
(A) Public Hearing; (B) Action
445 Park Avenue Staff Report
Exhibit B: Submitted Plans
Exhibit A: Draft Final Action Letter
Exhibit C: Material Deconstruction Final Action Letter (May 3, 2023)
Exhibit D: 2016 Intensive Level Survey Form
Exhibit E: Physical Conditions Report
Exhibit F: Historic Preservation Plan

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

*Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.
Planning Department
Staff Report

Subject: 445 Park Avenue
Application: PL-22-05133
Author: Caitlyn Tubbs, Sr. Planner
Date: August 10, 2023
Type of Item: Historic District Design Review

Recommendation
(I) Review the application, (II) conduct a public hearing, and (III) approve the Historic District Design Review request based on the Findings of Facts, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description
Applicant: Will and Lori Weisenburg, represented by Jonathan DeGray
Location: 445 Park Avenue
Zoning District: Historic Residential 1 (HR-1)
Adjacent Land Uses: Residential
Reason for Review: The Planning Director, or their Designee, reviews requests for allowed Historic District Design Reviews per LMC §15-11-12.5(A)(2).

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
445 Park Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory (HSI). The home was originally constructed c. 1880 and has undergone minimal changes. The Applicant seeks to lift the Historic Structure and construct a basement with a single-car garage and rear addition.

Background
445 Park Avenue is a 1.5-story Hall-Parlor style house built c. 1880 and is a Landmark Historic Site on Park City’s Historic Sites Inventory (HSI). The Structure was described in a 1984 National Register nomination as the Milton and Minerva Thomas House and was noted to have undergone minor additions and alterations. The house sits on a raised stone foundation at the front and sits directly on the soil in the rear yard. It is clad in wooden drop siding. The 1984 National Register nomination notes the arrangement
of openings (doors and windows) on the façade is atypical of hall and parlor houses due to the internal configuration of the rooms. Furthermore, the nomination identifies the monumental dormer projection on the roof and states the styling of the dormer indicates it was an in-period addition. A 2016 Intensive Level Survey (ILS) conducted by CRSA states the home has been minimally altered since the 1984 nomination was written; the only changes noted were the addition of a small pediment to the shed roof of the dormer and the replacement of the front door (see Exhibit D).

The Applicant proposes to lift the existing structure in place and construct a code-compliant foundation and basement with an internal single-car garage. After this, the home will be lowered back into its original location and will be within 2 feet of its existing elevation. To facilitate the lift of the Structure the Applicant will need to deconstruct the lower front porch and reconstruct it once the home is lowered onto the new foundation. Additionally, the existing chimney is in poor condition with missing mortar and is proposed to be deconstructed. The Applicant intends to reuse the existing brick in the construction of the new non-functioning chimney. Furthermore, the proposed rear addition will necessitate the removal of 225 square feet of the western (rear) wall and a 92-square-foot section of the existing roof form.

On May 3, 2023, the Historic Preservation Board conducted a public hearing and approved the Applicant’s request for material deconstruction (Staff Report) of these areas subject to the Material Deconstruction Final Action Letter (Exhibit C).

Analysis

(I) The proposal to lift the Landmark Historic Structure and construct a basement and rear addition does not diminish the Historic Integrity of the Landmark Historic Site.

New additions to Historic Structures must be constructed in such a way that the Historic Integrity of the Structure is not diminished per LMC §15-13-2(A). Historic Integrity is defined in LMC §15-15-1 as “The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Parks Service, that in various combinations define integrity. They are as follows:”

- (Staff has outlined the aspects and qualities and provided an analysis of the project’s compliance in the following table:)

![Figure 1: Approximate location of Historic Materials to be removed.](image)
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: The place where the Historic Site was constructed or the Historical event took place.</td>
<td><strong>Complies</strong> – The proposal is to lift the Landmark Historic Structure, construct a new foundation, and set the house back on its original site, deviating approximately 2 feet from its original height. The Landmark Historic Structure will remain at its original location and address.</td>
</tr>
<tr>
<td>Design: The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures, and colors of the surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.</td>
<td><strong>Complies</strong> - The construction methods utilized on 445 Park Avenue are common around the mining-era miners’ cottages within Park City’s Historic Districts. The home was built with a vernacular construction style and design and includes minimal decorative finishes. The removal of a portion of the rear siding and roofing materials will not detract from the Historic Character of the Structure or its perceived workmanship.</td>
</tr>
<tr>
<td>Setting: The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls), and the relationship between Structures and other features or open space.</td>
<td><strong>Complies</strong> – The existing grade on the Site is substantially shallower than neighboring lots. The Applicant has proposed the re-grading of the Site to be similar to that of surrounding Historic Sites along the street. Any mature or Significant Vegetation will need to be protected or replaced in kind as part of the HDDR review. The walkway from the Park Avenue public Right-of-Way to the front door of the Landmark Historic Structure will remain the same.</td>
</tr>
<tr>
<td>Materials: The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.</td>
<td><strong>Complies with Condition of Approval #17</strong> – The existing Landmark Historic Structure is sitting directly on the soil at the rear of the building and has suffered some water damage. The Applicant seeks to remove approximately 225 square feet of the original wooden siding at the rear of the Structure and a 92 square foot section of the roof to facilitate the construction of an addition. Staff recommends a Condition of Approval that the Applicant will re-use the salvageable siding material on the remainder of the...</td>
</tr>
<tr>
<td>Workmanship: The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.</td>
<td>Complies – The construction methods utilized on 445 Park Avenue are common around the mining-era miners’ cottages within Park City’s Historic Districts. The home was built with a vernacular construction style and design and includes minimal decorative finishes. The removal of a portion of the rear siding and roofing materials will not detract from the Historic Character of the Structure or its perceived workmanship.</td>
</tr>
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<td>---</td>
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</tr>
<tr>
<td>Feeling: A Site’s expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property’s historic character.</td>
<td>Complies – The requested Material Deconstruction is proposed at the rear of the property and is out of view from the public Right-of-Way along Park Avenue. The Applicant has proposed the retention of historic materials and features on facades visible from the Right-of-Way to maintain the home’s Historic character.</td>
</tr>
<tr>
<td>Association: The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.</td>
<td>Complies – The Landmark Historic Structure is not being removed from its original Site; it will be lifted and set back on top of a new foundation and will be approximately 2 feet higher than it currently sits on the Site.</td>
</tr>
</tbody>
</table>
The Applicant also seeks to remove the existing single-car garage found at the northern front corner of the property. The garage currently sits within the required 3-foot side yard setback and appears to be within inches of the property line. This garage is not shown on any of the Sanborn Maps from 1889 through 1941. This Structure is clad in yellow vinyl siding and is not discussed in either the 1984 National Register Nomination or the 2016 Intensive Level Survey prepared by CRSA. The Applicant indicated the garage was constructed in the 1960s or 1970s and is becoming dilapidated. The Applicant has proposed the construction of a new garage in the basement level of the proposed new addition which will be accessed by a new driveway on the southern end of the Site instead of the existing driveway at the northern end of the Site. During the May 3, 2023 Material Deconstruction hearing the Historic Preservation Board found the garage was not significant to the Historic Site and could be removed without damaging the character of the Site.

