



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
October 2, 2024**

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. Zoom Link: <https://us02web.zoom.us/j/82086188552>

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

- 3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from September 4, 2024

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. CONTINUATIONS

- 6.A. **Silver King Coalition Mine Building (Parcel No. PCA-S-98-PCMR-1) – Historic District Grant Application** – The Applicant Requests the Historic Preservation Board Consider a \$50,744 Grant to Repair Windows with Polycarbonate Plastic Sheets Sealed into the Mullions. PL-24-06273
(A) Public Hearing; (B) Continuation to a Date Uncertain

7. REGULAR AGENDA

- 7.A. **732 Crescent Tram – Determination of Significance and Material Deconstruction** – The Applicant Requests Modifications to 2017 and 2018 Historic Preservation Board Determinations Regarding Additions to the Landmark Historic Structure, and Requests Material Deconstruction to Accommodate a Basement Addition and Addition on a Secondary Façade. PL-23-05741
(A) Public Hearing; (B) Action

8. ADJOURNMENT



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF SEPTEMBER 4, 2024**

BOARD MEMBERS IN ATTENDANCE: Randy Scott - Chair, Lola Beatlebrox, Jack Hodgkins, John Hutchings, Alan Long, Puggy Holmgren

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Lillian Zollinger, Planner III; Dave Thacker, Chief Building Official; Mark Harrington, City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:02 p.m. and conducted a roll call. All Board Members were present, with the exception of Board Member Puggy Holmgren.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 7, 2024.

MOTION: Board Member Hodgkins moved to APPROVE the Historic Preservation Board Meeting Minutes from August 7, 2024. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reminded those who want to participate remotely to sign in with their full names on Zoom. There were no additional communications shared.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. **CONTINUATIONS**

- A. **732 Crescent Tram – Determination of Significance and Material Deconstruction – The Applicant Requests Modifications to 2017 and 2018 Historic Preservation Board Determinations Regarding Additions to the Landmark Historic Structure, and Requests Material Deconstruction to Accommodate a Basement Addition and Addition on a Secondary Façade. PL-23-05741.**

Director Ward informed the Board that the recommendation is to continue the item to the next Historic Preservation Board Meeting. This is to allow the applicant additional time to update their plans to reflect a compliant transitional element and single-car garage and to complete a Structural Report for the proposed lifting of the Landmark Historic Structure to accommodate a basement addition. The next meeting is on October 2, 2024.

MOTION: Board Member Hutchings moved to CONTINUE the application for 732 Crescent Tram to the October 2, 2024, Historic Preservation Board Meeting. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

6. **WORK SESSION**

- A. **Comprehensive Update to the General Plan – The Historic Preservation Consultant will Provide an Overview of the General Plan Project and Discuss the Historic Preservation Elements with the Board for Initial Input.**

Planner III, Lillian Zollinger, shared information about the current General Plan. She reported that the General Plan was adopted in 2014. There is currently an update in process, as it has been 10 years since the last General Plan was adopted. She explained that there is a desire to look at what was written previously, what was implemented, and what there is a desire to change or implement moving forward. Goal #15 of the General Plan talks about preserving the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations. There are several objectives listed in the General Plan related to that goal.

Planner Zollinger reviewed the Community Planning Strategies. 15.1 states: "Increase the City's documentation of historic sites by conducting Intensive Level Surveys of all historic sites included in the Park City Historic Sites Inventory." The last survey was conducted and completed in 2016. 15.2 states: "Review Park City's Historic Sites Inventory and update as necessary or every two years." Planner Zollinger reported that the last large update was done in 2021. She added that updates are ongoing.

15.4 states: "Review, annually, the Land Management Code ("LMC") and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory

consistency.” There have been updates this year and there are illustrations in progress to be added. 15.9 states: “Continue to update review criteria for development on steep slopes to prevent incompatible mass/scale within the historic districts based on findings of periodic reviews of ongoing projects.” Planner Zollinger stated there are LMC amendments in progress for consistency regarding development on sensitive lands.

15.10 specifically highlights the Historic Preservation Board’s Historic District Grant Program as well as the establishment of a revolving loan fund. Planner Zollinger reported that there is an ongoing grant program, but a revolving loan fund has not been established. 15.12 has to do with lot sizes in Old Town. She noted that this was completed last year and there are now minimum and maximum lot sizes established.

Planner Zollinger reviewed some of the City Implementation Strategies. 15.15 relates to parking passes. She explained that the Parking Department is working on residential permit updates to assist with that enforcement. 15.17 states: “Continue Historic Preservation Board annual award for exemplary historic preservation.” Planner Zollinger reported that this continues to be done each year. As for 15.19, which relates to ridgelines and hillsides, she noted that Steep Slope Regulation updates are currently in progress.

Goal #16 in the General Plan is to maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors. Planner Zollinger referenced the Main Street Area Plan that was recently launched. She next shared the goals, strategies, and objectives that were previously encouraged in the 2014 General Plan. If there is anything there that should be highlighted, changed, or implemented moving forward, she asked that Board Members share some preliminary comments.

Board Member Jack Hodgkins referenced 15.11. It looked like there was support for the adaptive reuse of historic buildings and structures. He would like to see that expanded to encourage adaptive reuse of a lot of the current buildings and infrastructure. Board Member Alan Long mentioned 15.5, which has to do with the preservation of City-owned historic properties that are on resort land. He is not sure what those structures are or how many there are, but it might be interesting to have a timetable to go along with the opening of the Olympics. There could then be a presentation or an event at some of these historic structures. Tying something into the Olympics would set a clear end date.

Susie Petheram explained that she is part of the team working on the General Plan. She shared presentation slides with the Historic Preservation Board. The team associated with the General Plan update was reviewed. It is led by Design Workshop and the team also includes WSP, Fehr & Peers, and FFKR. She explained that FFKR, which is the firm she is with, supports the historic preservation component of the General Plan update.

The overall project vision provided during the request for proposal (“RFP”) spoke about a desire for Park City to remain an authentic and welcoming community with a small-town character. A lot of those values are captured in the current General Plan. Ms. Petheram noted that the new General Plan should review and potentially update the four key values stated in the 2014 General Plan and the five pillars from the 2020 Vision. It should ideally

be a concise and accessible document that is set up for successful adoption and has a clearly defined path to implementation. She noted that a lot has been accomplished by the City and Historic Preservation Board with the goals, objectives, and strategies that were set out in 2014. The intention is to set up the next level of success.

Ms. Petheram shared the 2014 General Plan Four Key Values as well as the Vision 2020 Five Strategic Pillars. She reviewed the project schedule with the Board. It is set out over five phases with a targeted ending in September 2025. During the process, three opportunities to meet with the Historic Preservation Board have been identified. It is proposed that there will be another presentation to the Board in January 2025 after the initial round of engagement has been conducted. At that time, it will be possible to discuss some of the ideas and feedback that has been received from the community as it relates to preservation. In April, there could be some draft language to review with the Board.

The engagement windows were set up so there are three different levels of engagement. The first is project awareness building and values identification. Ms. Petheram explained that this includes one-on-one interviews with the City Council, Advisory and Technical Advisory Committee Meetings, an online community survey, a project launch open house, and a project website. The second round of interaction looks to refine some of the ideas and translate them into alternatives. Lastly, in the final engagement window, there will be draft and final plan sharing. Ms. Petheram reviewed the Key Eras Framework, which includes mining, skiing, and the Olympics. It is important to consider the three eras during the General Plan update and think about strategies that can help to support preservation goals or objectives related to each one of those eras.

Ms. Petheram reviewed the next steps for the project. In September, there will be one-on-one City Council interviews as well as a Technical Committee Meeting and a Technical Advisory Board Meeting. Other Board Meetings include the Forestry Advisory Board, Public Art Advisory Board, and Recreation Advisory Board. In October, the statistically valid survey will be launched. The intention is to include some questions that gauge community interest and support in preservation and how that balances with growth and development. There should be a few questions that resonate with the Board.

The goals, objectives, and strategies of the current General Plan were discussed. Ms. Petheram asked what the Board feels the priorities are in the General Plan update. Board Member John Hutchings asked for additional information about the one-on-one City Council interviews. Ms. Petheram explained that the team will sit down with each of the Council Members to capture any of their specific priorities for the General Plan update.

Board Member Hutchings was curious about the survey and how much full-time residents in Old Town care about historic preservation. Ms. Petheram stated that the survey will cover all of the General Plan topics as a whole. Through that survey, it will be possible to determine what people in certain areas think compared to other areas. That will provide some good insight to the City. In general, there is normally a strong participation level. Work will be done with Y2 Analytics, which will develop a survey audience that represents the population of Park City as a statistically valid sample using their outreach methods.

Board Member Beatlebrox believes the survey will not be distributed to all homeowners. Instead, it will be sent to a segment of the residents. Ms. Petheram confirmed this and explained that this is how Y2 Analytics has done past surveys for General Plan projects. There will be other opportunities for outreach where everyone is invited to participate.

The goal of the survey is to receive a representative sample of respondents. Director Ward reported that throughout the General Plan process, there will be many opportunities for community members to weigh in during community meetings and other outreach efforts. In addition to the Advisory Committee established for the General Plan, there will be the creation of an Advisory Committee for each of the 10 neighborhoods in Park City, which includes Old Town. This will ensure there are neighborhood-specific perspectives.

Board Member Long noted that the world will be watching Park City during the future Winter Olympics. He does not know how the General Plan will factor into this, but he feels it is important for the City to consider what will be highlighted. There are many wonderful elements, such as the eras that were mentioned earlier. Ms. Petheram thanked the Historic Preservation Board for their time and input so far. Chair Scott expressed gratitude for the information shared and acknowledged that this is a significant project.

7. REGULAR AGENDA

1. 36 Prospect Avenue – Material Deconstruction – The Applicant Requests Material Deconstruction for an Addition to a Landmark Historic Structure. PL-24-06186.

Planner Zollinger presented the Staff Report and explained that the application is for Material Deconstruction at 36 Prospect Avenue. She shared an area map and the Sanborn Maps to illustrate how the site has developed over time. After 1889, there was an addition, and the site developed as it is seen today. She pointed out the addition of an accessory building. Additional images were shown to the Board. 36 Prospect Avenue is a Landmark Historic Site and is a one-story frame T/L cottage that was constructed circa 1889. An addition was constructed to the south of the cottage sometime before 1900.

The applicant is proposing to lift the historic structure to accommodate upgrades to the foundation and restore the front façade windows. Planner Zollinger pointed out that in the 1940s photograph, there is no window, and at some point, it was added at the top near the roof. A window on the left side of the structure was increased in height. The applicant is proposing to remove that top window and bring the left window back into compliance with the 1800s rendition. The applicant is proposing to restore the exterior siding.

Planner Zollinger reviewed the proposed Conditions of Approval, as listed in the Staff Report. She explained that the Historic Preservation Board is reviewing the proposed lift of the historic structure for basement foundation upgrades, the restoration of the front façade windows, and the restoration of the exterior siding. The plans will be updated to comply with the Historic Regulations and reviewed under a Steep Slope Conditional Use Permit and

Historic District Design Review. Director Ward clarified that the proposed plans are going through modifications. The applicant is aware that the accessory structure cannot be attached to the historic structure without a transitional element and that any accessory structure will go through the Historic District Design Review and Steep Slope Conditional Use Permit. The only scope being reviewed is the lift of the historic structure, restoration of the windows, and the exterior siding. The accessory building is separate and the applicant is aware of the revisions required for that component.

Board Member Beatlebrox believed the purview of the Board is the lifting of the building and the accessory proposal will come forward at another time. Director Ward clarified that since the accessory proposal does not involve a historic building, it will be processed as part of a Historic District Design Review application. It will also require Planning Commission review because it is proposed on a steep slope. That will be a separate process. The Historic Preservation Board's purview does not include new accessory buildings on historic sites. She explained that the way the garage is located on the site, it would not meet the transitional element requirement and must be separated.

Board Member Hodgkins asked about the windows on the structure. It sounds like the windows in question are not historic and there is a desire to remove those. He wondered why Historic Preservation Board approval is needed for that. Director Ward explained that it is because the removal will impact historic materials and will require the matching of historic materials. Additionally, she noted that the proposal is to go back to the original siding type rather than rehabilitate the structure with the current siding. Material changes to the exterior façade have been proposed. Board Member Beatlebrox asked if the accessory building is historic. Director Ward noted that the applicant can provide details.

Director Ward asked whether there is documentation to outline when the accessory building was constructed on the site. Sarah Kia from Faulkner Architects stated that the small shed structure was not in the Historic Registry Report and was not documented as being historic. It also appears to be made with more modern construction. Chair Scott pointed out that there is a rectangle that appears in the 1907 Sanborn Map. It appears in the pictures to be a small shed. Erin Kryszak introduced herself as the owner of the property. She noted that the Sanborn Map building is much smaller and is in a different location. Planner Zollinger shared the Sanborn Map and Chair Scott referenced the small rectangle. Ms. Kryszak stated that the materials for the accessory building are modern.

Greg Faulkner introduced himself to the Board. He explained that the intention is not simply to replace windows on the front façade. The idea is to restore the building back to the original style from the first photograph shown. There is a desire to match the siding, which is a layered siding with vertical siding behind it. The siding currently on the building is not historical in pattern. He reiterated that the intention is to reference the original design. The same details, such as the windows inset with an additional piece of trim, have been proposed. It will ideally look as much like the original house as possible.

Mr. Faulkner understands the guideline that talks about not having metal windows. That is understood because there is no desire to have the windows look modern or like aluminum.

However, to create the thin line, he wants to use painted steel windows that would be the same exact finish to the exterior that a wood-clad window might be, except that the mullion will be very thin, like in the original cabin with single-pane glazing.

The siding is to be replaced and painted opaque to match the original cabin. The trim would match that. Mr. Faulkner reported that the current roofing material is shakes and it is not in good shape. The applicant would like to propose weathering steel to be fire-resistant as well as to protect the historic structure. Mr. Faulkner informed the Historic Preservation Board that the intention is to restore the structure to the historic design and make sure the home is still usable on the inside for the property owner.

Chair Scott asked about the original siding. Mr. Faulker explained that at first, it was believed to be lap siding, but it appears that there is vertical board siding applied behind, and then the horizontal boards are spaced. The intention is to match that. Chair Scott does not believe the Board can make a determination on the window trim and roof, as that relates to the Planning Department design guidelines. However, he appreciates the details about the siding that have been shared. It was noted that Board Member Holmgren joined the Historic Preservation Board Meeting at approximately 5:55 p.m.

Mr. Faulkner shared additional details about what is proposed. He noted that the house comes with a grandfathered wood stove. The proposal is to put the chimney back in its original location. It was clarified that those details are not being considered by the Board. Director Ward stated that she was unaware that relocating the chimney was part of the proposed scope. If it is part of the scope and it is a historic chimney, then it would need to be included in the evaluation. Ms. Kryszak clarified that the chimney is there already and is made out of brick. The idea is to have a square steel chimney that would match the roof. Director Ward explained that if the chimney will be staying in the same location, then the materials would be part of the Historic District Design Review process.

Board Member Beatlebrox asked about the current shake roof. She wanted to know if it was historic material. Director Ward explained that with some of the historic roofs in the Historic Districts, there is an avenue to work with the Chief Building Official to replace the roof with something that would be more compliant with the Wildland Urban Interface requirements. Due to the historic site, it could be something that is retained, but there have been some allowances to update materials. Board Member Beatlebrox pointed out that there is a shake-look material that is available and asked if that had been considered. Director Ward noted that with the new Wildland Urban Interface Code, these types of materials are encouraged to be something that is a little more resilient to fire. Since it is a historic site, the applicant could work with the Chief Building Official to keep the roof materials as they are, but it might require reductions in landscaping and other mitigations.

Chief Building Official, Dave Thacker, reported that the Wildland Urban Interface Code, as adopted, has provisions and allowances for historic structures. The structure is evaluated as well as the surrounding area to ensure that safety is prioritized. There is a provision that allows for shake shingles in certain instances. That would require a Class A type of roof, which is a fire-resistant assembly that puts together the roof so the shake shingles are less

susceptible to ignition. In addition, gutters are allowed, but work is done to mitigate and minimize any potential impacts. Mr. Faulker pointed out that it may be difficult for the homeowner to receive fire insurance with real wood roof singles.

