



**PARK CITY PLANNING DEPARTMENT ADMINISTRATIVE HEARINGS MEETING
SUMMIT COUNTY, UTAH
July 30, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its Planning Department Administrative Hearings at the Planning Department Conference Room - 445 Marsac Ave Park City, UT 84060 for the purposes and at the times as described below on Friday, July 30, 2021. To participate virtually, follow the public meeting information at www.parkcity.org.

Regular Agenda

901 Woodside Avenue -- Historic District Design Review -- The Applicant Proposes Rehabilitating the Landmark Historic Structure and Constructing a Basement Addition with a Garage under the Bay Window of the Front Façade, Accessed from Woodside Avenue. PL-18-04030.

(A) Public Hearing; (B) Action

[Public Participation Link](#)

[Staff Report](#)

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

[Exhibit B: Historic Site Form](#)

[Exhibit C: Proposed Plans](#)

[Exhibit D: Existing Conditions](#)

[Exhibit E: Birdseye Images](#)

[Exhibit F: Public Input](#)

[Exhibit G: Historic Preservation Plan](#)

[Exhibit H: Updated Panelization Plan](#)

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.**

Topic: 901 Woodside Avenue Historic District Design Review
Time: Jul 30, 2021 12:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86011197343?pwd=eEM3NXVFQUxlcWVqQkl3Z3RrOGlvUT09>

Meeting ID: 860 1119 7343

Passcode: 916033

One tap mobile

+16699006833,,86011197343#,,,,*916033# US (San Jose)

+12532158782,,86011197343#,,,,*916033# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 860 1119 7343

Passcode: 916033

Find your local number: <https://us02web.zoom.us/j/86011197343?pwd=eEM3NXVFQUxlcWVqQkl3Z3RrOGlvUT09>

Planning Department Staff Report



PLANNING DEPARTMENT

Subject: 901 Woodside Avenue
Application: PL-18-04030
Author: Rebecca Ward
Date: July 30, 2021
Type of Item: Administrative – Historic District Design Review

Recommendation

Staff recommends the Planning Director review the proposed Historic District Design Review for rehabilitation of the Landmark Historic Structure and construction of a basement addition with a garage accessed from Woodside Avenue, conduct a public hearing, and consider approving the proposal subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jerry Fiat, represented by Architect Jonathan DeGray
Location: 901 Woodside Avenue
Historic Designation: Landmark Historic Site
Adjacent Land Uses: Residential; platted, but un-built 9th Street right-of-way
Reason for Review: Staff reviews and approves Historic District Design Review applications pursuant to Land Management Code [§ 15-11-12](#).

Acronyms

CUP Conditional Use Permit
HDDR Historic District Design Review
LMC Land Management Code

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

Background

On November 11, 2018, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application to renovate the Landmark Historic Structure at 901 Woodside Avenue. The proposal included a garage under the Structure with access on the southern façade across a private driveway proposed to be constructed within the 9th Street platted but un-built right-of-way. On December 5, 2018, the Design Review Team provided input on the HDDR Pre-Application.

On February 15, 2019, the Applicant submitted a full HDDR application. On April 19, 2019, staff deemed the application complete.

On August 7, 2019, the Historic Preservation Board approved (I) Material Deconstruction of the roof, chimney, exterior walls, foundation, porch, doors, and windows to accommodate rehabilitation of the Landmark Historic Structure; and (II)

disassembly and reassembly (panelization) of the Structure ([Staff Report](#); [Minutes](#), p. 11). (Please see Exhibit H to view the updated panelization plan that reflects recent revisions and approvals.)

On March 11, 2019, the Applicant submitted a Conditional Use Permit for (I) a private driveway in the platted, un-built right-of-way; and (II) a side setback exception for a basement addition to the Landmark Historic Structure.

On August 14, 2019, the Planning Commission approved the Conditional Use Permit to construct the basement within the footprint of the Landmark Historic Structure ([Staff Report](#); [Minutes](#), p. 46). The Planning Commission continued the Conditional Use Permit to construct a private driveway in the platted but un-built 9th Street right-of-way and continued the discussion to September 11, 2019 ([Staff Report](#); [Minutes](#), p. 51).

On September 11, 2019 ([Staff Report](#); [Minutes](#), p. 45), and September 25, 2019 ([Staff Report](#); [Minutes](#), p. 2), the Planning Commission again continued the Conditional Use Permit discussion.

On November 13, 2019, the Planning Commission voted three for and three against the Conditional Use Permit to construct a private driveway in the platted but un-built 9th Street right-of-way and the motion failed ([Staff Report](#); [Minutes](#), p. 8).

On December 19, 2019, the City Council called up the Conditional Use Permit and unanimously voted to deny the proposal ([Staff Report](#); [Minutes](#), p. 17).

The Applicant revised the proposal and on February 3, 2021, the Historic Preservation Board reviewed and approved Material Deconstruction, in part, for the modified plans to construct a basement-level garage ([Staff Report](#); [Minutes](#), p. 26).

The Applicant continued to meet with staff and revise the proposed plans to mitigate use of the 9th Street right-of-way and eventually developed the plans proposed for approval, eliminating use of the 9th Street right-of-way for garage access and shifting the garage under the bay window along the front façade with access from Woodside Avenue. On July 15, 2021, the City Council approved the revised Conditional Use Permit ([Staff Report](#); [Audio](#)).

The final approval for this project is the staff-level review of the Historic District Design Review for compliance with Land Management Code (LMC) [§ 15-13-2](#), *Design Guidelines For Historic Residential Sites*.

Analysis

(I) The proposal to rehabilitate 901 Woodside Avenue and construct a basement addition complies with the Historic Residential – 1 Zoning District requirements.

The purposes of the Historic Residential – 1 Zoning District include preservation of Historic Structures and construction of Historically Compatible Structures that contribute

to the character and scale of the Historic Districts.¹ Single-Family Dwellings are an allowed use.²

The following table outlines the Lot and Site requirements for the Historic Residential – 1 Zoning District:³

Requirement	Analysis of Proposal
Minimum Lot Area for a Single-Family Dwelling is 1,875 square feet	Complies – The Lot is 1,875 square feet.
Minimum Lot width is 25 feet	Complies – The Lot is 25-feet wide.
Maximum Building Footprint is the Lot Area/2 x 0.9 ^{A/1875}	Exempt – The Maximum Building Footprint for a 1,875-square-foot Lot is 844 square feet. The Landmark Historic Building Footprint exceeds this and is approximately 1,100 square feet. LMC § 15-2.2-4 exempts Historic Structures from Building Footprint requirements. The minor rear addition is located on the upper level and therefore does not increase the Historic Maximum Building Footprint.
Front and Rear Setbacks for Lots up to 75 feet in depth are 10 feet each	Complies – The Front and Rear Setbacks exceed 10 feet.
Side Setbacks for Lots 25-foot wide are three feet each	<p>Exempt – The Side Setbacks are to the property line and in some instances encroach onto adjacent property and the platted, but un-built 9th Street right-of-way. An encroachment agreement is recorded with the county for the encroachments onto the adjacent northern lot. A Conditional Use Permit Condition of Approval requires the Applicant to enter into an encroachment agreement with the City for the encroachment onto the platted, but un-built 9th Street right-of-way prior to submitting a building permit. That requirement is incorporated herein.</p> <p>LMC § 15-2.2-4 exempts Historic Structures from Side Setback requirements.</p> <p>Also, a driveway leading to a garage is an exception to Side Setback requirements. LMC § 15-2.2-3(J)(8).</p>

¹ LMC [§ 15-2.2-1](#).

² LMC [§ 15-2.2-2\(A\)\(1\)](#).

³ LMC [§ 15-2.2-3](#).

Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official	Condition of Approval 3
Building Height is 27 Feet from Existing Grade ⁴	Exempt – The Building Height is 30 feet from Existing Grade at its highest point. LMC § 15-2.2-4 exempts Historic Structures from Height requirements.

(II) The proposal complies with Land Management Code § 15-13-2, *Design Guidelines For Historic Residential Sites*.

Staff reviews Historic District Design Review applications for compliance with LMC Chapter 15-3, *Design Guidelines For Historic Districts and Sites*.⁵

To review the analysis of the Universal Design Guidelines, refer to the July 15, 2021 City Council Conditional Use Permit remand [Staff Report](#) Analysis Section Four. LMC [§ 15-13-2](#) outlines specific requirements for Historic Structures as follows:

Requirement	Analysis of Proposal
Building Setbacks and Orientation shall be maintained and main entry of Landmark Historic Structure shall be preserved	<p>Complies</p> <p>No change of orientation is proposed for the Landmark Historic Structure.</p> <p>The main entry will be preserved. The stairs leading to the front porch will be slightly relocated in order to allow for the location of the garage under the bay window along the front façade.</p>
Topography and grading shall be retained	<p>Condition of Approval 4</p> <p>Maintain the natural topography and original grading of the Site when and where feasible.</p>
Landscaping and Vegetation that contribute to the Site shall be retained	<p>Condition of Approval 5</p> <p>The Applicant shall submit a landscape plan with the building permit application that balances water-efficient irrigation methods, drought-tolerant plants</p>

⁴ LMC [§ 15-2.2-5](#).

⁵ LMC [§ 15-11-12](#).

	with existing plant material and site features that contribute to the historic character of the Site. Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used.
Historic handrails and railings shall be preserved and maintained and new materials shall complement the Historic in materials, size, scale, proportions, massing, and design	Condition of Approval 6
Detailing of new foundation shall incorporate Historic features	Condition of Approval 7 The new foundation shall not raise the Landmark Historic Structure more than two feet from its original floor elevation. Condition of Approval 8 The form, material, and detailing of the new foundation shall be similar to the Historic foundation.
Grading shall be restored	Condition of Approval 9 The Historic Site shall be returned to original grade following construction of a foundation. If the original grade cannot be achieved, no more than six inches of the new foundation shall be visible above the final grade on primary and secondary facades.
Historic Doors shall be preserved	Condition of Approval 10
Historic windows shall be maintained and preserved	Condition of Approval 11
Gutters and downspouts shall be visually minimized	Condition of Approval 12 The Applicant shall not remove or obstruct Historic elements when installing gutters and downspouts. New gutters shall be half-round hanging gutters. Downspouts shall be located away from architectural features and visually minimized when viewed from the right-of-way.
Garage and driveway mitigations	Condition of Approval 13 The garage door shall not exceed nine feet wide and nine feet high and the driveway shall not exceed 10 feet in width

Department Review

The Design Review Team, Planning, and Legal Departments reviewed this application.

Notice

Staff published notice to City Hall, the City's website, and the property on July 16, 2021. Staff mailed courtesy notice to property owners within 100 feet on July 16, 2021. LMC [§ 15-1-21](#).

Public Input

Staff did not receive input for the Historic District Design Review public hearing. However, staff attached public input provided to the City Council on July 15, 2021 for Council's review of the associated Conditional Use Permit remand (Exhibit F).

Alternatives

- The Planning Director may approve the Historic District Design Review;
- The Planning Director may deny the Historic District Design Review and direct staff to make written findings for this determination; or
- The Planning Director may continue to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Form

Exhibit C: Proposed Plans

Exhibit D: Existing Conditions

Exhibit E: Birdseye Images

Exhibit F: Public Input

Exhibit G: Historic Preservation Plan

Exhibit H: Updated Panelization Plan



Planning Department

July 30, 2021

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Jerry Fiat

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	901 Woodside Avenue
Zoning District:	Historic Residential – 1
Application:	Historic District Design Review
Project Number:	PL-18-04030
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	July 30, 2021
Project Summary:	The Applicant proposes rehabilitating a Landmark Historic Structure and constructing a basement addition.

Action Taken

On July 30, 2021, the Planning Director conducted a public hearing and approved the Historic District Design Review according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes rehabilitating the Landmark Historic Structure at 901 Woodside Avenue and constructing a basement addition with a garage under the bay window on the front façade, accessed by Woodside Avenue.
2. On November 11, 2018, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application to renovate the Landmark Historic Structure under the 2018 Design Guidelines for Historic Sites. The proposal included a garage under the Structure with access on the southern façade through a private driveway proposed to be constructed within the 9th Street platted but un-built



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right-of-way. On December 5, 2018, the Design Review Team provided input on the HDDR Pre-Application.

3. On February 15, 2019, the Applicant submitted a full HDDR application. On April 19, 2019, staff deemed the application complete.
4. On August 7, 2019, the Historic Preservation Board approved (I) Material Deconstruction of the roof, chimney, exterior walls, foundation, porch, doors, and windows to accommodate rehabilitation of the Landmark Historic Structure; and (II) disassembly and reassembly (panelization) of the Structure.
5. On March 11, 2019, the Applicant submitted a Conditional Use Permit for (I) a private driveway in the platted, un-built right-of-way; and (II) a side setback exception for a basement addition to the Landmark Historic Structure.
6. On August 14, 2019, the Planning Commission approved the Conditional Use Permit to construct the basement within the footprint of the Landmark Historic Structure. The Planning Commission continued the Conditional Use Permit to construct a private driveway in the platted but un-built 9th Street right-of-way and continued the discussion to September 11, 2019.
7. On September 11, 2019, and September 25, 2019, the Planning Commission again continued the Conditional Use Permit discussion.
8. On November 13, 2019, the Planning Commission voted three for and three against the Conditional Use Permit to construct a private driveway in the platted but un-built 9th Street right-of-way and the motion failed.
9. On December 19, 2019, the City Council called up the Conditional Use Permit and unanimously voted to deny the proposal.
10. The Applicant revised the proposal and on February 3, 2021, the Historic Preservation Board reviewed and approved Material Deconstruction, in part, for the modified plans to construct a basement-level garage.
11. The Applicant continued to meet with staff and revise the proposed plans. On July 15, 2021, the City Council reviewed the Conditional Use Permit on remand and approved the Conditional Use Permit to construct a basement addition with a garage within the Historic Building Footprint of the Landmark Historic Structure that encroaches into Side Setbacks. The approved garage is located under the bay window on the front façade and is accessed from Woodside Avenue.
12. This Historic District Design Review is the final approval for the Historic District Design Review application.

Conclusions of Law

1. The proposal complies with Land Management Code Chapter 15-2.2, *Historic Residential – 1 Zoning District*.



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2. The proposal complies with Land Management Code Section 15-13-2, *Design Guidelines For Historic Residential Sites*.

Conditions of Approval

1. The Applicant is responsible for notifying the Building and Planning Departments prior to proposing any changes to this approval
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
4. The Applicant shall maintain the natural topography and original grading of the Site when and where feasible.
5. The Applicant shall submit a landscape plan with the building permit application that balances water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the Site. Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used.
6. Historic handrails and railing shall be preserved and maintained, and new materials shall complement the Historic in materials, size, scale, proportions, massing, and design.
7. The new foundation shall not raise the Landmark Historic Structure more than two feet from its original floor elevation.
8. The form, material, and detailing of the new foundation shall be similar to the Historic foundation.
9. The Historic Site shall be returned to original grade following construction of a foundation. If the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above the final grade on primary and secondary facades.
10. Historic doors shall be preserved as outlined in the Historic Preservation Board approval.
11. Historic windows shall be maintained and preserved as outlined in the Historic Preservation Board approval.
12. The Applicant shall not remove or obstruct Historic elements when installing gutters and downspouts. New gutters shall be half-round hanging gutters. Downspouts shall be located away from architectural features and visually minimized when viewed from the right-of-way.



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13. The garage door shall not exceed nine feet in width and nine feet in height and the driveway shall not exceed 10 feet in width.
14. The Conditions of Approval for the Historic Preservation Board Material Deconstruction and Panelization approval and the City Council Conditional Use Permit remand approval are incorporated herein.

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 |

CC: Rebecca Ward, Project Planner

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Frank Harding House**

Address: **901 Woodside Avenue**

Twtnshp

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **901 Woodside LLC**

USGS Map Name & Date: **Park City West**

Current Owner Address: **PO Box 4581**

Quad/2011

Park City, UT 84060-4581

Tax Number: **SA-98**

Legal Description (include acreage): **LOT 1 BLK 10 SNYDERS ADDITION TO PARK CITY IQC-36 M6-288 M40-260 M19-615 M24-489-665-666 M67-423 M93-656 M128-129 1457-664 1638-1498 1924-1067; 0.04 AC**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**

☒ prints: **2006, 1995, 1940s**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

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

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

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

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: July 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: cross-wing type / Victorian Eclectic style No. Stories: 2

Foundation Material: stone Wall Material(s): wood drop siding and fishscale shingles

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

Number of associated outbuildings 0 and/or structures 0.

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

901 Woodside is a two story cross-wing type house that has undergone minimal changes. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The second story porch area shown in the tax photo was enclosed sometime between 1958 and 1995. The cross gable roof appears to be sheathed with composition shingles, although the roof is difficult to see in available images. The house is clad with drop-novelty wood siding and has fishscale shingles on the projecting bay. The stone foundation is visible at the lower part of the house. There are a few decorative elements on the house, like a decorative barge board in the front gable and wood trim on the eaves of the projecting bay. The house was clad with bricktex siding, shown in the 1940s tax photo, but this was removed to expose the original siding underneath. The windows appear to be unchanged over time, with the exception of the windows added when the porch was enclosed. The windows on the projecting bay are all one-over-one double hung sash type windows; there is one window on each side of the bay at both the first and second levels of the house. The enclosed porch has several pairs of one-over-one double hung sash windows placed across it. The first floor porch is covered by the enclosed second floor porch, which is supported by square wood posts with a simple wood railing running between them. Stone clad stairs lead up to the porch from the yard. There is a stone retaining wall that runs along the sidewalk. The overall form and materiality of the building remains intact and the building retains its historic value.

5 HISTORY

Architect/Builder: unknown

Date of Construction: c. 1905

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

<u> </u> Agriculture	<u> </u> Economics	<input checked="" type="checkbox"/> <u> </u> Industry	<u> </u> Politics/ Government
<input checked="" type="checkbox"/> <u> </u> Architecture	<u> </u> Education	<u> </u> Invention	<u> </u> Religion
<u> </u> Archeology	<u> </u> Engineering	<u> </u> Landscape	<u> </u> Science
<u> </u> Art	<u> </u> Entertainment/ Recreation	<u> </u> Architecture	<u> </u> Social History
<u> </u> Commerce	<u> </u> Ethnic Heritage	<u> </u> Law	<u> </u> Transportation
<u> </u> Communications	<u> </u> Exploration/ Settlement	<u> </u> Literature	<input checked="" type="checkbox"/> <u> </u> Other: Mining
<u> </u> Community Planning & Development	<u> </u> Health/Medicine	<u> </u> Maritime History	
<u> </u> Conservation		<u> </u> Military	
		<u> </u> Performing Arts	

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

This house was built while the land was under the ownership of the Park City Townsite Corporation, and could have been used to house workers at that time. Frank Harding was the first individual to own the property, having purchased it in 1890. A Frank Harding was stationed as postmaster for Park City in 1889, but no other information could be found on him. He sold the property to Walter Scott in 1896. Walter Scott was born in Denmark and came to the U.S. in 1865. He worked as a clerk for a mining company. He transferred the property to Altissa Scott in 1896. There are very few mentions of an Altissa Scott in available records, and not much is known of her. The house was vacant during the 1910 census, and was sold to Nels Christian Anderson in 1912.

Nels Anderson lived in Park City at the time of the 1910 census, and worked as a millman at a concentrating mill. He lived on Park Avenue at that time with his wife Nettie, and their two children. He sold the house in 1914 to Norah O'Neil. Norah lived in Park City at the time of the 1910 census. She resided on Park Avenue with her husband Con, who worked as a miner, and their three children. They were from Ireland and emigrated to the U.S. in 1889. They sold the house in 1915 to George Smith.

George Smith appeared on the 1910 census for Park City. He lived on Park Avenue with his wife Alice, and their two children, and worked as a butcher. The property transferred to his wife at some point, likely due to his death, as he is not listed on the 1920 census for this address. Alice worked as a bookkeeper for the butcher shop at that time. She sold the house in 1920 to A.R. Harmes.

A.R. Harmes appears on the 1920 census for Park City. He rented the house at 410 Woodside Avenue with his wife Julia and their son John. He also worked as a butcher, and may have been an acquaintance of Alice Smith's. They sold the house in 1924 to Myrtle Sharp.

Myrtle Sharp, also called Myrtle Sharp Constable, lived in the area with her husband Lewis. She ran the Park City Laundry starting in 1930, and was known for her business abilities. She sold the how to Charles Graham in 1929. Charles Graham and his wife Bessie appear on the 1930 census, at that time living on Empire Avenue. He worked as a salesman for slot machinery. Nothing else is known of them, except that they eventually relocated to Nevada. The next owner of the house was James Heber Wiley, having purchased it in 1929.

James Wiley was a laborer for a mine, and lived on Norfolk Avenue at the time of the 1930 census. He resided there with his wife Lorna and their five children. This house did not appear on that census, indicating that it was likely vacant at that time. James and his family did live at this house during the 1940 census. Though the title search states that the property was transferred to his son Max in 1937, the census states that James still owned the house at this time. He worked as a leaser for a mine at this time. The title search states that his son Max retained ownership of the house until 1954, though it is unknown if he ever lived in the house. The house has traded hands many times since then, and is currently owned by 901 Woodside LLC.



901 Woodside Avenue. Southeast oblique. November 2013.



901 Woodside Avenue. East elevation. November 2013.



901 Woodside Avenue. Northeast oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 901 Woodside Avenue

City: Park City, UT

Current Owner: 901 Woodside LLC

Address: (see historic site form for address)

Tax Number: SA-98

Legal Description (include acreage): SA BK10 L1 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L 1-32]
6/20/1890	D.C. McLaughlin & wife	Frank E. Harding	W		"1" [rest of form]
7/28/1890	Frank E. & Daisy Harding	Clude J. Eastman, Trustee	T. Deed	\$600.00	
6/4/1896	Frank E. Harding & wife	Walter Scott	W		
7/31/1896	Walter Scott	Atlissa L. Scott	W.D.		
4/20/1912	Atlissa L. Scott	Nelis Christian Andersen	W.D.		
5/12/1914	Nelis C. Andersen & wife	Norah O'Neil	W.D.		
1/30/1915	C.J. O'Neill, et ux	George W. Smith	W.D.		
10/15/1920	Alice B. Smith	A.R. Harmes	W.D.		
8/23/1924	A.R. Harmes, et ux	Mrs. Myrtle Sharp	W.D.		
4/14/1925	Myrtle E. Sharp	Charles Graham	W.D.		
3/11/1929	Charles Graham	James Heber Wiley	W.D.		
11/8/1937	James Heber Wiley	Max R. Wiley	W.D.		
4/26/1954	Max R. Wiley	Lester Taylor, et ux	Q.C.D.		
5/17/1966	Lester & Madalleen W. Taylor	Siegried & Luida Bree	Q.C.D.		
1/10/1969	Siegried & Luida Bree	Terra, Inc, Utah Corporation	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015

[Obtain information from title abstract books at County Recorder's Office]