(II) The proposal to lift the Landmark Historic Structure and construct a basement and rear addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).

LMC §15-11-12.5(A)(2) requires the Review Authority to review the proposed plans for compliance with Chapter 15-13 Design Guidelines for Historic Districts and Historic Sites before the issuance of a building permit. Per LMC §15-1-8 the Planning Director, or their Designee, is the Review Authority for Historic District Design Reviews.

The staff has outlined the requirements and the project’s compliance therewith in the following table:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protection for Historic Structures &amp; Sites:</td>
<td>Complies –</td>
</tr>
<tr>
<td>1) Additions to historic buildings should be</td>
<td>1) The existing interior area of the home has been fully utilized from the top floor to the basement. There is no more room to expand into the interior of the Structure.</td>
</tr>
<tr>
<td>considered only when</td>
<td></td>
</tr>
</tbody>
</table>
it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

2) Additions to historic structures shall be considered with caution and shall be considered only on non-character-defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary facades of historic structures are inappropriate.

3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.

4) Additions to historic structures shall not be placed to obscure, detract from, or modify historic roof forms.

5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.

6) Where the new addition abuts the historic building, a clear transitional element between the old and the new

<p>| | |</p>
<table>
<thead>
<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2) The proposed addition is located on the tertiary (rear) façade of the Historic Structure and does not compromise the historic character of the home.</td>
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</tr>
<tr>
<td>3) The proposed addition is shorter than the ridgeline of the existing roof and is minimally visible from the primary public right-of-way.</td>
<td>3) The proposed addition is shorter than the ridgeline of the existing roof and is minimally visible from the primary public right-of-way.</td>
</tr>
<tr>
<td>4) The proposed addition does not obscure the historic roof form.</td>
<td>4) The proposed addition does not obscure the historic roof form.</td>
</tr>
<tr>
<td>5) The proposed addition minimizes the removal of historic material to the points necessary to connect the proposed Addition to the Primary Structure.</td>
<td>5) The proposed addition minimizes the removal of historic material to the points necessary to connect the proposed Addition to the Primary Structure.</td>
</tr>
<tr>
<td>6) The proposed addition has been set in from the sides of the existing home to denote the location of the new construction. The proposed addition is less than 50% of the footprint of the Primary Structure and the remaining transitional element standards are not applicable.</td>
<td>6) The proposed addition has been set in from the sides of the existing home to denote the location of the new construction. The proposed addition is less than 50% of the footprint of the Primary Structure and the remaining transitional element standards are not applicable.</td>
</tr>
<tr>
<td>7) As noted in the 1984 National Register nomination form, and reiterated in the 2016 Intensive Level Survey, 445 Park Avenue has undergone minimal additions or modifications over time. There are no additions that have gained significance in their own right which would be affected by this proposed addition.</td>
<td>7) As noted in the 1984 National Register nomination form, and reiterated in the 2016 Intensive Level Survey, 445 Park Avenue has undergone minimal additions or modifications over time. There are no additions that have gained significance in their own right which would be affected by this proposed addition.</td>
</tr>
<tr>
<td>8) The proposed new construction is not an in-line addition.</td>
<td>8) The proposed new construction is not an in-line addition.</td>
</tr>
</tbody>
</table>
7) Maintain and preserve additions to structures that are significant to the era/period of restoration.
8) In-line additions shall be avoided.

**Transitional Elements:**

| Not Applicable – A transitional element is not required because the proposed addition is less than 50% of the footprint of the Historic Structure and is shorter than the existing building. |

**General Compatibility:**

<table>
<thead>
<tr>
<th>Complies –</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) The proposed addition includes a gable roof form with a similar pitch to the existing home. The solid-to-void ratio is compatible with the existing Structure and maintains the desired 2:1 dimensional ratio for the windows.</td>
</tr>
<tr>
<td>2) The proposed addition does not directly mimic the existing Landmark Historic Structure but complements it with a gable roof and wooden lap siding.</td>
</tr>
<tr>
<td>3) The proposed addition is less than 50% of the footprint of the Primary Structure and is shorter than the ridgeline of the existing roof. The massing of the structure is subordinate to the existing dwelling and is located behind the home where it will be the least visually obtrusive.</td>
</tr>
<tr>
<td>4) The proposed addition is shorter than the Primary Structure and sits below the ridgeline of the existing roof. The massing of the structure is subordinate to the existing dwelling and is located behind the home where it will be the least visually obtrusive.</td>
</tr>
<tr>
<td>5) Not applicable.</td>
</tr>
<tr>
<td>6) The proposed wooden lap siding material is similar to what is currently used on the Historic Structure and other Structures in the character area. The Applicant has proposed</td>
</tr>
</tbody>
</table>
when viewed from the public right of way.

6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building.

7) Window shapes, patterns, and proportions found on the historic building should be reflected in the new addition.

8) Windows, doors, and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of addition shall be compatible with the historic structure.

7) The proposed addition includes a solid-to-void ratio that is comparable to that seen on the Primary Structure and Historic Structures in the neighborhood. The proposed windows follow the desired 2:1 dimensional ratio that is common on Historic Structures and there is no large concentration of glazing in any one area of the proposed addition.

8) The proposed addition includes a solid-to-void ratio that is comparable to that seen on the Primary Structure and Historic Structures in the neighborhood. The proposed windows follow the desired 2:1 dimensional ratio that is common on Historic Structures and there is no large concentration of glazing in any one area of the proposed addition.

the reuse of the stone and brick already on the site in the new design.
(III) The proposal to lift the Landmark Historic Structure and construct a basement and rear addition complies with the requirements of the Historic Residential-1 (HR-1) Zoning District (LMC Chapter 15-2.2).

The subject property is located in the Historic Residential – 1 (HR-1) Zoning District which is governed by Chapter 15-2.2 of the Land Management Code. Staff has outlined the requirements set forth in the HR-1 District in the following table:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size: 1,875 square feet</td>
<td><strong>Complies</strong> – The subject property is 3,920 square feet (0.09 acres) in size.</td>
</tr>
<tr>
<td>Lot Width: 25 feet measured 15 feet back from Front Lot Line</td>
<td><strong>Complies</strong> – The subject property is 50 feet in width and measured 15 feet back from the Front Lot Line.</td>
</tr>
<tr>
<td>Building Footprint: Maximum footprint for a 50’ x 75’ lot is 1,519 square feet</td>
<td><strong>Complies</strong> - The proposed footprint is 1,501 square feet.</td>
</tr>
<tr>
<td>Front and Rear Setbacks: 10 feet each, totaling 20 feet</td>
<td><strong>Complies</strong> - The existing Historic Structure is located 17 feet 8 inches from the Front Lot Line and the proposed rear addition will be set 10 feet from the Rear Lot Line.</td>
</tr>
<tr>
<td>Side Setbacks: 5 feet each, totaling 10 feet</td>
<td><strong>Complies</strong> – The existing Historic Structure is situated 5 feet from the southern Side Lot Line and 12 feet from the northern Side Lot Line. The proposed addition will be set 5 feet from the northern Side Lot Line and 12 feet from the southern Side Lot Line. The existing garage out front of the house is built along the northern Side Lot Line but will be removed and bring the property into compliance with all setbacks.</td>
</tr>
<tr>
<td>Maximum building height: 27 feet from the Existing Grade 35 feet from the lowest finish floor plane to the top of the topmost wall plate.</td>
<td><strong>Complies with Condition of Approval #15</strong> – The highest ridgeline of the Historic home (after being lifted) is shown at 29 feet. Staff recommends a condition of approval to grade the Site so the Structure is no more than 27 feet in height. The home will be 30 feet 6 inches from the lowest finish floor plane to the top of the topmost wall plate.</td>
</tr>
</tbody>
</table>