Board Member Hodgkins wondered whether there is a roof option that looks more historic. Chair Scott stated that it is part of the design guidelines, so he assumes that will be part of the process. Director Ward confirmed this. Ms. Kryszak reported that there are examples of standing seam roofing on historic structures in Park City. Chair Scott believes the Board needs to rely on the expertise of the Planning Department. They will work with the applicant to ensure that all requirements are fulfilled. Ms. Kryszak explained that she has looked at many roofing materials. She grew up in Park City and understands that preservation is important. While she looked at the faux wood shingles, those did not look realistic. Mr. Faulkner noted that work will be done with the Planning Department.

Board Member Hutchings wanted to clarify what the Historic Preservation Board is considering with this application. He believes the only items the Board is considering are lifting the historic structure and the restoration of the windows. Director Ward added that the siding will also be considered by the Board at this time. The roof, chimney, and accessory building will not be considered by the Historic Preservation Board.

Discussions were had about the window materials. Ms. Kryszak reported that the windows are not historic, as the current windows are not the original windows. Mr. Faulkner explained that the intention is to make the structure look more like the original design by removing anything that has been added over the years, such as the window in the attic area. Board Member Hutchings asked if the applicant is seeking Historic Preservation Board approval to take the window in front away and revert the window on the left back to the original size. This was confirmed. It was clarified that the Board is considering the lifting of the structure, the two windows discussed, and the siding material.

Chair Scott opened the public hearing.

Keith Aran explained that he learned about the specifics of the proposal during the Historic Preservation Board Meeting. While the shingle roof adds character, he understands the difficulties with fire insurance. He has seen some shingles made out of a different material that does not have a sheen, which might be an option to explore, as it might hold onto the historic character more. Mr. Aran stated that his original concerns when hearing about the project were related to height. Adding the two feet could impact the view of a lot of the other existing homes. He wondered whether this height is needed for the foundation or if there was simply a desire to have a taller basement. Retaining as much view line as possible is preferred for neighbors. Mr. Aran noted that there may have been lap siding on the house, based on the older photograph. The siding described might not be historic.

Mr. Aran informed the Board that with the last three homes that have done major renovations, his property has been impacted. He has lost tenants because of the work and has had damaged driveways. This is a difficult street to build on. He has a lot of concerns about the impacts on other properties as a result of the construction. Mr. Aran noted that

the home on the subject property is close to the street and expressed concerns about what is proposed. He wondered how the parking will be accommodated, as there is already a parking issue in the area. Allowing construction without adequate parking is a concern.

Chair Scott informed Mr. Aran that the Historic Preservation Board's purview relates to the historic material. Everything else goes through the Planning Department. Chair Scott informed him that there are still project details that need to be finalized and approved.

Sarah Coughtrie explained that she is a former tenant of 36 Prospect Avenue. She is surprised that the transitional element is not being considered by the Board because she knows that transitional elements have been discussed by the Historic Preservation Board previously. Ms. Coughtrie has two concerns about the proposal. She lived in the house previously and it seems that the home is not being maintained well currently. For instance, the landscaping and paint on the side of the house are not being maintained. As a result, she has concerns about such a complicated project. This house has always been a long-term community member rental. There have long been rental tenants in the home until this past spring when the tenants were unable to renew their lease because of the renovation. Ms. Coughtrie previously submitted a document to the Board.

Mike McGinley reported that he owns the property to the north of 36 Prospect Avenue at 32 Prospect Avenue. He is still not certain what is in the purview of the Historic Preservation Board. Mr. McGinley noted that he has been impressed with the intention and care the owner and the architects have taken so far. However, one of the diagrams shows the house on the north side is only a few feet from the structure. This is concerning to him because of the potential damage to 32 Prospect Avenue. He requested that if the project is approved for lifting, that contractors, subcontractors, and the owner be required to carry sufficient insurance and bonding so if there is damage, that damage can be addressed. He requested that specific language be placed in any approval.

Mr. McGinley noted that there have been a number of comments made about the steep slope towards the west side of the property line. Drainage and erosion is a concern and he requested that this be addressed through some language in the approval. For example, nothing being done will impact or erode the property on 32 Prospect Avenue. Mr. McGinley stated that he strongly supports the Historic Preservation Board and the attempts to maintain the character of historic structures in Park City. That being said, he is concerned about the bedroom that is proposed above the garage and the proposed garage itself. This does not appear to be in character with the area.

Lenord and Diane Pearson live at 44 Prospect Avenue. They are concerned that when construction begins, the hillside may shift and damage the foundation of their house. Mr. Pearson asked for information about the next steps in this process. Director Ward reported that the purview of the Historic Preservation Board is the first of many steps in this project process. Each public hearing as part of the review of this project will be publicly noticed. That includes mailing a postcard to property owners within 100 feet as well as posting notice to the property and posting notice in the Park Record, the Park City website, and the Utah Public Notice website.

Board Member Beatlebrox referenced the insurance concerns raised by neighbors. She wondered whether that is addressed in any of the procedures. Director Ward explained that historic structures have exceptions from setbacks. However, when there is construction proposed on a steep slope or within five feet of a property line, there are additional requirements as part of the Building Permit process.

There were no further comments. The public hearing was closed.

It was reiterated that the Historic Preservation Board is discussing raising the historic structure, restoring the front façade windows, and restoring the exterior siding. Director Ward reported that those items are summarized in the Draft Final Action Letter.

MOTION: Board Member Hutchings moved to APPROVE the Lifting of the Historic Structure at 36 Prospect Avenue, the Restoration of the Two Identified Windows, and the Restoration of the Historic Siding, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 36 Prospect Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. According to the Historic Site Form, the one-story frame T/L cottage was constructed circa 1889. An addition was constructed to the south of the cottage sometime before 1900.
3. The Applicant proposes to lift the Landmark Historic Structure to accommodate upgrades to the foundation.
4. According to the Applicant's Physical Conditions Report, the wood frame construction appears to be built on a wood beam and grade system supported on hand-formed stone pilings. Improvements appear to include concrete Sonotube piers with wood girders and beams added. Tax cards indicate no foundation or only wooden sills from the original construction and the foundation has unreinforced piers, no seismic system, non-existing footings or unreinforced and not below frost depth, and lack of cohesive vertical and lateral structural foundation system informed by soils engineering.
5. The Applicant proposes to rehabilitate the Landmark Historic Structure with a fully engineered concrete foundation with perimeter foundation drainage.
6. LMC § 15-13-2(B)(2)(d)(2) requires the restoration of historic window openings that have been altered or lost over time and reconstructing of historic windows on primary facades based on physical or documentary evidence. A multi-pane window in the front gable was added sometime after 1940, and the Applicant proposes removing

this window to restore the front façade to its 1800s appearance. The small window on the south addition to the left of the gable was later replaced with a larger window. The Applicant proposes to restore the window to the smaller historic dimensions.

7. The Applicant proposes restoring the horizontal siding.

Conclusions of Law:

1. The proposal complies with LMC § 15-11-12.5 and § 15-13-2.

Conditions of Approval:

1. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
2. The Landmark Historic Site shall be returned to its original grade following construction of the foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above final grade on the primary and secondary facades.
3. The site shall be regraded so that all water drains away from the Landmark Historic Structure.
4. A plinth or trim board at the base of the Landmark Historic Structure shall be added to visually anchor the Landmark Historic Structure to the new foundation.
5. Prior to Building Permit submittal, the Applicant shall submit a report from a professional structural engineer ensuring the structural soundness of the Landmark Historic Structure will not be negatively impacted by the lifting of the Structure to accommodate foundation upgrades.
6. The Landmark Historic Structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the lifting process.
7. A written plan detailing the steps and procedures for lifting the Landmark Historic Structure shall be completed and approved by the Planning and Building Departments. This plan shall outline step by step the proposed work to lift the Landmark Historic Structure to ensure the least destructive method will be employed.
8. The wood facade shall have an opaque rather than transparent finish.
9. A financial guarantee shall be recorded prior to the submittal of a Building Permit to ensure compliance with the conditions and terms of the Historic Preservation Plan.

Board Member Hodgkins seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

City Attorney, Mark Harrington, noted that the Board can informally suggest that the public comments regarding issues applicable to the Historic District Design Review or the Building Permit Review be forwarded to those respective departments for further evaluation. There was support for that approach from the Historic Preservation Board. Discussions were had about the two feet that the structure will be lifted through this process.

A. 64 Chambers Avenue – Determination of Significance – On August 7, 2024, the Historic Preservation Board Directed Staff to Prepare a Final Action Letter Approving the Applicant’s Request to Rehabilitate the Landmark Historic Structure to the 1900 Hall Parlor Form. PL-24-06158.

Planner Zollinger presented the Staff Report and explained that the subject property is located at 64 Chambers Avenue. On August 7, 2024, the Historic Preservation Board directed Staff to draft a Final Action Letter allowing the applicant to remove the 1900-1907 rear addition for the Landmark Historic Structure at 64 Chambers Avenue. The applicant is requesting to return the site back to the 1900 design and remove the addition.

Planner Zollinger asked the Historic Preservation Board to review the Final Action Letter. There is one Condition of Approval listed. Director Ward pointed out that the Condition of Approval places a time limit so action is required under the determination. Chair Scott noted that there was not a lot of information in the Meeting Materials Packet. Board Member Hutchings pointed out that in 2007, the Historic Preservation Board determined that the whole structure was historic. The request now before the Board is to reverse that prior determination. Planner Zollinger confirmed this. Finding of Fact #9 was reviewed.

Discussions were had about the last Historic Preservation Board review of the application. The majority of the Board suggested that removal of that section was appropriate because the parlor form was the most important aspect and is seen from the street. Planner Zollinger clarified that there was not a Draft Final Action Letter ready at the previous meeting, because there was a desire to receive direction from the Board. This Final Action Letter was drafted in favor of restoring the structure back to the 1900 design. Board Members expressed confusion about Finding of Fact #9, as the finding was not made on August 7, 2024, but would be made during the current Board Meeting. Director Ward reported that this was the direction the Board gave to Staff on August 7, 2024. A slight modification was made to the language in the Final Action Letter for clarity. The Board reviewed the rest of the Final Action Letter. No additional amendments were made.

MOTION: Board Member Beatlebrox moved to APPROVE the Final Action Letter for 64 Chambers Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. 64 Chambers Avenue is a 4,125-square-foot Lot 2 of the Qualls Subdivision.
2. A hall and parlor home was constructed on the site circa 1885.
3. 64 Chambers Avenue was included in the 1984 National Register nomination. According to Roger Ropers:

Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this [multiple property] nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

4. The Sanborn Maps show the original hall and parlor house constructed circa 1885 with a rear addition built between 1900 and 1907.
5. A 1982 Historic Architecture Survey for 64 Chambers Avenue found the structure was a typical example that contributes to the Historic District. The form notes the "Main house is contributory; wing should be viewed as qualified."
6. On May 21, 2007, the Historic Preservation Board reviewed a Determination of Significance application regarding the rear addition constructed between 1900 and 1907. The Applicant proposed lifting the Landmark Historic Structure to construct a new basement and garage.
7. The Board determined the rear addition is historically significant and could not be removed to accommodate the proposed upgrades and addition.
8. On June 5, 2024, the Applicant requested the Board reconsider their 2007 determination regarding the rear addition.
9. On August 7, 2024, the Board indicated the Landmark Historic Site at 64 Chambers Avenue would retain its Historic Integrity with the removal of the

1900-1907 rear addition and directed Staff to draft a Final Action Letter regarding this finding.

Conclusions of Law:

1. 64 Chambers Avenue retains its Historic Integrity and Landmark Historic Designation pursuant to Land Management Code Section 15-11-10 with the removal of the 1900-1907 rear addition.

Conditions of Approval:

1. This determination is valid for one year only and shall expire on September 4, 2025. The Applicant is responsible for timely submitting a complete code-compliant Historic District Design Review application within three months of this determination for review and Final Action.

Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

8. ADJOURN

MOTION: Board Member Holmgren moved to ADJOURN. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 6:38 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: 732 Crescent Tram
Application: PL-23-05741
Author: Planning Team
Date: September 4, 2024
Type of Item: Determination of Significance
Material Deconstruction

Recommendation

- I. Consider the Applicant's request to rehabilitate 732 Crescent Tram, a Landmark Historic Site, to its 1938 form with the Winters Additions.
- II. Consider the Applicant's request for Reconstruction of Winters Addition A.
- III. Consider the Applicant's request for Material Deconstruction to:
 - o Lift the Landmark Historic Structure for a basement addition.
 - o Remove approximately 60 square feet of Addition C, a side façade, to accommodate a transitional element and addition.
- IV. Open a public hearing.
- V. Consider approving the request based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Tony Hynes, Wasatch Holdings, LLC
Bill Van Sickle, Applicant Representative

Historic Designation: Landmark Historic Site

Location: 732 Crescent Tram

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential and Open Space

Reason for Review: The Historic Preservation Board determines Historic Significance pursuant to Land Management Code [Section 15-11-10](#) and reviews requests for Material Deconstruction pursuant to [Section 15-11-12.5](#), holds a public hearing, and takes Final Action.

LMC Land Management Code

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

Summary

The Applicant proposes rehabilitating 732 Crescent Tram, a Landmark Historic Site, to its 1938 form with the Winters Additions, described below. During the August 7, 2024 Board meeting, a majority of the Board indicated support for the rehabilitation to the 1938 form and the Reconstruction of Addition A as long as this does not establish precedent, and the Reconstructed form complies with the Historic District Regulations ([August 7, 2024 Historic Preservation Board Packet](#); [Minutes](#)).

Since the August 7, 2024 Board meeting, the Applicant submitted an engineer's letter and revised their plans. The Applicant's engineer concludes with proper engineering, inspection, bracing, excavation, and shoring, the Landmark Historic Structure can be lifted with the 1938 form (Exhibit C).

Background

On January 23, 2021, the Applicant submitted a Historic District Design Review Pre-Application to rehabilitate the Landmark Historic Structure at 732 Crescent Tram, lift the Historic Structure to accommodate a basement addition, and construct an addition to the secondary façade on a Very Steep Slope. The proposed project requires Board approval for Material Deconstruction, a subdivision application, a Steep Slope Conditional Use Permit approval from the Planning Commission, and a Historic District Design Review approval by staff.

To complete the design for the project, the Applicant requests the Board determine what year the Landmark Historic Structure may be rehabilitated to. This determination will then establish what portions of the Structure are considered historic, what may be Reconstructed, which will establish future setbacks and dimensions for the platting of a Lot. The Board determination will allow the Applicant to update their plans and begin the full review process.

In 2017, the Board approved the removal of the Winters additions to rehabilitate the Landmark Historic Structure to the early 1900s form, which included a one-room, single-cell house with a rear expansion. The Board allowed for additions completed during Park City School District Superintendent Carl Winters ownership to be removed. However, only one Winters addition was removed and a hybrid Landmark Historic Structure remains – the early 1900s form and all Winters Additions except for Addition A. The Applicant now proposes retaining the Winters Additions and the Reconstruction of Addition A. The Applicant also requests the Board consider Material Deconstruction to lift the Landmark Historic Structure and to remove approximately 60 square feet of material from Addition C to accommodate a transitional element and addition. Please see Exhibit B to review the Applicant's updated plans.

Please refer to the August 7, 2024 Staff Report and Exhibits for the project background ([Historic Preservation Board Packet](#), Item 6.C).

Analysis

The Applicant requests the Board approve the rehabilitation of the Landmark Historic Structure to 1938 with the Winters additions. This request would include the 1894-1930 Mature Mining Era early 1900s footprint and the 1931-1962 Mining Decline & Emergence of Recreation Industry footprint, dating the Landmark Historic Structure to 1938.

(I) 732 Crescent Tram was constructed circa 1904 during the Mature Mining Era and includes a series of additions constructed between 1926 and 1938 during Park City School District Superintendent Carl Winters ownership. In 2017, the Board approved removal of the Winters additions. The current property owner requests reconsideration of this determination to allow retention and Reconstruction of the Winters additions.

In 2017, a previous property owner requested the Board determine the additions constructed during Superintendent Carl Winters' ownership between 1926 and 1938, including Additions A, B, C, E and F in the image below, could be removed for the rehabilitation of the Landmark Historic Structure to the early 1900s form:



Figure 1: Winters Additions A, B, C, E, and F approved by the Historic Preservation Board to be removed in 2018.

