



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
January 6, 2025**

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 November 6, 2024

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. REGULAR AGENDA

- 6.A. **1455 Woodside Avenue – Relocation of Historic Structure** – The Applicant Proposes Removing a 580-square-foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Form, Restoring a Historic Porch, and Relocating the 1904 Significant Historic Structure 14 Feet Towards the Southeast of the Property in the Recreation Commercial Zoning District in Order to Create Up to Four Lots. PL-23-05777
(A) Public Hearing; (B) Action

7. ADJOURNMENT



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF NOVEMBER 6, 2024**

BOARD MEMBERS IN ATTENDANCE: Randy Scott – Chair, Lola Beatlebrox, Puggy Holmgren, Douglas Stephens, Alan Long, John Hutchings

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Mark Harrington, Senior City Attorney; Lillian Zollinger, Planner III

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. and conducted a roll call. It was noted that Chair Scott and Board Member Alan Long are attending virtually.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from October 2, 2024.

MOTION: Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from October 2, 2024. Board Member Hutchings 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, shared updates with the Historic Preservation Board. She reported that interviews are continuing to fill the vacancy from Jack Hodgkins. Director Ward noted that the Board previously expressed interest in 1004 Empire Avenue, which is a Significant Historic Site. The Planning and Building Departments have been working with the property owner and their representatives. An update will be provided to the Board at the December 2024 Meeting.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. REGULAR AGENDA

A. 2025 Regular Meetings – Consideration to Adopt the Historic Preservation Board Regular Meeting Dates for 2025.

Board Member Stephens noted that some holidays are close to meeting dates and asked if there was an option to set different dates so that all Board Members can attend. Director Ward confirmed this. It was noted that there could be special notice provided in that case.

The 2025 Regular Meetings Schedule was reviewed. Chair Scott believed the suggestion was to have a different meeting date in July 2025. Director Ward reported that the Council Chambers are reserved the 2nd and 4th Wednesdays of the month for the Planning Commission. However, a Board Meeting can be held on July 16, 2025.

It was suggested that the September meeting be changed to September 17, 2025. Senior City Attorney, Mark Harrington, pointed out that there can always be a Special Meeting date. The meeting does not necessarily need to be rescheduled to a Wednesday if it is not convenient.

There was additional discussion about the 2025 Regular Meetings Schedule. Director Ward stated that June 30, 2025, would work for a meeting if there is support for that instead of the July 2, 2025, Historic Preservation Board Meeting. It was also suggested that a meeting be held on September 8, 2025, to account for the Labor Day holiday.

Director Ward pointed out that January 1, 2025, is a holiday. She asked if there was a desire to find an alternate date for that month's Historic Preservation Board Meeting. January 6, 2025, might work if all Board Members are available on that Monday. Board Member Holmgren stated that a meeting on January 13, 2025, could work also.

MOTION: Board Member Beatlebrox moved to APPROVE the Historic Preservation Board Regular Meeting Dates for 2025, with the amendments that there be a Historic Preservation Board Meeting held on Monday, June 30, 2025, Monday, September 8, 2025, and January 6, 2025, if needed. Board Member Holmgren seconded the motion.

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

B. 615 Woodside Avenue – Material Deconstruction – The Applicant Proposes to Lift a Significant Historic Structure to Construct a Basement Addition and Structural Upgrades. PL-23-05838.

Planner III, Lillian Zollinger, presented the Staff Report and stated that the matter relates to Material Deconstruction at 615 Woodside Avenue. This is a Significant Historic Site in the Historic Residential – 1 Zoning District. 615 Woodside Avenue was known as the Woodside Miner's Lodge or Old Miner's Lodge and is an unusual lot accessed off of Woodside Avenue. The Historic Sites Inventory notes that the structure was first used as

a boarding house for miners and does not closely resemble any of the common house types built during the historic Park City mining era. Although it has undergone significant changes, it is still listed as a Significant Historic Site. It was built prior to 1889, but there is not an official date. In 1988, a rear addition was constructed on the back of the historic structure. Additionally, in 2011, an unenclosed parking area was added to the site.

The applicant is proposing to lift the historic structure, add a tandem garage and basement beneath the existing footprint, incorporate structural improvements, and restore the sunroom windows on the front. In the Staff Report, the applicant provided an Engineering Report regarding the existing condition of the site. After some exploratory demolition, the Engineer determined that more exploratory demolition was needed to determine the structural integrity. The applicant is proposing to lift and reinforce the structure to be able to find out what next steps might be needed in this process.

The applicant noted that: "Additional structural analysis will be performed during the demolition phase in order to plan the necessary structural improvements and construction procedures required to excavate the basement/garage and construct structural foundations to support the historic portion of the house." Planner Zollinger reiterated that the proposal is to lift the historic structure. There is a slight concern that the historic portion may need to be panelized at some point, but during the current Historic Preservation Board Meeting, the Board was looking at a proposal to lift the structure. Several Conditions of Approval were reviewed, including Condition of Approval #4:

- The applicant shall obtain Historic District Design Review ("HDDR") approval from the Planning Director, or their Designee, prior to submitting a Building Permit application.

Planner Zollinger noted that this application still needs to go through a design review to ensure that it is compliant with regulations and zoning. Condition of Approval #11 states:

- Historic Structures that are lifted off the foundation must be returned to the completed foundation within 45 days of the date the Building Permit was issued.

Planner Zollinger reviewed Condition of Approval #13, which was as follows:

- If the Significant Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

Planner Zollinger next read Condition of Approval #14, which was:

- Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.

Condition of Approval #15 was read for the Historic Preservation Board, which states:

- The applicant shall provide the City with a Financial Guarantee in accordance with LMC § 15-11-9 *Preservation Policy* in a form to be approved by the City Attorney's Office to be recorded with the Summit County Recorder's Office prior to submitting a Building Permit application.

The applicant's representatives were present to share additional information. Cole Knight was present from Elliott Workgroup, the architectural firm working on the project for Jean and Travis Ault. The Contractor for the project, Kyle Hedman from Sagewood Builders, was also present. Mr. Knight reported that in the Preliminary Structural Report, there was a modest amount of exploratory demolition done to better understand how the structure looks. He shared an image of the existing building. He identified the historic and non-historic elements. The front portion of the house was constructed within a timeframe that makes it historic. During the exploratory demolition, it was discovered that it is only the portion highlighted in blue that is the originally constructed structure on the site. Everything on the northeastern quadrant was an addition.

Mr. Knight explained that during the exploratory demolition, it was discovered that there were no structural foundations. Part of the structural concerns that they have not been able to explore in detail yet had to do with the level is discontinuity between the existing original historic structure and what was later added on. None of the floor is continuous. The dilemma was that it is not possible to do the level of exploratory demolition needed to provide a comprehensive Structural Report without tearing the inside of the house apart. As a result, the proposal was to lift the historic structure so long as it can be done reasonably and safely. However, it was likely that the non-original portion of the home will need to be panelized. Mr. Knight shared images and identified areas of concern.

Regardless of what preservation strategy is selected, the outcome will be the same in that all of the components on-site currently are intended to be preserved, rehabilitated, and reassembled in their current configuration, with the exception of minor cladding elements, such as the window sills in certain locations that are degraded. In addition, there is siding on the south side at ground level that has sustained a lot of moisture damage. Mr. Knight reported that the idea is for the house to be preserved, lifted, potentially panelized, and reassembled in its current configuration.

Chair Scott referenced the Sanborn Map on Page 16 of the Meeting Materials Packet. He wanted to compare what has been shared by the applicant with what is shown on the Sanborn Map. It was noted that the earliest Sanborn Map that exists shows blue and gray, which has a historic addition. Planner Zollinger explained that the earliest Sanborn Map the City has is from 1889. There is no certainty about the exact date the home was constructed. The shape of the structure has changed on the north side where the sunroom bumps out. There is a tax photograph from 1941 showing that. At some point, the north side has been modified but it is still within the historic period of Park City. There was an addition added in the 1960s on the rear and another addition in 1988.