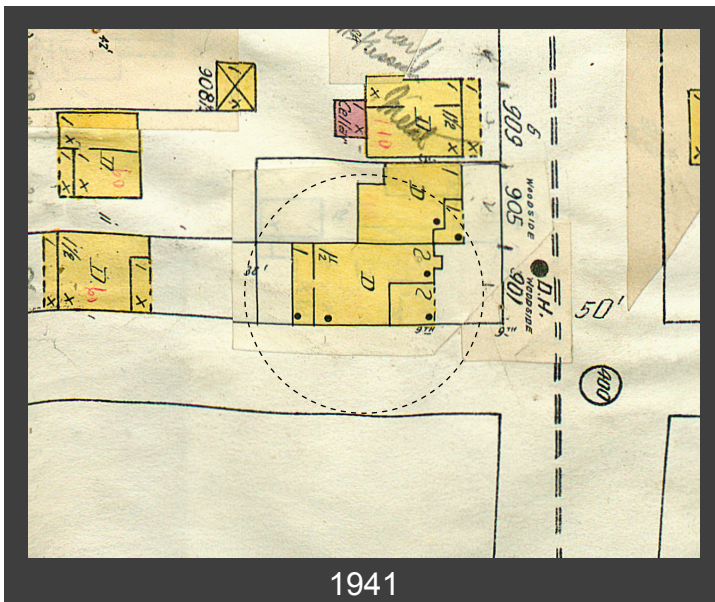
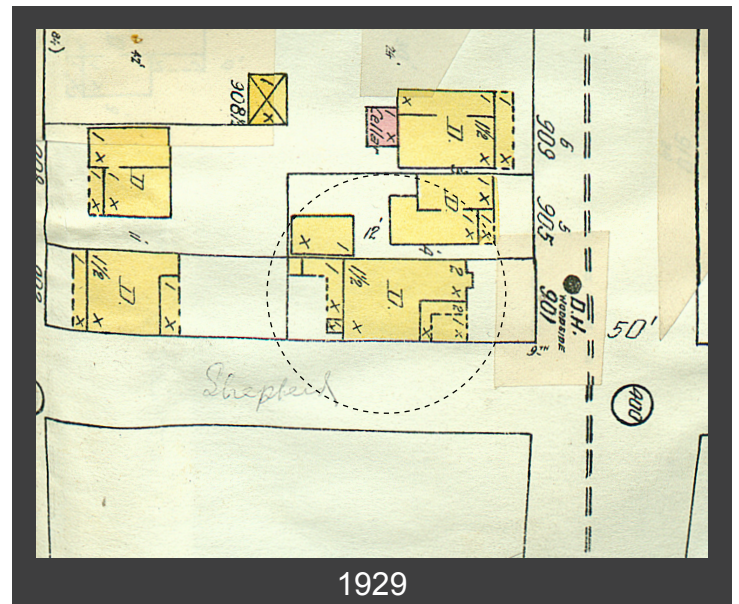
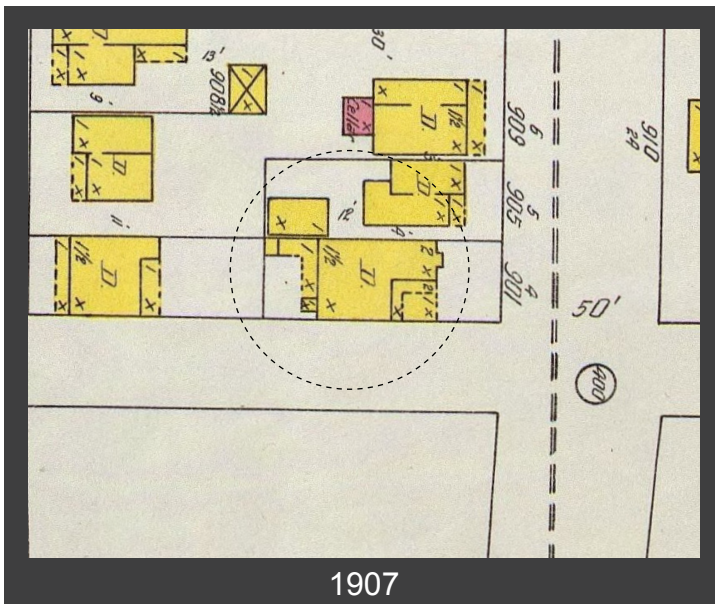
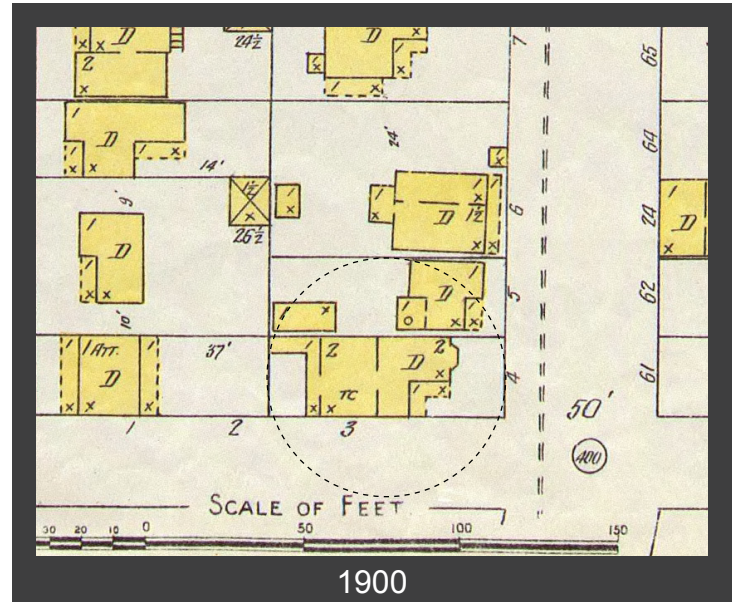
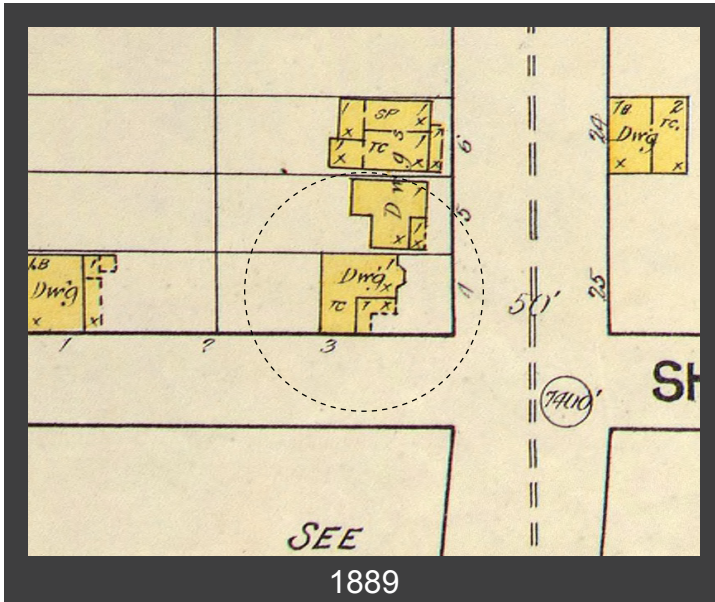
Address: _____
(see historic site form for address)

Legal Description (include acreage): SA BK10 L1 (see historic site form for complete legal description)

[illegible]

Date: 1/7/2015

901 Woodside Avenue Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history



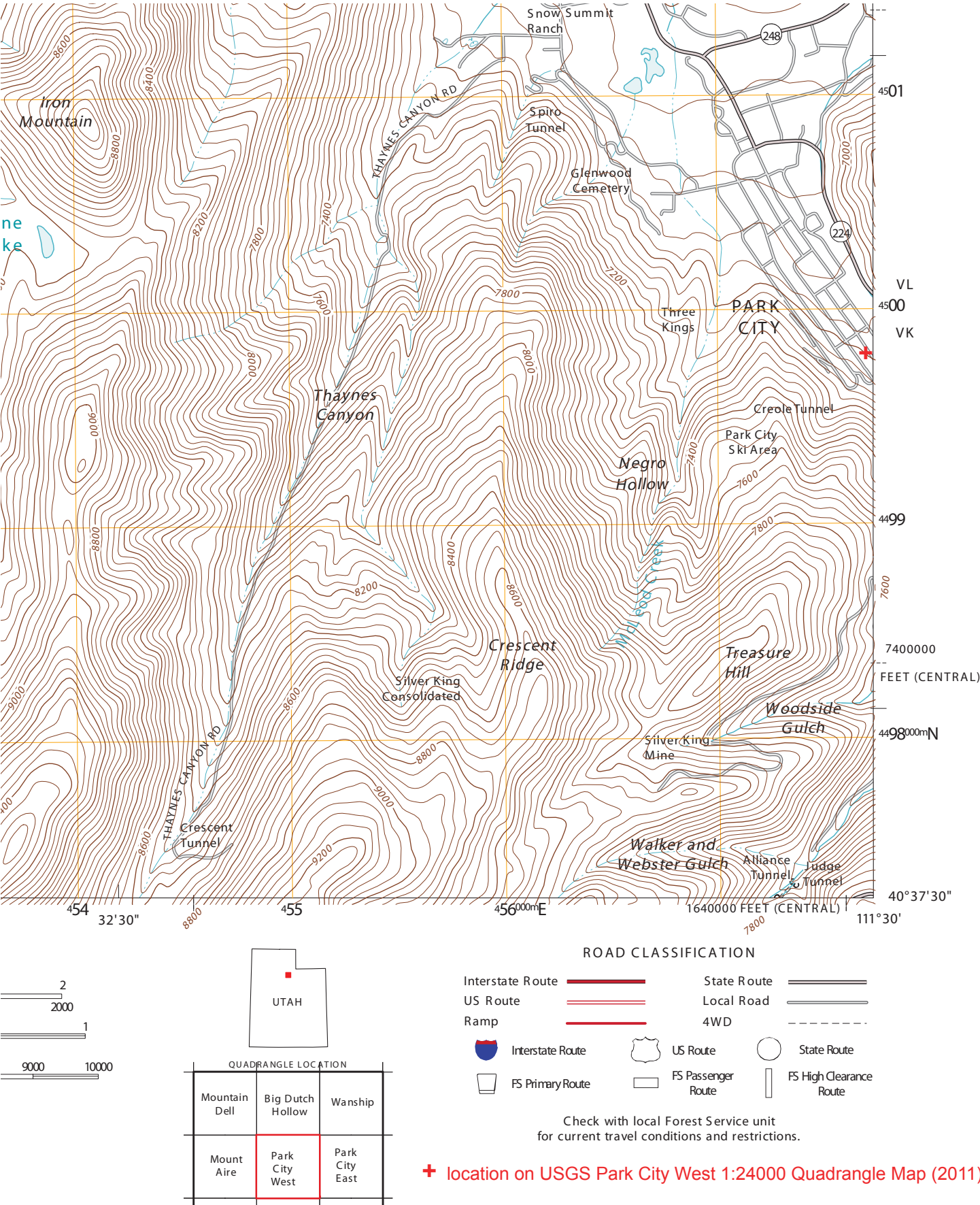
901 Woodside Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940





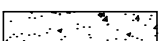

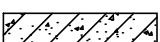

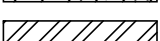

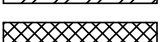



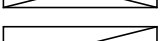

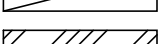

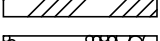

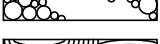




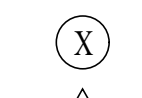
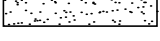

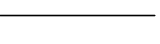

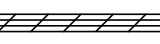
901 Woodside Avenue, Park City, Summit County, Utah
Intensive Level Survey—USGS Map



REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

CONSULTANTS	
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LEGEND

		OFFICE 103	ROOM NAME ROOM NUMBER
	BRICK & STONE		FLOOR, POINT ELEV.
	EARTH		CENTER LINE
	CONCRETE		ROUND, DIA.
	CONCRETE MASONRY UNIT		CHANNEL
	STEEL (LARGE SCALE)		ANGLE
	RIGID INSULATION		DETAIL
	ROUGH WOOD		SECTION CUT, DETAIL
	BLOCKING		BUILDING SECTION
	ALUMINUM (LARGE SCALE)		KEYED NOTES
	GRAVEL		WINDOW TYPE
	FINISHED WOOD		DOOR NUMBER
	BATT OR BLOWN INSULATION		REVISION
	PLASTER, SAND, GROUT, MORTAR		INTERIOR WALL ELEV.
	STEEL (SMALL SCALE)		WALL TYPE
	BITUMINOUS PAVING		
	PLYWOOD		
	GYPSUM BOARD		

CODE ANALYSIS

AREA CALCULATIONS (S/F)			
LIVING AREA	EXISTING	NEW	TOTAL
BASEMENT LEVEL	549	284	833
MAIN LEVEL	923	* -7	916
UPPER LEVEL	941	107	1048
LOFT LEVEL	85	225	310
TOTAL	2498	609	3107
GARAGE		237	
DECK AREA		164	
PATIO AREA		256	
LOD/DISTURBED AREA		190	
LOT AREA	1875		
ALLOWABLE FOOTPRINT	844		
PROPOSED FOOTPRINT	1087	* 1080	
* removal of non-compliance portion of house			

INDEX TO DRAWINGS

[illegible]

ABBREVIATIONS

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

GENERAL NOTES

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

Jonathan DeGray
A r c h i t e c t

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

COVER SHEET

1	AUGUST 02, 2019
2	OCT. 16, 2019
3	DEC. 28, 2020
4	JUNE 24, 2021

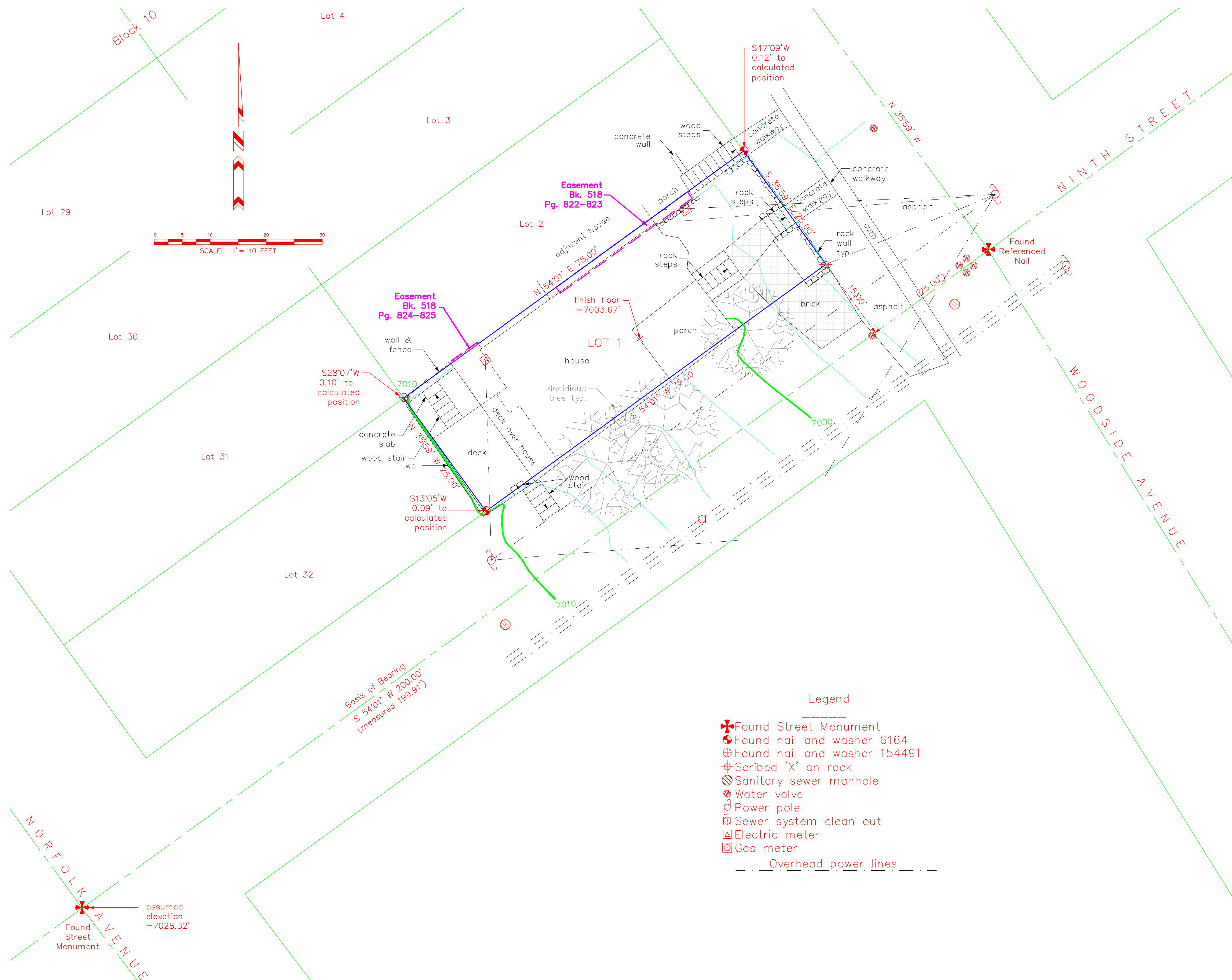
DATE: APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:

Aa

Snyder's Addition to the Park City Survey
Block 10, Lot 1

NARRATIVE

1. Survey requested by: Jerry Fiat
2. Purpose of survey: locate the deed description and the topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Gudgeall, Inc. Recorded as Entry No. 197765 in the office of the Summit County Recorder. Subdivision of Block 10 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. Date of survey: May 8, 2008
5. Property monuments set or found as shown.
6. Located in the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plats of The Park City Survey and Snyder's Addition for other possible easements and restrictions.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
9. Based on an elevation of 7028.32' at the Street Monument at the intersection of Ninth Street and Norfolk Avenue from the Amended Park City Monument Control Map.

LEGAL DESCRIPTION

All of Lot 1, Block 10, Snyder's Addition to the Park City Survey, according to the official plats thereof, on file and of record in the office of the Summit County Recorder; containing 1875.00 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

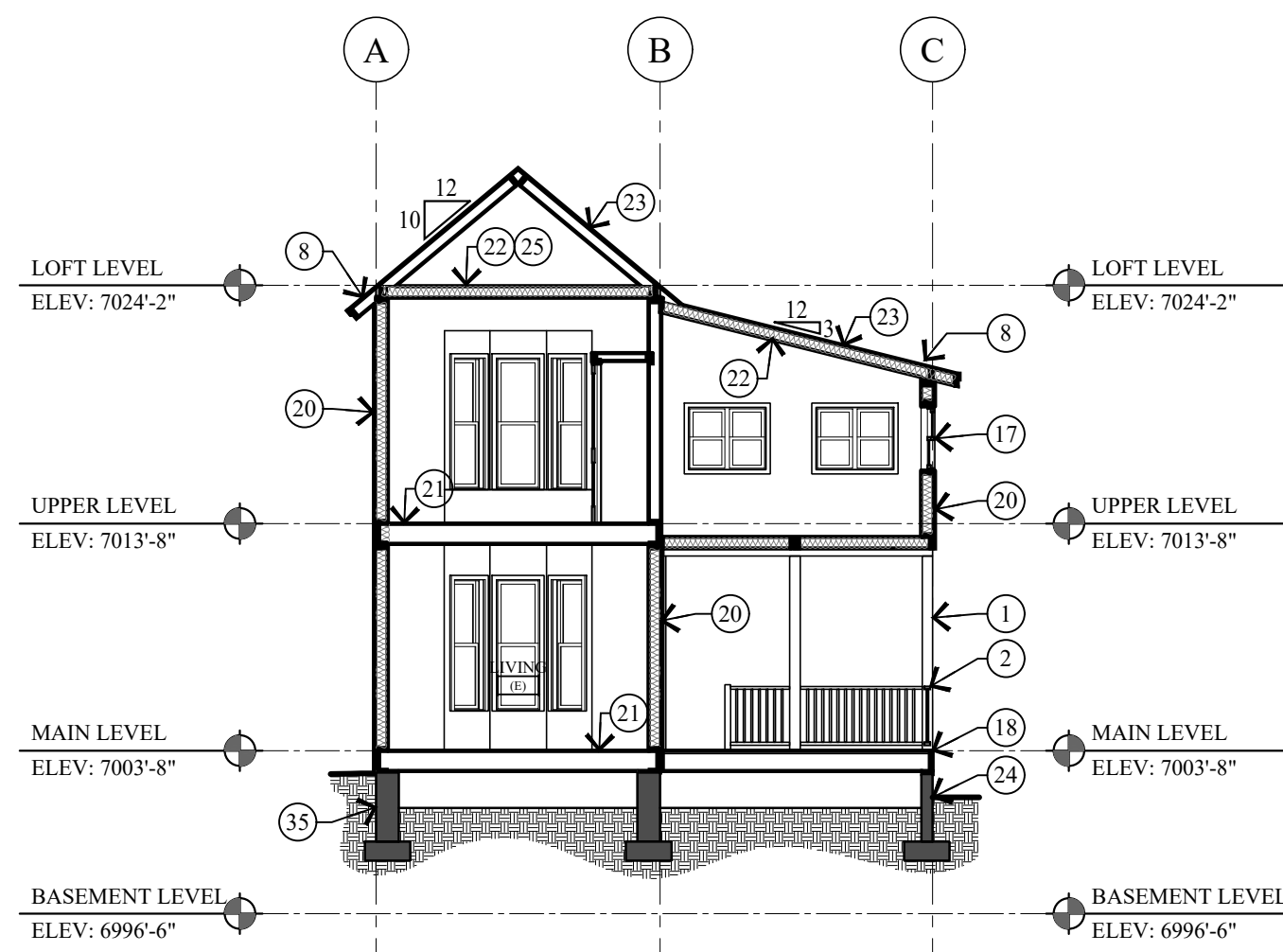
Date _____

J.D. Gailey RLS#359005

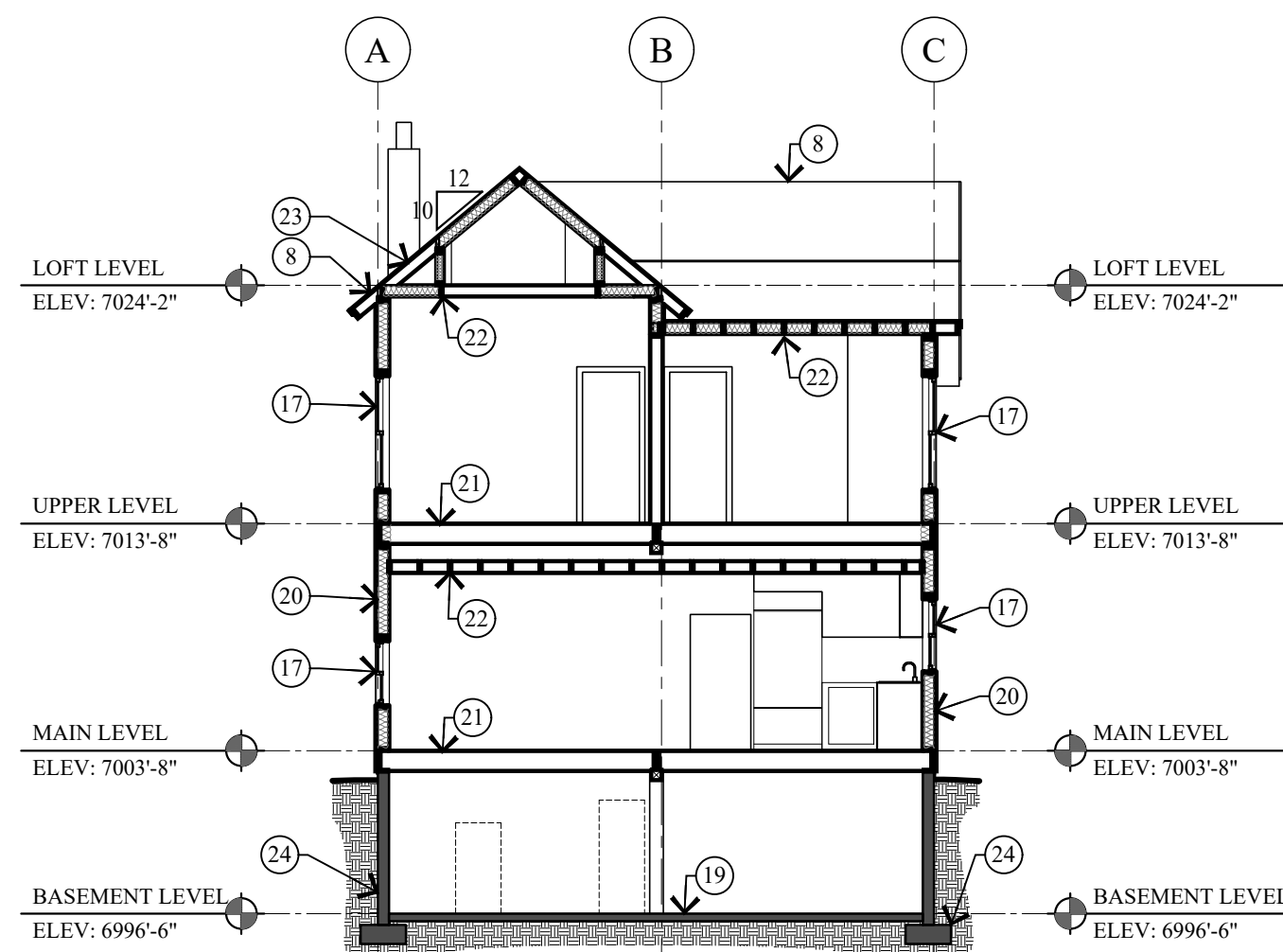
Alpine Survey, Inc.
19 Prospector Drive
Park City, Utah 84060
(435) 655-8016