However, only Addition A was removed. The current property owner requests reconstructing Addition A, and keeping Additions B, C, E, and F. On August 7, 2024, a majority of the Board expressed support for retaining the Winters additions.

Since the August 7, 2024 Board meeting, the Applicant submitted an engineer's report and revised their plans.

(II) The Applicant requests Reconstruction of Addition A.

Since the Board's 2017 determination and 2018 approval of Material Deconstruction, Addition A was removed. The photos below show the Landmark Historic Structure with Addition A and the current Structure with Addition A removed:



Figure 2: 2013 Photo from the Historic Site Form with Addition A highlighted in orange.



Figure 3: 2023 Photo Submitted by the Applicant, showing the removal of Addition A.

After Addition A was removed, the Applicant recorded a Boundary Line Agreement, reducing the size of the Landmark Historic Site from 0.15 acres (6,534 square feet) to 0.12 acres (5,227 square feet) and applied to create two additional Lots to the south of the Landmark Historic Site.¹ If Addition A is approved for Reconstruction, then the future proposed Lot configuration will need to increase again with the boundary shifting southward to comply with Setbacks.

LMC [Section 15-11-15](#) *Reconstruction of an Existing Historic Building or Historic Structure* outlines the criteria required for a Landmark Historic Site. In approving an Application for Reconstruction of the Historic Structure on a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
2. The Historic Structure cannot be made safe and/or serviceable through repair; and
3. The form, features, detailing, placement, orientation and location of the Historic Structure will be accurately depicted, by means of new construction,

¹ Due to the Landmark Historic Site's unusual configuration, a Planning Director Determination regarding setbacks will be required pursuant to LMC [Section 15-4-17](#) *Setback Requirements for Unusual Lot Configurations* and [Section 15-13-2\(B\)\(1\)\(a\)](#) *Building Setbacks & Orientation* for Historic Residential Sites, but is dependent on the Board's Determination of Significance.

based on as-built measured drawings, historical records, and/or current or historic photographs.

The Applicant's request is an outlier because the Applicant does not request Reconstruction of the Landmark Historic Structure; rather, they request Reconstruction of Addition A because of a 2017 Board determination to rehabilitate the Structure to the 1900s form and the current request – to rehabilitate the Structure to the 1938 form, with the Winters additions.

The Applicant meets criteria three. As part of the Board's 2017 review, the form, features, detailing, placement, orientation and location of the Historic Structure is accurately depicted with as-built measured drawings, historical records, and current and historic photographs.

LMC [Section 15-11-15\(B\)](#) states the procedure for Reconstruction of Landmark Historic Structures shall be reviewed by the Board pursuant to LMC [Section 15-11-12](#) *Historic District or Historic Site Review*. This Section of code requires a full Historic District Design Review process.

During the August meeting, a majority of the Board indicated support for the Reconstruction of Addition A as long as this does not establish precedent, and the Reconstructed form complies with the Historic District Regulations.

If the Board determines the Applicant can Reconstruct Addition A, staff recommends the following Conditions of Approval required pursuant to LMC [Section 15-13-4\(B\)\(3\)](#) *Reconstruction*:

- Reconstruction shall be guided by documentation and physical evidence to facilitate accurate re-creation.
- Reconstruction shall not be based on conjectural designs or on a combination of different features from other historic buildings.
- Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships.
- A reconstructed building shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.
- A reconstructed building shall duplicate the historic building, and shall reconstruct the setting, placement, and orientation of the original structure.
- A reconstruction shall re-establish the historic relationship between the building or buildings and historic site features.
- Approval of the Reconstruction of Addition A for 732 Crescent Tram does not set precedence for future Reconstructions.

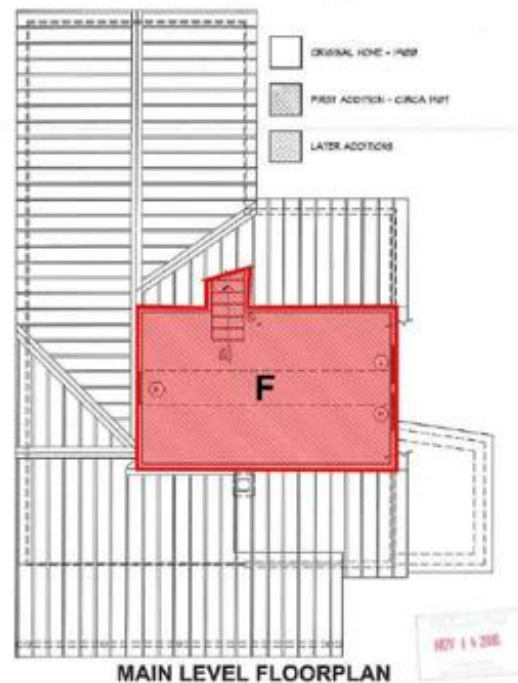
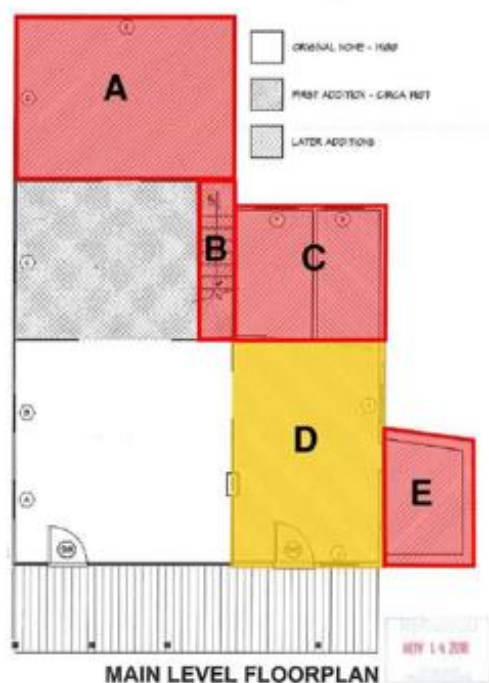
Additionally, staff recommends the following Condition of Approval:

- Prior to submitting a Building Permit, the Applicant shall submit an updated

Historic Preservation Plan prepared by a Qualified Historic Preservation Professional as defined in LMC Section 15-15-1 to verify that the proposed plans accurately reflect the historic form, dimensions, materials, detailing, and roof pitch of Addition A.

(III) The Applicant requests Material Deconstruction to lift the Landmark Historic Structure to accommodate a basement addition and to remove approximately 60-square-feet of Addition C to accommodate a transitional element on the secondary façade for an uphill addition.

The excerpt below is from the 2017 Board Staff Report and outlines the dates of the Winters additions:



- **Addition A** is the in-line addition that was likely constructed by Carl Winters; it is not reflected in the Sanborn Fire Insurance Maps, but does appear in the 1941 tax photograph. The applicant believes this addition is not historic.
- **Addition B** is the stairs that were likely constructed when the second level was added (Addition F).
- **Addition C** is the bathroom addition that was constructed by Carl Winters; it, too, does not appear in the Sanborn Fire Insurance Maps. The applicant believes this addition is not historic.
- **Addition D** is the kitchen addition that was reconstructed by Carl Winters. Though it was constructed between 1926 and 1938, it did maintain the original footprint of the c.1907 hall-parlor form as depicted by the Sanborn Fire Insurance maps.
- **Addition E** is the root cellar that was also likely constructed by Carl Winters. The applicant believes this addition is not historic.
- **Addition F** is the second level addition that was built by Carl Winters. It is depicted in the c.1941 historic tax photograph, but was not original to the c.1907 house. The applicant believes this addition is not historic.

The Applicant's photos below show the Winters Additions:



Figure 4: Looking southerly, Additions B and C to the back of the photo; the root cellar, Addition E, the root cellar, can be seen to the right of the photo.



Figure 5: View looking westerly toward Addition E, the root cellar, the area the Applicant proposes constructing a transitional element.



Figure 6: Looking northerly, the rear of Addition C clad in faux brick panels, showing damage, which will require extensive bracing to lift.



Figure7: Looking easterly, the upper-level Addition F with a faux brick panel façade and gambrel roof; the shed roof of the root cellar, Addition E, is visible at the bottom of the photo.



Figure 8: Looking westerly, Addition F, the upper-level addition remains, clad in faux brick panels.



Figure 9: Addition A was removed, and temporary siding installed.

Lifting the Landmark Historic Structure with the Winters Additions

Pursuant to LMC [Section 15-11-12.5\(A\)\(2\)](#), the Historic Preservation Board reviews Material Deconstruction to accommodate new additions, new construction, and structural upgrades. The Applicant proposes bracing and lifting the Landmark Historic Structure, including the Winters Additions.

Staff recommends the following Conditions of Approval:

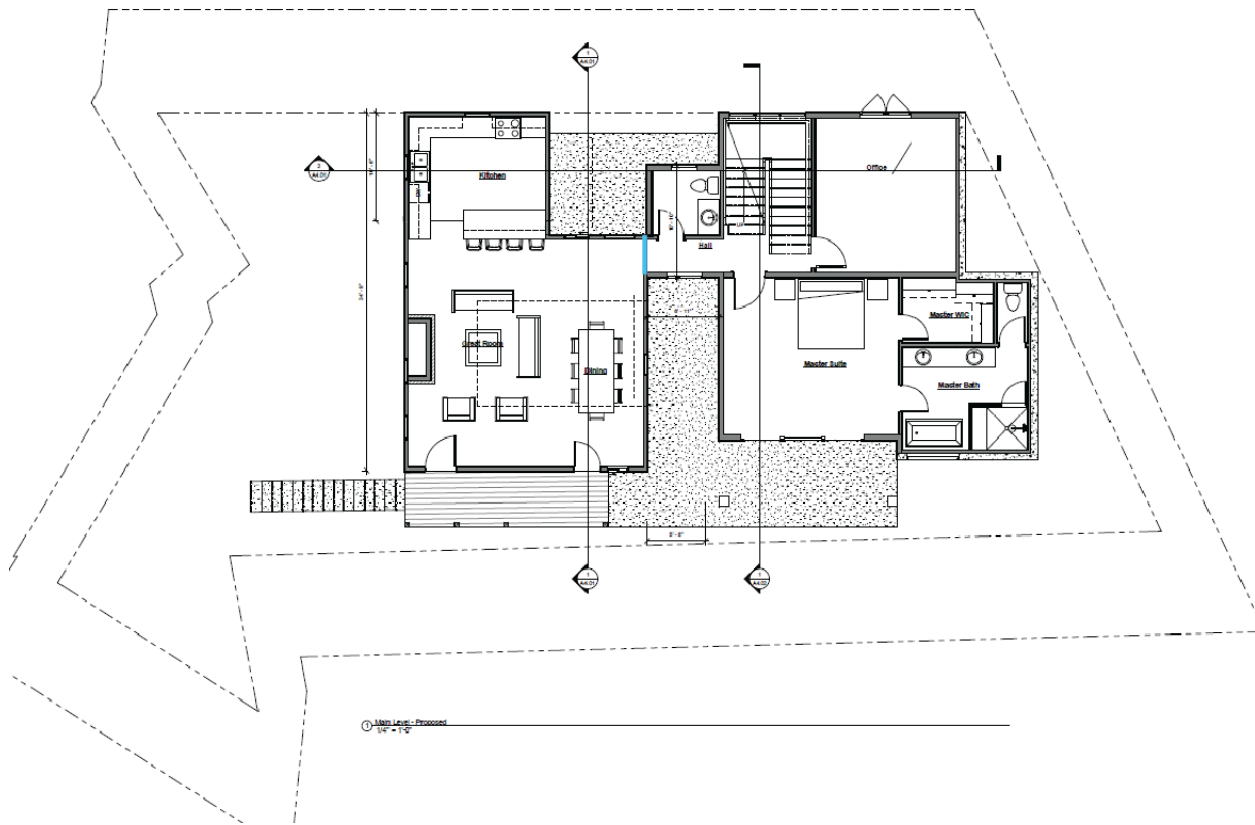
- A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan will be required at the time of building permit application.
- The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
- The Historic Site shall be returned to original grade following the construction of the foundation. When the original grade cannot be achieved, no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
- The site shall be re-graded so that all water drains away from the Structure and

does not enter the foundation.

- A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
- The form, material, and detailing of the new foundation shall be similar to foundations of nearby Historic Structures.
- The foundation shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
- The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
- Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
- The Applicant shall request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.

Removing Historic Material for a Transitional Element and Addition

The Applicant proposes removing approximately 60 square feet of Addition C to accommodate a transitional element. Staff will continue to work with the Applicant for a code compliant transitional element depth and addition. The portion of Addition C proposed to be removed to accommodate the transitional element and addition is highlighted by staff in blue below on the Applicant's site plan:



Staff recommends the following Conditions of Approval:

- The proposed addition is a large, uphill addition. As a result, the transitional element shall comply with LMC [Section 15-13-3\(B\)\(4\)\(c\)\(5\) Transitional Elements – Large Additions](#): The addition shall be visually separated from the historic building when viewed from the public right-of-way. Because the height of the new addition will exceed the height of the Landmark Historic Structure and is uphill, the addition shall be set away from the Landmark Historic Structure by a minimum of one-half the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.
- Prior to submitting a Building Permit, the Applicant shall submit an updated Historic Preservation Plan prepared by a Qualified Historic Preservation Professional as defined in LMC Section 15-15-1 to verify that the proposed plans accurately reflect the historic form, dimensions, materials, detailing, and roof pitch of the Winters Additions, indicated in the 2017 as-builts.
- The volume of the addition shall be broken into modules that reflect the scale of the components seen on the Landmark Historic Structure pursuant to LMC [Section 15-13-2\(B\)\(4\)\(c\)\(4\)](#).
- Final plans shall be verified to comply with the Historic Residential – 1 Zoning District requirements, including maximum building footprint and interior building

height.

- Final plans shall be limited to a single-car garage (with tandem garage parking possible) to comply with LMC [Section 15-13-2\(B\)\(5\)\(b\)\(2\)](#): the basement garage shall not extend beyond the exterior wall planes of the secondary façade and the garage opening shall be set back from the wall plane of the Landmark Historic Structure to diminish the presence of the garage. A single vehicle garage door not greater than nine feet wide and nine feet high shall be used to access a basement garage addition and glazing on the garage door is limited to no more than 30%.
- The new driveway width shall not exceed ten feet.

(IV) The proposal will require a Financial Guarantee.

Pursuant to LMC [Section 15-11-9](#), the Applicant will be required to submit a Financial Guarantee in a form approved by the City Attorney's Office and recorded with Summit County to ensure compliance with the conditions and terms of the updated Historic Preservation Plan. This is reflected in the Conditions of Approval.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 22, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 22, 2024. The *Park Record* published courtesy notice on July 22, 2024.² The Board conducted a public hearing on August 7, 2024, and continued the public hearing to September 4, 2024. On September 4, 2024, the Board opened a public hearing and continued it to October 2, 2024.

Public Input

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

Alternatives

- The Board may approve the Reconstruction and Material Deconstruction;
- The Board may deny the Reconstruction and Material Deconstruction and direct staff to make Findings for the denial; or
- The Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Proposed Plans

Exhibit C: Engineer's Report

² LMC [§ 15-1-21](#)



Planning Department

October 2, 2024

Bill Van Sickle, Applicant Representative

CC: Tony Hynes, Wasatch Holdings, LLC

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 732 Crescent Tram
Landmark Historic Site

Zoning District: Historic Residential - 1

Application: Reconstruction and Material Deconstruction

Project Number: PL-23-05741

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: October 2, 2024

Project Summary: The Applicant requests rehabilitating the Landmark Historic Structure to 1938 with the Winters additions. This request includes the 1894-1930 Mature Mining Era early 1900s form and the 1931-1962 Mining Decline & Emergence of Recreation Industry form, dating the Landmark Historic Structure to 1938.

Action Taken

On October 2, 2024, the Historic Preservation Board conducted a public hearing and approved according to the findings of fact, conclusions of law, and conditions of approval:

- The Rehabilitation of the Landmark Historic Structure to 1938.
- The Reconstruction of Addition A.
- The lifting of the Landmark Historic Structure to accommodate a basement addition.
- The Material Deconstruction of approximately 60 square feet of Addition A to accommodate a transitional element and addition.