Board Member Hutchings noted that based on the historic record, the front side is historic. Board Member Stephens pointed out that what is currently before the Board is a request to lift the home. Planner Zollinger confirmed that this discussion pertains to lifting and stabilizing the structure. If additional information comes forward, steps and conditions for preservation will be considered.

Mr. Knight reported that the 1988 addition currently has existing foundations. The intention is to leave that structure intact off of its existing foundations while the front portion of the home is lifted. He felt it would be beneficial for there to be a process for a Condition of Approval that would allow for a panelization or partial panelization that conforms to the necessities of the Land Management Code ("LMC"). That could be an administrative approval between Planning Staff and the Chief Building Official.

Mr. Knight explained that there are concerns that progress will be made during the construction and demolition process at which point the historic structure will be exposed for an extended period of time. The clients are either living there or renting it out full-time. There is a desire to minimize the amount of time this process will take. It was anticipated that the project work will begin next spring. Director Ward explained that there is no authority to do what has been requested. She did not believe the Board could delegate what had been requested by Mr. Knight. However, the situation will be taken into consideration and the item can be scheduled for review as quickly as possible.

Board Member Beatlebrox asked for additional details about the timeline. Mr. Knight clarified that the intention is to look at the interior and start work in the spring. Planner Zollinger clarified that the 45 days mentioned in the Conditions of Approval have to do with the time period after the structure is lifted. Mr. Knight further reviewed the map. LMC 15-11-14 deals with the disassembly and reassembly process and there are several conditions that need to be met. One is to return to the Historic Preservation Board and work with the Chief Building Official and Planning Director.

Mr. Knight referenced Condition of Approval #18 and noted that the implications are potentially substantial. The proposed design has a garage beneath the existing footprint, which will be accessed through the existing carport. The carport is non-historic and may need to be rebuilt in order to gain access to the site to excavate. However, it will be rebuilt in its current configuration. The access to the garage will be placed on the back wall.

Condition of Approval #18 states that the garage wall should be inset from the furthest projecting wall of the structure by six inches in order to gain a level of architectural relief to make it less noticeable and diminish the street presence of that garage. The concern was that while the wall could be pushed in another six inches, the street presence of the garage wall is already going to be fairly substantially diminished because it is inset within the carport. The wall directly above it already steps back from where that garage occurs. The intention of Condition of Approval #18 is met well based on the current design.

Board Member Beatlebrox is unclear why there is a desire to do this work now rather than closer to the spring. Mr. Knight clarified that the work will be done in the spring but part of what is being determined tonight is whether there is approval to begin Material Deconstruction that would allow them to obtain the findings needed. The construction documents that will be generated are predicated on this approval. There will be work done through the Historic District Design Review ("HDDR") process so the Material Deconstruction process can begin in the spring. This step is all part of the process.

Board Member Hutchings asked if the retaining wall is historic. Mr. Knight denied this. None of the stairs, retaining, or carport are historic. Board Member Stephens believes the demolition being discussed is exterior demolition and there is no interior demolition contemplated for the analysis of the structure. Mr. Knight reported that it seems likely that they will need to tear into the interior of the house in order to understand how things are put together between the original structure and the different additions.

Mr. Hedman explained that the south and north sides were both assembled at different times. In the attic of the home, there is a roof that was abandoned and then bridged over. There are still a lot of unknown variables, which is why there is a panelization of the north side contemplated. Mr. Knight stated that when the Material Deconstruction starts, a structural engineer will be able to create a suitable plan. It is anticipated that this structure will not be able to be lifted all at once, but in order to start this process, Material Deconstruction is being pursued, with the intention to lift as much as possible and determine the most suitable approach given the conditions. Board Member Stephens informed the representatives that the Historic Preservation Board normally looks for a home to be lifted and not panelized. There is always interest in engineering solutions.

Discussions were had about Condition of Approval #18. Mr. Knight explained that he has some concerns about the condition and does not want it attached to the project if it does not need to be. Director Ward reported that the Condition of Approval will be evaluated as part of the HDDR process. Even if the Historic Preservation Board wants to remove that requirement, it is still a requirement in the next phase as part of the HDDR review.

Board Member Beatlebrox believes the blue portion of the image shown can be lifted. The gray area cannot be lifted and the two cannot be lifted together. Mr. Knight reported that the gray area will likely not be able to be lifted in its entirety. There is still uncertainty about the level of degradation for the wall structure at the base of the building and the floor structure where it intersects the wall. The intention is to move forward with caution. There is optimism that the blue portion shown on the image can be lifted in its entirety and most of the gray portion of the building. Mr. Knight reiterated that there is still some uncertainty about what can be lifted. Additional evaluation of the structure is needed.

Board Member Beatlebrox asked if the Chief Building Official had been to the site. Mr. Knight denied this. Director Ward explained that since the applicant is not yet requesting panelization, that is not one of the requirements. She asked for clarification about the Engineering Report, specifically, whether the conclusion is that it is possible the

structure could be stabilized internally with temporary bracing. That could result in structural support to lift both the gray and blue structures. Mr. Knight noted that the report made a series of structural recommendations about how the overall structure should be improved, including the addition of foundations, improvement to load-bearing walls, and necessary repairs to the floor structure. For lifting, the recommendation is that all floor and wall structural elements be opened up to be assessed prior to a design for a complete lift.

Board Member Stephens wondered when the change to the roof line occurred. Planner Zollinger reported that the images on the Historic Sites Inventory show the pitch change in at least 1995, so it likely occurred between 1941 and 1982. Board Member Beatlebrox asked to review the report. The Mission Structural Physical Conditions Report was shared. Board Member Hutchings asked about the square footage of the area that will be lifted. Mr. Knight is not sure about the footprint of the historic portion. On Page 33 of the Meeting Materials Packet, there is a reference to approximately 3,000 square feet.

Planner Zollinger reminded the Historic Preservation Board that before the Board is a Material Deconstruction of 615 Woodside Avenue with a proposed lift. The applicant is proposing this because in order to determine whether it is possible to lift, there needs to be more information obtained about the structure. If it is possible to stabilize it inside, the lift will occur, as approved by the Board. If additional information is obtained and there needs to be panelization, the applicant will return to the Historic Preservation Board.

Director Ward suggested there be another Condition of Approval to state that modifications to any of the materials are prohibited until the applicant comes before the Historic Preservation Board. That condition would require the stabilization and protection of the structure as it is and nothing beyond that will be allowed or approved until the Board has an opportunity to review an updated Engineering Report for panelization. Director Ward explained that there is a desire to be clear that the approval is to lift the structure, on the condition that it is stabilized in its current state so the lifting does not cause further structural damage to historic materials. Nothing is being approved that would allow modification or removal of those materials. The intention is to protect the structure. The Board could comprehensively review any request for panelization in the future.

Board Member Beatlebrox asked if there would be people living in the home during this exploratory process. Mr. Knight reported that it will be occupied until the actual Material Deconstruction starts. Once Material Deconstruction starts, the priorities will be to make sure the site is safe, the integrity of the historic structure is maintained, and the process is expedited. There is no desire to make the structure unlivable for an extended time.

Board Member Stephens wanted to know if there is a scope of work associated with the amount of exploratory demolition that will be done. Mr. Knight explained that the reason the lift is included as part of the current approval is on the off chance the entire structure can be lifted. Board Member Hutchings noted that applicants usually come with a plan to lift the house and a request to do so. It does not sound like the applicant has that.

Mr. Knight reported that the primary consideration currently is the Material Deconstruction so the engineer can provide a full assessment. Director Ward noted that interior Material Deconstruction does not require Board approval, only when it impacts exterior material.