(IV) Historic Preservation Policy and Financial Guarantee

LMC §15-11-9(B) requires Applicants to provide Park City Municipal Corporation (PCMC) with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan (Exhibit F). The amount of this Financial Guarantee will be determined by the Chief Building Official. The Applicant will be required to provide an Escrow deposit, a cash deposit, or letter of credit to PCMC in the required amount prior to the issuance of a building permit. The City will release the Financial Guarantee funds
when the Applicant has demonstrated compliance with the Historic Preservation Plan and prior to the issuance of the Certificate of Occupancy.

**Notice**
Staff published a notice on the City’s website and the Utah Public Notice website, and posted a notice to the property on July 27, 2023. Staff mailed courtesy notice to property owners within 100 feet on July 27, 2023. The Park Record published a notice on July 29, 2023.

**Public Input**
At the time of publication of this report, no public input has been received.

**Alternatives**
- The Planning Director’s Designee may approve the Historic District Design Review;
- The Planning Director’s Designee may deny the Historic District Design Review and direct staff to make Findings for the denial; or
- The Planning Director’s Designee may request additional information and continue the discussion to a date certain or a date uncertain.

**Exhibits**
Exhibit A: Draft Final Action Letter
Exhibit B: Submitted Plans
Exhibit C: Material Deconstruction Final Action Letter (May 3, 2023)
Exhibit D: 2016 Intensive Level Survey Form
Exhibit E: Physical Conditions Report
Exhibit F: Preservation Plan
### WEISENBURG RESIDENCE

**HISTORIC DISTRICT DESIGN REVIEW**

445 PARK AVENUE, PARK CITY, UTAH 84060

#### CONSULTANTS

- **Jonathan DeGray**
- **Architect**

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#### LEGEND

- **SHEET DESCRIPTION**
- **PROJECT DESCRIPTION**

**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. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.**

**JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED**

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#### ABBREVIATIONS

- **COL. COLUMN I.D.**
- **EA.**
- **DWG.**
- **DN.**
- **DIM.**
- **DIA.**
- **D.F.**
- **CONT.**
- **EQ.**
- **ELEC.**
- **E.J.**
- **CONC.**
- **ADJ.**
- **CLG.**
- **C.M.U.**
- **C.I.**
- **BRK.**
- **BLK.**
- **ACOUST.**
- **A/C**
- **B.U.**
- **APPROX.**
- **ALUM.**

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#### CODE ANALYSIS

- **APPROVAL CODES**
  - **C1**
  - **C2**
  - **C3**
  - **C4**
  - **C5**
  - **C6**
  - **C7**
  - **C8**
  - **C9**
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  - **C19**
  - **C20**
  - **C21**
  - **C22**
  - **C23**
  - **C24**
  - **C25**
  - **C26**

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#### GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL, OWN DESIGN WORK AND MAY NOT BE DUPLICATED, PUBLISHED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX, ARE COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT CODES, RESTRICTIONS, COVENANTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER AND THE DESIGN AND ANY CONSEQUENT CONSTRUCTION.

4. BUILDING DESIGN IS NECESSARILY PROPOSED UPON PROVISIONS OF SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS REPORT.

5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH ANY AND ALL PROPOSED CHANGE MEASUREMENTS AND/OR SUBSTITUTIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

6. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND ANY PROVISIONAL REQUIREMENTS, THE MORE RESTRICTIVE REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

7. ALL WORK MAY BE PERFORMED BY OTHER KEYED NOTES. ANY AND ALL PROPOSED CHANGE MEASUREMENTS AND/OR SUBSTITUTIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

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#### INDEX TO DRAWINGS

- **AREA CALULATIONS (FT²)**
  - **COMMENTS**
  - **TOTAL**
  - **AREA**

- **CATALOG/STANDARD**
  - **COMMENTS**
  - **TOTAL**

- **STANDARD**
  - **COMMENTS**
  - **TOTAL**

- **REQUESTED**
  - **COMMENTS**
  - **TOTAL**

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#### SHEET DESCRIPTION

- **SHEET #**
- **REVISIONS:**
- **COVER SHEET**

445 PARK AVENUE, PARK CITY, UTAH 84060

**WEISENBURG RESIDENCE**

**HISTORIC DISTRICT DESIGN REVIEW**

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1. **Scale:** 1/8" = 1'-0"

2. **Ab. 2**

   - **East Elevation**
   - **South Elevation**
   - **West Elevation**
   - **North Elevation**

3. **Hatched Area Indicates Loft Above, Added After 1995.**

4. **1x8 Horizontal Lap Siding on 2x4 Studs @ 24" O.C. with 1x12 Horizontal Skip Plank on the Interior Side.**

5. **All Doors Were Replaced After 1941.**

6. **Asphalt Composite Shingles on Plywood Sheathing on 2x4 Roof Joists/Truss @ 24" O.C.**

7. **Property Line**

8. **Set Back Line**

9. **Cross Hatched Area Indicates New Plywood Over 2x8 Floor Joist @ 12" O.C.**

10. **The Shed Roof Over the Rear Addition Was Replaced with 12" TJI Roof Joist @ 24" O.C. After 1995.**

11. **Floor Assembly: Plywood Over Historic 1x3 T&G Plank on 2x6 Floor Joist @ 24" O.C.**

12. **Floor Assembly: Plywood on 1x6 Plank on Historic 1x3 T&G Plank on 2x6 Floor Joist @ 24" O.C.**

13. **1x8 Horizontal Lap Siding with Cedar Shake Siding on 2x4 Studs @ 24" O.C. with 1" Gypsum Board on the Interior Side.**

14. **Windows Are Wood Double Hung with Single Pane Glass, No Longer Operable.**

15. **Windows Are Wood Casement with Single Pane Glass, No Longer Operable.**

16. **Windows Are Wood Frame Picture with Insulated Glass, Replaced After 1941.**

17. **Windows Are Wood Casement with Insulated Glass.**

18. **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. Violators Will Be Prosecuted to the Fullest Extent of the Law.**

19. **Jonathan DeGray - Architect P.C. All Rights Reserved**

20. **November 30, 2007**

21. **WEISENBURG RESIDENCE HISTORIC DISTRICT DESIGN REVIEW**

22. **445 Park Avenue, Park City, Utah 84060**

23. **AB. 2**

24. **AS-BUILTS ELEVATIONS**

25. **Project Number:**

26. **Description:**

27. **Date:**

28. **Sheet Description:**

29. **Sheet Number:**

30. **Project Description:**
603.5.2.1 Immediate Ignition Zone. The immediate Ignition Zone shall extend from zero (0) to five (5) feet from the structure, any overhang, or deck attached to the structure and shall meet the following requirements:

1. All vegetation within the Immediate Ignition Zone shall be removed. Exceptions: Linum lewisii and Penstemon Eatonii

1. All dead and dying vegetation must be removed from within five (5) feet of the structure.

2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).