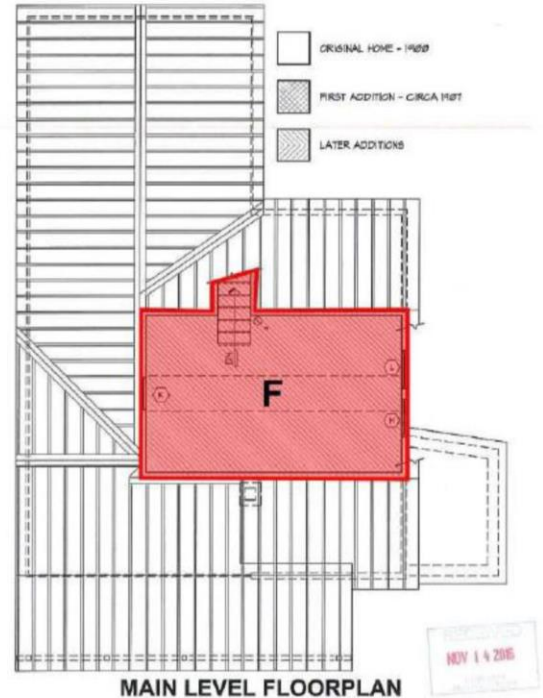
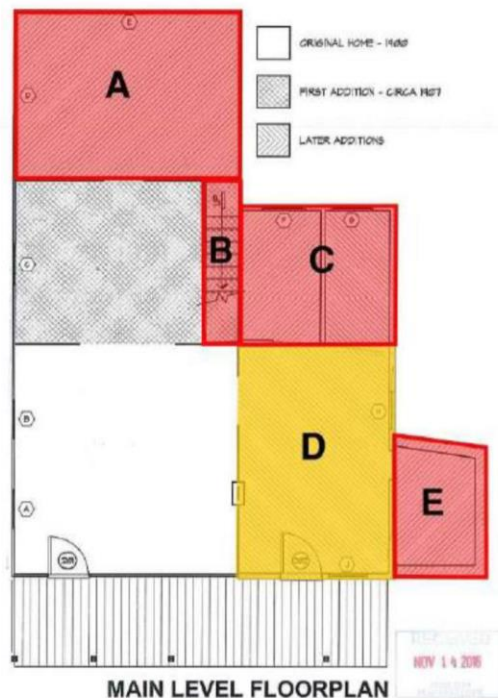
Planning Department

Findings of Fact

1. On January 23, 2021, the Applicant submitted a Historic District Design Review Pre-Application to rehabilitate the Landmark Historic Structure at 732 Crescent Tram, lift the Historic Structure to accommodate a basement addition, and construct an addition to the secondary façade on a Very Steep Slope. The proposed project requires Historic Preservation Board Material Deconstruction, a subdivision application, a Steep Slope Conditional Use Permit approval from the Planning Commission, and a Historic District Design Review approval by staff.
2. The Applicant requests Historic Preservation Board approval to Rehabilitate the Landmark Historic Structure to the 1938 form and retain the Winters Additions, to Reconstruct Winters Addition A, to lift the Landmark Historic Structure to accommodate a basement addition, and to remove approximately 60 square feet from Winters Addition C to accommodate a transitional element and addition.
3. 732 Crescent Tram is an unoccupied Landmark Historic Site on Park City's Historic Sites Inventory, constructed circa 1904 during the Mature Mining Era (1894-1930). The site is unique in that the front façade faces north, not Crescent Tram Road. The property is accessed from a private driveway off Crescent Tram Road.
4. Staff research completed in 2016 concluded the Landmark Historic Structure was originally a one-room, single-cell house. An expansion was added to the rear of the house sometime before 1907.
5. Park City School District Superintendent Carl Winters purchased the home in 1926 and lived there with his wife and three daughters through 1938. During his ownership, several additions were constructed.
6. On March 1, 2017, the Historic Preservation Board reviewed a request to determine the Historic Significance of the Winters additions. A previous property owner requested the Board determine the additions constructed during Superintendent Carl Winters' ownership between 1926 and 1938, including Additions A, B, C, E and F in the image below, could be removed for the rehabilitation of the Landmark Historic Structure to the early 1900s form:



Planning Department



7. On March 1, 2017, the Historic Preservation Board continued the discussion to April 5, 2017.
8. On April 5, 2017, the Historic Preservation Board found the Winters Additions “do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history” and that these additions do not meet the criteria for designating sites to the Park City Historic Sites Inventory.
9. On November 7, 2018, the Historic Preservation Board approved Material Deconstruction for the removal of the Winters Additions.
10. However, only Addition A was removed and the other Winters Additions remain.
11. The Applicant requests the Board approve the rehabilitation of the Landmark Historic Structure to 1938.
12. On August 7, 2024, a majority of the Board expressed support for retaining the Winters additions.
13. **Reconstruction** – The Applicant requests Reconstruction of Addition A. After Addition A was removed, the Applicant recorded a Boundary Line Agreement, reducing the size of the Landmark Historic Site from 0.15 acres (6,534 square



Planning Department

feet) to 0.12 acres (5,227 square feet) and proposing to create two additional Lots to the south of the Landmark Historic Site.

- a. Reconstruction of Addition A requires the future proposed Lot configuration to increase again with the boundary to shifting southward to comply with Setbacks.
- b. LMC [Section 15-11-15](#) *Reconstruction of an Existing Historic Building or Historic Structure* outlines the criteria required for a Landmark Historic Site. In approving an Application for Reconstruction of the Historic Structure on a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:
 - i. The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
 - ii. The Historic Structure cannot be made safe and/or serviceable through repair; and
 - iii. The form, features, detailing, placement, orientation and location of the Historic Structure will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or historic photographs.
- c. The Applicant's request is an outlier because the Applicant does not request Reconstruction of the Landmark Historic Structure; rather, they request Reconstruction of Addition A because of a 2017 Board determination to rehabilitate the Structure to the 1900s form and the current request – to rehabilitate the Structure to the 1938 form, with the Winters additions.
- d. The Applicant meets criteria three. As part of the Board's 2017 review, the form, features, detailing, placement, orientation and location of the Historic Structure is accurately depicted with as-built measured drawings, historical records, and current and historic photographs.
- e. LMC Section 15-11-15(B) states the procedure for Reconstruction of Landmark Historic Structures shall be reviewed by the Board pursuant to LMC Section 15-11-12 *Historic District or Historic Site Review*. This Section of code requires a full Historic District Design Review process, and the Conditions of Approval below require compliance.
- f. During the August meeting, a majority of the Board indicated support for the Reconstruction of Addition A as long as this does not establish



Planning Department

precedent, and the Reconstructed form complies with the Historic District Regulations.

14. **Material Deconstruction** – Pursuant to LMC Section 15-11-12.5(A)(2), the Historic Preservation Board reviews Material Deconstruction to accommodate new additions, new construction, and structural upgrades.
15. The Applicant proposes bracing and lifting the Landmark Historic Structure, including the Winters Additions B, C, and F, and removing approximately 60 square feet of Addition C to accommodate a transitional element and addition.

Conclusions of Law

1. The request to rehabilitate the Landmark Historic Structure to the 1938 form retains the Historic Integrity of the Landmark Historic Site pursuant to LMC Section 15-11-10(A)(1).
2. The proposed Material Deconstruction complies with LMC Section 15-11-12.5 *Material Deconstruction*.
3. The proposal, as conditioned, complies with LMC Section 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval

1. The proposal requires a Plat Amendment, Steep Slope Conditional Use Permit, and Historic District Design Review application.
2. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan will be required at the time of building permit application.
3. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
4. The Historic Site shall be returned to original grade following the construction of the foundation. When the original grade cannot be achieved, no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
5. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
6. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
7. The form, material, and detailing of the new foundation shall be similar to foundations of nearby Historic Structures.
8. The foundation shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
9. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of



Planning Department

- engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
 11. The Applicant shall request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
 12. The proposed addition is a large, uphill addition. As a result, the transitional element shall comply with LMC Section 15-13-3(B)(4)(c)(5) *Transitional Elements – Large Additions*: The addition shall be visually separated from the historic building when viewed from the public right-of-way. Because the height of the new addition will exceed the height of the Landmark Historic Structure and is uphill, the addition shall be set away from the Landmark Historic Structure by a minimum of one-half the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.
 13. Prior to submitting a Building Permit, the Applicant shall submit an updated Historic Preservation Plan prepared by a Qualified Historic Preservation Professional as defined in LMC Section 15-15-1 to verify that the proposed plans accurately reflect the historic form, dimensions, materials, detailing, and roof pitch of the Winters Additions, indicated in the 2017 as-builts.
 14. The volume of the addition shall be broken into modules that reflect the scale of the components seen on the Landmark Historic Structure pursuant to LMC Section 15-13-2(B)(4)(c)(4).
 15. Final plans shall be verified to comply with the Historic Residential – 1 Zoning District requirements, including maximum building footprint and interior building height.
 16. Final plans shall be limited to a single-car garage (with tandem garage parking possible) to comply with LMC Section 15-13-2(B)(5)(b)(2): the basement garage shall not extend beyond the exterior wall planes of the secondary façade and the garage opening shall be set back from the wall plane of the Landmark Historic Structure to diminish the presence of the garage. A single vehicle garage door not greater than nine feet wide and nine feet high shall be used to access a basement garage addition and glazing on the garage door is limited to no more than 30%.
 17. The new driveway width shall not exceed ten feet.
 18. The Applicant shall complete and record a Financial Guarantee in a form approved by the City Attorney's Office and record the Financial Guarantee with Summit County prior to submitting a building permit.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Randy Scott, Historic Preservation Board Chair

732 Crescent

Historic Home, Lot A
732 Crescent Street
Park City, Utah 84060

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Existing Floor Plans			
A2.02	Proposed Floor Plans			
A2.03	Proposed Floor Plans			
A2.04	Proposed Floor Plans			
A2.05	Proposed Floor Plans			
A2.07	Roof Plans			
A2.08	Schedules			
A3.01	Isometric Elevations			
A3.02	Elevations - Existing			
A3.03	Elevations - Existing			
A3.04	Elevations - Proposed			
A3.05	Elevations - Proposed			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Stair Sections			
A4.05	Fireplace Details			
A4.06	Typical Details			
A4.07	Code Compliance Details			
A5.01	Lower Level Ceiling Plan			
A5.02	Main Level Ceiling Plan			
A5.03	Upper Level Ceiling Plan			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Lower Level Electrical Plan			
E1.02	Main Level Electrical Plan			
E1.03	Upper Level Electrical Plan			
M1.01	Gas Piping Diagram			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	Main Level Framing			
S2.03	Upper Level Framing			
S2.04	Roof Framing			
S3.01	Lower Level Shearplan			
S3.02	Main Level Shearplan			
S3.03	Upper Level Shearplan			
SD1	Structural Details			
SD2	Structural Details			
SD3	Structural Details			
SGN	Structural General Notes			
SS	Structural Schedules and Notes			

ENERGY VALUE ANALYSIS	
ROOF	R-42
2x6 WALLS	R-24
2x4 WALLS	R-13
FOUNDATION @SLAB ON GRADE	R-13
FLOORS	R-19
WINDOWS	U.28
DOORS	U.28

CODE ANALYSIS	
CONSTRUCTION TYPE	VB
OCCUPANCY	R-3
2015 IBC (International Building Code)	
2015 IRC (International Residential Code)	
2015 IPC (International Plumbing Code)	
2015 IMC (International Mechanical Code)	
2015 IECC (International Energy Conservation Code)	
2014 NEC (National Electrical Code)	

SYMBOL LEGEND				
<u>Room name</u> 101 00'x10'0"	ROOM TAG			INTERIOR ELEVATION
	KEYNOTE TAG			EXTERIOR ELEVATION
	REVISION TAG			SPOT ELEVATION
	WINDOW TAG			BUILDING SECTION
	DOOR TAG			WALL SECTION SECTION
	HOSE BIB			DETAIL TAG

COUNTY PLANNING NOTES:

- THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
 - A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
 - CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

COUNTY BUILDING NOTES:

- RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
- SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
- SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

PLAN NOTES:

- RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
- ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
- THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
- R-1 RESIDENTIAL ZONE

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER FOR USE IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. ANY VIOLATION OF THESE PROVISIONS CONSTITUTE CONCLUSIVE EVIDENCE OF FRAUD.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THAT OFFICE SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE OFFERS CONTAINED IN THIS SET AND WILL HOLD THIS OFFICE OF LIABILITY FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING THE CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR UNDERSTANDS THAT THESE ARE OFFERS CONTAINED IN THIS SET AND WILL HOLD THIS OFFICE OF LIABILITY FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING THE CONSTRUCTION.

VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Cover Sheet

SCALE:

As indicated

DATE

Issue Date

SHEET

A1.01

9/19/2024 10:20:32 AM

A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" IN THICKNESS. ALL WOODS MUST BE MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 3/4" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R3117.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3 1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 14"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDES OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EIFS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS, (OR BRICK AND EIFS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC.
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZELESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIDUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARANCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR.
16. AIR LEAKAGE AS AMENDED TO COMPLY WITH N1102.4.1.2 (BLOWER DOOR TEST)
17. DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 25% OF THE DUCT WORK IS OUTSIDE THE THERMAL ENVELOPE.

M. STRUCTURAL

2. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
3. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2x6 WALLS CALCULATED TO BE 5 1/2" WIDE.
4. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
5. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING, GLUED AND SCREWED TO TOP FLANGE OF JOIST
6. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
7. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
8. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
9. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
10. INSTALL 3 STUDS AT CORNERS FOR NAILING
11. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
12. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
13. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
14. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
15. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
16. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
17. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
18. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING. EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
19. SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
20. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
21. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R1512.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R1513.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R1515.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R1515.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTICALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFCI ALSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQUIREMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQUIREMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

#	NUMBER	CABINET		PNTD	PAINTED
@	AT	F.F.	FINISH FLOOR	PROT	PROTECTION
¢	CENTER LINE	FIN.	FLOOR	PSF	POUNDS PER
∅	DIAMETER	FT.	FEET		SQUARE FOOT
∠	ANGLE	FTG.	FOOTING	PSI	POUNDS PER
±	PLUS OR MINUS	GA.	GAUGE		SQUARE INCH
A.B.	ANCHOR BOLT	QALV.	GALVANIZE	QTY	QUANTITY
A.C.	ABOVE	GND.	GROUND	RAD	RADIUS
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL	REINF	REINFORCE
ADJ.	ADJACENT		BOARD	REQD	REQUIRED
A.F.F.	ABOVE FINISH FLOOR	HDW.	HARDWARE	RM	ROOM
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	HR.	HOUR	SCHED	SCHEDULE
A.S.T.M.	AMERICAN SOCIETY FOR	HT	HEIGHT	SHWR	SHOWER
	TESTING MATERIALS	HVAC	HEATING VENTILATING	SHT	SHEET
BD.	BOARD		AIR CONDITIONING	SIM	SIMILAR
BITUM.	BITUMINOUS	HYD	HYDRANT	SPEC	SPECIFICATION
BLDG.	BUILDING	I.D.	INSIDE DIAMETER	STD	STANDARD
B.M.	BENCH MARK	I.F.	INSIDE FACE	STIFF	STIFFENER
B.O.	BOTTOM OF	IN	INCHES	STR	STRUCTURAL
BOT.	BOTTOM	INFO	INFORMATION	SUPER	SUPERVISOR
B.P.	BASE PLATE	INSUL	INSULATION	SUSP	SUSPENDED
BRG.	BEARING	INT	INTERIOR	THRU	THROUGH
BTWN.	BETWEEN	LAV	LAVATORY	TO.	TOP OF
CLG.	CEILING	MAINT	MAINTENANCE	TOA	TOP OF ASPHALT
CLR.	CLEAR	MANUF	MANUFACTURER	TOF	TOP OF FOOTING
CMU.	CONCRETE MASONRY	MAX.	MAXIMUM	TOW	TOP OF WALL
		MAT	MATERIAL	TOS	TOP OF SLAB
COL.	COLUMN	MECH	MECHANICAL	TBC	TOP BACK OF CURB
CONC.	CONCRETE	MFR	MANUFACTURERE	TYP.	TYPICAL
CONT.	CONTINUOUS	MIN	MINIMUM	U.N.O.	UNLESS NOTED
CONST.	CONSTRUCTION	MISC	MISCELLANEOUS		OTHERWISE
COORD.	COORDINATE	M.O.	MASONARY OPENING	VERT	VERTICAL
C.T.J.	CONTRACTION JOINT	MTL.	METAL	w/	WITH
DBL.	DOUBLE	NIC	NOT IN CONTRACT	w/out	WITHOUT
DEPT.	DEPARTMENT	N.TS	NOT TO SCALE	W/D	WASHER DRYER
DET.	DETAIL	O.C.	ON CENTER	WD	WOOD
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER	WWF	WELDED WIRE
DTL.	DETAIL	O.F.	OUTSIDE FACE		FABRIC
DWGS.	DRAWINGS	O.H.	OVER HEAD		
EA.	EACH	OHD	OVER HEAD DOOR		
EAF.	EACH FACE	OPP.	OPPOSITE		
EJ.	EXPANSION JOINT	PART	PARTITION		
ELEV.	ELEVATION	PCF	POUNDS PER CUBIC		
EQ.	EQUAL		FOOT		
E.S.	EACH SIDE	PERP	PERPENDICULAR		
E.W.	EACH WAY	PL	PLATE		
EXIST.	EXISTING	PLF	POUNDS PER LINEAR		
EXP.	EXPANSION		FOOT		
EXT.	EXTERIOR	PNTD	PAINTED		
F.D.	FLOOR DRAIN	PROT	PROTECTION		
FOUNDATION	FOUNDATION	PSF	POUNDS PER SQUARE		
F.E.	FIRE EXTINGUISHER		FOOT		
F.E.C.	FIRE EXTINGUISHER	PSI	POUNDS PER SQUARE		
			INCH		
		QTY	QUANTITY		