The current Engineering Report recommends that the continuity of the historic buildings be established and connected to withstand lateral displacement. Director Ward explained that the report outlines what needs to be done to show that it is possible to lift and shore the historic structure. She asked if there is exterior material that will need to be altered to come to the conclusion that panelization may be required. Mr. Knight stated that he would need to consult with the structural engineer. There has been coordination between Mr. Hedman and the structural engineer on the degree of exploratory demolition that needs to be done in order to complete the full structural assessment. He would not rule out that some Material Deconstruction from the exterior would be part of that process, particularly at the bases of the walls where the wall materials meet the ground.

Additional discussions were had about what is before the Historic Preservation Board. Attorney Harrington applauded the transparency from the applicant. He explained that the Board does not want to see the preliminary exploratory work limit future options. Mr. Knight stated that believes in the preservation of historic homes. With other houses he has worked on, he has been very intentional in making sure that all rules are followed.

Chair Scott opened the public hearing. There were no comments. The public hearing was closed.

Board Member Beatlebrox believes it makes sense to do some due diligence to understand the current conditions, with the intention to lift. It is the exterior historic material that the Historic Preservation Board is most worried about. If the applicant is respectful of that, she does not see an issue with work being done to determine whether a lift can occur. Board Member Hutchings does not view this application as approving panelization, as there is a process for panelization. He supports the Material Deconstruction and the lift that has been proposed. Board Member Stephens expressed support and believes that during this process, there will need to be a Demolition Permit obtained. That permit will limit the scope of what is done. Board Member Holmgren agreed with the comments shared by other Board Members and expressed her support. Board Member Long also supports the lift. Chair Scott pointed out that when there is a lift that is then brought back down, the foundation can be two feet higher than what it once was. However, he does not believe that is something relevant to this particular site.

Chair Scott encouraged the applicant not to immediately shift to panelization. The Historic Preservation Board likes options and there is a lot of resistance to panelization. As for the current application before the Board, he expressed support for what has been presented. Director Ward asked if the Board would consider some clarification to Condition of Approval #13. Currently, it states: "If the Significant Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval." She suggested adding language before that to state: "This

approval requires stabilization and protection of the historic structure for the lifting of the structure.” This would make clear the limitations of this approval and that the applicant, under this approval, is required to go through the stabilization process. Any Material Deconstruction beyond the scope of the Final Action Letter would be prohibited without first obtaining Chief Building Official, Planning Director, and Historic Preservation Board review. Condition of Approval #18 could be removed and addressed at the HDDR level.

Those present discussed the language included in the Final Action Letter. It was determined that the language in Condition of Approval #13 would be amended to state:

- This approval requires the stabilization and protection for the lifting of the historic structure. The Applicant under this approval is required to stabilize the structure for the lift. Any Material Deconstruction beyond the scope of this Final Action Letter is prohibited without obtaining Chief Building Official, Planning Director, and Historic Preservation Board Review.

It was also determined that there would be an additional Finding of Fact listed:

- The analysis of the Staff Report has been incorporated into this letter.

Discussions were had about Condition of Approval #18. Board Member Hutchings asked why it would be removed if it is a requirement. Director Ward explained that it will be addressed through the HDDR process. She shared information about the 45 days mentioned for the lift. There can be a written determination to extend that, but that requires review and consultation with the Chief Building Official and City Engineer.

MOTION: Board Member Hutchings moved to APPROVE the Material Deconstruction and lifting of the Significant Historic Structure at 615 Woodside Avenue subject to the following:

Findings of Fact:

1. 615 Woodside Avenue is a Significant Historic Structure and was constructed sometime before 1889.
2. 615 Woodside Avenue is in the Historic Residential – 1 Zoning District and is Lot 1 of the Walter-Daniels Amended Lot 2 Subdivision.
3. In 1961, an addition was constructed on the rear of the Historic Structure.
4. In 1983, the structure was converted to a bed and breakfast.
5. In 1988, an addition was added to the rear of the Historic Structure.
6. In 1995, the City Council approved the Walter-Daniels Subdivision.

7. In 1996, the Use was a Bed and Breakfast, and the Planning Commission approved a Conditional Use Permit (CUP) for a detached two-car garage addition and Accessory Apartment to support the Bed and Breakfast operations. This work was not completed.
8. On October 16, 1997, the City Council approved a Plat Amendment for the Walter-Daniels Subdivision, which created two Lots. 615 Woodside Avenue is Lot 1 and 621 Woodside Avenue is Lot 2 of the Subdivision.
9. On July 19, 2007, the City Council approved Ordinance No. 07-45, which approved a Plat Amendment to remove a plat note that stated, "So long as the Old Miner's Lodge remains a lodging facility, parking shown on Lot 2 shall be designated for the use and enjoyment of Lot 1, and so as not to have Merger by Deed, Park City Municipal Corporation shall be a third party beneficiary to said easement".
10. The Significant Historic Structure is currently an SFD with an active Business License for a Nightly Rental.
11. On December 20, 2011, the Planning Director approved a Historic District Design Review (HDDR) for an unenclosed parking area below the Significant Historic Structure.
12. On April 19, 2013, Planning Staff approved the replacement of the existing rear non-historic wood deck.
13. The Applicant proposes to lift the Significant Historic Structure and construct a basement and garage and restore sunroom windows.
14. Pursuant to LMC § 15-11-9, a Financial Guarantee is required prior to the issuance of a Building Permit.
15. The Development Review Committee reviewed the proposal on October 15, 2024, and does not require Conditions of Approval.
16. The analysis of the Staff Report has been incorporated into this letter.

Conclusions of Law:

1. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11-9, *Preservation Policy*.

2. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11.12-5 *Historic Preservation Board Review for Material Deconstruction*.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board's November 6, 2024 approval for the lifting of the Significant Historic Structure and Material Deconstruction of 615 Woodside Avenue. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain HDDR approval from the Planning Director, or their Designee, prior to submitting a Building Permit application.
5. The basement addition shall not raise or lower the Significant Historic Structure more than two feet from its original floor elevation.
6. The Historic Site shall be returned to its original grade following the construction of a 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.
7. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
8. 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.
9. The form, material, and detailing of a new foundation shall be similar to the foundations of nearby Historic Structures.
10. 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.

11. Historic Structures that are lifted off the foundation must be returned to the completed foundation within 45 days of the date the Building Permit was issued. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to reinspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
13. This approval requires the stabilization and protection for the lifting of the historic structure. The Applicant under this approval is required to stabilize the structure for the lift. Any Material Deconstruction beyond the scope of this Final Action Letter is prohibited without obtaining Chief Building Official, Planning Director, and Historic Preservation Board Review.
14. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
15. The applicant shall provide the City with a Financial Guarantee in accordance with LMC § 15-11-9 *Preservation Policy* in a form to be approved by the City Attorney's Office to be recorded with the Summit County Recorder's Office prior to submitting a Building Permit application.
16. Any required window or egress wells shall be located behind the midpoint of the secondary façade in a location not visible from the primary right-of-way.
17. The garage door shall not exceed nine feet by nine feet.

Board Member Stephens seconded the motion.

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

6. ADJOURN

Director Ward informed those present that there are no items currently scheduled for the next Historic Preservation Board Meeting. As of now, there will not be a meeting.

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 6:20 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: 1455 Woodside Avenue
Application: PL-23-05777
Author: Lillian Zollinger, Planner III
Date: January 6, 2025
Type of Item: Relocation of a Historic Structure

Recommendation

(I) Review the proposal at 1455 Woodside Avenue, a Significant Historic Site, to:

- Remove the 580-square-foot rear 1960s addition to rehabilitate the 1904 Significant Historic Form.
- Restore the front porch to reflect the 1904 materials and Mature Mining Era (1894-1930).
- Relocate the 1904 Significant Historic Structure to create up to four Lots to accommodate the Significant Historic Structure and the construction of up to three new Single-Family Dwellings.

