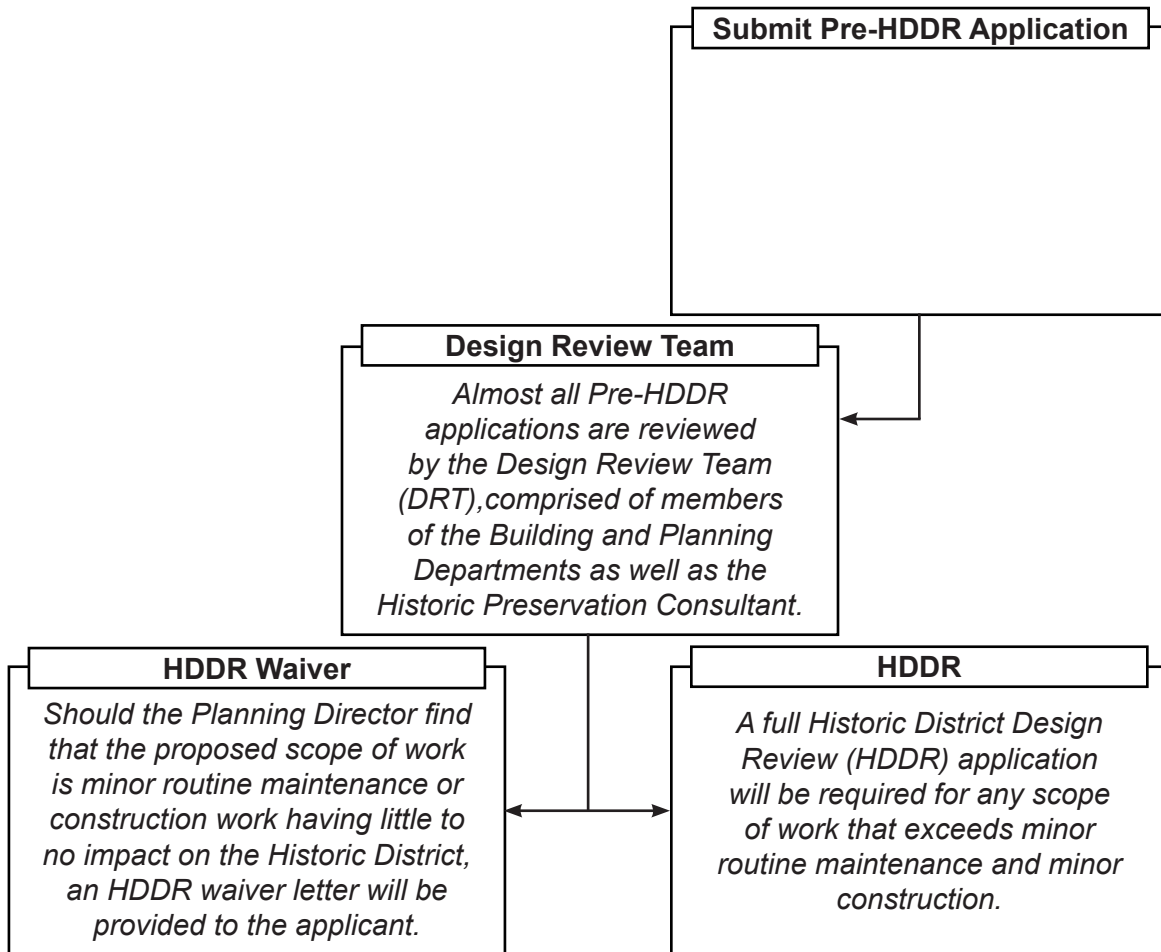
SHEET NUMBER:

AI-03

**PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN**

**INFORMATION GUIDE
AND APPLICATIONS**

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



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the conditions documented by the Physical Conditions report. The Historic Preservation Plan assesses and guides the effects of the proposed construction-related work in order to ensure that the proposed project complies with the Design Guidelines for Historic Districts and Historic Sites.

What does a Physical Conditions Report include?

A Physical Conditions Report is a comprehensive redecoration and evaluation of the elements, features, and spaces that make up a historic site or structure. The report shall identify each element, feature, and/or space and provide a detailed description of:

- What is it?
- What does it look like?
- What is it made of?
- How was it constructed?