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE.
 SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE
 ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL
 NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS
 CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST
 SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH
 BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE
 BE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE
 FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF
 ERRORS THAT ARISE DURING

LIMITATIONS OF
BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN
PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER,
USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN
PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND
EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY
SIGNED AGREED

FILE	ING
------	-----

VAN SICKLE
DESIGN & DRAFT

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

General Notes

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

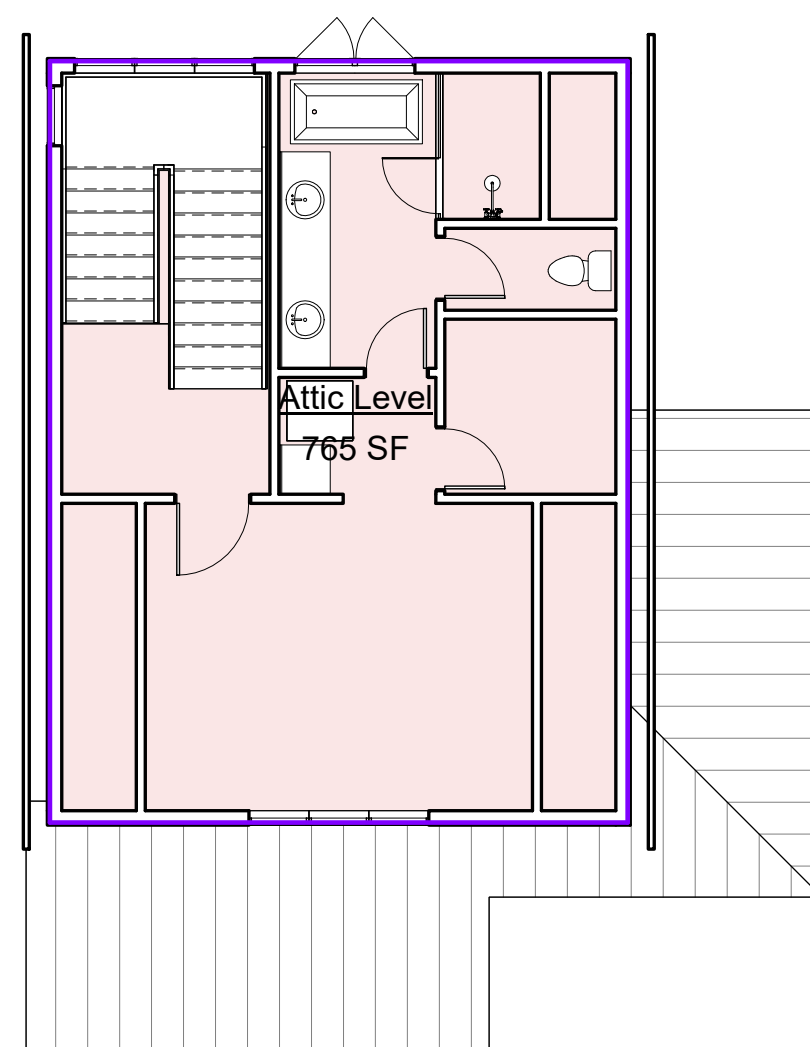
DATE

Issue Date

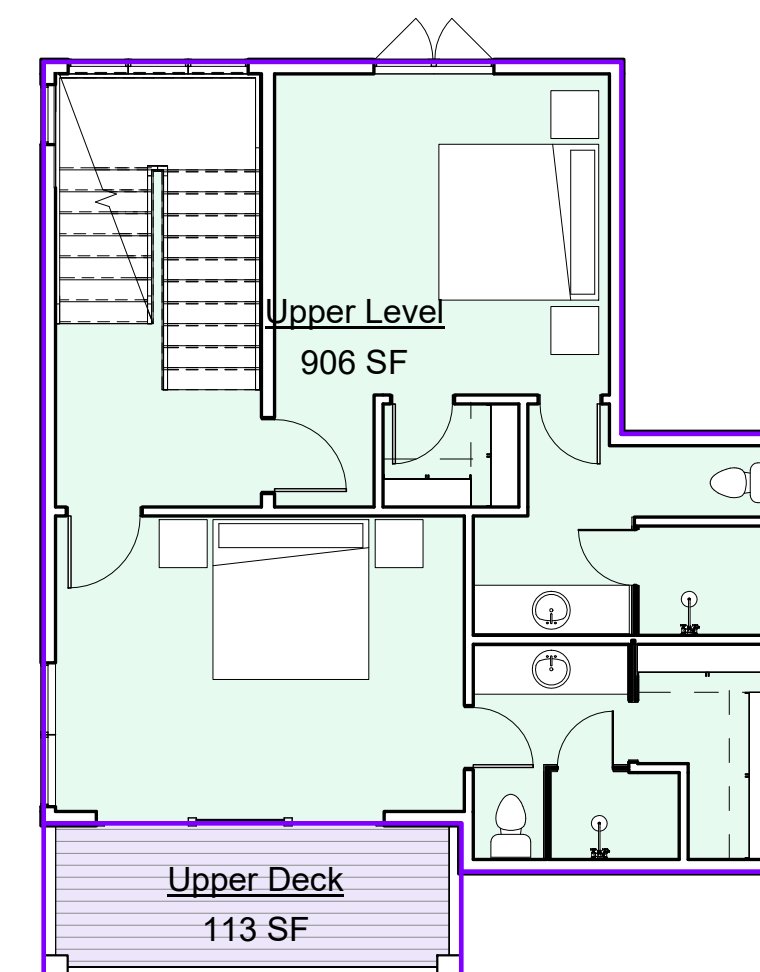
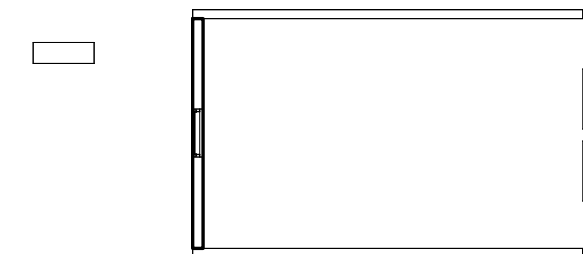
SHEET

A1.02

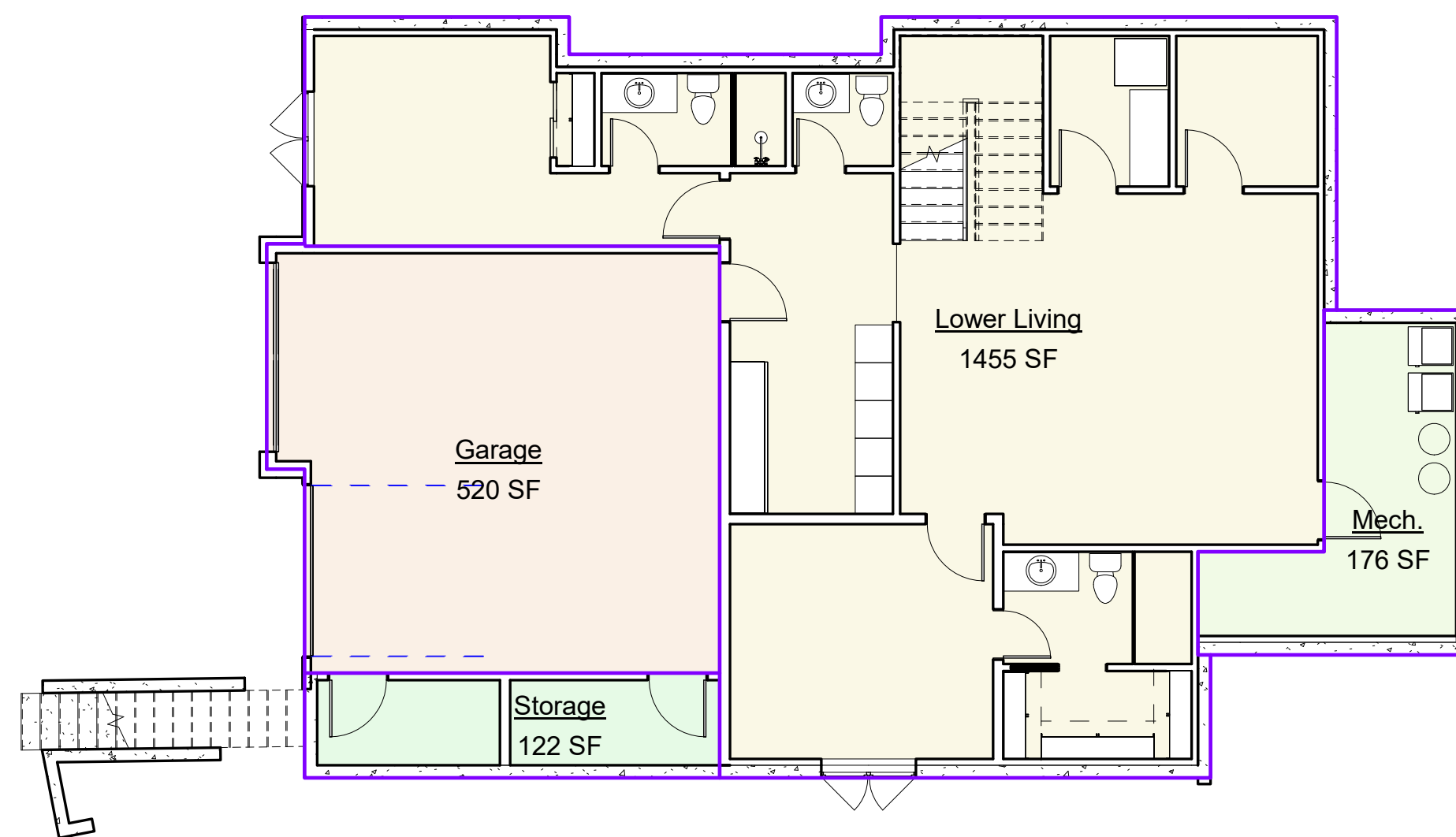
9/19/2024 10:20:33 AM



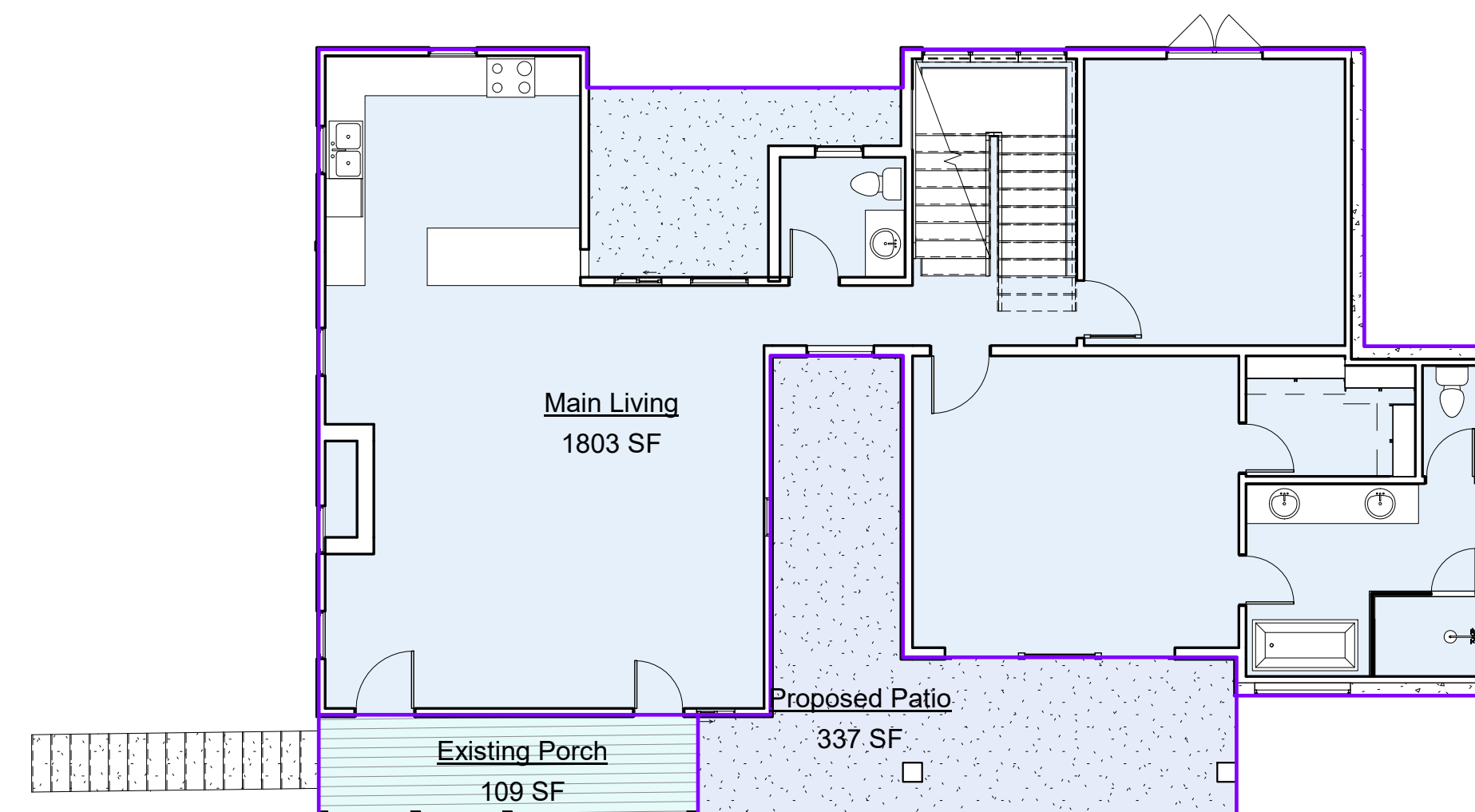
① Attic Level
1/8" = 1'-0"



② Upper Level
1/8" = 1'-0"



④ Lower Level
1/8" = 1'-0"



③ Main Level
1/8" = 1'-0"

Square Footage - Exterior		
Number	Name	Area
C1	Existing Porch	109 SF
C2	Proposed Patio	337 SF
C3	Upper Deck	113 SF
		559 SF

Square Footage - Non Living		
Number	Name	Area
B1	Garage	520 SF
B2	Storage	122 SF
B3	Mech.	176 SF
		818 SF

Square Footage - Living		
Number	Name	Area
A1	Lower Living	1455 SF
A2	Main Living	1803 SF
A3	Upper Level	906 SF
A4	Attic Level	765 SF
		4929 SF

9/19/2024 10:20:34 AM

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE

NOTED DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE
SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE
ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL
NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS
CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST
SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH
BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE
BE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE
FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF
ERRORS THAT ARISE DURING

LIMITATIONS OF
BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN
PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER,
USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN
PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND
EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY
SIGNED AGREED



786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

[illegible]

