

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
February 6, 2019**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF January 16, 2019

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

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

424 Woodside Avenue – Material Deconstruction – The applicant is proposing to remove the existing non-Historic windows, non-historic doors, a non-historic east facing addition, and a portion of the historic roof framing to accommodate an addition/connection to the existing non-historic south addition.

Public hearing and possible action.

PL-16-03379

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Planner Tyler

ADJOURN

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JANUARY 16, 2019

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

EX OFFICIO: Bruce Erickson, Anya Grahn, Laura Newberry, Mark Harrington, Liz Jackson

ROLL CALL

Chair Doug Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Jordan Brody, who was excused.

ADOPTION OF MINUTES

December 5, 2018

MOTION: Board Member Hodgkins moved to APPROVE the minutes of December 5, 2018 as written. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahn announced that she was leaving Park City for a new job out of state. Hannah Tyler will be handling historic preservation matters. The intent is to hire a replacement for Anya fairly soon.

Chair Stephens noted that all the Board members had expressed their appreciation to Planner Grahn for her contribution to the Planning Department and to historic preservation. She has taken them a long way over the last several years.

Planner Grahn requested that the Board switch the order of the agenda and do the work session last.

REGULAR AGENDA

1. Main Street National Register Historic District - Historic Preservation Board will review the draft National Register nomination for the Main

Street Historic District expansion and forward a recommendation to the State Historic Preservation Board for consideration on January 24, 2019.

Planner Grahn announced that if anyone from the public who lives within the expansion area had an objection, a sample objection letter was available in the back of the room. An objection letter needs to be notarized, and a notary was available this evening to notarize it.

Planner Grahn introduced Corey Jensen, the State National Register Reviewer; Amber Anderson, the Tax Credit Reviewer; and Katie Hovaness and Anne Oliver from SWCA who helped draft the National Register proposal.

Corey Jensen briefly explained the National Register process and what was involved in updating this nomination. He noted that Park City was one of the earliest district nominations in the State, and they like to have updates because buildings are always changing within Historic Districts. The period of significance, which is the age buildings are determined to be historic, is updated each year and a new crop of buildings become eligible. Mr. Jensen was pleased to see that Dina Blaes had done an initial survey of the District several years ago. Following that, CRS took over and Park City became an updated District nomination.

Mr. Jensen stated that part of the process of doing a boundary increase or an amended domination, is that all of the buildings are re-evaluated for their significance or eligibility for being contributing buildings in the District. Older buildings are sometimes altered and may lose their historic character defining features. Mr. Jensen remarked that one benefit for the nomination is that the tax credits are a development tool to maintain their historic properties and to keep the architectural features that make them significant. They like to see these Districts in cities as a redevelopment tool to build neighborhood pride and to maintain their residential or commercial district.

Mr. Jensen pointed out that this nomination was a mix of commercial, as well as a boundary expansion to the non-commercial residential aspects. He stated that the Utah State Historic Preservation Board would be reviewing this nomination next week. They are required to put out a public notice to property owners 60 days in advance, to let them know this nomination will be coming forward. The required noticing was done. The noticed property owners are given the opportunity to object or comment on the nomination. He noted that Park City had noticed this public meeting; however, his Board meeting is the official meeting required for the National Register nomination. Mr. Jensen reported that he had been contacted by several people since the notice was sent out. Most were interested in learning more about it or whether their buildings were in the District. No one had voiced objection or asked how to object.

Mr. Jensen stated that a second notice was sent out with a time change for the Board meeting. He believed the property owners were amply notified of the Board meeting that would take place next week.

Mr. Jensen explained that the State Historic Preservation Review Board will review the nomination. He did not anticipate any objection because it is already an existing nomination, and the section that will be added has good integrity in the buildings. He was expecting a unanimous approval to the nomination. Following the Board meeting, the State Historic Preservation Officer will sign the nomination and it will be forwarded to the Reviewers at the National Parks Service Office. He pointed out that the law requires a 45-day review deadline; however, the current government shutdown might be a special circumstance that delays the review period. If the National Parks Service lists the nomination, a weekly email is sent from the Federal Register notifying of all the nominations throughout the Country that were listed that week. Once it is listed, the State Historic Preservation Office sends out another notification to all property owners informing them that the District is listed.

Mr. Jensen stated that the properties determined to be not eligible within the District will not be listed. Only the contributing buildings that retain their historic character and significance will be listed on the Register within that boundary.

Amber Anderson spoke about tax credits. She stated that there are two historic tax credit programs available in Utah; a State program and a Federal program. Both offer a credit that is equivalent to 20% of rehabilitation costs on approved projects. It is not a deduction but rather an actual dollar for dollar reduction in taxable income. Tax credits are available for all properties listed on the National Register and contribute to the historic districts. Any work that is done must comply with the Secretary of the Interior Standards. She believed Park City's local guidelines were based on those same standards. The main difference between the two is that the tax credits programs also review interior work. Once the work is approved, the property owner gets a 20% tax credit.

Ms. Anderson reviewed a list of costs that could be counted towards the credit. It is basically any work on the building itself. Landscaping, site work, and acquisition costs are not eligible. Ms. Anderson stated that the State credit is for residential buildings only. It requires spending at least \$10,000 on rehabilitation in a maximum three-year period. There is no limit on the number of consecutive projects. The preservation standards need to be followed for an additional three years after taking the tax credit. If the property owner is not able to use the full credit in the first year, they are able to carry it forward for an additional five years.

Ms. Anderson remarked that the Federal credits are for income producing properties only, such as commercial, rental, residential rental, or anything else that produces revenue. The amount is significantly more and it is based on an

adjusted basis formula. The adjusted basis is purchase price of the property minus the value of the land, minus any depreciation taken since the purchase of the property, plus any capital improvements. With Federal tax credits the owner can choose either two or five years to complete the project. They have to maintain ownership and follow the standards for five years at the Federal level after receiving the credit. Due to the new tax reform law, the credit has to be taken over five years equally. The unused credits can be carried forward for an additional 20 years.

Chair Douglas clarified that the Federal Tax Credit is not available for single-family homes unless it is a rental home. Ms. Anderson replied that he was correct. She pointed out that someone with a residential rental could take advantage of both the Federal and State tax program. Chair Douglas asked if the Federal tax credit is limited to the income produced on the home if there are difference sources of income. Ms. Anderson stated that it is the taxable income of the ownership entity. It is not reserved specifically to that property. Chair Douglas asked if the tax credit needs to be approved by the National Parks Service before beginning construction. Ms. Anderson replied that the State level credits are sent to her and it does not involve the National Parks Service. The Federal level must be approved by the National Parks Service before taking the credit. She recommended obtaining approval from the National Parks Service before starting construction.

Katie Hovanes with SWCA Environmental Consultants, stated that she had worked on the Main Street update. She provided a brief overview of the project. The idea of the project was that the original nomination was written in 1979; and some things that were not considered historic at that time may be historic now.

Ms. Hovanes stated that the three main goals were to 1) update the nomination; 2) amend the period of significance for being considered historic to include properties up to 1965; 3) to increase the district boundary to include the southern two blocks of Main Street, which previously had not been included. She noted that Park City got its start in 1868 when the first mining claim was staked. It quickly grew until 1898 when a big fire destroyed a significant portion of the town and most of Main Street. At that time the town was forced to rebuild. Between 1898 and 1929 Park City experience a significant period of growth. Mining was at its peak in Park City and there were a number of big strikes. During that period Main Street became a bustling commercial district. Ms. Hovanes remarked that starting with World War I silver prices started to decrease, which affected the mining that was occurring in Park City. By 1930, with the Great Depression, Park City hit hard economic times, which continued through most of World War II and the Post-War Era. World War II brought back some mining but did not have a lasting effect. By the 1950s Park City was on its way to being a ghost town.

Ms. Hovanes noted that in 1958 United Park City Mines conducted a feasibility study to see whether it would be reasonable to create a ski area. The Treasure Mountain Resort opened in 1963 and the skiing and tourism boom started in Park City. It has continued until the present. She reported that for the purposes of their study, they considered the early part of recreation and tourism to be until 1980. From 1981 onwards is considered the Modern Era, and that is outside of their historical purview.

Ms. Hovanes reiterated that the original nomination was written in 1979 and its boundaries extended from the junction of Main Street with Heber Avenue to the Treasure Mountain Inn location. It originally included 64 properties, of which 55 were considered eligible for the National Register. During the boundary increase, they included the southern two blocks of Main Street, taking it to the intersection at the south end. The new nomination includes 108 properties, of which 61 are considered eligible.

Ms. Hovanes reviewed their findings and noted that it represented a significant change. She stated that originally there were very few pre-fire buildings. She presented a slide showing the two that were originally in the survey area. The update added more and they now make up 18% of the overall number of properties dating back to before 1898. The increase was due to the number of residential structures that survived the fire. Ms. Hovanes noted that because most of Main Street is commercial, a lot of the buildings considered eligible are commercial. This period of time makes up a small majority of the buildings they looked at out of the 108 properties. However, it makes up a vast majority of the eligible properties. Nearly 80% date between 1898 and 1929. Ms. Hovanes stated that no commercial buildings dating from 1930 to 1962 were included in the nomination because it was an economically depressed period and people were not building. During the recreation and tourism era they started to see another spike in the number of buildings. Currently, Treasure Mountain Inn is the only building from this period considered eligible for the nomination. However, a number of buildings are not yet within the 50-year mark but soon will be and are significant for the role they played within the growth of recreation and tourism. Ms. Hovanes commented on the number of modern era buildings that were not included, but they are still an important facet of what Main Street looks today. They included some public buildings, but they are not a large proportion of the overall survey.

Ms. Hovanes stated that the original nomination was primarily commercial buildings, but adding the southern two block have added unique and interesting single-family dwellings and multi-family dwellings; particularly the boarding houses that are a unique part of Park City's history.

Ms. Hovanes commented on historic significance, which was also revamped with the survey. Traditionally, for National Register nominations they talk about why

things are important; not just what is old. Park City has a lot to offer. The original nomination featured a discussion about the way that Park City's significance relates to Criterion A, which is how buildings are significant in patterns of history. Because Park City Main Street has so many different types of buildings, it applies to a lot of different patterns ranging from commerce to politics to industry to recreation. Ms. Hovanes stated that while most of the buildings on Main Street would not be considered individually significant enough to be eligible for the National Register, cumulatively, Park City is an intact mining town and that makes it important architecturally.

Ms. Hovanes reported that the National Register nomination is due to be reviewed on January 22nd. She hoped the updated nomination would give the HPB a good sense of what they currently have in the Main Street area, and will provide a useful tool for future management.

Chair Stephens thought the properties included in the updated nomination were already in the Historic District. Planner Grahn replied that they are only in the Thematic District. The Thematic District differs from the Main Street National Register nomination. Planner Grahn explained that Park City does not have as much integrity as a typical town because there have been changes and modifications to the District over the years. The Main Street National Register District has remained an actual district and not a thematic district because there is so much integrity along that street. Even though the residential area differs from the commercial portion, that transition area has a lot of integrity. The rest of the historic district is a thematic district, which means there is not enough integrity in structures adjacent to each other in close proximity to create a district like Main Street. A thematic district can be a neighborhood like Old Town, or it can be statewide or across multiple states. Planner Grahn stated that if a structure is listed in the Thematic District as a Landmark structure and eligible or listed on the National Register, it is not part of a true historic district the same as Main Street.

Corey Jensen thought the nomenclature was confusing. He noted that there is also the Park City mining boom town housing nomination, which is a thematic nomination. It is slightly different than a district. It is usually throughout the whole city, but more a context where individual properties are nominated.

Chair Stephens clarified that his question was whether the homes in the increased boundary were already in a historic district. Mr. Corey replied that they were not in a historic district. He was not sure whether any of those homes were listed individually on the National Register, but it was possible. Chair Stephens asked if an owner would be entitled to apply for the tax credits if they have a home in the historic district. He was told they could if the structure is determined to be contributing to the District. The nomination should call out which structures are contributing and which are not. It is already determined in the system. Mr.

Jensen tried to clear up some confusion. If it is called out as a contributing building it could qualify for tax credits. If it is non-contributing, meaning that it has been altered non-historically or it is not old enough to be considered historic, even though it is within the boundary it still would not qualify.

Chair Stephens stated that he was trying to determine to what extent this would be a benefit to the additional properties being added into the Historic District. He was told that most of the newly added structures are contributing and should be eligible for the tax credit. Currently those structures are not eligible. Mr. Jensen stated that there is a data base with all the evaluations from the survey that was done prior to writing the District nomination. Typically, when an owner contacts SHPO to see if their property qualifies for tax credits, they look in the data base to see if the structure is contributing.

Board Member Hutchings understood that if a structure is outside of the District but still contributes to the historical significance of Park City, it would not be eligible for a tax credit. Mr. Jensen clarified that if a structure is outside of the historic district boundary, the only way to qualify for tax credits is to nominate the building individually. He explained that there is a thematic nomination and a lot of the mining boom era homes are listed individually under a thematic nomination. However, that is separate from a historic district. It is themed and each property owner who wants to nominate their home has done so under the thematic nomination. Mr. Jensen believed that most of the homes from that era that still have historic integrity qualify have been listed. He believed they were listed a few years after the District was nominated.

Planner Grahn clarified that when talking about the historic district boundary, it was specifically the National Register Historic District boundary; not necessarily the H zoning districts in town. She recommended that the Board ignore the local regulations for this discussion because what they regulate locally is completely different. Mr. Hutchings thought other blocks or areas of Old Town have the same continual historic buildings that are similar in character to those at the top of Main Street. Planner Grahn provided background on why this was initiated by the City. She stated that this began in 2007 when they started looking at the Historic Site Inventory and the Design Guidelines that were adopted in 2009. At the time there was an understanding that at least 50% of the buildings in the District had to be contributory to the National Register in order to have a District. The nomination for Main Street occurred in 1978. Between 1978 and 2009 there had been tremendous change. At that time the community was very concerned that they would lose the Main Street National Register District because they no longer met the 50% rule. In 2009 they adopted the Guidelines and the HSI and took steps to better protect the Historic Districts.

Planner Grahn stated that when she came to the Planning Department in 2012, the City was working on hiring CSRA to do an intensive level survey to see if they

were doing a good job with the Design Guidelines and preserving and maintaining the Districts. They began to talk about whether the 50% rules actually mattered and whether Main Street had changed enough to threaten the District. CSRA found that there was not a threat to Main Street and the district was healthy with its historic integrity and character; however, they could strengthen the District by looking at Main Street as a whole rather than limited. That was the reason for adding the expansion area as defined. Planner Grahn remarked that even though the new area is residential, it acts as a transition between the residential neighborhoods uphill and around Main Street. It captures the boarding houses that tend to be centered more around Main Street. Planner Grahn agreed that Park Avenue has a lot of integrity. Many of the individually nominated buildings listed on the National Register are actually located on Park Avenue. She explained that the intent was to make it easy and keep it to the street it was on. Main Street ends after Heber Avenue and continues up to where it disappears into Daly and King.

Board Member Hutchinson understood that it was really a focus on Main Street. Planner Grahn answered yes. He thanks Planner Grahn for the explanation. Board Member Hodgkins pointed out that it was not only an addition to the southern boundary, because they were also talking about expanding the dates of significance. He believed that was a more important piece to the tax credits than expanding the boundary area. Planner Grahn emphasized that the National Register is an honorary designation and it does not impact the zoning, and the City was not looking to add the Ski Era at this time. She stated that if Treasure Mountain wanted to receive tax credits they could work directly with the State, but the City could not protect them from demolition because locally they have not taken that step to designate the Ski Era.

Board Member Hodgkins asked where the 1981 date came from. Anne Oliver with SWCA stated that Deer Valley was established in 1981 and that ushered in the luxury ski era. Nationwide, skiing became more about real estate development and that began in Park City in 1981. Katie Hovanes stated that for Main Street in particular, development increased in a way that it had not previously. A lot of the early development concentrated more on what already existed; whereas, larger buildings were developed post-1981 and in different areas.

Mr. Jensen noted that the period of significance did not go to 1981. It was added in to provide historical context information. The actual period of significance is called out to 1968, which was 50 years ago.

Board Member Beatlebrox thought it was a prestigious award to be on the National Register and she was certain the homeowners would benefit from that prestige.

Chair Stephens disclosed that he owns a restored home at 140 Main Street, he restored a home at 133 Main Street, and he has been involved with his neighborhood in Upper Main Street. Although he could not see the benefit from this nomination, he could see a benefit for Main Street that he agreed with. Chair Stephens did not have a problem with the methodology, but what was missing is that Upper Main Street and Hillside Avenue have been under siege for a few years as a residential area, and it was losing its residential character. He pointed out that they would now become an extension of Main Street when they did ask to be part of Main Street. Chair Stephens recognized that the nomination and extended boundary would not change the LMC and other things; however, he was objecting to the bigger picture of needing support from the City and the commitment that this is a residential area made up of single-family homes that the owners and residents on the street take pride in. It is a pristine area of the Historic District. He felt this would deepen the resolve that they were just another part of the commercial district. He did not believe this nomination took that issue into context.

Chair Stephens understood that SHPO had complied with the State noticing requirements, but it was unclear how people who do not live on the street could object, or what benefits they could expect besides the ones that were already attained. Chair Stephens suggested that before anything moves forward, there needs to be discussions with the City that reinforces the resolve that this is a residential area and not a commercial area. He preferred to have the expansion take place but only after they have the opportunity to have those discussions with the City and learn more about the plan. Chair Stephens requested that this be postponed to the next SHPO Board meeting in October or November.

Mr. Jensen was uncertain whether they could postpone the meeting on one request since they have met the Federal Regulations for 60-day notification and the Board meeting is already set. He suggested that it might make sense to set up a separate residential historic district for the area Chair Stephens talked about. Other cities have done that, except for cities with a City-wide historic district that takes in the entire core of the city and includes commercial and residential. Most larger cities have separate commercial district nominations and residential districts.

Mr. Jensen stated that the property owners in the proposed district boundary increase received notification and a letter stating how they can comment on or object to the nomination. He reiterated that because public notice had already been sent and the Board meeting was posted on the website, he was unsure whether it could be postponed. He suggested that a motion could be made at the Board Meeting to postpone it. Another option would be for the Board to vote on the nomination and for the HPB to hold another public meeting with public comment for further discussion. He thought that would be possible if there was enough public support to do so.

Chair Stephens clarified that the letter he had in hand was the same letter the public received. Mr. Jensen answered yes. In smaller print on the back page were instructions on how to submit an objection through a notarized statement. Chair Stephens understood that Mr. Jensen had suggested making Upper Main Street its own nomination process; however, if the purpose of the extended boundary is to help shore up the Main Street commercial area, he did not believe the residents in the area objected to that intent. The issue was larger unresolved problems that were being aggravated by this nomination.

Mr. Jensen thought Chair Stephens was talking about the City process as opposed to the Federal process. He explained that SHPO was strictly reviewing the nomination based on the merits required for a National Register nomination; regardless of what it means for the economics of the City or impacts to the residents. If there are other City processes, those should have been addressed within the public comment period prior to this point. Mr. Jensen understood Chair Stephen's concerns and he believed there might be a way to address those concerns after the Board meeting.

Chair Stephens stated that he was speaking on behalf of his neighborhood and not on his personal interest.

City Attorney Mark Harrington thought Mr. Jensen was correct that they should not mix the broader use and policy issue with the architectural designation issue. However, if the HPB agreed that the policy direction was important, they could qualify their recommendation to the State Board stating that the HPB supports the nomination conditionally on a recommendation that the City Council take additional efforts to protect the residential integrity of the upper portion of Main Street. A second option would be for the HPB to suggest amending the language on Page 4 of the Recommendation that talks about not only the residential nature, but also the blending of the residential on all of Main Street. He understood that part of the nomination seeks to clarify that all of Main Street has residential components that are part of the original history and should be protected.

Chair Stephens emphasized that the real intent is to protect what has been a thriving residential historic district. Mr. Jensen asked Chair Stephens if he would be attending the State Board Meeting. Chair Stephens replied that he would be there. Mr. Jensen suggested that Chair Stephens make that comment to the State Review Board.

Board Member Hodgkins asked if the LMC considers the National Register designation when projects come into the Planning Department, or whether it was specifically on the City's designation and districting. Planner Grahn stated that from the HDDR perspective, it is specific to the local HSI designation and the

local zoning regulations and Design Guidelines. During a Design Review Team meeting, if they notice that it is a Landmark structure that is eligible for the National Register, the owner is encouraged to reach out to the State if they are interested in the tax credit process. The Staff only makes sure the property owner is made aware of any potential financial option. They do not regulate for the National Register. What they do is strictly local.

Board Member Hodgkins clarified that a designation makes no difference to the homeowner, with the exception that they could pursue other benefits through a Federal process. Chair Stephens pointed out that the homes in the areas being added to the boundary area already have access to Federal and State tax credits through the Historic District. Chair Stephens asked if this change would affect the Main Street RDA grant program. Planner Grahn answered no. The nomination was completely separate from anything that is done locally.

Board Member Scott asked if a historic structure that is vacant and deteriorating and not creating any revenue could be eligible for tax credits programs. Amber Anderson stated that a structure does not have to be currently producing revenue to get tax credits; but the use must be income producing.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Board Member Hutchings supported adding to their recommendation as suggested by Mr. Harrington. He disclosed that he is a resident of Old Town, and he believed the mixing of commercial and residential in Old Town was an issue that needed to be addressed. Aside from this issue, it is an ongoing concern.

Planner Grahn stated that the Staff had been working with the City Council on Design Guideline and LMC Amendments. She suggested that the HPB could forward a positive recommendation to the State Board with additional comments going to the City Council that it does not increase the commercial uses in the residential area, and that they look at additional methods to shore up the residential areas. Planner Grahn remarked that it is already something the Staff has committed to working on with the City Council to make sure they are protecting the neighbors in that area. Chair Stephens stated that it was also a matter of protecting the residential nature of that area. Planner Grahn did not believe the City goal was to change the residential nature; otherwise, they would be looking at the zoning.

Board Member Beatlebrox supported the additional language to the recommendation. She also supports the National Register because it is great for Park City, and in the end it is good for the homeowners and the real estate. She believed they could handle the residential nature in other ways. Director Erickson agreed. He recommended that the HPB make a motion for a positive recommendation for the additional designation of this area, with additional comments to the City Council that it does not: 1) increase commercial use in the residential areas; 2) that the City Council and the Planning Department look at additional methods to protect residential areas south of Swede Alley. Planner Grahn stated that they would designate the location based on where the zone changes from HCB to the residential zoning in that area.

Chair Stephens noted that the recommendation goes to the State Board and not go to the City Council. Planner Grahn stated that they could still say that the Historic Preservation Board is committed to maintaining that residential area.

