



**PARK CITY PLANNING DEPARTMENT ADMINISTRATIVE HEARINGS MEETING
SUMMIT COUNTY, UTAH
July 15, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its Planning Department Administrative Hearings at the for the purposes and at the times as described below on Thursday, July 15, 2021. To participate virtually, follow the public meeting information at www.parkcity.org.

Regular Agenda

1008 Lowell Avenue – Historic District Design Review – The Applicant Proposed Building a New Single-Family Dwelling on a Vacant Lot in the Historic Residential – 1 Zoning District. PL-21-04841

(A) Public Hearing; (B) Action

[Staff Report](#)

[Exhibit A: Draft Final Action Letter and Proposed Plans](#)

199 Daly Avenue -- Historic District Design Review -- The Applicant Proposes to Construct an Addition to a Significant Historic Structure and an Accessory Garage in the Historic Residential -- 1 Zoning District. PL-20-04709

(A) Public Hearing; (B) Action

[Public Participation Information](#)

[Staff Report](#)

[Exhibit A: Draft Final Action Letter and Proposed Plans](#)

[Exhibit B: Historic Site Form](#)

[Exhibit C: Street Views](#)

[Exhibit D: Streetscape](#)

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Public comments can be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but will not be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

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

Planning Department Staff Report



Subject: 1008 Lowell Avenue
Application: PL-21-04841
Author: Browne Sebright, Planner II
Date: July 15, 2021
Type of Item: Administrative -- Historic District Design Review

PLANNING DEPARTMENT

Recommendation

Staff recommends the Planning Director (1) review the proposed plans for 1008 Lowell Avenue, (2) conduct a public hearing, and (3) consider approving the Historic District Design Review based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Magnus Floden, Jamie Thomas, Mayflower Construction Inc.
Location: 1008 Lowell Avenue
Zoning District: Historic Residential - 1 (HR-1) Zoning District
Adjacent Land Uses: Residential, Public Use
Reason for Review: The Planning Department reviews and approves all Historic District Design Review applications associated with a Building Permit to build or modify any Building located within the Historic Districts

Acronyms

HDDR Historic District Design Review Application
HRM Historic Residential-Medium Zoning District
LMC Land Management Code
ROW Right-of-Way

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Background

The Applicant is proposing to construct a new Single-Family Dwelling on a vacant Lot. The property is located in the Historic Residential - 1 (HR-1) Zoning District.

The Applicant is proposing to develop two Lots at this location that have historically been identified by Summit County as one Tax Parcel (# SA-292-A). On May 6, 2021, the Applicant recorded a Warranty Deed ([Entry No. 01163019](#)) to separate the two Lots and to receive two Parcel Numbers for said Lots. Lot 31 (1008 Lowell Ave) received the new Tax Parcel # SA-292-A-1. This was done to allow the Applicant to build two new Single-Family Dwellings on the Lots.

After recording the Warranty Deed, the Applicant submitted a Historic District Design Review Application (PL-21-04841) on May 19, 2021, to build a Single-Family Dwelling

on the Vacant Lot. Staff took the project to the Design Review Team on June 9, 2021, and indicated several elements of the proposal that were inconsistent with the Land Management Code. The Applicant made changes to the design as outlined by Staff and submitted updated drawings on June 23, 2021. Staff notified the Applicant that the Application was complete on June 28, 2021, and a HDDR hearing was held on July 15, 2021.

This Site is not listed on the Historic Sites Inventory, nor has it been included in previous historic resource surveys.

Analysis

(I) The proposal complies with the HR-1 Zoning District Requirements outlined in [LMC 15-2.2-3](#).

Single-Family Dwellings are allowed uses in the HR-1 District. The minimum lot area for a Single-Family Dwelling is 1,875 square feet. The Lot at 1,875 square feet meets the minimum lot area for Single-Family Dwellings.

HR-1 - [LMC § 15-2.2-3](#)

Standard	Zoning Requirement	Analysis of Proposal
Lot Size – square feet (SF)	1,875 SF minimum for a Single-Family Dwelling	1,875 SF; <i>Complies</i>
Lot Width – feet (ft.)	25 ft. minimum	25 feet; <i>Complies</i>
Maximum Building Footprint	844 square feet	844 square feet; <i>Complies</i>
Front Yard Setbacks – feet (ft.)	10 ft. minimum	10 feet; <i>Complies</i>
Rear Yard Setbacks – feet (ft.)	10 ft. minimum	10 feet; <i>Complies</i>
Side Yard Setbacks – feet (ft.)	3 ft. minimum	3 feet each; <i>Complies</i>
Building Height	27 feet above Existing Grade	27 feet; <i>Complies</i>
Parking Requirements	2 spaces per dwelling unit; minimum interior dimension of eleven feet (11') wide by twenty feet (20') deep.	2 spaces; <i>Complies</i>

(II) The proposal meets the standards of the Design Guidelines for New Residential Infill Construction in Historic Districts outlined in the LMC § [15-13-8](#).

A. Universal Guidelines	Analysis of Proposal
<p>Universal Guideline No. 1</p> <p>New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City’s Historic Sites.</p>	<p>Complies; the proposal reflects historic character of Park City Historic Sites.</p>
<p>Universal Guideline No. 2</p> <p>New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated.</p> <p>Reconstruction of non-surviving historic buildings is allowed.</p>	<p>Complies; the proposal does not directly imitate existing historic structures in Park City.</p>
<p>Universal Guideline No. 3</p> <p>A style of architecture shall be selected, and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City’s Historic Sites shall also be avoided. Styles that never appeared in Park City shall be avoided.</p>	<p>Complies; a style of architecture has been selected and all elevations of the proposal are a contemporary interpretation of the chosen selected style.</p>
<p>Universal Guideline No. 4</p> <p>New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.</p>	<p>Complies; the proposal differentiates from historic structures but is compatible with materials, features, size, scale, proportion, and massing.</p>

<p>Universal Guideline No. 5</p> <p>Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.</p>	<p>Complies; the proposal respects existing topography, character defining site features, and minimizes cut and fill and the use of retaining walls.</p>
<p>Universal Guideline No. 6</p> <p>Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.</p>	<p>Complies; the exterior elements are of human scale and compatible with neighboring Historic Structures.</p>
<p>Universal Guideline No. 7</p> <p>Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.</p>	<p>Complies; the proposed scale and height follow the predominant pattern and respects the architecture of the Streetscape.</p>
<p>Universal Guideline No. 8</p> <p>Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.</p>	<p>Complies; the proposal complies as the size and mass of the structure is compatible with the size of the site.</p>
<p>Universal Guideline No. 9</p> <p>New construction activity shall not physically damage nearby Historic Sites</p>	<p>New construction activity shall not physically damage nearby Historic Sites.</p>

<p>Universal Guideline No. 10</p> <p>New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District.</p> <p>The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.</p>	<p>Complies; the proposal reinforces visual unity within the context of the Streetscape.</p>
<p>Universal Guideline No. 11</p> <p>New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials may be reviewed by the Design Review Team for compliance being judged on the following characteristics:</p> <ul style="list-style-type: none"> • Longevity (50 year lifespan) • Energy performance • Durable in this climate • Environmental benefit (high recycled content, locally sourced) • Compatibility with the character of the Historic District 	<p>Complies; The proposed materials reflect the character of the Historic District.</p>
B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	<p>Complies; the proposed Lot coverage is compatible with the surrounding Historic Sites and the building is located in a way that follows the predominant pattern of the street. The primary entrance is clearly defined and oriented toward the street. The pattern of built and open space is maintained.</p>
b. Topography and Grading	<p>Complies; the original topography of the site has been maintained where feasible. The Building responds to the natural features of the Site.</p>

c. Landscaping and Vegetation	Complies; The landscape plan balances water efficient irrigation methods and drought tolerant and native plant material with the existing plant material on site.
d. Retaining Walls	Complies; the proposed retaining walls are consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials.
e. Parking Areas and Driveways	Complies; The new driveway will be less than 27' wide, and two parking spaces are provided.
2. Primary Structures	
a. Mass, Scale, and Height	Complies; the proposed Structure is compatible with surrounding Structures and abides by height restrictions in the HR-1 Zone. The front Façade is a similar scale to the surrounding as viewed from the Lowell Avenue Public Right-of-Way.
b. Foundation	Complies; the foundation materials for the proposed addition are simple in form and minimally visible above grade when viewed from the primary public right-of-way.

c. Doors	Complies; the front door is a similar scale to those seen in the Historic Districts. The other proposed doors are an appropriate scale for the Structure.
d. Windows	Complies; the proposed ratios of solid-to-void are compatible with surrounding historic buildings.
e. Roofs	Complies; the main roof is visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District.
3. Mechanical and Utility Systems and Service Equipment	Complies; All mechanical and utility equipment is located below grade and is not visible from the street.
4. Materials	Complies; the proposed materials on the new build are compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The primary siding materials appear similar to those on historic structures in the Streetscape or character area. Building materials are proposed to be applied in a manner similar to that used historically.
5. Paint and Color	Complies;
6. Garages	Complies;
a. Garages: General Compatibility	Complies; the Applicant has proposed a 8' x 8' single- car garage door.
7. Decks	Complies; the proposed decks on the front and rear façades are compatible.

Department Review

The Design Review Team and Planning Department reviewed this application.

Notice

Staff published notice on the City's website and posted notice to the property on June 30, 2021. Staff mailed courtesy notice to property owners within 100 feet on June 30, 2021. LMC [§ 15-1-21](#).

Public Input

There was no public input received at the time this Staff Report was published.

Alternatives

- The Planning Director may approve the HDDR Application,
- The Planning Director may deny the HDDR Application and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to July 22, 2021.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1 – Standard Conditions of Approval

Attachment 2 – Approved Plans



Planning Department

July 15, 2021

Magnus Floden, Jamie Thomas
P.O. Box 2275
Park City, Utah 84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-21-04841
<u>Subject</u>	Historic District Design Review (HDDR)
<u>Address</u>	1008 Lowell Avenue
<u>Description</u>	New Single-Family Dwelling
<u>Action Taken</u>	Approved
<u>Date of Action</u>	July 15, 2021

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*. On July 15, 2021 the Planning Director approved plans for the project located at 1008 Lowell Avenue subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Site is located at 1008 Lowell Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. On May 6, 2021, the Applicant recorded a Warranty Deed (Entry No. 01163019) with Summit County) to receive two Parcel Numbers for Lots 31 and 32.
4. The Applicant proposes to construct a new Single-Family Dwelling.
5. Staff reviewed 1008 Lowell Avenue's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
6. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*.
7. Staff published notice on the City's website and posted notice to the property on June 30, 2021.

8. Staff mailed courtesy notice to property owners within 300 feet on June 30, 2021.
9. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the plans approved July 15, 2021 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
6. The City Engineer shall review and approve all grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
7. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved by Planning Staff prior to construction.
8. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
9. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

10. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
11. New construction activity shall not physically damage nearby Historic Sites.
12. New materials should reflect the character of the Historic District.
13. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
14. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.4-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
16. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
19. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
20. Construction waste should be diverted from the landfill and recycled when possible.
21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
22. The new driveways shall not exceed a maximum of twenty seven (27) feet in width.
23. Per LMC § 15-2.4-3(J) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
24. Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please contact the project Planner, Browne Sebright, at 435-615-5036 or browne.sebright@parkcity.org.

Sincerely,

Gretchen Milliken,
Planning Director

CC: Browne Sebright, Planner II

Attachments

Attachment 1: Standard Conditions of Approval

Attachment 2: Approved Plans

DRAFT

Exhibit A: Standard Conditions of Approval

PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be

- approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
 11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
 12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
 13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
 14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
 15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
 16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
 17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
 18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
 19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.



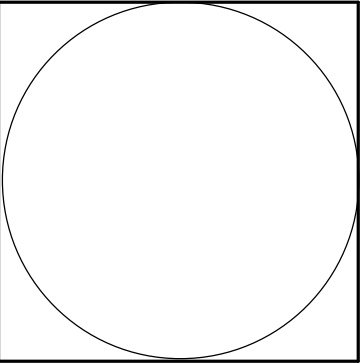
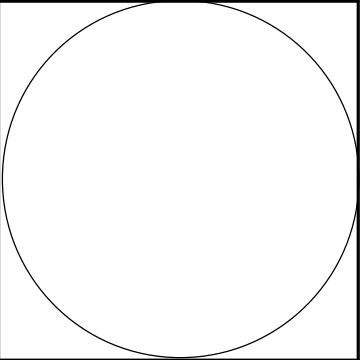
Residence for Magnus Floden

1008 Lowell Avenue
Park City, Utah

SQUARE FOOTAGES:
FOOTPRINT=844 S.F.
SECOND FLOOR=533 S.F.
FIRST FLOOR/ENTRY LEVEL: LIVABLE=590 S.F., GARAGE=254 S.F., TOTAL=844 S.F.
MAIN FLOOR=844 S.F.
BASEMENT=844 S.F.
TOTAL LIVABLE=2811 S.F.
TOTAL OVERALL=3065 S.F.



arkitektur
7707 SOUTH MAIN STREET
MIDVALE, UT 84047
801.285.8885



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ARKITEKTUR

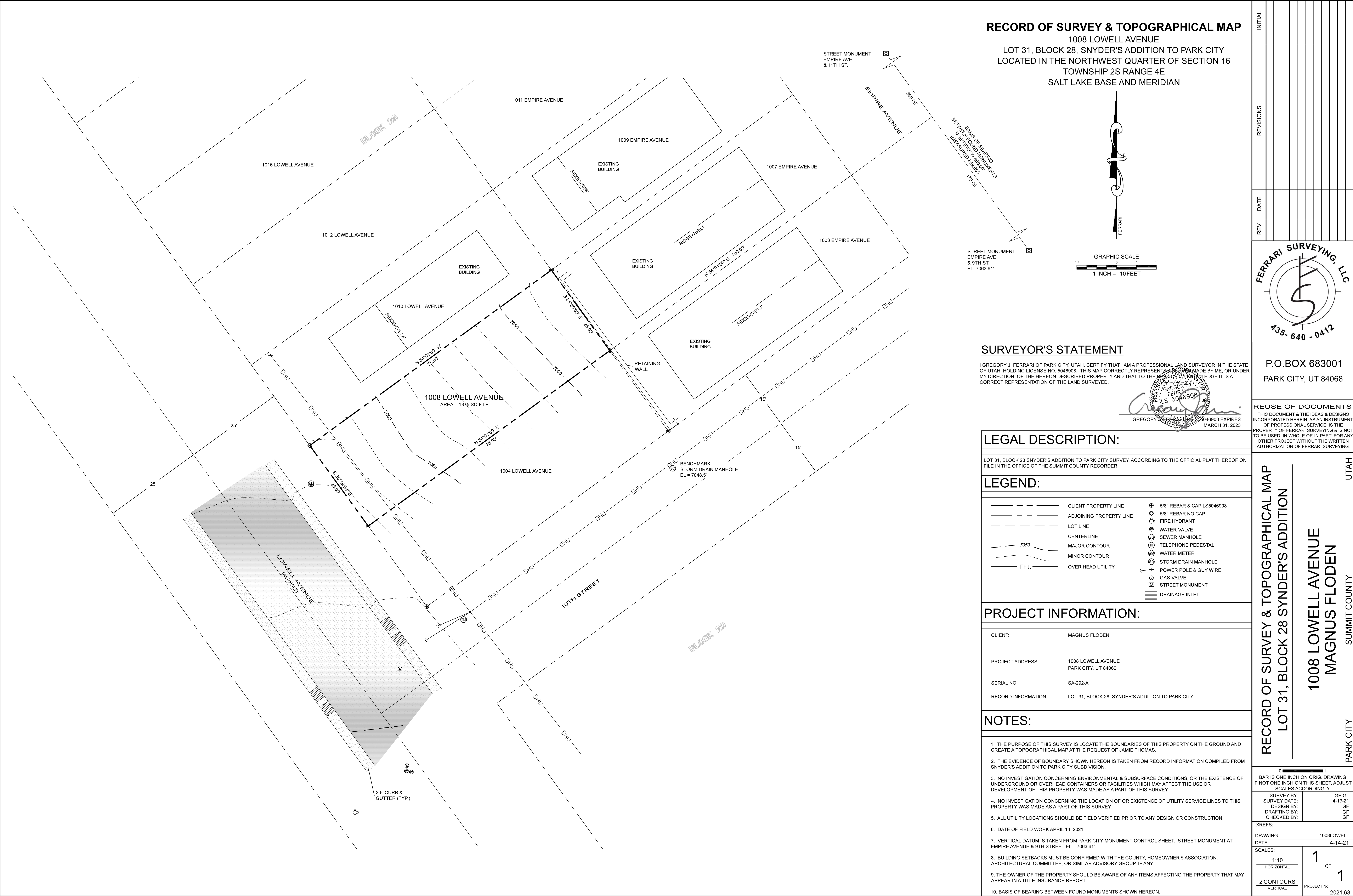
THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENTAL AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

project:
Residence for Magnus Floden
1008 Lowell Avenue
Park City, Utah

revisions:	
Project number	
Date	June 3, 2021
Drawn by	J Bailey
Engineered by	

COVER SHEET

A 0.0



RECORD OF SURVEY & TOPOGRAPHICAL MAP

1008 LOWELL AVENUE
LOT 31, BLOCK 28, SNYDER'S ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN

STREET MONUMENT
EMPIRE AVE.
& 11TH ST.