3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.

4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.

5. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.

6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.

7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.

8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

2. Small conifers growing between trees may be removed in the context of clumping, clustering, and thinning, in accordance with Section 603.4

2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).

5.1 Purpose. All structures must meet the following wildfire preparation requirements in regards to vegetation:

Home Ignition Zone.

1. All dead and dying vegetation shall be removed.

2. All dead and dying vegetation must be removed from within five (5) feet of the structure.

3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.

4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.

8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

2. All dead and dying vegetation shall be removed.

2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).

5. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.

6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.

7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.

8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

Exception: Structures meeting all of the requirements labeled in sub-section C items 1 through 4 and at least 3 of the items labeled 5 through 9 listed in Section 603.4.3 are not required to meet items 5 through 8 above.

Notwithstanding any exception, all landscaping in the Intermediate Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

1. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.

2. CONTRACTOR SHALL VERIFY ALL EXCAVATION OR PLANTING OPERATIONS.

3. CONTRACTOR SHALL VERIFY ALL PLANTING WITH IRRIGATION CONTRACTOR, AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.

4. CONTRACTOR SHALL VERIFY ALL PLANTING WITH IRRIGATION CONTRACTOR, AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.

5. CONTRACTOR SHALL VERIFY ALL PLANTING WITH IRRIGATION CONTRACTOR, AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.

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. ALL SPORTS IS RECOMMENDED.

9. ALL PLANTS ARE TO BE PLANTED IN 5 GAL.地區TUBES.

10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL BE DECOMPOSED BARK MULCH INSTALLED.

11. ALL PLANTS AND ALL PLANT STAKES SEPARATE ALL SHRUB BEDS/ NATIVE GRASS BEDS.

12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND DECOMPOSED BARK MULCH INSTALLED.

13. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS.

14. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS.

15. CURRENT AMERICAN ASSOCIATION OF HISTORICUX DISTRICT DESIGN REVIEW.

16. ALL PLANTS MEETING THE HISTORIC DISTRICT DESIGN REVIEW.

17. LANDSCAPE PLANT:

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**TABLE:**

<table>
<thead>
<tr>
<th>QUANTITY COMMON NAME</th>
<th>SIZE SPACINGS</th>
<th>SYMBOL SCIENTIFIC NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Native Grass Seed Mix Hydroseed 1 lb/1500</td>
<td>5 Gal.</td>
<td>Rose of Sharon Hibiscus syriacus 4&quot; pots 12&quot;-18&quot; distribute equally</td>
</tr>
<tr>
<td>Red twig dogwood Cornus sericea 'baileyi'</td>
<td>5 Gal.</td>
<td>Cornus sericea 'baileyi' 4&quot; pots 12&quot;-18&quot; distribute equally</td>
</tr>
<tr>
<td>Rocky Mtn. Maple Acer Glabrum 3&quot; Dia. 3'-8'</td>
<td>5 Gal.</td>
<td>Acer Glabrum 3&quot; Dia. 3'-8' distribute equally</td>
</tr>
<tr>
<td>Red Chokeberry Aronia arbutifolia</td>
<td>5 Gal.</td>
<td>Aronia arbutifolia 4&quot; pots 12&quot;-18&quot; distribute equally</td>
</tr>
<tr>
<td>Mountain Lover Pachistima Myrsinites</td>
<td>1225 S/F</td>
<td>Pachistima Myrsinites 12&quot; pots 12&quot;-18&quot; distribute equally</td>
</tr>
<tr>
<td>Wood Chips Small 3&quot; Thick Layer</td>
<td>315 S/F</td>
<td>Wood Chips Small 3&quot; Thick Layer 4&quot; pots 12&quot;-18&quot; distribute equally</td>
</tr>
</tbody>
</table>

---

**SPECIFICATIONS:**

- All root wrapping material made of synthetics or plastics shall be removed at time of planting and decomposed bark mulch installed.
- All plants and all plant stakes separate all shrub beds/natural grass beds.
- All vegetation meeting the Historic District Design Review.
- All plants meeting the Historic District Design Review.
- Native grass seed mix hydroseed 1 lb/1500.
- Red twig dogwood Cornus sericea 'baileyi'.
- Rocky Mtn. Maple Acer Glabrum 3" Dia. 3'-8'.
- Red Chokeberry Aronia arbutifolia.
- Mountain Lover Pachistima Myrsinites.
- Wood chips small 3" thick layer.
- All plants meeting the Historic District Design Review.
- All plants meeting the Historic District Design Review.
- Native grass seed mix hydroseed 1 lb/1500.
- Red twig dogwood Cornus sericea 'baileyi'.
- Rocky Mtn. Maple Acer Glabrum 3" Dia. 3'-8'.
- Red Chokeberry Aronia arbutifolia.
- Mountain Lover Pachistima Myrsinites.
- Wood chips small 3" thick layer.
- All plants meeting the Historic District Design Review.
- All plants meeting the Historic District Design Review.
- Native grass seed mix hydroseed 1 lb/1500.
- Red twig dogwood Cornus sericea 'baileyi'.
- Rocky Mtn. Maple Acer Glabrum 3" Dia. 3'-8'.
- Red Chokeberry Aronia arbutifolia.
- Mountain Lover Pachistima Myrsinites.
- Wood chips small 3" thick layer.

---

**PLANTING NOTES:**

- All plants meeting the Historic District Design Review.
- Native grass seed mix hydroseed 1 lb/1500.
- Red twig dogwood Cornus sericea 'baileyi'.
- Rocky Mtn. Maple Acer Glabrum 3" Dia. 3'-8'.
- Red Chokeberry Aronia arbutifolia.
- Mountain Lover Pachistima Myrsinites.
- Wood chips small 3" thick layer.
- All plants meeting the Historic District Design Review.
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- Mountain Lover Pachistima Myrsinites.
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- Red Chokeberry Aronia arbutifolia.
- Mountain Lover Pachistima Myrsinites.
- Wood chips small 3" thick layer.
August 10, 2023

Jonathan DeGray
degrayarch@qwest.net
(435)-649-7263

CC: Will and Lori Weisenburg

NOTICE OF PLANNING DIRECTOR DESIGNEE ACTION

Description
Address: 445 Park Avenue

Zoning District: Historic Residential – 1 (HR-1)

Application: Historic District Design Review

Project Number: PL-22-05133

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 10, 2023

Project Summary: The Applicant proposes to (I) deconstruct the front porch; (II) lift the Landmark Historic Structure; (III) construct a new foundation and basement addition; (IV) lower the Landmark Historic Structure; and (V) construct a rear addition (“445 Park Avenue Historic District Design Review”).