OCT. 24, 2019
City Review Comments

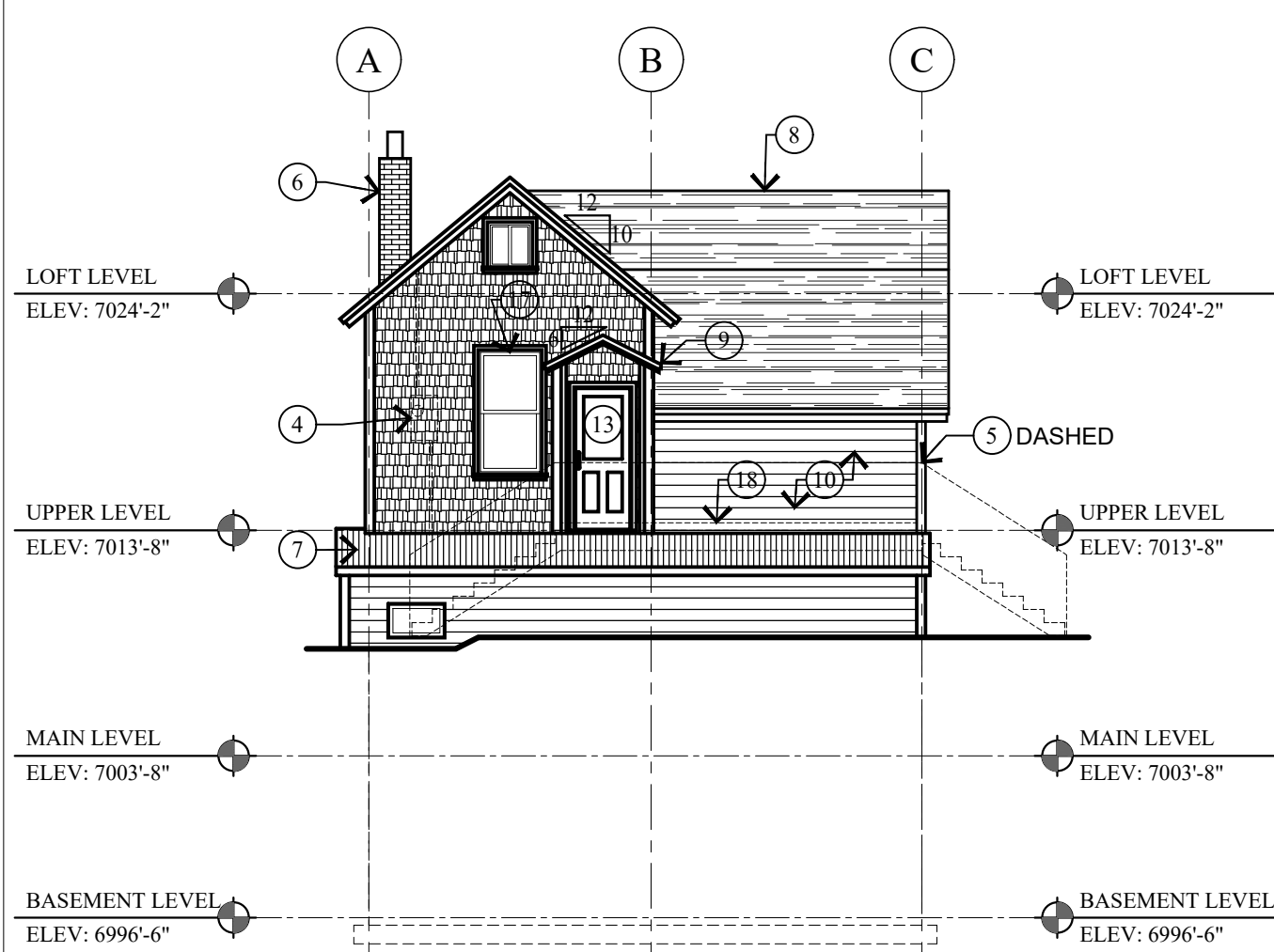
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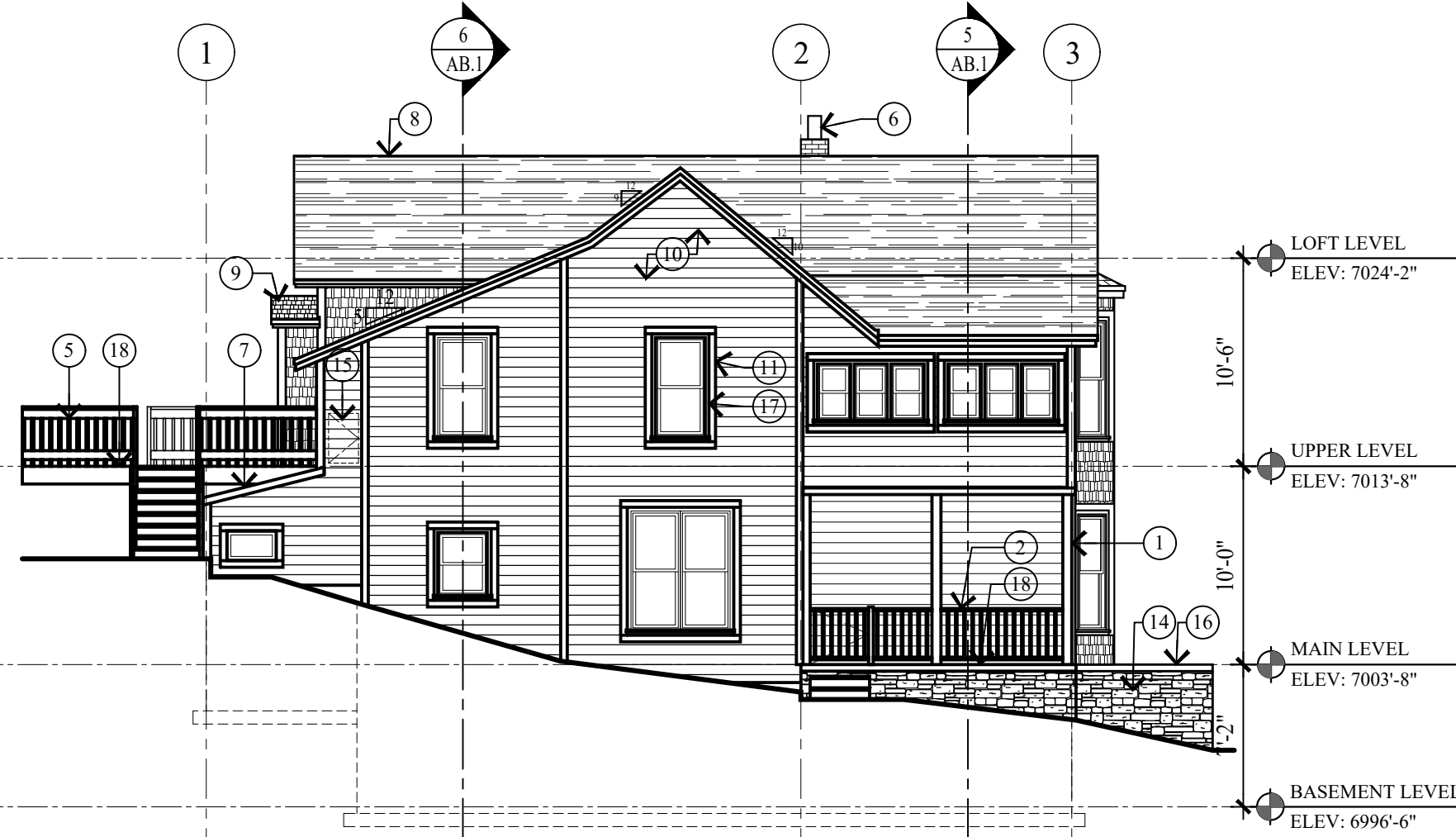
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AB.1 SCALE: 1/8" = 1'-0"



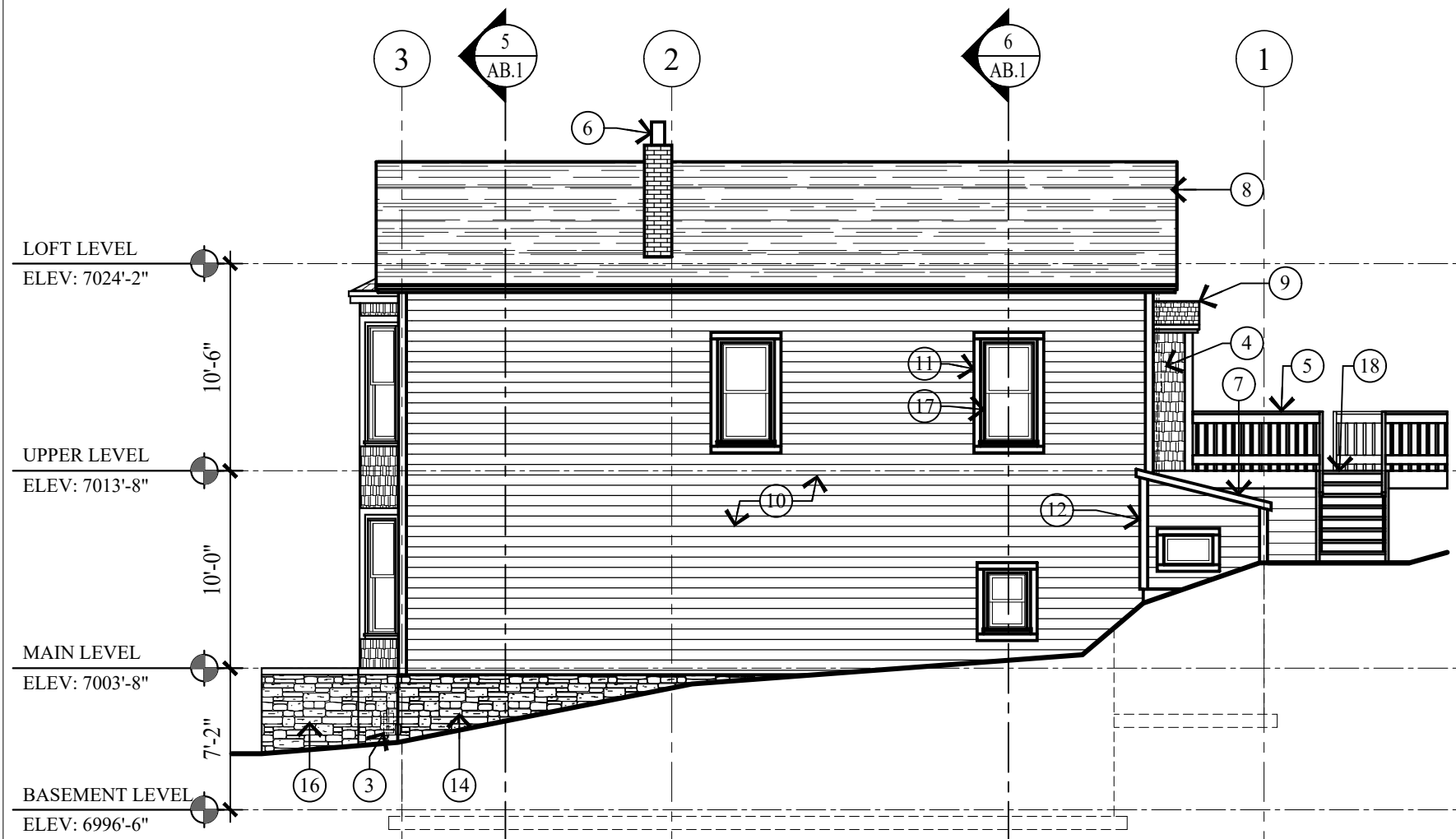
6 BUILDING SECTION
AB.1 SCALE: 1/8" = 1'-0"



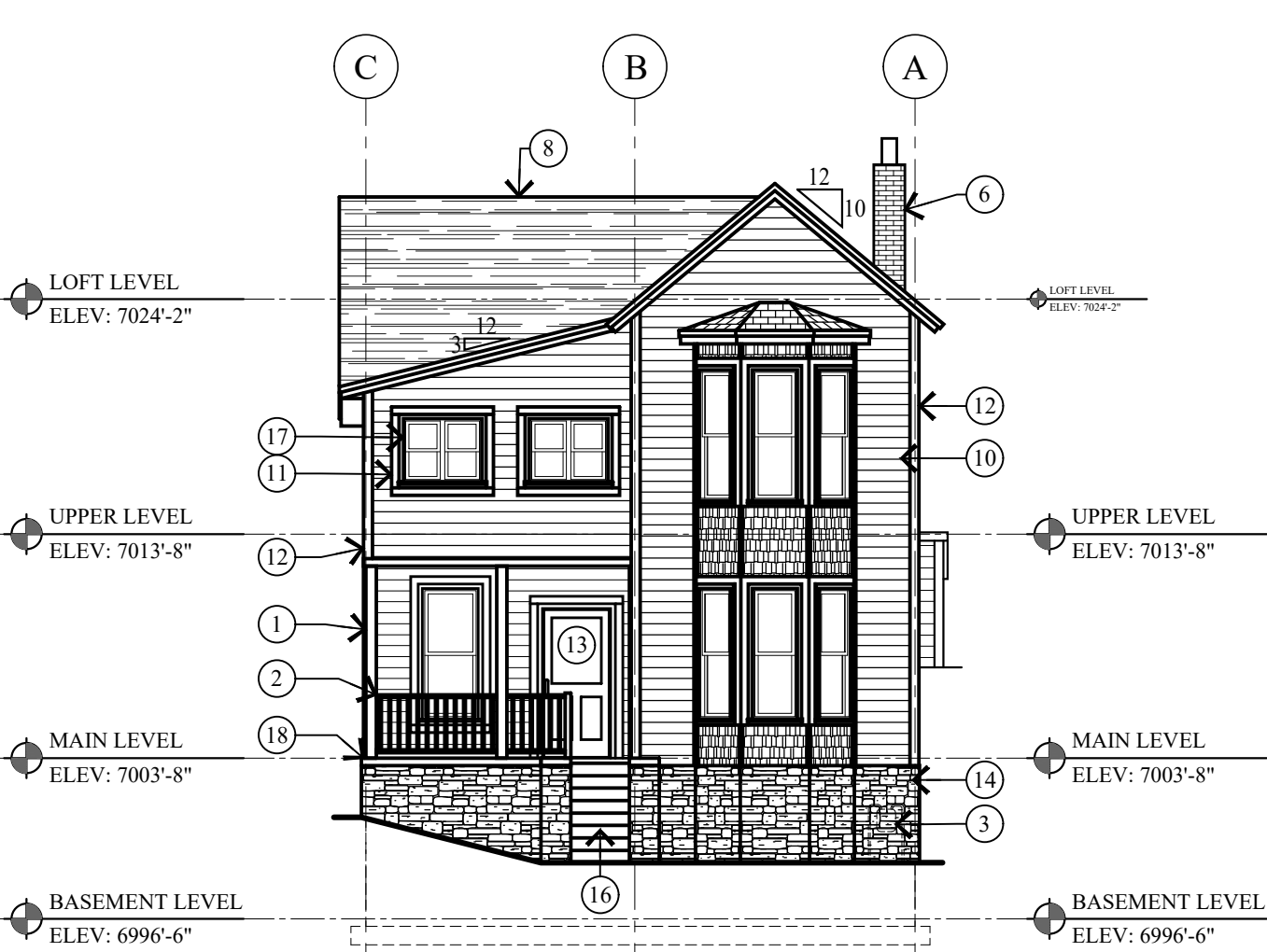
3 WEST ELEVATION
AB.1 SCALE: 1/8" = 1'-0"



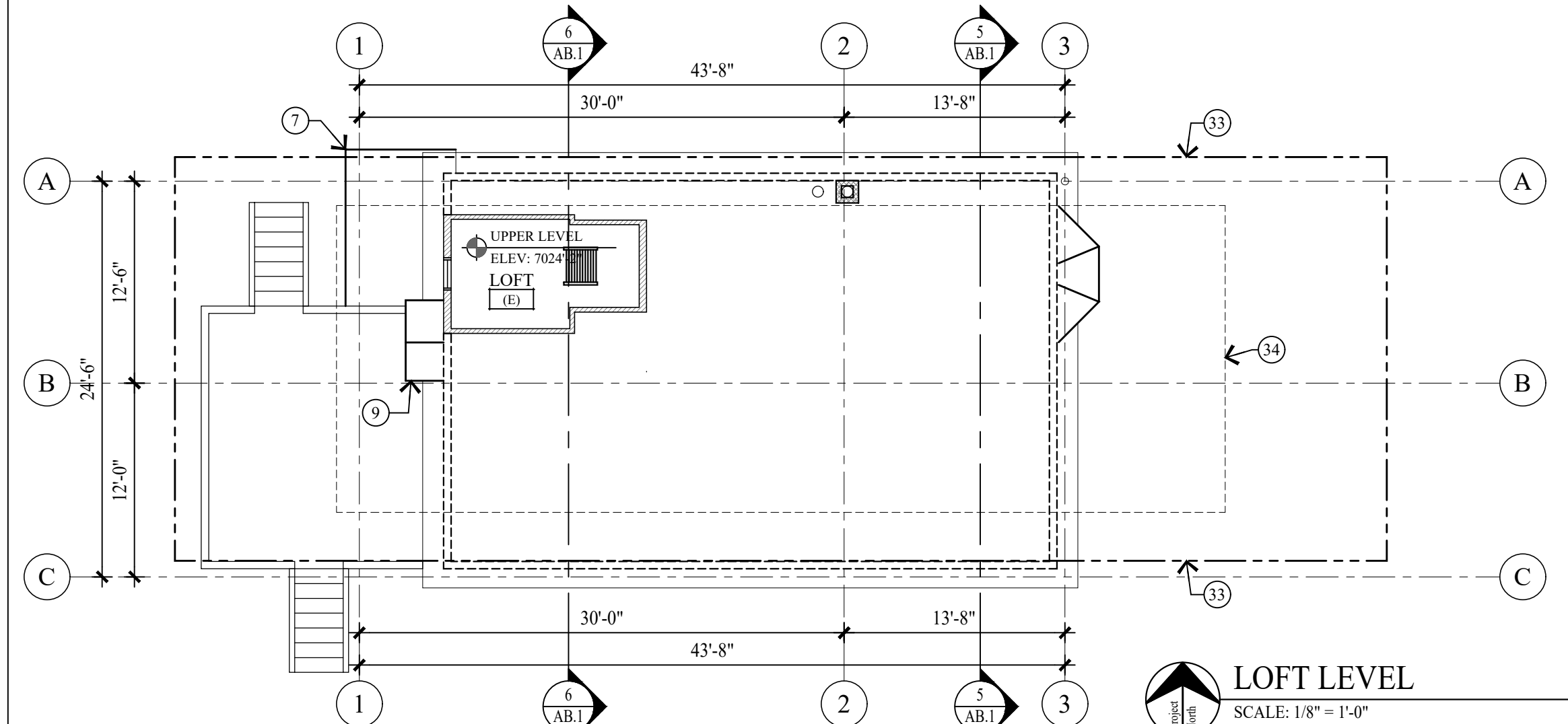
4 SOUTH ELEVATION
AB.1 SCALE: 1/8" = 1'-0"



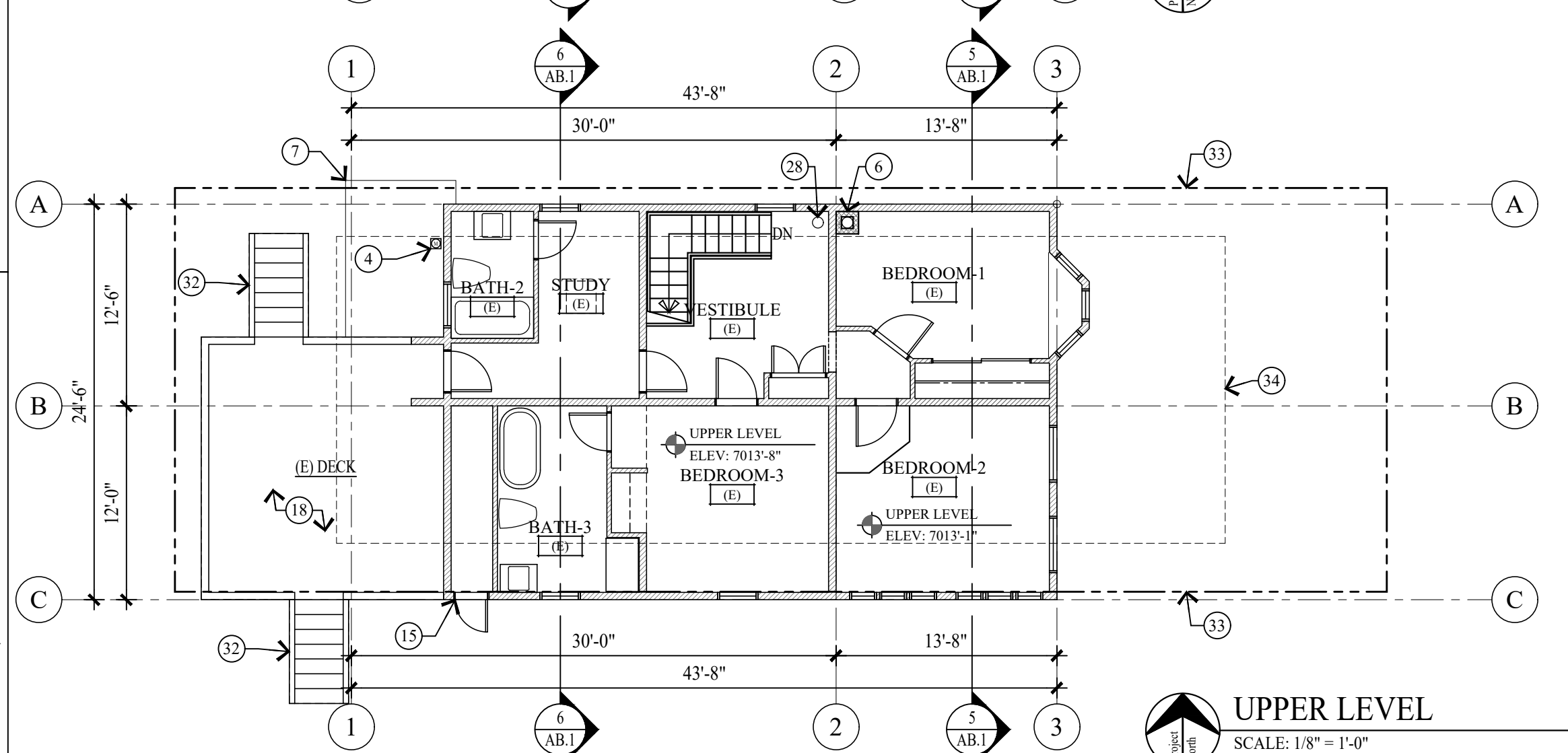
1 NORTH ELEVATION
AB.1 SCALE: 1/8" = 1'-0"



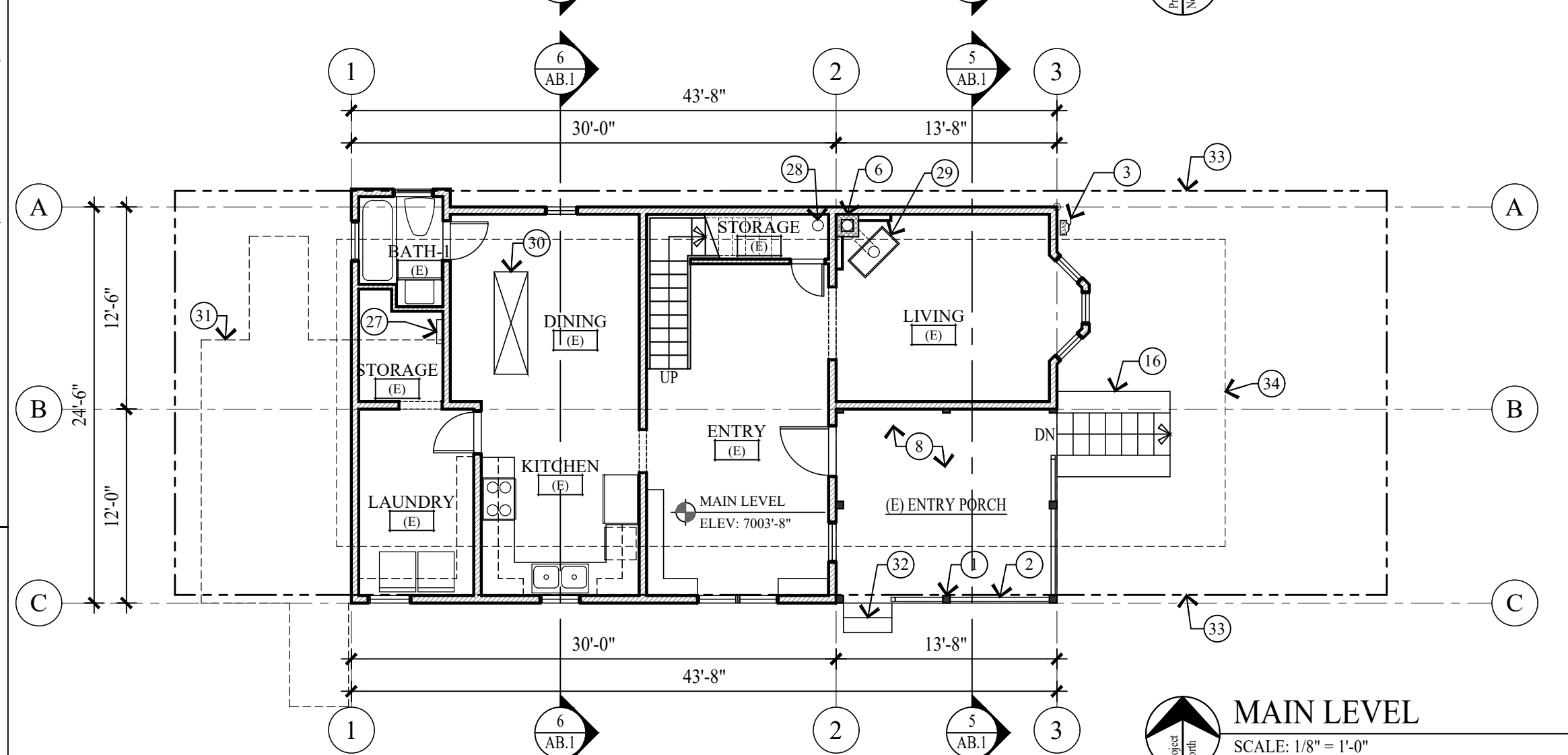
2 EAST ELEVATION
AB.1 SCALE: 1/8" = 1'-0"