EMPIRE AVENUE

380.00

BASIS OF BEARING
BETWEEN FOUND MONUMENTS
N 35° 02' 00" W 688.00'
(MEASURED 888.00')

STREET MONUMENT
EMPIRE AVE.
& 9TH ST.
EL=7063.61'

GRAPHIC SCALE
10 0 10
1 INCH = 10 FEET

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI
S 5046908
MARCH 31, 2023

LEGAL DESCRIPTION:

LOT 31, BLOCK 28 SNYDER'S ADDITION TO PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

LEGEND:

- | | | | |
|-----------|-------------------------|---|----------------------------|
| — — — — — | CLIENT PROPERTY LINE | ● | 5/8" REBAR & CAP LS5046908 |
| — — — — — | ADJOINING PROPERTY LINE | ○ | 5/8" REBAR NO CAP |
| — — — — — | LOT LINE | ⊕ | FIRE HYDRANT |
| — — — — — | CENTERLINE | ⊗ | WATER VALVE |
| — — — — — | MAJOR CONTOUR | ⊗ | SEWER MANHOLE |
| — — — — — | MINOR CONTOUR | ⊗ | TELEPHONE PEDESTAL |
| — — — — — | OVER HEAD UTILITY | ⊗ | WATER METER |
| | | ⊗ | STORM DRAIN MANHOLE |
| | | ⊗ | POWER POLE & GUY WIRE |
| | | ⊗ | GAS VALVE |
| | | ⊗ | STREET MONUMENT |
| | | ⊗ | DRAINAGE INLET |

PROJECT INFORMATION:

CLIENT: MAGNUS FLODEN
PROJECT ADDRESS: 1008 LOWELL AVENUE
PARK CITY, UT 84060
SERIAL NO: SA-292-A
RECORD INFORMATION: LOT 31, BLOCK 28, SNYDER'S ADDITION TO PARK CITY

NOTES:

- THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF JAMIE THOMAS.
- THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM SNYDER'S ADDITION TO PARK CITY SUBDIVISION.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK APRIL 14, 2021.
- VERTICAL DATUM IS TAKEN FROM PARK CITY MONUMENT CONTROL SHEET. STREET MONUMENT AT EMPIRE AVENUE & 9TH STREET EL = 7063.61'.
- BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
- THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
- BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.

RECORD OF SURVEY & TOPOGRAPHICAL MAP
LOT 31, BLOCK 28 SNYDER'S ADDITION

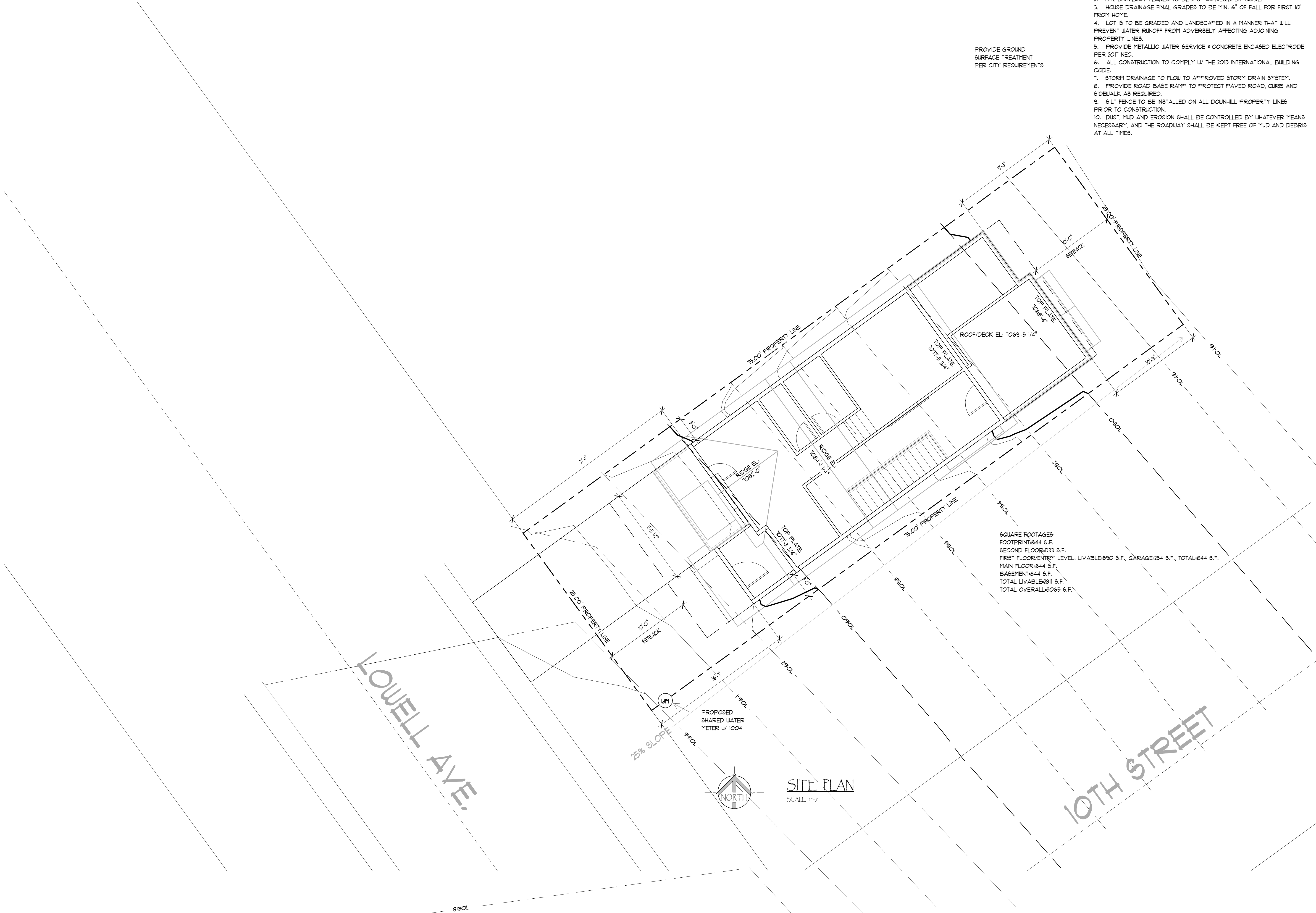
1008 LOWELL AVENUE
MAGNUS FLODEN

BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

SURVEY BY: GF-GL
SURVEY DATE: 4-13-21
DESIGN BY: GF
DRAFTING BY: GF
CHECKED BY: GF

XREFS:
DRAWING: 1008LOWELL
DATE: 4-14-21

SCALES:
1:10
HORIZONTAL
2' CONTOURS
VERTICAL
1 OF 1
PROJECT No: 2021.68



- NOTES:
1. DRIVEWAY SHALL BE GRADED SUCH THAT WATER DRAINING OFF THE DRIVE DOES NOT FLOW ONTO THE ROAD AND IS DIVERTED INTO A ROADSIDE DITCH OR GUTTER.
 2. MIN. DRIVEWAY FLARES TO BE 2'-0" AS REQ'D BY CODE.
 3. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 6" OF FALL FOR FIRST 10' FROM HOME.
 4. LOT IS TO BE GRADED AND LANDSCAPED IN A MANNER THAT WILL PREVENT WATER RUNOFF FROM ADVERSELY AFFECTING ADJOINING PROPERTY LINES.
 5. PROVIDE METALLIC WATER SERVICE & CONCRETE ENCASED ELECTRODE PER 2011 NEC.
 6. ALL CONSTRUCTION TO COMPLY W/ THE 2015 INTERNATIONAL BUILDING CODE.
 7. STORM DRAINAGE TO FLOW TO APPROVED STORM DRAIN SYSTEM.
 8. PROVIDE ROAD BASE RAMP TO PROTECT PAVED ROAD, CURB AND SIDEWALK AS REQUIRED.
 9. SILT FENCE TO BE INSTALLED ON ALL DOWNHILL PROPERTY LINES PRIOR TO CONSTRUCTION.
 10. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.

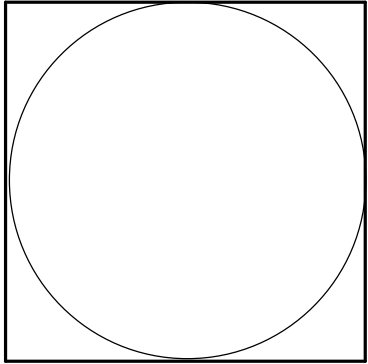
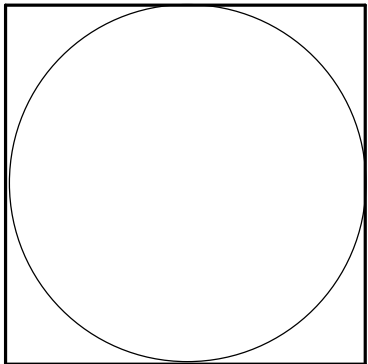
PROVIDE GROUND
SURFACE TREATMENT
PER CITY REQUIREMENTS

SQUARE FOOTAGES:
FOOTPRINT:844 S.F.
SECOND FLOOR:533 S.F.
FIRST FLOOR/ENTRY LEVEL: LIVABLE:590 S.F., GARAGE:254 S.F., TOTAL:844 S.F.
MAIN FLOOR:844 S.F.
BASEMENT:844 S.F.
TOTAL LIVABLE:2811 S.F.
TOTAL OVERALL:3065 S.F.



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7707 SOUTH MAIN STREET
MIDVALE, UT 84047
801.285.8885



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project: **Residence for Magnus Floden**

1008 Lowell Avenue
Park City, Utah

revisions:

Project number
Date June 3, 2021
Drawn by J Bailey
Engineered by

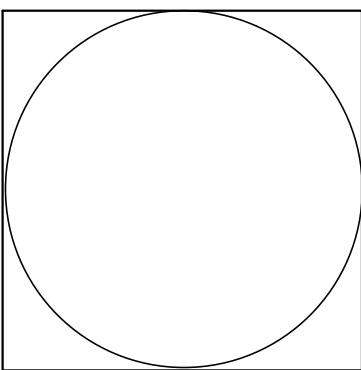
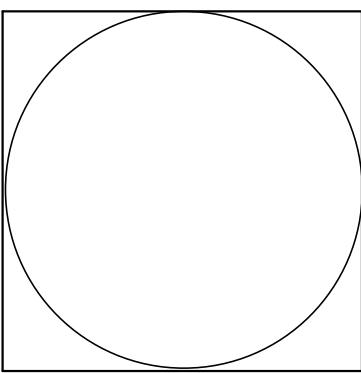
SITE PLAN

C 1.1



arkitektur

7707 SOUTH MAIN STREET
MIDVALE, UT 84047
801.285.8885



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project: Residence for Magnus Floden

1008 Lowell Avenue
Park City, Utah

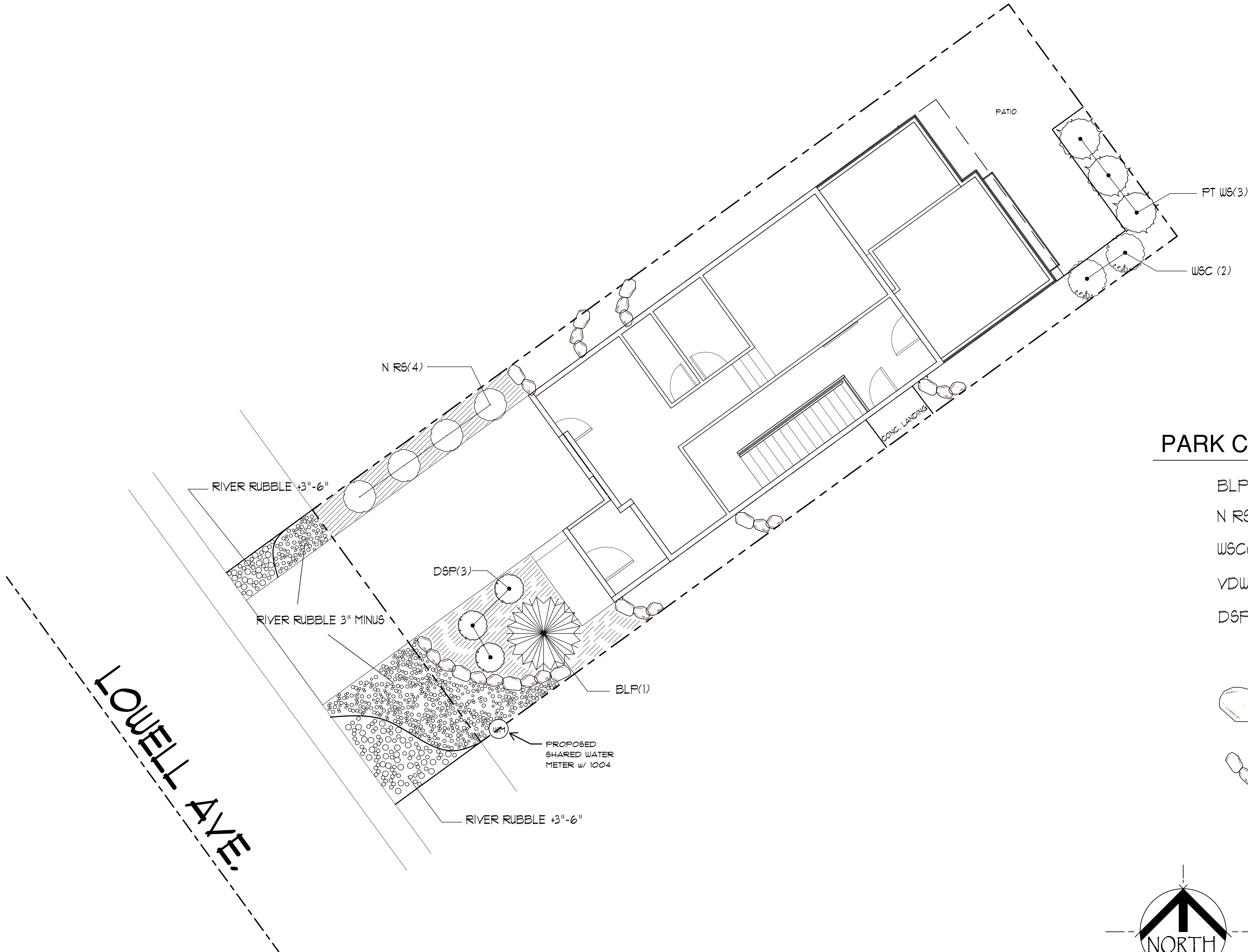
revisions:

Project number
Date
Drawn by
Engineered by

SITE PLAN

L 1.0

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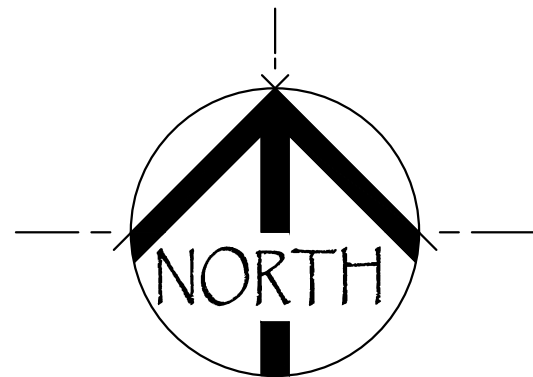


PARK CITY HIGH ELEVATION PLANT LIST

- BLP(1) "CESARINI BLUE PINE"
- N RS(4) NINEBARK, "RUBY SPICE"
- WSC(3) WESTERN SAND CHERRY
- VDW(3) VARIEGATED DOGWOOD
- DSP(3) "DAKOTA SUNSPOT" POTENTILLA