The Physical Conditions Report should be completed after conducting a visual inspection of the existing conditions including uninhabitable space such as roofs, attics, basements, and crawlspaces. Selective demolition or removal of wall and floor coverings may be helpful, but is not required.

What does a Historic Preservation Plan include?

The Historic Preservation Plan outlines proposed treatments for the elements, features, and/or spaces identified by the Physical Conditions Report. These treatment options should be consistent with the Design Guidelines for Historic Districts and Historic Sites, consider potential impacts of proposed treatments, and avoid significantly altering the historic site's or structure's historic integrity.

What is the purpose of the Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report helps establish the scope of work for the proposed project. By determining the condition of the specific elements and character-defining features of the site or structure, the report aids the applicant in selecting an appropriate treatment method for the Historic Preservation Plan.

The four (4) recognized treatment options are:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
- **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
- **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
- **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.

Most projects will employ two (2) or more of these treatments.

The Historic Preservation Plan outlines the proposed treatment for each element, feature, and/or space documented in the Physical Conditions Report. The Historic Preservation Plan considers the current and proposed program needs of the site and/or structure in order to guide treatment approaches and prevent alterations that may have an adverse effect on the site and/or structure.

Who can complete a Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report and Historic Preservation Plan may be prepared by the property owner, architect, structural engineer, historic preservation consultant, contractor, or other members of the design team.

INSTRUCTIONS FOR PHYSICAL CONDITIONS REPORT



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.

- *Fair Condition.* An element, feature, and/or space is evaluated to be in fair condition when it meets the following criteria:
 - There are early signs of wear, failure, or deterioration though the element or feature is generally structurally sound and performing its intended purpose
 - There is a failure of a sub-component of the element or feature
 - Replacement of up to 25% of the feature or element is required
 - Replacement of a defective sub-component of the element or feature is required.
- *Poor Condition.* An element, feature, and or/space is evaluated to be in poor condition when it meets the following criteria:
 - It is no longer performing its intended purpose
 - It is missing
 - It shows signs of imminent failure or breakdown
 - More than 25% of the feature or element is deteriorated or damaged and the element or feature cannot be made safe and serviceable through repair
 - It requires major repair or replacement

5. Photo Documentation. Historic and current photographic documentation shall be provided for the conditions described in the narrative for each element, feature, and/or space. Digital photos must be comprehensive and clear. At a minimum:

- Photographs of each building elevation should be provided. Multiple photographs may be used to document the entire length of a façade, if necessary.
- Where appropriate, a measuring scale should be included in the photograph to verify dimensions. This should be completed for any photographs of architectural details.
- Each feature described in this report must include at least one (1) corresponding photograph. More than one (1) photograph per description is encouraged.
- Photographs should be numbered and organized in the same order as the narratives described above. Photographs should be printed in color. To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
- Images on a Disc. Digital copies of the photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit original materials. Materials submitted with the form will not be returned to the applicant.
 - i. The size of the images should be at least 3,000 x 2,000 pixels at 300 dpi (pixels per inch) or larger if possible.
 - ii. It is recommended that digital images be saved in 8-bit (or larger) format.
 - iii. TIFF images are preferred, but JPEG images will be accepted.
 - iv. The CD-R should be labeled as PCR Form "Property Address" "Date".
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- The photos should be organized in a clear, comprehensive manner, reflecting the order of the Physical Conditions Report. Captions are recommended, but not required. See next page for example of photo numbering.



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Patrick Semrad
ADDRESS: 1062 Park Avenue

TAX ID: SA-358 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: Patrick Semrad
MAILING ADDRESS: 20 S. Clark Street, 28th Floor
Chicago, IL 60603

PHONE #: () - FAX #: () -
EMAIL: psemrad@semradlaw.com

APPLICANT'S REPRESENTATIVE INFORMATION NAME:

NAME: jbnathan DeGray
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.

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: Patrick Semrad

Mailing 20 S. Clark St.

Address: Chicago, IL 60603

Phone #: () - Fax #: () -

Email: psemrad@semradlaw.com

Type of 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: Patrick Semrad

Mailing Address: 20 S. Clark St.