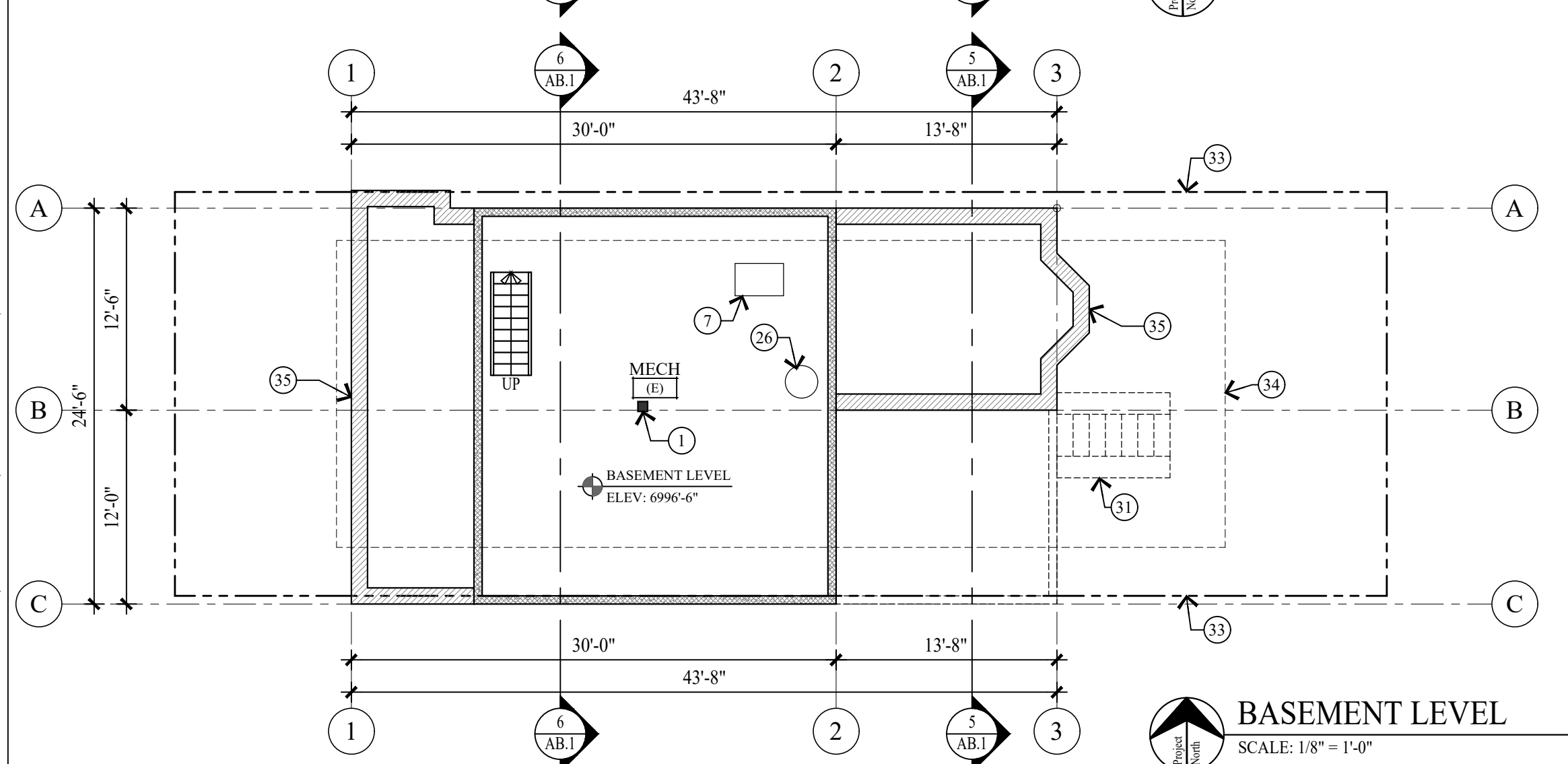
LOFT LEVEL
SCALE: 1/8" = 1'-0"



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



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



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

KEY NOTES

- 6x6 COLUMN SUPPORTING BEAM/ROOF ABOVE, WRAPPED IN PAINTED 1x, TYP.
- 34" HIGH RAILING W/ 1x3 TOP AND BOTTOM RAILS AND 1x1 VERTICALS
- GAS METER
- ELECTRICAL METER
- 36" HIGH RAILING W/ 2x6 TOP AND BOTTOM RAILS AND 1x1 VERTICALS
- BRICK CHIMNEY W/ 6" METAL PIPE EXHAUST
- CORRUGATED METAL ROOF
- ASPHALT SHINGLE ROOF
- WOOD SHAKE ROOF
- 6" HORIZONTAL SHIPLAP SIDING
- 1x TRIM AROUND WINDOWS AND DOORS, TYP.
- 1x WOOD TRIM AT CORNER CONDITIONS, TYP.
- WOOD DOOR W/ UPPER LIGHT GLAZED PANEL AND LOWER WOOD PANELING
- NATURAL STONE VENEER
- DOOR HATCH INTO SPACE BETWEEN WALLS
- STONE STEPS AND BORDERING WALLS W/ CONCRETE CAPS
- INSULATED DOUBLE PANE GLASS WINDOW
- EXTERIOR WOOD DECK W/ 2x8 FRAMING BELOW
- CONCRETE SLAB
- 2x WOOD FRAMING WALL, TYP.
- 2x WOOD FRAMED FLOOR
- 2x WOOD FRAMED CEILING
- 2x WOOD FRAMED ROOF
- CONCRETE FOOTING AND FOUNDATION WALL, SIZE AND DEPTH UNKNOWN, TYP.
- ATTIC SPACE
- WATER HEATER
- ELECTRICAL PANEL
- EXHAUST PIPE FOR CENTRAL HEATING BURNER, CONNECTS TO T.O. HISTORICAL CHIMNEY
- BRICK FIREPLACE SURROUND W/ CAST IRON WOOD BURNING STOVE
- HATCH DOOR IN FLOOR TO BASEMENT LEVEL
- DASHED LINE INDICATED PROJECTIONS ABOVE
- WOOD FRAMED STAIR AND DECK
- PROPERTY LINE
- SET BACK LINE
- STACKED STONE FOUNDATION WALL, SIZE AND DEPTH UNKNOWN, TYP.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

AS-BUILTS
FLOOR PLANS, ELEVATIONS
BUILDING SECTIONS

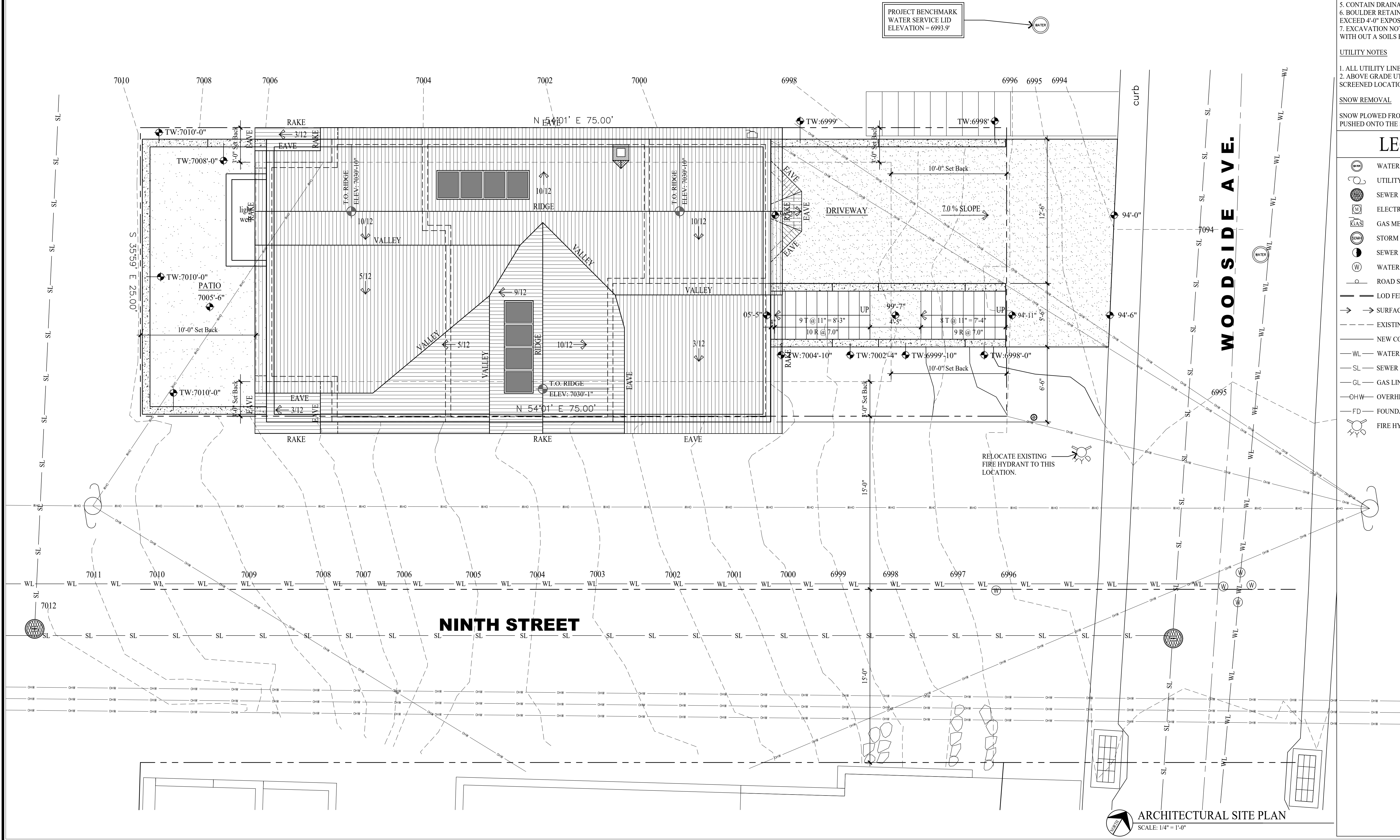
REVISIONS:
AUGUST 02, 2019
HDDR Review Comments

DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:
AB.1

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GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED OUT THE STREET.

LEGEND

- WATER SERVICE LID
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- SEWER CLEAN OUT
- WATER VALVE
- ROAD SIGNAGE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WL - WATER LINE
- SL - SEWER LINE
- GL - GAS LINE
- OHW - OVERHEAD UTILITY LINE
- FD - FOUNDATION DRAIN LINE
- FIRE HYDRANT

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

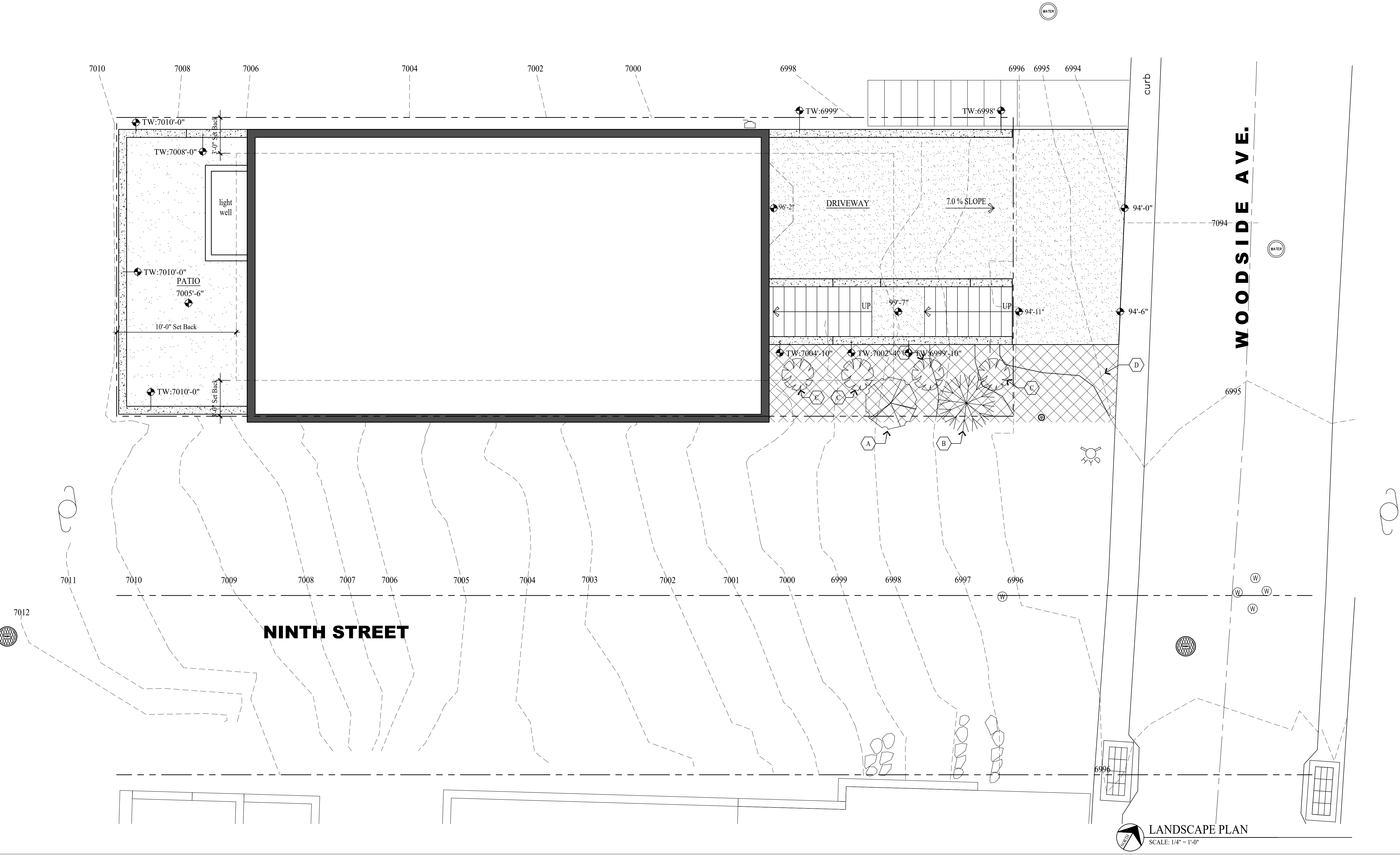
ARCHITECTURAL SITE PLAN

REVISIONS:
AUGUST 02, 2019
HDR Review Comments
OCT. 16, 2019
HDR Review Comments
DEC. 28, 2020
HDR Review
JUNE 24, 2021
HDR Review

DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:
A0.1



PLANTING NOTES

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

PLANT SCHEDULE

SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES							
	A	1	Bigtooth Maple	Acer Grandidentatum	3" Dia.	3'-8'	
	B	1	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
SHRUBS							
	C	4	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
			Mountain Sage	Artemesia Tridentata Vaseyana	5 Gal.		Spacing as noted on plan
GROUND COVER AND HYDROSEEDING							
	D	190 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX

The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseedling must occur. Apply at a rate of 80 lbs./ acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.

* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

LANDSCAPE PLAN

SHEET DESCRIPTION:

REVISIONS:
OCT. 16, 2019
HDDR Review Comments
JUNE 24, 2021
HDDR Review

DATE:
APRIL 10, 2019

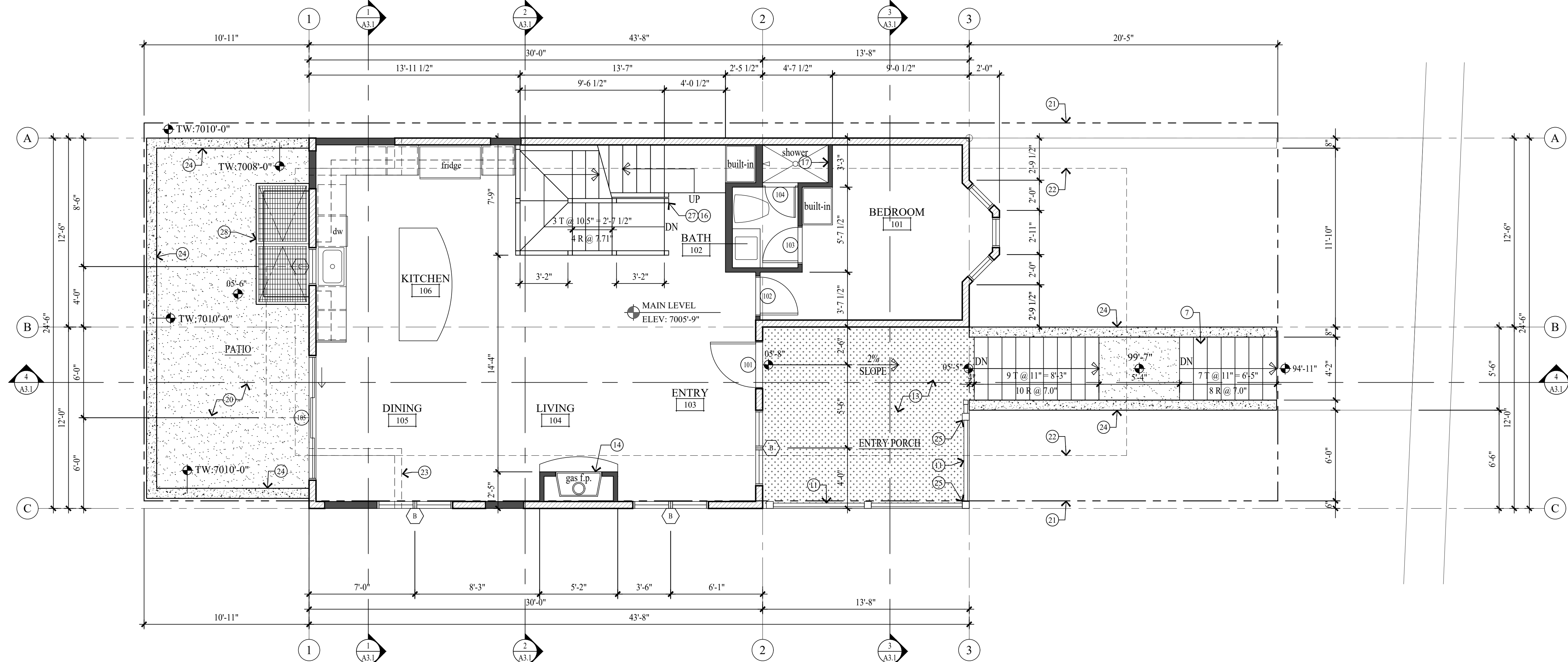
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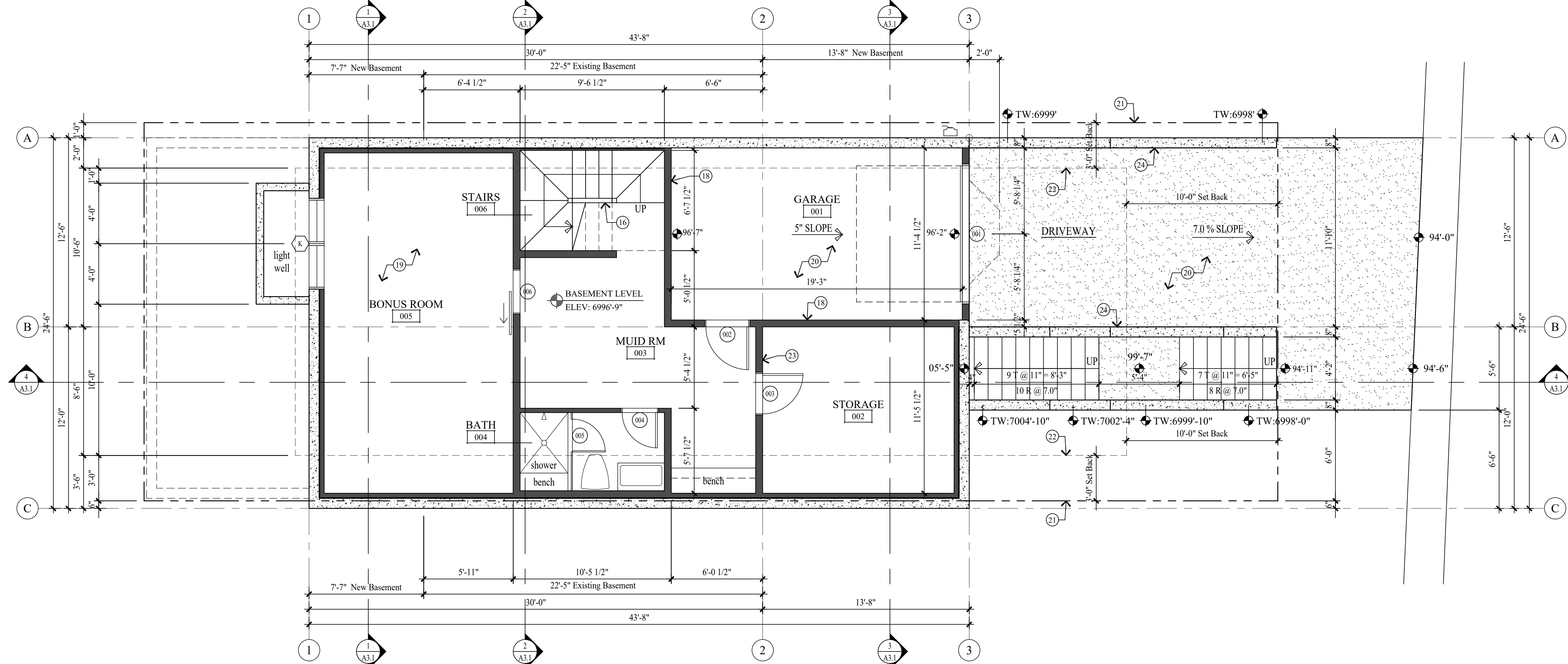
A0.2

Jonathan DeGray
A r c h i t e c t
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

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



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

WALL LEGEND

- EXISTING 2x FRAMED WALL
- EXISTING WALL TO BE REMOVED
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

GENERAL NOTES

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
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- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N102.4.1 - N102.4.4.
- TWO INSPECTIONS ARE REQUIRED (FOAM AND BALANCE OF INSULATION). UNVENTED CONDITIONED ATTIC ASSEMBLIES.