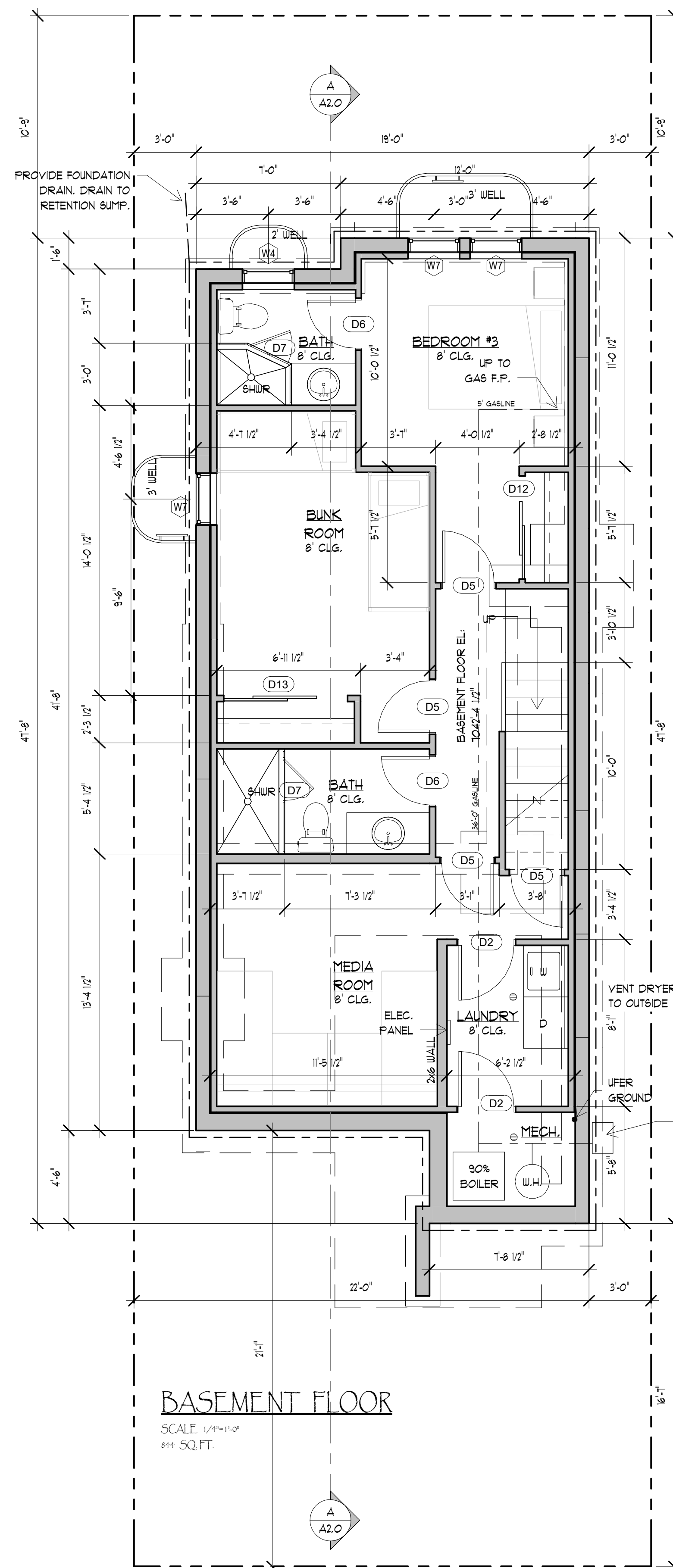
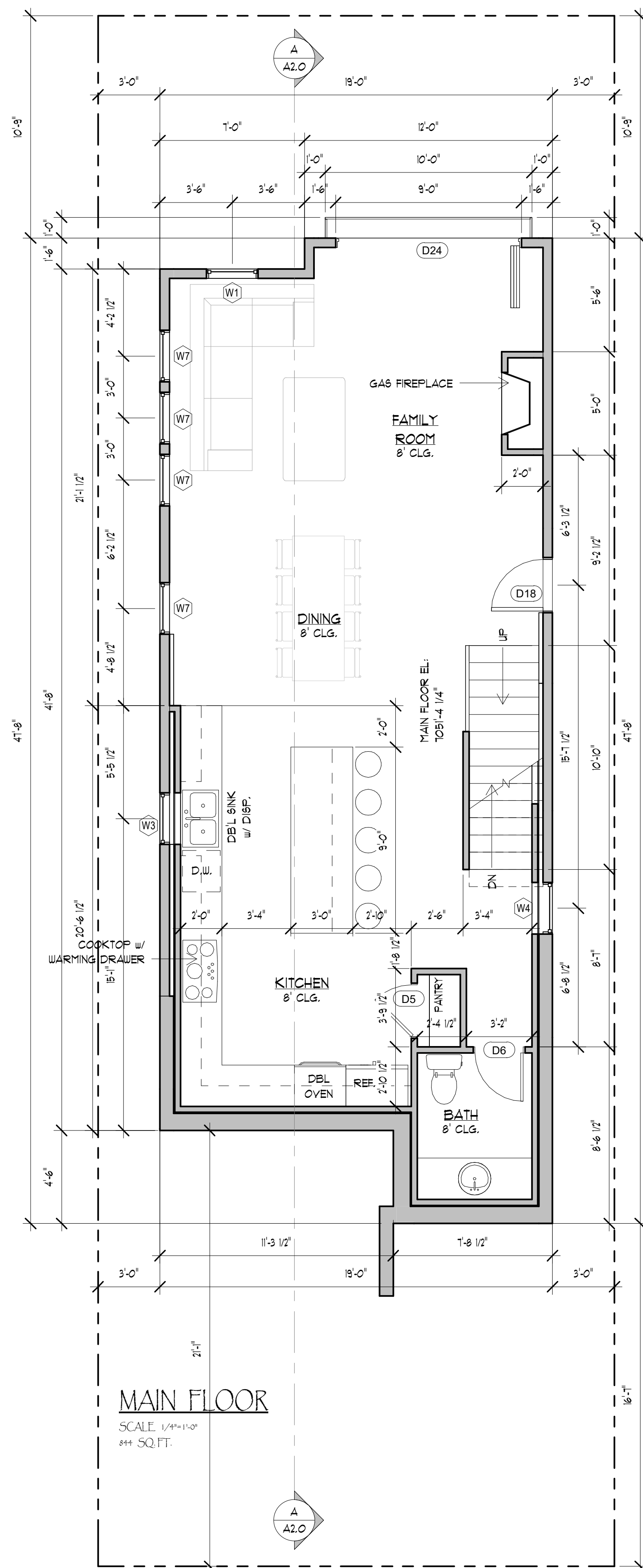
 = LANDSCAPE BOULDER

 = LANDSCAPE BOULDER RETAINING
COORDINATE WITH BUILDING
ELEVATIONS



LANDSCAPING PLAN

SCALE 1"=5'



SEE SHEET A2.0
FOR WINDOW & DOOR
SCHEDULES
PROVIDE RADIANT
FLOOR HEATING
ALL FLOORS
WINDOWS TO BE
WINDSOR PINNACLE

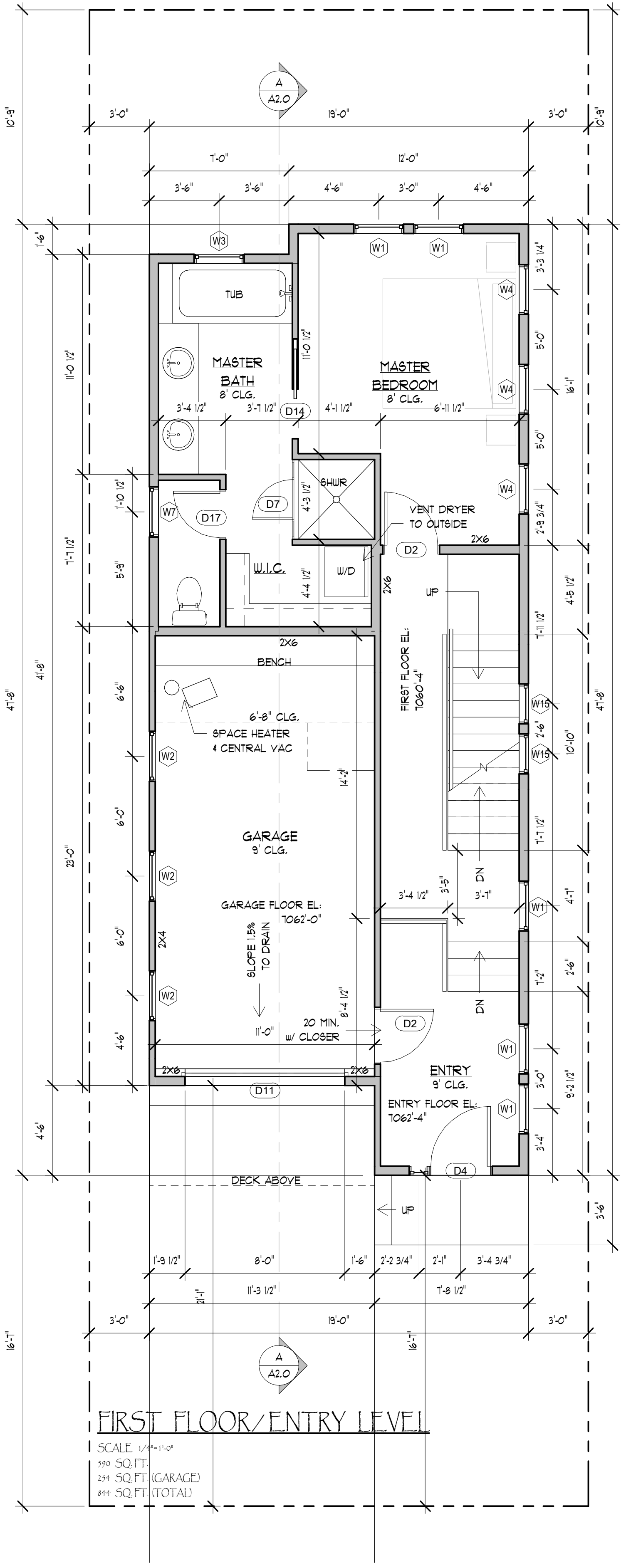
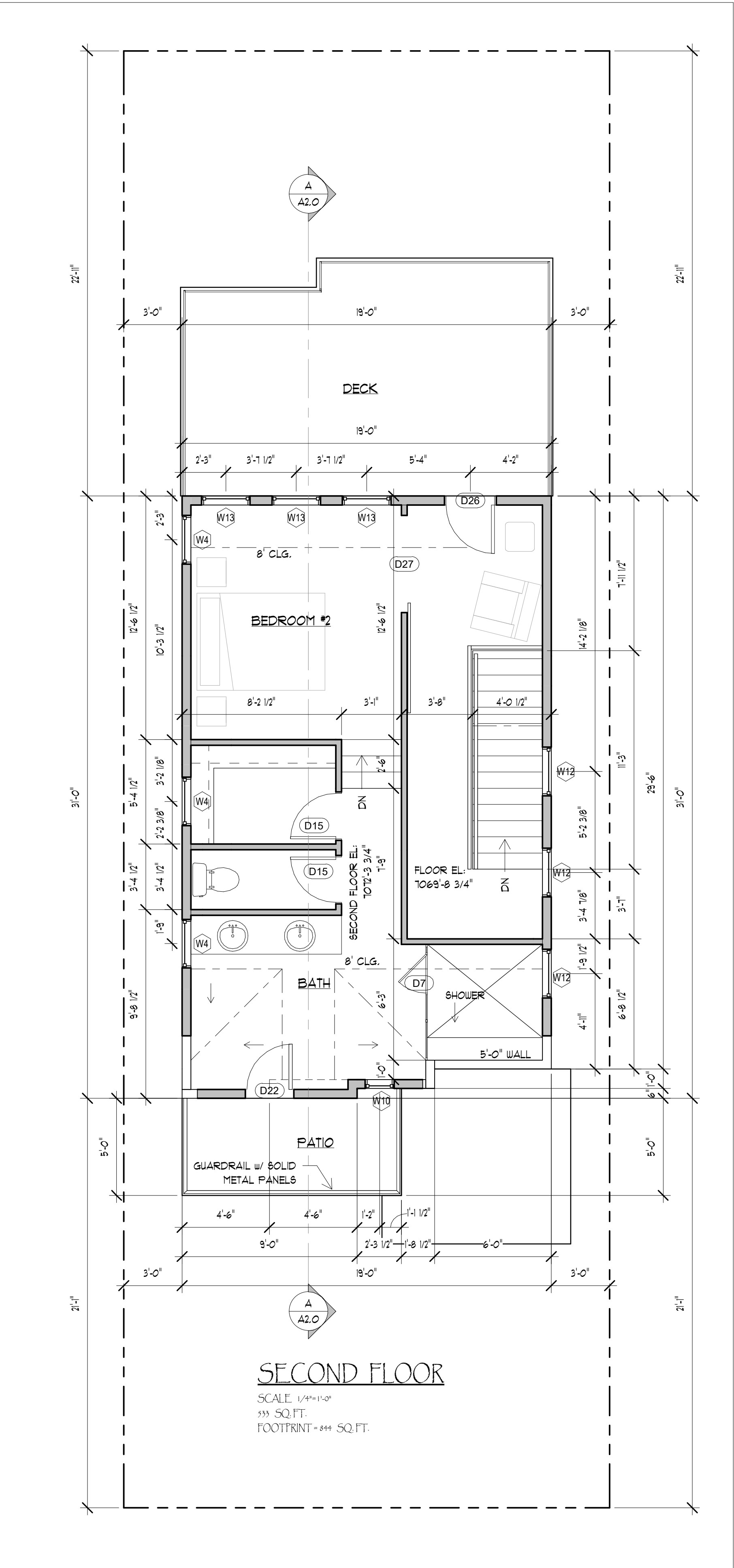
NOTES:

1. DO NOT PROVIDE LOOSE BACK FILL UNTIL FLOOR FRAMING & BASEMENT SLAB ARE IN PLACE & CONCRETE FOUNDATION WALLS HAVE ACHIEVED AT LEAST 75% OF DESIGN STRENGTHS OR 150 PSI. (VERIFY NUMBER OF DAYS TO REACH DESIRED STRENGTH FROM CONCRETE PROVIDER).
2. DO NOT PROVIDE COMPACTED BACK FILL UNTIL CONCRETE WALLS HAVE CURED AT LEAST 28 DAYS.
3. COORDINATE WITH MECHANICAL AND OTHER SUBCONTRACTORS CONCERNING PENETRATIONS IN CONCRETE WALLS FOR DUCTWORK, ETC.
4. PROVIDE 4" LEDGE AT FOUNDATION WALL FOR FORM CHAM (SUSPENDED OR OTHERWISE) W/ STEEL FIBER ENGINEERS SPECS. SEE DETAIL SHEET A5.0.
5. CONTRACTOR AND /OR PLUMBER TO VERIFY ELEVATION OF SEWER LATERAL BEFORE ELEVATION.
6. HOLD DOWNS SHOWN ON FOUNDATION PLAN. REFER TO MAIN FLOOR PLAN FOR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE FOUNDATION WALL SUBCONTRACTOR TO PLACE ALL APPLICABLE HOLDDOWNS ACCURATELY.
7. PROVIDE 1/2" GYP. WALLBOARD @ ENCLOSED SPACE UNDER STAIRS.
8. PROVIDE 2x6 FRAMING FOR ALL PLUMBING WALLS.
9. SECURE TOP & BOTTOM 1/3 OF WATER HEATER W/ APPROVED SEISMIC STRAPS AND INSTALL EXPANSION TANK PER LOCAL REQUIREMENT
10. PROVIDE COMBUSTION AIR FROM OUTSIDE TO FURNACE & WATER HEATER
11. HOT WATER LINES TO HAVE 1/2" FOAM INSULATION
12. EXTERIOR WALL FRAMING TO BE 2x6.
13. INTERIOR WALL FRAMING TO BE 2X4 U.N.O.
14. PROVIDE 36" LANDING W/ 1/2" MAX. DROP BETWEEN THRESHOLD AND LANDING (7 3/4" MAX. DROP IF DOOR SWINGS IN).
15. ~~IRC 2015, R311.3~~
16. DRYER EXHAUST NOTE:
THE MAX. LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF PENETRATION. THE MAX. LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND, THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
17. ~~IRC 2015, M102.4.4~~
18. PROVIDE INSULATION ON WATER LINES ON EXTERIOR WALLS TO PREVENT FREEZING
19. PROVIDE 1/2" GYP. WALLBOARD @ ENCLOSED SPACE UNDER STAIRS
20. PROVIDE 3x6 GUARDRAIL W/ VERT. BALUSTERS SPACED LESS THAN 4" @ ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
21. ~~IRC 2015, R312.1.1~~

ALL MECHANICAL VENTILATION
OUTDOOR AIR DUCT INTAKES OR
EXHAUST DUCT OUTLETS (BATHROOM
EXHAUST FANS) MUST BE PROVIDED
WITH AN AUTOMATIC OR GRAVITY
INSTALLED AT THE BUILDING'S
THERMAL ENVELOPE.

POST PERMANENT CERTIFICATE ON/IN
ELECTRICAL DISTRIBUTION PANEL LISTING
PREDOMINANT R-VALUES OF INSULATION
INSTALLED IN/ON CEILING, ROOF, WALLS,
FOUNDATION, DUCTS OUTSIDE CONDITIONED
SPACES, WINDOW U-FACTORS & SOLAR HEAT
GAIN COEFFICIENT, & TYPE/EFFICIENCY OF
HEATING, COOLING, & WATER HEATING EQUIPMENT.
(PANEL/COVER MAY NOT BE DRILLED/MODIFIED
IN ANY WAY TO ACCOMPLISH THIS.)

FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8 FEET HIGH, FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.



SEE SHEET A2.0
FOR WINDOW & DOOR
SCHEDULES
PROVIDE RADIANT
FLOOR HEATING
ALL FLOORS
WINDOWS TO BE
WINDSOR PINNACLE

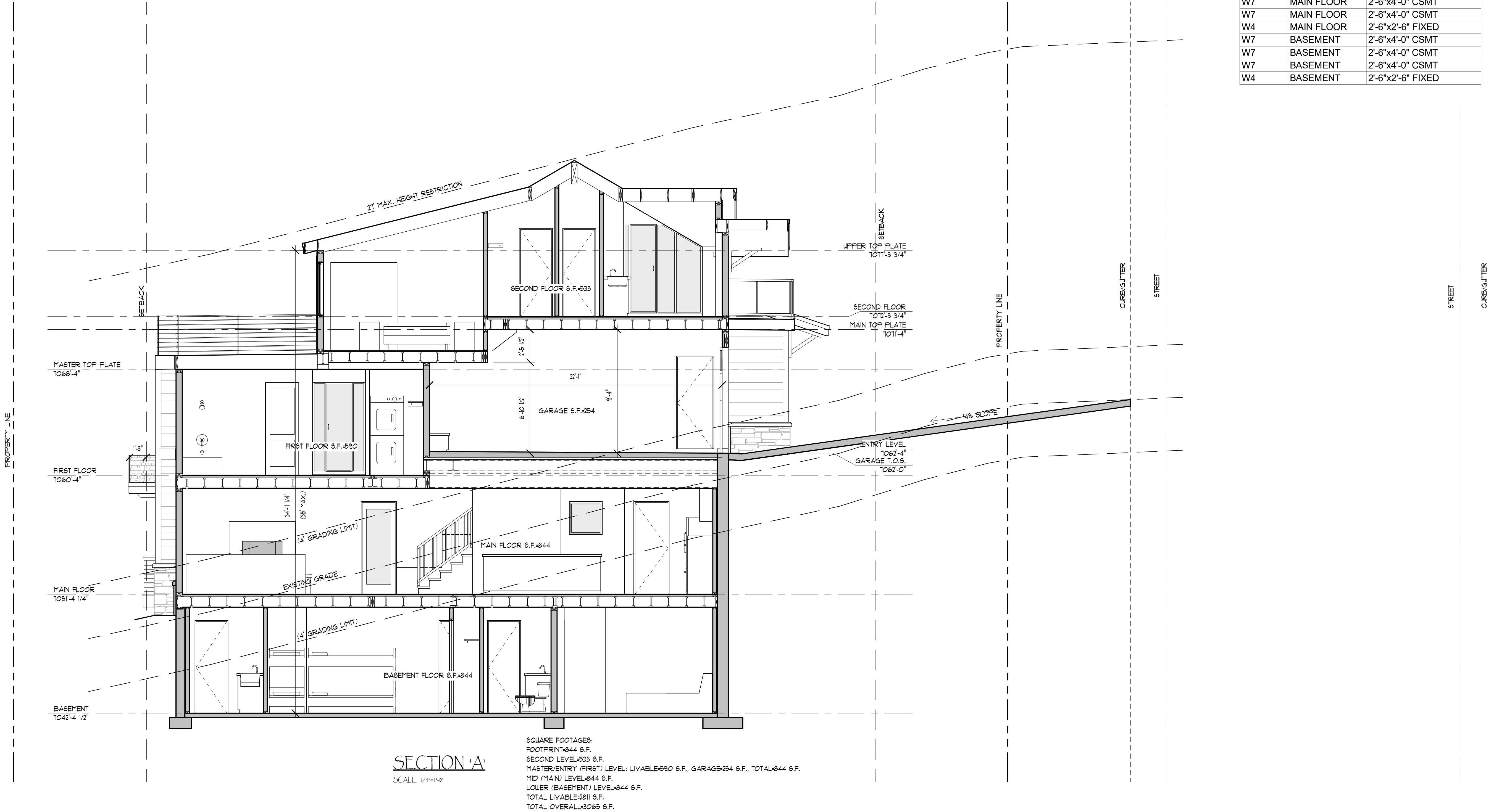
NOTES:

1. EXTERIOR WALL FRAMING TO BE 2X6.
2. INTERIOR WALL FRAMING TO BE 2X4 U.N.O.
3. IF TUB IS JETTED: PROVIDE TUB MOTOR ACCESS - REMOVE/ABANDON SPECIAL TOOLS OR KNOWLEDGE.
4. GARAGE PROVIDE 5/8" TYPE X GYPSUM BOARD ON GARAGE CEILING, WALLS, BEAMS ETC.
5. PROVIDE (2) LAYERS TYPE X GYPSUM BOARD PERPENDICULAR TO CEILING FRAMING FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS.
6. PROVIDE 20 MIN. RATED DOOR w/ CLOSER @ DOOR BETWEEN GARAGE AND HOUSE.
7. ALL CONCRETE STEPS TO HAVE A MIN. RUN OF 1"
8. PROVIDE 36" LANDING w/ 1 1/2" MAX. DROP BETWEEN THRESHOLD AND LANDING (7 3/4" MAX. DROP IF DOOR SWINGS IN).