Action Taken
On August 10, 2023, the Planning Director’s Designee conducted a public hearing and approved the 445 Park Avenue Historic District Design Review according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact
1. The Subject Property is located at 445 Park Avenue.
2. 445 Park Avenue is a Landmark Historic Structure on Park City’s Historic Sites Inventory (HSI).
3. 445 Park Avenue is listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On January 4, 2022, the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.
5. On January 3, 2023, the Applicant submitted a full Historic District Design Review application for a proposed addition.
6. On May 3, 2023, the Historic Preservation Board conducted a public hearing and granted approval for Material Deconstruction of 225 square feet of the siding located on the western (rear) façade of the Structure and a 92-square foot section of the existing roof form. The Historic Preservation Board also granted approval for the Applicant to deconstruct and reconstruct the existing front porch.

Conclusions of Law
1. The proposed Historic District Design Review does not diminish the Historic Integrity of the Landmark Historic Site in accordance with LMC §15-13-2(A).
3. The proposed Historic District Design Review complies with the requirements set forth by the Historic Residential – 1 (HR-1) Zone as outlined in LMC Chapter 15-2.2.
4. The analysis sections included in the Staff Report dated August 10, 2023 are incorporated herein.

Conditions of Approval
1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with deconstructed Historic materials (if available), or 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 (or their Designee) and the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director (or their Designee) and the Historic Preservation Planner.
4. The Applicant must obtain Plat Amendment approval to consolidate the two existing Lots of Record and record the amended plat with the Summit County Recorder’s Office prior to the issuance of a building permit.
5. An encroachment agreement is required for work conducted five feet or less from a Lot Line or having the potential to encroach onto another property.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to the issuance of a building permit. Cribbing or shoring must be of engineer-specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
8. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
9. The Planning Director (or their Designee) 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 as necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The Applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five days of any relocation or alteration to the cribbing and/or shoring.
10. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Financial Guarantee or ACE could take place.
11. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
12. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
13. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.

14. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.

15. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. The height of the Structure shall be no more than 27 feet above grade.

16. No more than six inches of foundation shall be visible above final grade on the primary and secondary facades.

17. The Applicant shall re-use any salvageable removed original siding material to replace areas of damaged siding on the remainder of the Historic Structure.

18. All conditions of approval from the May 3, 2023 Material Deconstruction Final Action Letter apply.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director Designee

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
    Project File
May 3, 2023

Jonathan DeGray
445 Park Avenue
Park City, UT 84060
435-649-7263

CC: Wilson Weisenburg

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description
Address: 445 Park Avenue

Zoning District: HR-1 Historic Residential

Application: Material Deconstruction of Landmark Historic Material

Project Number: PL-22-05133

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 3, 2023

Project Summary: Applicant seeks approval for Material Deconstruction of a Portion of a Landmark Historic Structure to Facilitate the Construction of an Addition.

Action Taken
On April 5, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for portions of 445 Park Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact
1. 445 Park Avenue is a Landmark Historic Structure on Park City’s Historic Sites Inventory.
2. The home was originally constructed c. 1880 and is a 1.5-story Hall-Parlor style house.
3. In 1984, 445 Park Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On January 4, 2022 the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.
5. On January 3, 2023 the Applicant submitted a full Historic District Design Review application for a proposed addition.

Material Deconstruction
6. The Applicant proposes the Material Deconstruction of a portion of the existing roof and the rear exterior wall to accommodate an addition to expand the living area of the home and provide an attached garage.
7. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
8. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the front of the property, subject to the Conditions of Approval below.

Conditions of Approval
1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. 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 Historic Preservation 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 Historic Preservation Planner.
4. The Applicant must obtain Historic District Design Review approval prior to the issuance of a building permit.
5. An encroachment agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
8. The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
9. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
10. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
11. The form, material, and detailing of a new foundation shall be similar to foundations of nearby structures.
12. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
13. The Applicant shall complete a Historic Preservation Plan, subject to approval by the Chief Building Official and the Planning Director prior to the issuance of a building permit.
14. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
15. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to the issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
16. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
17. 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/she/they determine that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The Applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five days of any relocation or alteration to the cribbing and/or shoring.
18. The Applicant shall also request an inspection through the Building Department following the modification to the ribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
19. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
20. The addition shall be visually subordinate to the Historic Structure when viewed from the primary public Right-of-Way.
21. In-line additions shall be avoided.
22. The Applicant shall re-use any salvageable removed original siding material to replace areas of damaged siding on the remainder of the Historic Structure.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Randy Scott, Historic Preservation Board Chair

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
HISTORIC SITE FORM
Utah State Historic Preservation Office

1 IDENTIFICATION

Name of Property: Milton and Minerva Thomas House

Address: 445 Park Avenue
City, County: Park City, Summit, Utah

Current Owner Name: Wilson T. and Lorilee G. Weisenburg (H/W jt.)
Current Owner Address: 5881 Lancefield Drive Huntington Beach, CA 92649

Legal Description (include acreage): PC 58 LOTS 12 & 13 BLK 4 PARK CITY SURVEY IQC-51 M121-580 M130-746 346-412 1311-409; 0.09 AC

2 STATUS/USE

Property Category Evaluation Use

- building(s) eligble/contributing Original Use: single dwelling
  - structure ineligible/non-contributing
  - site out-of-period
  - object

3 DOCUMENTATION

Photos: Dates

- digital: Nov. 2013 (3)
- prints: 2006 (2), 1983, 1940s

Drawings and Plans

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

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

- abstract of title
- tax card & photo
- building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers

- city/county histories
- personal interviews
- USHS History Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- local library: Park City Museum
- university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: August 2015
4 ARCHITECTURAL DESCRIPTION

Building Style/Type:  hall-parlor type  
No. Stories:  1.5  
Foundation Material:  stone  
Wall Material(s):  wooden drop siding  
Additions:  none  
minor  
major (describe below)  
Alterations:  none  
minor  
major (describe below)  
Number of associated outbuildings:  0  
and/or structures:  0  

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The house at 445 Park Avenue was described in a 1984 National Register nomination as follows:

“This house is a one and one half story frame hall and parlor house with a gable roof. It is set on a raised stone foundation. The arrangement of openings on the facade is atypical, compared with other examples of this vernacular type. The facades of hall and parlor houses are generally symmetrical with a door centered between windows. The openings of this facade, however, are arranged with two windows on one side of the door and a single window on the other. The asymmetrical arrangement of openings corresponds with the internal division of the floor plan. The two rooms at the front of the house are of unequal size. It is likely that there were originally two rooms of identical size at the back of the house, but that space has been altered to include two small rooms and one large room. The size of the front door has been reduced, but that change is minor. A front porch, which was formed by an extension of the roof edge, spans the facade. It is supported on square columns and has a straight post balustrade. A monumental dormer projects from the roof. Styling of the dormer and evidence of the dormer in an old photograph of the area indicate that it was an in-period addition. It has a gable roof and drop siding that matches the siding of the original building. Fishscale shingles highlight the gable. The shed roof porch attached to the front of the dormer has square posts and a straight post balustrade. The porch is probably a more recent addition than the dormer itself: Every effort was made, however, to create a structure that complements the original building. This house, with the addition of the dormer, reflects a common method of expansion of a simple rectangular house. The top half story of the building was opened up by adding a dormer. In this case, the addition of the dormer is particularly sympathetic with and complementary to the design of the original house. No other major changes are reflected on the exterior of the building, therefore it retains its original character.”