(II) conduct a public hearing, and (III) consider approving the removal of the 580-square-foot rear 1960s addition and restoration of the front porch, and denying the Relocation of the Significant Historic Structure based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Diane and Bill Newland, represented by Molly Guinan

Location: 1455 Woodside Avenue, a Significant Historic Site

Zoning District: Recreation Commercial

Adjacent Land Uses: Residential, Multi-Unit Dwellings

Reason for Review: The Historic Preservation Board reviews and takes Final Action on the Relocation of Historic Structures.¹

HPB Historic Preservation Board
HSI Historic Site Inventory
LMC Land Management Code
RC Recreation Commercial
SFD Single-Family Dwelling

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

¹ LMC [§ 15-11-13\(C\)](#)

Background

1455 Woodside Avenue, a Significant Historic Site on Park City's Historic Sites Inventory (HSI), is an approximately 0.22-acre (9,047-square-foot) metes-and-bounds Parcel SA-226, larger than four Old Town 25-foot by 75-foot Lots. The HSI notes the Significant Historic Structure was built circa 1904 and a garage was constructed in 1965. The Significant Historic Site is in the Recreation Commercial Zoning District, across from the Historic Residential Medium – Density Zoning District.



1455 Woodside Avenue, viewed from above; photo provided by the Applicant.



1455 Woodside Avenue highlighted by staff in white on a Zoning Map excerpt with the RC Zoning District shown in purple.

According to the Applicant's existing conditions survey, the 1904 Structure at 1455 Woodside Avenue is a 1,065.44-square-foot SFD with a 1960s 580-square-foot rear addition. In 1965, a detached two-car garage was constructed. The SFD and detached garage are located on a 9,047-square-foot metes and bounds parcel that is approximately 103 feet in width by 83 feet in depth.

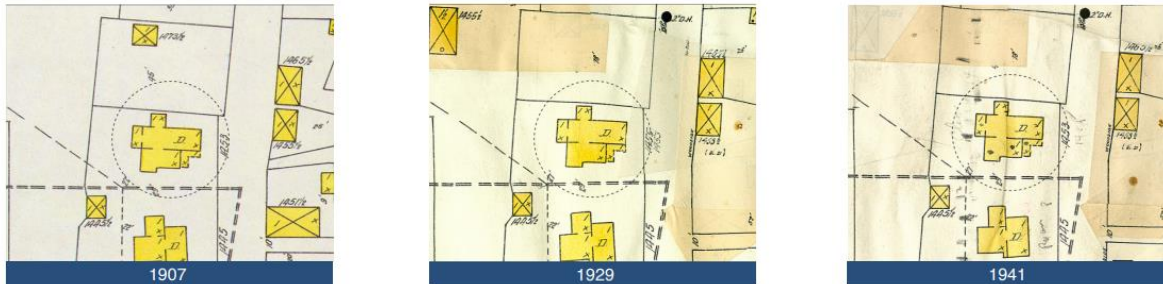


1455 Woodside Avenue, viewed from Woodside Avenue; photo provided by the Applicant.

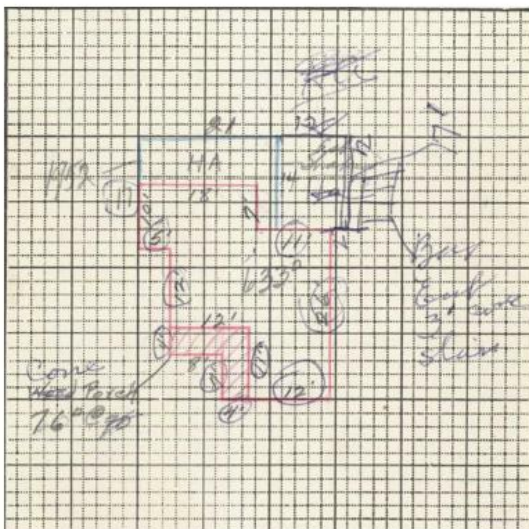


1455 Woodside Avenue tax photo from the HSI, date unknown.

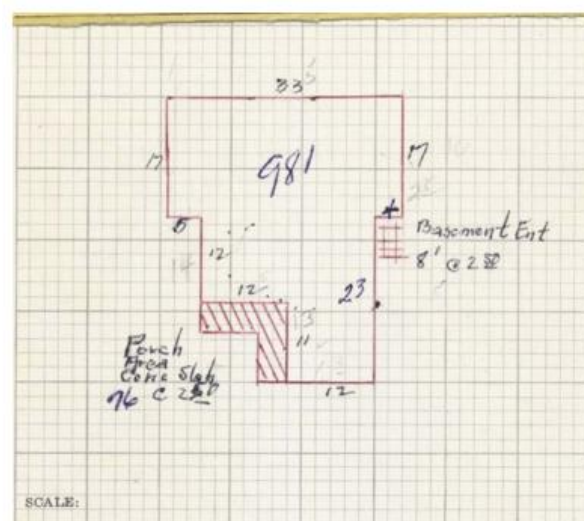
1455 Woodside Avenue is a Significant Historic Site on Park City's Historic Sites Inventory (HSI). According to the HSI form, the T/L cottage was constructed circa 1904 during Park City's Mature Mining Era (1894-1930). The Sanborn maps show the Significant Historic Structure remained the same from 1907-1941 and minor additions to the rear were added sometime after 1941. The Applicant provided additional information regarding the expansion of the structure after 1949 (see Exhibit B, p. 63-65). In 1965, a detached two-car garage was constructed on the north-eastern portion of the Lot.



Sanborn maps.