1. DRYER EXHAUST NOTE:
THE MAX. LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX. LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
2. IRC 2015, M102.4.1
3. PROVIDE INSULATION ON WATER LINES ON EXTERIOR WALLS TO PREVENT FREEZING
4. PROVIDE 1/2" GYP. WALLBOARD @ ENCLOSED SPACE UNDER STAIRS
5. PROVIDE 3/8" GUARDRAIL w/ VERT. BALUSTERS SPACED LESS THAN 4" @ ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
6. IRC 2015, R312.1.1

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OUTDOOR AIR DUCT INTAKES OR
EXHAUST DUCT OUTLETS (BATHROOM
EXHAUST FANS) MUST BE PROVIDED
WITH AN AUTOMATIC OR GRAVITY
INSTALLED AT THE BUILDING'S
THERMAL ENVELOPE.

PROVIDE NOT LESS THAN
1/2" GYPSUM BOARD ON
GARAGE SIDE OF
WALL/CEILING SEPARATING
A GARAGE & DWELLING.



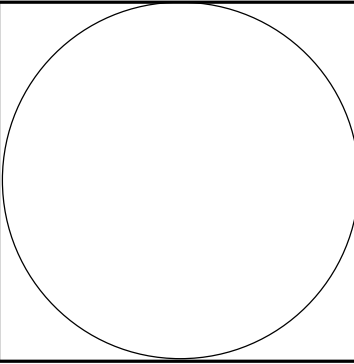
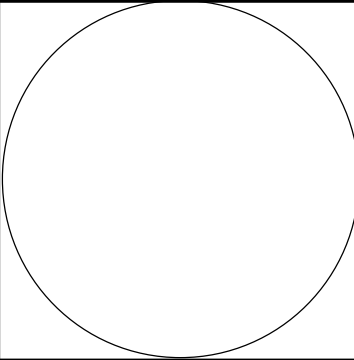
Door Schedule		
Type Mark	Level	Type
D27	SECOND FLOOR	5'-0"x6'-8" Barn-Style Door
D26	SECOND FLOOR	2'-6"x6'-8" TEMP.
D15	SECOND FLOOR	2'-4"x6'-8"
D15	SECOND FLOOR	2'-4"x6'-8"
D22	SECOND FLOOR	2'-4"x6'-0" TEMP.
D7	SECOND FLOOR	2'-0" Shower Door
D4	ENTRY LEVEL	3'-0"x7'-0" w/ 12" SIDELITE, TEMP.
D2	ENTRY LEVEL	2'-8"x7'-0"
D11	GARAGE T.O.S.	8'-0"x8'-0" OVERHEAD
D2	FIRST FLOOR	2'-8"x7'-0"
D14	FIRST FLOOR	2'-6" x 7'-0" BLACK MIRRORED POCKET
D17	FIRST FLOOR	2'-4"x7'-0" GLASS
D7	FIRST FLOOR	2'-0" Shower Door
D24	MAIN FLOOR	9'-0"x7'-0" TEMP.
D18	MAIN FLOOR	2'-6"x7'-0" TEMP.
D5	MAIN FLOOR	2'-6"x7'-0"
D6	MAIN FLOOR	2'-4"x7'-0"
D13	BASEMENT	6'-0"x7'-0" BLACK MIRRORED SLIDING
D12	BASEMENT	5'-0"x7'-0" BLACK MIRRORED SLIDING
D2	BASEMENT	2'-8"x7'-0"
D2	BASEMENT	2'-8"x7'-0"
D5	BASEMENT	2'-6"x7'-0"
D5	BASEMENT	2'-6"x7'-0"
D5	BASEMENT	2'-6"x7'-0"
D5	BASEMENT	2'-6"x7'-0"
D6	BASEMENT	2'-4"x7'-0"
D6	BASEMENT	2'-4"x7'-0"
D7	BASEMENT	2'-0" Shower Door
D7	BASEMENT	2'-0" Shower Door

Window Schedule		
Type Mark	Level	Type
W13	SECOND FLOOR	2'-6"x4'-0" FIXED
W13	SECOND FLOOR	2'-6"x4'-0" FIXED
W13	SECOND FLOOR	2'-6"x4'-0" FIXED
W12	SECOND FLOOR	2'-6"x2'-6" FIXED, TEMP.
W12	SECOND FLOOR	2'-6"x2'-6" FIXED, TEMP.
W12	SECOND FLOOR	2'-6"x2'-6" FIXED, TEMP.
W4	SECOND FLOOR	2'-6"x2'-6" FIXED
W4	SECOND FLOOR	2'-6"x2'-6" FIXED
W4	SECOND FLOOR	2'-6"x2'-6" FIXED
W10	SECOND FLOOR	1'-6"x2'-0" FIXED
W1	ENTRY LEVEL	2'-6"x5'-0" CSMT
W1	ENTRY LEVEL	2'-6"x5'-0" CSMT
W1	ENTRY LEVEL	2'-6"x5'-0" CSMT
W2	GARAGE T.O.S.	2'-6"x3'-0" FIXED
W2	GARAGE T.O.S.	2'-6"x3'-0" FIXED
W2	GARAGE T.O.S.	2'-6"x3'-0" FIXED
W1	FIRST FLOOR	2'-6"x5'-0" CSMT
W1	FIRST FLOOR	2'-6"x5'-0" CSMT
W3	FIRST FLOOR	2'-6"x4'-0" CSMT, TEMP.
W7	FIRST FLOOR	2'-6"x4'-0" CSMT
W4	FIRST FLOOR	2'-6"x2'-6" FIXED
W4	FIRST FLOOR	2'-6"x2'-6" FIXED
W15	FIRST FLOOR	2'-0"x4'-6" FIXED, TEMP.
W15	FIRST FLOOR	2'-0"x4'-6" FIXED, TEMP.
W1	MAIN FLOOR	2'-6"x5'-0" CSMT
W3	MAIN FLOOR	2'-6"x4'-0" CSMT, TEMP.
W7	MAIN FLOOR	2'-6"x4'-0" CSMT
W7	MAIN FLOOR	2'-6"x4'-0" CSMT
W7	MAIN FLOOR	2'-6"x4'-0" CSMT
W4	MAIN FLOOR	2'-6"x2'-6" FIXED
W7	BASEMENT	2'-6"x4'-0" CSMT
W7	BASEMENT	2'-6"x4'-0" CSMT
W7	BASEMENT	2'-6"x4'-0" CSMT
W4	BASEMENT	2'-6"x2'-6" FIXED



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7707 SOUTH MAIN STREET
MIDVALE, UT 84047
801.285.8885



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revisions:

Project number	
Date	June 3, 2021
Drawn by	J Bailey
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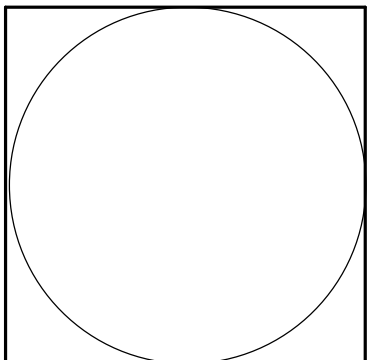
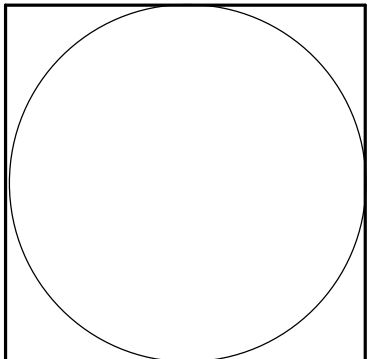
SECTIONS

A2.0



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EXTERIOR ELEVATIONS

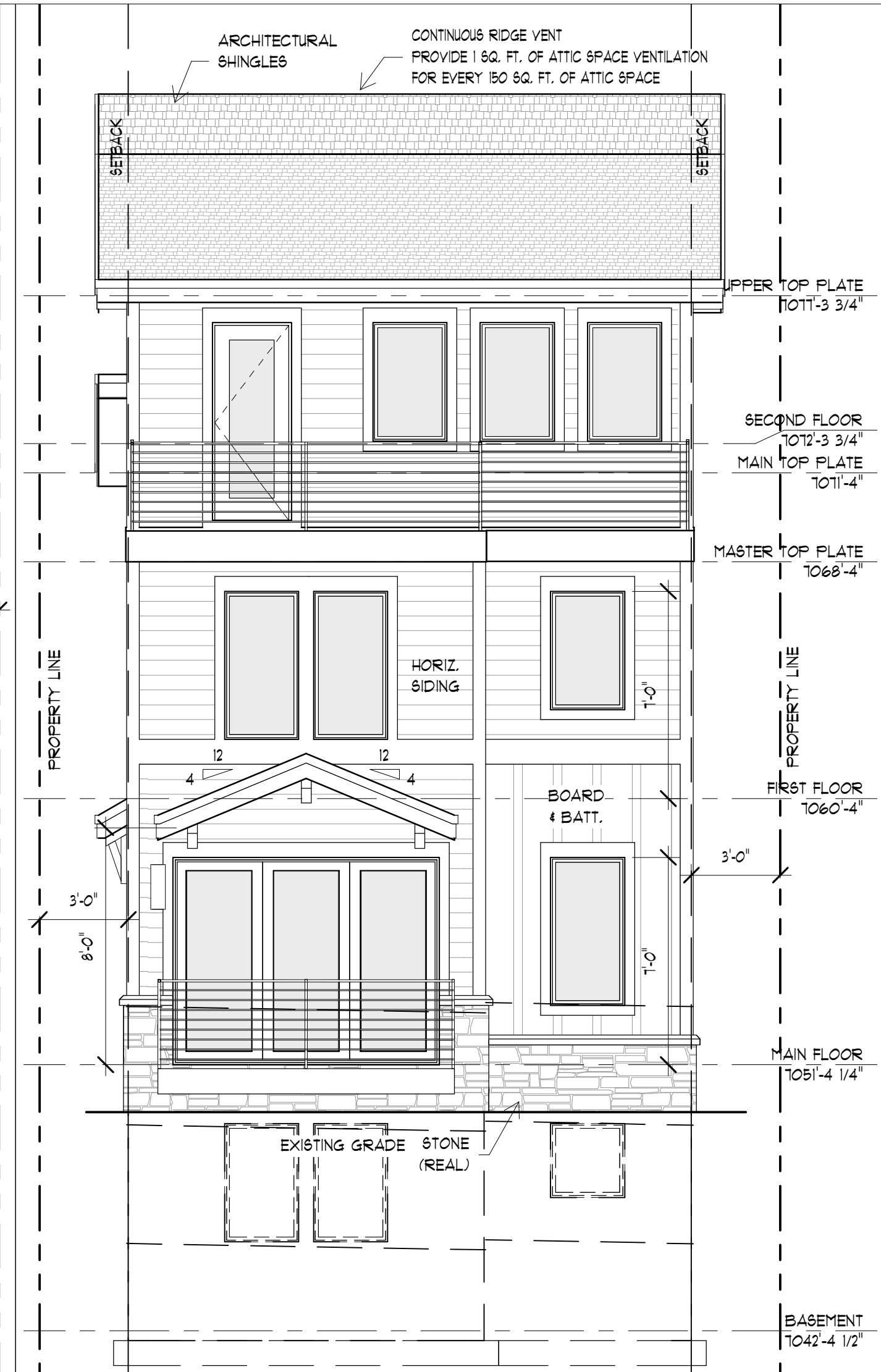
A3.0



RIGHT ELEVATION

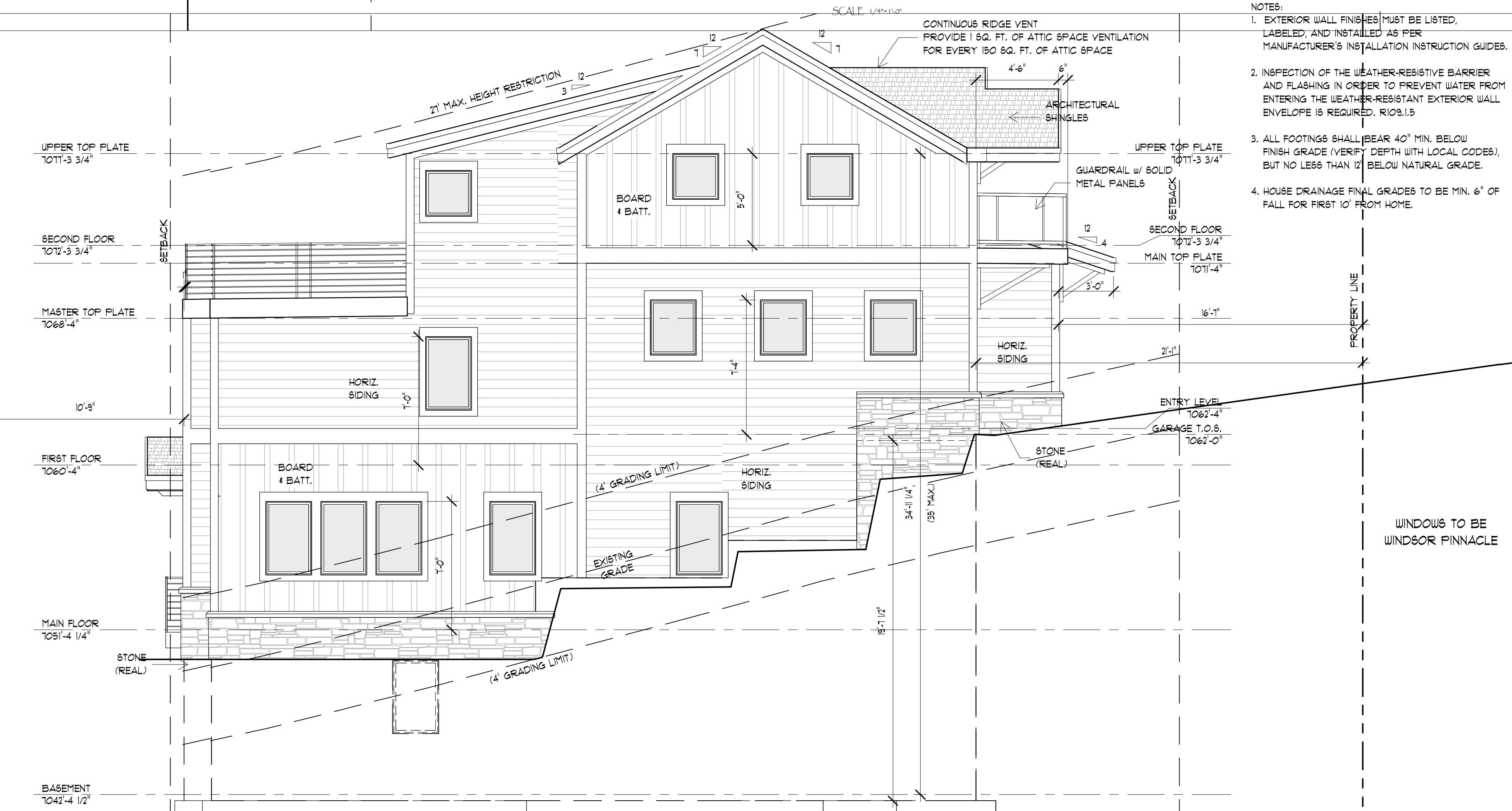
SCALE: 1/4"=1'-0"

- NOTES:
1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES.
 2. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED, R103.1.5
 3. ALL FOOTINGS SHALL BEAR 40" MIN. BELOW FINISH GRADE (VERIFY DEPTH WITH LOCAL CODES), BUT NO LESS THAN 12" BELOW NATURAL GRADE.
 4. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 6" OF FALL FOR FIRST 10' FROM HOME.