The house has remained mostly unchanged since the time of this description; however, there have been a few small modifications. A small pediment has been added to the shed roof of the dormer, and the front door has been replaced with a modern door. The overall form and materiality of the house remains intact and the house retains its historic value.

5 HISTORY

Architect/Builder:  unknown  
Date of Construction:  c. 1880  

Historic Themes:  Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)

| Agriculture | Economics | C Industry |
| Archeology | _Education | _Invention |
| Art | _Engineering | _Architecture |
| Commerce | _Entertainment/ | _Landscape |
| Communications | Recreation | Law |
| Community Planning | Ethnic Heritage | Literature |
| & Development | Exploration/ | Maritime History |
| Conservation | Settlement | Military |
| | | Performing Arts |
| | | C Other: Mining |

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The history of this house was described in the 1984 National Register nomination form as follows:

“Built c. 1880, the Milton and Minerva Thomas House at 445 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City’s mining boom era, significantly contributes to the character of the residential area.”
This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, having probably been built in the late 1870s by Milton and Minerva Thomas. Although the Thomases did not receive legal title to the property until 1882, it was not unusual during the early decades of Park City’s settlement for individuals to build their houses on land which they had obtained through informal rather than legal transactions. 1880 census records indicate that the Thomases were living in this neighborhood at that time, so it is possible that this house was built and being used by them before 1880. Milton was a native of Texas (b. c.1849) and a miner, and Minerva was a Utah native (b. 1860). They had at least two children while living in this house.

The Thomases sold this house in 1884 to Thomas and Rebecca Cupid, who lived here for only one year. Thomas served for many years as a U.S. deputy sheriff in Park City. Henry Newell bought this house in 1885 and owned it until 1897. His relatively long length of residence apparently prompted townsfolk to refer to this as the “Newell residence.” Henry was a butcher from New York. It was under Newell’s ownership, perhaps, that the large dormer was added to the roof of the house.

Other owners of the house include Alfred Thompson (1897-1901), who apparently rented it out, Mathias Jurgensen (1901-05), M.D. Hurlburt (1905-20), and Julius Olsen and family (1920-38).”

Further research has uncovered more information regarding several of the other owners and occupants of this house. No information could be found on Alfred Thompson or Mathias Jurgensen. M.D. Hurlburt owned a drug store that was destroyed in the fire of 1898, but was rebuilt by 1899; that is all that is known of him.

Julius Olsen appears on the 1920 census, living in this house with his wife Clara, and their daughter Grace. He was originally from Norway, and worked as a machinist for a mine. He transferred the property to Lawrence Olsen in 1926, but it is unknown what their relationship was. Lawrence Olsen owned and occupied the house during the 1930 census, with his wife Stena and their daughter. He also had a family renting a part of the property, William and Cecil King and their two daughters. Lawrence worked as a tinner, and was at one time a bishop in the LDS Church. William King worked as a salesman for a clothing store, but nothing else is known of him or his family.

The house was still owned by the Olsen’s during the 1940 census, but it appears that they rented it out during that time. It was occupied by John Yriondo and his wife Utahna. John worked as a miner, but no other information could be found on him or Utahna. Stena Olsen continued to own the house until 1947. The property has changed hands several times since the historic period, and is currently owned by Wilson and Lorilee Weisenburg.

<table>
<thead>
<tr>
<th>TRANSACTION DATES</th>
<th>GRANTOR (SELLER)</th>
<th>GRANTEE (BUYER)</th>
<th>TYPE OF TRANSACTION</th>
<th>DOLLAR AMOUNT</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td>5/23/1882</td>
<td>Edwd P. Ferry</td>
<td>Minerva Thomas</td>
<td>W</td>
<td></td>
<td>&quot;12,13&quot;</td>
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<tr>
<td>8/30/1884</td>
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<td>Thomas Cupit</td>
<td>W</td>
<td></td>
<td>&quot;12,13&quot;</td>
</tr>
<tr>
<td>10/14/1885</td>
<td>Thomas Cupit</td>
<td>Henry Newell</td>
<td>W</td>
<td></td>
<td>&quot;12,13&quot;</td>
</tr>
<tr>
<td>1/20/1897</td>
<td>Henry Newell &amp; wife</td>
<td>Alfred Thompson et al</td>
<td>War.</td>
<td></td>
<td>&quot;12,13,20,21&quot;</td>
</tr>
<tr>
<td>1/20/1897</td>
<td>Alfred Thompson et al</td>
<td>Henry Newell</td>
<td>Mortgage</td>
<td>$2100.00</td>
<td>&quot;12,13,20,21&quot;</td>
</tr>
<tr>
<td>10/31/1901</td>
<td>Alfred Thompson</td>
<td>Mathias Jurgensen</td>
<td>W.D.</td>
<td></td>
<td>&quot;1/2 [interest] 12,13,20,21&quot;</td>
</tr>
<tr>
<td>2/4/1905</td>
<td>S.M. Jurgensen &amp; wife</td>
<td>M.D. Hurburt</td>
<td>W.D.</td>
<td></td>
<td>&quot;12,13,20,21&quot;</td>
</tr>
<tr>
<td>6/29/1920</td>
<td>F.B. Hurburt, et ux</td>
<td>Julius Olsen</td>
<td>W.D.</td>
<td></td>
<td>&quot;12,13,20,21&quot;</td>
</tr>
<tr>
<td>11/2/1926</td>
<td>Julius Olsen et ux</td>
<td>Lawrence H. Olsen et ux</td>
<td>W.D.</td>
<td></td>
<td>&quot;12,13&quot; [rest of form]</td>
</tr>
<tr>
<td>12/12/1947</td>
<td>Stena Olsen</td>
<td>Robert Birch, et ux</td>
<td>W.D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4/26/1967</td>
<td>Allan &amp; Iclea Gines</td>
<td>Louis &amp; Myrtle Arko</td>
<td>W.D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10/20/1978</td>
<td>Louis &amp; Myrtle Arko</td>
<td>Ronald R. Whaley</td>
<td>W.D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4/5/1979</td>
<td>Ronald R. Whaley</td>
<td>Greg N. &amp; Nancy G. Orrell</td>
<td>W.D.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Researcher: John Ewanowski, CRSA Architecture

Date: 4/2/2014
Address: 445 Park Avenue, page 2
City: Park City, UT
Current Owner: Wilson T. & Lorilee G. Weisenburg
Address: (see historic site form for address)

<table>
<thead>
<tr>
<th>TRANSACTION DATES</th>
<th>GRANTOR (SELLER)</th>
<th>GRANTEE (BUYER)</th>
<th>TYPE OF TRANSACTION</th>
<th>DOLLAR AMOUNT</th>
<th>COMMENTS</th>
</tr>
</thead>
</table>

Researcher: John Ewanowski, CRSA Architecture  Date: 4/2/2014
Structure/Site Information Form

1

Street Address: 445 Park
Park City, Summit County, Utah
Name of Structure: Milton and Minerva Thomas House
Present Owner: Greg N. and Nancy G. Orrell
Owner Address: 1236 9th Street #2, Santa Monica, CA 90401
Year Built (Tax Record):
Legal Description: Lots 12 & 13, Block 4, Park City Survey.
Effective Age: Less than one acre.
Kind of Building:
Tax#: PC 58

2

Original Owner: probably Milton & Minerva Thomas
Original Use: Residence
Construction Date: c. 1880
Demolition Date:
Present Use:
Building Condition: "Excellent"
Integrity: "Unaltered"
Preliminary Evaluation: "Significant"
Final Register Status:

3

Photography: Date of Slides: 1983
Views: Front Side Rear Other
Slide No.: Date of Photographs: 1983
Views: Front Side Rear Other
Photo No.: Research Sources:

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

1880 Census Records. Summit County, Park City Precinct, pp. 4, 13.
1900 Census Records. Summit County, Park City Precinct.