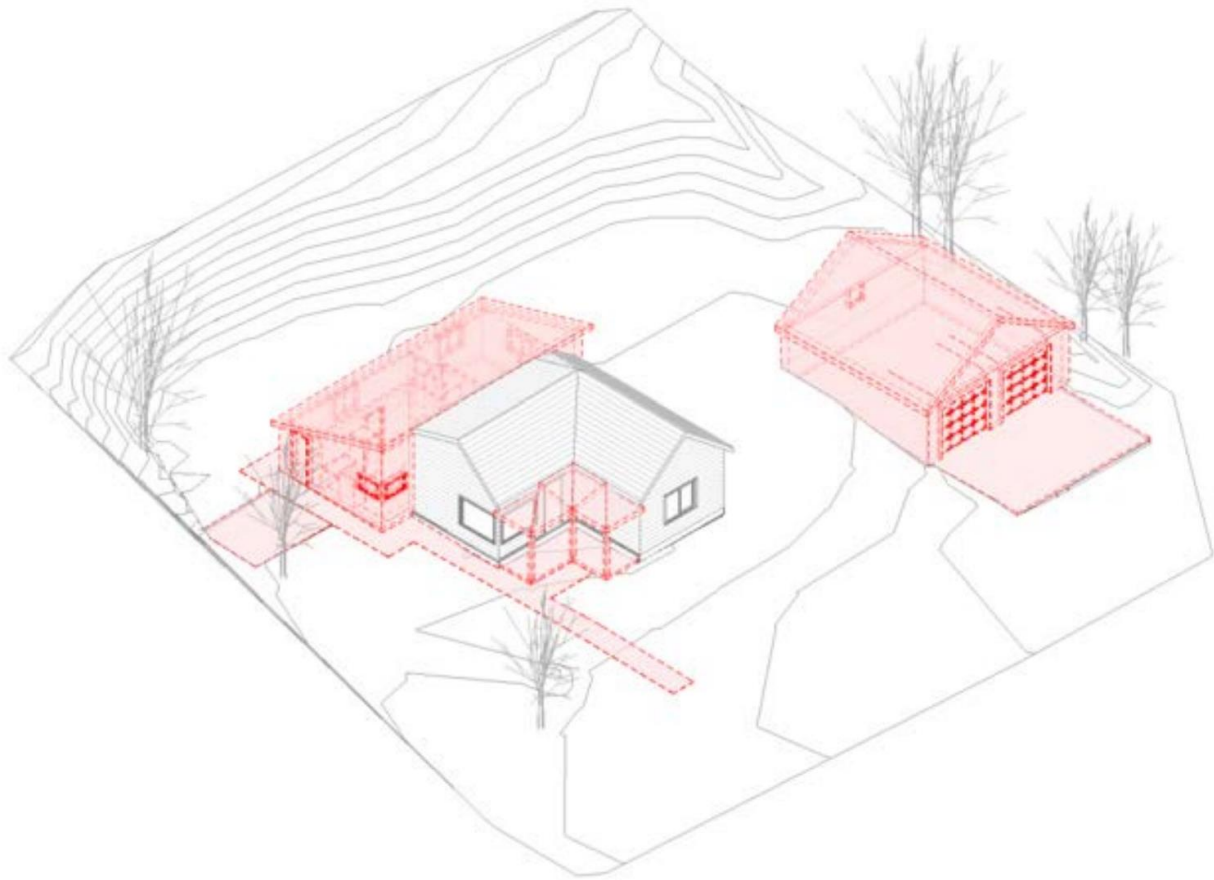


1949/1952 map, showing a 633-square-foot footprint, provided by the Applicant.



1968/1969 map, showing a 981-square-foot footprint, provided by the Applicant.

The Applicant proposes removing the 1960s 580-square-foot addition to the rear of the Significant Historic Structure to rehabilitate the Structure to its 1904 form. The Applicant also proposes removing the detached two-car garage constructed in 1965.



Applicant's As-Built Submittal



View of Non-Historic Front Porch



South View of Historic House and Non-Historic Addition



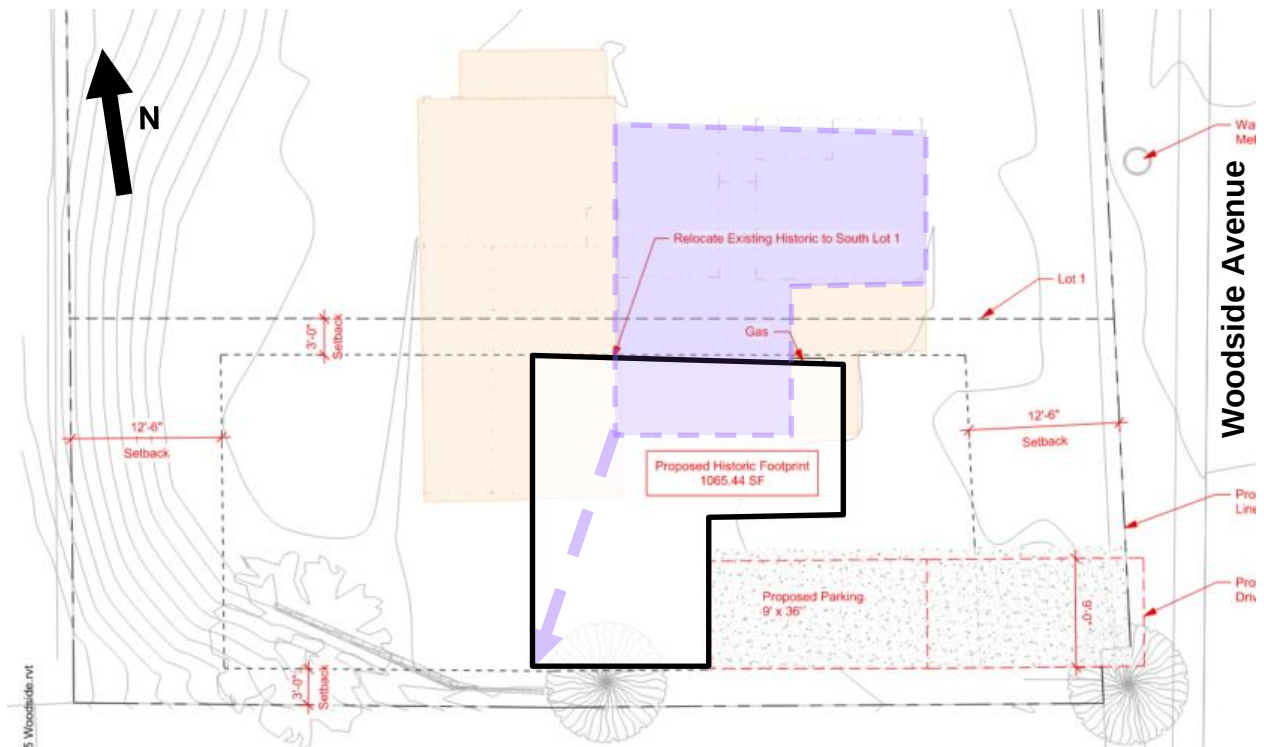
North View of Historic House and Non-Historic Addition



North East View @ Front With Non-Historic Addition

The Applicant also proposes to restore the covered front porch, which was replaced with non-historic materials, including a concrete pad. The Applicant proposes to remove and reconstruct the existing porch with wood.

Finally, the Applicant proposes Relocation of the 1904 form of the Significant Historic Structure to the south by approximately 14 feet to further subdivide the property into up to four Lots – one for the Historic Structure and three for new SFDs (see Exhibit E).



Site plan provided by the Applicant showing the existing Significant Historic Structures' location in purple, the 1960s rear addition and front porch in orange, and the modified structure in the proposed new location in black and white.

Analysis

(I) The removal of the 1960s addition to the Significant Historic Structure, as conditioned, complies with the requirements of Land Management Code § 15-11-12.5, *Historic Preservation Board Review For Material Deconstruction*.

LMC [§ 15-15-1](#) defines "Material Deconstruction" as the disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair. Pursuant to Land Management Code (LMC) [§ 15-1-8](#) and [§ 15-11-12.5](#) the Historic Preservation reviews requests for Material Deconstruction. The Applicant proposes to remove the 1960s rear addition. While the 1960s rear addition is over 50 years old and may be considered historic, it does not represent the Mature Mining Era (1894-1930) during which the original 1904 form was constructed. The Applicant proposes to rehabilitate the Significant Historic Site to its 1904 form.

Removal of the 1960s rear addition will allow the Applicant to construct a new addition, which will be subject to LMC [§ 15-13-2](#), *Regulations for Historic Residential Sites*, including a required transitional element that will separate the 1904 form from the addition, and will require compatibility in materials and massing with the 1904 form.

If the Historic Preservation Board approves the Material Deconstruction, a Financial Guarantee will be required for Material Deconstruction to ensure the Historic Form is

protected during construction. Pursuant to LMC [§ 15-11-9](#) a Financial Guarantee is required prior to the submittal of a building permit. The Chief Building Official determines the amount for the necessary Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. See Condition of Approval 4.

(II) The restoration of the Significant Historic Structure porch and additional materials, as conditioned, complies with the requirements of Land Management Code § 15-13-2, *Regulations For Historic Residential Sites*.

LMC [§ 15-13-2\(A\)](#) states, "Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed." LMC [§ 15-13-2\(B\)\(2\)\(g\)\(4\)](#) states, "Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures." The proposed plans comply with these sections because the Applicant proposes to reconstruct the front porch with appropriate materials for the time.

The wood porch materials have been replaced with a concrete pad at some point and the wood posts were replaced with new wood posts which, according to the Applicant, are now failing. The Applicant proposes to remove the existing porch materials and reconstruct the porch with wood material compliant with the above code and reflective of the Mature Mining Era (1894-1930) (see Condition of Approval 6).

(III) The Relocation of the Significant Historic Structure does not comply with the requirements of Land Management Code § 15-11-13 *Relocation of a Historic Structure*.