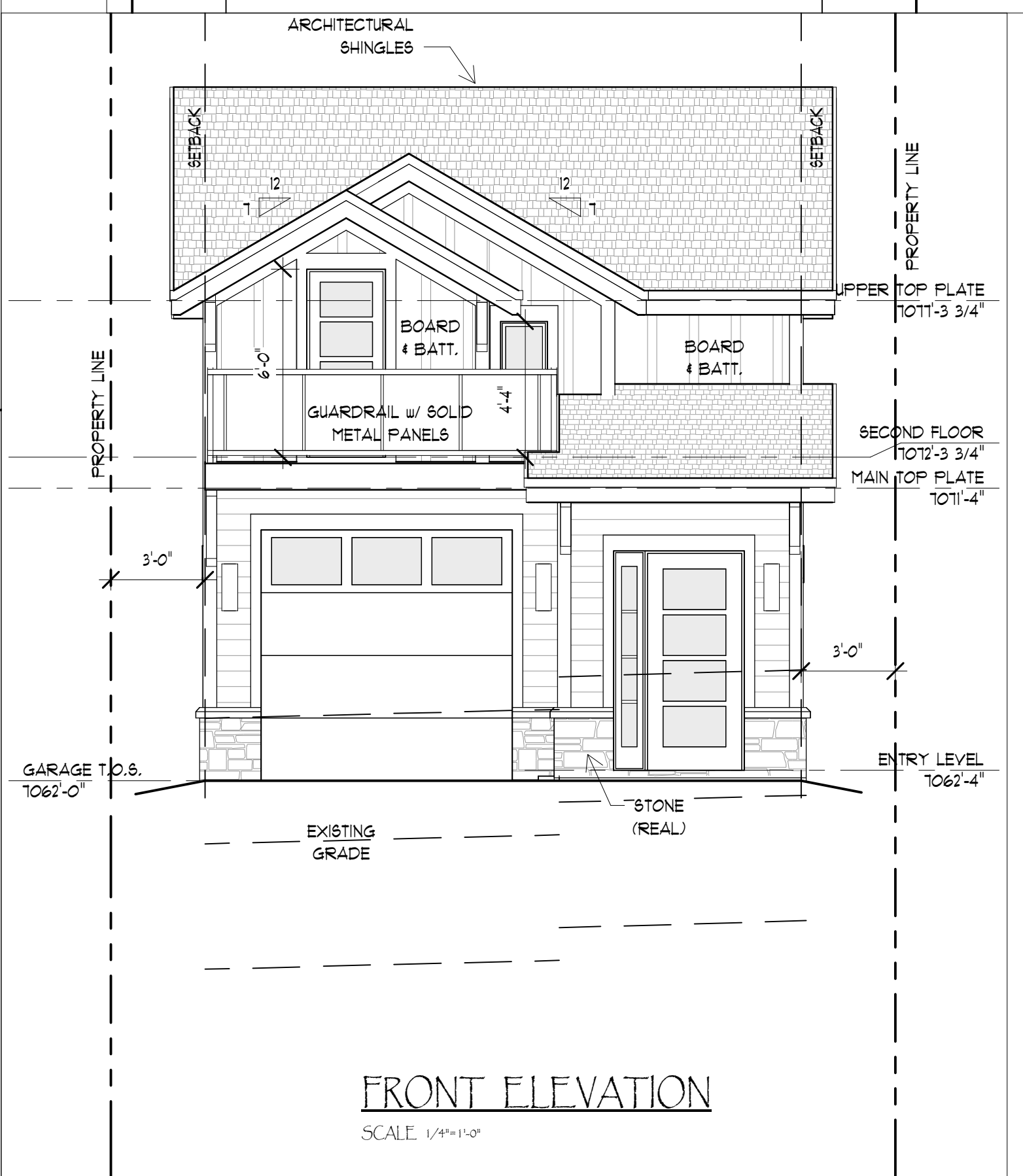
REAR ELEVATION

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



LEFT ELEVATION

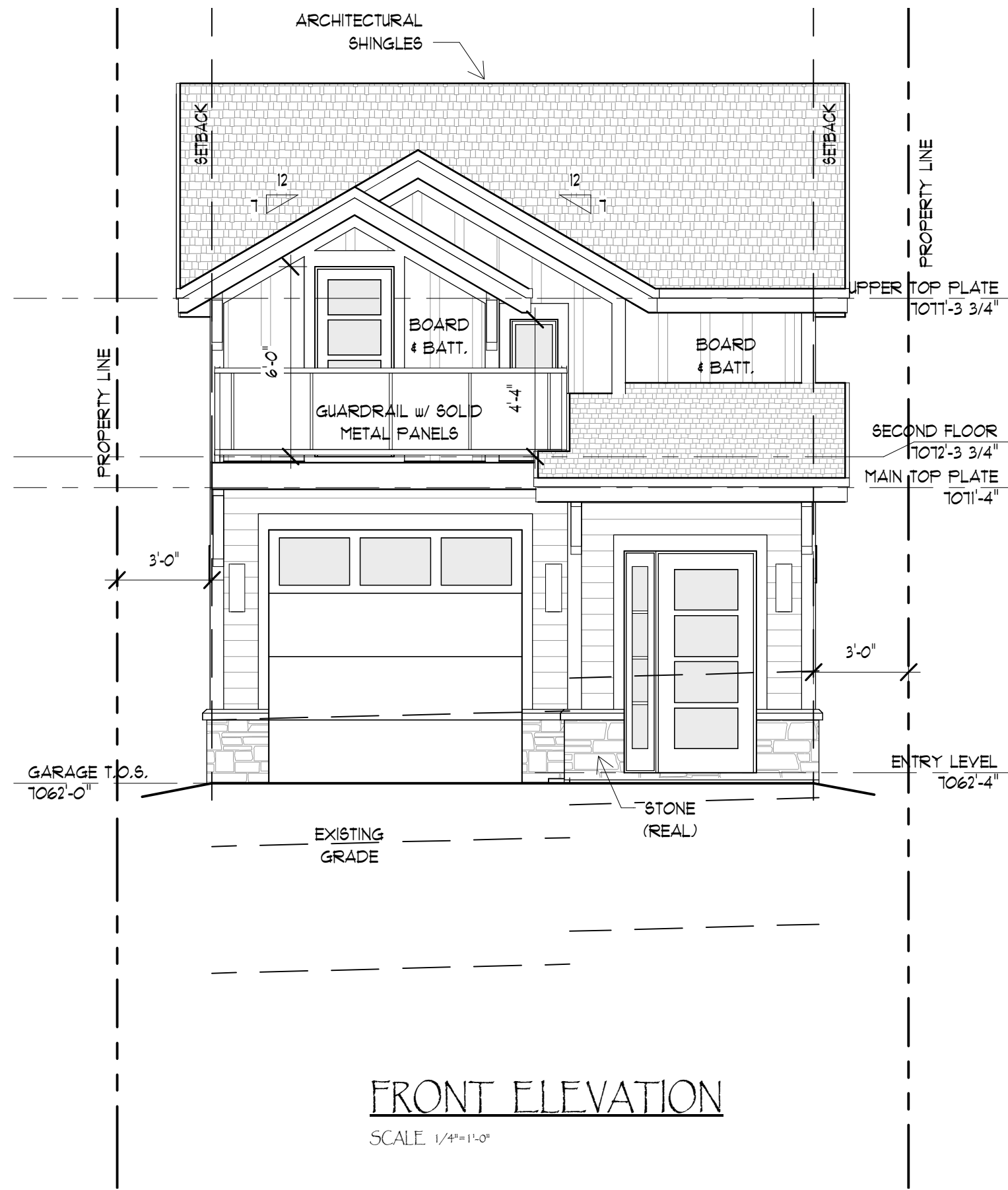
SCALE: 1/4"=1'-0"



FRONT ELEVATION

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

WINDOWS TO BE
WINDSOR FINNACLE

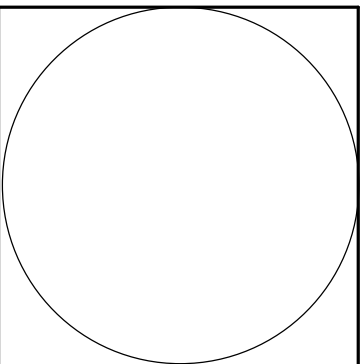
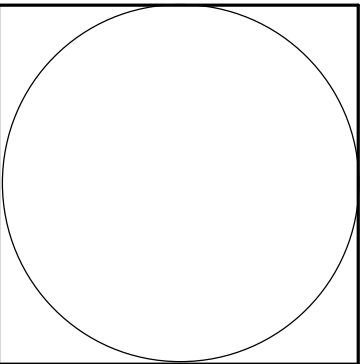


1008 LOWELL AVENUE FRONT ELEVATION AND CONTEXT PHOTO



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project:
Residence for Magnus Floden
1008 Lowell Avenue
Park City, Utah

revisions:

Project number
Date June 3, 2021
Drawn by J Bailey
Engineered by

STREETSCAPE / CONTEXT PHOTO

A4.0

Public Participation Information

Gretchen Milliken is inviting you to a scheduled Zoom meeting.

Topic: 1008 Lowell Avenue and 199 Daly Avenue HDDR Public Hearing

Time: Jul 15, 2021 12:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83664232629>

Meeting ID: 836 6423 2629

One tap mobile

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Dial by your location

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+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

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Meeting ID: 836 6423 2629

Find your local number: <https://us02web.zoom.us/j/kcvLyMe4dr>

Planning Department Staff Report



Subject: 199 Daly Avenue
Application: PL-20-04709
Author: Rebecca Ward
Date: July 15, 2021
Type of Item: Administrative – Historic District Design Review

Recommendation

Staff recommends the Planning Director (I) review the Historic District Design Review application for 199 Daly Avenue to rehabilitate a Significant Historic Structure and build an addition to accommodate increased living space and an accessory garage built into the steep slope at the rear of the property; (II) conduct a public hearing; and (III) consider approving the proposal subject to the Findings of Facts, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Cary Kinross-Wright, represented by architect Steven Swanson

Location: 199 Daly Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Recreation Open Space and Residential

Reason for Review: Planning Department staff reviews and approves Historic District Design Reviews

Acronyms

HDDR Historic District Design Review
HPB Historic Preservation Board
HR – 1 Historic Residential –1
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Background

According to the Historic Site Form (Exhibit B), 199 Daly Avenue is a hall-and-parlor type Victorian eclectic style Single-Family Dwelling constructed circa 1885:

The historic volume of this house is still visible from Daly Avenue, though a large non-historic addition to the rear of the lot has affected the historical value and integrity of the house. The original hall-parlor, rectangular house first appeared

on the 1885 Sanborn map. This housing type, which was popular in 1880s Park City housing, consisted of a two-room house with a gabled roof. By 1900, the back (east) room of the house had been extended past the northern edge of the main volume and a small room was added to the east. By 1907, the eastern room was extended to the south, becoming a full-width shed-roof addition. Also, a front porch was added, which wrapped around the north side of the house [sic] original house, with a door added into the eastern addition. This layout changed very little through the historic period. A large addition in the last decade has dwarfed the original house. This renovation project also saw a pediment added onto the porch roof in front of the main entrance. A chimney was added on the front roof, and Victorian-inspired porch brackets were also added.

The front portion of the house is similar to its historic appearance. Typical of hall-parlor houses, the front door is slightly off-center on the west façade, and is flanked by evenly spaced windows, two on each side of the door. The door and windows have simple wood trim that reflect subtle Victorian styling. A gable roof is clad in asphalt shingles. The exterior walls are clad in drop wood siding, typical of Park City houses of this era. A concrete foundation was added to the historic portion of the house in the recent renovation. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

The Applicant completed additional research and indicated the Significant Historic Structure may have been relocated from its original location at the time of the early 2000 renovation and addition.

The Applicant proposes the following:

- Demolishing the early 2000s addition
- Removing the Non-Historic shed to the south of the Significant Historic Structure to accommodate a driveway in the side Setback
- Building a two-story rear addition within the footprint and extending the footprint of the 2000s addition
- Building an accessory garage with roof deck into the steep slope

The Applicant submitted a Full Historic District Design Review Application on May 18, 2021. The Design Review Team reviewed the project on June 9, 2021, and July 7, 2021. The Design Review Team requested an as-built set of plans, an exhibit showing the proposed plans within measured setbacks, information regarding location, height, and materials of existing and proposed retaining walls, information on garage height, and information on change to topography proposed to accommodate the accessory garage.

The Design Review Team recommended reevaluating the proposed flat roof for the addition to consider a sloping roof form like a gable, hip, and or shed roof form. However, the Applicant requests to retain the flat roof. Additional input included the exterior materials, window shapes and patterns, and required detached garage dimensions.

The Applicant met with staff and the Applicant updated the plans to remove the cross-gable roof feature along the front addition so the addition roof facing Daly Avenue mirrors the Historic roofline; removing alternate siding along the southern façade to create consistency between the solid-to-void ratio and the siding of the solid material, increasing uniformity of the siding on the addition, decreasing the pavement in the front yard and increasing the landscaped area, and changing the proposed siding material to comply with the requirements of LMC [§ 15-13-2](#).

Analysis

(I) The proposal to rehabilitate the Significant Historic Structure and construct an addition and accessory garage complies with the Historic Residential – 1 Zoning District requirements outlined in LMC Chapter 15-2.2.

The purposes of the Historic Residential – 1 Zoning District include encouraging the preservation of Historic Structures and to encourage the construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods, and to establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.¹

Single-Family Dwellings are an Allowed Use in the HR – 1 Zoning District.²

The following table outlines Lot and Site requirements in the HR –1 Zoning District:

LMC § 15-2.2-3	Proposal
Minimum Lot size is 1,875 square feet for Single-Family Dwellings	Complies The Lot is 2,030 square feet.
Minimum Lot width is 25 feet	Complies The Lot is 40 feet wide.
Maximum Building Footprint for a 5,750-square-foot Lot is 2,081 square feet	Complies The proposed Building Footprint is 1,460 square feet.
Front Setbacks – 15 feet for lots greater than 100 feet deep	Complies The front Setback exceeds 15 feet.
Rear Setbacks – 15 feet for lots greater than 100 feet deep	Complies The rear Setback exceeds 15 feet.
Rear Setbacks for Accessory Buildings not more than 18 feet in height – one foot	Complies The rear Setback for the Accessory garage is one foot.

¹ LMC [§ 15-2.2-1](#).

² LMC [§ 15-2.2-2\(A\)\(1\)](#).

Side Setbacks – 5 feet for lots up to 50 feet in width	Complies The side Setbacks are 5 feet minimum.
Side Setbacks for Accessory Buildings – three feet	Complies The side Setback for the Accessory garage are three feet.

Building Height in the HRL Zoning District is outlined below:

LMC § 15-2.1-5	Proposal
Maximum Height is 27 feet	Complies The Building Height is 24 feet at its highest ridge.
A ten-foot minimum horizontal step in the downhill façade is required unless the First Story is completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty-three feet from where the Building Footprint meets the lowest point of existing Grade.	Complies The building pad is relatively flat. The proposed two-story addition replaces the early 2000s addition to the Significant Historic Structure and extends the second level beyond the gable roof on the current Structure.
Roof Pitch of a Structure's Contributing Roof Form must be between 7:12 and 12:12. Secondary Roof Forms may be below the required 7:12 roof pitch. A Structure containing a flat roof shall have a maximum height of 35 feet measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters.	Complies No changes are proposed to the roof pitch of the Historic front façade. The flat roof for the addition does not exceed 24 feet in height.

(II) The proposal to rehabilitate a Landmark Historic Structure and construct an addition complies with the *Design Guidelines For Historic Residential Sites* outlined in LMC [§ 15-13-2](#).

Universal Design Guidelines	Proposal
(1) Site is used as it was historically	Site remains residential.
(2) Changes that have acquired historic significance are retained and preserved	Complies No changes to Historic Material are proposed.
(3) Historic exterior features are preserved.	Condition of Approval 9

(4) Distinctive materials, components, finishes, and examples of craftsmanship should be preserved.	Condition of Approval 10
(5) Deteriorated or damaged historic features and elements should be repaired rather than replaced.	Condition of Approval 11
(6) Features that do not contribute to the significance of the building may be maintained.	Complies
(7) Each site should be recognized as a physical record of its time, place, and use.	Complies
(8) Chemical or physical treatments should be undertaken using recognized preservation methods.	Condition of Approval 12
(9) New additions should not destroy historic materials, features, and relationships that characterize the historic site or historic building.	Complies The addition is proposed to be constructed to the rear of the Significant Historic Structure.
(10) Construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	Condition of Approval 13
Specific Design Guidelines Building Setbacks & Orientation	
Maintain historic front and side Setbacks	Front and side setbacks for the Landmark Historic Structure remain the same.
Preserve original location of main entry	Complies
Topography & Grading	
Maintain natural topography and original grading	Complies

Do not substantially alter paved area to open space and vice versa	Complies The Applicant is proposing to replace a portion of the concrete parking pad in the front yard with landscaping.
Respect and maintain existing landscape	Complies
Maintain established on-site native plantings	Complies
Landscaping & Vegetation	
Do not substantially change landscaped to paved area	Complies The project will increase pavement along the south property line for a driveway. However, the Applicant proposes removing a portion of the concrete parking pad in the front yard to replace with landscaping.
Preserve existing landscape features that contribute to character of historic site	Complies
Preserve on-site native plantings	Complies
All landscape relationships on the site shall be considered	Complies
Landscaping shall be water-efficient with drought-tolerant plants and water-wise landscaping is encouraged	Complies The Applicant submitted a landscape plan with drip irrigation and xeriscape.
Landscaping along Daly shall be designed to enhance the pedestrian experience	Complies Replacement of the concrete parking pad with xeriscaping will improve the pedestrian experience.
Parking Areas & Driveways	
Minimize the visual impacts of on-site parking	Complies The single-car garage is in the rear of the property.
Provide landscaped separation between parking	Complies The driveway width shall not exceed 12 feet and is surrounded by landscaping.