Chicago, IL 60603

Street Address/ Legal 1062 Park Ave. SA- 358

Description of Subject Property: _____

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: FRONT YARD

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

Estimated date of construction: 1922

Describe existing feature:

Based on the 2008 Historic Site Form in the Historic Site Inventory, the gradual slope in the site from the street edge to the house resembles an early twentieth century yard due to its informal landscaping. Based on the Site Inventory photos many changes have occurred in the front yard such as fencing, concrete drives, and plantings, but nothing to jeopardize the original sites integrity.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The informal design is in good shape, but could use some refining and hardscaping to improve integrity in some areas such as the gravel drive.

Photo Numbers: 1,2,3 Illustration Numbers: ill1: A ill3:A ill5:A

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: FLOORS, CEILINGS, AND ROOF STRUCTURE

This involves: An original part of the building

A later addition

Estimated date of construction: 1922, mid 1900's

Describe existing feature:

The main level floor structure is original from 1922 with the exception of where the storage/laundry area is. This space was a later addition, but all additional and original areas are thought to be made up of 2x8 joists being supported by a combination of wood posts and beams within the crawl space as well as the outer foundation. The main living spaces and attic space are separated by a 2x4 wood joist drop ceiling. The sealed off attic space is thought to show a 2x6 or 2x8 roof structure supporting the original gable formed roof. The added shed over the storage/laundry space is built of 2x6 joists hanging on the original southern wall structure. Both the original and additional roofs are assumed to have 1x6 skip sheathing above the joists.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Due to the inability to view the crawl space and attic space the only deficiencies are those that are visible. There is deterioration at the exposed rafter tails and a decent amount of roof disfiguring most likely from weather penetration.

Photo Numbers: 4,5,6

Illustration Numbers: ill7: A ill8:A

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: ROOFS

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

Estimated date of construction: 1922, mid 1900's

Describe existing feature:

The wood constructed gable roof is part of the houses original construction from 1922. The rear Southern shed roof was added at a later date. The original gable roof extends over the porch as well as overhangs about 18 inches around the perimeter. The overhangs contain exposed 2x rafter tails. The original roof structure and the new shed roof are both covered with asphalt shingles. The roofs construction, old and new, consist of 1x6 wood skip sheathing on 2x joists.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

It is assumed that the roof structure is not code compliant and will need to be rebuilt. A code compliant roofing membrain and shingles will be installed as part of the renovation. Verification of the roof structure will take place during the interior demo phase of the work.

Photo Numbers: 15,16,17,18,19 Illustration Numbers: ill2: A ill3:B ill4:A ill5:B ill6:A

4. Chimney

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

Element/Feature: BRICK CHIMNEY

This involves: An original part of the building

A later addition

Estimated date of construction: 1922, mid 1900's

Describe existing feature:

The brick chimney is original from 1922 on the Historic Site Inventory, but has received some alterations since then. The main chimney shaft is untouched, but the original decorative top portion has been removed and replaced with a metal exhaust pipe. This metal pipe protrudes about 18 inches from the top of the brick. The chimney is centered on the roof ridge, but on the interior it has been removed. Only a detached connection is evident within the living room wall. The chimney is no longer functional.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The intact bricks are all in good condition, but a few of the top bricks have fallen off or are crumbling apart. It is assumed that the brick work lacks any reinforcement and the chimney will need to be rebuilt to comply with code.

Photo Numbers: _____ Illustration Numbers: ill2: B ill3:C ill4:B ill5:C ill6:B

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: FRONT FACADE (WEST)

This involves: An original part of the building

A later addition

Estimated date of construction: 1922

Describe existing feature:

In appearance, the wall construction of the front, west facade has been unaltered from its original state. The original wall from 1922 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on the edge of the floor structure which lies on a painted concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the front porch protrudes from the front of this wall.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

There is little deterioration to the front facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 26,27

Illustration Numbers: ill1:B

Element/Feature: SIDE FACADE (NORTH)

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

Estimated date of construction: 1922

Describe existing feature:

In appearance, the wall construction of the north facade has been unaltered from its original state. The original wall from 1922 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on the edge of the floor structure which lies on a painted concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards and 1x trim pieces around all windows and doors.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