Director Erickson remarked that the Historic District Guidelines would be coming forward and they could include this language in the recommendation. It could also be included in the next quarterly update to the City Council on these matters. Director Erickson noted that they were also looking at other matters on Hillside Avenue. He believed this provided strength to their work for Hillside, as well as what they need to do south of the district boundary change. Director Erickson stated that there are a few mechanisms, and the HPB needed to send a strong message that they understand the need for the nomination, but on condition that it does not impact the residential area.

Board Member Holmgren stated that another hat she wears is the Historical Park City Business Alliance. She pointed out that those residents are fragile and they have every right to be. They attend many of the meetings to make their voices heard in asking for quiet and privacy. Ms. Holmgren strongly favored what Director Erickson and Planner Grahn were suggesting.

Chair Stephens understood the need to protect the Historic Main Street Commercial District and that the National Register is part of that process. However, they also need to protect the residential area of the Historic District and those two need to be working together. He believed the additional language in the recommendation was an attempt by the HPB to make sure they were doing both.

Director Erickson thought the HPB could make clear to the City Council that the residential neighborhood that is part of the Main Street District contributes to the Main Street District because it is residential. He understood that this was a lot of the boarding house district and not necessarily the mining house district of Daly Avenue. He suggested adding a third condition to represent to the City Council that while this was part of the Main Street Expansion, the residential component

of this neighborhood is what contributes to the District; not necessarily its commercial nature. Director Erickson wanted to give the HPB as much strength as possible to move that goal forward.

MOTION: Board Member Beatlebrox moved to forward a POSITIVE recommendation to the State Historic Preservation Board for the designated Main Street area, with the additional direct comments to the City Council that: 1) this does not increase commercial uses in the residential areas; 2) that the City Council look at additional methods to protect the residential areas; 3) identify to the City Council the importance of the residential portion of the Main Street Historic District and the importance to maintain its character. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

WORK SESSION – Historic District Grant Program

Planner Grahn remarked that the Grant Program had been discussed at length over the past few months and she believed it was down to the final details. The Staff would prepare a resolution to the City Council to adopt the Grant Program and the HPB would see that in February to make sure everything looks right before they forward an official recommendation to the City Council.

Planner Grahn stated that at the last meeting there was a lot of discussion about whether or not easements and liens were valuable tools in preservation; and there were a number of concerns about how to organize it. The Staff listened to their comments and drafted language stating that if emergency grant funds are used, which is limited to \$5,000, the property owner would be responsible for entering into a lien with the City. If the property is sold within a five-year period, the owner would pay back to the City a pro-rated amount of the total grant that was given. For the Competitive Grant program, which will be reviewed bi-annually, if the grant is \$10,000 or less, the City will do a lien. If the grant is 10,000 or more, the City will recommend a preservation easement.

Chair Stephens asked if the \$10,000 was a number within the Capital Budget that could be done without approval. Planner Grahn explained that whether the Board approves \$1,000 or \$10,000 to an applicant, it goes to the City Council for final approval. The Staff thought \$10,000 was a reasonable number and a more meaningful contribution. The Staff was willing to listen if the HPB felt another dollar amount was more appropriate.

Board Member Hodgkins noted that Planner Grahn had said the City would recommend an easement for \$10,000 or above. However, the Staff report said that an easement was required for \$10,000 or more. Planner Grahn replied that

the Staff recommendation was that the requirement be set at \$10,000 or above. Mr. Hodgkins clarified that an easement would be required on a grant amount of \$10,000 or above. Planner Grahm answered yes. The intent was to make it consistent. At the last meeting the Board talked about letting the Board choose between a lien or an easement, but the Staff thought it was better to treat everyone the same. It would also be easier to administer if it is consistent. Mr. Hodgkins asked if \$10,000 was accumulative. Planner Grahm replied that it would be the amount of the approved grant distribution. Someone could request several grants under that level at various times. Planner Grahm pointed out that if it the same people continually come back with grant requests under \$10,000, they could consider amending the grant program to keep it from being abused.

Board Member Hutchings stated that he was the one who opposed the easement at the last meeting and he thought this was a good compromise. However, he recommended increasing the dollar amount to \$25,000 for the preservation easement. Chair Stephens was comfortable with \$25,000. Planner Grahm was willing to change the amount to \$25,000 if there was Board consensus. Board Member Holmgren agreed with \$25,000.

Board Member Hodgkins asked about the chances of granting more than \$25,000 considering the total amount allocated for the grant program. He thought \$25,000 was too large an amount if the intent is to preserve the historic properties in perpetuity. Being willing to preserve a structure for five years is different than trying to get properties secured for the long term. Planner Grahm did not disagree. She could see the benefit of a lien, but as a preservationist, she has learned the benefit of the easements and the easements are a stronger tool for protecting their investment. Board Member Hodgkins recommended leaving the level at \$10,000 and adjusting it later if necessary. He questioned whether they would see grant distributions above \$15,000.

Board Member Hutchings understood that \$50,000 is the largest grant that could be awarded. Planner Grahm stated that a \$50,000 grant would clear out the fund and there would be nothing left for other grant requests. Chair Stephens remarked that the ultimate goal is for the grant program to be successful and to have people clamoring to use. It is a way to make historic restoration important in the Historic District.

Board Member Beatlebrox recalled that the Board had discussed the fact that an easement is an encumbrance that can go on for a long time. She believed the grant amount should be higher for people who get the easement because they have more to lose. She thought \$10,000 was too low.

Planner Grahm believed there was consensus for the \$25,000 level. Chair Stephens thought it could be re-evaluated after the first round of grants are

awarded. He suggested changing the required amount for an easement to \$20,000. The Board agreed with \$20,000.

Planner Grahn asked if the Board was comfortable with a five-year lien or whether they wanted it extended to 10 years. Chair Stephens thought a ten-year lien would preclude people from applying for grant money because it would be as cumbersome as an easement.

Board Member Hutchings asked if the Board was concerned about whether or not a property is sold. His primary concern is preserving the property; not who owns it. His recommendation was to remove the five-year lien completely because it does not directly correlate to preservation. Director Erickson explained that the direct correlation is the use of public money, not the preservation question. In the absence of the lien or another type of control mechanism, they are subject to the question of why the City would give an owner taxpayer money if the owner could turn around and sell the structure for a profit. They need to be careful not to leverage public dollars for flipping a house. Director Erickson emphasized that the lien is related more to public funding and less to preservation.

Planner Grahn stated that the Staff has been working on ways to improve public outreach and promote the grant program. In looking at how other municipalities handle their grant programs, some of the ideas is to create a website on the City webpage that will help people walk through the grant process. They also thought about doing a brochure or manual. The Staff also talked about doing public outreach to train people on how to apply for a grant. They talked about promoting the grant program in both press releases and the City's social media. Another idea is to spotlight it on the grant website with before and after photos. They also discussed putting up a sign during the duration of construction letting people know that it is a historic district grant project. She encouraged the Board members to contact her if they had other suggestions for promoting the program.

Chair Stephens liked the ideas mentioned. He also thought it was important to make the paperwork process for the applicant as simple as possible and user friendly. At the last meeting they discussed reviewing grant applications in the Spring and Fall, and he originally thought it was a good idea. However, after giving it further thought, he preferred to only have one review period because they would have more money to give out. He recommended doing it that way the first time and then decide whether it is better to do it once or twice a year.

Board Member Beatlebrox stated that she writes grants as her profession. The first time people always miss the deadline and they have to wait another year. She preferred reviewing applications twice a year at least the first time. Chair Stephens suggested that they could choose a date in the middle of the year so

they could get the word out. The original grant program was done in the Spring; but at that time there was a building season that is not as prominent now.

Director Erickson stated that the biggest risk with applying for a grant is the uncertainty of knowing whether or not you will get it. He would like a commitment from the Board to review the applications and make a decision in one or two meetings to add certainty to the process. Director Erickson believed there was middle ground between the pre-HDDR review process and the full HDDR process that could simplify the application. It would help the Historic Preservation Team understand what the application is without the applicant having to go through the rigorous process of a full HDDR before they know they will have grant money. Director Erickson noted that Planner Grahn was working with the Building Department to see if a grant recipient could receive an expedited building permit review. The objective is to 1) entice as many people as possible to apply; 2) simplify the process to keep it moving; 3) provide some certainty. He believed there were other mechanisms to explore.

Chair Stephens pointed out that if they do not get enough applicants the first time and they still have money left, they could do a second process in the Fall. Planner Grahn agreed. The first year, instead of following the Feb/Mar/Sept. schedule, they could review applications in July and August. Chair Stephens suggested May and sync it with Historic Preservation Month. If they do not have enough applicants, they could do it again in the Fall.

Board Member Holmgren referred to page 23 of the Staff report and the paragraph that states, "over time they reviewed applications on a first come/first served basis". She thought they should choose a warm sunny month and do it once a year. Ms. Holmgren asked if there was a sunset clause for using grant money within a specified time frame. Chair Stephens thought it was two years. Planner Grahn stated that two years to complete the project is consistent with the financial guarantee. Board Member Hodgkins wanted to know what would happen to those funds since they came out of a different year budget. Planner Grahn stated that the Budget Director puts a reserve on the funds knowing that the project would be completed in two years. She believed it was use it or lose it funding and the money would not stay with the Grant Program. She understood that the funds would need to be used by the Main Street RDA for other activities or it would be lost. Director Erickson explained that the money goes back to the original fund. It could not be awarded to another recipient because the money was only budgeted for the year it was given.

Board Member Hodgkins asked if there were criteria for shovel ready projects. He thought projects that were ready to start should get preference in awarding the grant because they know the funds will actually be used.

Board Member Hodgkins asked if money was left over in any of the fund accounts, whether that money could be given to the Friends of Ski Mountain Mining History. Planner Grahn replied that they would only be eligible for the General Fund because the mine structures do not fall under the Main Street and Lower Park Avenue RDAs. Mr. Hodgkins asked if funds are granted out of specific funds depending on the project location. Planner Grahn answered yes. Chair Stephens pointed out that the project needs to fit within one of the RDA Districts. For example, Park Avenue funds cannot be used for a Main Street project. In terms of mining sites, Chair Stephens understood that the Friends of Ski Mountain Mining History would submit a grant application and the Board would consider that application with all the other applications submitted for projects. Planner Grahn explained how the Board would consider individual applications that fall under each RDA, and how those applications would compete against each other for specific RDA funding. The General Fund is used for applicants outside of the two RDAs.

Director reminded everyone that the \$5,000 emergency funds needed to come out of the three funds as well. They should not spend 100% of the total funds available in the competitive application process because they would need to leave some funding for unforeseen emergency funding. Director Erickson remarked that the General Fund should be the emergency money as opposed to the two RDAs. Board Member Hodgkins stated that if all three funds cover the emergency fund grants, he thought it would be advantageous to have the grant review process at the end of the year. Board Member Hutchings agreed that it would be the easiest way to divide up the money. Director Erickson agreed with the comment that the construction cycle has varied. However, if they reviewed applications in December and January to award grants in the Spring, it would be slightly less pressure than trying to issue grants in April or May.

Chair Stephens was uncomfortable waiting until December the first year of the program. Planner Grahn suggested that the Planning Department could speak with the Budget Office to get some clarity. She pointed out that the City's budget cycle is not a calendar year. The budget cycle begins in July, which means they have until July of the following year to use the funds. Chair Stephens asked if the funds needed to be used or allocated by June 30th of this year. At that point there would be a new budget cycle with new funds. Chair Stephens remarked that because it is not a calendar year cycle, they could use all the money by June 30th and have a new pot of money for emergency funding at the beginning of the next fiscal year. For that reason, he recommended an earlier deadline. He assumed the Board could review the applications in one meeting.

Director Erickson stated that the Planning Department needed to work backwards from the end of the fiscal year, put a time frame on everything, and then work forward from mid-January to the mid-February meeting. It would go to City Council for action in a time frame to issue the 2019 fiscal year funds on or

before June 30th. Planner Grahn pointed out that when they reach the point of actually reviewing the grant applications, they would have a budget to know how much money is available. Chair Stephens also thought the scorecard would be a helpful benefit.

Planner Grahn commented on the score card. She stated that they created target outcomes and tried to make the points as even as possible so it would be easy to calculate. The Board will do the scoring. The Staff would make a recommendation and walk through the criteria comparing the applications; but in the end the Board has to come to consensus and forward a recommendation to the City Council. Director Erickson stated that in order to expedite the process, the Staff might also make a recommendation like they do on all other applications, as a starting point for the Board to begin their discussion.

Board Member Beatlebrox stated that when she works on grant committees they receive the grants ahead of time along with an Excel spreadsheet. Each person puts in their own scores ahead of time and the scores are averaged. Director Erickson stated that he was not be opposed to looking at other procedures, but he was not comfortable giving the Board these applications cold.

Chair Stephens noted that the Board does not review many applications; and nothing is reviewed in whole. He thought the Planning Department and the Planning Staff have a much better institutional knowledge of how a project fits into the projects reviewed in the past. Chair Stephens preferred to have the applications come to the Board already scored by the Planning Department. Director Erickson believed they could blend the approaches. The Staff could make a recommendation and give the Board the information to make their choice. However, averaging would only include the Board's choices; not the Staff choices.

Planner Grahn asked if the Board had comments or questions on the evaluation criteria. Board Member Beatlebrox referred to Target Outcomes #3. She questioned the language as written, "makes a positive and proactive difference in the lives of residential or businesses". When she first read the written language she thought it meant everyone who lives in Park City or does business in Park City. Ms. Beatlebrox assumed it meant the property owner and she recommended revising the language to make that clear. Planner Grahn agreed. Ms. Beatlebrox thought it would be helpful if Planner Grahn could give an example of what positive and proactive might mean. Planner Grahn replied that it would have to be on a case by case basis. A positive and proactive difference could be introducing affordable housing or doing sustainability. It could be a blighted house that the owner proposes to fully restore and contribute to the economic vitality of the area.

Director Erickson stated that in his review, he thought the target outcomes were the product of the definitions and the impacts. Depending on how they score the impacts, they should be able to see the impacts on the target responses. Director Erickson suggested that they score the target outcome last and use the definitions in the impact sections to understand the positive impacts for residents and business owners.

Board Member Beatlebrox wanted to know how they could score a project if someone only wanted to replace the roof. That would not be preserving or restoring all visible historic elements. Director Erickson stated that part of the mission is to 1) reduce demolition my neglect; and 2) minimize the amount of blight. If redoing the roof is enough to meet the requirement, it achieves the objective. Planner Grahn noted that someone who comes in for a full house renovation would probably score more points than the person who only needs a roof. However, the monetary value would be lower for a roof remodel than with a house renovation. She believed those issues would help the Board sift through the applications.

Board Member Holmgren really liked the scorecard and thought it was a good tool. Planner Grahn noted that Ruth Meintsma had helped the Staff with the score card and she deserved some credit as well.

Director Erickson stated that social equity was something to encourage the City Council to push the Grant Program forward. He believed the idea of a complete community was important to the HPB because they protect historic structures more rigorously than they protect new structures. In his opinion, that is where social equity comes in.

Board Member Hodgkins commented on the amount of criteria for review, and he asked if the grant application needed to address all of the criteria. Planner Grahn thought the score card could be included in the grant application, but she was not expecting people to write essays for why they should be given grant funds. Mr. Hodgkins questioned how the HPB could evaluate the criteria unless they were addressed in the application. Planner Grahn thought that was a fair question and she offered to clean out anything they determined to be unnecessary. Director Erickson suggested that they first look at the emergency grant application to avoid having to use the competitive grant scores for emergency projects. However, it still needs to be between the pre-HDDR and the HDDR so the preservation planners understand the details of what is being proposed.

Board Member Beatlebrox stated that if they add up the possible highest points, some things will not apply because not everyone will be doing the same work. She thought they needed to be clear on the top points and how different projects will compare with one another. Director Erickson understood her point; however, he was unsure how to address it. He needed to give it some thought.

Chair Stephens thought the Staff had come a long way since the last meeting. Board Member Beatlebrox was excited about the program. Chair Stephens noted that Board Member Holmgren was on the HPB when grants were reviewed under the previous program and he believed she could provide valuable input.

Chair Stephens closed the work session.

Ruth Meintsma stated that she attends both HPB and Planning Commission meetings, and the work that Anya Grahn has done is equally effective for the Planning Commission. Projects come forward now that actually fit in the community. The community used to show up after something was built to ask how it was allowed, but that rarely happens anymore. The Design Guidelines are almost finished, but they are already being applied in the Planning Department. Ms. Meintsma remarked that thanks to Anya, when projects come forward they are being handled the way the community wants. When Anya arrived six years she was given a Unicorn, known as the General Plan, to work with, and she was able to make it a “horse she could saddle and ride” to give the community what they wanted.

Planner Tyler commented the framework and the path that Anya paved for Park City and the future of preservation. She inherited Historic Preservation at a crossroads for Park City. They had the General Plan and the Design Guidelines were new. The HSI was also fairly new when Anya came in, and they had not yet established what Park City wanted to be. Whoever takes Anya's place has very big shoes to fill. Planner Tyler remarked that Park City was lucky to have her for as long as they did. She thought it was safe to say that Anya was leaving Park City better than she found it. Planner Tyler appreciated the effort Anya put forth to help her understand the goal, and she hoped she could train the next person to be just as good as Anya. North Carolina is lucky to have her.

Director Erickson announced that Hannah Tyler had been promoted to Senior Planner for the Historic District. Laura Newberry has an accounting degree and she will be recruited to help with Historic Preservation grant program. The Planning Department will start recruiting for Anya's replacement very soon. Director Erickson congratulated Planner Tyler for her good work as well.

The Meeting adjourned at 6:46 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board

PENDING APPROVAL



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler
Subject: Material Deconstruction Review
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: February 6, 2019
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board (HPB) conduct a public hearing and approve the material deconstruction and associated repairs to the Significant duplex dwelling at 424 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 424 Woodside Avenue
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: Relocate the structure ten feet (10') to the east, lift the structure one foot eleven inches (1'11"), renovate the historic portion of the structure, and construct an addition between the existing south addition and historic portion of the structure.

Background:

On May 2, 2018, the HPB reviewed the proposed Relocation and Reorientation of a Significant Site and denied the proposal with a 5 to 1 vote ([Staff Report, page 23](#) + [Minutes, page 2](#)). This action was Appealed by the applicant. The City Council reviewed the Appeal on July 12, 2018 ([Staff Report, New Business Item #7](#) + [Minutes, page 12](#)). On July 12, 2018, City Council gave staff direction to prepare findings to grant the Appeal in part to approve the Relocation and deny the Appeal in part to uphold the Historic Preservation Board's decision regarding the Reorientation. City Council continued the discussion to August 16, 2018 regarding the ratification of the Findings of Fact for the Appeal on August 2, 2018 ([Staff Report](#) + [Minutes, page 10](#)). On August 16, 2018, City Council granted the Appeal in part to approve the Relocation and denied the Appeal in part to uphold the HPB's decision regarding the Reorientation ([Staff Report](#) + [Minutes, page 7](#)).

Since August 16, 2018, staff has been working with the applicant to revise the plans to conform to the City Council's decision. On December 7, 2018, the applicant submitted plans that complied with the Land Management Code and City Council's decision.

The new proposal is to Relocate the Structure ten feet (10') to the east and construct an addition between the existing addition to the south and the historic portion of the structure along the west façade. The historic portion of the structure will be renovated

and lifted one foot eleven inches (1'11"). During construction, the entire structure will be reinforced so that it can be lifted in whole to accommodate the relocation and then set back down on the new basement foundation ten feet (10') to the east.

A complete background of this project can be found in the May 2, 2018 HPB Staff Report, ([Staff Report, page 23](#) + [Minutes, page 2](#)). Figure 1 identifies the current conditions of the Historic Structure. Photographs provided by Jonathan DeGray.

Figure 1: Current Site Orientation – Photographs West Façade



Analysis:

The following Material Deconstruction work is proposed for the duplex dwelling at 424 Woodside Avenue:

- Removal of the non-historic windows. Replacement windows will not change the dimensions of the existing historic windows openings and will be compatible with the historic windows visible in the historic photographs of this site.
- Removal of the non-historic east entrance railing to accommodate the restoration of the historic east facing porch that was removed.
- Removal of existing foundation to accommodate a new basement foundation.
- Removal of non-historic door on the north façade. Replacement door will not change the dimensions of the existing historic door opening and will be compatible with the historic photographic evidence.
- Removal of non-historic rear porch enclosure. The applicant will reconstruct the historic porch that is visible in the historic photographs. The reconstructed porch will require the removal of a portion of the roof; however, this will return the structure to its Period of Historic Significance.
- Removal of a portion of the west facing roof structure and façade to accommodate a new addition. The new addition complies with the Design Guidelines for Historic Districts and Historic Sites.

The applicant intends to replace non-historic materials with historically compatible materials. As is detailed in the previous staff reports, there is a tremendous amount of

historic photographs which show this structure from multiple perspectives. Staff finds that the removal of the proposed non-historic materials will assist in restoring the duplex dwelling to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair.

Figure 2 identifies the areas that are to be removed (red shaded areas) on the duplex dwelling.

Figure 2: Areas (shaded red) that are to be removed from the single-family dwelling



Recommendation:

Staff recommends the Historic Preservation Board (HPB) conduct a public hearing and approve the material deconstruction and associated repairs to the Significant duplex dwelling at 424 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
2. The property is located in the Historic Residential (HR-1) zone.
3. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
4. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
5. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. At the time, the project scope of the HDDR included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
6. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
7. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
8. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.
9. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.
10. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.
11. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018 in order to facilitate a site visit at the request of the applicant.
12. The Historic Preservation Board conducted a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.
13. The Historic Preservation Board held a public hearing, discussed the item, and denied the Relocation and Reorientation of the Historic Structure at 424 Woodside Avenue with a 5 to 1 vote on May 2, 2018.
14. On May 22, 2018, staff issued a Denial Letter for the HDDR application.
15. On June 4, 2018, the City received an application for an appeal of the Historic Preservation Board’s decision for the Relocation and Reorientation of the Historic Structure at 424 Woodside Avenue. On June 15, 2018, the Appellant provided

supplemental information. This application was accepted within 30 days of the Final Action of the HPB.

16. On July 12, 2018 the City Council reviewed the appeal, held a public hearing, and directed staff to return with findings of fact granting the Appeal in part to approve the Relocation and deny the Appeal in part to uphold the HPB's decision regarding the Reorientation.
17. On August 2, 2018, City Council continued the discussion to August 16, 2018 regarding the ratification of the Findings of Fact for the Appeal.
18. On August 16, 2018, City Council granted the Appeal in part to approve the Relocation and denied the Appeal in part to uphold the HPB's decision regarding the Reorientation.
19. On December 7, 2018, the applicant submitted drawings that complied with the City Council's August 16, 2018 action and the Land Management Code. The new proposal is to relocate the structure ten feet (10') to the east, lift the structure one foot eleven inches (1'11"), renovate the historic portion of the structure, and construct an addition between the existing south addition and historic portion of the structure.
20. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
21. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
22. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
23. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
24. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
25. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
26. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west, but access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
27. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.

28. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
29. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
30. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
31. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
32. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City. (Examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
33. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was.
34. The applicant intends to replace non-historic materials with historically compatible materials. The removal of the proposed non-historic materials will assist in restoring the duplex dwelling to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair.
35. The applicant will remove the non-historic windows. Replacement windows will not change the dimensions of the existing windows and will be compatible with the historic structure.
36. The applicant will remove the non-historic east entrance railing.
37. The applicant will remove the foundation to accommodate a new basement foundation.
38. The applicant will remove the non-historic door on the north façade. Replacement door will not change the dimensions of the existing door and will be compatible with the historic structure.
39. The applicant will remove the non-historic rear porch enclosure. The applicant will reconstruct the historic porch. The reconstructed porch will require the removal of a portion of the roof; however, this will restore an architectural feature that was previously removed.
40. The applicant will remove a portion of the west facing roof structure and façade to accommodate a new addition.
41. Staff finds that the removal of the proposed non-historic materials will assist in the renovation of the duplex dwelling to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair. In addition, the applicant will be restoring Historic features that have been lost.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on December 7, 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. 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.
3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.
4. A structural engineer shall be responsible for creating a cribbing plan prior to the house being supported from the interior for the installation of the new concrete foundation. Within five (5) days of installation, the structural engineer will inspect and approve the cribbing as constructed. If the cribbing is to be relocated or altered at any time during the construction of the foundation, the structural engineer shall create and approve a new cribbing plan. The structural engineer shall re-inspect and re-approve the cribbing within five (5) days of any relocation or alteration to the cribbing.
5. Historic buildings which are lifted must be returned to the completed foundation within 45 days of lifting the building. Failure to do so will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation could take place. 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 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.
6. The Preservation Plan must include a review and stamp by a licensed and registered structural engineer on the proposed cribbing or shoring methods. If the contractor makes a revision to the cribbing or shoring plan, the structural engineer must approve the change in writing. Cribbing or shoring must be of engineered materials. Screw-type jacks for raising and lowering the building are not allowed. The owner (or through its agent or the contractor) is responsible for notifying the Planning Department if changes are made.

Exhibits:

Exhibit A – HPB Demolition Review Checklist

Exhibit B – Park City Historic Sites Inventory (HSI) Form

Exhibit C – Historic District Design Review Physical Conditions Report

Exhibit D – Historic District Design Review Historic Preservation Plan

Exhibit E – Historic District Design Review Existing Plans and Supplemental Information

Exhibit A: HPB Demolition Review Checklist

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.

Exhibit B - Park City Historic Sites Inventory (HSI) Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 424 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 424-WS-1

Current Owner Name: Heather Berkley

Parent Parcel(s): PC-66

Current Owner Address: 9308 Tournament Canyon Drive, Las Vegas, NV 89144

Legal Description (include acreage): 0.13 acres; LOT 1 424 WOODSIDE AVENUE SUBDIVISION.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date: _____
Permit #: _____
 Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor / Vernacular style

No. Stories: 1 & 1 ½

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

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

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

Site: Site drops sharply from the finished roadway. Includes mature trees and shrubs.

Foundation: Assumed to be concrete based on an early photograph.

Walls: Clad in wood drop siding and corner boards.

Roof: Side gable with long rear shed extension is sheathed in metal standing seam material.

Windows: Windows include small fixed casement windows on the rear elevation and doubled-hung wood units on the side.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame hall-parlor house has been modified significantly. A 1978 Structure/Site form indicates possible minor additions the original house, but pre-1995 a large addition was constructed to the south. The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been significantly altered by the construction of a 1 1/2 story addition to the south side of the original structure. The addition includes a two-car garage and large paved parking area.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the physical evidence from the period that defines this as a typical Park City mining era house--the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes--remain on original part of the house.

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

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:) Date of Construction: c. 1900¹

Builder: Not Known Known: (source:)

¹ Summit County Tax Assessor.

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Addition. Camera facing northeast, 2006.

Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

Photo No. 4: Addition. Camera facing northeast, 1995.

Photo No. 5: Northwest oblique. Camera facing southeast, tax photo.

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

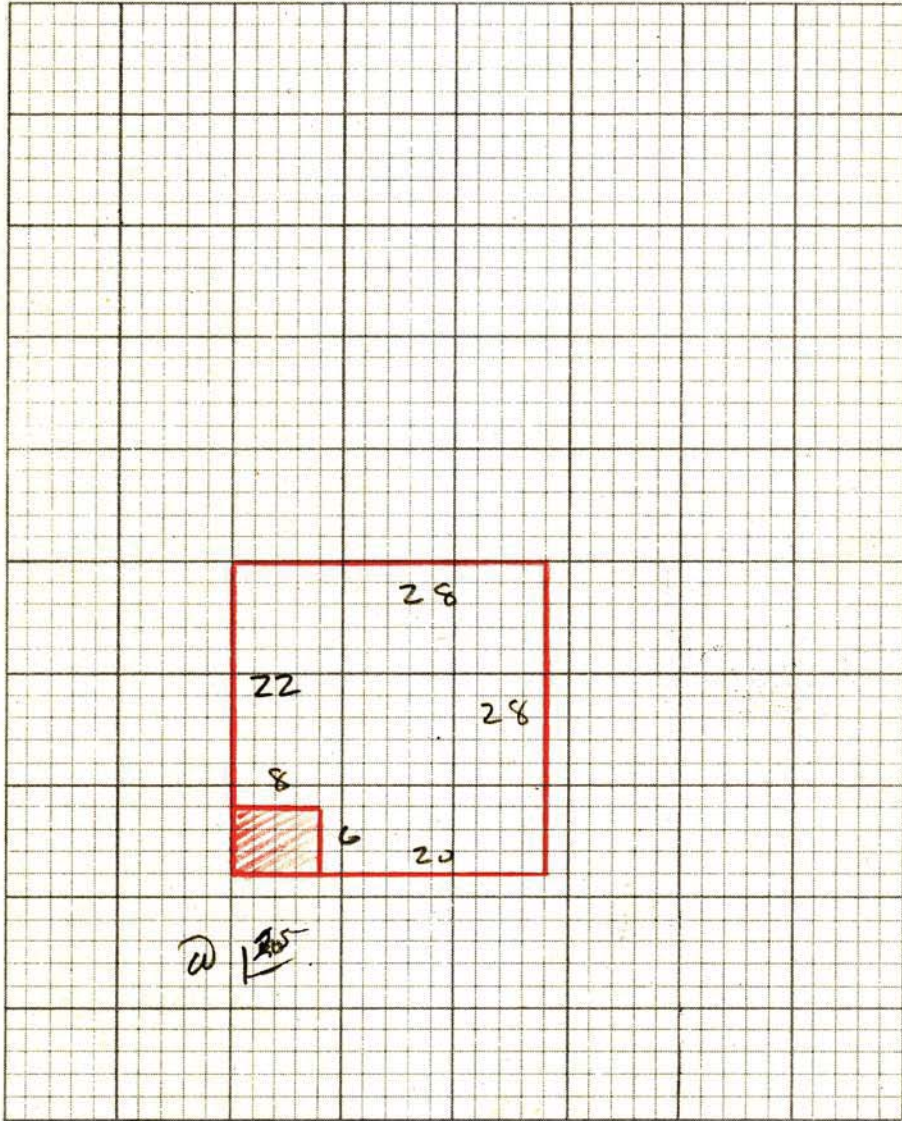
Location _____
 Kind of Bldg. Res St. No. 424 Woodside
 Class 3 Type 1 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		736		\$ 1504
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. <u>1/2</u> None <u>1/2</u>	
Ext. Walls <u>Asst Sides on Sid</u>	
Insulation—Floors _____ Walls <u>✓</u> Cigs. _____	
Roof Type <u>gab</u> Mtl. <u>pat</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays — Small _____ Med. _____ Large _____	
Porches—Front <u>48</u> @ <u>100</u>	48
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — <u>1/4</u> <u>1/3</u> <u>1/2</u> <u>3/4</u> Full _____ Floor <u>conc</u>	50
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	315
Built-in-Appliances _____	
Heat—Stove <u>✓</u> H.A. _____ Steam _____ Stkr. _____ Blr. <u>X</u> Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <u>✓</u> Hd. Wd. _____	
Floor—Fir <u>✓</u> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile — Walls _____ Wainseot _____ Floors _____	
Storm Sash— Wood D. _____ S. _____ ; Metal D. _____ S. _____	
Total Additions	413

Year Built _____	Avg. Age <u>59</u>	Current Value	\$ 1917
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Co. <u>1</u> 2 3 4 5 6 <u>30</u> %	
		Current Value Minus Depr.	\$ 575
Garage— Class <u>1</u> Depr. 2% 3% Carport — Factor _____			
Cars <u>1</u> Floor <u>wd</u> Walls <u>slit</u> Roof <u>G I</u> Doors <u>1</u>			
Size— <u>10</u> x <u>18</u> Age <u>26</u> Cost <u>123</u> x <u>30</u> %			37
Other _____			
Total Building Value			\$



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

Remarks: _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	37	37	37	37	37							
RESIDENCE	575	575	575	575	575							
TOTAL	612	612	612	612	612							
ASSESSED VALUE	245	245	245	245	245							

PC 66
Serial Number

OF
Card Number

Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 424 Woodside
 Class 3- Type 1 2 3 4. Cost \$ 3310 x 94%

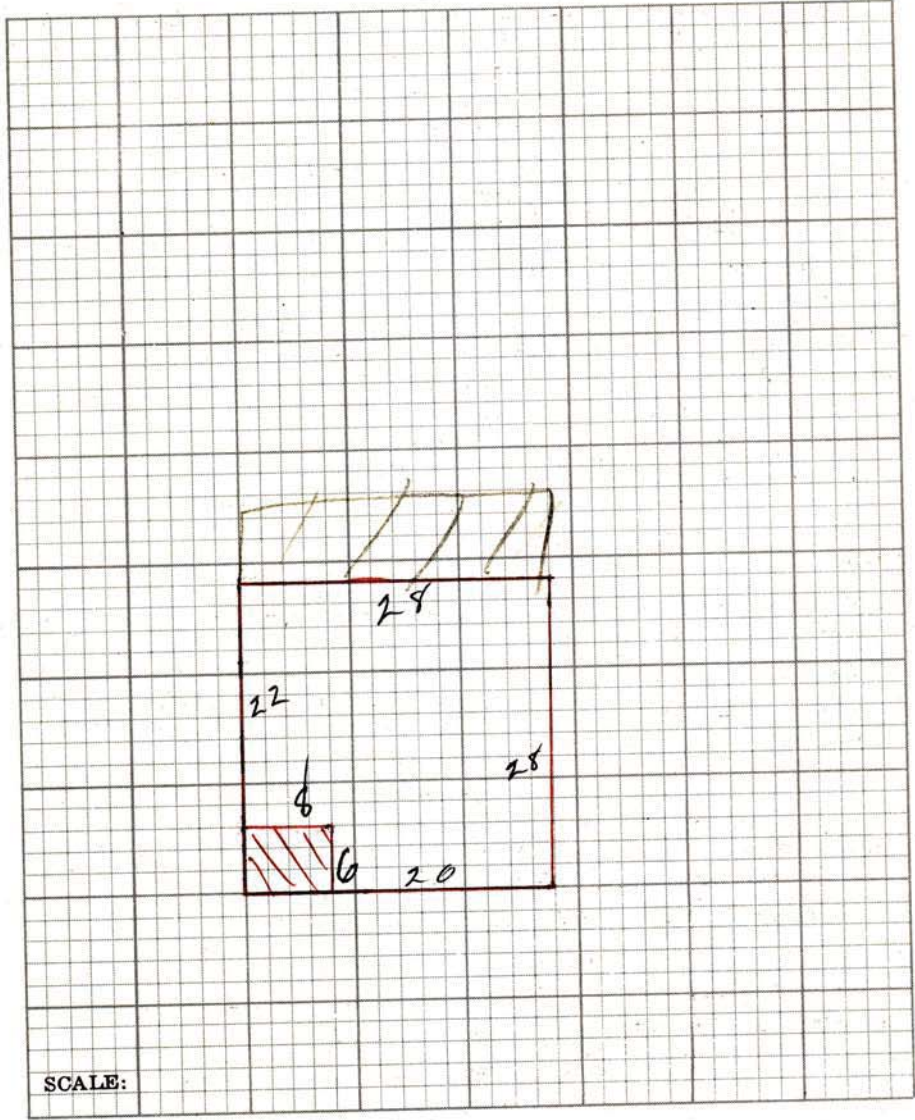
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 3111	\$
	x x				
	x x				

Att. Gar. C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>pat & Rh</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 48' @ 125 60		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar/Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	460
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	326	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	846	

Year Built <u>1898</u>	Avg. 1. <u>1898</u>	Replacement Cost	3957
	Age 2.	Obsolescence	
Inf. by <u>Owner</u> <u>Tenant</u>	<u>Neighbor</u> <u>Record</u> - Est.	Adj. Bld. Value	12%
		Conv. Factor	
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-17- 19 68 By 1708 **DEC 13 1968**
 Appraised ② _____ 19 _____ By _____ 1268



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-157

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 424 Woodside Ave. Plat PCS Bl. 4 Lot 26-27
Name of Structure: T. R. S.
Present Owner: Esther Anderson UTM:
Owner Address: P.O. Box, Park City, 84060 Tax #: PC-66

2

AGE/CONDITION/USE

Original Owner: Construction Date: @1898 Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial

Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATU 3

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4

DOCUMENTATION

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps 1889, 1900, Utah State Historical Society Library Other
1907.

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Records.
Deseret News, April 3, 1915, p. 3.

5
ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

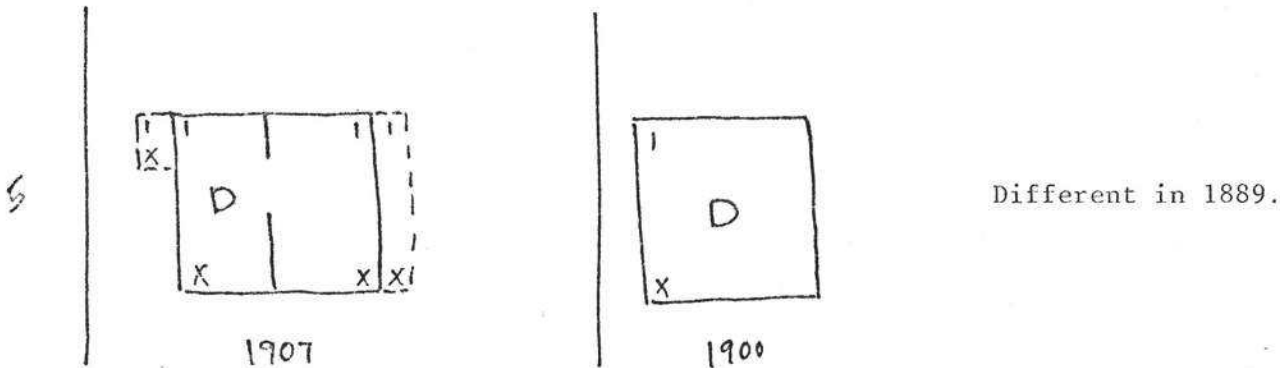
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with a gable roof and sloping rear. Window placements appear to have changed little. Tax photographs indicate that the chimney, located on the north end, has remained the same since the 1940's.

Sanborn Map sketches show a possible alteration and/or additions between 1900-1907.



6
HISTORY

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

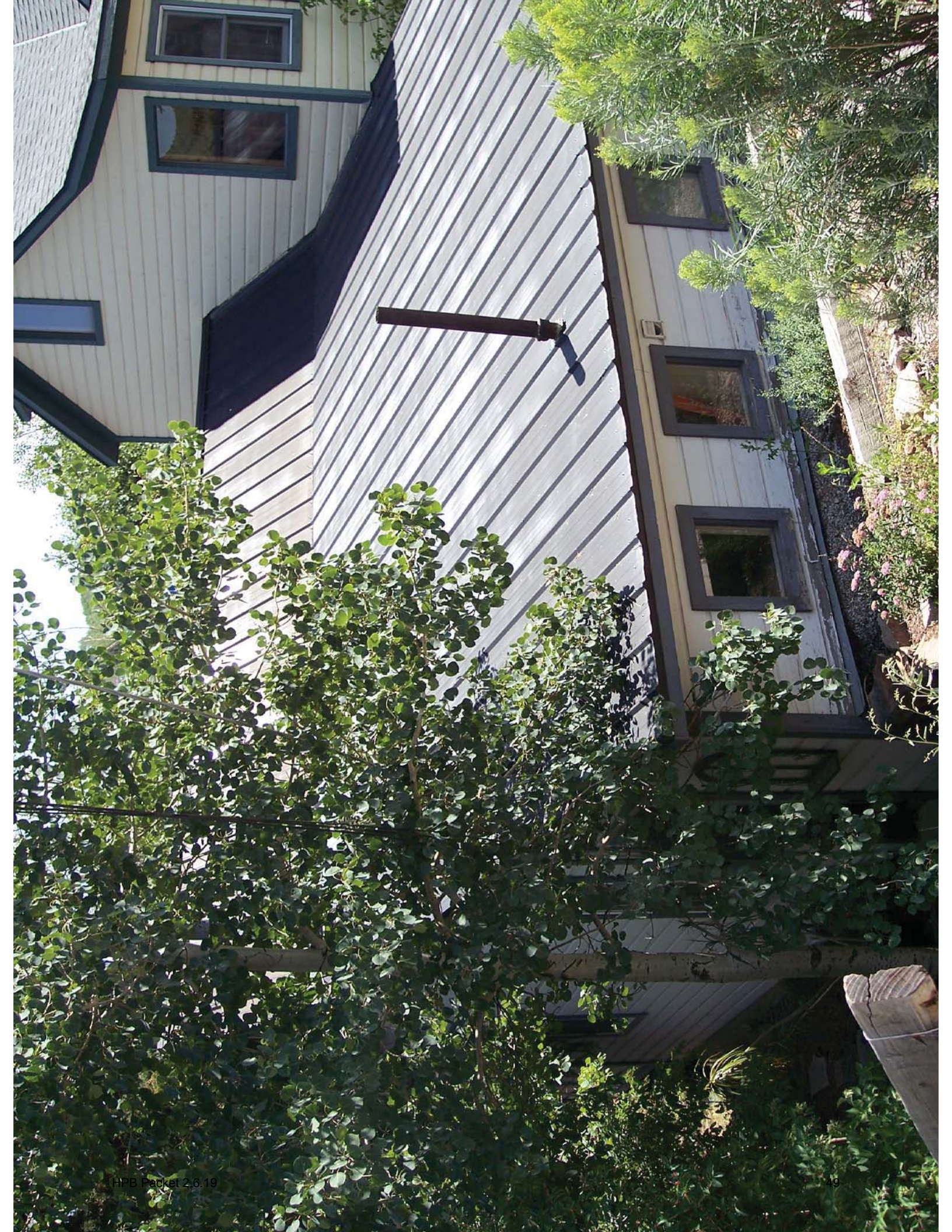
In the early 189's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett. Finally, in 1916 sold to Erick Anderson.

Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias.









**Exhibit C - Historic District Design Review
Physical Conditions Report**

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE ° PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060 ° (435) 615-4906 FAX



PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

For Office Use Only	
PROJECT PLANNER	APPLICATION #
	DATE RECEIVED

PROJECT INFORMATION

HISTORIC SITE? NO YES LANDMARK SIGNIFICANT DISTRICT: _____

NAME: Berkley Residence	
ADDRESS: 424 Woodside Avenue	
TAX ID #: 424-WS-1	OR
SUBIVISION:	OR
SURVEY:	LOT #: BLOCK #:

CONTACT INFORMATION

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

Instructions for Completing the PHYSICAL CONDITION REPORT

The purpose of the PHYSICAL CONDITION REPORT is to document the existing conditions of the site, its buildings and structures. All sites, historic or otherwise, that are the subject of a Historic District/Site Design Review application are required to complete a PHYSICAL CONDITION REPORT. This form should be completed and submitted to the Planning Department prior to your Pre-Application Conference.

WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). If your descriptions require additional space, please attach a continuation sheet OR you may create a separate document by restating each numbered item followed by your full response. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

PHOTOGRAPHS

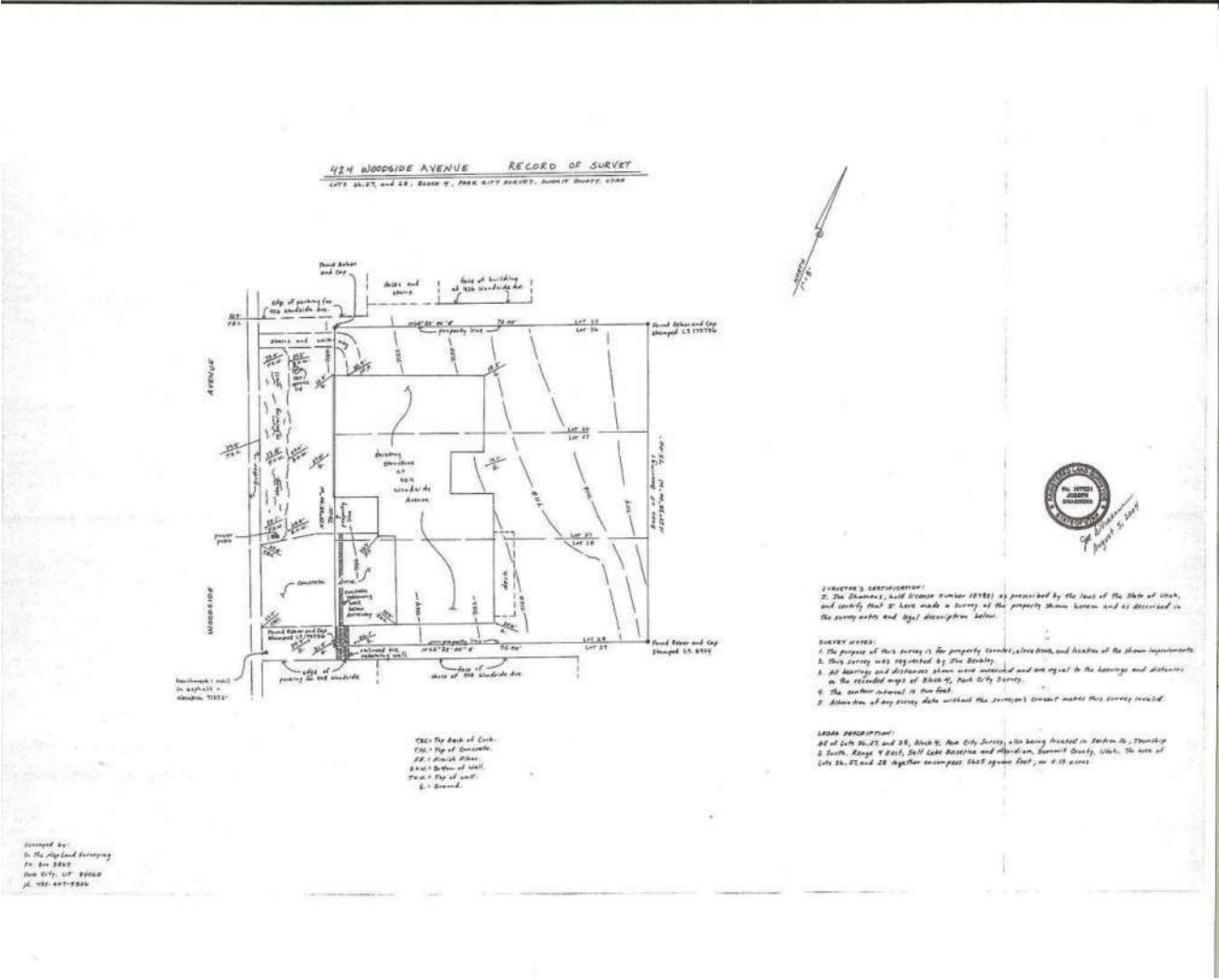
Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

SITE FEATURES

A.1. TOPOGRAPHY - Describe the topography of the site, including any unusual conditions. Describe the existing feature(s) and condition:

The property slopes downhill from west to east off Woodside Avenue. From Woodside Avenue to the front property line is approximately 17.5 feet and slopes down 8' with a rock retaining wall that runs parallel to Woodside Avenue. From front property line to back property line is 75 feet and slopes downhill approximately 13 feet.