KEY NOTES

- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
- ROOF CRICKET OVER-BUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- COMPOSITE RIDGE VENT; COBRA OR EQUAL.
- SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- CONCRETE STEPS ON 4" GRAVEL BASE.
- ROOF SKY LIGHT - SEE WINDOW SCHEDULE.
- GAS METER.
- ELECTRICAL METER.
- 36" HIGH RAILING: 2x6 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL x/A5.1.
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- 4" REINFORCED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE.
- 4" REINFORCED CONCRETE PATIO, GARAGE, DRIVEWAY & WALKWAY ON 4" GRAVEL BASE.
- PROPERTY LINE.
- SET BACK LINE.
- LINE OF WALL/BEAM ABOVE.
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Jonathan DeGray
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PARK CITY, UTAH 84060

BASEMENT LEVEL PLAN
MAIN LEVEL PLAN

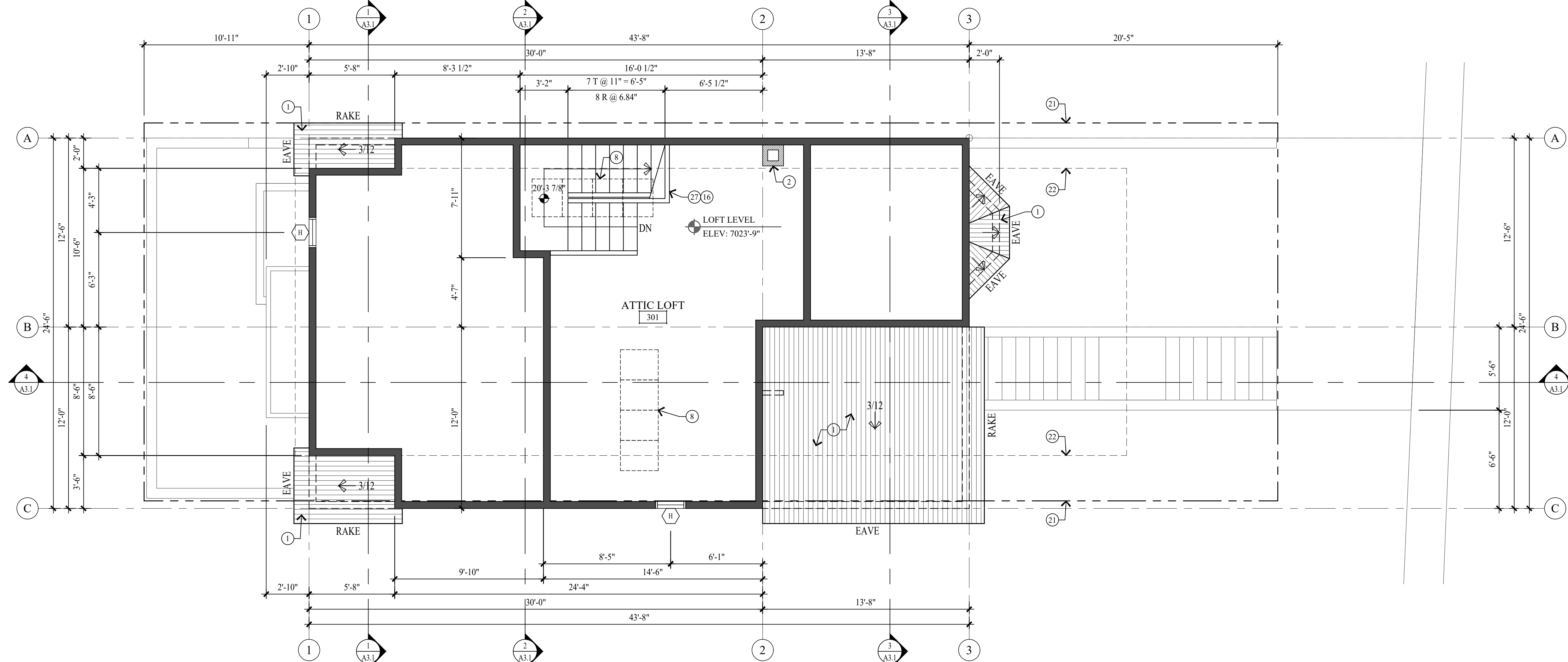
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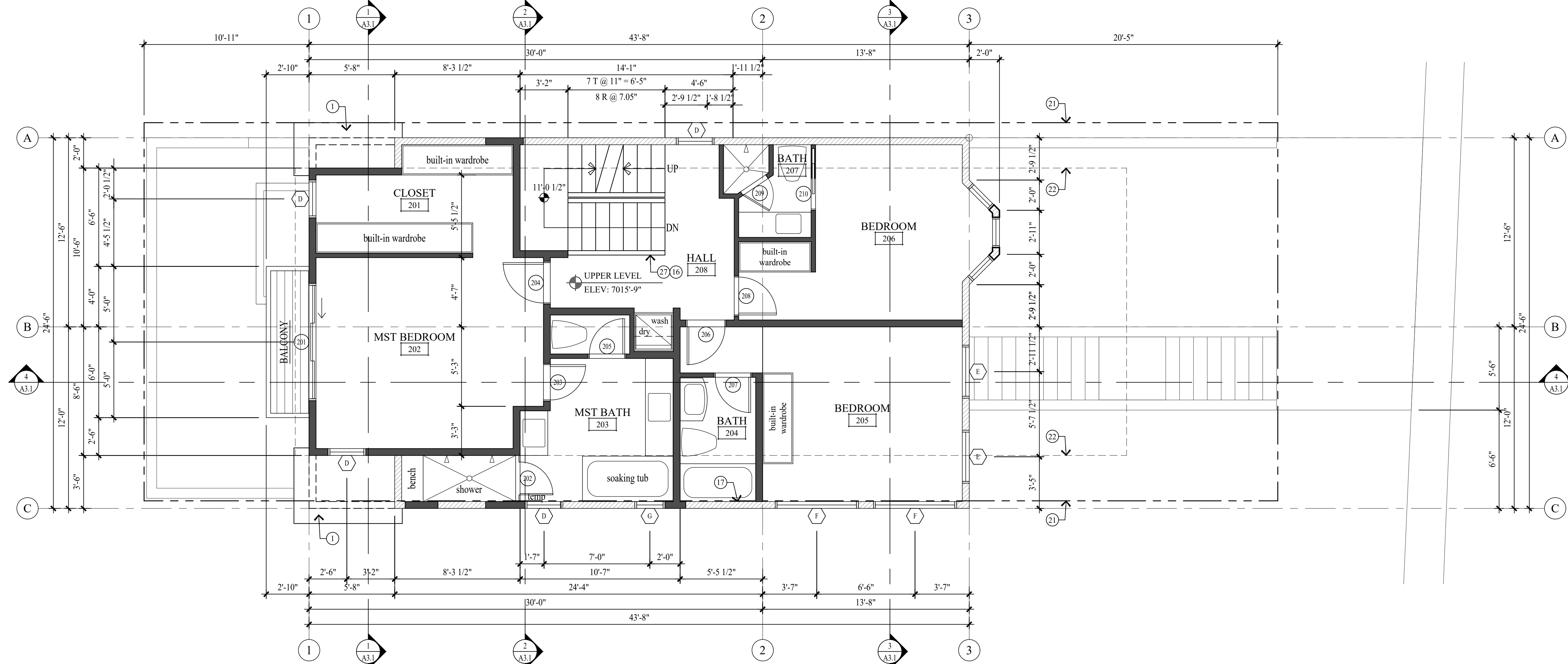
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LOFT LEVEL & LOW ROOF PLAN
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UPPER LEVEL PLAN
LOFT LEVEL PLAN

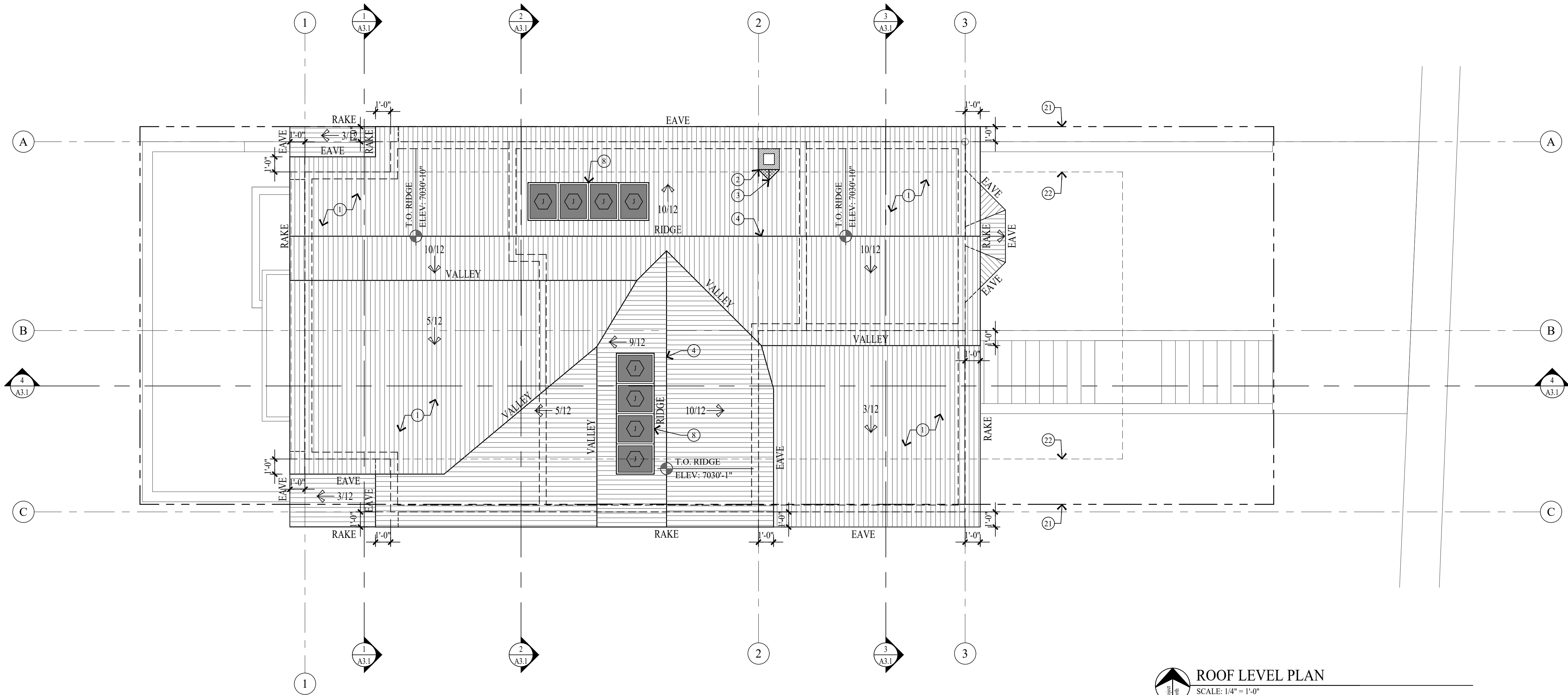
REVISIONS:
DEC. 28, 2020
HDDR Review
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HDDR Review

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PROJECT NUMBER:
1812-02

SHEET NUMBER:
A1.2

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ROOF LEVEL PLAN
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REMODEL/ADDITION
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PRODUCT DESCRIPTION:

ROOF PLAN

SHEET DESCRIPTION:

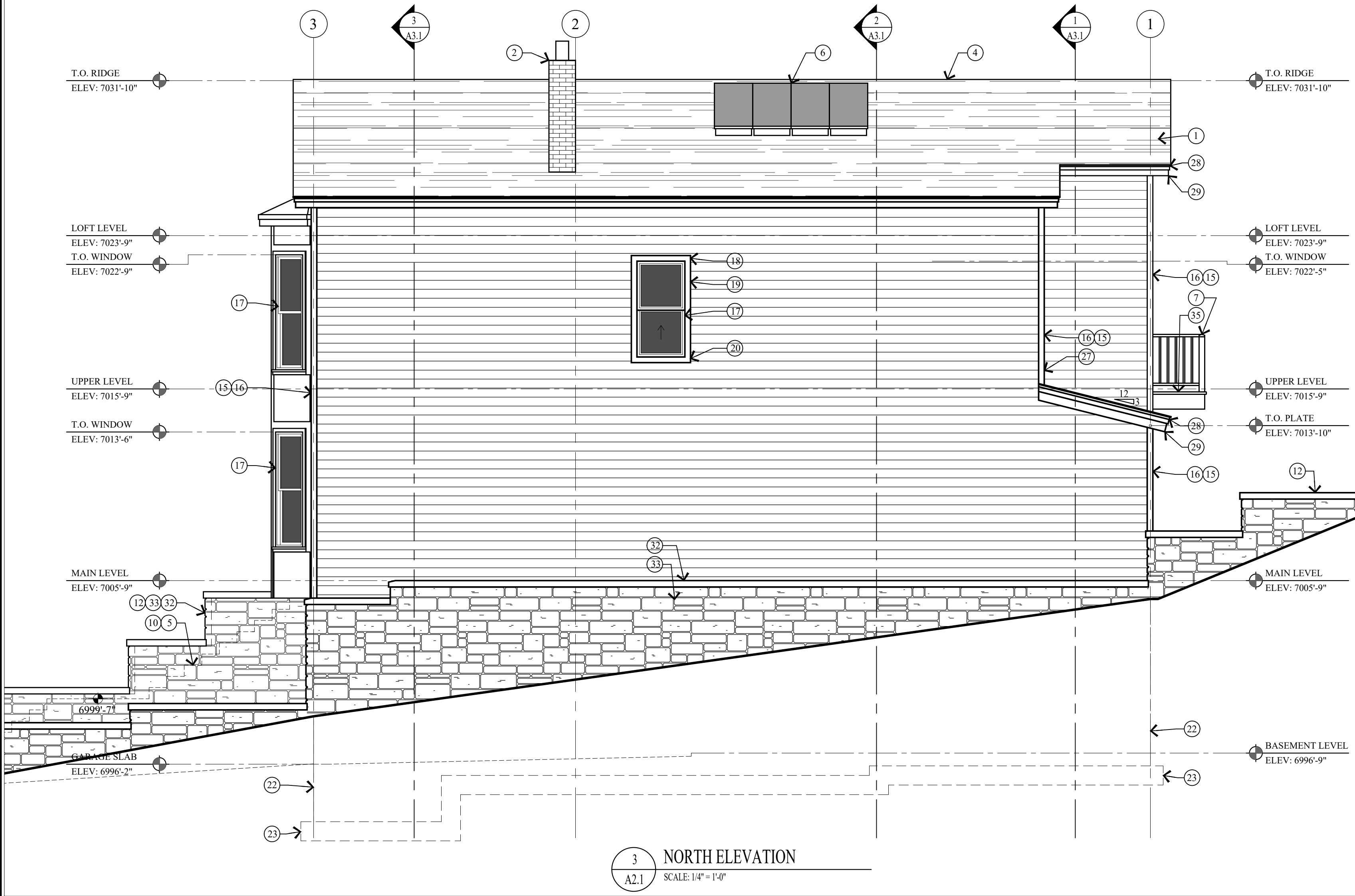
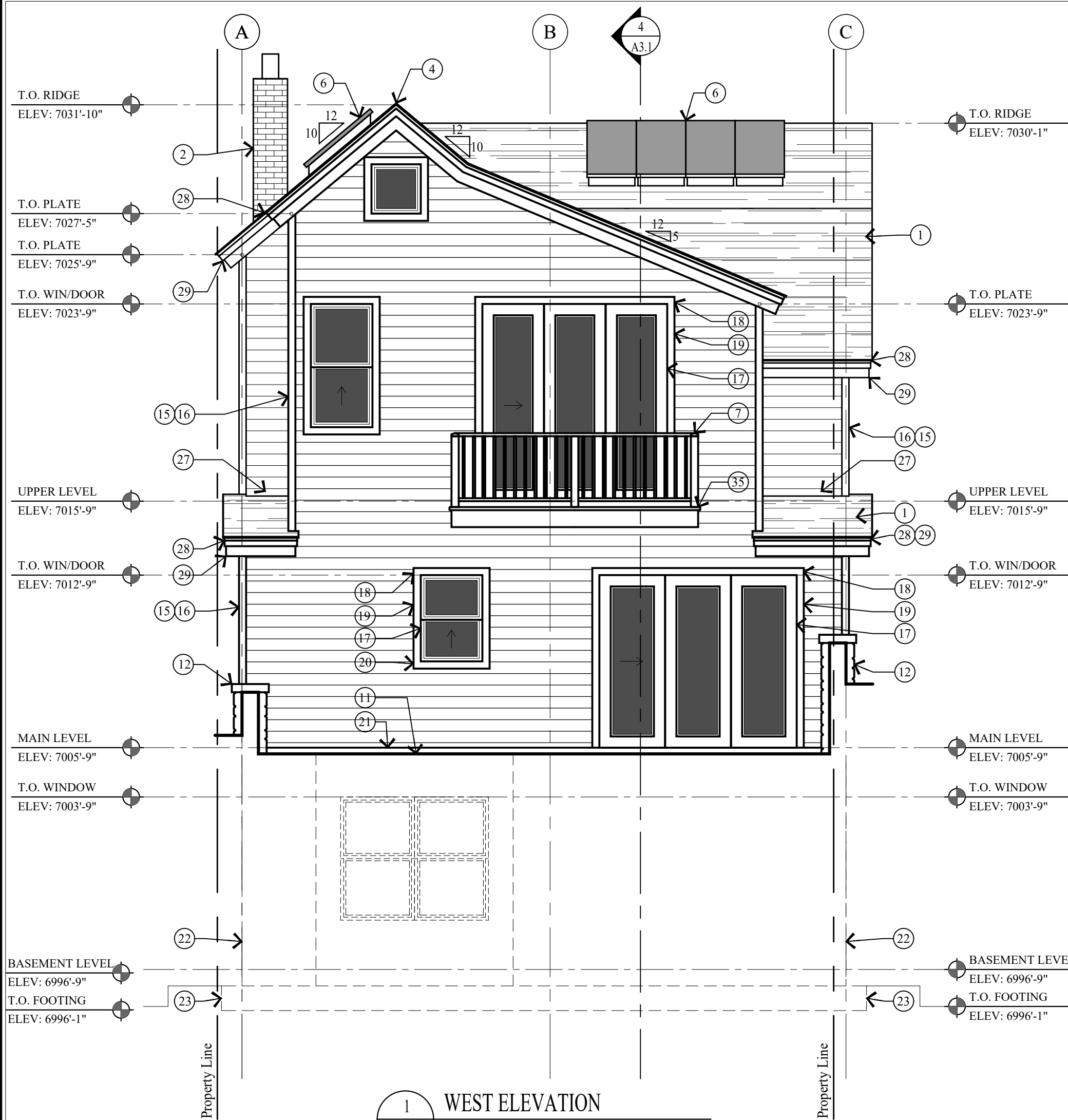
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HDDR Review
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PROJECT NUMBER:
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SHEET NUMBER:
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KEY NOTES

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- 4" REINFORCED CONCRETE PATIO, GARAGE, DRIVEWAY & WALKWAY ON 4" GRAVEL BASE.
- 8" CONC. RETAINING WALL W/ STONE VENEER. SEE DETAIL.
- 6x6 COLUMN, WRAPPED TO MATCH EXISTING TRIM.
- 2x8 ON 2x10 BUILT-UP TRIM BOARD - STAINED. SEE DETAIL x/A5.1.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED.
- 1x6 HORIZONTAL LAP SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING.
- WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 1x4 WINDOW/DOOR HEAD - STAINED.
- 1x4 WINDOW/DOOR JAMB - STAINED.
- 1x2 STOOL ON 1x4 WINDOW SILL - STAINED.
- COPPER FLASHING AND COUNTER FLASHING.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- EXISTING GRADE LINE.
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 1x4 ON 1x8 BUILT-UP FASCIA - STAINED.
- 3x12 TIMBER BUILD-UP DOOR HEAD - STAINED.
- GARAGE DOOR - SEE SCHEDULE.
- CUT STONE SILL/CAP CONTINUOUS.
- 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
- METAL CHIMNEY PIPE.
- 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

PRODUCT DESCRIPTION:

ELEVATIONS

SHEET DESCRIPTION:

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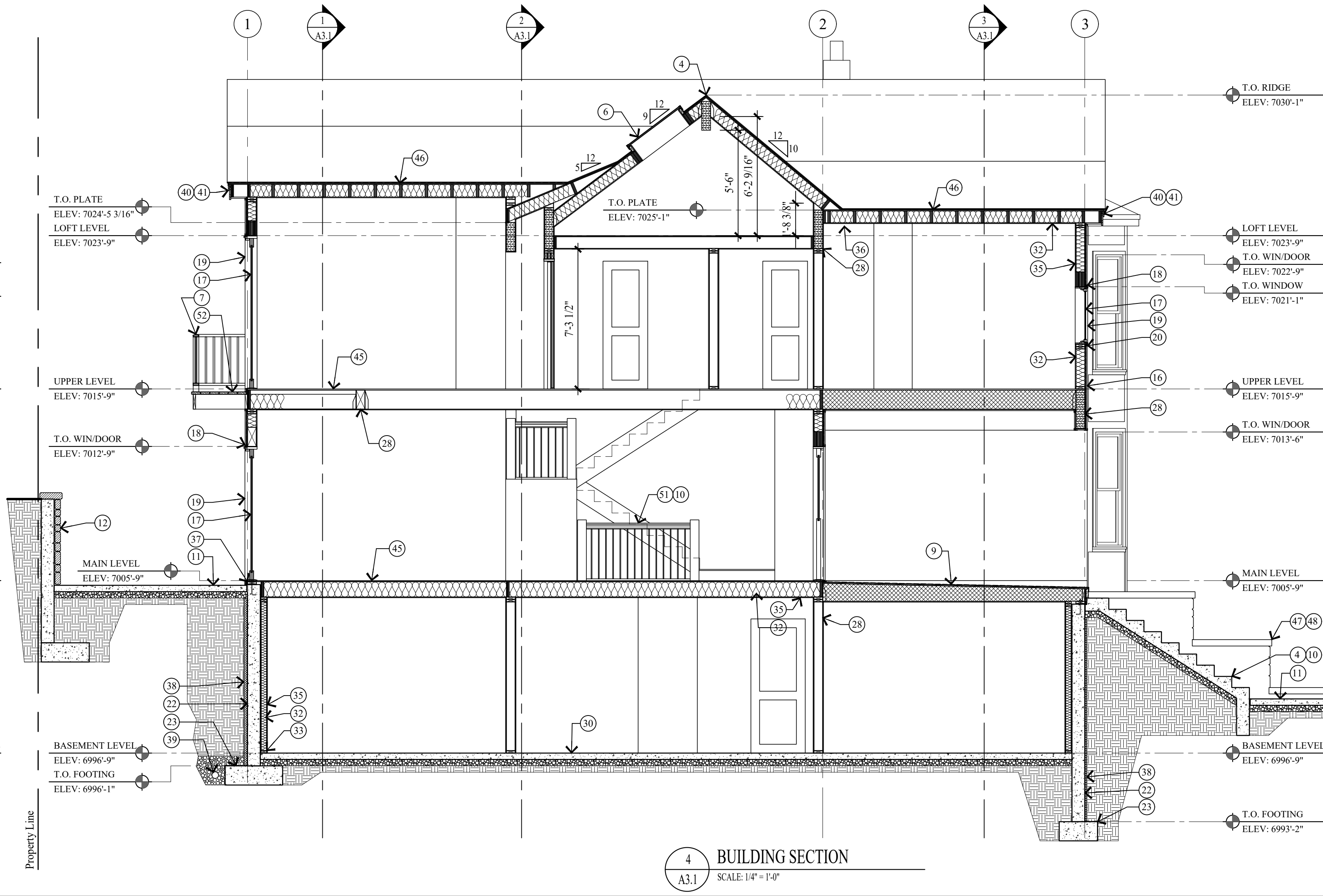
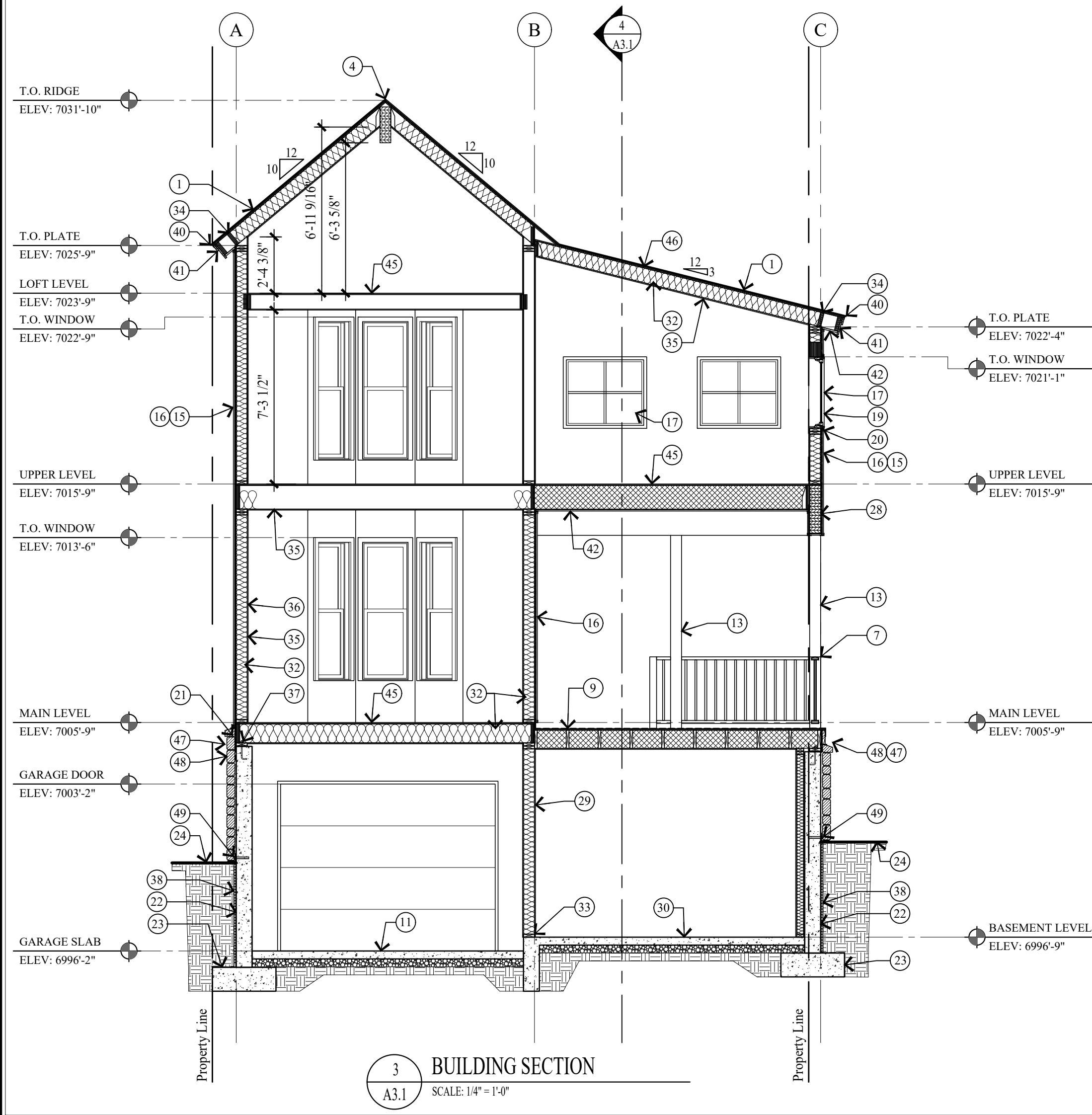
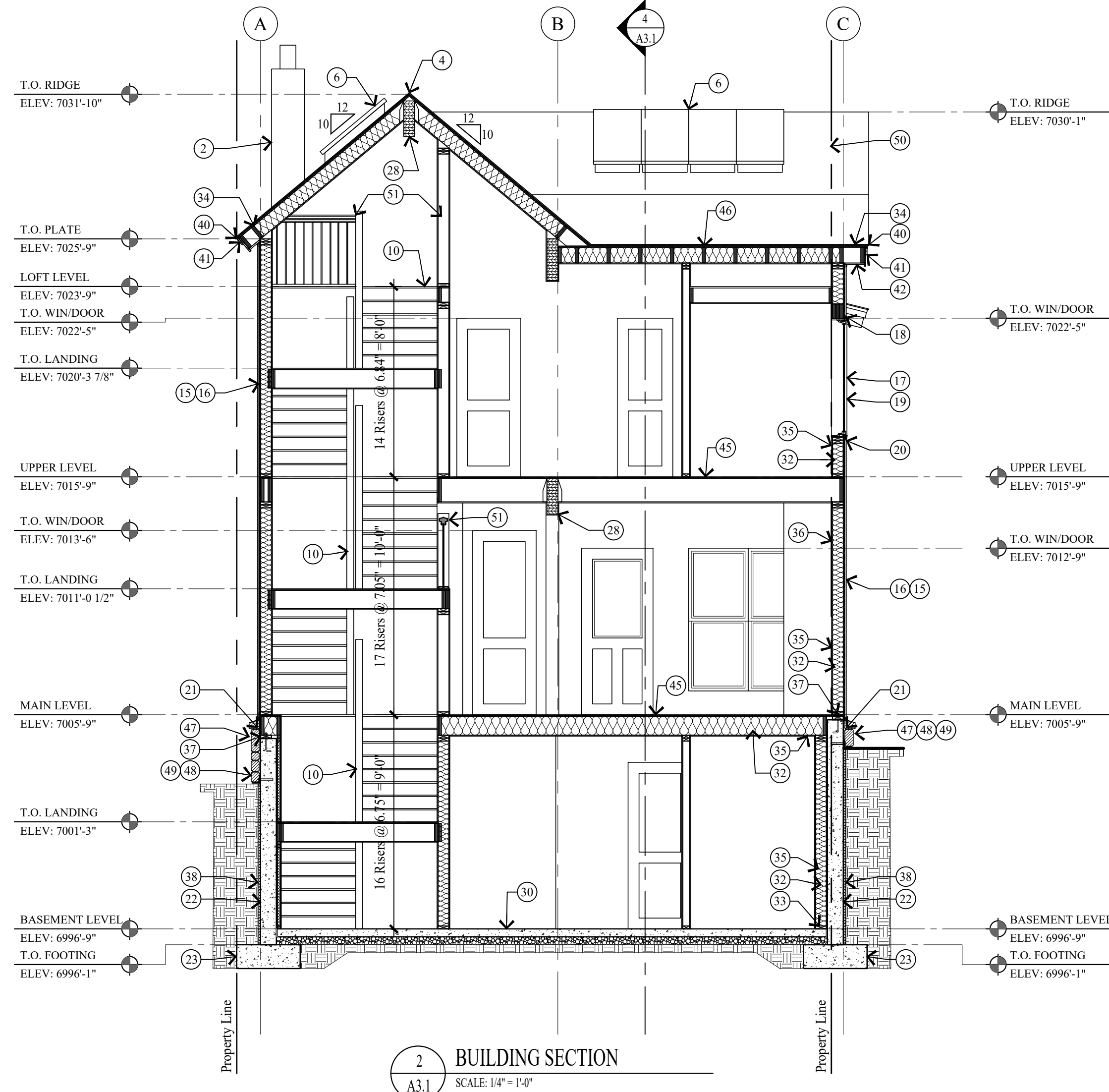
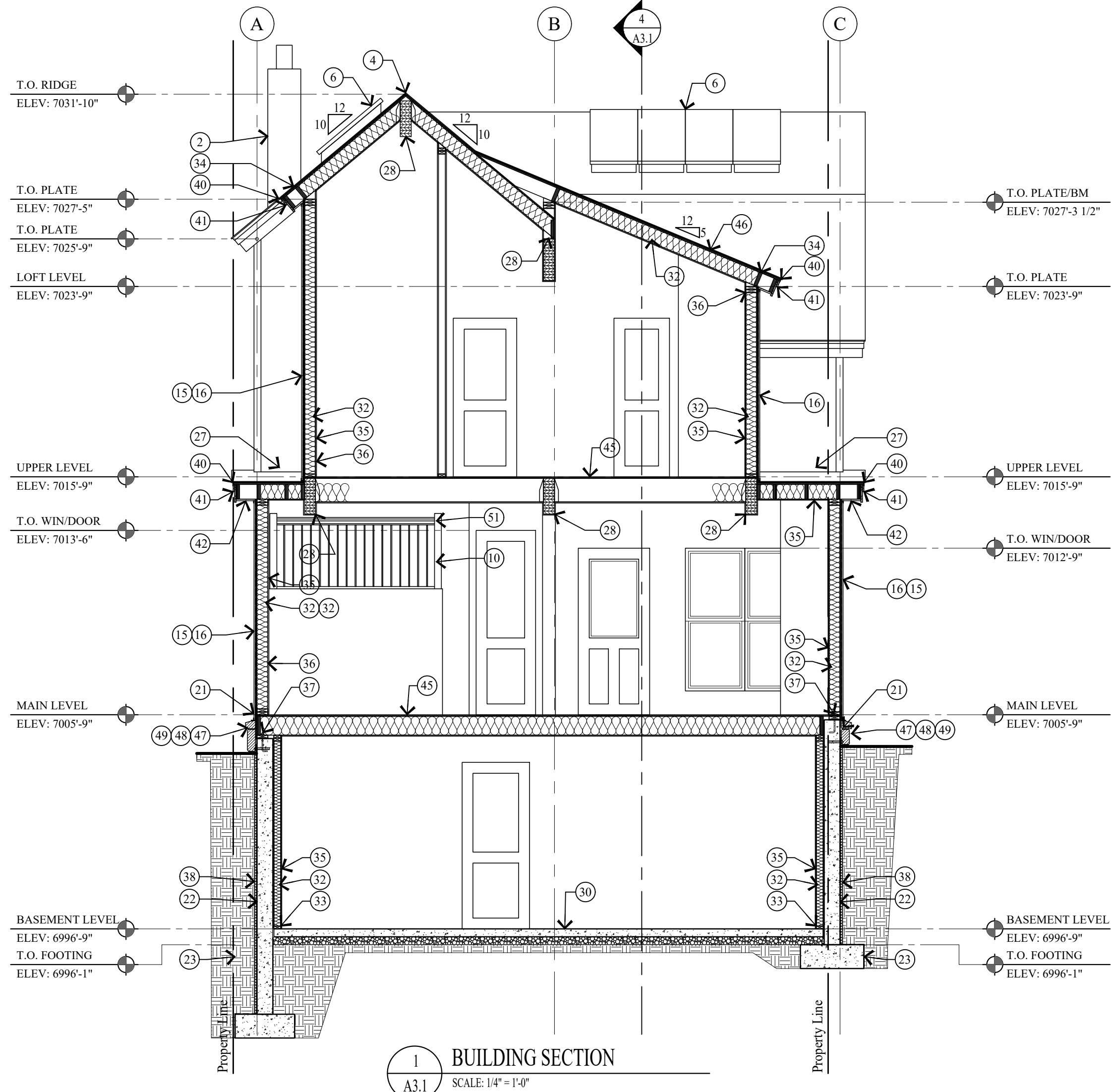
A2.1