There is little deterioration to the south facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 34,35 Illustration Numbers: ill1:C

Element/Feature: REAR FACADE (EAST)

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

Estimated date of construction: 1922

Describe existing feature:

In appearance, the wall construction of the rear, east facade has been unaltered from its original state. The original wall from 1922 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on the edge of the floor structure which lies on a painted concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards and 1x trim pieces around all windows and doors. A framed chimney build-out is located on this facade with the same construction and finish as the other walls. The rear wood deck meets the bottom of the wall.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

There is little deterioration to the south facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 31,32,33

Illustration Numbers: ill1:D

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: 1922, mid 1900's

Describe existing feature:

Due to an inaccessible crawl space it is hard to determine the size, depth, and extents of the foundation. The visible exterior portions of the original concrete foundation walls are painted to match the color of the house and are buried in most places. Some of the top portion of the concrete is visible, but much of the 2x framed exterior walls are buried as well making it hard to determine the terminations of both materials. The newer added shed roof portion of the house seems to have a foundation wall matching the original.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The concrete visible around the perimeter of the home is most likely a concrete curb installed to prevent moisture from getting in under the home. We will perform an interior demo to determine the exact condition of the floor system and see if any foundation is present.

Photo Numbers: 36,37,38

Illustration Numbers: _____

7. Porches

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

Element/Feature: FRONT PORCH

This involves: An original part of the building

A later addition

Estimated date of construction: 1922

Describe existing feature:

The Front Porch seems to be from its original state. The gable roof extends over the front porch with a dropped framed wall and ceiling above. The porch is surrounded by a 3 foot high wood framed wall except for the portion opened for access aligned with the front door. Both the dropped wall above and the surrounding wall contain the same horizontal drop siding as the rest of the house. The roof is supported by (3) 6x6 wood posts wrapped in painted 1x wood. The central 6x6 post is not original and was later added for more support to the roof. The porch decking is a wood finish supported by 2x joists below that rest on the perimeter foundation.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The front porch is in good condition. Structural capacity will be reviewed once exploratory demo is completed.

Photo Numbers: 39,40,41 Illustration Numbers: _____

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

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

Element/Feature: ALL SYSTEMS

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

Estimated date of construction: around 2000

The central heating system and water heater are located within the crawl space. The electrical meter and gas meter are located on the Northern facade.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

All mechanical systems, utility systems, service equipment, and electrical equipment will be replaced and relocated.

Photo Numbers: 42,43,44,45 Illustration Numbers: ill1:F ill3:E

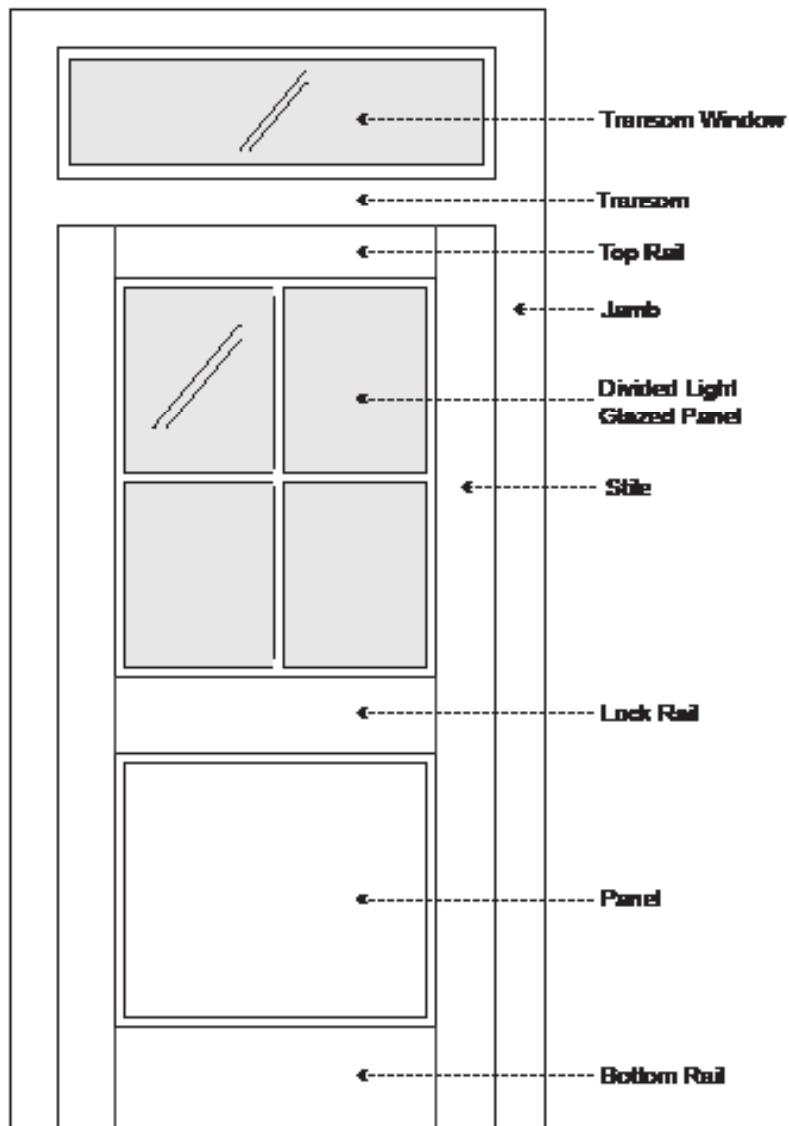
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