Reseacher: Roger Roper
Date: 4/84
**Street Address:** 445 Park

**Architect/Builder:** Unknown

**Building Materials:** Wood

**Building Type/Style:** Hall & Parlor House

**Description of physical appearance & significant architectural features:**

This house is a one and one half story frame hall and parlor house with a gable roof. It is set on a raised stone foundation. The arrangement of openings on the facade is atypical, compared with other examples of this vernacular type. The facades of hall and parlor houses are generally symmetrical with a door centered between windows. The openings of this facade, however, are arranged with two windows on one side of the door and a single window on the other. The asymmetrical arrangement of openings corresponds with the internal division of the floor plan. The two rooms at the front of the house are of unequal size. It is likely that there were originally two rooms of identical size at the back of the house, but that space has been altered to include two small rooms and one large room. The size of the front door has been reduced, but that change is minor. A front porch, which was formed by an extension of the roof edge, spans the facade. It is supported on square columns and has a straight post balustrade. A monumental dormer projects from the roof. Styling of the dormer and evidence of the dormer in an old photograph of the area indicate that it was an in-period addition. It has a gable roof and drop siding that matches the siding of the original building. Fishscale shingles highlight the gable. The shed roof porch attached to the front of the dormer has square posts and a (See continuation sheet)

**Statement of Historical Significance:**

Built c. 1880, the Milton and Minerva Thomas House at 445 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City’s mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, having probably been built in the late 1870s by Milton and Minerva Thomas. Although the Thomases did not receive legal title to the property until 1882, it was not unusual during the early decades of Park City’s settlement for individuals to build their houses on land which they had obtained through informal rather than legal transactions. 1880 census records indicate that the Thomases were living in this neighborhood at that time, so it is possible that this house was built and being used by them before 1880. Milton was a native of Texas (b. c.1849) and a miner, and Minerva was a Utah native (b. 1860). They had at least two children while living in this house.

The Thomases sold this house in 1884 to Thomas and Rebecca Cupid, who lived here for only one year. Thomas served for many years as a U.S. deputy sheriff in Park City. Henry Newell bought this house in 1885 and owned it until 1897. His relatively long length of residence apparently prompted townsfolk to refer to this as the "Newell residence." Henry was a butcher from New York. It was under Newell’s ownership, perhaps, that the large dormer was added to the roof of the house.

(See continuation sheet)
445 Park
Description continued:

straight post balustrade. The porch is probably a more recent addition than the dormer itself. Every effort was made, however, to create a structure that complements the original building. This house, with the addition of the dormer, reflects a common method of expansion of a simple rectangular house. The top half story of the building was opened up by adding a dormer. In this case, the addition of the dormer is particularly sympathetic with and complementary to the design of the original house. No other major changes are reflected on the exterior of the building, therefore it retains its original character.

History continued:

Other owners of the house include Alfred Thompson (1897-1901), who apparently rented it out,² Mathias Jurgensen (1901-05), M.D. Hurlburt (1905-20), and Julius Olsen and family (1920-38).

¹Park Record, August 25, 1900, p. 3. See 364 Park structure/site form. ²Ibid.
445 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Sanborn Map history

1889

1900

1907

1929

1941
PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☑ An original part of the building</td>
</tr>
<tr>
<td>☐ A later addition</td>
</tr>
<tr>
<td>Aluminum</td>
</tr>
<tr>
<td>Estimated date of construction: 1950's</td>
</tr>
</tbody>
</table>

Describe existing feature:

Site design features are minimal. There is a sidewalk leading to the front entry stairs. A small driveway leading to a substandard garage/shed. There are no walls or fences. The existing landscaping is comprised of a few box elder trees and native grasses. The site slopes gently from the street up to the rear for the first 65', gaining 8-10' of elevation, but then kicks up in slope 5-6' in the last 10' of the site.

Describe any deficiencies: Existing Condition: ☑ Excellent ☐ Good ☑ Fair ☐ Poor

The garage/shed are nonhistoric and will be removed

Photo Numbers: 1-13   Illustration Numbers: Site Survey
2. Structure

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

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
</table>

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

Estimated date of construction: **1880**

Describe existing feature:

Building is a frame structure, two stories with a basement. The partial foundation is comprised of stacked stone on two sides with CMU on the east side. The building appears to be sitting in the dirt at the rear of the building.

Describe any deficiencies:  

- Building frame appears to have changed little over the years. The frame is substandard and does not meet current code. The foundation also is none code compliant and will need to be reconstructed.

Photo Numbers: **1-13, 21-46**  
Illustration Numbers: **AB-1, AB-2**
3. Roof

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

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th></th>
</tr>
</thead>
</table>

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

Estimated date of construction: ________________

Describe existing feature:

**Lap metal panel roofing**

The upper level living area in the roof area appears to be an addition at some point. There does not seem to be a logical structural layout to the roof frame. Existing structure will be confirmed at time of interior demo. 

AluAluminum

Describe any deficiencies:

Existing Condition: □ Excellent □ Good □ Fair ☑ Poor

Roofing appears to be at the end of its service life span and needs replacement. Condition of sub-staight is unknown.

Photo Numbers: 1-13

Illustration Numbers: AB-2
4. Chimney

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

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>An original part of the building</td>
</tr>
<tr>
<td></td>
<td>A later addition</td>
</tr>
<tr>
<td></td>
<td>Estimated date of construction:</td>
</tr>
</tbody>
</table>

Describe existing feature:

**Single brick chimney at the ridge of the home**

Describe any deficiencies:

Bricks appear to be crumbling. Grout joints are missing.

Existing Condition:  
- [ ] Excellent  
- [ ] Good  
- [ ] Fair  
- [X] Poor

Photo Numbers: 13  
Illustration Numbers: AB-2
5. **Exterior Walls**

*Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.*

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th></th>
</tr>
</thead>
</table>

This involves:  
☑ An original part of the building
☐ A later addition  
Estimated date of construction: ____________________

Describe existing feature:

Exterior walls are frame. 2x4 @ 24" o.c. assumed. Structure and condition to be confirmed at time of interior demo.