Topography of the site should be minimally impacted for new off-street parking and driveways	Complies The single-car garage is in the rear of the property. The Accessory garage is proposed to be constructed into the steep slope, pending Planning Commission approval scheduled for July 28, 2021.
Off-street parking should be in the rear of the property	Complies
Ten-foot-wide driveways are encouraged and may not exceed 12 feet	Condition of Approval 14 The driveway width shall not exceed 12 feet.
Use textured and pour paving materials for driveways viewable from adjacent public rights-of-way	Not applicable. The driveway is in the rear of the property and is accessed through a private road.
Do not pave up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and stormwater runoff problems	Condition of Approval 15
Primary Structure Exterior Walls	
Window and door configurations, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained	Complies
Wood siding, frieze boards, cornices, moldings, shingles, and stone masonry shall be maintained	Complies No changes to Historic Material are proposed.
Doors	
Historic door openings, doors, door surrounds, and decorative door features shall be preserved.	Complies No changes to Historic Material are proposed.
Windows	

Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	Complies No changes to Historic Materials are proposed.
Maintain the historic ratio of window openings to solid wall.	Complies The historic ratio of window openings to solid wall will be retained.
Replacement windows shall only be allowed when it can be shown that the historic windows are no longer safe, energy efficient, and serviceable and the historic windows cannot be made safe, energy efficient, and serviceable through repair. Replacement windows shall exactly match the historic windows in size, dimensions, glazing pattern, depth, profile, and material.	Complies No changes to Historic Material are proposed.
Gutters & Downspouts	
Half-round hanging gutters are most appropriate.	Condition of Approval 16
Downspouts shall be located away from architectural features and be visually minimized when viewed from Daly Avenue.	Condition of Approval 17
Porches	
Preserve and maintain a historic porch by preserving the location, form, proportion, details, posts, railing, and stairs.	Complies No changes to the front porch are proposed.
Architectural Features	
Preserve and maintain features such as eaves, brackets, cornices, moldings, trim, and shingles.	Complies No changes to the Historic Materials are proposed.

Replacement shall only be allowed when the applicant shows historic features are no longer safe and/or serviceable and cannot be repaired to a safe or serviceable condition.	Condition of Approval 18 If any Historic Materials are proposed to be altered or impacted through construction of this addition, the Applicant shall contact the Planning Department for additional review.
Mechanical Systems, Utility Systems, and Service Equipment	
Mechanical equipment shall be in an inconspicuous location, preferably the tertiary façade.	Complies The mechanical systems in the home will be replaced with code-compliant systems and new equipment will be added to the rear of the property.
Communication equipment shall be visually minimized from Daly Avenue.	Condition of Approval 19
Additions to Primary Structures	
Additions shall be considered only on non-defining facades, usually tertiary.	Complies The addition is proposed for the tertiary façade.
Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.	Complies The proposed addition is subordinate to the Daly Avenue front façade and is lower in height than the Significant Historic Structure.
Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.	Complies The roof form of the addition is flat and not viewable from Daly Avenue.
Additions shall not contribute significantly to the removal or loss of historic material.	Condition of Approval 20
Where new additions abut the historic building, a clear transitional element between the old and new should be designed and constructed.	Complies No changes to the connection between the Significant Historic Structure and addition are proposed. The existing addition does not meet 2019 Design Guideline requirements for the transitional element. The proposed

	addition will be lower in height than the Significant Historic Structure to mitigate visibility from Daly Avenue.
In-line additions shall be avoided.	Complies The Addition extends beyond the north Historic façade and is set back from the south Historic façade.
On a rear addition, the width of the transitional element shall not exceed two-thirds the width of the elevation on which the transitional element is connected.	Not Applicable The existing addition does not contain a transitional element and was constructed in the early 2000s.
The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet.	Not Applicable The existing addition does not contain a transitional element and was constructed in the early 2000s.
The depth of the transitional element should be a minimum of one-third the length of the least wide historic elevation adjacent to the impacted historic elevation.	Not Applicable The existing addition does not contain a transitional element and was constructed in the early 2000s.
The highest point of the transitional element shall be a minimum of two feet lower than the highest ridgeline of the historic structure.	Complies The transitional element is more than two feet lower than the highest ridgeline of the Significant Historic Structure.
Additions shall complement the visual and physical qualities of the historic building.	Complies The addition façade materials, windows, doors, and roof forms complement the visual and physical qualities of the Significant Historic Structure.
Additions shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.	Complies The transitional element features a flat roof and modern architectural elements.
Additions shall be subordinate in scale to the primary historic structure and shall not exceed 50% of the footprint of the historic structure. If the addition exceeds 50% of the historic footprint, the mass shall be broken into modules to reflect the mass	Complies The Historic footprint was altered in the 2000s renovation. The addition most likely exceeds 50% of the Historic footprint and is broken into a module separate from the Historic Structure.

and scale of those modules seen on the historic structure.	
For an uphill addition, the addition shall be set away from the historic structure by a minimum of one-half the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.	Not Applicable
Building components and materials used on additions shall be similar in scale and size to those found on the historic building.	Complies The addition includes metal and wood siding in a similar scale to the Historic siding. The windows and doors comply with the Historic District Design Guidelines, outlined above.
Garages	
Single car wide tandem garages are recommended.	Complies The proposed garage is a single-car garage.
Glazing on garage doors shall not exceed 30% of the garage door.	Complies No glazing on the garage door is proposed.

Department Review

The Design Review Team and Planning Department reviewed this application.

Notice

Staff published notice on the City's website and posted notice to the property on July 1, 2021. Staff mailed courtesy notice to property owners within 100 feet on July 1, 2021.³

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Draft Final Action Letter and Proposed Plans

Exhibit B: Historic Site Form

Exhibit C: Street Views

Exhibit D: Streetscape

³ LMC [§ 15-1-21](#).



Planning Department

July 15, 2021

Steven Swanson
sasarchitect.pc@gmail.com

CC: Cary Kinross-Wright

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 199 Daly Avenue

Zoning District: Historic Residential – 1

Application: Historic District Design Review

Project Number: PL-20-04709

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: July 15, 2021

Project Summary: The Applicant proposes constructing an addition to a Significant Historic Structure and an accessory garage.

Action Taken

On July 15, 2021, the Planning Director conducted a public hearing and approved the Historic District Design Review for an addition to a Significant Historic Structure and accessory garage according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. According to the Historic Site Form, 199 Daly Avenue is a hall-and-parlor type Victorian eclectic style Single-Family Dwelling constructed circa 1885. The historic volume of this house is still visible from Daly Avenue, though a large non-historic addition to the rear of the lot has affected the historical value and integrity of the house. The original hall-parlor, rectangular house first appeared on the 1885 Sanborn map. This housing type, which was popular in 1880s Park City housing, consisted of a two-



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room house with a gabled roof. By 1900, the back (east) room of the house had been extended past the northern edge of the main volume and a small room was added to the east. By 1907, the eastern room was extended to the south, becoming a full-width shed-roof addition. Also, a front porch was added, which wrapped around the north side of the house [sic] original house, with a door added into the eastern addition. This layout changed very little through the historic period. A large addition in the last decade has dwarfed the original house. This renovation project also saw a pediment added onto the porch roof in front of the main entrance. A chimney was added on the front roof, and Victorian-inspired porch brackets were also added.

2. The front portion of the house is similar to its historic appearance. Typical of hall-parlor houses, the front door is slightly off-center on the west façade, and is flanked by evenly spaced windows, two on each side of the door. The door and windows have simple wood trim that reflect subtle Victorian styling. A gable roof is clad in asphalt shingles. The exterior walls are clad in drop wood siding, typical of Park City houses of this era. A concrete foundation was added to the historic portion of the house in the recent renovation. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.
3. The Applicant proposes demolishing the early 2000s addition, removing the non-Historic shed to the south of the Significant Historic Structure to accommodate a driveway in the side Setback, building a two-story rear addition within the footprint and extending the footprint of the 2000s addition; and building an accessory garage with roof deck into the steep slope.
4. The Applicant submitted a Full Historic District Design Review Application on May 18, 2021.
5. The Design Review Team reviewed the project on June 9, 2021, and July 7, 2021. The Design Review Team requested an as-built set of plans, an exhibit showing the proposed plans within measured setbacks, information regarding location, height, and materials of existing and proposed retaining walls, information on garage height, and information on change to topography proposed to accommodate the accessory garage.
6. The Design Review Team recommended reevaluating the proposed flat roof for the addition to consider a sloping roof form like a gable, hip, and or shed roof



Planning Department

form. However, the Applicant requests to retain the flat roof. Additional input included the exterior materials, window shapes and patterns, and required detached garage dimensions.

7. The Applicant met with staff and the Applicant updated the plans to remove the cross-gable roof feature along the front addition so the addition roof facing Daly Avenue mirrors the Historic roofline; removing alternate siding along the southern façade to create consistency between the solid-to-void ration and the siding of the solid material, increasing uniformity of the siding on the addition, decreasing the pavement in the front yard and increasing the landscaped area, and changing the proposed siding material to comply with the Design Guidelines.
8. The proposal to rehabilitate the Significant Historic Structure and construct an addition and accessory garage complies with the Historic Residential – 1 Zoning District requirements outlined in LMC Chapter 15-2.2.
9. The purposes of the Historic Residential – 1 Zoning District include encouraging the preservation of Historic Structures and to encourage the construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods, and to establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.
10. Single-Family Dwellings are an Allowed Use in the HR – 1 Zoning District.
11. The Minimum Lot size is 1,875 square feet for Single-Family Dwellings. The Lot is 2,030 square feet.
12. The Minimum Lot width is 25 feet. The Lot is 40 feet wide.
13. The Maximum Building Footprint for a 5,750-square-foot Lot is 2,081 square feet.
14. Front Setbacks are 15 feet for lots greater than 100 feet deep. The front Setback exceeds 15 feet.
15. Rear Setbacks are 15 feet for lots greater than 100 feet deep. The rear Setback exceeds 15 feet.
16. Rear Setbacks for Accessory Buildings not more than 18 feet in height are one foot. The rear Setback for the Accessory garage is one foot.
17. Side Setbacks are 5 feet for lots up to 50 feet in width. The side Setbacks are 5 feet minimum.
18. Side Setbacks for Accessory Buildings are three feet. The side Setback for the Accessory garage are three feet.
19. Maximum Height is 27 feet. The Building Height is 24 feet at its highest ridge.



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20. A ten-foot minimum horizontal step in the downhill façade is required unless the First Story is completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty-three feet from where the Building Footprint meets the lowest point of existing Grade.
21. The building pad is relatively flat. The proposed two-story addition replaces the early 2000s addition to the Significant Historic Structure and extends the second level beyond the gable roof on the current Structure.
22. Roof Pitch of a Structure's Contributing Roof Form must be between 7:12 and 12:12. Secondary Roof Forms may be below the required 7:12 roof pitch. A Structure containing a flat roof shall have a maximum height of 35 feet measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters.
23. No changes are proposed to the roof pitch of the Historic front façade. The flat roof for the addition does not exceed 24 feet in height.
24. The proposal to rehabilitate a Landmark Historic Structure and construct an addition complies with the *Design Guidelines For Historic Residential Sites* outlined in LMC [§ 15-13-2](#).

Universal Design Guidelines	Proposal
(1) Site is used as it was historically	Site remains residential.
(2) Changes that have acquired historic significance are retained and preserved	Complies No changes to Historic Material are proposed.
(3) Historic exterior features are preserved.	Condition of Approval 9
(4) Distinctive materials, components, finishes, and examples of craftsmanship should be preserved.	Condition of Approval 10
(5) Deteriorated or damaged historic features and elements should be repaired rather than replaced.	Condition of Approval 11
(6) Features that do not contribute to the significance of the building may be maintained.	Complies



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(7) Each site should be recognized as a physical record of its time, place, and use.	Complies
(8) Chemical or physical treatments should be undertaken using recognized preservation methods.	Condition of Approval 12
(9) New additions should not destroy historic materials, features, and relationships that characterize the historic site or historic building.	Complies The addition is proposed to be constructed to the rear of the Significant Historic Structure.
(10) Construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	Condition of Approval 13
Specific Design Guidelines Building Setbacks & Orientation	
Maintain historic front and side Setbacks	Front and side setbacks for the Landmark Historic Structure remain the same.
Preserve original location of main entry	Complies
Topography & Grading	
Maintain natural topography and original grading	Complies
Do not substantially alter paved area to open space and vice versa	Complies The Applicant is proposing to replace a portion of the concrete parking pad in the front yard with landscaping.



Planning Department

Respect and maintain existing landscape	Complies
Maintain established on-site native plantings	Complies
Landscaping & Vegetation	
Do not substantially change landscaped to paved area	Complies The project will increase pavement along the south property line for a driveway. However, the Applicant proposes removing a portion of the concrete parking pad in the front yard to replace with landscaping.
Preserve existing landscape features that contribute to character of historic site	Complies
Preserve on-site native plantings	Complies
All landscape relationships on the site shall be considered	Complies
Landscaping shall be water-efficient with drought-tolerant plants and water-wise landscaping is encouraged	Complies The Applicant submitted a landscape plan with drip irrigation and xeriscape.
Landscaping along Daly shall be designed to enhance the pedestrian experience	Complies Replacement of the concrete parking pad with xeriscaping will improve the pedestrian experience.
Parking Areas & Driveways	
Minimize the visual impacts of on-site parking	Complies The single-car garage is in the rear of the property.
Provide landscaped separation between parking	Complies The driveway width shall not exceed 12 feet and is surrounded by landscaping.



Planning Department

Topography of the site should be minimally impacted for new off-street parking and driveways	Complies The single-car garage is in the rear of the property. The Accessory garage is proposed to be constructed into the steep slope, pending Planning Commission approval scheduled for July 28, 2021.
Off-street parking should be in the rear of the property	Complies
Ten-foot-wide driveways are encouraged and may not exceed 12 feet	Condition of Approval 14 The driveway width shall not exceed 12 feet.
Use textured and pour paving materials for driveways viewable from adjacent public rights-of-way	Not applicable. The driveway is in the rear of the property and is accessed through a private road.
Do not pave up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and stormwater runoff problems	Condition of Approval 15
Primary Structure Exterior Walls	
Window and door configurations, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained	Complies
Wood siding, frieze boards, cornices, moldings, shingles, and stone masonry shall be maintained	Complies No changes to Historic Material are proposed.
Doors	
Historic door openings, doors, door surrounds, and decorative door features shall be preserved.	Complies No changes to Historic Material are proposed.



Planning Department

Windows	
Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	Complies No changes to Historic Materials are proposed.
Maintain the historic ratio of window openings to solid wall.	Complies The historic ratio of window openings to solid wall will be retained.
Replacement windows shall only be allowed when it can be shown that the historic windows are no longer safe, energy efficient, and serviceable and the historic windows cannot be made safe, energy efficient, and serviceable through repair. Replacement windows shall exactly match the historic windows in size, dimensions, glazing pattern, depth, profile, and material.	Complies No changes to Historic Material are proposed.
Gutters & Downspouts	
Half-round hanging gutters are most appropriate.	Condition of Approval 16
Downspouts shall be located away from architectural features and be visually minimized when viewed from Rossie Hill Drive.	Condition of Approval 17
Porches	
Preserve and maintain a historic porch by preserving the location, form, proportion, details, posts, railing, and stairs.	Complies No changes to the front porch are proposed.



Planning Department

Architectural Features	
Preserve and maintain features such as eaves, brackets, cornices, moldings, trim, and shingles.	Complies No changes to the Historic Materials are proposed.
Replacement shall only be allowed when the applicant shows historic features are no longer safe and/or serviceable and cannot be repaired to a safe or serviceable condition.	Condition of Approval 18 If any Historic Materials are proposed to be altered or impacted through construction of this rehabilitation and addition, the Applicant shall contact the Planning Department for additional review.
Mechanical Systems, Utility Systems, and Service Equipment	
Mechanical equipment shall be in an inconspicuous location, preferably the tertiary façade.	Complies The mechanical systems in the home will be replaced with code-compliant systems and new equipment will be added to the rear of the property.
Communication equipment shall be visually minimized from Daly Avenue.	Condition of Approval 19
Additions to Primary Structures	
Additions shall be considered only on non-defining facades, usually tertiary.	Complies The addition is proposed for the tertiary façade.
Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.	Complies The proposed addition is subordinate to the Daly Avenue front façade and is lower in height than the Significant Historic Structure.



Planning Department

Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.	Complies The roof form of the addition is flat and not viewable from Daly Avenue.
Additions shall not contribute significantly to the removal or loss of historic material.	Condition of Approval 20
Where new additions abut the historic building, a clear transitional element between the old and new should be designed and constructed.	Complies No changes to the connection between the Significant Historic Structure and addition are proposed. The existing addition does not meet 2019 Design Guideline requirements for the transitional element. The proposed addition will be lower in height than the Significant Historic Structure to mitigate visibility from Daly Avenue.
In-line additions shall be avoided.	Complies The Addition extends beyond the north Historic façade and is set back from the south Historic façade.
On a rear addition, the width of the transitional element shall not exceed two-thirds the width of the elevation on which the transitional element is connected.	Not Applicable The existing addition does not contain a transitional element and was constructed in the early 2000s.
The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet.	Not Applicable The existing addition does not contain a transitional element and was constructed in the early 2000s.
The depth of the transitional element should be a minimum of one-third the length of the least wide historic elevation adjacent to the impacted historic elevation.	Not Applicable The existing addition does not contain a transitional element and was constructed in the early 2000s.
The highest point of the transitional element shall be a minimum of two feet lower than the highest ridgeline of the historic structure.	Complies The transitional element is more than two feet lower than the highest ridgeline of the Significant Historic Structure.