Pursuant to LMC [§ 15-11-13](#), it is the intent to preserve the Historic and architectural resources of Park City through limitations on Relocation of Historic Structures. LMC [§ 15-11-13\(A\)\(1\)](#) requires the Historic Preservation Board to find a request for Relocation meets two criteria for a Significant Historic Site:

- a. **A licensed structural engineer has certified that the Historic Structure can successfully be relocated, and the Applicant has demonstrated that a professional building mover will move the building and protect it while being stored.**

Complies: The Applicant provided a Physical Conditions Report completed by Mission Structural (see Exhibit D), which noted:

"...the lift and relocation of this historic structure can be accomplished so long as exploratory work is carried out and structural modifications are implemented if and where required. In addition, structural stabilization methods will be required prior to relocation and code compliant connections

must be engineered to secure the existing structure to its new foundation.”

- b. The proposed Relocation will not have a detrimental effect on the structural soundness of the structure.**

Complies: In the Physical Conditions report, Mission Structural noted that the following should be further analyzed and may be required prior to lifting to ensure the soundness of the Significant Historic Structure for lifting:

- Installing new structural hardware connections between existing boundary elements.
- Constructing temporary braces strategically placed within the boundary walls.
- Diaphragm reinforcement for the interior floor wood planks.

In addition to the two criteria above, LMC [§ 15-11-13\(A\)\(3\)](#) requires one of the following criteria to also be met for Relocation of a Significant Historic Structure:

- a. The proposed Relocation will abate demolition of the Historic Structure on the Site.**

Does not comply: The Significant Historic Structure is an occupied Structure and is not in danger of demolition. The Structure does not qualify for consideration of demolition by the Chief Building Official pursuant to the criteria outlined in LMC [§ 15-11-16](#).

- b. The Planning Director and Chief Building Official determine the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it.**

Does not comply: The Significant Historic Structure does not meet this criterion. It is currently occupied and not in a condition that qualifies it for consideration of demolition by the Chief Building Official pursuant to LMC [§ 15-11-16](#).

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the existing Site. Unique conditions shall include all of the following:**

- (1) The historic context of the Historic Structure has been so radically altered that the proposed Relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or its present setting.**

Does not comply: The existing Historic Significant Structure has not been altered from its location since at least 1907, where it has since remained for 117 years. Relocation does not enhance the ability to interpret the historic character of the historic site.

1455 Woodside Avenue is the one of three Historic Structures along this portion of Woodside Avenue.

1439 Woodside Avenue is a Significant Historic Site constructed circa 1905 ([HSI form](#)):



Google Maps image of 1439 Woodside Avenue, a Significant Historic Site

1445 Woodside Avenue is a Significant Historic Site constructed circa 1898 ([HSI form](#)):



Google Maps image of 1445 Woodside Avenue, a Significant Historic Structure

These three Significant Historic Sites contribute to the streetscape and interpretation of the historic character of the Historic Structure at 1455 Woodside Avenue.



Google Maps Image of three Significant Historic Structures along Woodside Avenue



Streetscape Looking West

Applicant's Streetscape submittal

- (2) The proposed Relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.**

Does not comply: This Historic Structure is a Significant Historic Site in the Recreation Commercial Zoning District across the street from the Historic Residential Medium - Density Zoning District. The three Significant Historic Sites across from the Historic Residential Medium - Density Zoning District contribute to the historical associations used to define the boundaries of the district because they establish a trio of Historic Sites reflective of the Mature Mining Era (1894-1930). Not all Historic Sites are within Historic Districts, but each Historic Site is reviewed for its associations within the area in which it is located.

- (3) The historical integrity and significance of the Historic Structure will not be diminished by Relocation.**

Does not comply: Pursuant to LMC [§ 15-15-1](#), Historic Integrity is defined as, "The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:

1. **Location.** The place where the Historic Site was constructed or the Historical event took place.

The Significant Historic Structure, according to the Applicant, was likely moved to the current location in 1904. Exhibit B, page 59 states,

“...the original 450 square-foot structure was likely moved onto the lot on timbers and skids to place it. The wood timbers were a type of foundation that made moving the home to the new location banded the perimeter and held it together as it was moved to the site. This suggests that the residence was moved onto this lot at some point, and was not originally constructed on the lot. With the wood timbers sitting on the ground, it was only a matter of time before the wood rotted and needed to be replaced. The typical means to replace the decayed wood was to replace it with a concrete grade beam setting on the ground, taking the place of the wood timbers.”

The Applicant assumes the Structure was moved to this site but provides no information regarding the original location of the Structure. However, as demonstrated by the Sanborn maps, the Historic Structure has been at this location for at least 117 years and was at this location during Park City's Mature Mining Era (1894-1930). Moving the structure 14 feet from its current location to the southeast to accommodate construction of up to three new SFDs disrupts its presence established during the Mature Mining Era and its compatibility with the two Historic Significant Sites at 1439 and 1445 Woodside Avenue.

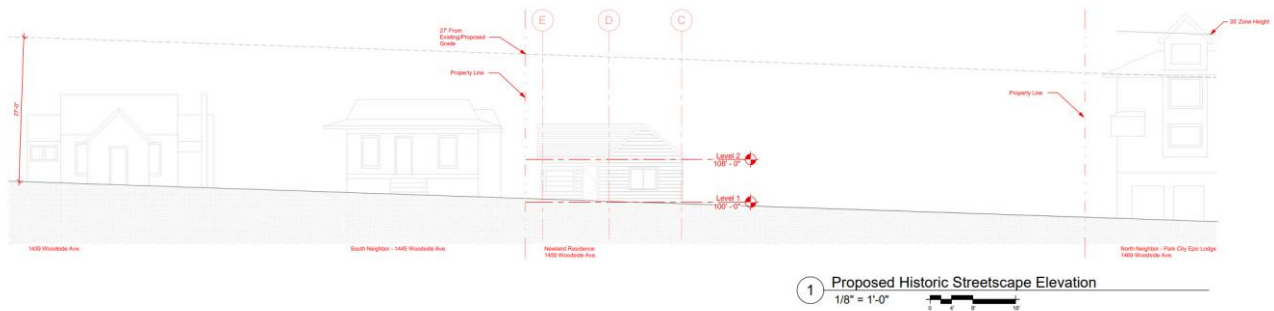
2. **Design.** The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

The proposed Relocation shifts the physical Structure, disrupting the Site and open landscaping—the ratio of the Structure to landscaped area—to accommodate infill development of up to three new SFDs that would not be subject to the Historic District Regulations because the three new lots would be in the Recreation Commercial Zoning District.

3. **Setting.** The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.

The Historic Structure has been in the same location for at least 117 years and moving the Structure would modify its relationship with the existing Significant Historic Site. Allowing for maximum density development (four Lots) of new infill construction would reduce the ratio of open space to the Significant Historic Structure. 1445 and 1439 Woodside Avenue are adjacent Historic Structures with Lots greater than typical Old Town Lots, and a greater ratio of built structure to open

space. 1445 Woodside Avenue is a 4,791-square-foot Lot, with a width of approximately 55 feet. 1439 Woodside Avenue is a 3,920-square-foot Lot, with a width of approximately 55 feet. Relocating 1455 Woodside Avenue to allow for the creation of up to three new SFDs is not compatible because the relationship between Structure and open space established with the Significant Historic Sites along the streetscape is diminished. The Relocation of 1455 Woodside Avenue results in a Lot that is smaller than the adjacent Historic Sites, with a width of just under 32 feet, compared with a width of approximately 55 feet each. The ratio of lot width to Historic Structure and landscaped area serves as a buffer in the Recreation Commercial Zoning District and creates a rhythm within the historic streetscape with three Significant Historic Sites among the larger Multi-Unit Dwellings.



Applicant's Proposed Streetscape Elevation showing shift in Significant Historic Site compatibility



Google Maps Image Showing 1439 and 1445 Woodside Avenue rhythm and streetscape compatibility for the three Significant Historic Sites

4. **Materials.** The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.