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Area Calculation Plan

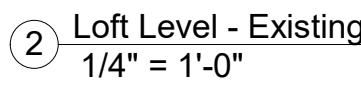
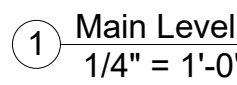
SCALE:
1/8" = 1'-0"

DATE _____

Issue Date

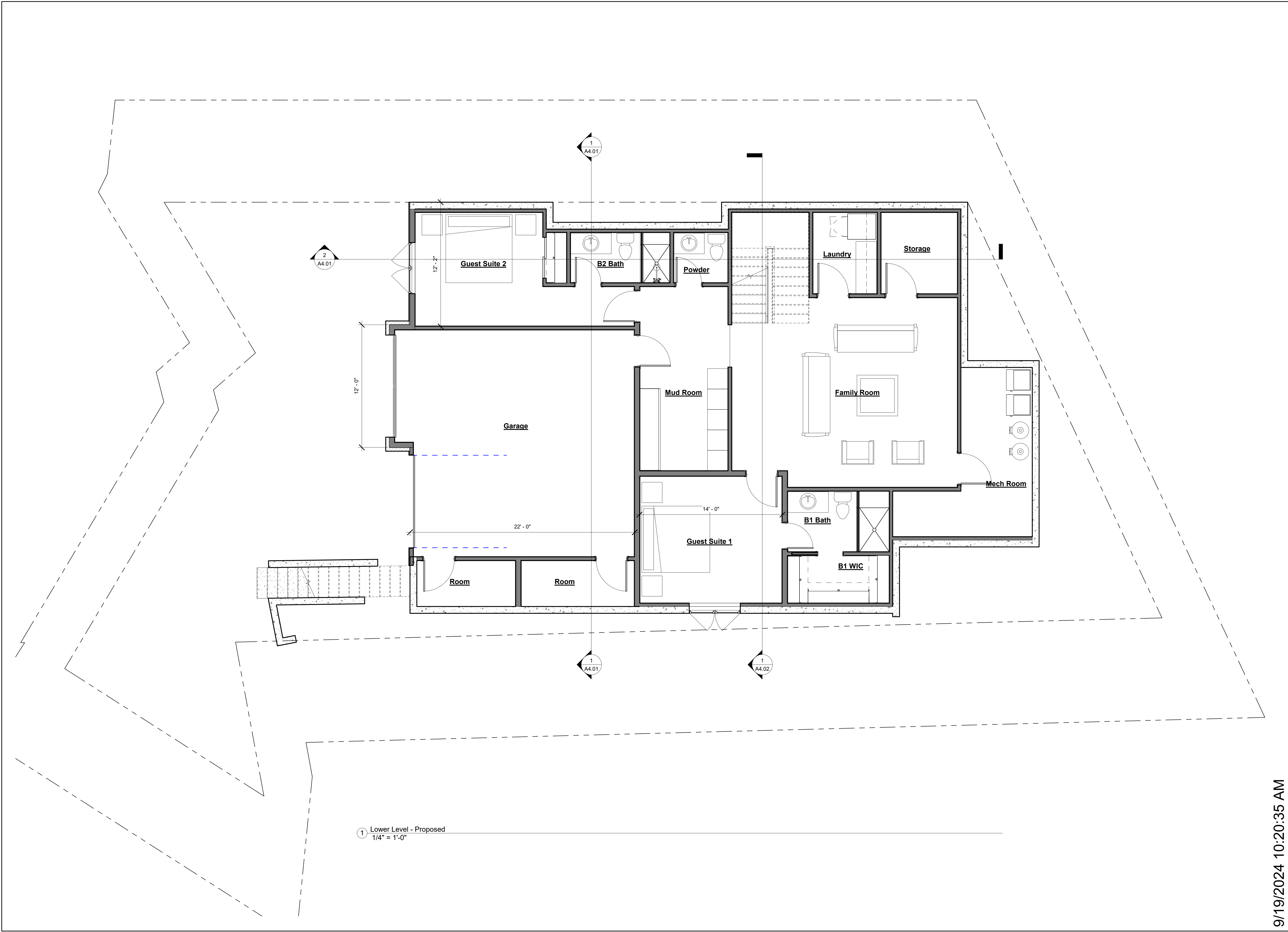
SHEET

A1.03



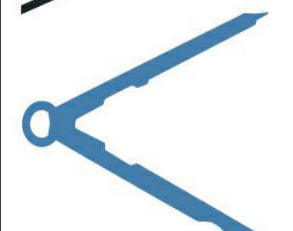
SHEET
A2.01

9/19/2024 10:20:35 AM



1 Lower Level - Proposed
1/4" = 1'-0"

THE ABOVE DRAWING AND SPECIFICATIONS AND THE ASSOCIATED
ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE
PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED,
OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR
ANY OTHER PERSON FOR ANY PURPOSES OTHER THAN THE SPECIFIC
FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE
CONSENT OF B.T. HARRIS INC. ANY CONTACT WITH THESE DRAWINGS
CONSTITUTE CONCLUSIVE EVIDENCE OF THESE
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE
OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL
NOT BE RESPONSIBLE FOR ANY VARIATIONS FROM THE DIMENSIONS
SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST
BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH
BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE
ARE ERRORS CONTAINED IN THESE PLANS AND WILL NOTIFY THIS OFFICE OF
FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF
ERRORS THAT ARISE DURING
BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN
THIS DOCUMENT, THE CLIENT, THEIR AGENTS, SUBS
USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
OR INDIRECTLY INVOLVED IN THE PLAN DOCUMENTS OR SERVICES OUTLINED IN
THIS DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND
EMPLOYEES AND PERSONNEL TO THE EXTENT OF THE ORIGINAL, VERBALLY
SIGNED AGREEMENT.

**VAN SICKLE**
DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

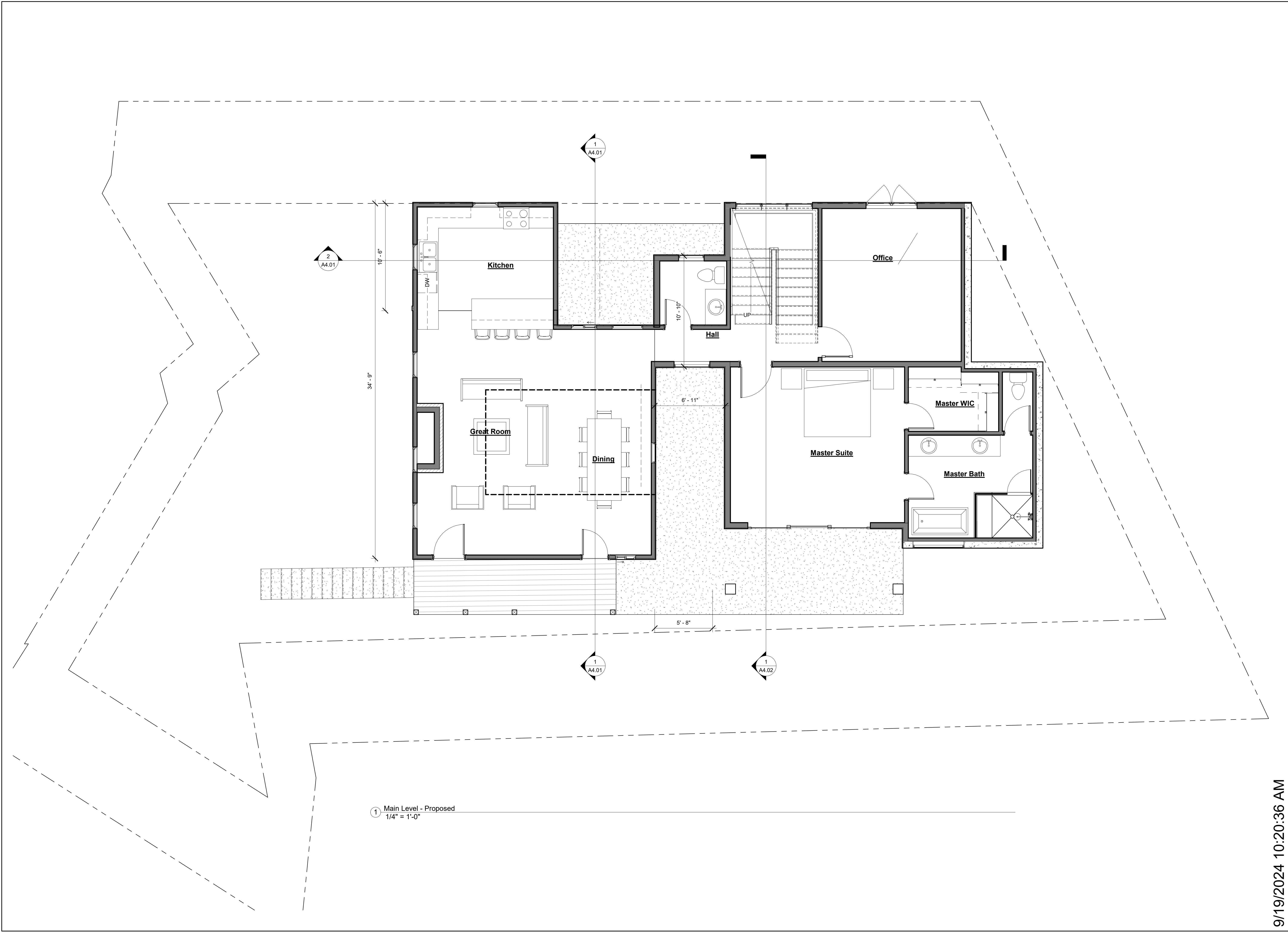
732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

Proposed Floor
Plans
SCALE:
1/4" = 1'-0"

DATE
Issue Date

SHEET
A2.02

9/19/2024 10:20:35 AM

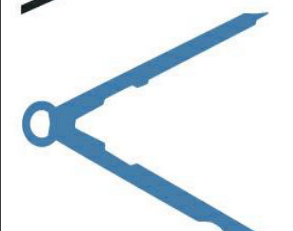


9/19/2024 10:20:36 AM

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF V.S. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR ANY OTHER PERSON FOR ANY PURPOSES OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF V.S. HARRIS INC. VERBAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE OFFERS CONTAINED IN THIS SET AND WILL NOTIFY THIS OFFICE OF ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN THESE DRAWINGS, THE CLIENT, THEIR AGENTS, SUBS, VENDORS, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE PLANS, DOCUMENTS OR SERVICES OUTLINED IN THESE DRAWINGS AGREE TO A LIMIT OF LIABILITY OF V.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL FEE PAID TO V.S. HARRIS INC.

**VAN SICKLE**
DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Proposed Floor Plans

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

DATE

Issue Date

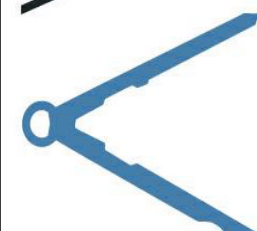
SHEET

A2.03

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE SCHEDULES, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. ANY VIOLATION OF THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE DRAWINGS CONTAINED IN THIS SET AND WILL NOT BE USED FOR ANY OTHER PURPOSES OR FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT ARISE DURING THE CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN THESE DRAWINGS, THE CLIENT, THEIR AGENTS, SUBS, AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE PLANS, DOCUMENTS OR SERVICES OUTLINED IN THESE DRAWINGS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL FEE. NO OTHER AGREEMENTS.



VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102

PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street

Park City, UT 84098

Proposed Floor Plans

SCALE:

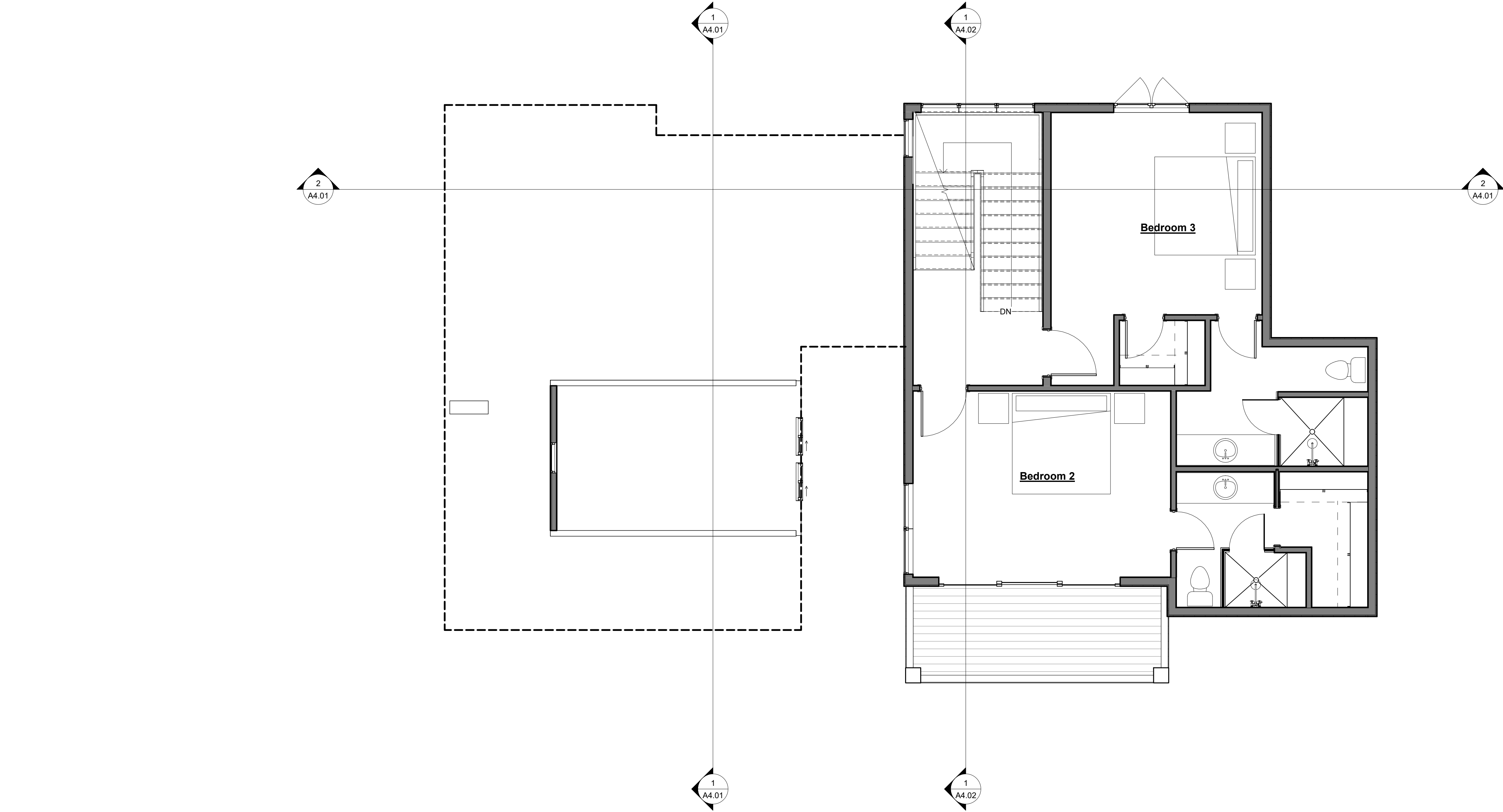
1/4" = 1'-0"

DATE

Issue Date

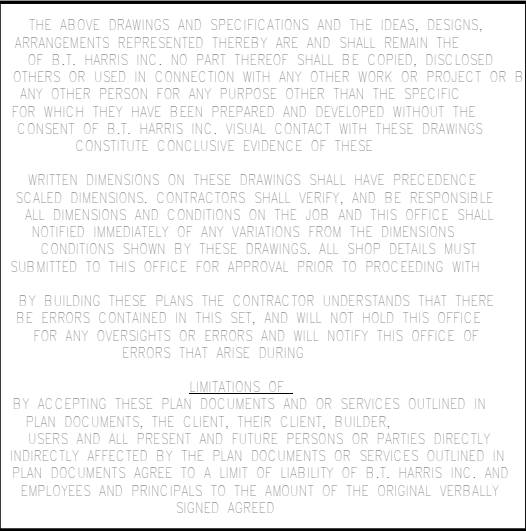
SHEET

A2.04



1 Upper Level - Proposed
1/4" = 1'-0"

9/19/2024 10:20:36 AM



Revision Schedule	
Revision Number	Revision Date

Proposed Floor
Plans

SCALE:

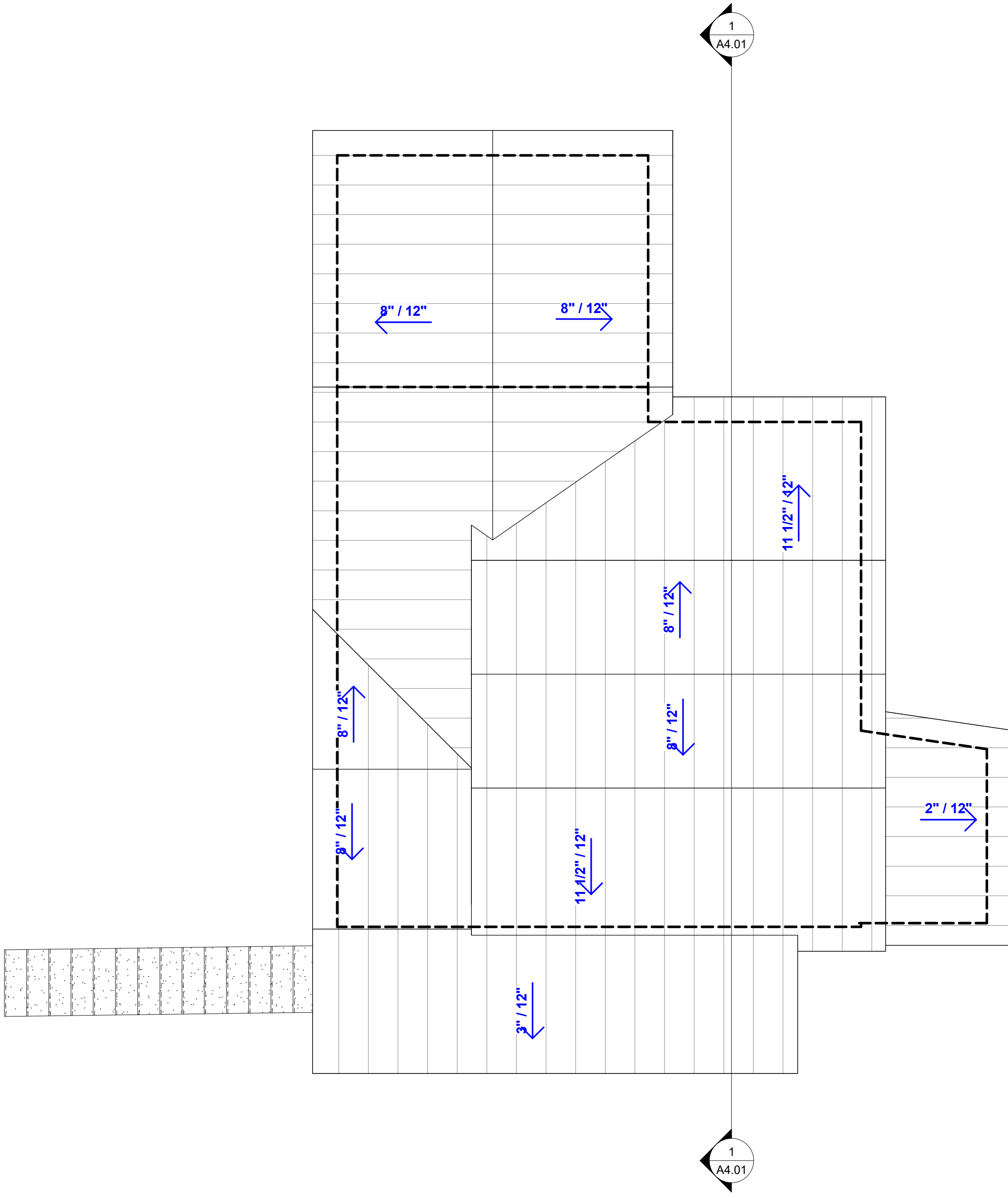
1/4" = 1'-0"

SHEET

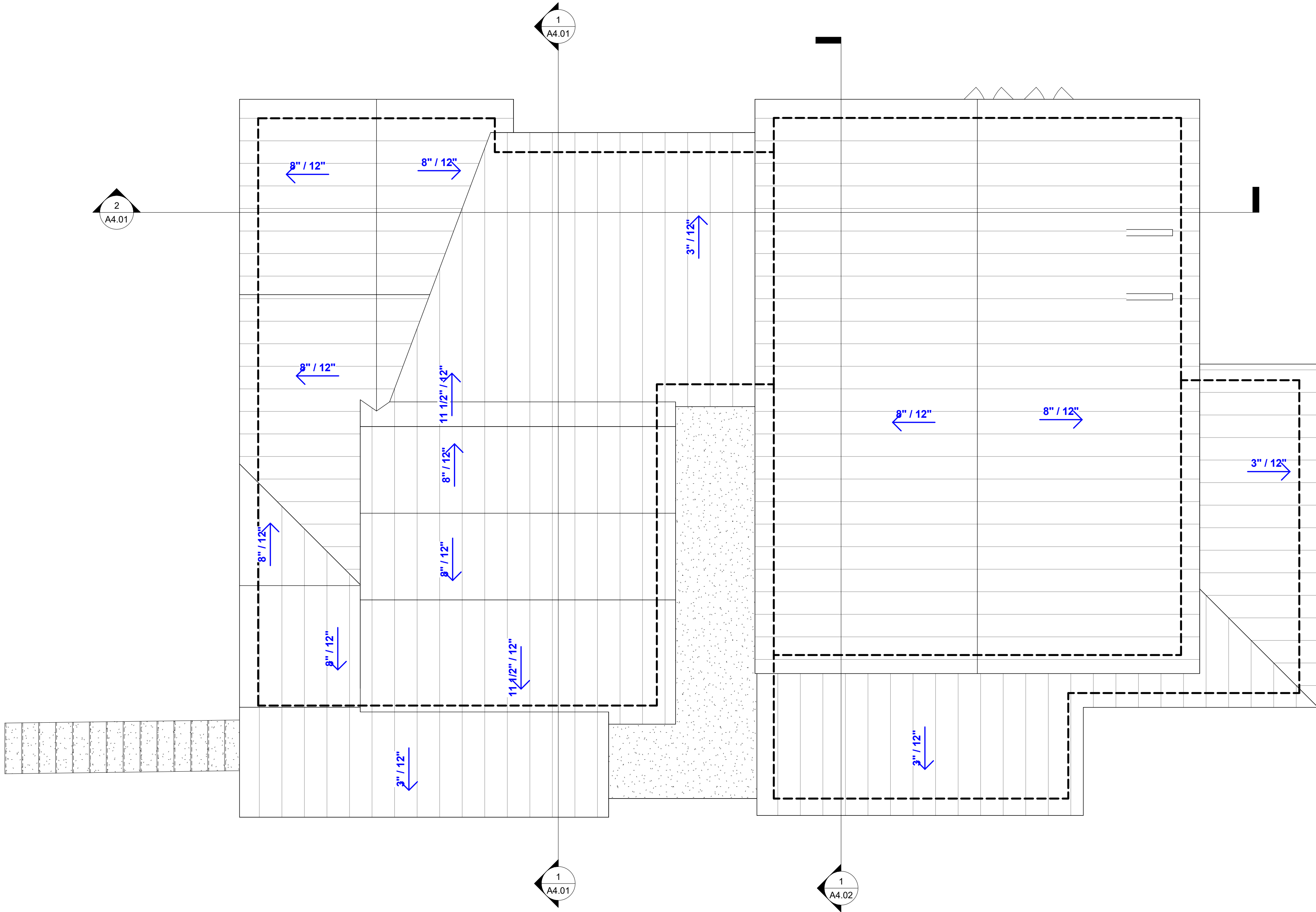
A2.05

9/19/2024 10:20:36 AM

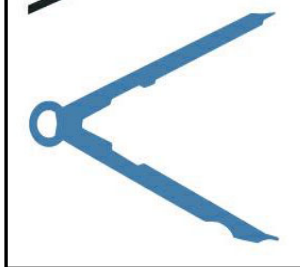
1 Roof Plan
1/4" = 1'-0"



2 Roof Plan - Proposed
1/4" = 1'-0"



THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF VAN SICKLE DESIGN & DRAFTING. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF VAN SICKLE DESIGN & DRAFTING IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT.



VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102

PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street

Park City, UT 84098

Roof Plans

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

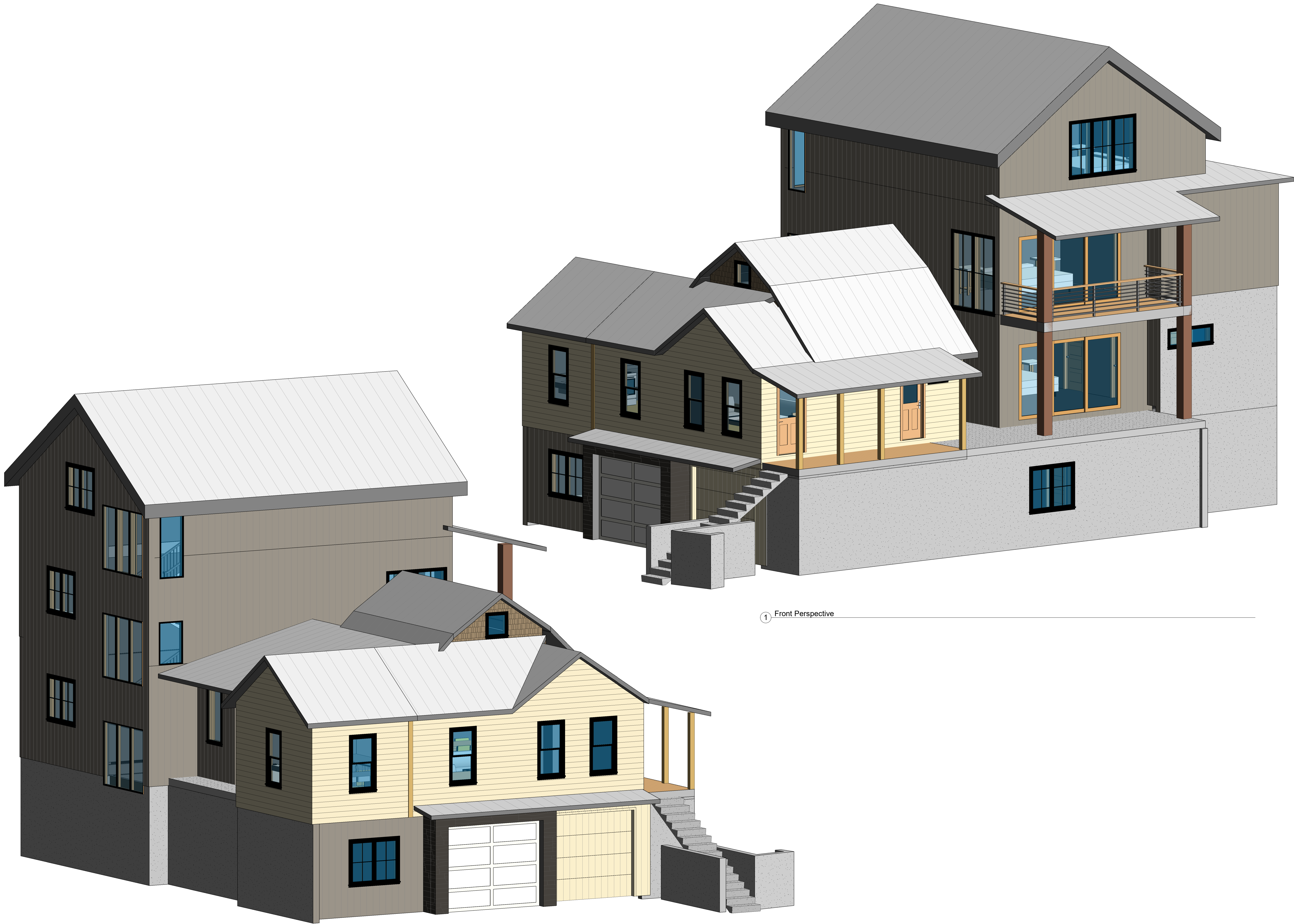
DATE

Issue Date

SHEET

A2.07

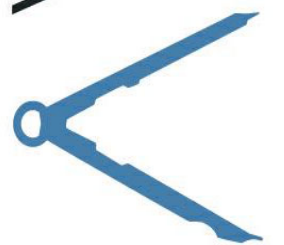
9/19/2024 10:20:37 AM



1 Front Perspective

2 Side Perspective

THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND THE QUALITY OF THE WORK SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE ARCHITECT HAS BEEN PREPARED AND DEVELOPED WITHOUT THE ARCHITECT'S KNOWLEDGE AND CONSENT. THE ARCHITECT'S DRAWINGS SHALL BE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE ARCHITECT'S KNOWLEDGE AND CONSENT. THE ARCHITECT'S DRAWINGS SHALL BE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE ARCHITECT'S KNOWLEDGE AND CONSENT. THE ARCHITECT'S DRAWINGS SHALL BE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE ARCHITECT'S KNOWLEDGE AND CONSENT.



VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street

Park City, UT 84098

Isometric

Elevations

SCALE:

DATE

Issue Date

SHEET

A3.01

9/19/2024 10:20:42 AM

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF B.T. HARRIS INC. ANY VIOLATION OF THESE TERMS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY DIMENSIONS OR CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THESE PLANS AND WILL NOTIFY THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN THESE PLANS, THE CLIENT, THEIR CLIENTS, SUBS, VENDORS, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE PLANS, DOCUMENTS OR SERVICES OUTLINED IN THESE PLANS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE EXTENT OF THE ORIGINAL VERBALLY AGREED AMOUNT.

VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Elevations - Existing

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

DATE

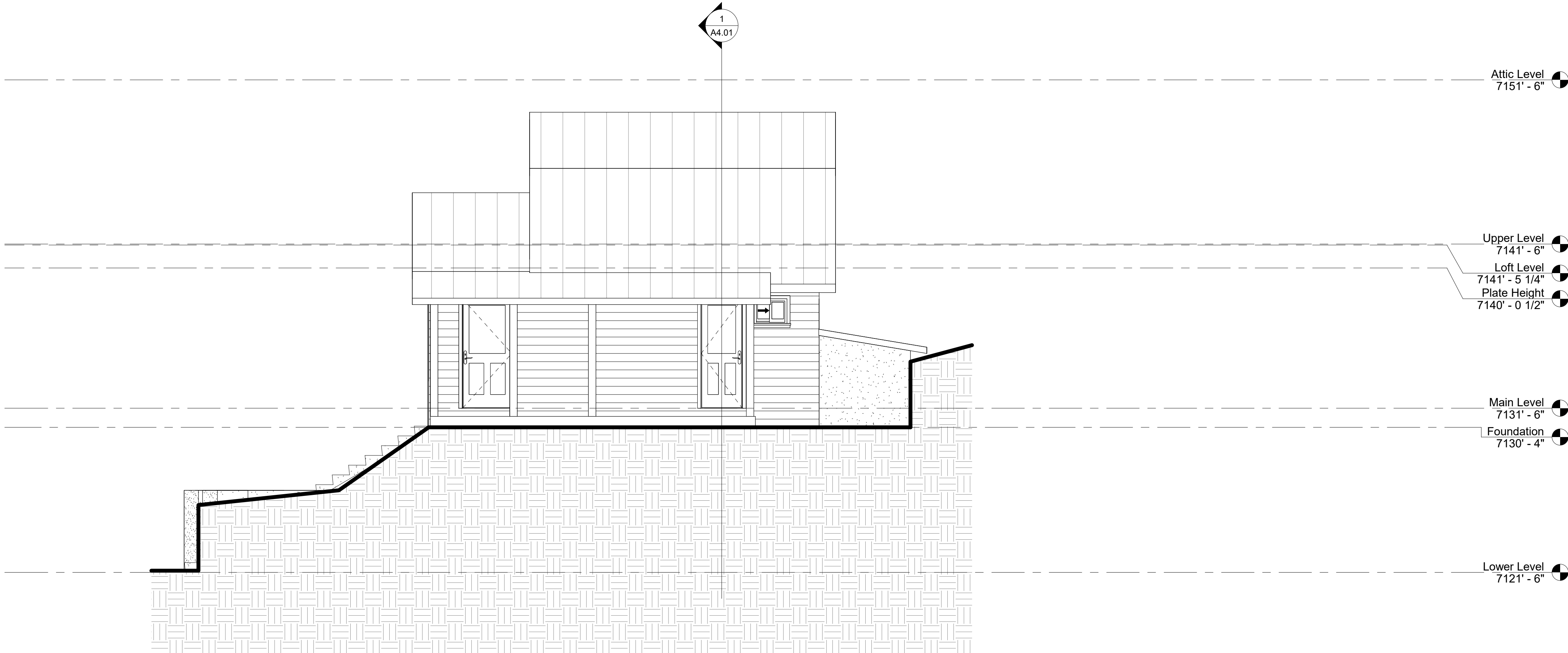
Issue Date

SHEET

A3.02



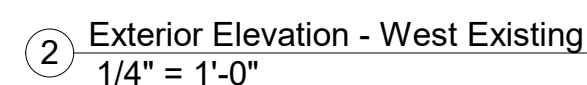
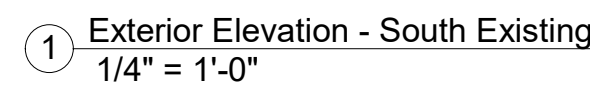
1 Exterior Elevation - East Existing
1/4" = 1'-0"