Site Survey

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.2. LANDSCAPING - Describe the natural and/or planted materials, paths, decks, patios or other elements that are part of the existing landscaping scheme, including approximate dates. Describe existing feature(s) and condition:

The front of the property off Woodside Avenue has rock retaining wall that runs parallel with the street. The entry stairs are wood and are in fair shape. Stone walkway leads from the entry to the rear yard. All vegetation is natural and maintained.



Rock retaining wall and entry stairs along west elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Stone walkway at entry leading to rear yard (north elevation)



Rear yard looking southeast

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.3. RETAINING WALL(S) - Describe any functional or decorative walls on the site, including approximate dates of construction.

Describe the existing feature(s) and condition:

See A.2 Landscaping

A.4. EXTERIOR STEPS - Describe any exterior steps on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

See A.2 Landscaping

A.5. FENCE(S) - Describe any fences on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

The rear fence (owned by adjacent property) runs north to south and is 4x4 wood post with 1x4 wood slats in need of repair. The wood fence along the north property line is 6' length sections of 1x6 dog eared cedar slats and in need of repair.



Rear yard fence

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Fence on north side of property

A.6. OTHER SITE FEATURES (SPECIFY):
Describe the existing feature(s) and condition: ***None***

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

MAIN BUILDING

B.1. ROOF - Describe the existing roof materials, roof framing, pitch and elements such as skylights, vents or chimneys along with the approximate dates of the features.

Describe the existing feature(s) and condition:

The roof is simple gable with a 10/12 pitch with a shed running west at a 2.5/12 pitch. This form was the original built about 1900. The shed roof running east off the main gable is a 4/12 pitch and was added after 1978. The roof material is standing seam metal applied after 1978. The main gable form is standing seam metal roof over historic wood shake over historic 1x8 skip plank over historic 2x4 truss at 24" o.c., the truss has 2x4 bottom chord with 1x4 kickers. The two sheds of the gable running east and west were updated after 1978 with standing seam metal over 5/8" plywood over 2x12 joist at 24" o.c.



Roof looking east

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Roof looking southeast

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.2. EXTERIOR WALL -PRIMARY FACADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

The north elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c.



North elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.3. EXTERIOR WALL -SECONDARY FACADE 1 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

The west elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c



West elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.4. EXTERIOR WALL -SECONDARY FACADE 2 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The south elevation has an addition built after 1993.



Addition on the south elevation built after 1993

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.5. EXTERIOR WALL -REAR FACADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

The east elevation is 1x8 horizontal lap siding applied after 1978, over 5/8" plywood on 2x4 studs at 24" o.c



East elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.6. FOUNDATION - Describe the existing foundation noting the current materials, evidence of previous upgrades as well as evidence and probable cause of failure or deterioration and approximate dates of construction.

Describe the existing feature(s) and condition:

The foundation under the historic house is 8" thick concrete, due to it's age we are assuming it has no steel reinforcing. Concrete is in fair condition.

B.7. PORCH(ES) - Describe the current porch(es) including materials, finishes, dimensions, evidence of changes and the approximate date of construction.

Describe the existing feature(s) and condition:

The rear porch was enclosed after 1978 and built into interior living space. See east elevation on previous page.

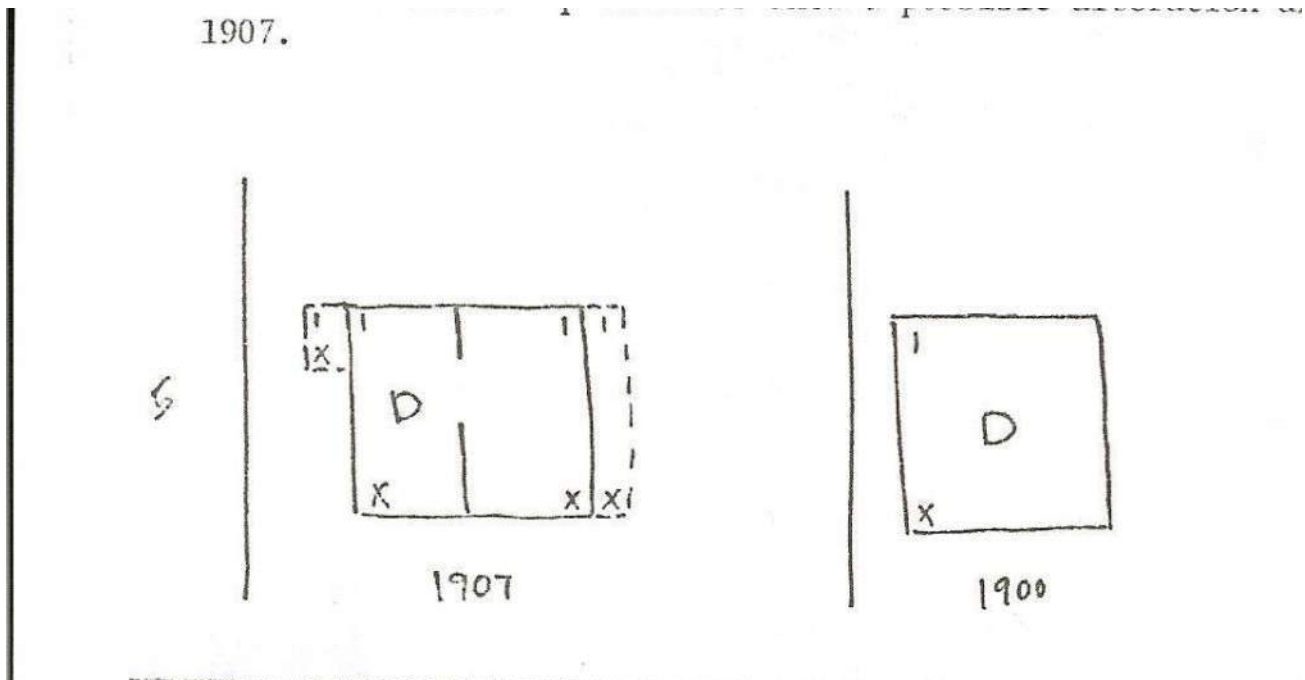
B.8. DORMER(S) / BAY(S) - Describe any projecting dormers or bays noting the location, materials, finishes, dimensions and approximate date of construction.

Describe the existing feature(s) and condition: **None**

B.9. ADDITION(S) - Describe any additions to the original building in a chronological order of development (if known) and include information on the construction methods, materials, finishes, dimensions, condition and approximate dates of each addition. For Historic Sites, this description should correspond to the measured as-built drawings of the buildings/structures.

Describe the existing feature(s) and condition:

The Sanborn maps show an alteration or addition between 1900-1907. No changes were made through 1941. There were updates/additions after 1978 to the east and west elevation. The addition on the south elevation was built after 1993.

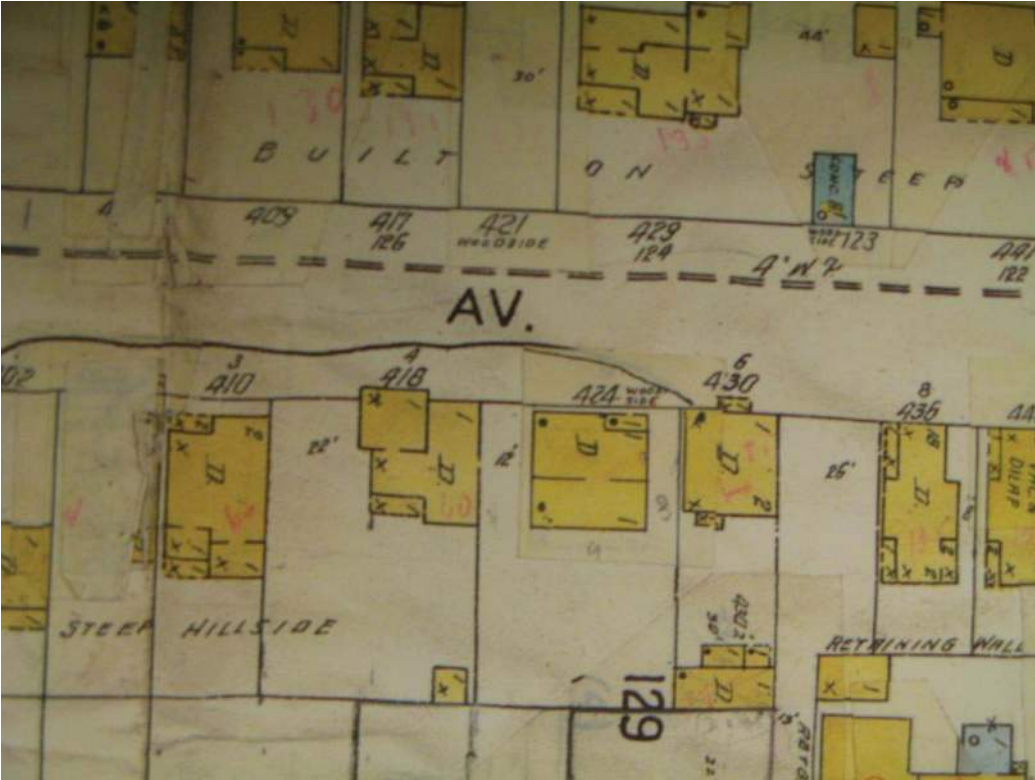


1900-1907 Sanborn maps

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



1929 Sanborn map



1941 Sanborn maps

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.10. MECHANICAL SYSTEM

Describe the existing mechanical system and condition:

The mechanical system was updated after 1978 and is fair condition and appears to be up to code.

B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

The electrical system was updated after 1978 and is fair condition and appears to be up to code.

B.12. STRUCTURAL SYSTEM

Describe the existing structural system, including the foundation, floors, walls, and roof structure. Park City will allow very limited and non-structural disassembly of a structure to investigate these conditions.

Describe the existing structural system and condition:

The structural system was updated after 1978 and is fair condition. See framing plans on sheet A1.1.

B.13. HAZARDOUS MATERIALS

Provide a statement regarding the presence of hazardous materials including, but not limited to, lead-based paint, asbestos and mold. Describe the materials' location on the site, the test methods used to verify the hazardous material, and the extent of the problem:

The house was built before 1978, the presence of lead-based paint according to the EPA can be assumed. The regulations for working in the presence of lead-based paint is covered in the April 22, 2010 RRP rule.

The house appears to be dry and free of mold.

B.14. OTHER (SPECIFY):

Describe the existing feature(s) and condition: ***None***

MAIN BUILDING -DETAILS

C.1. WINDOWS - Describe the number of windows, dimensions, configuration of panes, types, whether the windows are original to the building (if known) and approximate dates. Describe the existing feature(s) and condition:

The windows were updated after 1978 with insulated wood aluminum clad. No historic windows remain.



Wood aluminum clad window- typical

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.2. DOORS - Describe the doors including materials, dimensions, types, whether the doors are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:

The doors were updated after 1978 with solid core interior doors and the exterior patio door is insulated wood clad aluminum. No historic doors remain.



Interior doors

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.3. TRIM - Describe the trim (window and door, eaves and soffits, corner boards, pilasters, etc.) including location, dimensions, and approximate dates.
Describe the existing feature(s) and condition:

All exterior and interior trim was replaced after 1978. No historic trim remains.



Typical base and window casing

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Typical ceiling trim and door casing



Typical exterior trim

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.4. ARCHITECTURAL ORNAMENTATION - Describe the architectural ornamentation that is applied or integrated into the exterior facades including the location, dimensions, materials and approximate dates.

Describe the existing feature(s) and condition: **None**

C.5. OTHER (SPECIFY):

Describe the existing feature(s) and condition: **None**

ACCESSORY BUILDING(S)

D.1. ACCESSORY BUILDING(S) - Mark all the boxes below that apply to your property. Describe each accessory building including location on the site (should correspond to the existing site plan), materials, and approximate dates.

Type(s): Garage Root Cellar Shed Other (specify):

Describe existing accessory building(s) and condition: **None**

STRUCTURE(S)

E.1. STRUCTURE(S) - Mark all the boxes below that apply to your property. Describe each structure including location on the site (should correspond to the existing site plan), materials and approximate dates.

Type(s): Tram Tower Animal Enclosure Other (specify):

Describe existing structure(s) and condition: **None**

ACKNOWLEDGEMENT 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 documents and/or information I have submitted are true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

**Exhibit D - Historic District Design Review
Historic Preservation Plan**

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

PROJECT INFORMATION

LANDMARK SIGNIFICANT DISTRICT: _____

NAME: Jon Berkley

ADDRESS: 424 Woodside Avenue

TAX ID: 424-WS-1 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

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

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.

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: _____

- 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 none historic stack stone retaining wall at the street will be rebuilt.
 The wood stair from Woodside to the side entry of the home will be rebuilt to meet code
 Site grading between the street and the building will be altered to provide positive drainage away from the home.
 Site grading at the rear of the home will work to blend the historic and none historic forms through new patios, outdoor living space and access integration.

Structure

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The historic home will be moved east to comply with the front and side yard setbacks. The home will be raised 1'10" from it's original floor elevation. The home will placed on a code compliant foundation and rebuilt to meet the standards of the

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: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The roof of the historic home has previously been re-built. Our intention is to reuse as much of the existing material and upgrade the structural system to meet current building codes

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: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

There is no masonry chimney on the building

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: _____

- 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:

Once the building has been placed back on it's new foundation and the existing framing evaluated by city staff, the walls will be re-framed from the interior to meet the requirements of code.

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: _____

- 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 foundation will be built that is code compliant

Porches

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The front porch, has been walled in to create more interior living space. We are proposing to bring the porch back to its historic appearance and use.

Doors

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

All historic doors have been replaced, see physical condition report. All new doors will be historic in appearance.

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:

All historic windows have been replaced, see physical condition report. All new windows will be historic in appearance.

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

All Mechanical and Electrical systems will be new and code compliant.

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:

The new addition area will be under the historic form with a small portion at the connector between the historic and existing none historic addition.

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.

Jonathan
DeGray

 Digitally signed by Jonathan DeGray
DN: cn=Jonathan DeGray, o, ou,
email=degrayarch@qwestoffice.net, c=US
Date: 2019.01.10 17:33:51 -07'00'

Signature of Applicant: _____ Date: 1-10-19

Name of Applicant: Jonathan DeGray

Project Team:

- 1. Architect: Jonathan DeGray Architect, 435-649-7263, degrayarch@qwestoffice.net.
- 2. Structural Engineer: Shen Engineers, Henry Shen, 801-466-2625, sheneng@msn.com
- 3. Contractor: None chosen at this phase in the project.

Exhibit E - Historic District Design Review Proposed Plans

BERKLEY RESIDENCE

424 WOODSIDE AVENUE
PARK CITY, UT 84060
HISTORIC PRESERVATION SET

CONSULTANTS

ARCHITECTURAL
JONATHAN DEGRAY
P.O. BOX 1674
614 MAIN STREET SUITE 302
PARK CITY, UTAH 84060
TEL. (435) 649-7263
FAX. (435) 649-7263
EMAIL: degrayarch@qwestoffice.net

STRUCTURAL
SHEN ENGINEERING, INC.
HENRY SHEN
2225 EAST MURRAY HOLLADAY RD.
SUITE 208, HOLLADAY, UTAH 84117
TEL. (801) 466-2625
FAX. (801) 466-2656
EMAIL: sheneng@msn.com

LEGEND

	BRICK & STONE		OFFICE		ROOM NAME & NUMBER
	EARTH		FLOOR, POINT ELEV.		CENTER LINE
	CONCRETE		ROUND, DIA.		CHANNEL
	CONCRETE MASONRY UNIT		ANGLE		DETAIL
	STEEL (LARGE SCALE)		SECTION CUT, DETAIL		BUILDING SECTION
	RIGID INSULATION		KEYED NOTES		WINDOW TYPE
	ROUGH WOOD		DOOR NUMBER		REVISION
	BLOCKING		INTERIOR WALL ELEV.		WALL TYPE
	ALUMINUM (LARGE SCALE)				
	GRAVEL				
	FINISHED WOOD				
	BATT OR BLOWN INSULATION				
	PLASTER, SAND, GROUT, MORTAR				
	STEEL (SMALL SCALE)				
	BITUMINOUS PAVING				
	PLYWOOD				
	GYPSUM BOARD				

CODE ANALYSIS

APPLICABLE CODES

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

OCCUPANCY: R3

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
LOWER LEVEL	-	1056 SQ/FT
MAIN LEVEL	1551 SQ/FT	1642 SQ/FT
ENTRY LEVEL	75 SQ/FT	497 SQ/FT
UPPER LEVEL	387 SQ/FT	387 SQ/FT
TOTAL LIVING SPACE	2013 SQ/FT	3582 SQ/FT
CRAWL SPACE	448 SQ/FT	717 SQ/FT
GARAGE	505 SQ/FT	505 SQ/FT
FOOTPRINT	1715 SQ/FT	1980 SQ/FT
ALLOWABLE FOOTPRINT	2050 SQ/FT	2050 SQ/FT
LOT AREA	5625 SQ/FT	5625 SQ/FT
LOD FENCE		6610 SQ/FT

INDEX TO DRAWINGS

#	Sheet #	SHEET DESCRIPTION
GENERAL		
1	A0.0	COVER SHEET
SURVEY		
2	1of1	SURVEY MAP
AS BUILTS		
4	AB.1	AS BUILT FLOOR PLANS
3	AB.2	AS BUILT ELEVATIONS
ARCHITECTURAL		
5	A0.1	SITE PLAN
6	A0.2	LANDSCAPE PLAN
7	A1.1	LOWER LEVEL PLAN
8	A1.2	MAIN LEVEL PLAN
9	A1.3	ENTRY LEVEL PLAN
10	A1.4	UPPER LEVEL PLAN
11	A1.5	ROOF PLAN
12	A2.1	NORTH AND EAST ELEVATIONS
13	A2.2	SOUTH AND WEST ELEVATIONS
14	A3.1	BUILDING SECTIONS
15	A5.1	GENERAL NOTES AND DETAILS
16	A5.2	DETAILS
17	A6.1	DOOR, WINDOW, ROOM SCHEDULE
IMAGES		
20	AI-03	BIRDSEYE IMAGES

ABBREVIATIONS

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

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. 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.
3. 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.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. 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.
6. 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.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. 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.
9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. (435) 649-7263, E-mail: deggrayarch@qwestoffice.net

BERKLEY RESIDENCE
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

COVER SHEET

REVISIONS:

DATE:

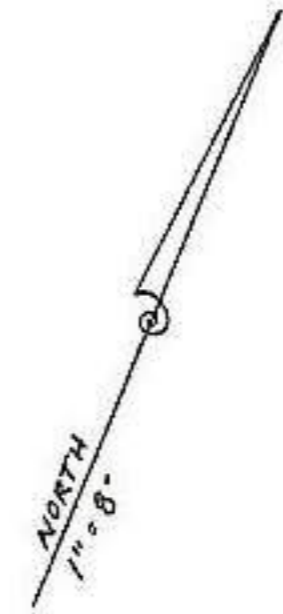
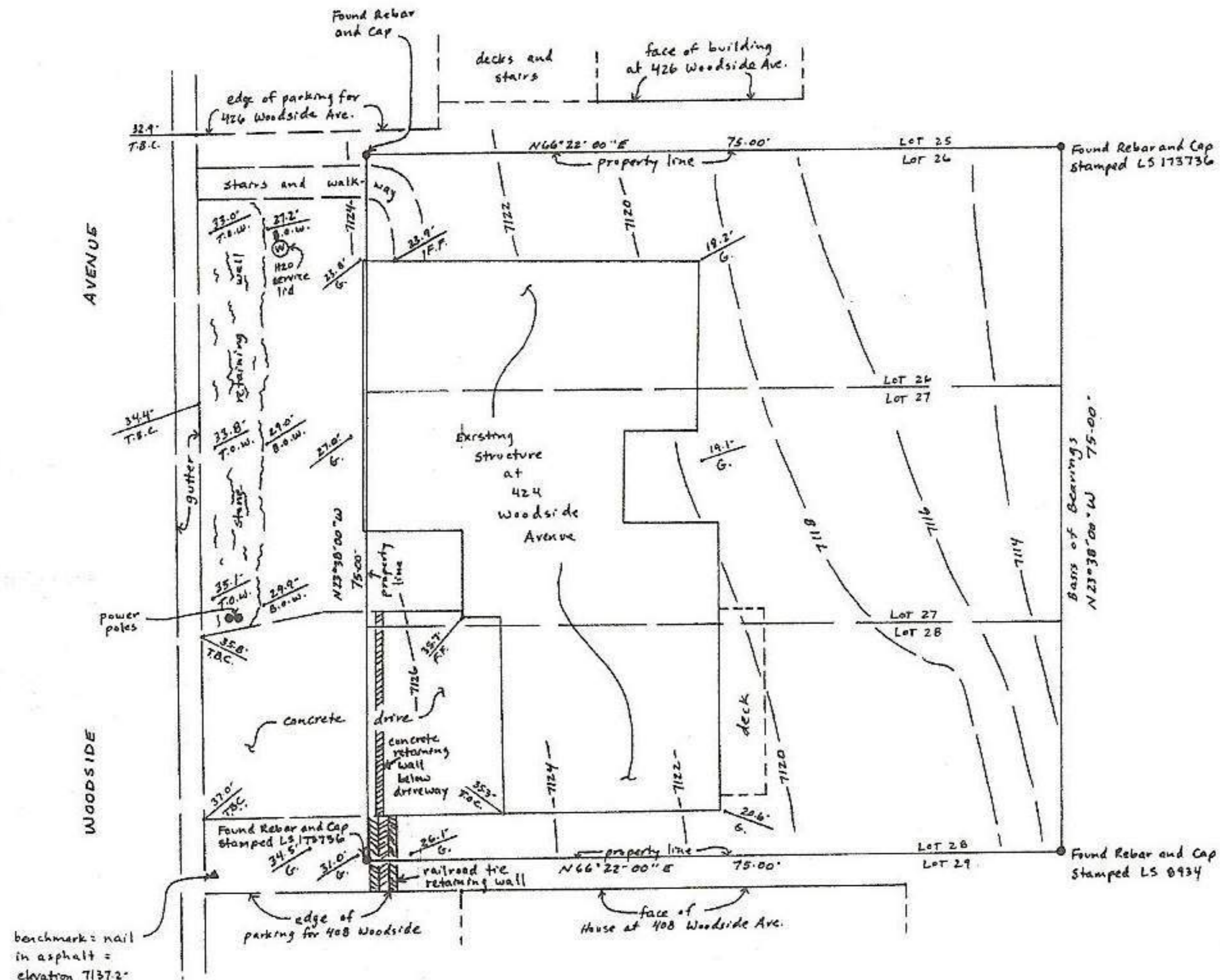
September 17th, 2018

PROJECT NUMBER:

SHEET NUMBER:

A0.0

424 WOODSIDE AVENUE RECORD OF SURVEY
 LOTS 26, 27, and 28, BLOCK 4, PARK CITY SURVEY, SUMMIT COUNTY, UTAH



Joe Dhaenens
 August 5, 2004

SURVEYOR'S CERTIFICATION:
 I, Joe Dhaenens, hold license number 18781 as prescribed by the laws of the State of Utah, and certify that I have made a survey of the property shown hereon and as described in the survey notes and legal description below.