The Applicant proposes to remove materials not compliant with the Significant Historic Structure's 1904 form. The Applicant can accomplish this without moving the structure.

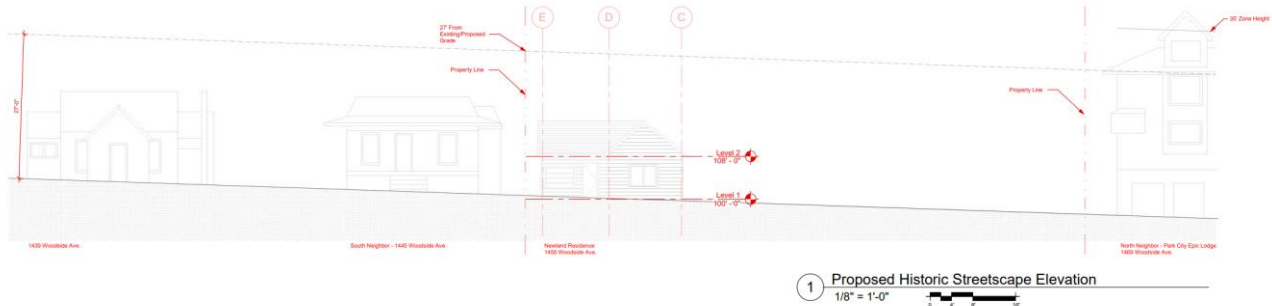
5. **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

Moving the Historic Structure would not modify the workmanship of the Significant Historic Structure.

6. **Feeling.** A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.

The existing Significant Historic Structure has resided in the same location for at least 117 years. The site includes a significant amount of

open space. Moving the Significant Historic Structure would allow for up to three additional Lots to be developed, changing the streetscape to include up to three new SFDs on a Lot that currently contains one. The feeling of the site and view from the streetscape would be significantly altered.



Applicant's proposed changes demonstrated on the Applicant's Streetscape Elevation would disrupt the rhythm and character of three Significant Historic Sites along Woodside Avenue

7. **Association.** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

1455 Woodside Avenue does not have a direct link or association with a Historic Person, but the T/L cottage is significant to the Mature Mining Era. Moving the Historic Structure 14 feet to the southeast diminishes the Historic Integrity of the Significant Historic Site and disrupts the Historic streetscape, described above.

(4) The potential to preserve the Historic Structure will be enhanced by its Relocation.

Does not comply: The Significant Historic Structure may be rehabilitated in its existing location. The Applicant may propose an addition on the Significant Historic Structure in its current location. Moving the Significant Historic Structure to allow for up to three additional Lots for development, as outlined above, does not enhance the Significant Historic Site. The Historic streetscape would be significantly altered.

The proposal to Relocate 1445 Woodside Avenue, a Significant Historic Structure, does not comply with the requirements outlined in the LMC, and staff therefore recommends the Historic Preservation Board deny the Applicant's request for Relocation.

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 December 20, 2024. Staff mailed courtesy notice to property

owners within 300 feet on December 20, 2024. The *Park Record* published notice on December 20, 2024.²

Public Input

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

Alternatives

- The Historic Preservation Board may approve the Material Deconstruction of the 580-square-foot addition and Restoration of the Historic Porch and deny the Relocation based on the draft Final Action Letter (Exhibit A).
- The Historic Preservation Board may deny the Material Deconstruction, Restoration of the Historic Porch, and Relocation and direct staff to make findings for the denial.
- The Historic Preservation Board may approve the Material Deconstruction, Restoration of the Historic Porch, and Relocation and direct staff to make findings for the approval.
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter Approving Material Deconstruction, Reconstruction of the Porch, and Denying Relocation

Exhibit B: Physical Conditions Report and Historic Preservation Plan

Exhibit C: 1445 Woodside Avenue Historic Site Form

Exhibit D: Mission Structural's Physical Conditions Report

Exhibit E: Applicant's Narrative

Exhibit F: Existing Conditions and Proposed Plans

² LMC [§ 15-1-21](#)



Planning Department

Diane and Bill Newland
1455 Woodside Avenue
Park City, UT 84060

CC: Molly Guinan

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	1455 Woodside Avenue
Zoning District:	Recreation Commercial
Application:	Relocation of a Historic Structure, Material Deconstruction, and Restoration of a Historic Porch
Project Number:	PL-23-05777
Action:	Approved: Removal of a 580-square-foot 1960s rear addition to rehabilitate a 1904 Significant Historic form and restoration of a Historic Porch. Denied: Relocation.
Date of Final Action:	January 6, 2025
Project Summary:	The Applicant proposes to remove a 1960s addition, restore the front porch, and Relocate 1455 Woodside Avenue, a Significant Historic Structure, 14 feet to the southeast.

Action Taken

On January 6, 2025, the Historic Preservation Board conducted a public hearing and **approved** the removal of a 580-square-foot 1960s addition to rehabilitate the 1904 Significant Historic form and restoration of the front porch, and **denied** the Relocation of the Significant Historic Structure 14 feet to the southeast according to the following Findings of Fact, and Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 1455 Woodside Avenue is a Significant Historic T/L cottage constructed circa 1904.



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2. The site is in the Recreation Commercial Zoning District and is across the street from the Historic Residential Medium – Density Zoning District.
3. The site is a metes-and-bounds parcel approximately 83 feet in depth and 103 feet in width, 9,047 square feet.
4. The 1904 Significant Historic Structure is 1,065.44 square feet with a 580-square-foot 1960s rear addition.
5. The Significant Historic Structure is 17.3 feet from the southeastern property line, and the Applicant proposes to Relocate it 14.3 feet towards the southeastern property line.

Rehabilitation to the 1904 Significant Historic Form

6. There is a 580-square-foot addition on the rear of the Significant Historic Structure constructed in the 1960s. The 1960s addition, while over 50 years old and potentially considered historic, does not contribute to the historic significance of the site because it does not represent the Mature Mining Era (1894-1930) 1904 form. The Applicant proposes to rehabilitate the Significant Historic Structure to its 1904 form.
7. Removal of the 1960s addition will allow the Applicant to rehabilitate the Structure to its 1904 form and to construct an addition, which will be subject to LMC § 15-13-2, *Regulations for Historic Residential Sites*, including a required transitional element that will separate the 1904 form from the addition, and will require compatibility in materials and massing with the 1904 form.
8. In determining the 1960s addition does not contribute to the Mature Mining Era (1894-1930) 1904 form, no historic material from the 1904 form is proposed to be removed and the Significant Historic Structure retains its Historic Integrity and Significant Historic Site designation..

Reconstruction of Porch

9. There is an existing historic porch form with materials that have been replaced – the wood base was replaced with a concrete pad and the wood posts were replaced and are now failing. The Applicant proposes to remove the porch and restore the wood materials.
10. LMC § 15-13-2(A) states, "Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed." LMC § 15-13-2(B)(2)(g)(4) states, "Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or



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documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.” The proposed plans comply with these Sections because the Applicant proposes to restore the front porch with appropriate materials that reflect the Mature Mining Era (1894-1930).

Relocation

11. Pursuant to LMC § 15-11-13 it is the intent to preserve the Historic and architectural resources of Park City through limitations on Relocation of Historic Structures. LMC § 15-11-13(A)(1) requires the Historic Preservation Board to find a request for Relocation meets two criteria for a Significant Historic Site:

- a. A licensed structural engineer has certified that the Historic Structure can successfully be relocated, and the Applicant has demonstrated that a professional building mover will move the building and protect it while being stored.

Complies: The Applicant provided a Physical Conditions Report completed by Mission Structural, which noted:

“...the lift and relocation of this historic structure can be accomplished so long as exploratory work is carried out and structural modifications are implemented if and where required. In addition, structural stabilization methods will be required prior to relocation and code compliant connections must be engineered to secure the existing structure to its new foundation.”