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.



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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

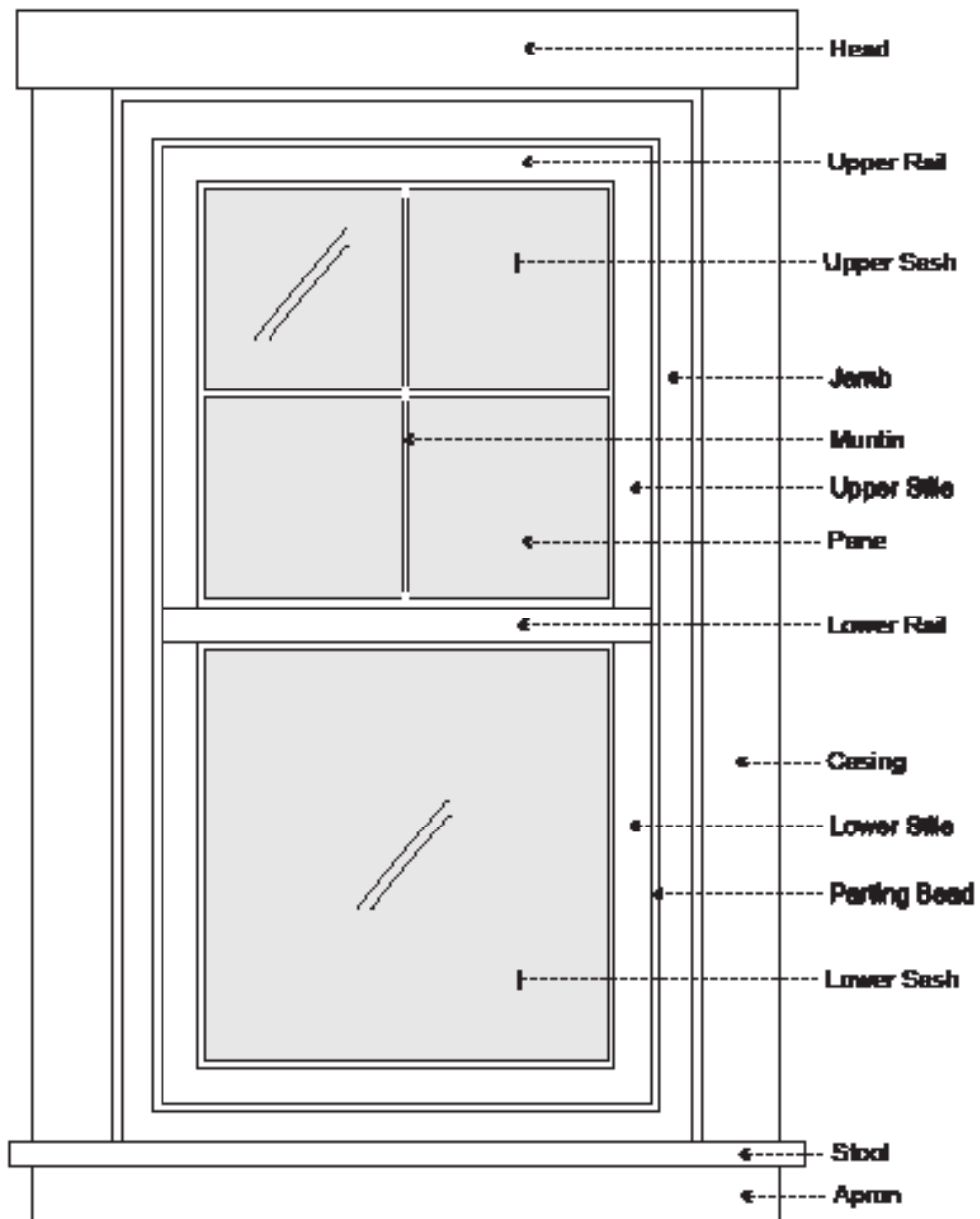
Door #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
1	FAIR	The front door is in fair condition with deterioration	46,47	YES
2	FAIR	The rear door is in fair condition with deterioration at the bottom panels and bottom rail.	48,49	NO