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

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

- ARCHITECTURAL GRADE COMPOSITION: SHINGLE 50 YEAR PRESIDENTIAL TL G558 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
- ROOF CRICKET/OVER-BUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- COMPOSITE RIDGE VENT; COBRA OR EQUAL.
- CONCRETE STEPS ON 4" GRAVEL BASE.
- ROOF SKY LIGHT - SEE WINDOW SCHEDULE.
- 36" HIGH RAILING: 2x6 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL X/A5.1.
- ENTRY PORCH: WATERPROOF MEMBRANE ON 3/4" PLYWOOD ON SLOPED P.T. 2x12 JOIST @ 16" O.C. DECK JOIST TO BE RIPPED 1/4" PER FOOT.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
- 4" REINFORCED CONCRETE PATIO, GARAGE, DRIVEWAY & WALKWAY ON 4" GRAVEL BASE.
- 8" CONC. RETAINING WALL W/ STONE VENEER. SEE DETAIL.
- 6x6 COLUMN, WRAPPED TO MATCH EXISTING TRIM.
- 2x8 ON 2x10 BUILT-UP TRIM BOARD - STAINED. SEE DETAIL X/A5.1.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED.
- 1x6 HORIZONTAL LAP SIDING ON TYVEK HOMEWRAPE ON 1/2" EXT. SHEATHING.
- WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 1x4 WINDOW/DOOR HEAD - STAINED.
- 1x4 WINDOW/DOOR JAMB - STAINED.
- 1x2 STOOL ON 1x4 WINDOW SILL - STAINED.
- COPPER FLASHING AND COUNTER FLASHING.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- EXISTING GRADE LINE.
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 4" REINFORCED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.1.1
- TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
- DRAINAGE MATT ON WATERPROOF MEMBRANE
- 4" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL TIED INTO STORM DRAIN.
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 1x4 ON 1x8 BUILT-UP FASCIA - STAINED
- 1x CEDAR SOFFIT W/ CONTINUOUS SOFFIT VENT.
- 3x12 TIMBER BUILD-UP DOOR HEAD - STAINED
- GARAGE DOOR - SEE SCHEDULE.
- 3/4" FLOOR SHEATHING ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- CUT STONE SILL/CAP CONTINUOUS.
- 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
- STONE SUPPORT; 6"x6"x 5/16" CONTINUOUS ANGLE W/ 3/4" DIA EPOXY BOLTS x 5" EMBED @ 24" O.C. WITH MASTIC AROUND ANGLE & BOLTS. 3/16" DIA. WEEP HOLE @ 32" O.C. STEEL TO BE SHOP COATED W/ RUST-INHIBITIVE PAINT.
- METAL CHIMNEY PIPE.
- 36" HIGH WOOD TOP RAIL/HAND GRIP TO BE STD. MILL SHAPE CONT. W/ 1/2" DIA. STEEL BALLAST. VERTICAL, SPACED LESS THAN 4".
- 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

Jonathan DeGray
A r c h i t e c t

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Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:
DEC. 28, 2020
HDDR Review
JUNE 24, 2021
HDDR Review

DATE:
APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:

A3.1

[illegible][illegible]

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60° ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS, OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308
5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE

[illegible]


DOOR NOTES


1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4
4. FRENCH/PATIO/TERRACE/UNGLASS DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325 - IRC 309.4.

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SCHEDULES
DOOR, WINDOW AND ROOM

REVISIONS:

 DEC. 28, 2020
HDDR Review

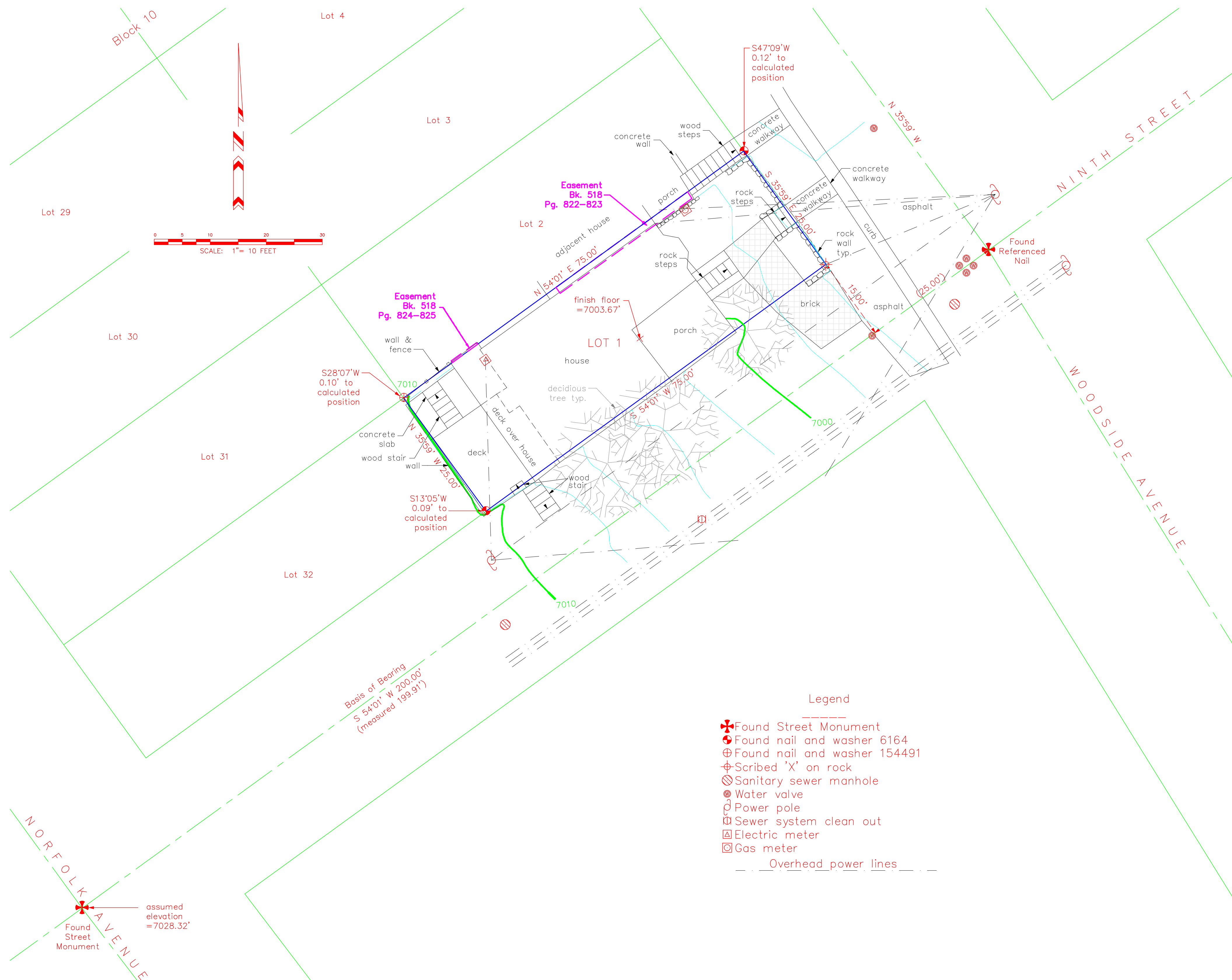
 JUNE 24, 2021
HDDR Review

DATE: APRIL 10, 2019

PROJECT NUMBER:
1812-02

SHEET NUMBER:

Snyder's Addition to the Park City Survey
Block 10, Lot 1

NARRATIVE

1. Survey requested by: Jerry Fiat
2. Purpose of survey: locate the deed description and the topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Gudgeall, Inc. Recorded as Entry No. 197765 in the office of the Summit County Recorder. Subdivision of Block 10 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. Date of survey: May 8, 2008
5. Property monuments set or found as shown.
6. Located in the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plats of The Park City Survey and Snyder's Addition for other possible easements and restrictions.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
9. Based on an elevation of 7028.32' at the Street Monument at the intersection of Ninth Street and Norfolk Avenue from the Amended Park City Monument Control Map.

LEGAL DESCRIPTION

All of Lot 1, Block 10, Snyder's Addition to the Park City Survey, according to the official plats thereof, on file and of record in the office of the Summit County Recorder; containing 1875.00 square feet, more or less.

SURVEYOR'S CERTIFICATE

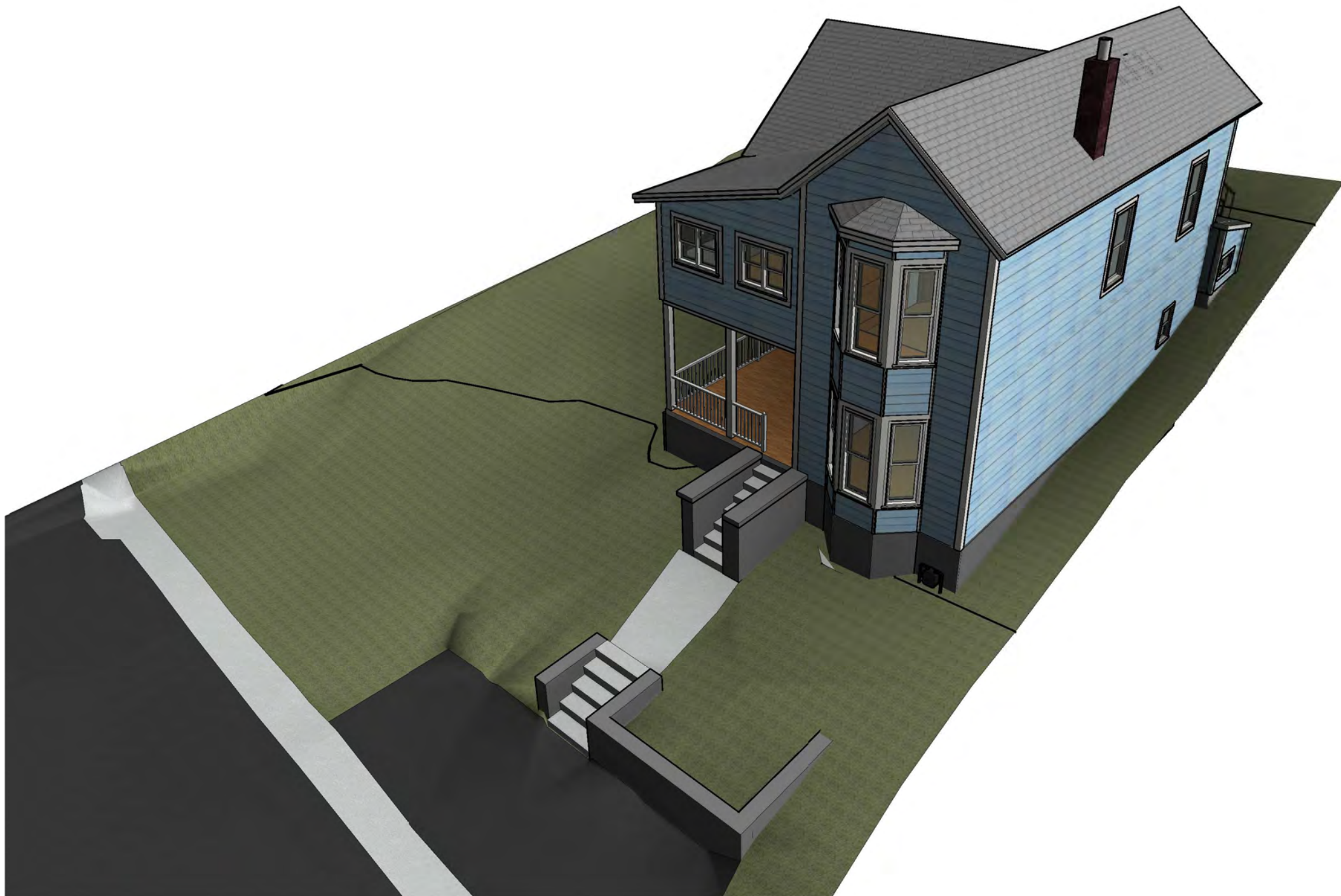
I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