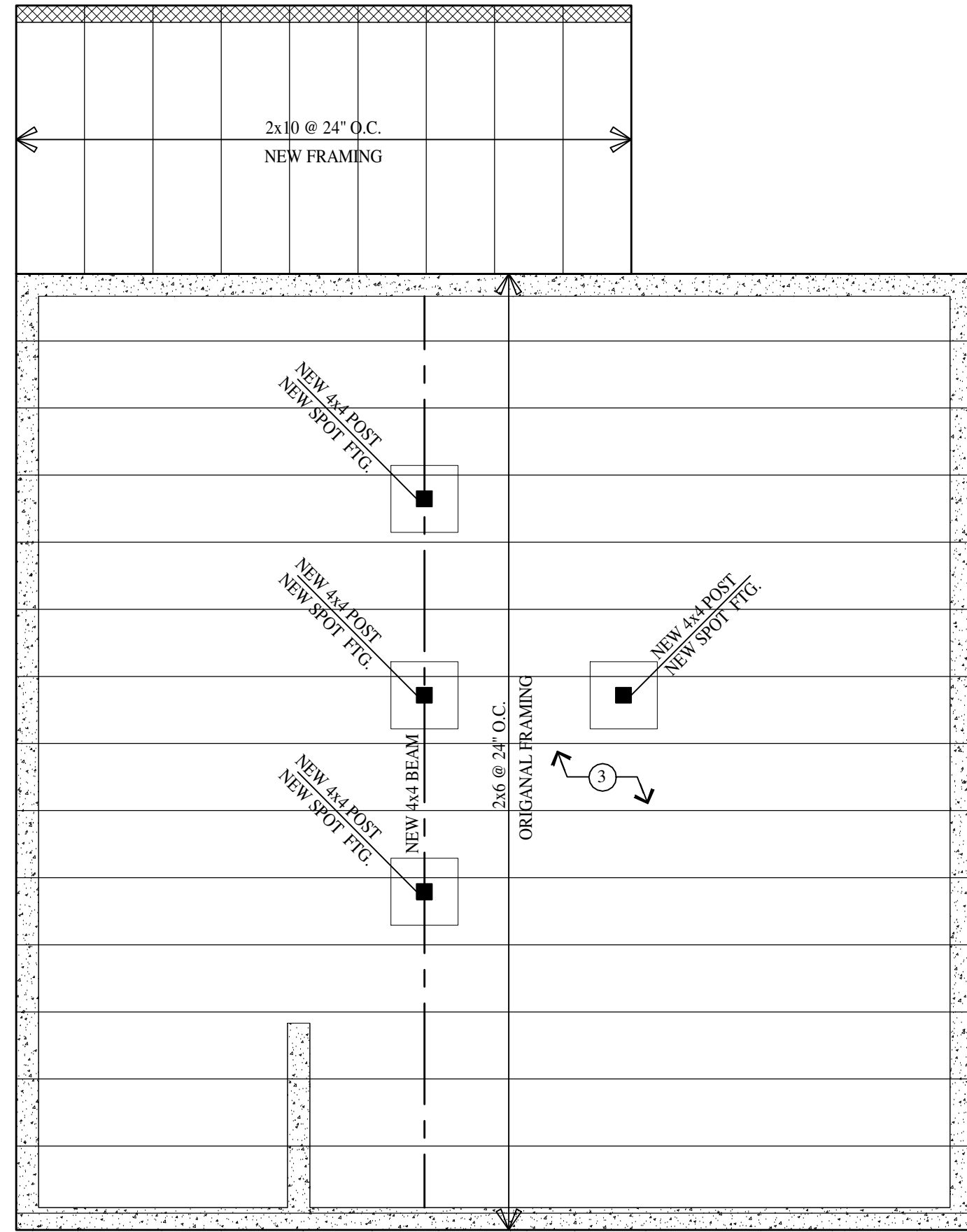
- SURVEY NOTES:**
1. The purpose of this survey is for property corners, elevations, and location of the shown improvements.
 2. This survey was requested by Jon Berkley.
 3. All bearings and distances shown were measured and are equal to the bearings and distances on the recorded maps of Block 4, Park City Survey.
 4. The contour interval is two feet.
 5. Alteration of any survey data without the surveyor's consent makes this survey invalid.

LEGAL DESCRIPTION:
 All of Lots 26, 27, and 28, Block 4, Park City Survey, also being located in Section 16, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Summit County, Utah. The area of Lots 26, 27, and 28 together encompass 5625 square feet, or 0.13 acres.

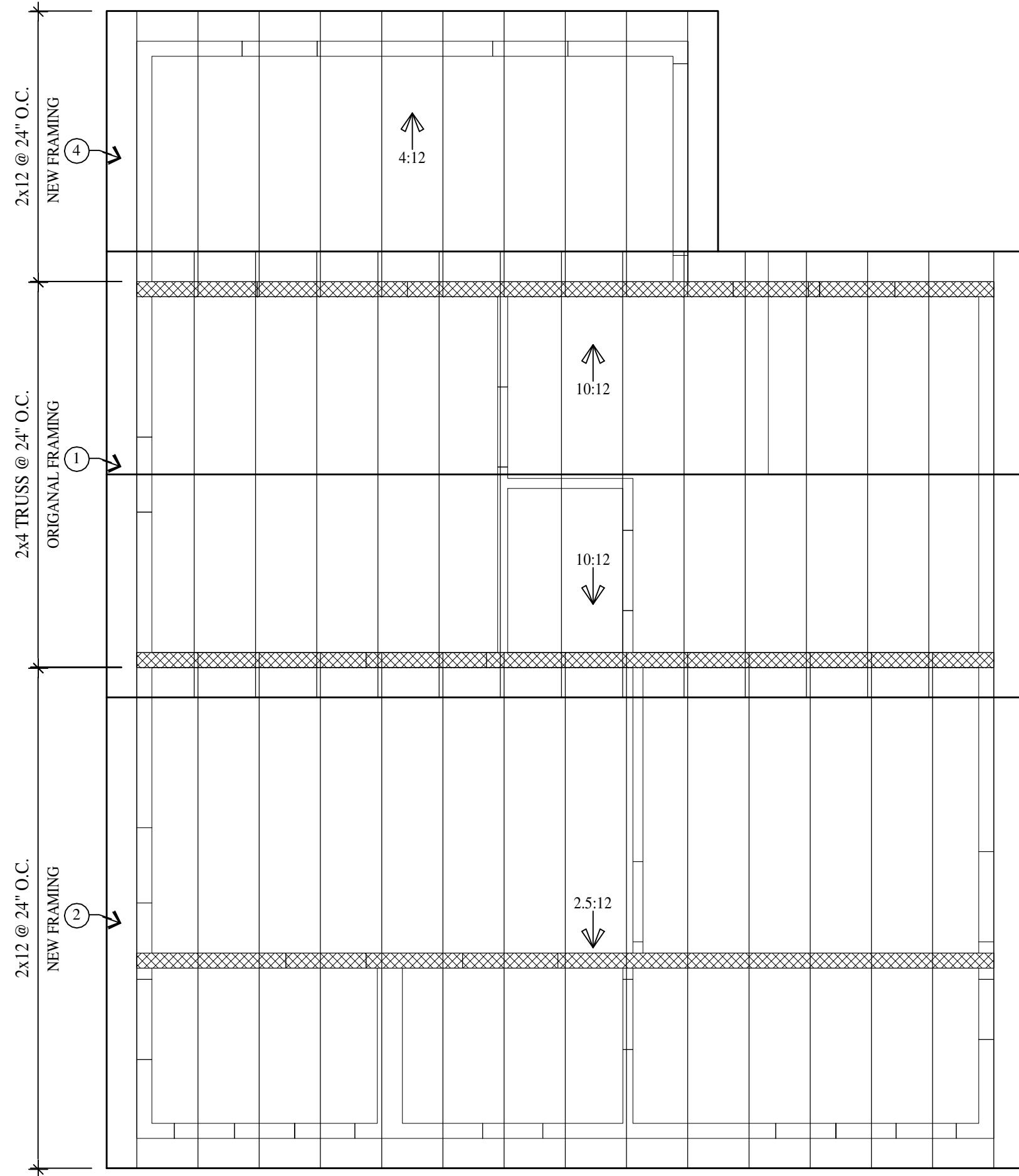
T.B.C. = Top Back of Curb.
 T.C.C. = Top of Concrete.
 F.F. = Finish Floor.
 B.O.W. = Bottom of Wall.
 T.O.W. = Top of Wall.
 G. = Ground.

Surveyed by:
 On The Map Land Surveying
 P.O. Box 3864
 Park City, UT 84060
 ph. 435-647-9826

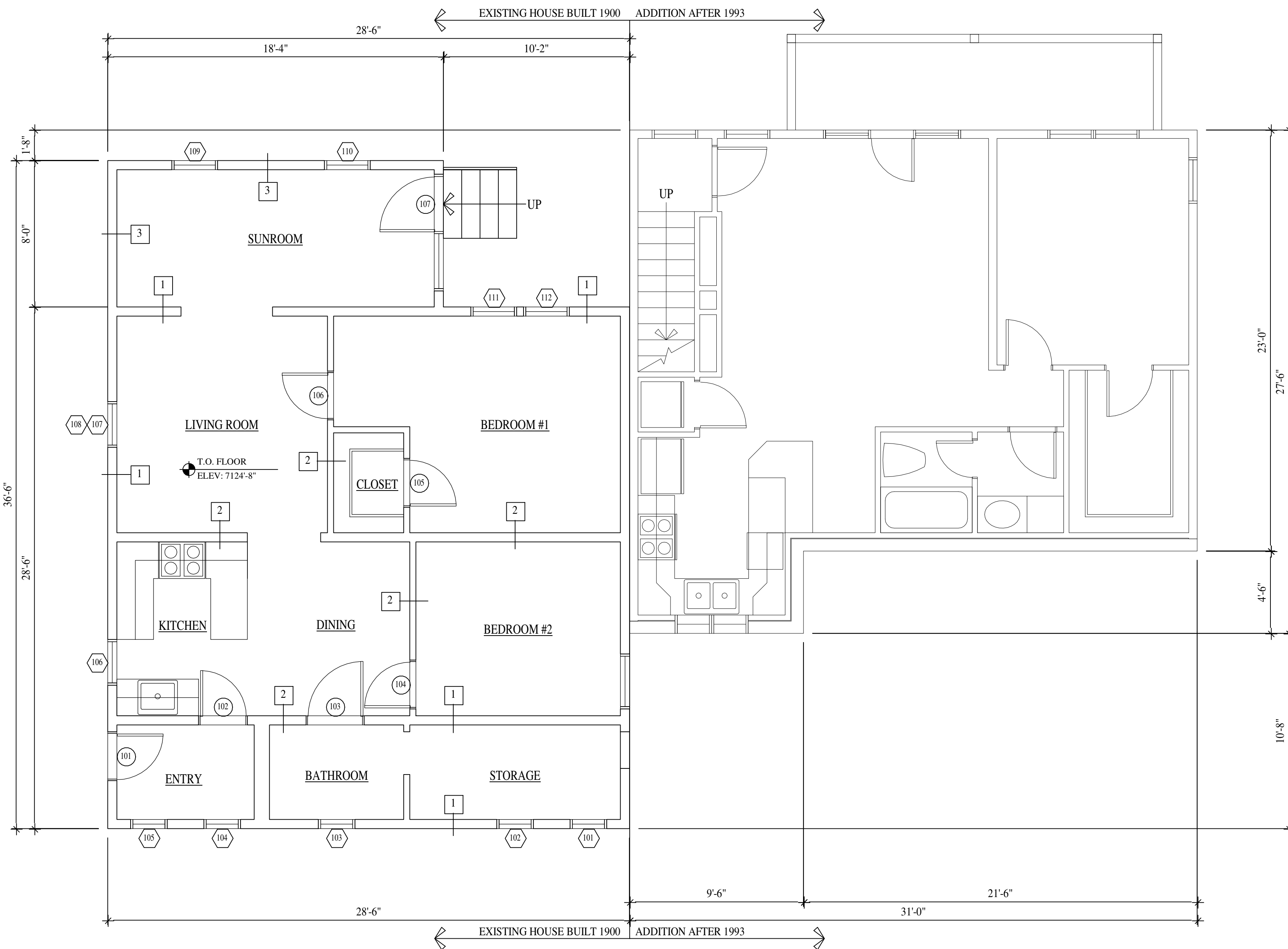
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



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



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



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

WALL LEGEND

- EXISTING 2X FRAMED WALL
- EXISTING CONCRETE WALL
- EXISTING BEARING WALL

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

KEY NOTES

- 1 NEW STANDING SEAM METAL ROOF ON HISTORIC WOOD SHAKE ON HISTORIC 1x8 SKIP PLANK ON HISTORIC 2x4 TRUSS @ 24" O.C. TRUSS HAS 2x4 BOTTOM CHORD W/ 1x4 KICKERS
- 2 NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD SHEATHING ON 2X12 JOISTS @ 24"
- 3 O.C. (UPDATED AFTER 1978). 1/3" HARDWOOD FLOORING ON HISTORIC 2x4 JOISTS @ 24" O.C.
- 4 NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD SHEATHING ON 2X12 JOISTS @ 24" O.C. (PORCH ENCLOSED AFTER 1978).

WALL TYPES

1 WALL TYPE
 SCALE: 1"=1'-0"

2 WALL TYPE
 SCALE: 1"=1'-0"

3 WALL TYPE
 SCALE: 1"=1'-0"

- 1 2x4 STUDS @ 24" O.C.
- 2 1x12 VERTICAL PLANK - HISTORIC.
- 3 1x8 HORIZONTAL LAP SIDING - NEW.
- 4 VARIES, GYPSUM BOARD, LATH & PLASTER
- 5 BATT INSULATION @ EXTERIOR WALLS.
- 6 1/2" GYPSUM BOARD.
- 7 1/2" PLYWOOD SHEATHING.

Jonathan DeGray
 Architect
 P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel: 435-646-7283, E-mail: deggrayarch@westnet.com

PROJECT DESCRIPTION:
BERKLEY RESIDENCE
 424 WOODSIDE AVENUE
 PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS BUILT FLOOR PLANS

REVISIONS:

DATE:
 September 17th, 2018

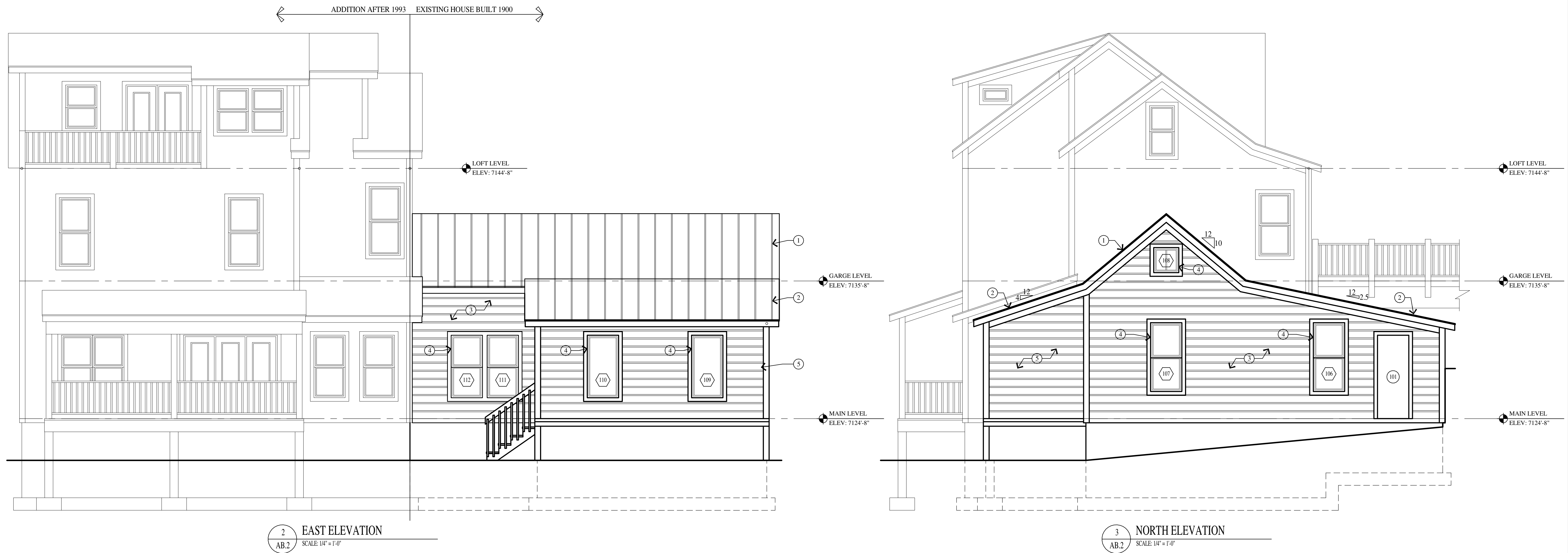
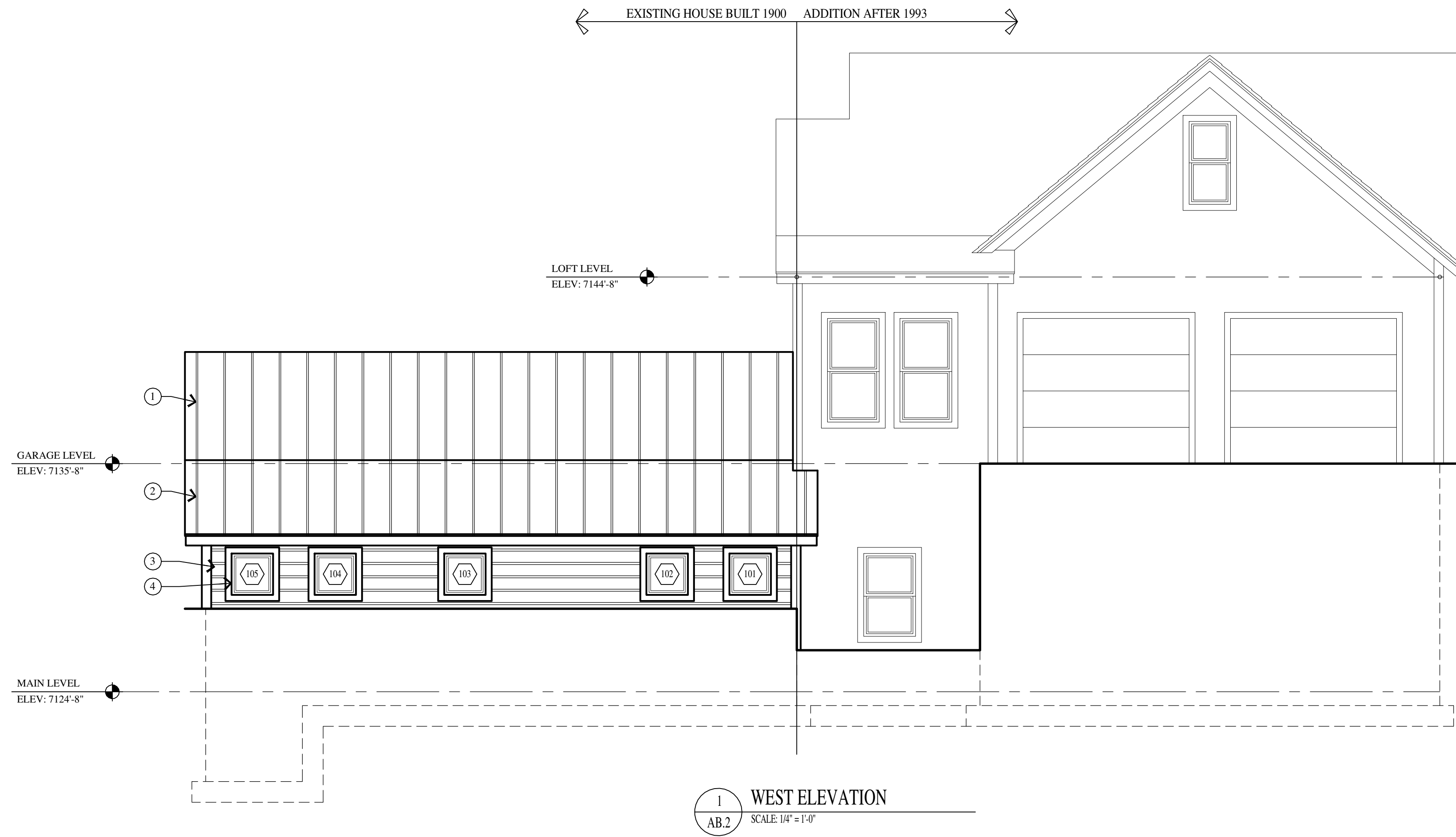
PROJECT NUMBER:

SHEET NUMBER:
AB.1

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KEY NOTES

- ① NEW STANDING SEAM METAL ROOF ON HISTORIC WOOD SHAKE ON HISTORIC 1x8 SKIP PLANK ON HISTORIC 2x4 TRUSS @ 24" O.C. TRUSS HAS 2x4 BOTTOM CHORD W/ 1x4 KICKERS
- ② NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD SHEATHING ON 2x12 JOISTS @ 24" O.C.
- ③ NEW 1x8 HORIZONTAL LAP SIDING ON HISTORIC 1x12 VERTICAL PLANK ON 2x4 STUDS
- ④ NEW INSULATED WOOD CLAD ALUMINUM WINDOW
- ⑤ NEW 1x8 HORIZONTAL LAP SIDING ON 5/8" PLYWOOD SHEATHING ON 2x4 STUDS @ 24" O.C. (PORCH ENCLOSED AFTER 1978)



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PROJECT DESCRIPTION:
BERKLEY RESIDENCE
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS BUILT ELEVATIONS

REVISIONS:

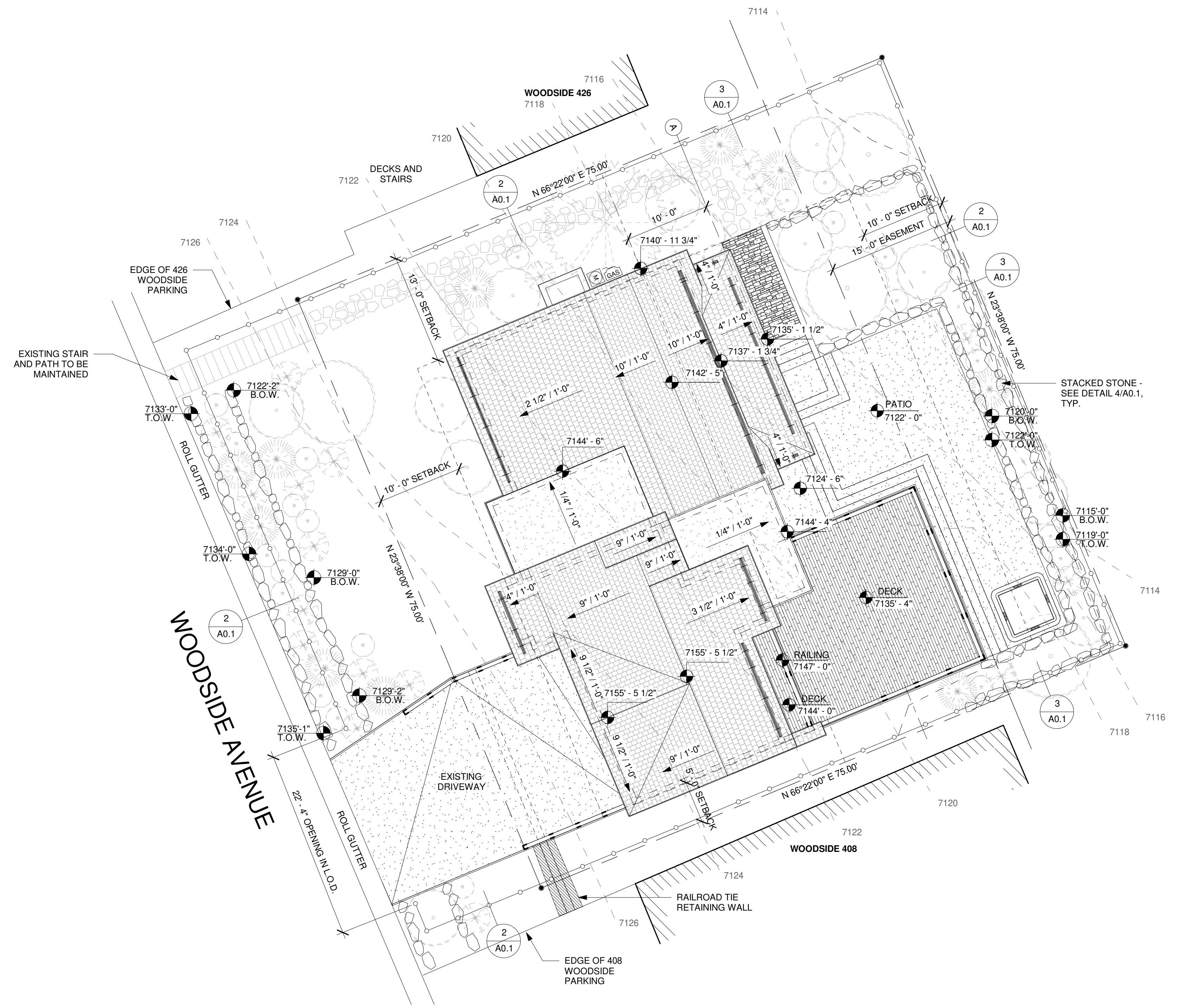
DATE:
September 17th, 2018

PROJECT NUMBER:

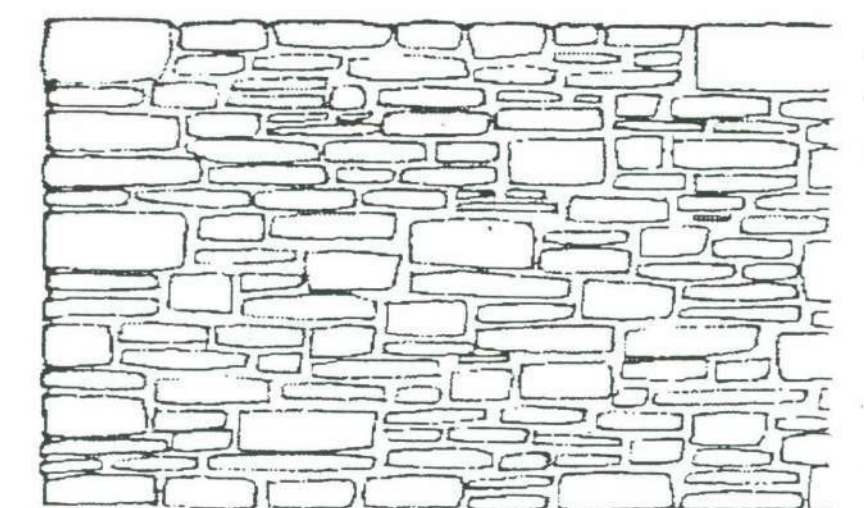
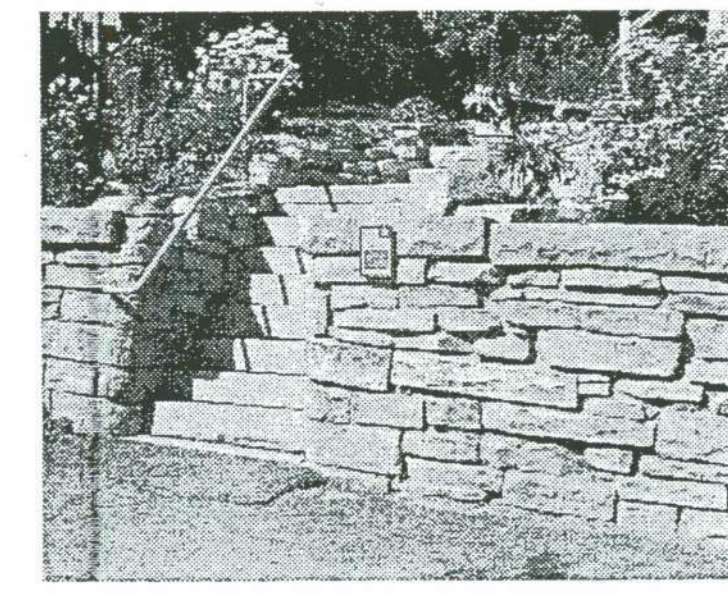
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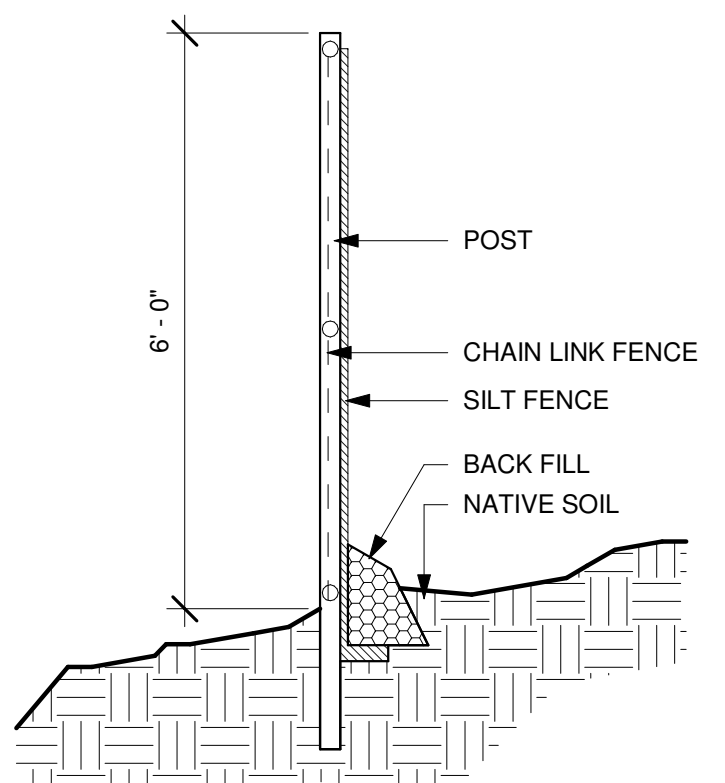


1 SITE PLAN
1/8" = 1'-0"



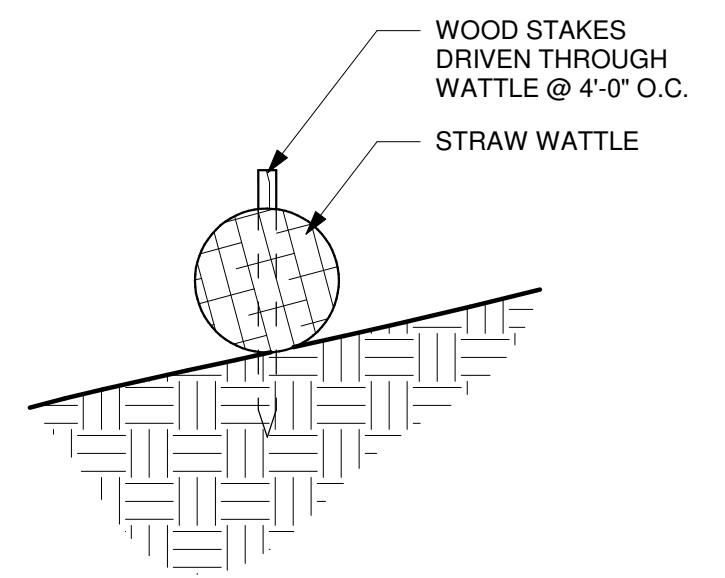
Squared Rubble
A rubble wall built of squared stones of varying sizes and coursed at every third or fourth stone.

4 STACKED STONE DETAIL
3/4" = 1'-0"



- 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.

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 6" 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
	EXISTING GRADE
	PROPOSED GRADE
	SETBACK LINE
	PROPERTY LINE
	L.O.D. FENCE
	SEWER MANHOLE
	SIGN
	POWER POLE
	FOUND REBAR W/ CAP
	WATER SERVICE LID

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SITE PLAN

PROJECT DESCRIPTION:

REVISIONS:

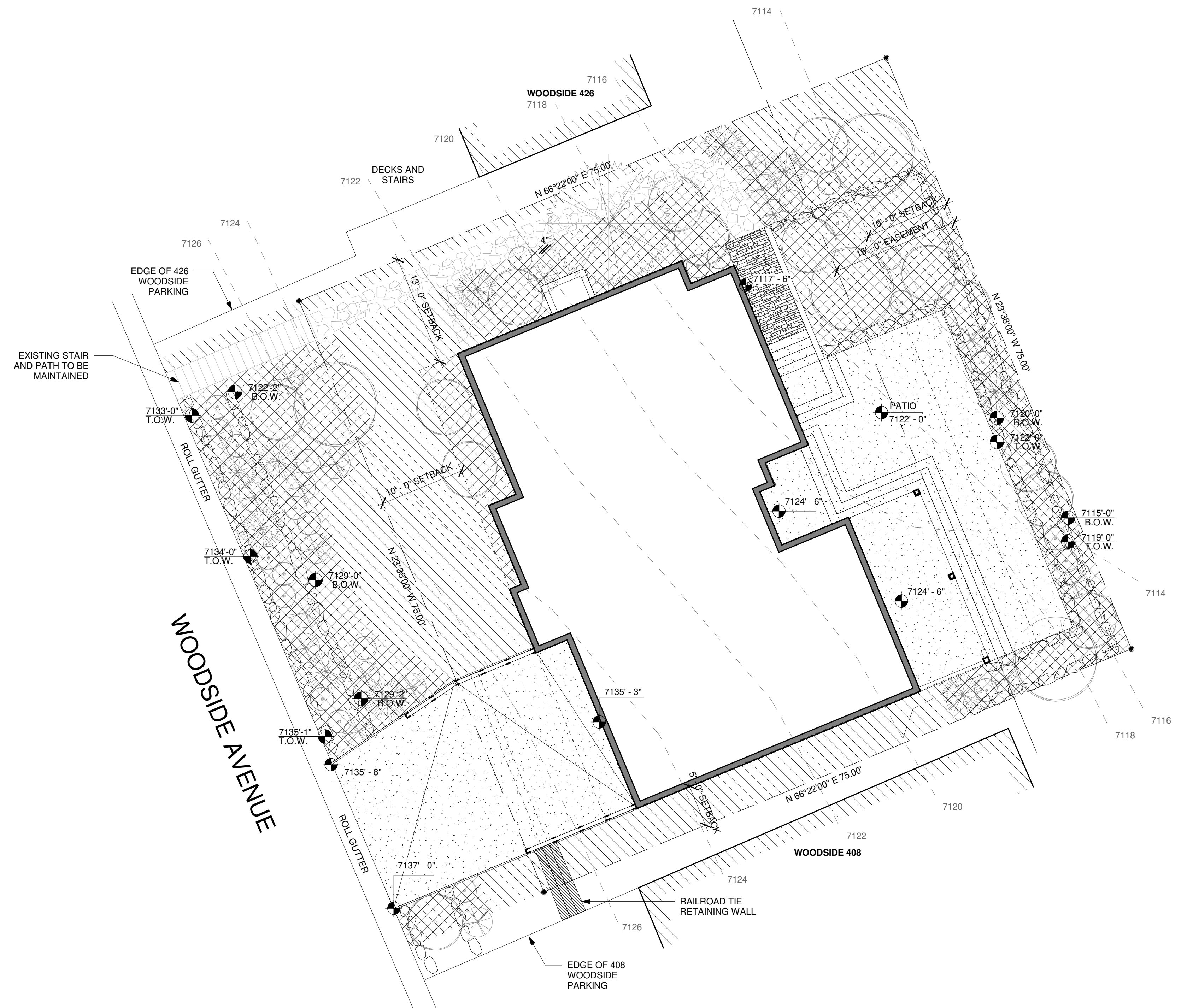
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PROJECT NUMBER:

SHEET NUMBER:

A0.1

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



PLANTING NOTES

1. 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.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.
14. 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'-6" ABOVE GROUND, GROVES OF SMALLER TREES OR CLUMPS OF OAK AND MAPLE COVERING AN AREA 50 SQUARE FEET OR MORE MEASURED AT THE DHP 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						
	1	PICEA PUNGENS	COLORADO BLUE SPRUCE	14'-16"	15' O.C.	
	19	POPULUS TREMULOIDES	ASPEN	3' DIA	6'-8" O.C.	
SHRUBS						
	10	CORNUS SERICEA "BAILSEY"	RED TWIG DOGWOOD	5 GAL.		SPACING AS NOTED ON PLAN
	22	ARTEMESIA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGE	5 GAL.		SPACING AS NOTED ON PLAN
	19	JUNIPERUS OSTHOSPERMA	UTAH JUNIPER	5 GAL.		SPACING AS NOTED ON PLAN
GROUND COVER						
		PACHISTIMA CANBYI	DWARF MTRN. LOVER	4" POTS		
		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 10x10' 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
- *IN ADDITION, ADD 10 LBS/ACRE EACH OF LINUM LEWISII AND PENSTEMON EATONII WITH NATIVE GRASS SEED MIXTURE
- 20% CRESTED WHEATGRASS
- 10% STREAMBANK WHEATGRASS
- 20% PUBESCENT WHEATGRASS
- 15% PERENNIAL RYEGRASS
- 15% MOUNTAIN BROMEGRASS
- 10% INDIAN RYEGRASS
- 10% APLINE BLUEGRASS

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PROJECT DESCRIPTION:
BERKLEY RESIDENCE
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

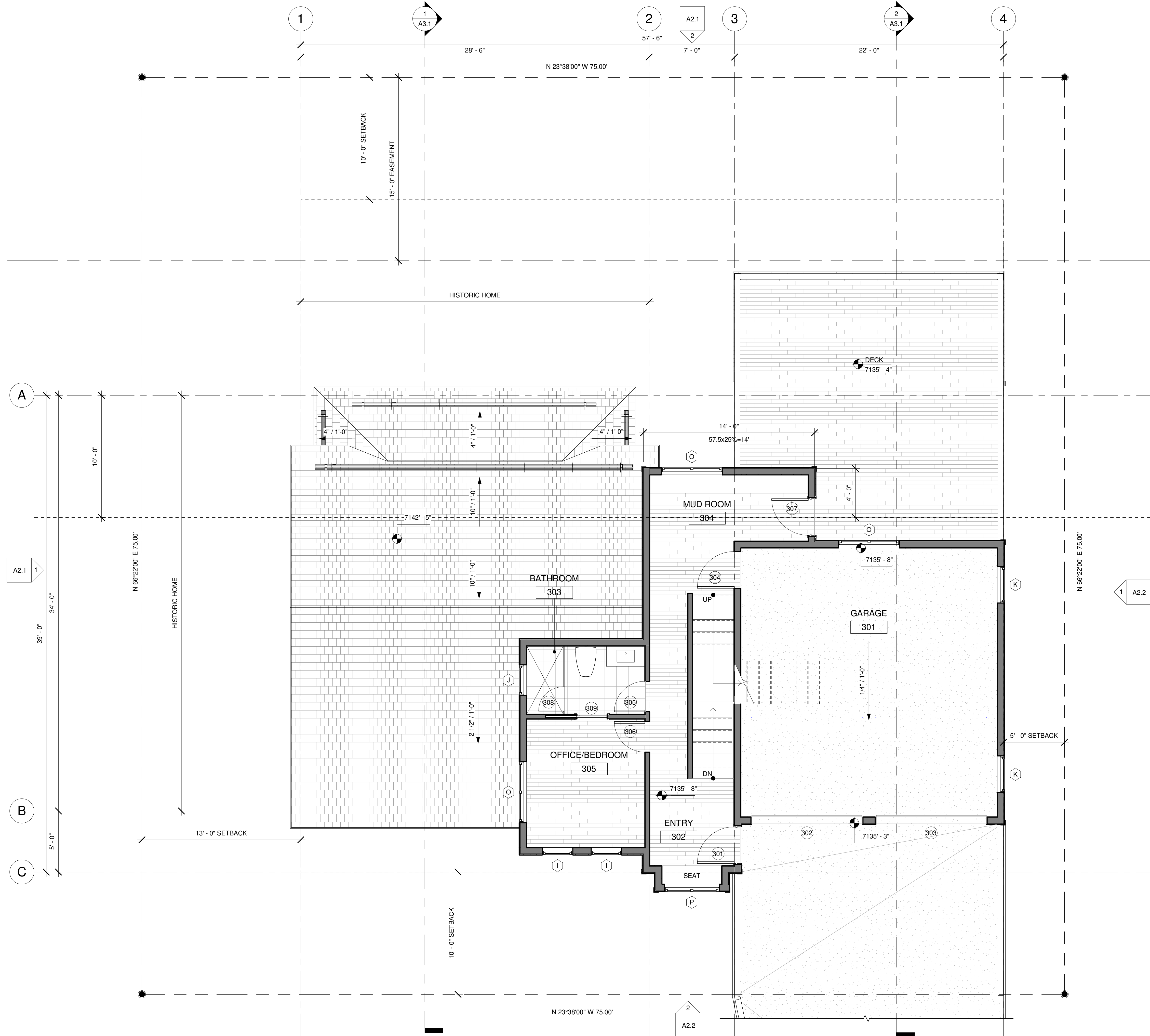
DATE:
September 17th, 2018

PROJECT NUMBER:

SHEET NUMBER:

A0.2

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- ### GENERAL NOTES
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION
- 2x 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.
 2. NO NIGHTLY RENTAL LOCKOUT UNITS IN RESIDENCE

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

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PROJECT DESCRIPTION:
BERKLEY RESIDENCE
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ENTRY LEVEL PLAN

REVISIONS:

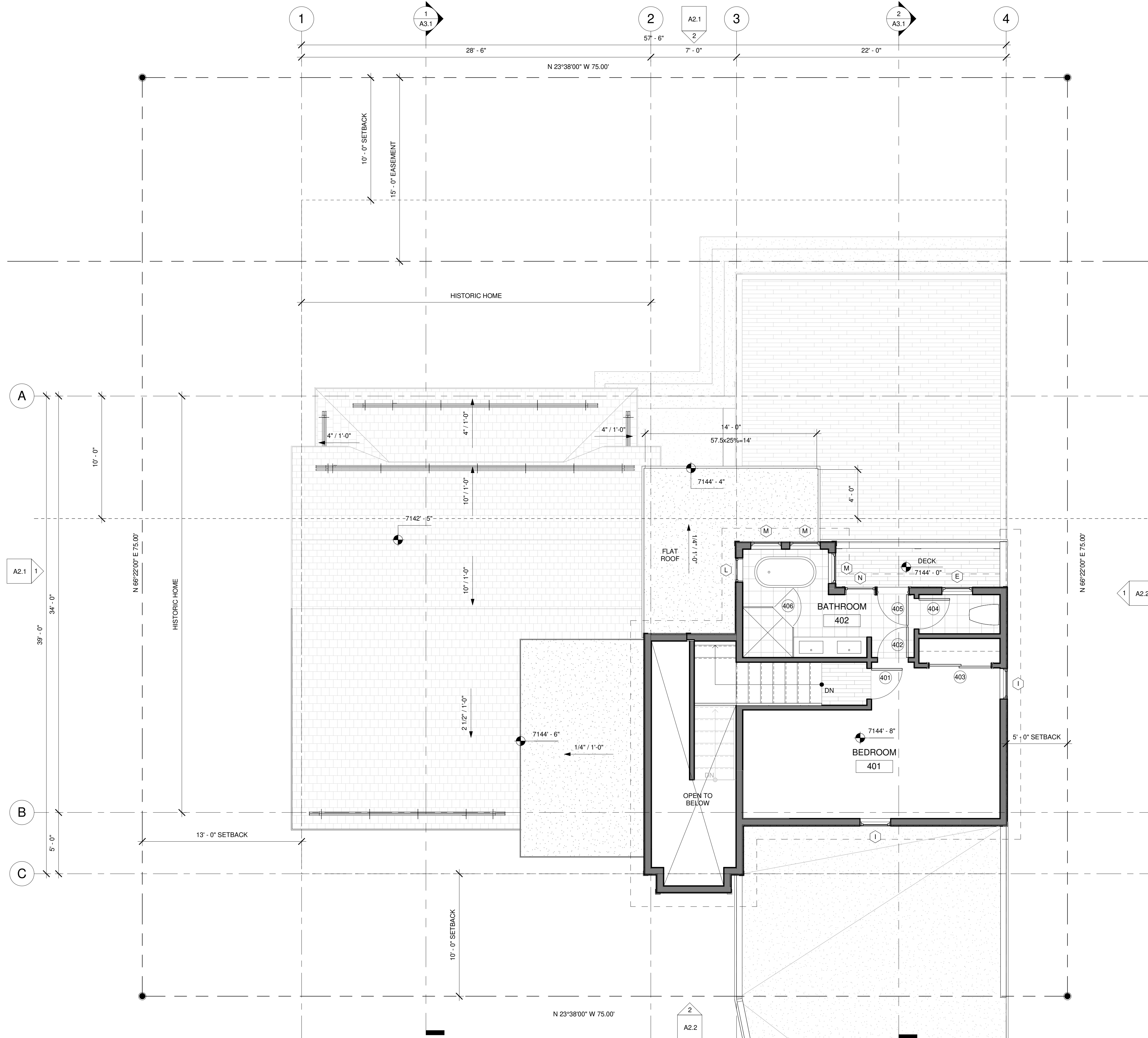
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A1.3

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GENERAL NOTES

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

2x FRAMED WALL
 CONCRETE WALL

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- NO NIGHTLY RENTAL LOCKOUT UNITS IN RESIDENCE

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

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BERKLEY RESIDENCE
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PARK CITY, UTAH 84060

PROJECT DESCRIPTION:
UPPER LEVEL PLAN

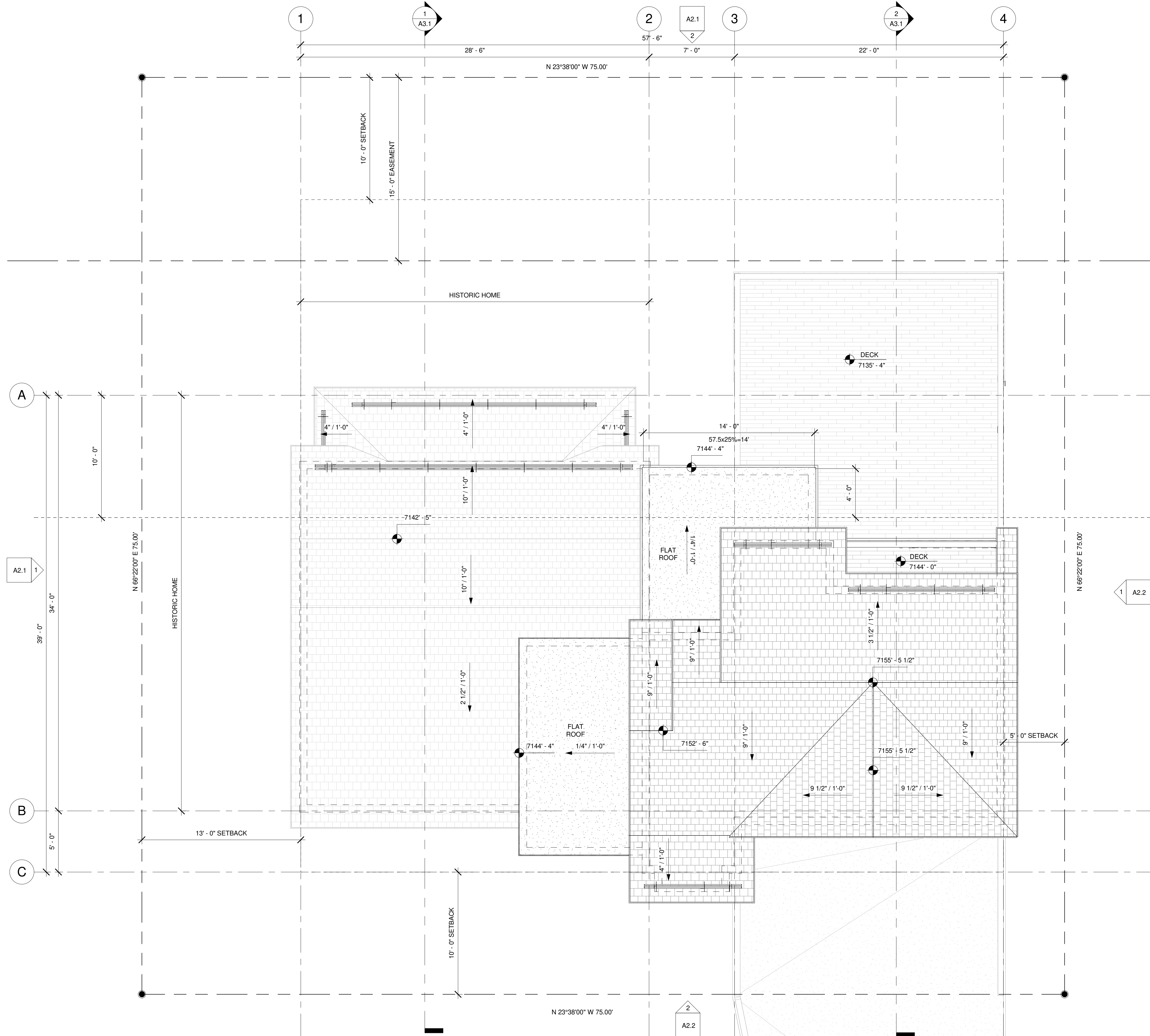
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REVISIONS:

DATE:
November 2nd, 2018

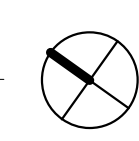
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1 ROOF PLAN
 1/4" = 1'-0"



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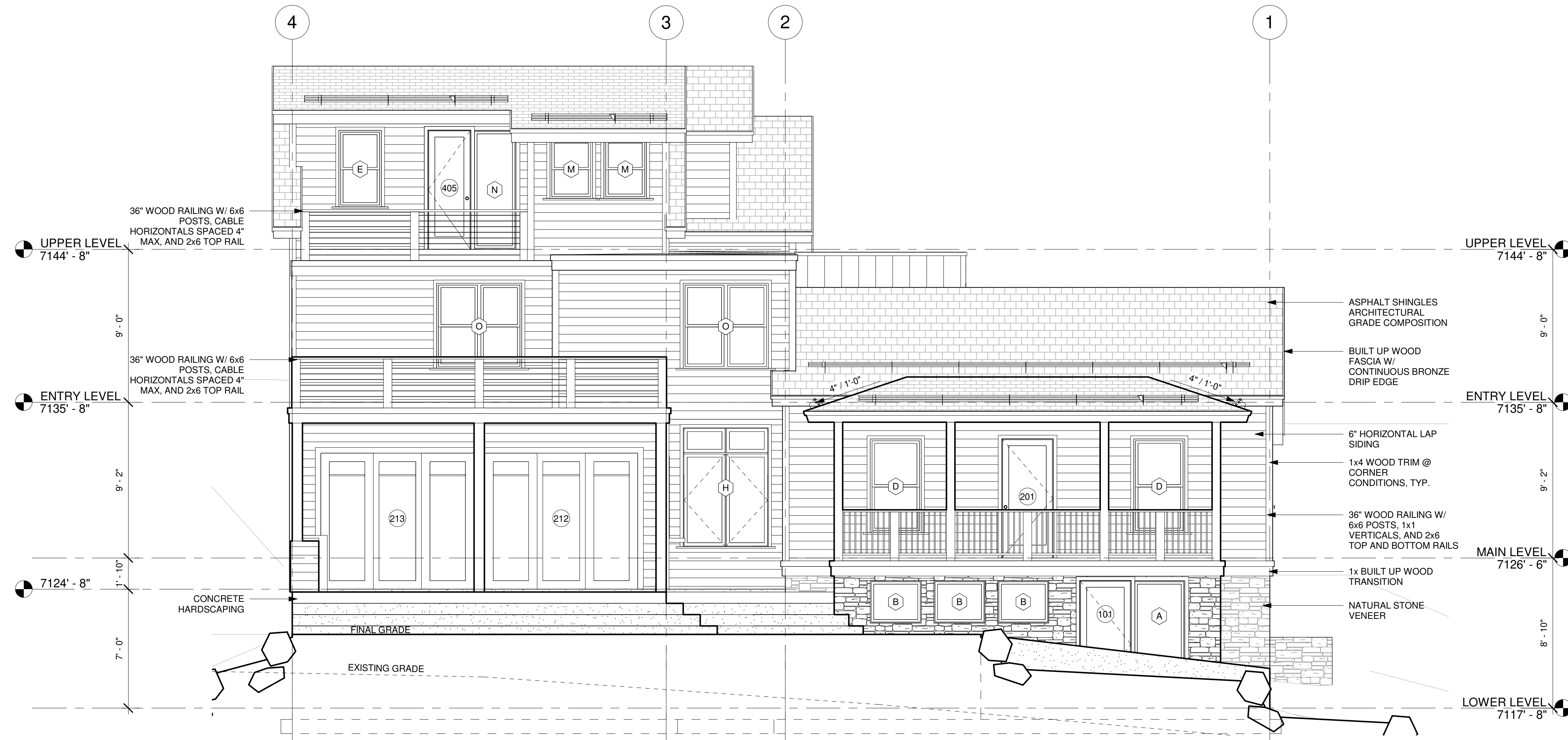
PROJECT DESCRIPTION:
BERKLEY RESIDENCE
 424 WOODSIDE AVENUE
 PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF PLAN

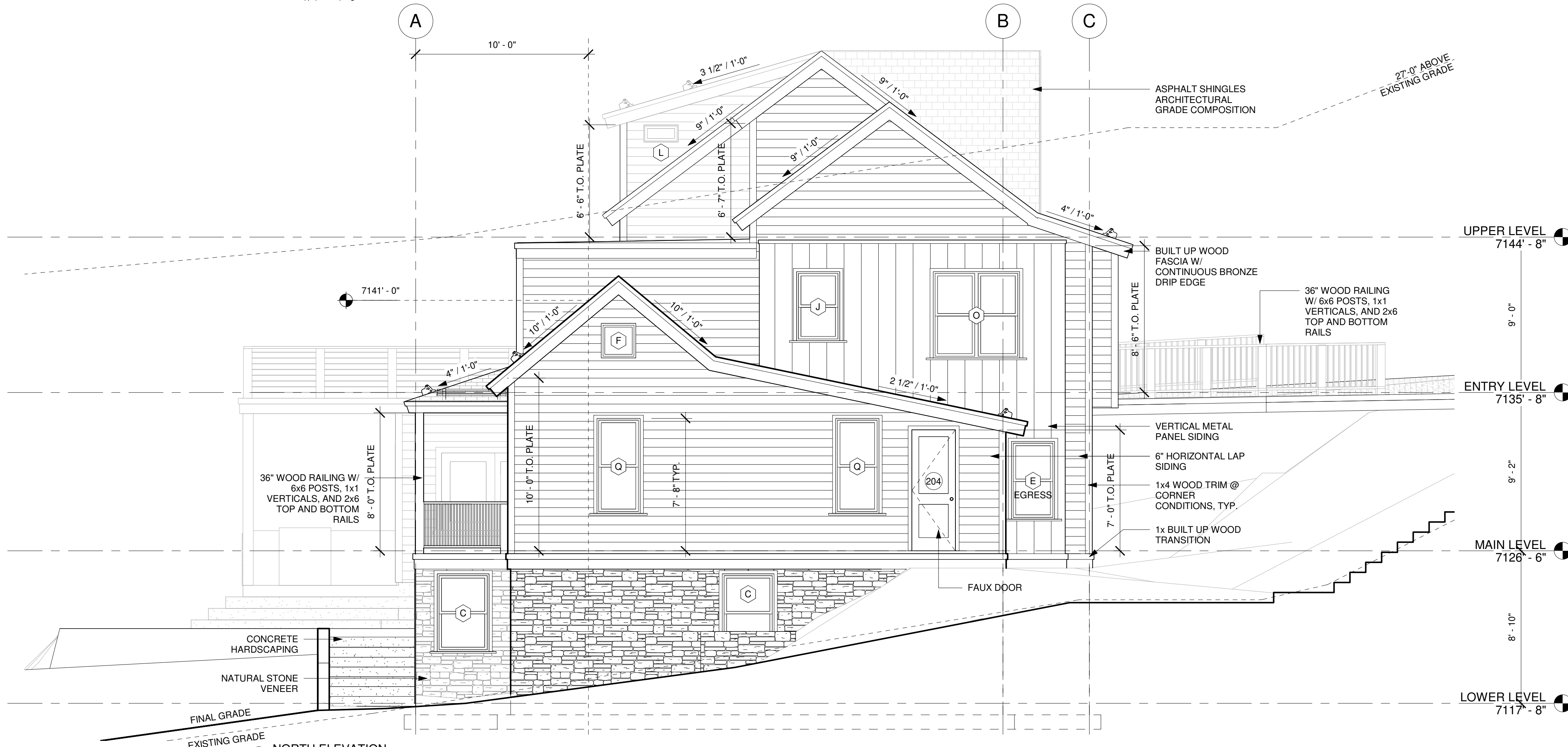
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SHEET NUMBER:
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2 EAST ELEVATION
1/4" = 1'-0"



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

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PROJECT DESCRIPTION:
NORTH AND EAST ELEVATIONS

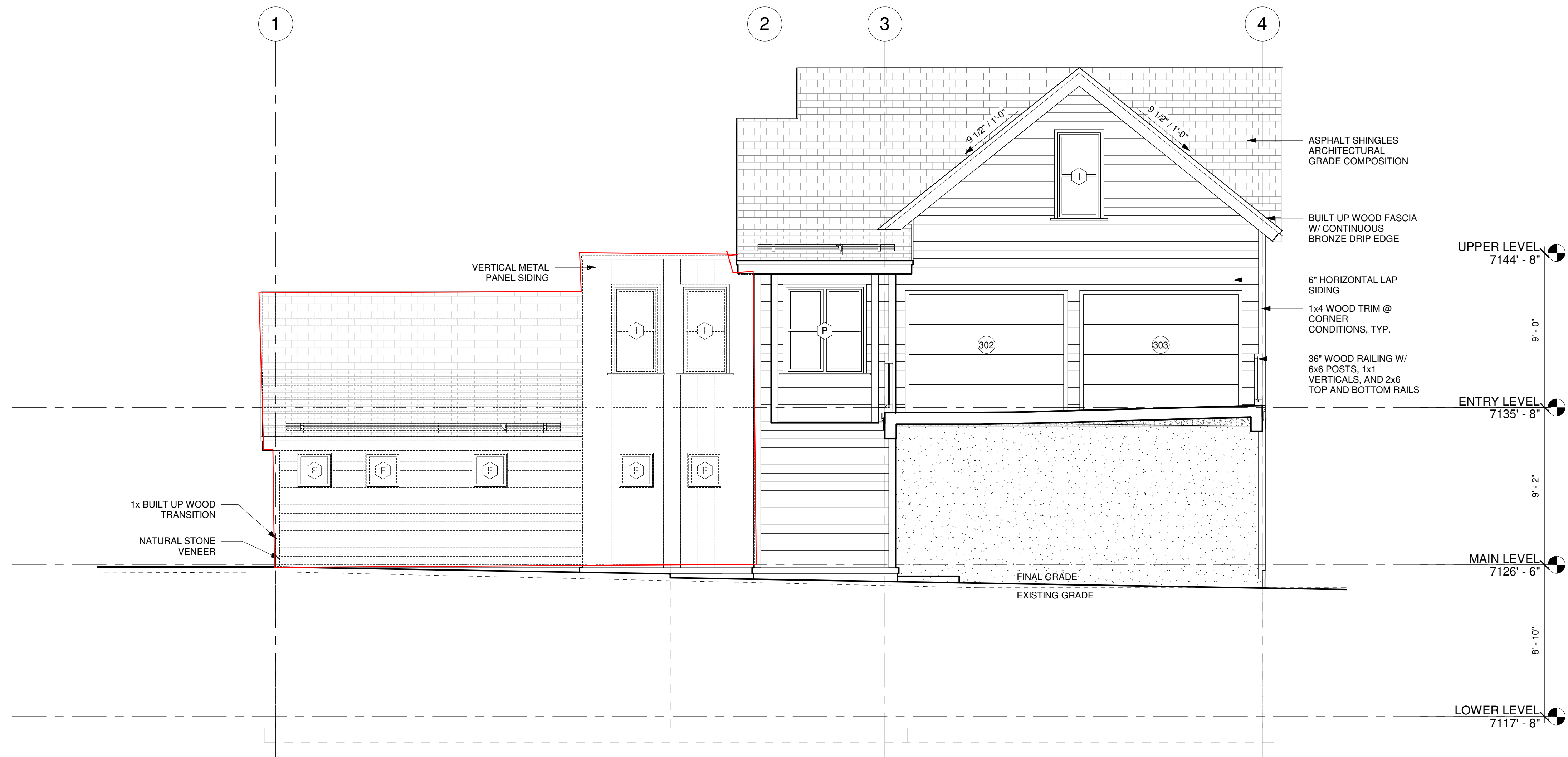
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REVISIONS:

DATE:
November 2nd, 2018

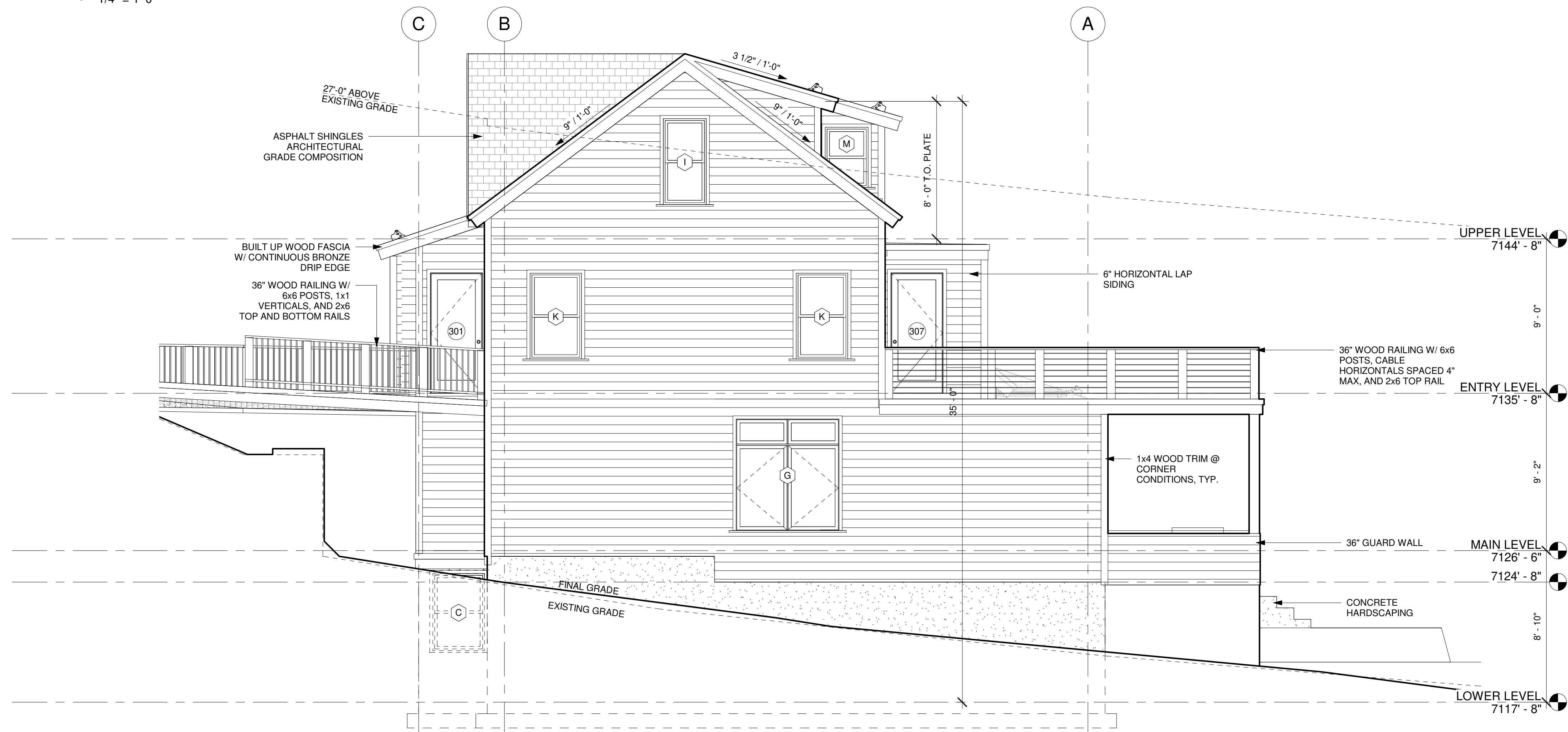
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A2.1

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② WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

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PROJECT DESCRIPTION:

SOUTH AND WEST ELEVATIONS

SHEET DESCRIPTION:

REVISIONS:

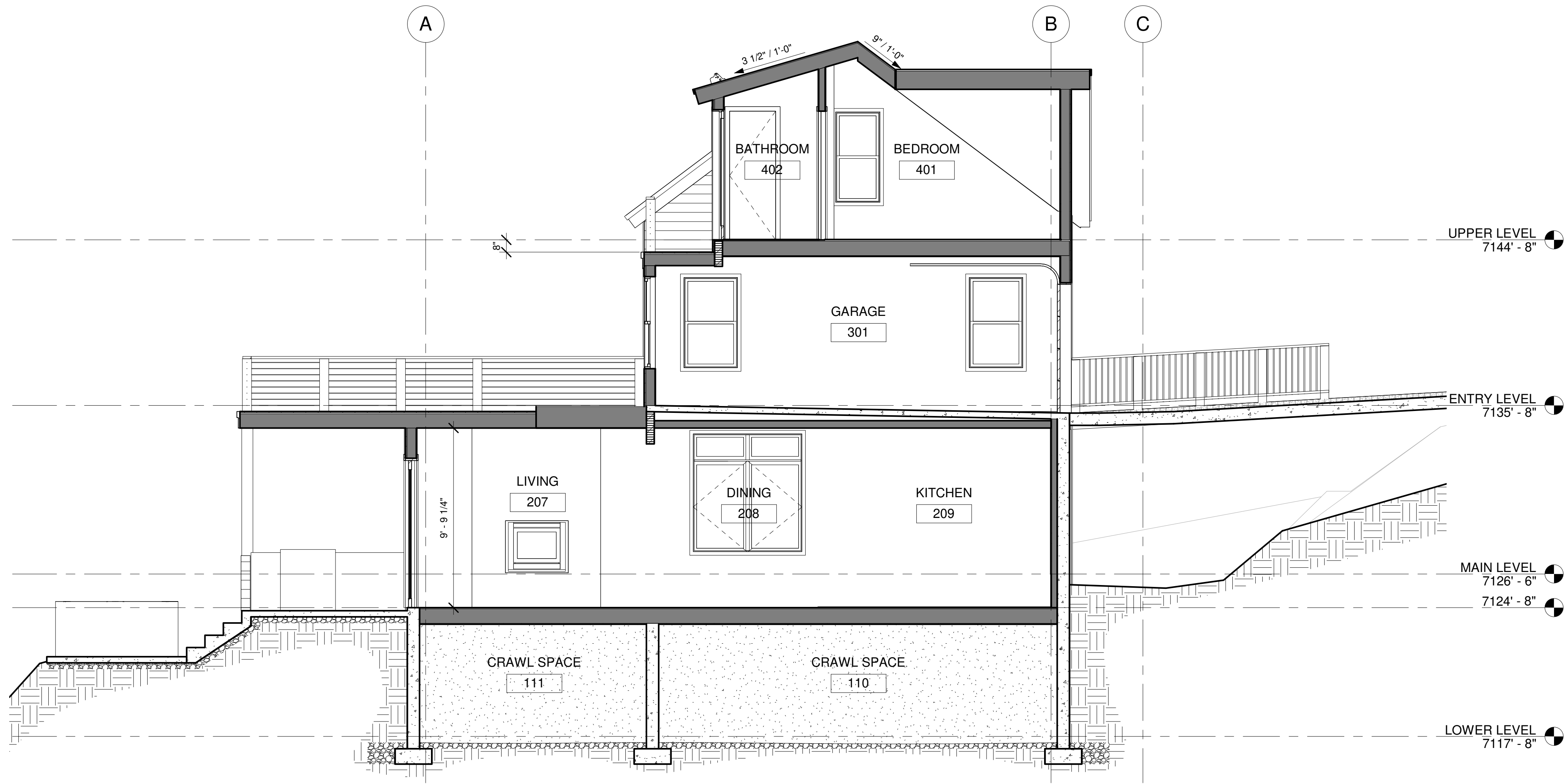
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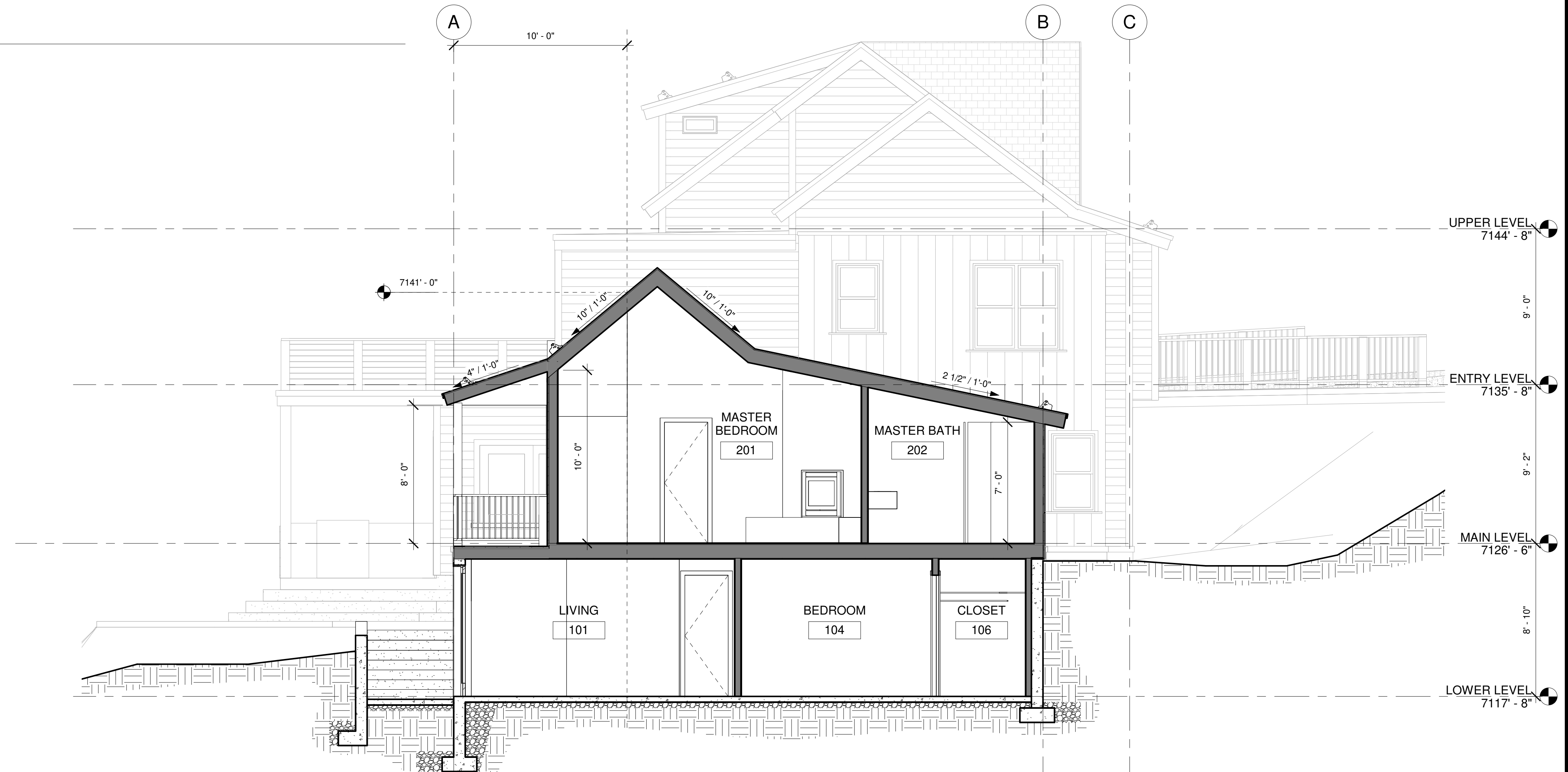
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2 BUILDING SECTION 2
1/4" = 1'-0"



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

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PROJECT DESCRIPTION:
BERKLEY RESIDENCE
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

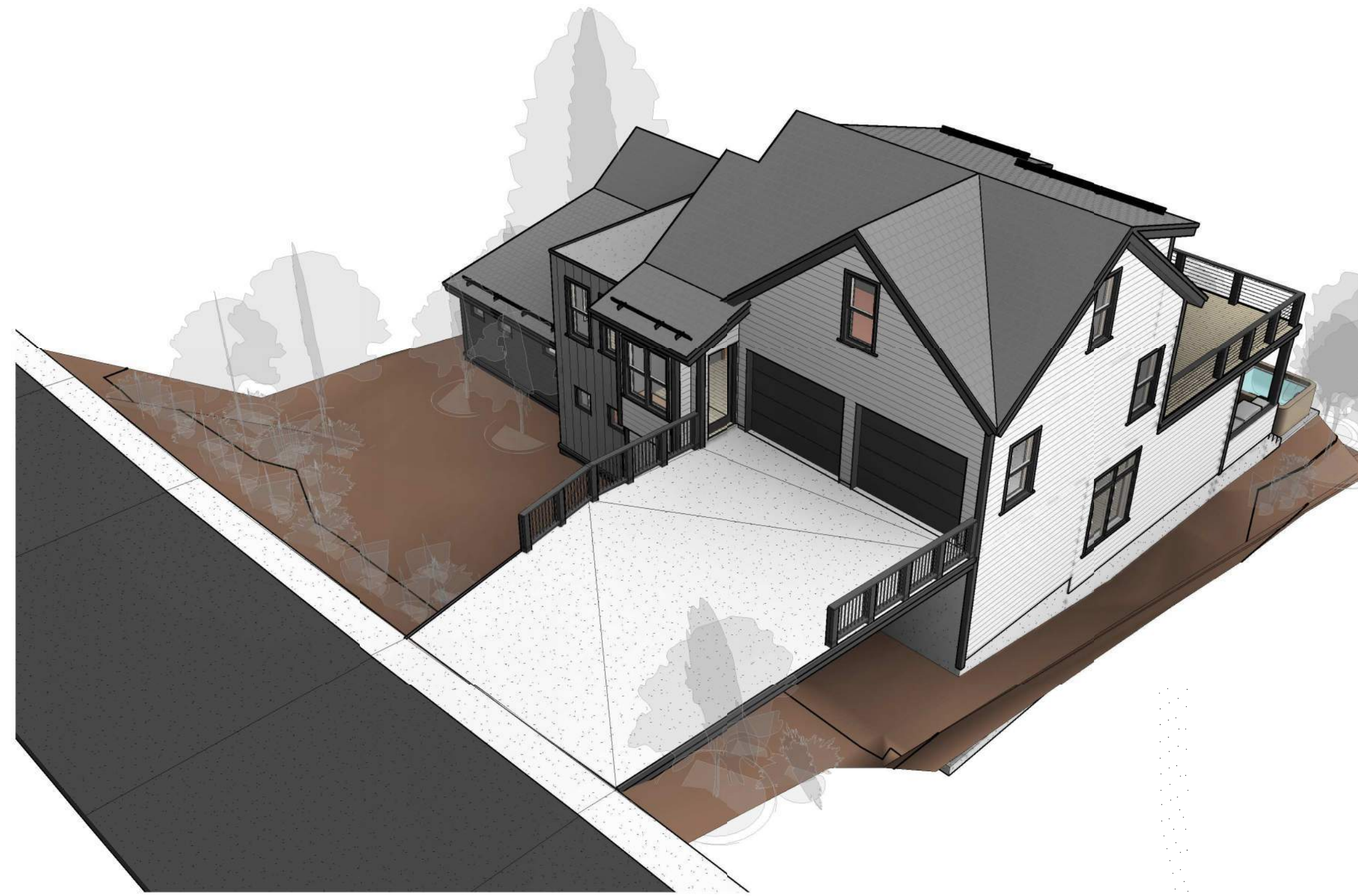
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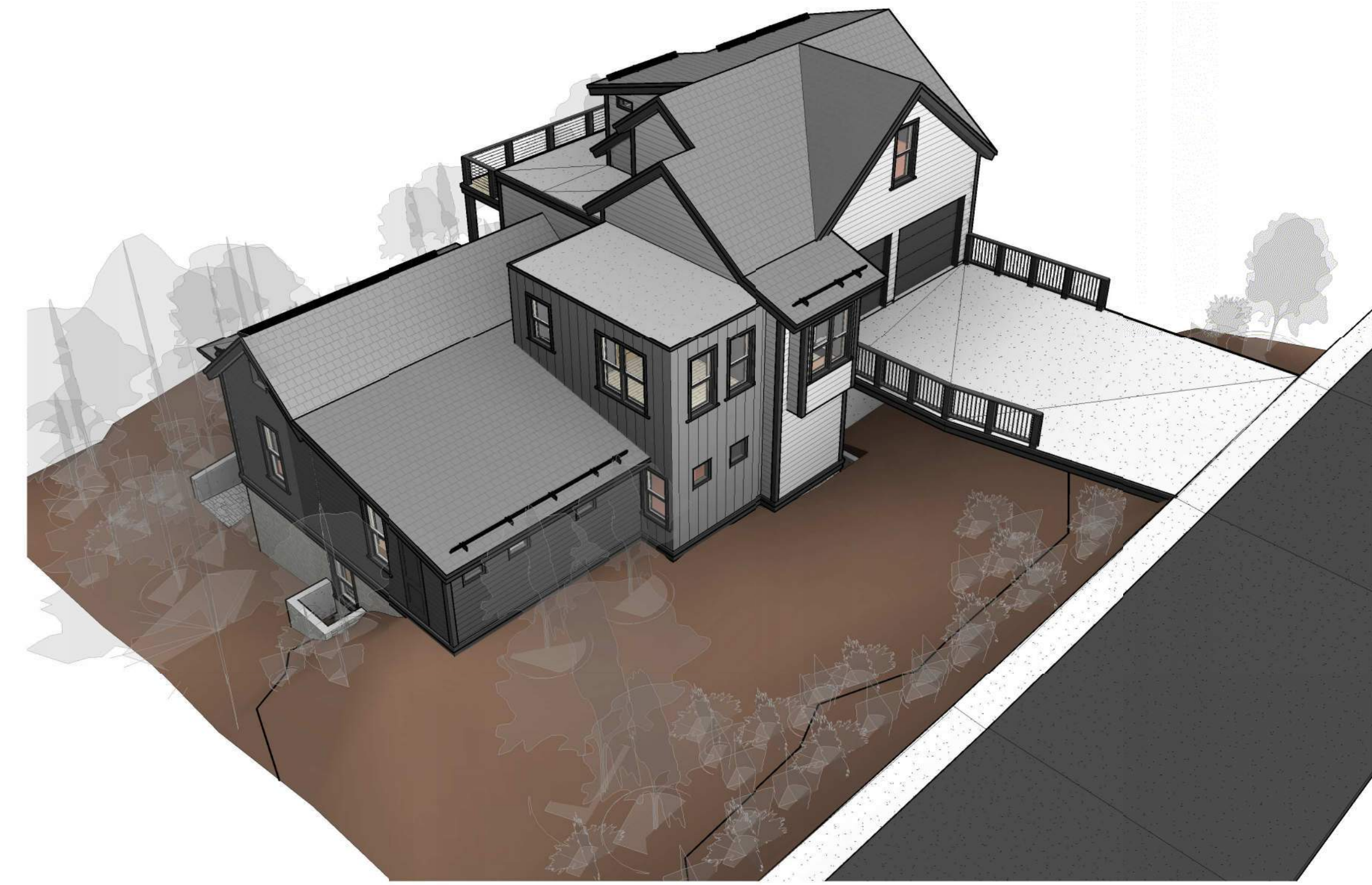
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A3.1

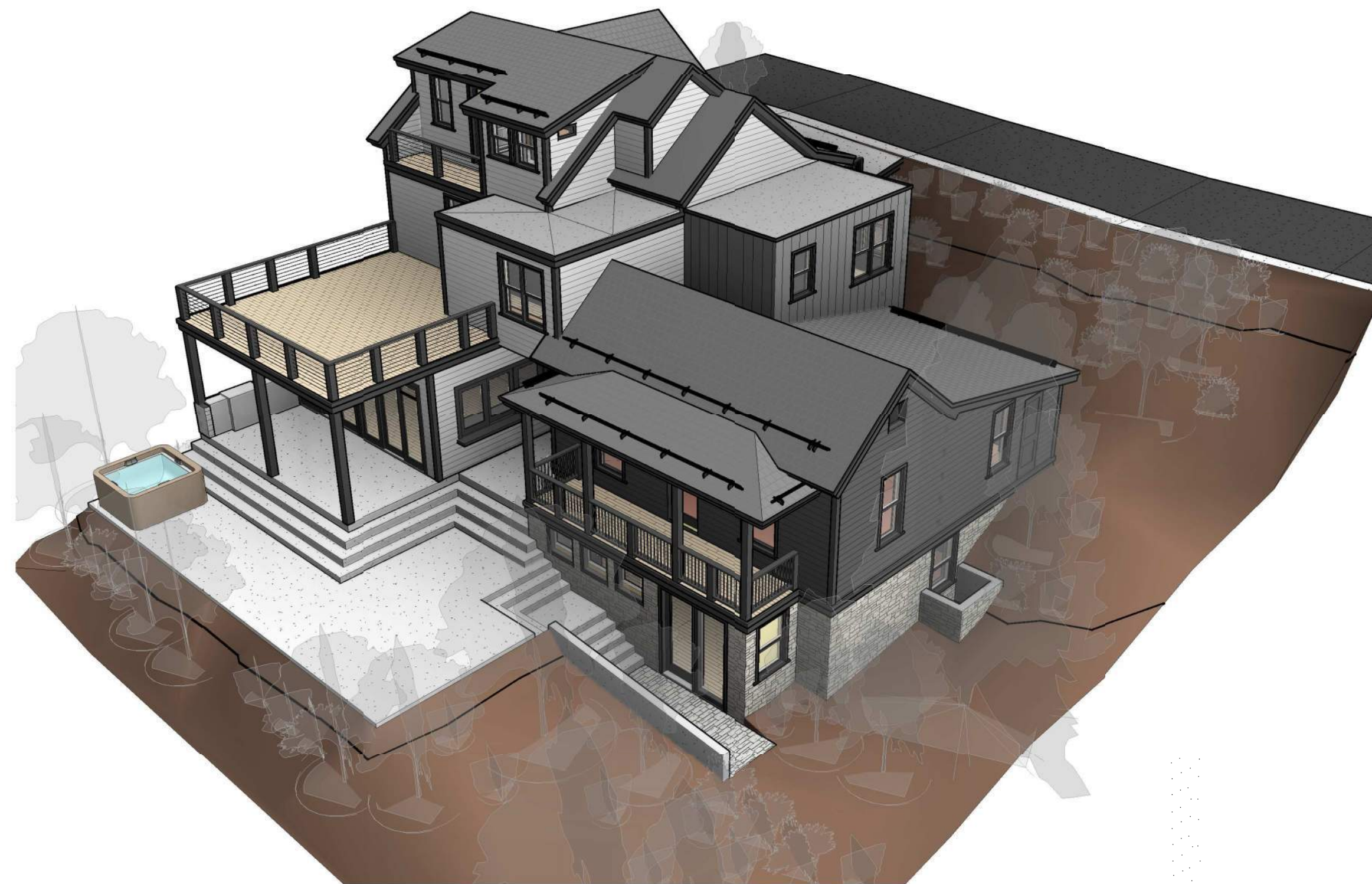
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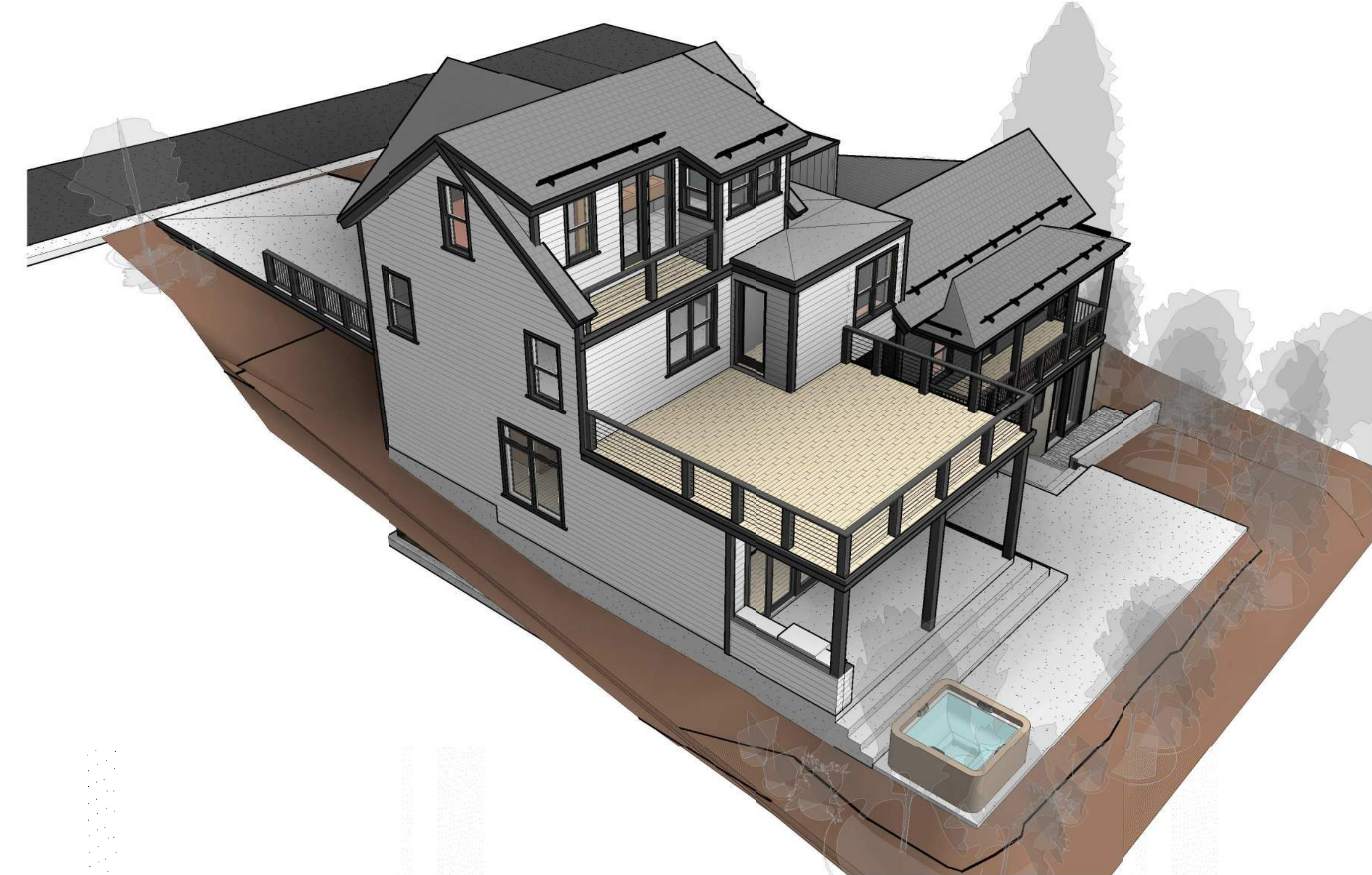
SOUTHWEST BIRDSEYE



NORTHWEST BIRDSEYE



NORTHEAST BIRDSEYE



SOUTHEAST BIRDSEYE

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BERKLEY RESIDENCE
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BIRDSEYE IMAGES

REVISIONS:

DATE:
November 2nd, 2018

PROJECT NUMBER:

SHEET NUMBER:

AI-03