Planning Department

Additions shall complement the visual and physical qualities of the historic building.	Complies The addition façade materials, windows, doors, and roof forms complement the visual and physical qualities of the Significant Historic Structure.
Additions shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.	Complies The transitional element features a flat roof and modern architectural elements.
Additions shall be subordinate in scale to the primary historic structure and shall not exceed 50% of the footprint of the historic structure. If the addition exceeds 50% of the historic footprint, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.	Complies The Historic footprint was altered in the 2000s renovation. The addition most likely exceeds 50% of the Historic footprint and is broken into a module separate from the Historic Structure.
For an uphill addition, the addition shall be set away from the historic structure by a minimum of one-half the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.	Not Applicable
Building components and materials used on additions shall be similar in scale and size to those found on the historic building.	Complies The addition includes metal and wood siding in a similar scale to the Historic siding. The windows and doors comply with the Historic District Design Guidelines, outlined above.
Garages	
Single car wide tandem garages are recommended.	Complies The proposed garage is a single-car garage.
Glazing on garage doors shall not exceed 30% of the garage door.	Complies No glazing on the garage door is proposed.



Planning Department

Conclusions of Law

1. The proposed addition and accessory garage complies with Land Management Code Chapter 15-2.2, *Historic Residential – 1 District*.
2. The proposed addition to the Significant Historic Structure complies with Land Management Code Chapter 15-11, *Historic Preservation*.
3. The proposed addition to the Landmark Historic Structure complies with Land Management Code Section 15-13-2, *Design Guidelines For Historic Residential Sites*.

Conditions of Approval

1. Receipt and approval of a Construction Mitigation Plan by the Building Department is a condition precedent to the issuance of any building permit. The Plan shall consider and mitigate impacts to the existing neighboring structures, and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
2. Final building plans and construction details shall reflect substantial compliance with the drawings approved and attached to this Final Action Letter. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to construction. Any changes, modifications, or deviations from the approved work that have not been approved by the Planning and Building Departments may result in a stop-work order.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction shall be reviewed and approved prior to construction.
4. If a complete building permit has not been obtained by July 15, 2022, this HDDR approval will expire, unless an extension is required in writing prior to the expiration date and granted by the Planning Department.
5. The City Engineer shall review and approve all appropriate grading, utility, installation, public improvements, drainage plans, and flood plain issues, for compliance with City and Federal standards, and this is a condition precedent to a building permit issuance.



Planning Department

6. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
7. Site plans and Building design shall resolve snow release issues to the satisfaction of the Chief Building Official.
8. New construction activity shall not physically damage nearby Historic Sites.
9. Historic exterior features shall be preserved.
10. Distinctive materials, components, finishes, and examples of craftsmanship should be preserved.
11. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
12. Chemical or physical treatments should be undertaken using recognized preservation methods.
13. Construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.
14. The driveway width shall not exceed 12 feet.
15. Pavement up to the building foundation shall not damage the foundation and shall address stormwater runoff.
16. Half-round hanging gutters are most appropriate.
17. Downspouts shall be located away from architectural features and be visually minimized when viewed from Daly Avenue.
18. If any Historic Materials are proposed to be altered or impacted through construction of this addition, the Applicant shall contact the Planning Department for additional review.
19. Communication equipment shall be visually minimized from Daly Avenue.
20. Additions shall not contribute significantly to the removal or loss of historic material.

If you have questions or concerns regarding this Final Action Letter, please call 385-290-0789 or email rebecca.ward@parkcity.org.

Sincerely,

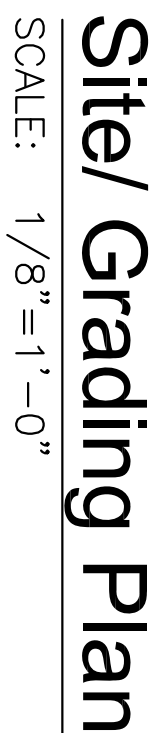
Gretchen Milliken, Planning Director



Planning Department

CC: Rebecca Ward

DRAFT



BUILDING F.P. - 1810 SF. < 2096 SF. ALLOWABLE

PERMEABLE & LANDSCAPED

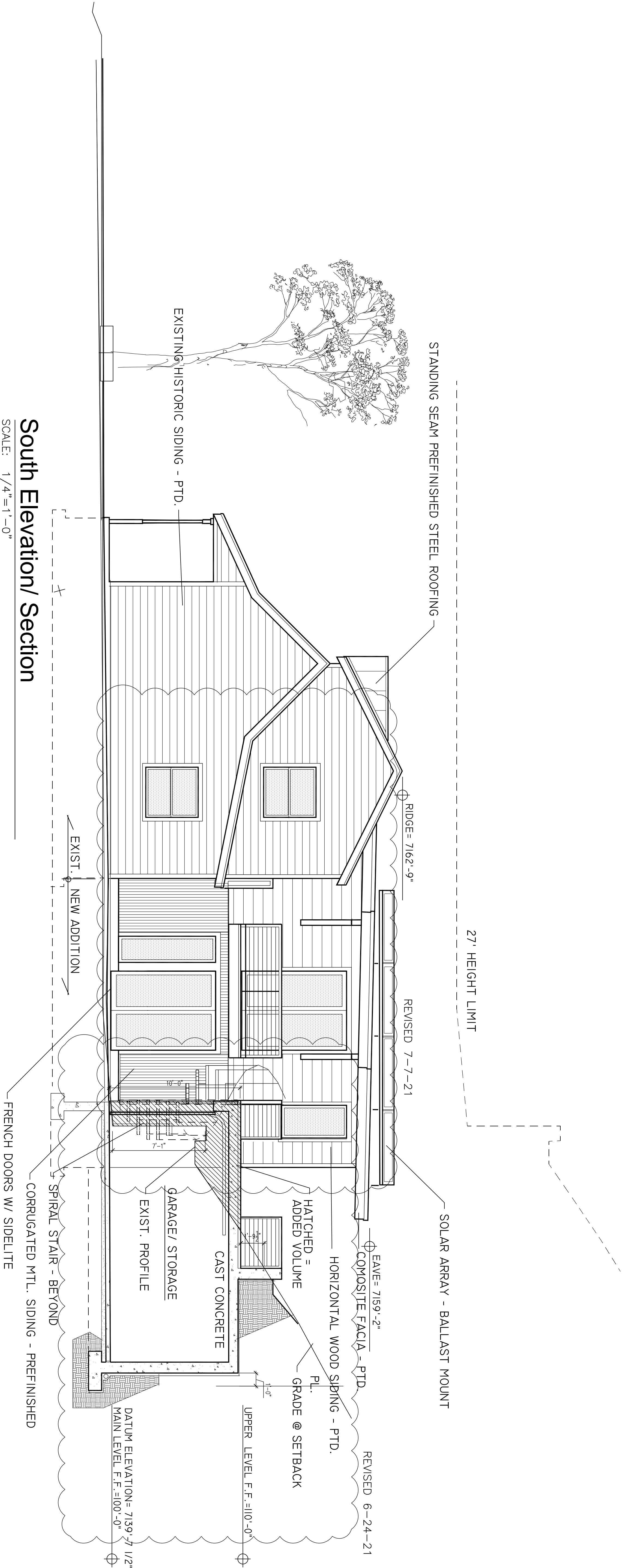
000 01 NEW

2690 SF

SITE PLAN/ UTILITIES NOTES

1. VERIFY DIMENSIONS & CONDITIONS IN THE FIELD.
2. CB = CATCH BASIN FOR SURFACE TO SUBGRADE DRAINAGE
3. PROVIDE TEMPORARY SUPPORT FOR STRUCTURAL ELEMENTS.
4. PROTECT EXISTING PLANTING AND TREES
5. GRADE SLOPE TO DRAIN AWAY FROM BUILDING MIN. 6" FOR THE FIRST 10'-0"
6. CONDUCT STORM WATER WA SURFACE/ SUB-DRAIN TO APPROVED COLLECTION BASIN - RETAIN STORM WATER ON-SITE
7. PROVIDE DRIP IRRIGATION SYSTEM

PROJECT NUMBER 2011	DATE 7-1-21	SHEET NUMBER A-1.0
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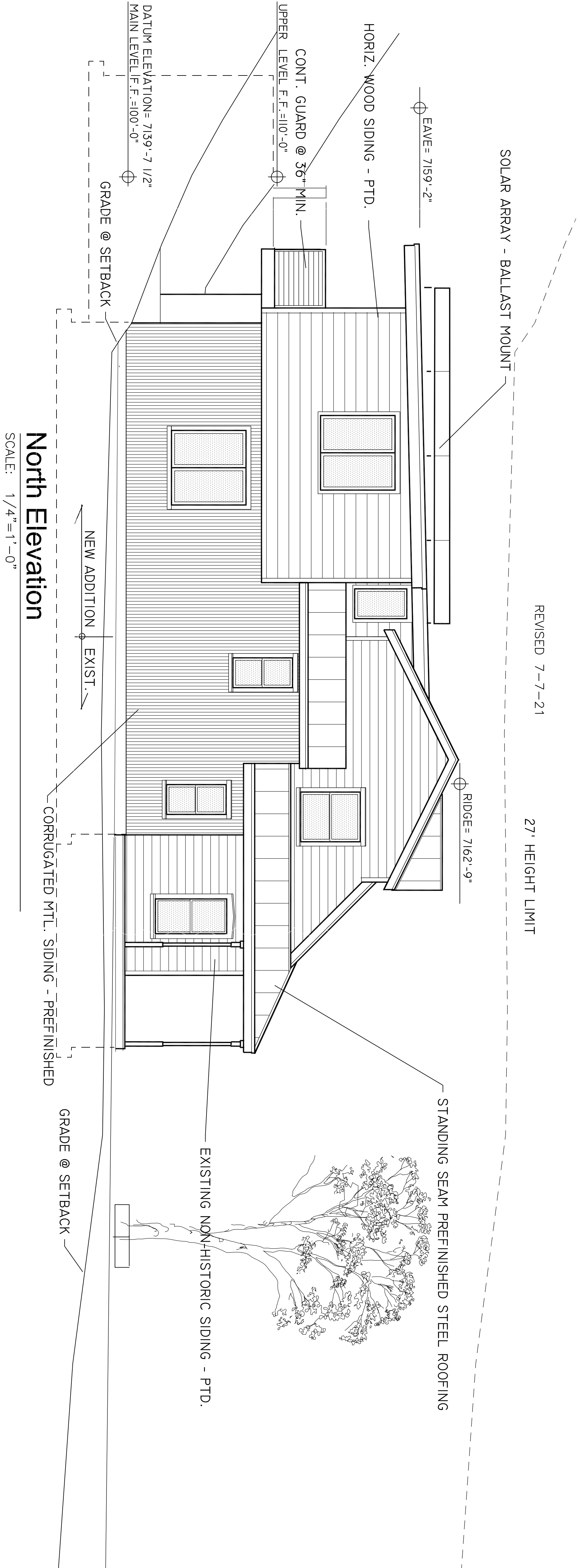


South Elevation/ Section

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

REVISED 7-7-21

27' HEIGHT LIMIT



North Elevation

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

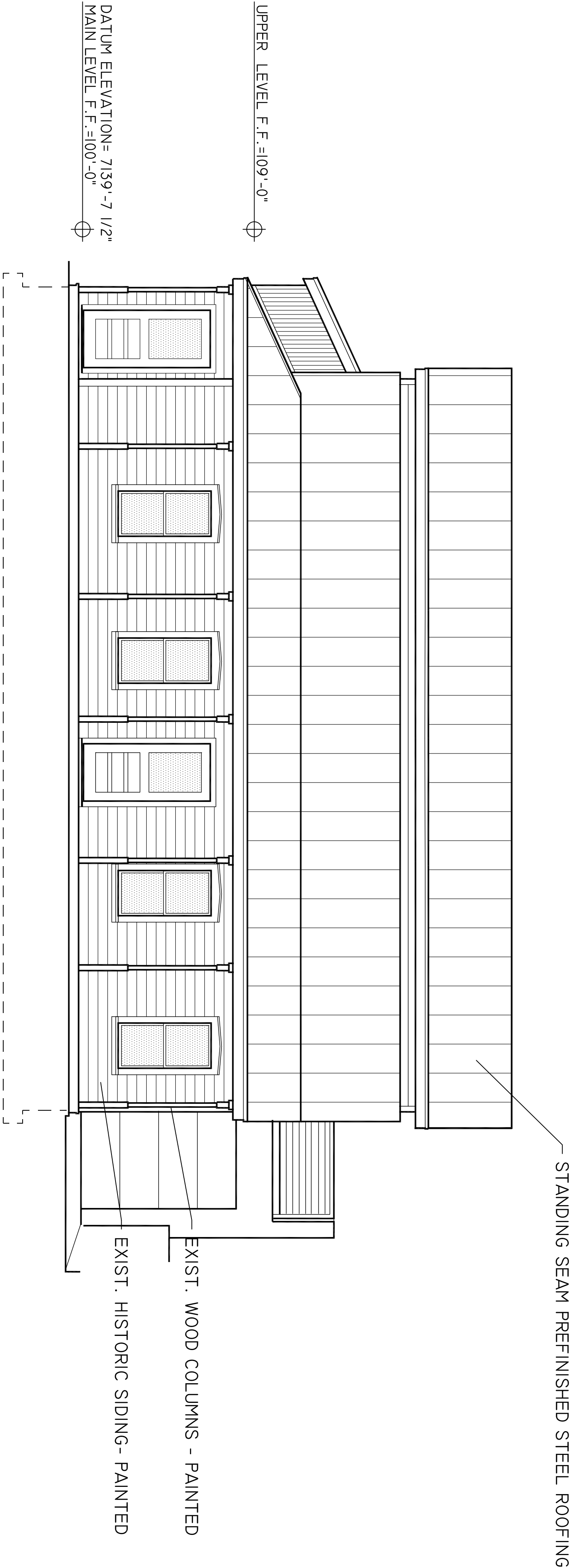
REV. NO.	DESCRIPTION	DATE

Steven A. Swanson Architect
8524 Lucky John Drive
Park City, UT 84060
435-513-1079

Exterior Elevations

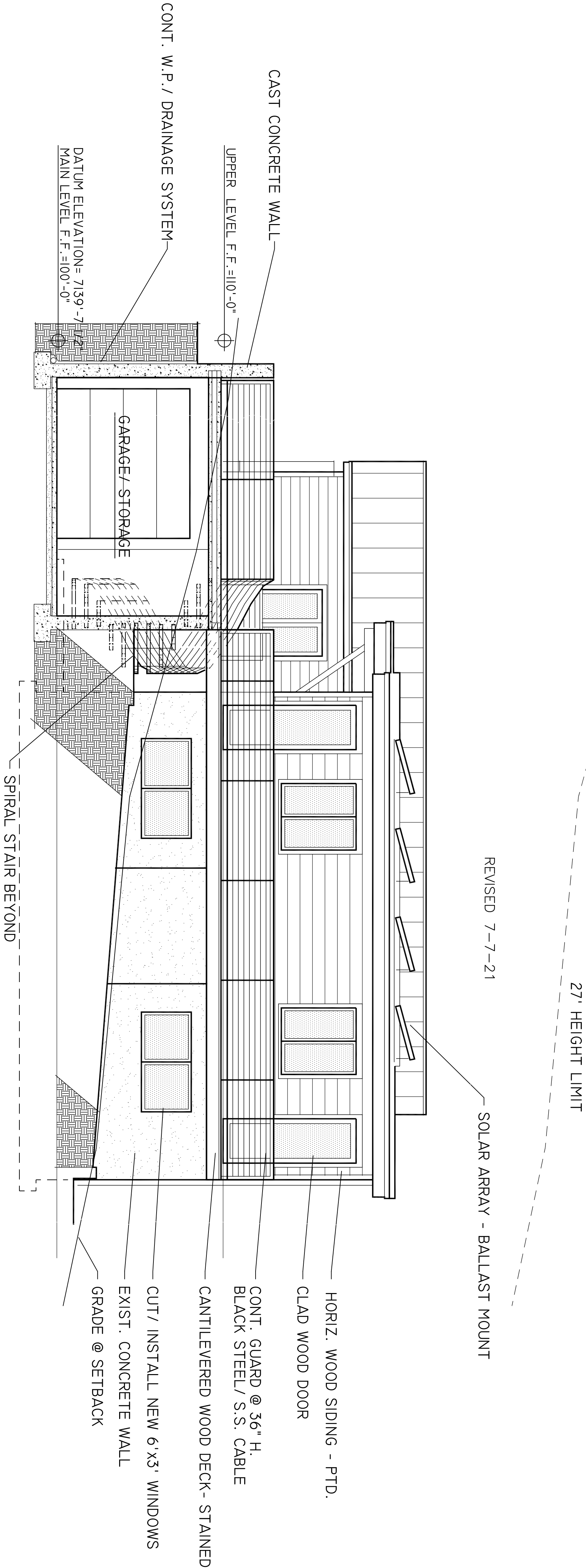
**Addition & Remodel
for Cary Kinross-Wright
199 Daly Ave.
Park City UT**