2 Exterior Elevation - North Existing
1/4" = 1'-0"

9/19/2024 10:20:43 AM

LIMITATIONS OF
BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN
PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER,
USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN
PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND
EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY
SIGNED AGREED

[illegible]

732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

Elevations -
Existing

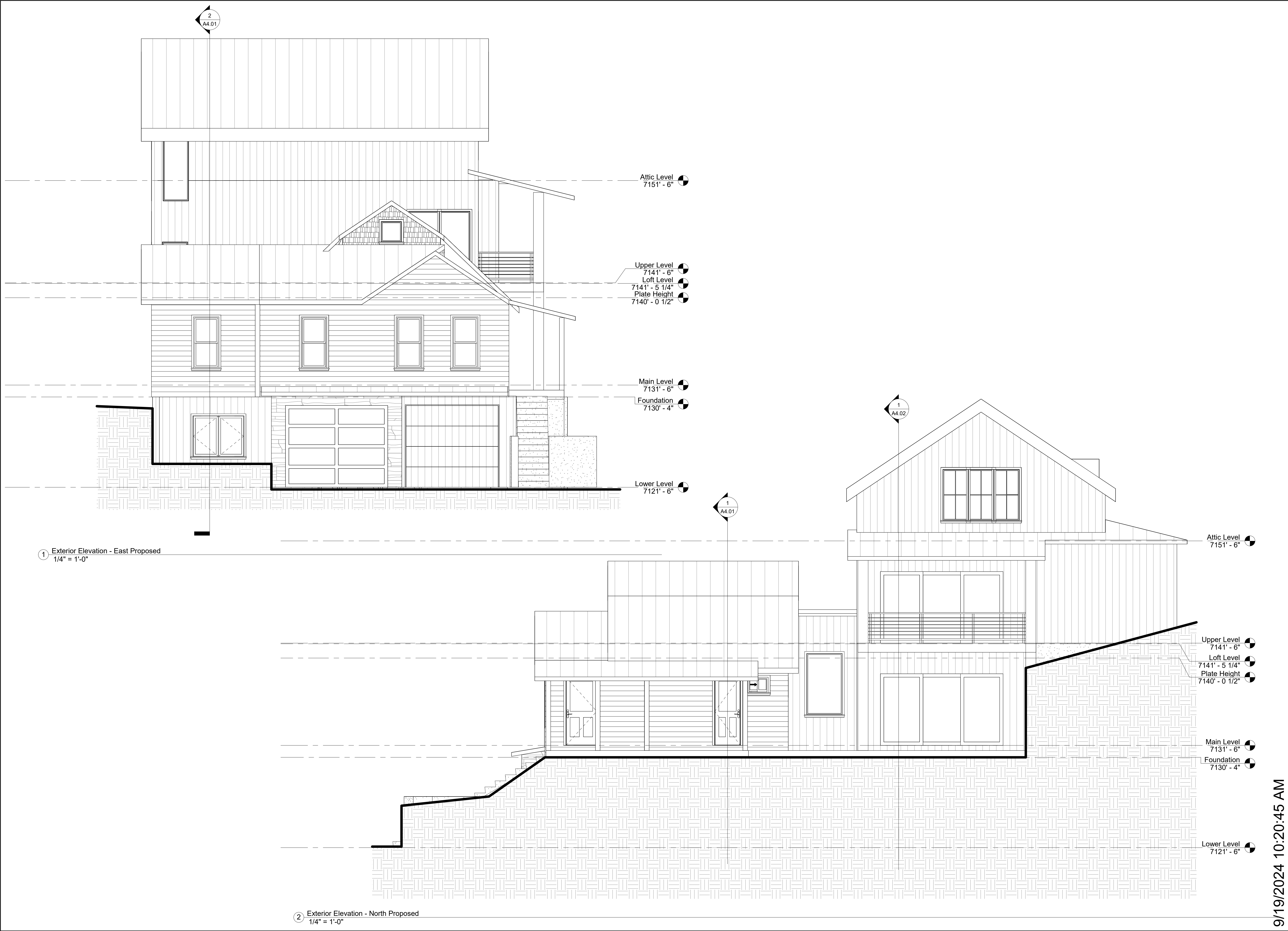
SCALE:
1/4" = 1'-0"

DATE

Issue Date

SHEET
A3.03

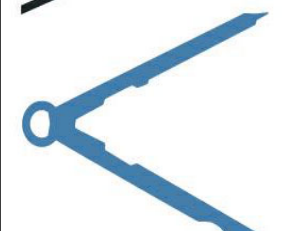
9/19/2024 10:20:43 AM



THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE SCALE, SECTION, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. ANY VIOLATION OF THESE TERMS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE OFFERS CONTAINED IN THIS SET AND WILL HOLD THIS OFFICE RESPONSIBLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AND/OR SERVICES OUTLINED IN THESE DRAWINGS, THE CLIENT, THEIR AGENTS, SUBS, VENDORS, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY INVOLVED IN THE DESIGN OR CONSTRUCTION OF THE PROJECT, HEREBY AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PERSONNEL TO THE EXTENT OF THE ORIGINAL VERBALLY AGREED AMOUNT.



VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102

PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street

Park City, UT 84098

Elevations - Proposed

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

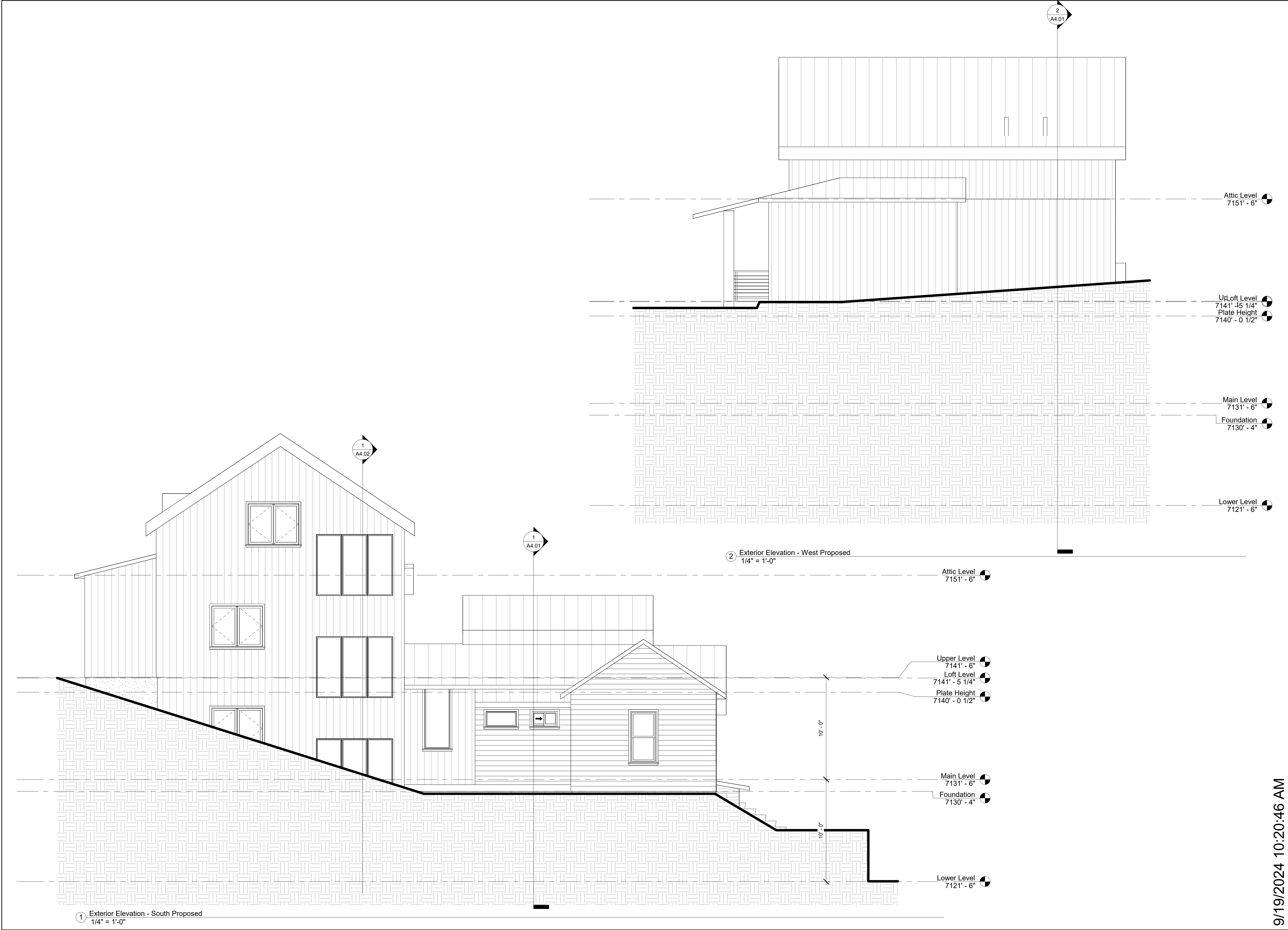
DATE

Issue Date

SHEET

A3.04

9/19/2024 10:20:45 AM



THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE SCALE, SECTION, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR ANY OTHER PERSON OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. ANY CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET AND WILL NOTIFY THIS OFFICE OF ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AGREES TO BE RESPONSIBLE FOR ANY DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET AND WILL NOTIFY THIS OFFICE OF ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Elevations - Proposed

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

DATE

Issue Date

SHEET

A3.05

9/19/2024 10:20:46 AM

LIMITATIONS OF
BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN
PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER,
USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN
PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND
EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY
SIGNED AGREED

[illegible]

732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

Building
Sections

SCALE:

1/4" = 1'-0"

DATE

Issue Date

SHEET
A4.01

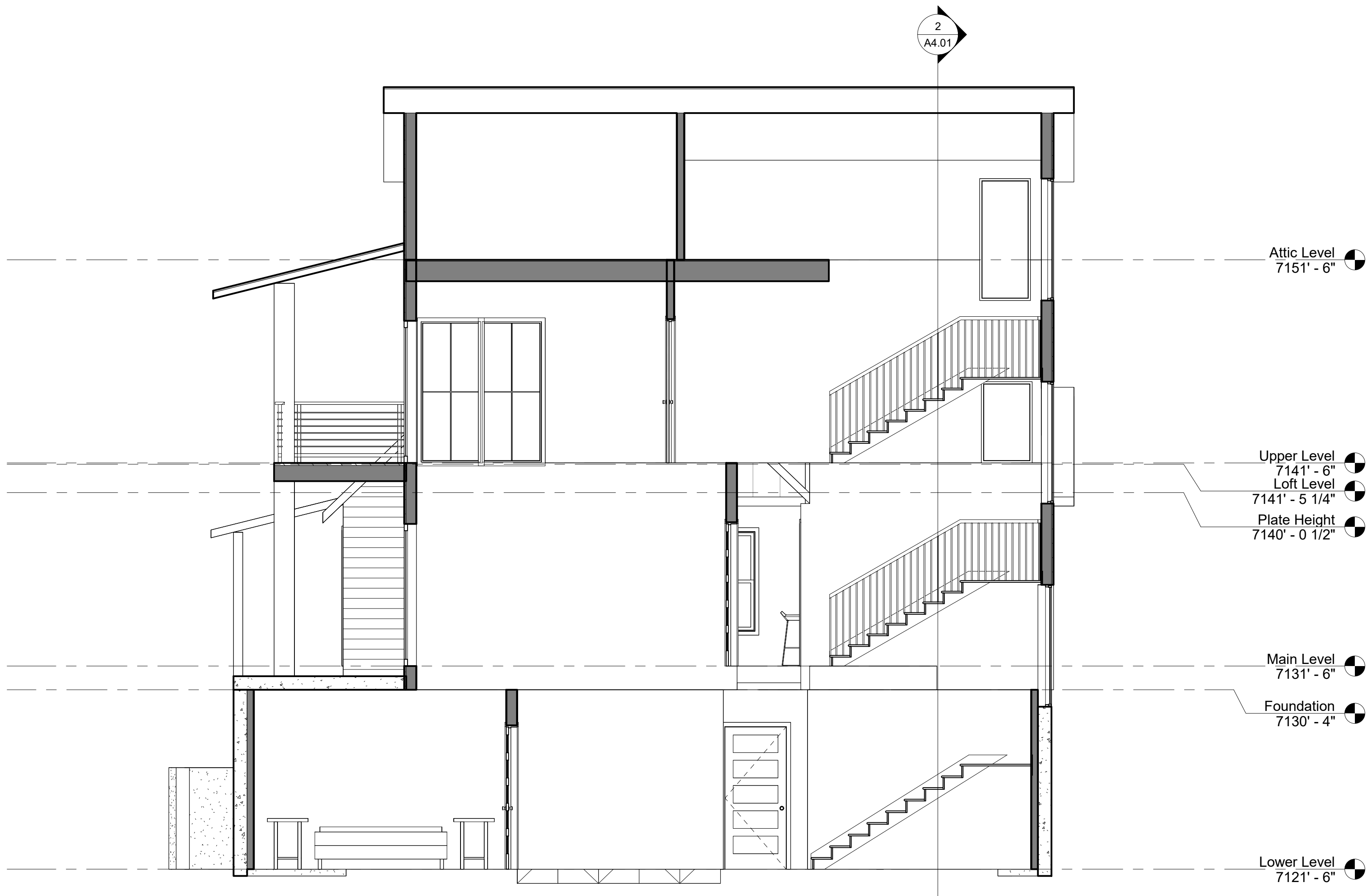
9/19/2024 10:20:47 AM



1 Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

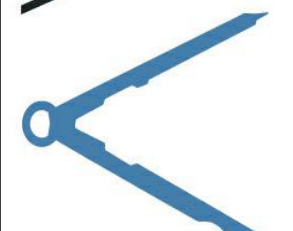


① Section 3
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE LOGS, RECORDS, AND REVISIONS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF B.T. HARRIS INC. ANY VIOLATION OF THESE TERMS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF BREACH.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THESE SETS AND WILL NOTIFY THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS, THE CONTRACTOR AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THESE PLANS AND TO HOLD THE OFFICE OF B.T. HARRIS INC. AND EMPLOYEES AND AGENTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE OFFICE OF B.T. HARRIS INC. OR ANY OF ITS EMPLOYEES OR AGENTS.



VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102

PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street

Park City, UT 84098

Building Sections

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

DATE

Issue Date

SHEET

A4.02

9/19/2024 10:20:47 AM



APPLIED TECHNICAL SERVICES

www.atslab.com

1049 Triad Court • Marietta, GA 30062 • 770-423-1400

September 12, 2024

Park City Planning Commission

Re: 732 Crescent Road, Park City, Utah

To Whom It May Concern:

Our client, Bill Van Sickle, has engaged our team on the remodel/addition project at the above location. Due to the historical nature of the existing structure and the proposed construction, the existing home will need to be lifted, braced, and shored to complete the proposed construction.

Having completed other work like this on historic homes, ATS is confident that with proper engineering, inspection, bracing, excavation, and shoring (designed at a future date) the existing structure will be able to be lifted to construct the necessary elements below.

If we can assist you further in any way, please feel free to contact us at (704) 541-3202.

Sincerely,

Joel Whitmer, P.E.
Senior Engineer