Date _____

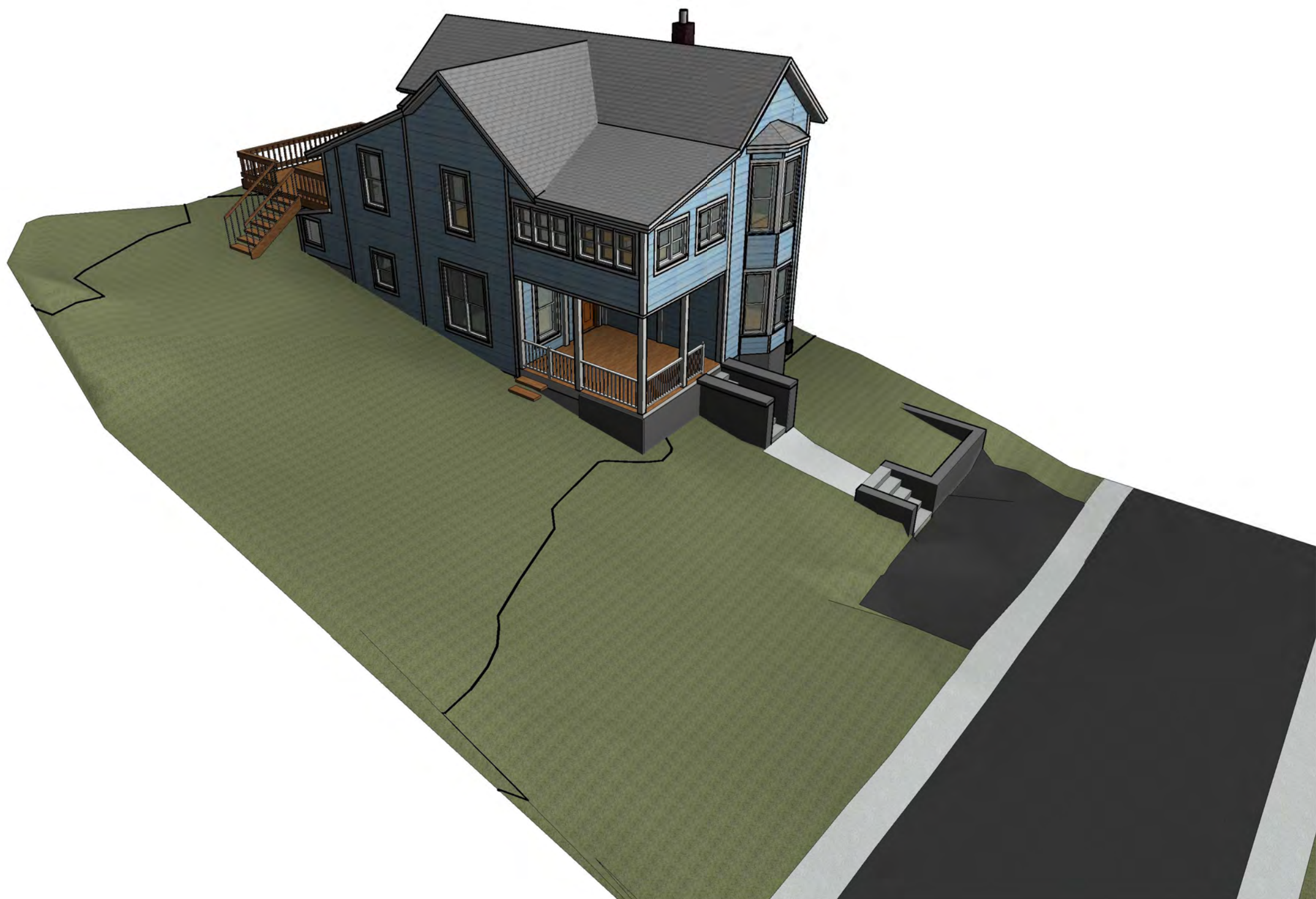
J.D. Gailey RLS#359005

Alpine Survey, Inc.
19 Prospector Drive
Park City, Utah 84060
(435) 655-8016

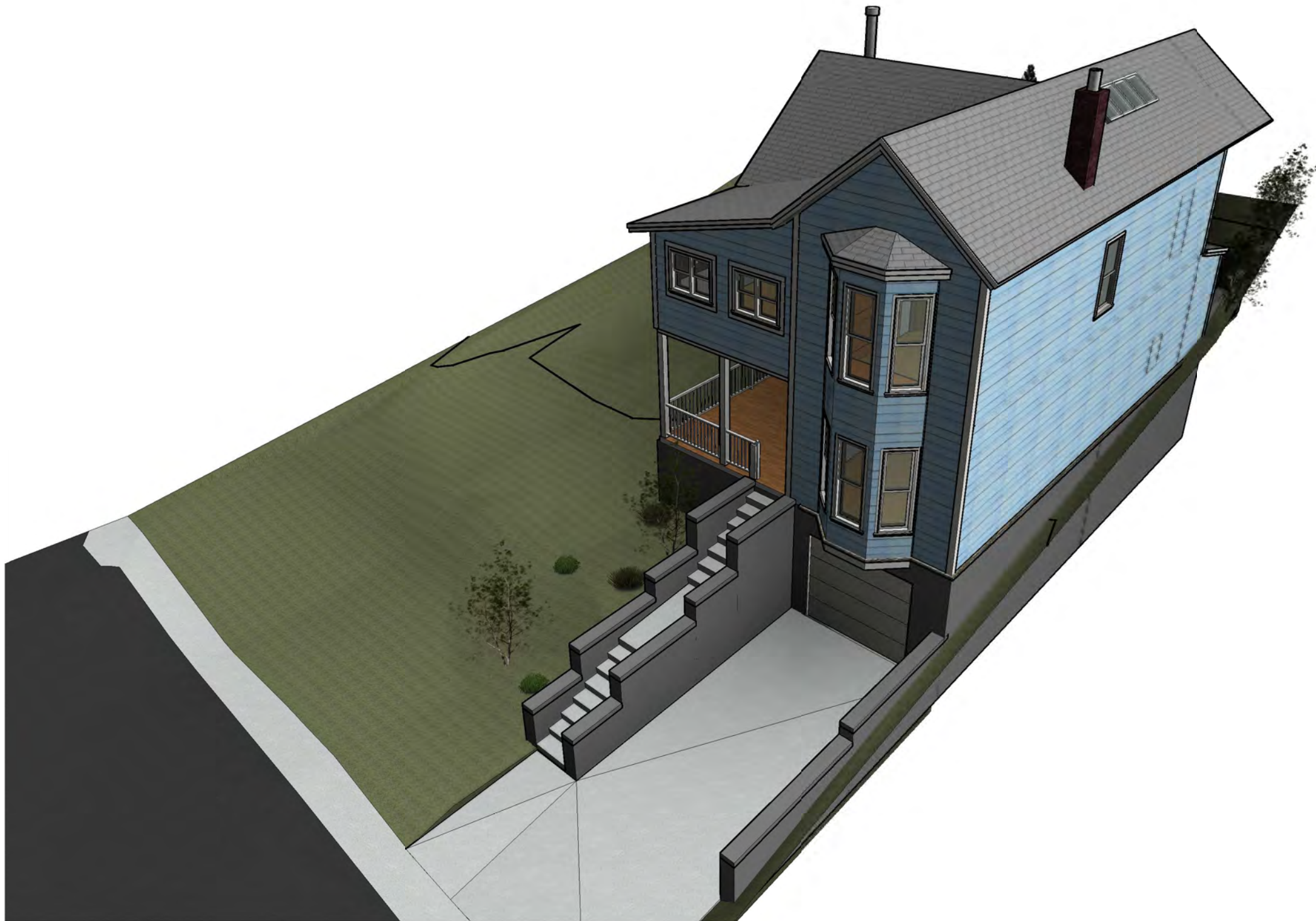
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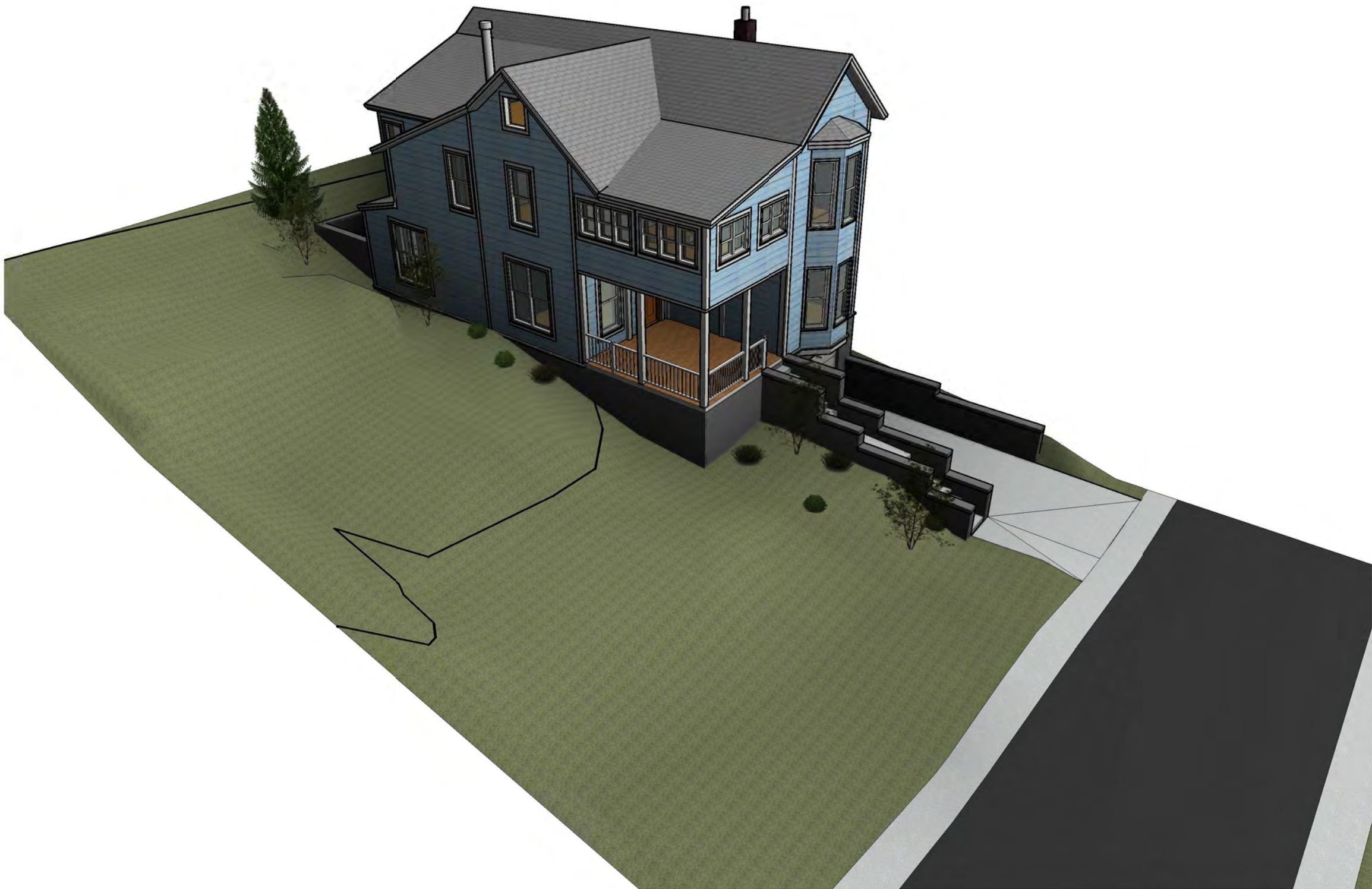
NORTH BIRDSEYE EXISTING



EAST BIRDSEYE EXISTING



NORTH BIRDSEYE PROPOSED



EAST BIRDSEYE PROPOSED

Jonathan DeGray
A r c h i t e c t
P.O. Box 4674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@jonesco.net

PROJECT DESCRIPTION:
901 WOODSIDE RESIDENCE
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BIRDSEYE IMAGES

REVISIONS:

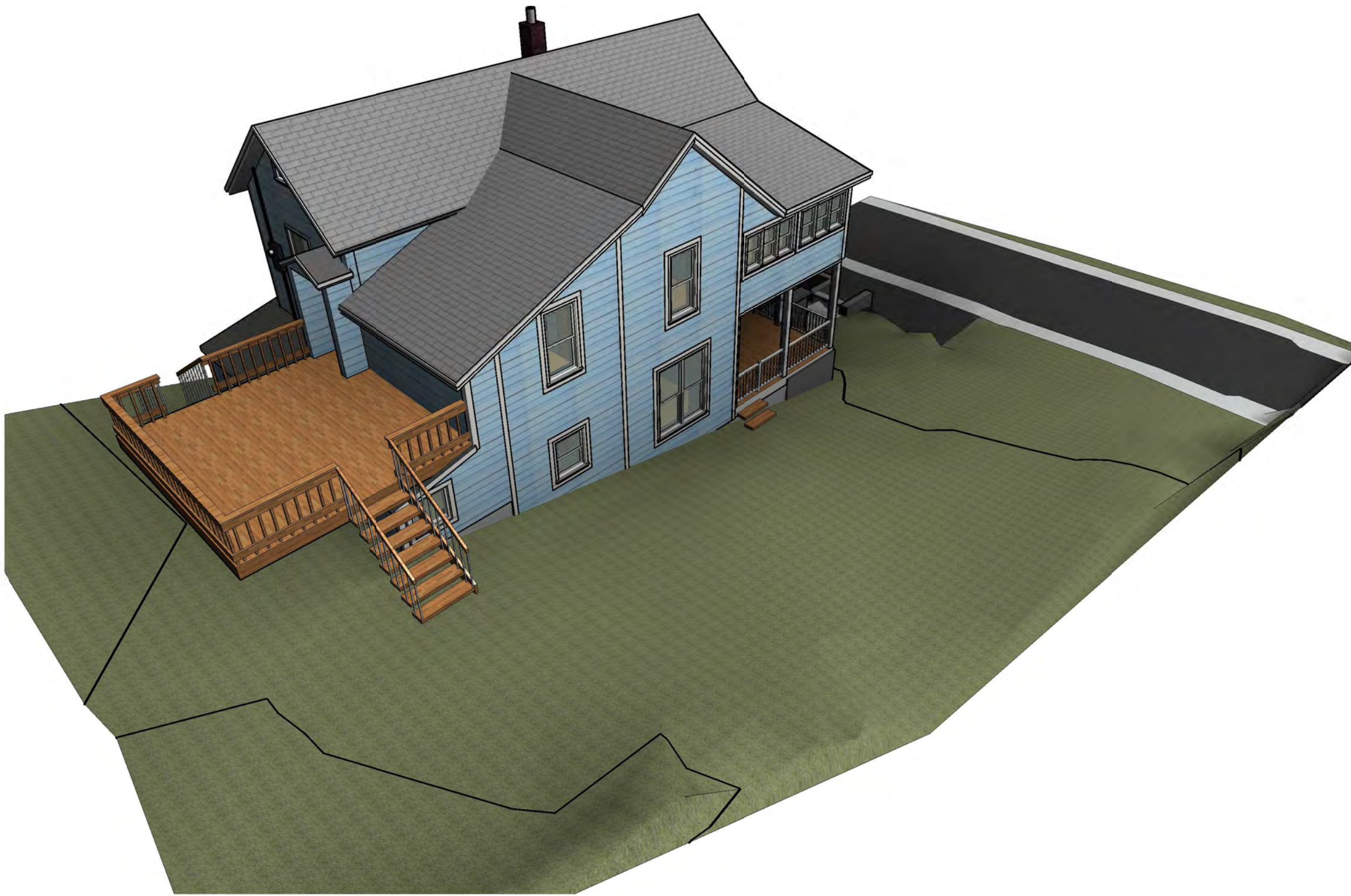
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PROJECT NUMBER:

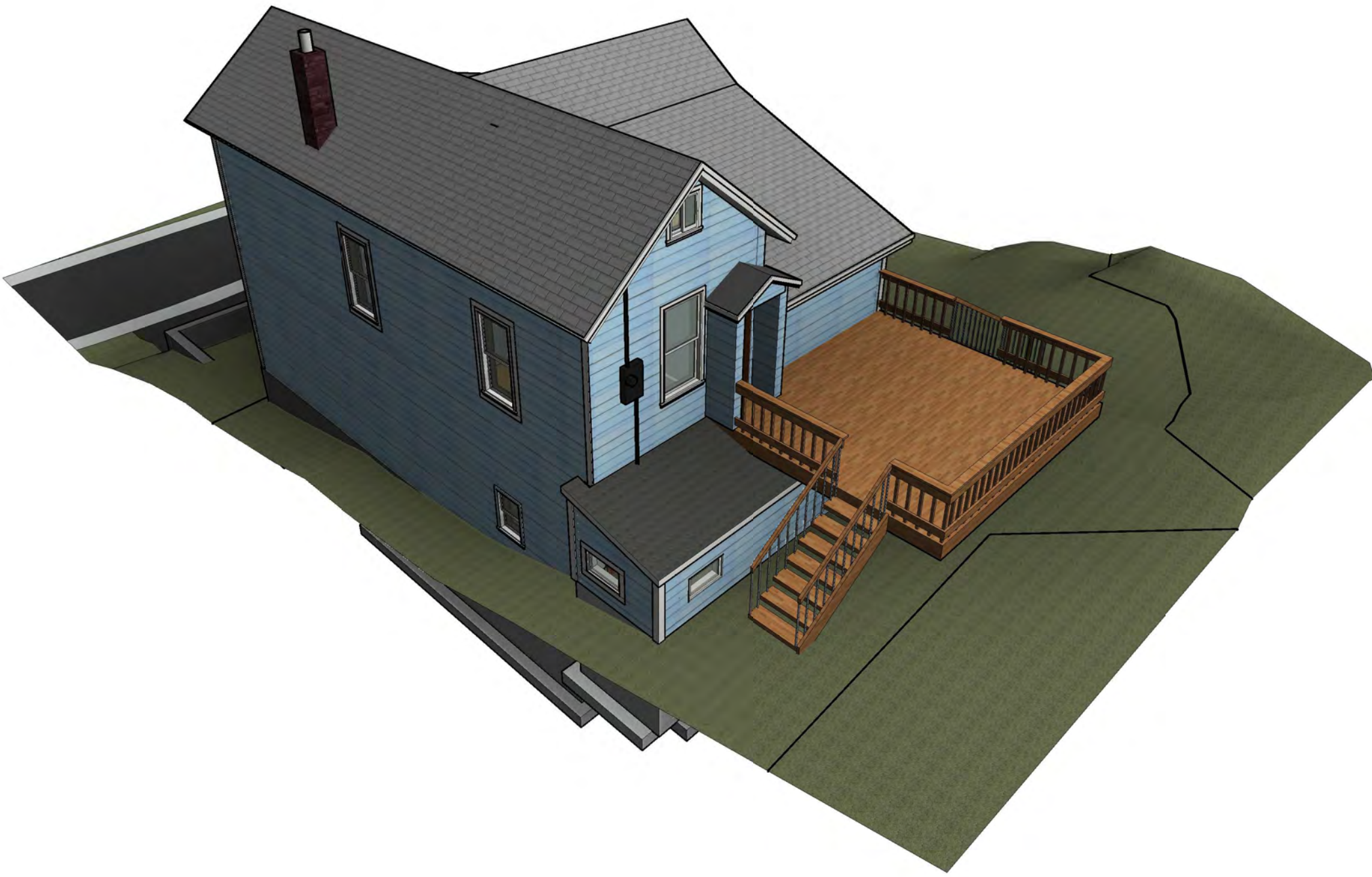
SHEET NUMBER:

AI-003

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SOUTH BIRDSEYE EXISTING



WEST BIRDSEYE EXISTING



SOUTH BIRDSEYE PROPOSED



WEST BIRDSEYE PROPOSED

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Tel: 435-646-7263, E-mail: degrayarch@jonasnet.net

PROJECT DESCRIPTION:
901 WOODSIDE RESIDENCE
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BIRDSEYE IMAGES

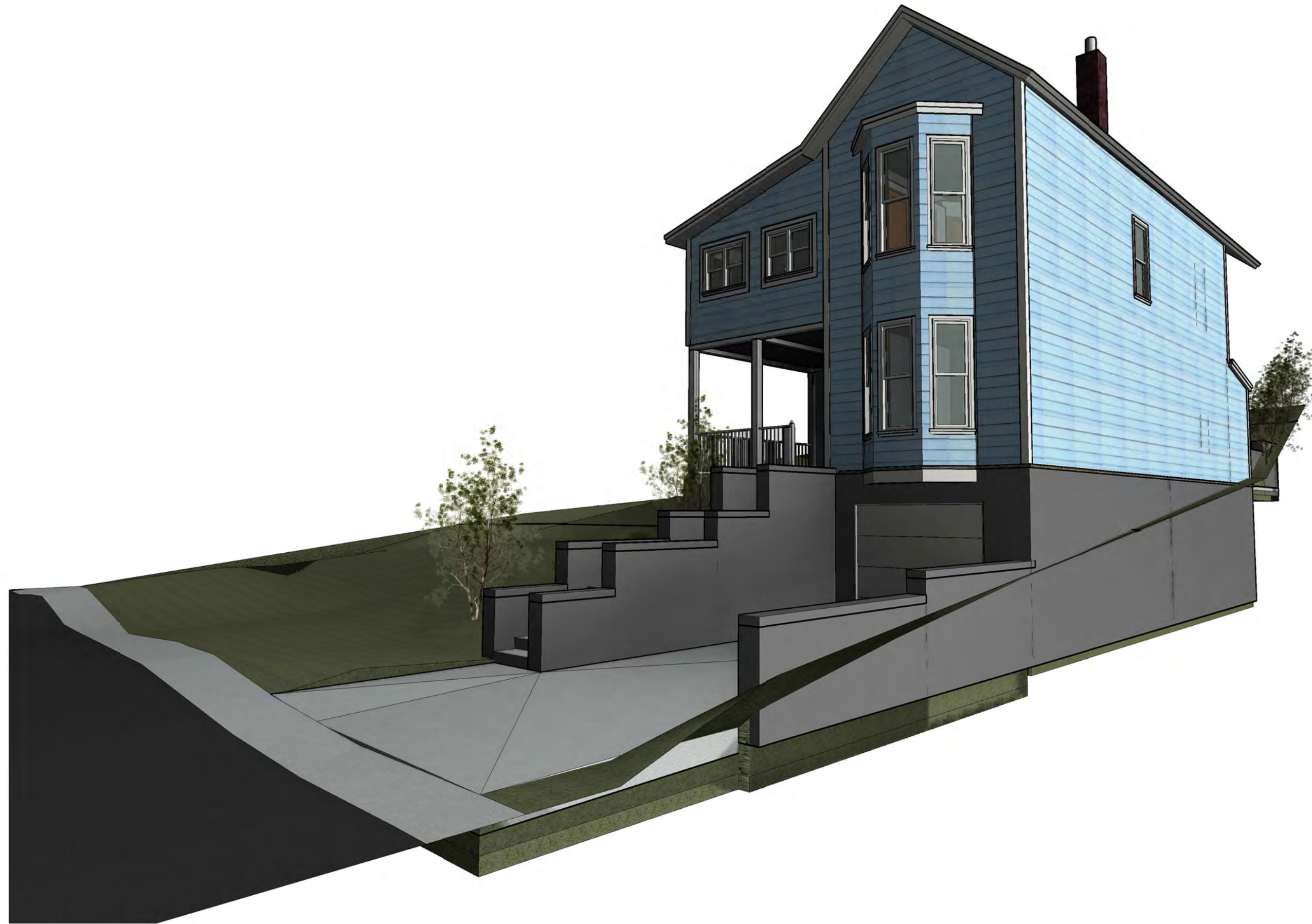
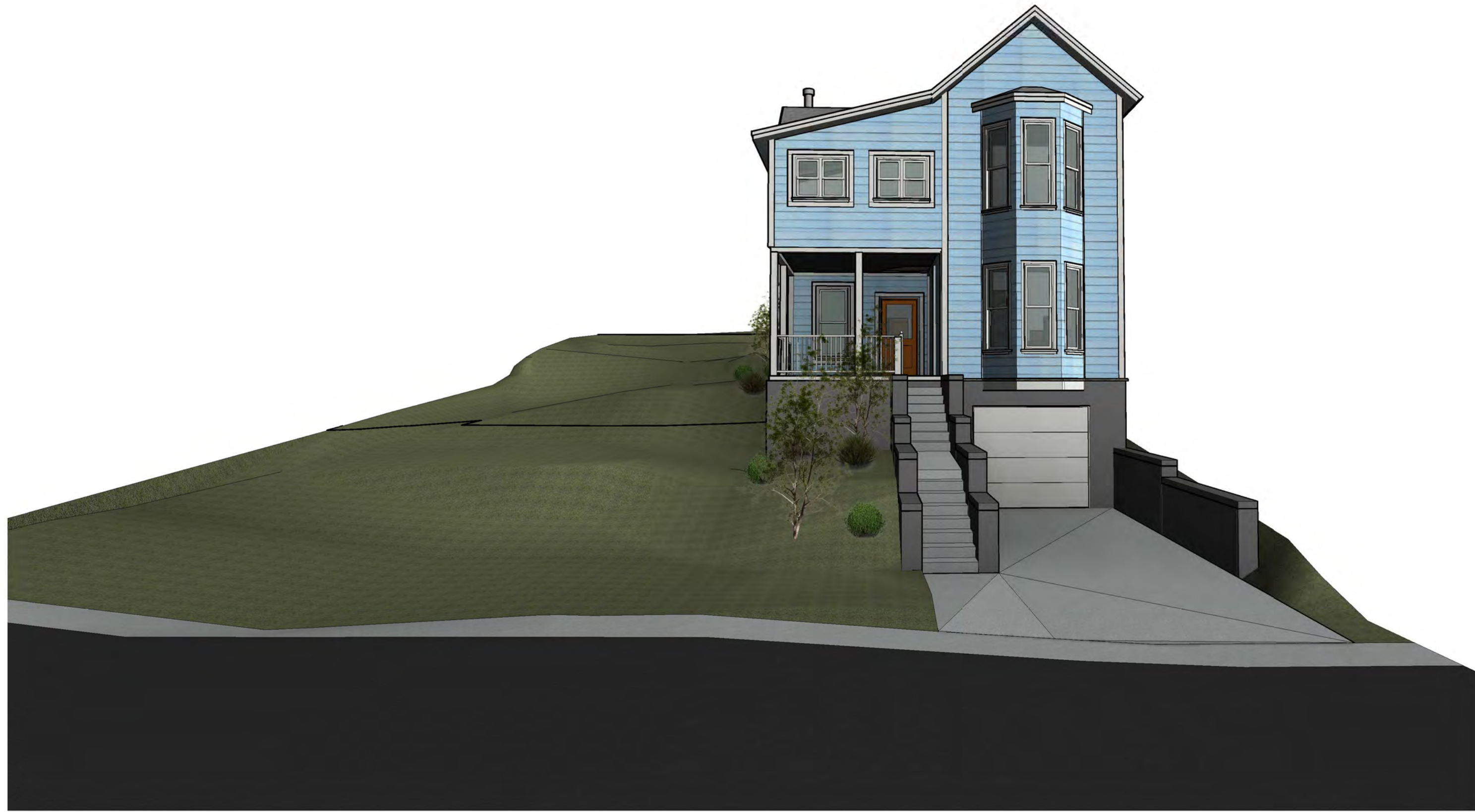
REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

AI-004



SHEET DESCRIPTION:

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

AI-005

STREET LEVEL IMAGES

PROJECT DESCRIPTION:

901 WOODSIDE RESIDENCE
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

Jonathan DeGray
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P.O. Box 1674, 614 Main Street, Suite 202, Park City, Utah 84060
Tel: 435-649-7263, E-mail: deggrayarch@jonesco.net



**ROSLING
DAVIDSON
FROST**

Gateway Center
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Park City, Utah 84060

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Monica D. Gonzalez	gonzalez@rosingdavidson.com

February 26, 2021

VIA EMAIL:

Park City Planning Department
Gretchen Milliken gretchen.milliken@parkcity.org
Mark Harrington mark@parkcity.org
445 Marsac Avenue
Park City, Utah 84060

Re: Notice of Alternatives to Proposal PL-18-04030 – HDDR Review Process

Dear Ms. Milliken:

As you know, I represent Fred and Annette Keller (the “Kellers”) who own the real property located at 839 Woodside Avenue (“Keller Woodside Property”), as well as the real property located at 850 Norfolk Avenue (“Keller Norfolk Property”). The Keller Woodside Property is immediately adjacent to the public platted unbuilt right of way (“Public Property”), which Jerry Fiat has repeatedly proposed to utilize for the reconstruction of one of his investment residence located at 901 Woodside Avenue (“Fiat Property”).

While the Keller’s have previously made and intend to make additional objections regarding Fiat’s proposed unilateral private use of the Public Property at the appropriate time and venue, I am writing this letter in regard to the current HDDR review process to highlight specific provisions that the HDDR process must necessary review and implement. Specifically, I am writing to propose or reinforce alternatives to both the requirement that a garage be mandatorily shoehorned into the Fiat Property, and to the extent the Planning Department determines that a garage is an absolute requirement, that the location of the garage be consistent with both the Historic Design Guidelines for Historic Districts and Historic Sites (the “Guidelines”), as well as other similarly situated historic homes in Park City.

As you may recall, at the February 3, 2021 Historic Preservation Board (“HPB”) Meeting, the board members discussed, at least to some extent, whether the implementation of a garage was necessary and whether or not the location of the garage could be placed on the north side of the Fiat Property. While the HPB’s concerns regarding these items were largely ignored and summarily dismissed as irrelevant to the intended purposes of that particular meeting, these matters are squarely within the purview of the HDDR review process and are further set forth in more detail below.

I. Force-Fitting a Garage is Inconsistent with the Guidelines

While there are several homes in the historic district that contain garages, there are a similar amount without garages. In large part, this is because the Guidelines do not require a homeowner to install a garage. Similarly, the Land Management Code, at large, (“LMC”) does not make the installation of a garage a mandatory code requirement. Put differently, there is nothing that entitles the Fiat Property to the installation of a garage nor does the Code or the Guidelines shift the burden to shoehorn in a garage on every historic property. The “desire” for a garage on the Fiat Property diminishes further when its proposed location requires the exclusive private use of the Public Property. Further, the disruption of the exterior façade of a historic structure, for any purpose, including a garage, is discouraged by the Guidelines.

a) No Alteration of Exterior Façade for Garage Door.

Section 15-13-2(B)(2)(c) of the Guidelines state in relevant part “*It is not appropriate to create additional [door] openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way.*” As you know, the current proposed location of the garage requires not only the creation of a new door opening but the disturbance of a substantial amount of historic material. As proposed, Fiat’s proposal violates this provision.

b) Maintain Historic Exterior Walls.

Similarly, the Guidelines state that the exterior walls should be preserved and maintained. *See* Section 15-13-2(B)(2)(a)(ii). This is consistent with Universal Design Guidelines in Section 15-13-2(A)(3), which states that “*historic exterior features of a building should be retained and preserved.*” Removal of a substantial portion of the historic exterior of the front façade of the Fiat Property, and removal of the historic material, for the installation of a garage door comprised of non-historic material is precisely what these sections of the Guidelines are intended to prevent. The garage is not necessary.

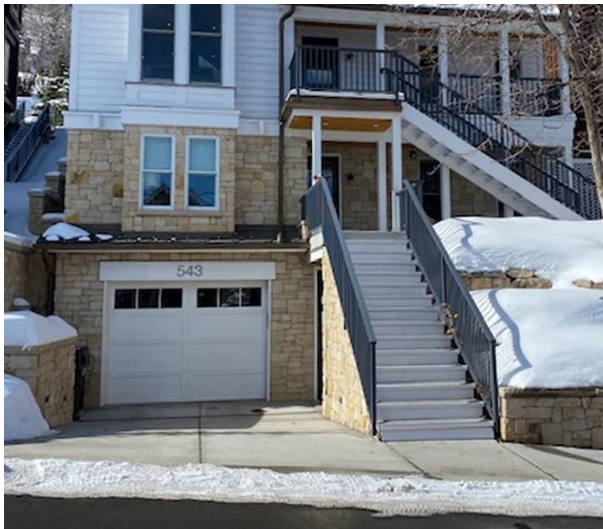
Importantly, there is a distinction between a historic structure or residence that already contains a garage and what is being proposed by Mr. Fiat. Had a garage been historically constructed on the Fiat Property, then a historically compatible restoration, or even alteration, would be appropriate under both the specific language, as well as the spirit, of the Guidelines. However, there is no requirement or entitlement that a garage can, or even should be constructed on the Fiat Property. To the contrary, the Guidelines discourage the same under these circumstances.