PROJECT NUMBER 2013
DATE 7-7-21
SHEET NUMBER A-2.1



Front Elevation

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



Side Elevation

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

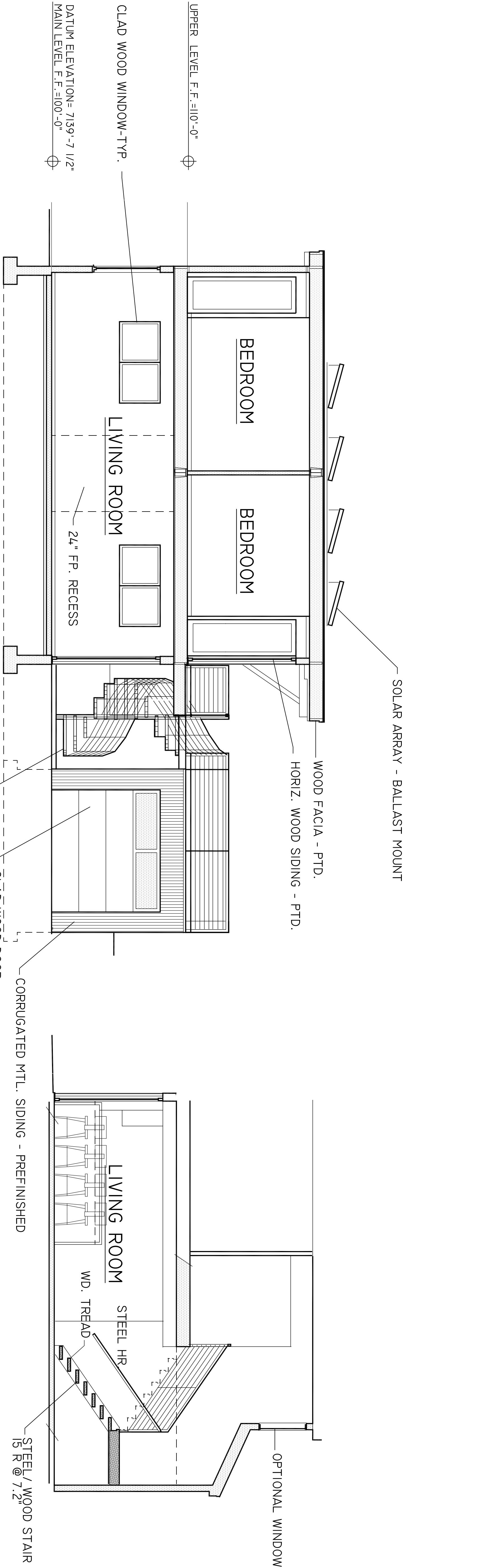
REV. NO.	DESCRIPTION	DATE

Steven A. Swanson Architect
2524 Lucky John Drive
Park City, UT 84060
435-513-1079

Exterior Elevations

**Addition & Remodel
for Cary Kinross-Wright
199 Daly Ave.
Park City UT**

PROJECT NUMBER 2013
DATE 7-7-21
SHEET NUMBER A-2.2



Garage Elevation/ Bldg. Section

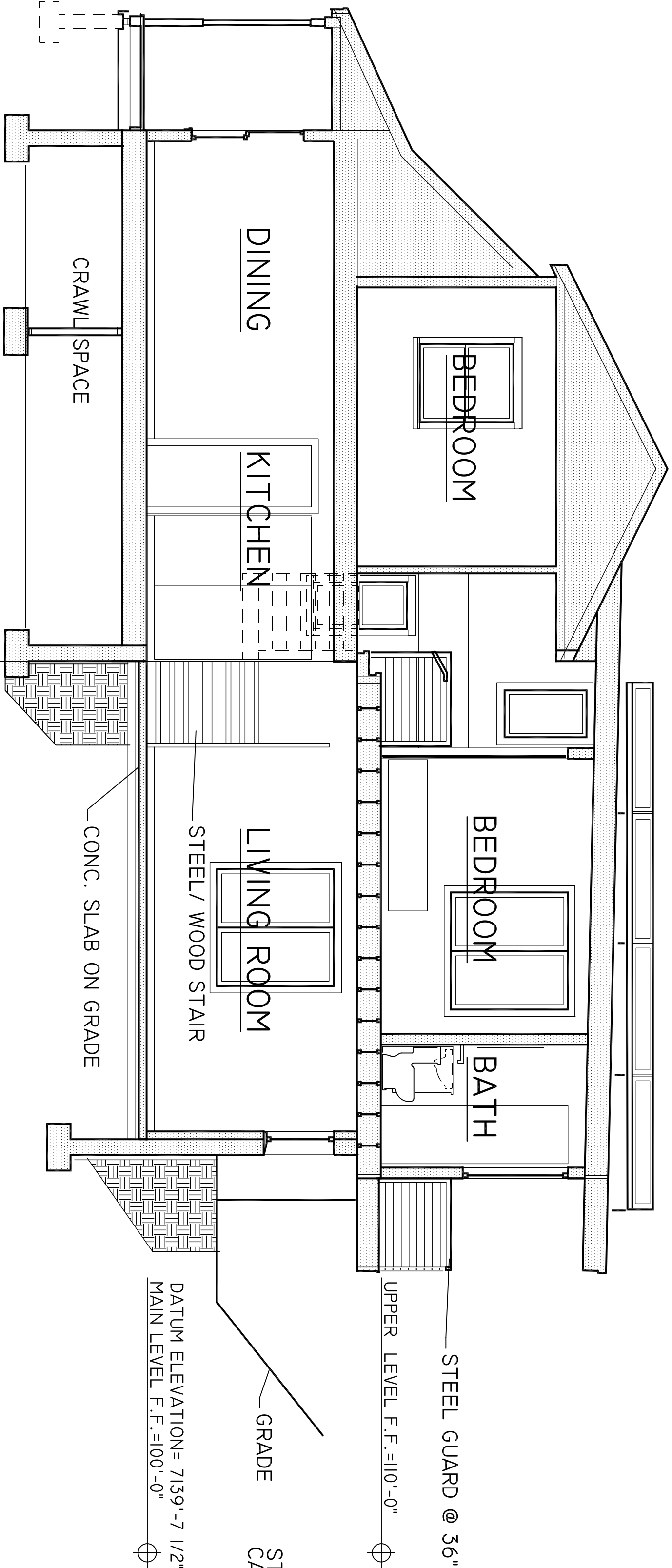
SCALE: 1/4"=1'-0"

A-3.1

Building/ Stair Section

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

A-3.1

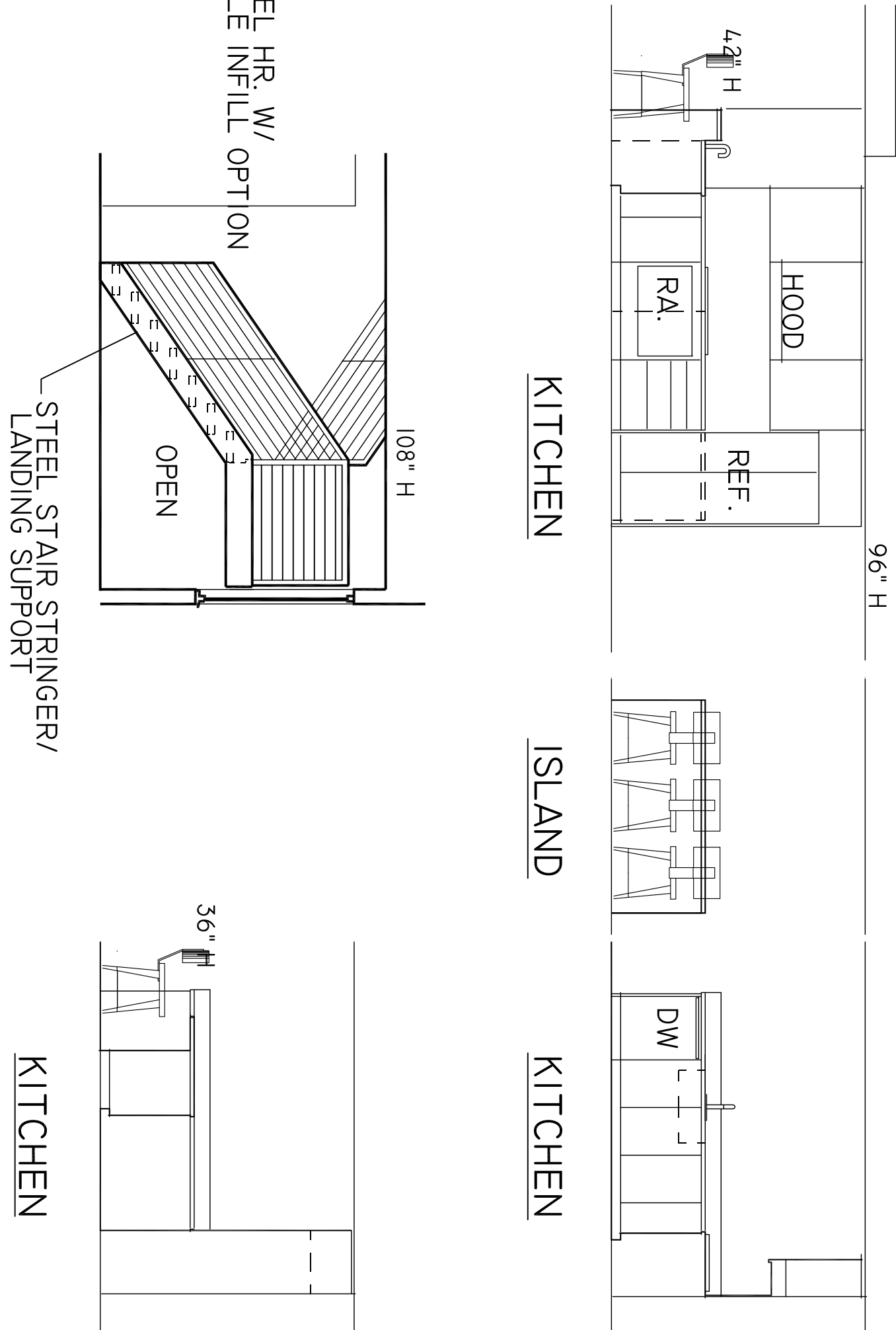


Building Section

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

3

A-3.1



Interior Elevations

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

REV. NO.	DESCRIPTION	DATE

Steven A. Swanson Architect
2524 Lucky John Drive
Park City, UT 84060
435-513-1079

Building Sections

Addition & Remodel
for Cary Kinross-Wright
199 Daly Ave.
Park City UT

PROJECT NUMBER
2013
DATE
7-7-21

SHEET NUMBER

A-3.1

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 199 Daly Avenue

AKA: 195 Daly Avenue

City, County: Park City, Summit County, Utah

Tax Number: 199-DALY-ALL

Current Owner Name: Michele Dingham

Parent Parcel(s): PC-624

Current Owner Address: PO BOX 682334, Park City, Utah 84068

Legal Description (include acreage): All of Lot, 199 Daly Avenue Subdivision; cont 0.13 acres.

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
☒ Significant Site
☐ Not Historic

Reconstruction

- Date:
Permit #:
☐ Full ☐ Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
☒ prints: c. 1950, 1995 & 2006
☐ historic: c.

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style:

No. Stories:

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

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

General Condition of Exterior Materials:

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

☒ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

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

Foundation: Not verified.

Walls: drop siding

Roof: gable form sheathed in asphalt, as is the complex roof form of additions.

Windows/Doors: Double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame hall-parlor house has been significantly altered. The early photograph shows a side gable hall-parlor house with a full-width extended shed roof porch. The porch remains, but now wraps around the north side and joins the rear addition. The rear addition springs from the ridge-line of the original house. The exterior siding appears to be new material rather than repair or rehabilitation of the original materials. The changes are significant and affect the site's historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered with a paved parking area in the front yard and the rear yard being replaced by a large addition.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

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

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

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

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1900

Builder: ☒ Not Known ☐ Known: (source:)

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

1. Historic Era:

☐ Settlement & Mining Boom Era (1868-1893)

☒ Mature Mining Era (1894-1930)

□ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

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

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

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: Southwest oblique. Camera facing northeast, c. 1950.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.







NO
PARKING
ANY
TIME

RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANYTIME

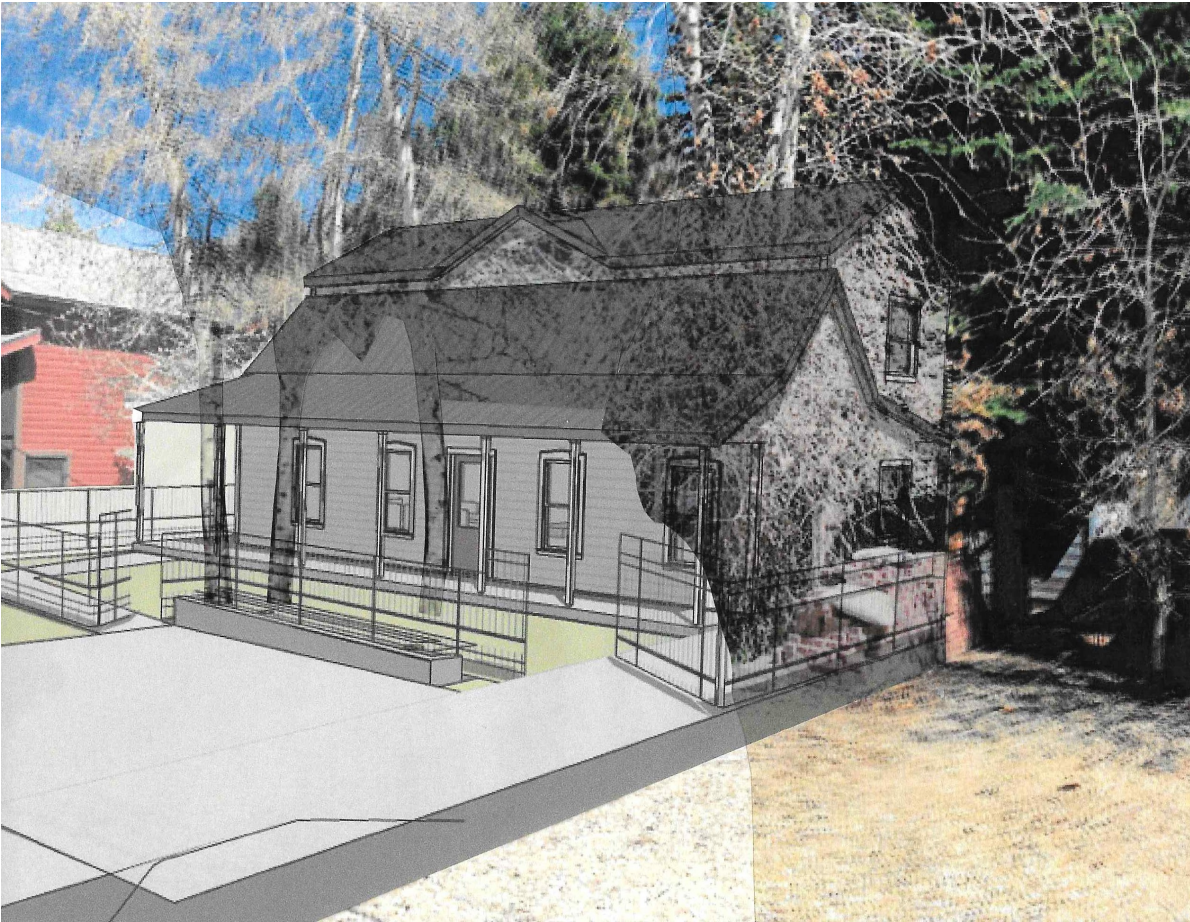
Lewis Wolcott
& Dombush
REAL ESTATE
Maire Rosol
435-640-0038 or 435-401-2267
www.lwproperties.com



Southeast from Daly Ave.



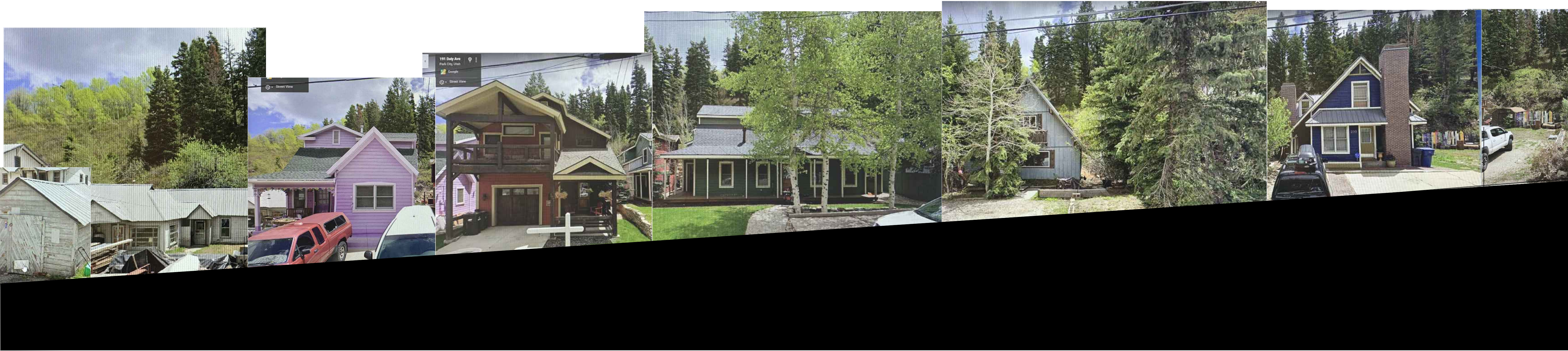
Southeast from Daly Ave. - Panoramic



Northeast from Daly Ave.

Kinross-Wright Residence
199 Daly Ave.

Street Views



Streetscape Elevation

SCALE: 1/8"=1'-0"

REV. NO.	DESCRIPTION	DATE

Steven A. Swanson Architect
2524 Lucky John Drive
Park City, UT 84060
435-513-1079

Streetscape Elevation

Addition & Remodel
for Cary Kinross-Wright
199 Daly Ave.
Park City UT

PROJECT NUMBER 2013
DATE 3-30-21
SHEET NUMBER A-2.3