Describe any deficiencies:  

Existing Condition:  ☐ Excellent  ☐ Good  ☑ Fair  ☐ Poor  

Structural and thermal capacity of existing envelope is assumed to be none-code compliant.

Photo Numbers: 35-38  
Illustration Numbers: ____________________

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

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

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Estimated date of construction: 1880</td>
</tr>
</tbody>
</table>

Describe existing feature:

Existing basement foundation walls are stacked stone on the north and south walls. The east wall is concrete block with returns to the north and south. This area is newer in appearance. The west wall appears to be sitting in the dirt.

Describe any deficiencies:

Existing Condition:  
- [x] Poor

Foundation is not code compliant and needs to be replaced.

Photo Numbers: 39-46
Illustration Numbers: AB-1
7. Porches

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

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
</table>

This involves:  
☐ An original part of the building  
☐ A later addition  
Estimated date of construction: 1880

Describe existing feature:

Entry porch railings and supports appear newer. Roof appears original. The detailing is very simple with no detail.

Describe any deficiencies:  
Existing Condition:  ☐ Excellent  ☐ Good  ☑ Fair  ☐ Poor

Frame will be confirmed at time of exploratory demo. It is assumed to be none code compliant.

Photo Numbers: 1-10  
Illustration Numbers: AB-2

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
8. Mechanical System, Utility Systems, Service Equipment & Electrical

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

| Element/Feature: |
| This involves: | ☑ A later addition | Estimated date of construction: 1970’s |

Describe existing feature:

Systems are old and appear at the end of their life cycle.

Describe any deficiencies:

Mechanical, electrical and plumbing all need to be replaced

Existing Condition: ☑ Poor

Photo Numbers: 39-46

Illustration Numbers: AB-1
9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.

2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.

3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.

4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

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

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

<table>
<thead>
<tr>
<th>Door #:</th>
<th>Existing Condition (Excellent, Good, Fair, Poor)</th>
<th>Describe any deficiencies:</th>
<th>Photo #:</th>
<th>Historic (50 years or older):</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>Fair</td>
<td>Front Entry Door</td>
<td>4</td>
<td>No</td>
</tr>
<tr>
<td>002</td>
<td>Good</td>
<td>Rear Door</td>
<td>13</td>
<td>No</td>
</tr>
<tr>
<td>301</td>
<td>Fair</td>
<td>Upper Bedroom</td>
<td>1</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td></td>
<td></td>
<td></td>
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<td>Fair</td>
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</tbody>
</table>

Number of doors to be replaced: 2

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

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

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.

2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.

3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.
### Window Survey Form

Total number of window openings on the exterior of the structure: 11
   Number of historic windows on the structure: 1
   Number of existing replacement/non-historic windows 10
   Number of windows completely missing: 0

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

Number of windows to be replaced: 7

<table>
<thead>
<tr>
<th>Window #:</th>
<th>Existing Condition (Excellent, Good, Fair, Poor)</th>
<th>Describe any deficiencies</th>
<th>Photo #:</th>
<th>Historic (50 years or older):</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>Fair</td>
<td>Aluminum Slider</td>
<td>5</td>
<td>No</td>
</tr>
<tr>
<td>B2</td>
<td>Fair</td>
<td>Aluminum Slider</td>
<td>5</td>
<td>No</td>
</tr>
<tr>
<td>B3</td>
<td>Fair</td>
<td>Aluminum Slider</td>
<td>6</td>
<td>No</td>
</tr>
<tr>
<td>B4</td>
<td>Fair</td>
<td>Aluminum Slider</td>
<td>10</td>
<td>No</td>
</tr>
<tr>
<td>B5</td>
<td>Fair</td>
<td>Aluminum Slider</td>
<td>10</td>
<td>No</td>
</tr>
<tr>
<td>I</td>
<td>Fair</td>
<td>Aluminum Slider</td>
<td>10</td>
<td>No</td>
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<td></td>
<td>Fair</td>
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<td>Fair</td>
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</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>This involves:</th>
<th>Estimated date of construction:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☑️ A later addition</td>
<td>1990's</td>
</tr>
</tbody>
</table>

**Describe existing feature:**

Interior finishes have been updated at some point. Wood base, case, doors and trim all have been refreshed

**Describe any deficiencies:**

<table>
<thead>
<tr>
<th>Existing Condition:</th>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
</tr>
</thead>
</table>

**Photo Numbers:** 21-38

**Illustration Numbers:** ____________________________
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.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
</table>

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:

Building site will be altered in the following.
1. The accessory garage/shed will be removed.
2. A garage and driveway will be added to the front of the home, under the existing home.
3. A small addition will be added to the rear of the home.
4. The addition includes retaining walls and a patio

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.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
</table>

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:

Structure is assumed to be none code compliant and will need to be up graded to meet code. The building will be lifted in place. A new foundation constructed. The existing building will then be lowered on to the new foundation and remodeled from the interior to meet code.
### 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.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Preservation</th>
<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td></td>
<td></td>
<td><strong>✓</strong> Reconstruction</td>
<td></td>
</tr>
</tbody>
</table>

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

**The roof is assumed to be none code compliant and will be reconstructed to match the existing form.**

### 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.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Preservation</th>
<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td></td>
<td></td>
<td><strong>✓</strong> Reconstruction</td>
<td></td>
</tr>
</tbody>
</table>

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

**The existing chimney will be removed. A new, faux, chimny will be reconstructed to replace it. Existing brick will be used if possible.**
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.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>Preservation</td>
</tr>
<tr>
<td>Reconstruction</td>
</tr>
</tbody>
</table>

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

Exterior walls will be retained and strengthened to meet code.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☐ Preservation</td>
</tr>
<tr>
<td>☐ Reconstruction</td>
</tr>
</tbody>
</table>

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

Exterior walls will be retained and strengthened to meet code.
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: ☑ Reconstruction  ☐ Preservation  ☐ Restoration  ☐ Rehabilitation

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

Existing stacked stone foundation will be removed. A new code compliant concrete foundation will be constructed. The visible parts of the foundation will be faced with stone to match the existing stacked stone foundation. Existing stone will be reused where possible.

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: ☑ Restoration  ☐ Preservation  ☐ Reconstruction  ☐ Rehabilitation

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

Existing porch will be removed to facilitate the building lift. It will be rebuilt to match existing.
**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.*

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Preservation</th>
<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td></td>
<td></td>
<td>X</td>
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</tr>
</tbody>
</table>

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

**Exterior doors will be replaced with more period correct doors that meet energy code requirements.**

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Preservation</th>
<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td></td>
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</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
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<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
</table>

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

All windows will be replaced with period correct appearance windows that meet energy code requirements.

<table>
<thead>
<tr>
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<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
</table>

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.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
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<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
</table>
This involves: Reconstruction

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

All systems will be replaced with code compliant systems.

Additions

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

<table>
<thead>
<tr>
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<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
</table>
This involves: Reconstruction

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

A new rear addition is planned. It will meet all requirements of code.
4. PROJECT TEAM
List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc…

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

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

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

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

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

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

Signature of Applicant: Jonathan DeGray

Date: ______________

Name of Applicant: Jonathan DeGray

Jonathan DeGray