II. The Garage Should Be Located on the North Side of the Fiat Property

To the extent that the Planning Department determines that the Fiat Property is entitled to the installation of a garage, there is nothing that prevents the garage from being installed and located on the north side of the Fiat Property, with the garage entry beneath the current bay windows. I have included an altered photograph showing the garage installed on the north side of the Fiat Property.



During the HPB meeting, at least one board member raised the possibility of the garage being located on the north side of the Fiat Property, and the provided response was that a garage cannot be located underneath a bay window. This is demonstrably false. In fact, many, if not most historic homes in the area containing garages have the garage located directly underneath windows, even bay windows. I have included a non-exhaustive compilation of such residences below.



While the path of least resistance may be to construct the garage on the Public Property, it is not the sole avenue. It is just the easiest avenue. Moreover, installation of a garage on the north side of the residence is significantly more compatible with the express terms of the Guidelines. Conversely, installation of the garage on the south side of the residence, encroaching on the Public Property, violates, at least, the following provisions:

a) The Garage should Utilize the “Bonus Room” Area.

Since the current proposal expands the foundation, footprint, and structure of the residence to accommodate the garage encroaching onto the Public Property, it is necessarily considered an ‘addition,’ which increases the net square footage of the residence. However, Section 15-13-2(B)(4)(a)(i) states that *“Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.” (emphasis added).*

Encroaching onto the Public Property to accommodate a garage is not only unnecessary, but also opportunistic and disingenuous. The December 28, 2020 Elevation Plans reflect the remaining basement areas as “Bonus Room,” including the basement area on the north side of the residence. Instead of creating a large, private “Bonus Area” at the public’s expense, the garage must be located on the north side of the residence by altering the interior spaces, as required by the Guidelines. No ‘addition’ is required here. Mr. Fiat has not adequately demonstrated why the north side “Bonus Room” can’t be used to accommodate the garage, as required by the Guidelines.

b) The Garage Addition Alters the Front Façade.

The Garage Addition alters the footprint of the residence by protruding into the Public Property. In other words, the current proposal irrevocably alters the historic rectangular footprint to a new, custom-sized footprint. In large part, it alters the front façade of the residence by expanding the garage and a balcony/porch onto the Public Property. Section 15-13-2(B)(4)(a)(ii) of the Guidelines specifically states that *“Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades.” (emphasis added).*

Here, the garage and balcony/porch addition entirely alters the front façade by noticeably protruding off of the south side of an otherwise rectangular residence, jutting sharply into the Public Property and disrupting the otherwise symmetrical rectangular building lines of the main façade. This is not only unnecessary, it violates the plain language of the Guidelines.

c) The Garage Shall Not Extend Beyond Existing Exterior Wall.

Even where the Guidelines anticipate a basement addition with the possibility of a garage, the Guidelines strictly require that garage addition to be built within the exterior wall of the existing, historic residence.

Specifically, Section 15-13-2(B)(5)(b)(ii) of the Guidelines state “*A basement garage addition shall not extend beyond the exterior wall planes of the historic structure’s primary or secondary façades.*” (*emphasis added*). Not only do the proposed plans extend the exterior wall into the Public Property, the protrusion significantly alters, if not destroys, the historic structure of the residence. Simply put, the proposed garage directly and undeniably violates this provision.

d) Porch Preservation is Destroyed.

Section 15-13-2(B)(2)(g)(i) of the Guidelines specifically require the applicant to “*Preserve and maintain a historic porch by preserving the existing location, for, proportion details, posts, railing, and stairs.*” Here, the addition proposed on the residence alters the form of the existing deck by both expanding the existing front porch and wrapping it around the side of the residence – again – at the expense of Public Property.

In sum, Mr. Fiat’s proposal to reconstruct his investment property is not at the mercy of the City’s approval of a garage. Many historic residences do not contain a garage. Moreover, even if a garage is permitted, Mr. Fiat’s is not held hostage by the ability to construct a garage using the Public Property. It is just the most simplistic option, which simultaneously allows a net increase in square footage to the residence – all at the expense of the public. Instead, the Guidelines favor, and even expressly require the garage be constructed within the existing exterior walls, which here, will fit on the north side of the residence. This would be entirely consistent with other historic residences in the area. Lastly, to be clear, the Keller’s are not opposed to Mr. Fiat’s reconstruction of his investment property, but they do respectfully request that his approval, like all other similarly situated homeowners, be entirely consistent with the Guidelines. Please consider the issues raised in this letter and render your decision based on these points accordingly.

Respectfully Submitted,

ROSING DAVIDSON FROST

/s/ Nicholas W. Frost
Nicholas W. Frost

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

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

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Jerry Fiat

ADDRESS: 901 Woodside Avenue

Park City, Utah

TAX ID: SA-98 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray - Architect

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

EMAIL: degrayarch@qwestoffice.net

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: SITE

This involves: ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The east elevation will be modified to adjust the location of the entry stair to allow for the construction of the new driveway with garage access.

The Northern side yard is to be preserved.

The South side yard is to be preserved and re-vegetated to match existing.

The rear yard will be regraded to accommodate a new main level patio. This will require a new retaining wall at the patio perimeter.

Structure

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

Element/Feature: STRUCTURE

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

The existing wood framed building walls will be panelized per the panelization plan. The walls will be protected and stored an approved site. A new foundation will be excavated and poured. New framing will be installed on the new foundation to replicate the form of the existing building. Once the building has been framed, the panels will be brought back and re-installed over the new frame.

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: ROOF STRUCTURE AND MATERIALS

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

The existing roof structure is made up of 2x4 rough sawn lumber supporting 1x6 perpendicular skip sheathing with wood shingles above. Due to the poor condition of the sagging roof and lack of any waterproof membrane, the proposal aims to preserve the existing roof pitches, shape, and location 100% while rehabilitating the integrity of the materials used. The roof will be rebuilt to meet code standards.

The separate roof over the front porch will also receive a new structure and be rebuilt to meet code standards.

Chimney

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

Element/Feature: (2) BRICK CHIMNEYS

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The two brick chimneys protruding through the existing roof are in decent condition with little repair required.

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

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: EXTERIOR WALLS - MAIN LEVEL

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Based on review by the structural engineer, Cheif Building Official city preservationist and planning staff, the exterior walls will be panalized and stored on site. The home will be re-constructed to match existing and the panels will be re-installed. See panalization plan.

Element/Feature: EXTERIOR WALLS - UPPER LEVEL

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Based on review by the structural engineer, Cheif Building Official city preservationist and planning staff, the exterior walls will be panalized and stored on site. The home will be re-constructed to match existing and the panels will be re-installed. See panalization plan.

Foundation

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

Element/Feature: FOUNDATION

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Based on review by the structural engineer the existing stack stone foundation will be removed and a code compliant foundation constructed.

Porches

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

Element/Feature: FRONT PORCH

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

The Norfolk facing front porch is to be minimally altered. All alterations are due to building code required improvements such as increasing the handrail to 3'-0" tall and making the spacing in the vertical pickets less than 4" wide. The entry stairs will be relocated per the approved plans. They will be constructed using as much of the existing stone as possible.

Doors

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

Element/Feature: MAIN LEVEL EXTERIOR DOORS

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

The front door, door 101 (See design application set), and side door, door 102 (See design application set), will be replicated. The existing single pane glazing will be replaced with insulated, low-e tempered glass. All railings and paneling will be replicated, but with more protective measures.

Element/Feature: BASEMENT LEVEL EXTERIOR DOORS

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Door 001 is a new garage door opening at the new east facing foundation elevation.

Windows

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

Element/Feature: WINDOWS

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

All existing window locations are to be maintained with the exception of the (3) rear windows. These windows will be removed to make way for (2) larger windows to match the existing double hung appearance used on the house. All of the remaining windows will be replicated and updated to code. One new openings in the basement foundation wall will allow for (2) new double hung windows, at rear elevation light well, to match the existing windows. (See design application set)

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: MECHANICAL SYSTEM, UTILITY SYSTEM, SERVICE EQUIPMENT & ELECTRICAL

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

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

Additions

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

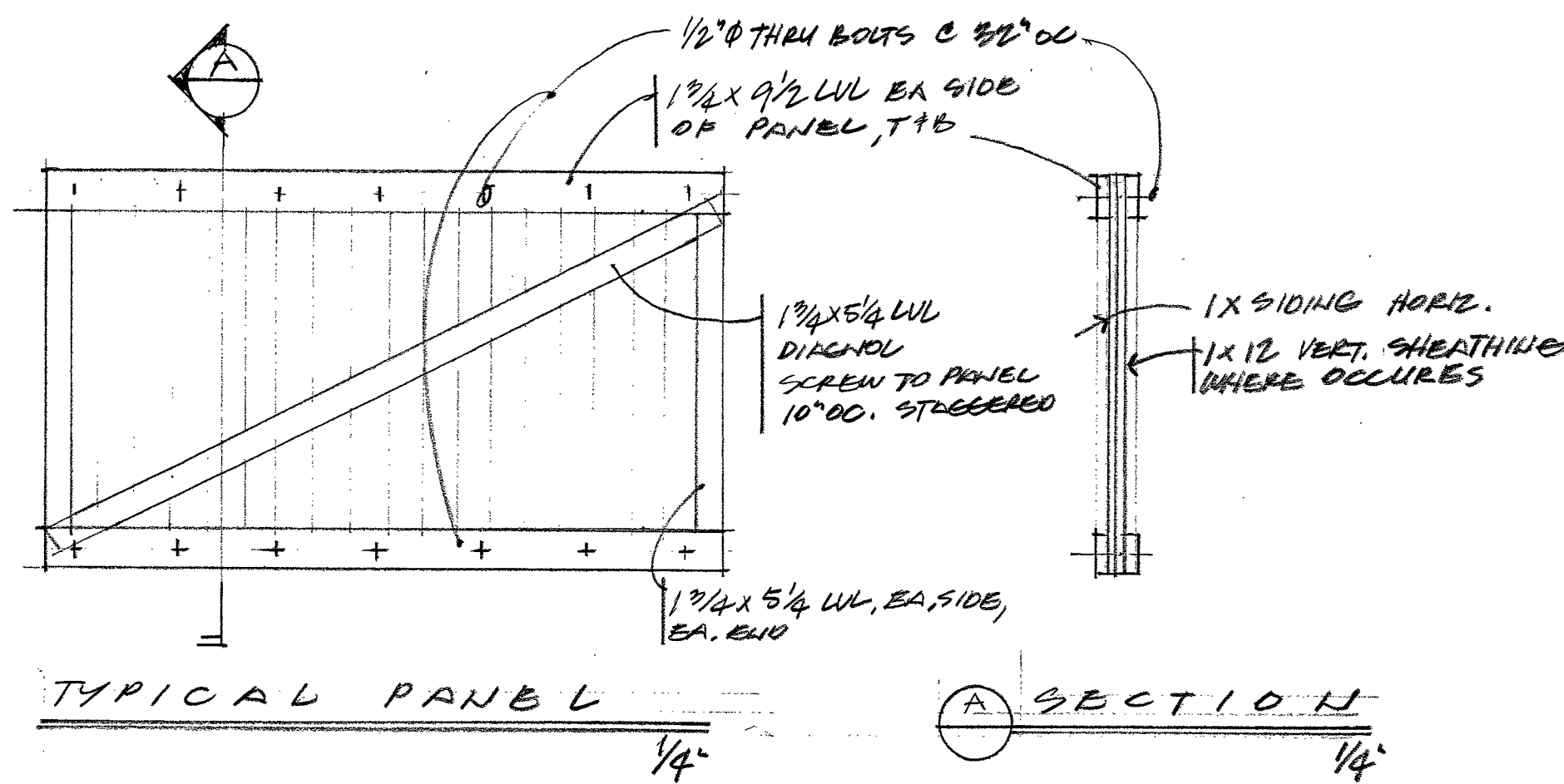
7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

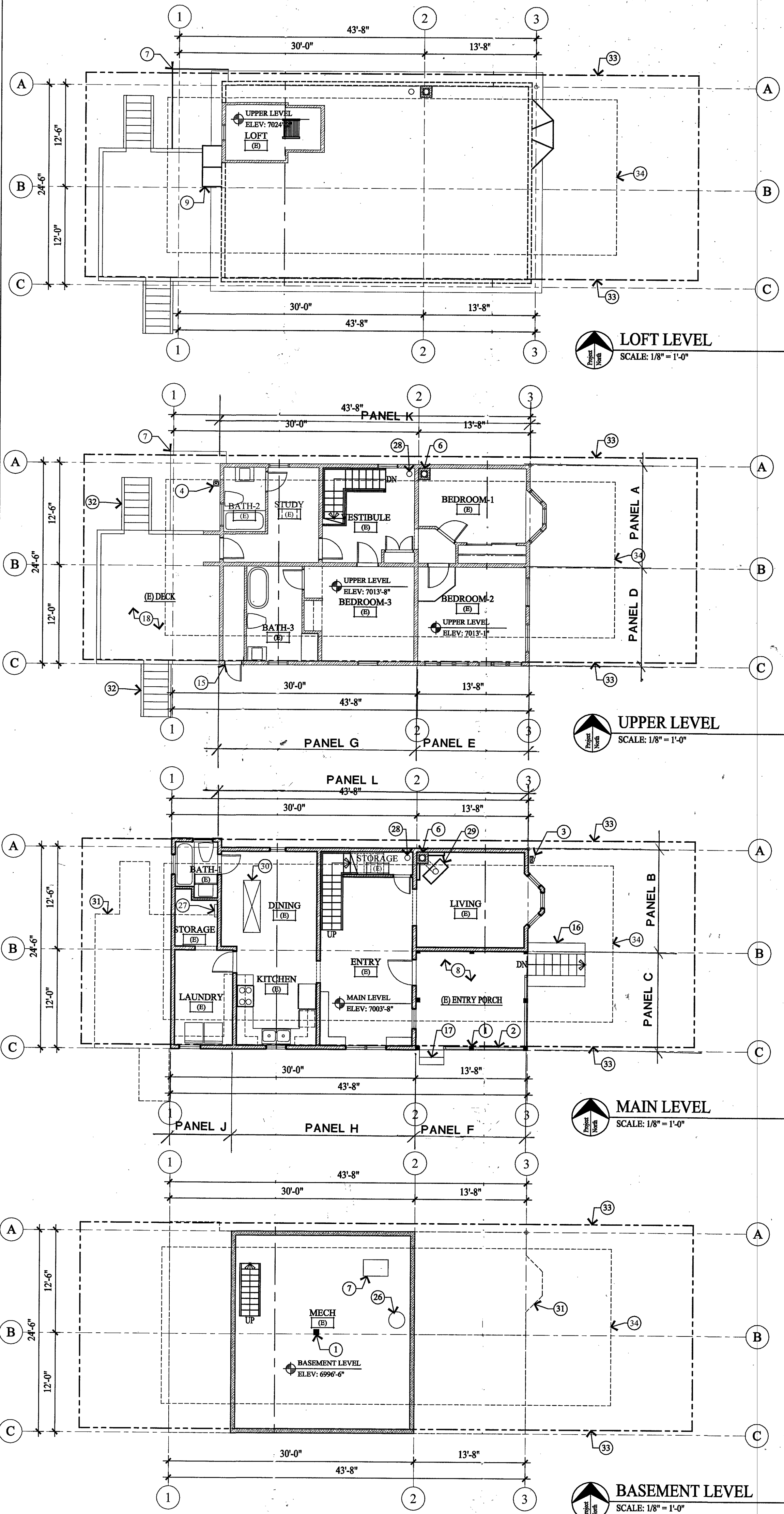
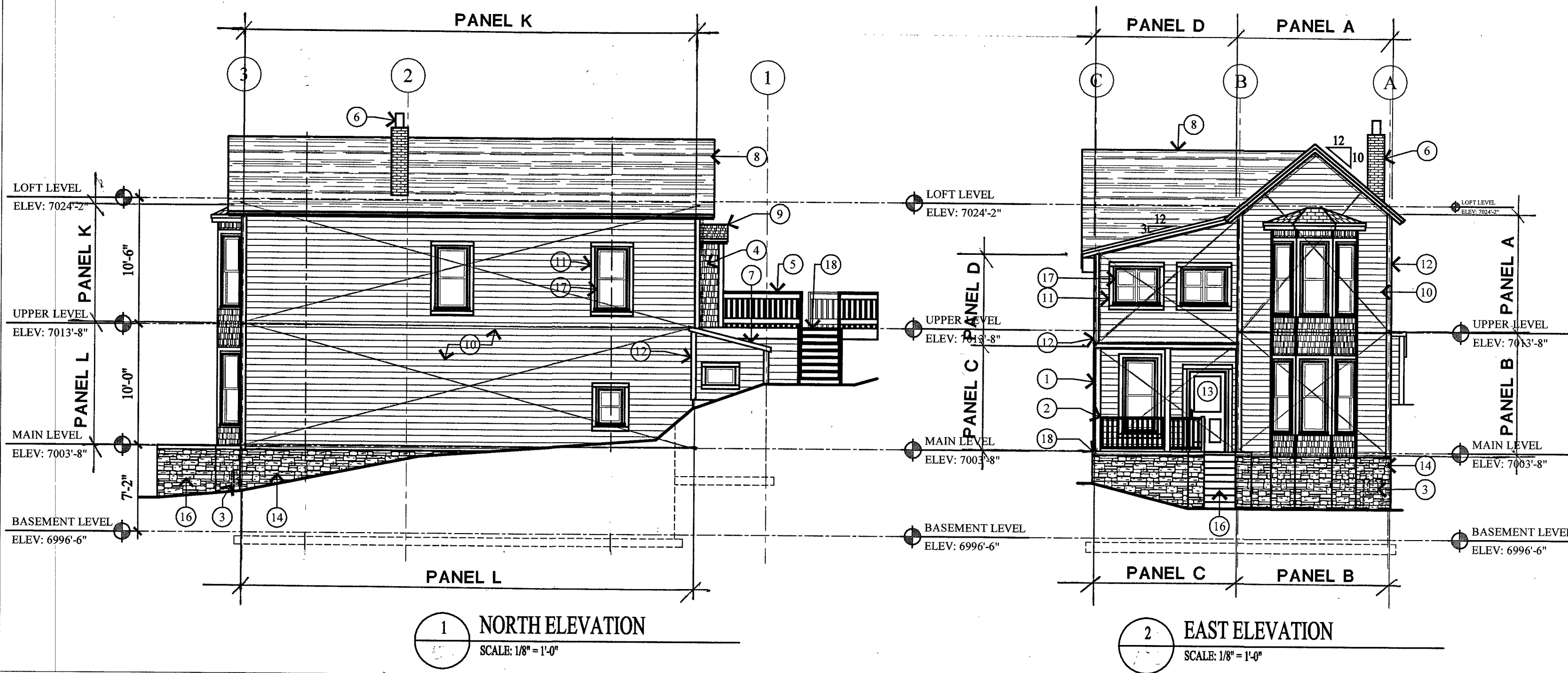
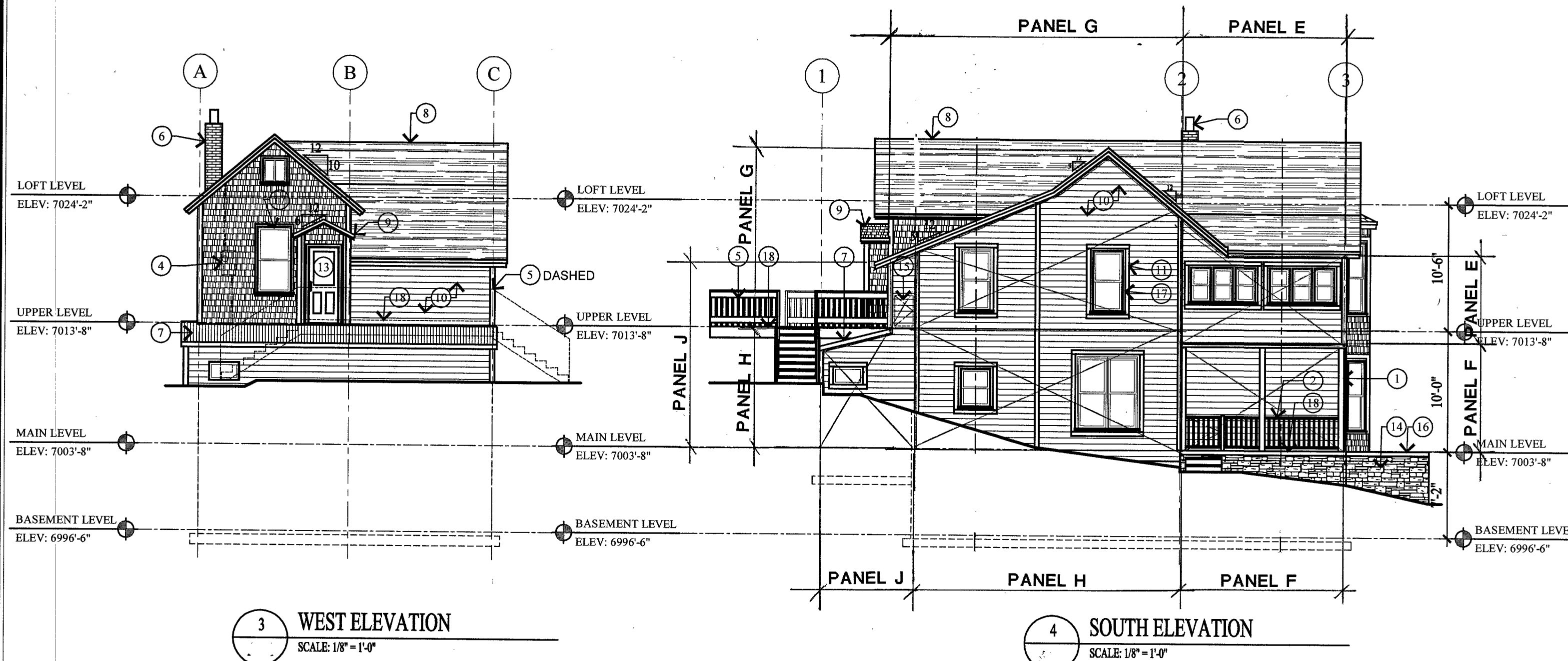
Signature of Applicant: Jonathan DeGray Date: 7-19-21

Name of Applicant: Jonathan DeGray

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TYPICAL PANEL BRACING



KEY NOTES

- 6x6 COLUMN SUPPORTING BEAM/ROOF ABOVE, WRAPPED IN PAINTED 1x, TYP.
- 34" HIGH RAILING W/ 1x3 TOP AND BOTTOM RAILS AND 1x1 VERTICALS
- GAS METER
- ELECTRICAL METER
- 36" HIGH RAILING W/ 2x6 TOP AND BOTTOM RAILS AND 1x1 VERTICALS
- BRICK CHIMNEY W/ 6" METAL PIPE EXHAUST
- CORRUGATED METAL ROOF
- ASPHALT SHINGLE ROOF
- WOOD SHAKE ROOF
- 6" HORIZONTAL SHIPLAP SIDING
- 1x TRIM AROUND WINDOWS AND DOORS, TYP.
- 1x WOOD TRIM AT CORNER CONDITIONS, TYP.
- WOOD DOOR W/ UPPER LIGHT GLAZED PANEL AND LOWER WOOD PANELING
- NATURAL STONE VENEER
- DOOR HATCH INTO SPACE BETWEEN WALLS
- STONE STEPS AND BORDERING WALLS W/ CONCRETE CAPS
- INSULATED DOUBLE PANE GLASS WINDOW
- EXTERIOR WOOD DECK W/ 2x8 FRAMING BELOW
- CONCRETE SLAB
- 2x WOOD FRAMING WALL, TYP.
- 2x WOOD FRAMED FLOOR
- 2x WOOD FRAMED CEILING
- 2x WOOD FRAMED ROOF
- CONCRETE FOOTING AND FOUNDATION WALL, SIZE AND DEPTH UNKNOWN, TYP.
- ATTIC SPACE
- WATER HEATER
- ELECTRICAL PANEL
- EXHAUST PIPE FOR CENTRAL HEATING BURNER CONNECTS TO T.O. HISTORICAL CHIMNEY
- BRICK FIREPLACE SURROUND W/ CAST IRON WOOD BURNING STOVE
- HATCH DOOR IN FLOOR TO BASEMENT LEVEL
- DASHED LINE INDICATED PROJECTIONS ABOVE
- WOOD FRAMED STAIR AND DECK
- PROPERTY LINE
- SET BACK LINE

Jonathan DeGray
A r c h i t e c t

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REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

PANALIZATION PLAN

REVISIONS:

DATE: 5.21.19

PROJECT NUMBER:

SHEET NUMBER:

1 OF 1