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

10. Window Survey

Basic Requirements

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



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Window Survey Form

Total number of window openings on the exterior of the structure: 8

Number of historic windows on the structure: 6

Number of existing replacement/non-historic windows 2

Number of windows completely missing: 0

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

Number of windows to be replaced: 4

Window #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	Photo #:	<i>Historic (50 years or older):</i>
1	GOOD		50	YES
2	POOR	Deterioration of Exterior Trim	51	YES
3	GOOD		52	YES
4	POOR	Deterioration of Exterior Trim	53	YES
5	GOOD		54	YES
6	POOR	Aluminum Frame Deterioration	55	NO
7	POOR	Aluminum Frame Deterioration	56	NO
8	GOOD	Deterioration of Exterior Trim	57	YES
9	GOOD		46,4 7	YES

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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: MAIN LEVEL

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

The interior can definitely use some care as the floors are worn down, some finishes are peeling off, doors are loose and old, and cracking in finishes is evident.

Photo Numbers: 58-66 Illustration Numbers: ill1:G ill7:C ill8:C

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

**PAGE NOT
USED**

Photo Numbers: _____ Illustration Numbers: _____

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

**PAGE NOT
USED**

Photo Numbers: _____ Illustration Numbers: _____

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

**PAGE NOT
USED**

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. Updated 10/2014.

Supplemental Sheets

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: REAR YARD

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

Estimated date of construction: 1922, late 1900's

Describe existing feature:

The rear of the site is similar in elevation as the site near the street. The backyard contains a later wood deck addition along with an added gable roofed shed. A combination of fences surround the backyard along the property lines. There is a concrete wall on the southern property line, a wood post and metal mesh fence on the east property line, and a vertical wood fence on the northern property line.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The rear yard seems to be in good condition.

Photo Numbers: 4,5,6

Illustration Numbers: ill1:H ill5:E

Element/Feature: SIDE YARDS

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

Estimated date of construction: 1922, mid 1900's

Describe existing feature:

The North and South side yards are still graded originally with no major alterations except for the added shed roof and walls in the south side yard. This added space only changed the grading below it while nothing else seems to be disturbed.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The side yards are small and consisting of no real elements to remark on.

Photo Numbers: 7,8,9,10 Illustration Numbers: ill1:I ill4:C ill6:D

Element/Feature: REAR SHED

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

Describe existing feature:

The rear shed is constructed on wood posts resting on concrete piers below grade with a 2x8 wood framed floor. The 2x6 wood framed walls hold up a 2x6 wood framed gable roof. A door and window are located on the southern facade of the shed. The shed is clad in horizontal siding and painted to match the original house.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The new shed is in good condition.

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. Updated 10/2014.

Element/Feature: EXTERIOR WALLS (CONTINUED) SOUTH FACADE

This involves: An original part of the building
 A later addition Estimated date of construction: 1922, mid 1900's

Describe existing feature:

In appearance, the wall construction of the south facade has been unaltered from its original state. The original wall from 1922 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on the edge of the floor structure which lies on a painted concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards and 1x trim pieces around all windows and doors. The added walls around the storage/laundry space project from this facade with similar characteristics as the other walls except for the smaller horizontal drop siding members.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

There is little deterioration to the front facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 28,29,30 Illustration Numbers: ill1: K

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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: Patrick Semrad

ADDRESS: 1062 Park Avenue

TAX ID: SA-358 OR _____

SUBDIVISION: _____ OR _____

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray - Architect

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

EMAIL: degrayarch@qwestoffice.net

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

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

Please note the following:

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

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

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

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

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 portion of the site is to return to and replicate the conditions seen in the tax photo as close as possible, with the exception of a new concrete driveway leading to the new garage.

The Northern side yard is to be preserved.

The South side yard is to be preserved with the exception of the new construction taking place.

The rear yard will receive the new addition. The existing deck and shed will be taken out. The grading itself will remain the same.

Structure

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

Element/Feature: STRUCTURE

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The existing structure will be evaluated once interior demo is complete and the building frame will be brought up to code standards. All historic material will be saved where possible. The only alteration is a new addition to the rear, East, wall linking the new structure. The non-historic shed roofed addition will be removed and the historic entry/door/gable will be restored.

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: ROOF STRUCTURE AND MATERIALS

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 roof structure is made up of 2x wood joists and 1x6 perpendicular skip sheathing with asphalt shingles above. Due to the condition of the sagging roof and lack of any waterproof membrane, the proposal aims to preserve the existing roof pitches, shape, and location 100% while rehabilitating the integrity of the materials used. Reconstruction of the roof to meet code is assumed. The roof structure will be evaluated during the interior demo phase of work.

Chimney

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

Element/Feature: BRICK CHIMNEY, WOOD FRAMED CHIMNEY

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The brick chimney protruding through the existing roof is in decent condition, but will be restored to its original appearance.

The Wood framed chimney will be removed.

The scope of work aims to rebuild the brick chimney to match the original appearance and to utilize the existing bricks. The chimneys will not be functional. At the roof line the chimneys will be structurally supported, reinforced, and in their exact locations.

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: EXTERIOR WALLS - GABLE ROOF

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

All four existing exterior walls are to remain, and reinforced from the interior. All historic material will be saved while the wall envelope will be updated to meet code standards. Their location will not change, nor will their bottom sills or top plates. All window and door locations are to remain.

Element/Feature: EXTERIOR WALLS - SHED ROOF

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The added walls under the shed roof will be removed.

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:

Porches

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

Element/Feature: FRONT PORCH

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The Original Front Porch will be re-built to meet code. All historic material that can be re-used will be.

Doors

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

Element/Feature: EXTERIOR DOORS

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The front door, (See design application set) will be replicated in place. The existing single pane glazing will be replaced with insulated, low-e tempered glass. All railings and paneling will be replicated, but with more protective measures. The rear, non-historic door will be removed.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Windows

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction 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:

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 SYSTEM, 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 MEP systems will be replaced with new equipment and located to meet the requirements of the new design.

Additions

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant:

Date: 9-17-18

Name of Applicant: Jonathan DeGray - Architect

EXHIBIT E

PARK CITY SURVEY WORKSHEET

SITE NO. SA 358

Name of site _____ Subdivision _____

Address 1062 Park Block 55 Lot(s) 13 & 14

Owner Hanna & William Gibson Present Zoning HR-1

Owner Address 3200 Kenton Drive Salt Lake City, Utah 84115

PRIMARY STRUCTURE



View SW facade

Date of photo 2/82
Negative File 3/12

Physical description: One-story frame residence; rectangular with gable roof; interior chimney; inset porch with plain half-columns set on solid frame balustrade; 2 bay; 1/1 windows.

Features of interest: _____

Building materials: wood frame Building type/style bungalow-type

Modifications: None to minor _____ Moderate X Major _____

Explain: Side addition to rear/south side.

Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residence Original use: residence

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example _____ Contributes to district Qualified

Comment: _____