- b. The proposed Relocation will not have a detrimental effect on the structural soundness of the structure.

Complies: In the Physical Conditions report, Mission Structural noted that the following should be further analyzed and may be required prior to lifting to ensure the soundness of the Significant Historic Structure for lifting:

- i. Installing new structural hardware connections between existing boundary elements.
- ii. Constructing temporary braces strategically placed within the boundary walls.



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iii. Diaphragm reinforcement for the interior floor wood planks.

12. In addition to the two criteria above, LMC § 15-11-13(A)(3) requires one of the following criteria to also be met for Relocation of a Significant Historic Structure:

- a. The proposed Relocation will abate demolition of the Historic Structure on the Site.

Does not comply: The Significant Historic Structure is an occupied Structure and is not in danger of demolition. The Structure does not qualify for consideration of demolition by the Chief Building Official pursuant to the criteria outlined in LMC § 15-11-16.

- b. The Planning Director and Chief Building Official determine the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it.

Does not comply: The Significant Historic Structure does not meet this criterion. It is currently occupied and not in a condition that qualifies it for consideration of demolition by the Chief Building Official pursuant to LMC § 15-11-16.

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the existing Site. Unique conditions shall include all of the following:

- i. The historic context of the Historic Structure has been so radically altered that the proposed Relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or its present setting.

Does not comply: The existing Historic Significant Structure has not been altered from its location since at least 1907, where it has since remained for 117 years. Relocation does not enhance the ability to interpret the historic character of the historic site. 1455 Woodside Avenue is the one of three Historic Structures along this portion of Woodside Avenue. 1439 Woodside Avenue is a Significant Historic Site constructed circa 1905. 1445 Woodside Avenue is a Significant Historic Site constructed circa 1898. These three Significant Historic Sites contribute to the streetscape and interpretation of the historic character of the Historic Site at 1455 Woodside Avenue.



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- ii. The proposed Relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.

Does not comply: This Historic Structure is a Significant Historic Site in the Recreation Commercial Zoning District across the street from the Historic Residential Medium - Density Zoning District. The three Significant Historic Sites across from the Historic Residential Medium – Density Zoning District contribute to the historical associations used to define the boundaries of the district because they establish a trio of Historic Sites reflective of the Mature Mining Era (1894-1930). Not all Historic Sites are within Historic Districts, but each Historic Site is reviewed for its associations within the area in which it is located.

- iii. The historical integrity and significance of the Historic Structure will not be diminished by Relocation.

Does not comply: Pursuant to LMC § 15-15-1, Historic Integrity is defined as, “The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:”

- a. Location. The place where the Historic Site was constructed or the Historical event took place.
The Significant Historic Structure, according to the Applicant, was likely moved to the current location in 1904. Exhibit B, page 59 states,

“...the original 450 square-foot structure was likely moved onto the lot on timbers and skids to place it. The wood timbers were a type of foundation that made moving the home to the new location banded the perimeter and held it together as it was moved to the site. This suggests that the residence was moved onto this lot at some point, and was not originally constructed on the lot. With the wood timbers sitting



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on the ground, it was only a matter of time before the wood rotted and needed to be replaced. The typical means to replace the decayed wood was to replace it with a concrete grade beam setting on the ground, taking the place of the wood timbers.”

The Applicant assumes the Structure was moved to this site but provides no information regarding the original location of the Structure. However, as demonstrated by the Sanborn maps, the Historic Structure has been at this location for at least 117 years and was at this location during Park City’s Mature Mining Era (1894-1930). Moving the structure 14 feet from its current location to the southeast to accommodate construction of up to three new SFDs disrupts its presence established during the Mature Mining Era and its compatibility with the two Significant Historic Sites at 1439 and 1445 Woodside Avenue.

- b. Design. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

The proposed Relocation shifts the physical Structure, disrupting the Site and open landscaping—the ratio of the Structure to landscaped area—to accommodate infill development of up to three new SFDs that would not be subject to the Historic District Regulations because the three new lots would be in the Recreation Commercial Zoning District. The ratio of new construction massing to the existing footprint would overshadow and not be subordinate to the Significant Historic Structure.



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- c. Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.

The Historic Structure has been in the same location for at least 117 years and moving the Structure would modify its relationship with the existing Significant Historic Site. Allowing for maximum density development (four Lots) of new infill construction would reduce the ratio of open space to the Significant Historic Structure. 1445 and 1439 Woodside Avenue are adjacent Historic Structures with Lots greater than typical Old Town Lots, and a greater ratio of open space to built structure. 1445 Woodside Avenue is a 4,791-square-foot Lot, with a width of approximately 55 feet. 1439 Woodside Avenue is a 3,920-square-foot Lot, with a width of approximately 55 feet. Relocating 1455 Woodside Avenue to allow for the creation of up to three new SFDs is not compatible because the relationship between Structure and open space established with the Significant Historic Sites along the streetscape is diminished. The Relocation of 1455 Woodside Avenue results in a Lot that is smaller than the Historic lots along the streetscape, with a width of just under 32 feet, compared with adjacent Historic Sites with a width of approximately 55 feet each. The ratio of lot width to Historic Structure and landscaped area serves as a buffer in the Recreation Commercial Zoning District and creates a rhythm within the historic streetscape with three Significant Historic Sites among larger Multi-Unit Dwellings.

- d. Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.

The Applicant proposes to remove materials associated with the 1960s additions to rehabilitate the Significant Historic Structure and restore the 1904



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form. The Applicant can accomplish this without moving the structure.

- e. **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

Moving the Historic Structure would not modify the workmanship of the Significant Historic Structure.

- f. **Feeling.** A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.

The existing Significant Historic Structure has resided in the same location for at least 117 years. The site includes a significant amount of open space. Moving the Significant Historic Structure would allow for up to three additional Lots to be developed, changing the streetscape to include up to three new SFDs on a Lot that currently contains one. The feeling of the site and view from the streetscape would be significantly altered.

- g. **Association.** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

1455 Woodside Avenue does not have a direct link or association with a Historic Person, but the T/L cottage is significant to the Mature Mining Era. Moving the Historic Structure 14 feet to the southeast diminishes the Historic Integrity of the Significant Historic Site and disrupts the Historic streetscape, described above.

- iv. The potential to preserve the Historic Structure will be enhanced by



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its Relocation.

Does not comply: The Significant Historic Structure may be rehabilitated in its existing location. The Applicant may propose an addition on the Significant Historic Structure in its current location. Moving the Significant Historic Structure to allow for up to three additional Lots for development, as outlined above, does not enhance the Significant Historic Site. The Historic streetscape would be significantly altered.

Conclusions of Law

1. The removal of the 1960s addition to the Significant Historic Structure, as conditioned, to rehabilitate the 1904 form of the Significant Historic Structure, **complies** with the requirements of Land Management Code § 15-11-12.5 *Material Deconstruction*.
2. The restoration of the Significant Historic Structure porch, as conditioned, **complies** with the requirements of Land Management Code § 15-13-2 *Regulations for Historic Residential Sites*.
3. The proposal to Relocate the Significant Historic Structure **does not comply** with the requirements outlined in Land Management Code § 15-11-13 *Relocation*.

Conditions of Approval for Rehabilitation of the 1904 Significant Historic Site and Restoration of the Historic Porch

1. The Applicant must complete Historic District Design Review prior to submitting a building permit.
2. The Applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
3. The front porch shall be constructed of materials and in a style that is compatible with the Significant Historic Structure and Mature Mining Era (1894-1930). Replacement elements shall match the historic elements in size, dimensions, form, profile, and material. The concrete porch shall be replaced with wood.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,



Planning Department

Randy Scott,
Historic Preservation Chair

CC: Lillian Zollinger, Project Planner

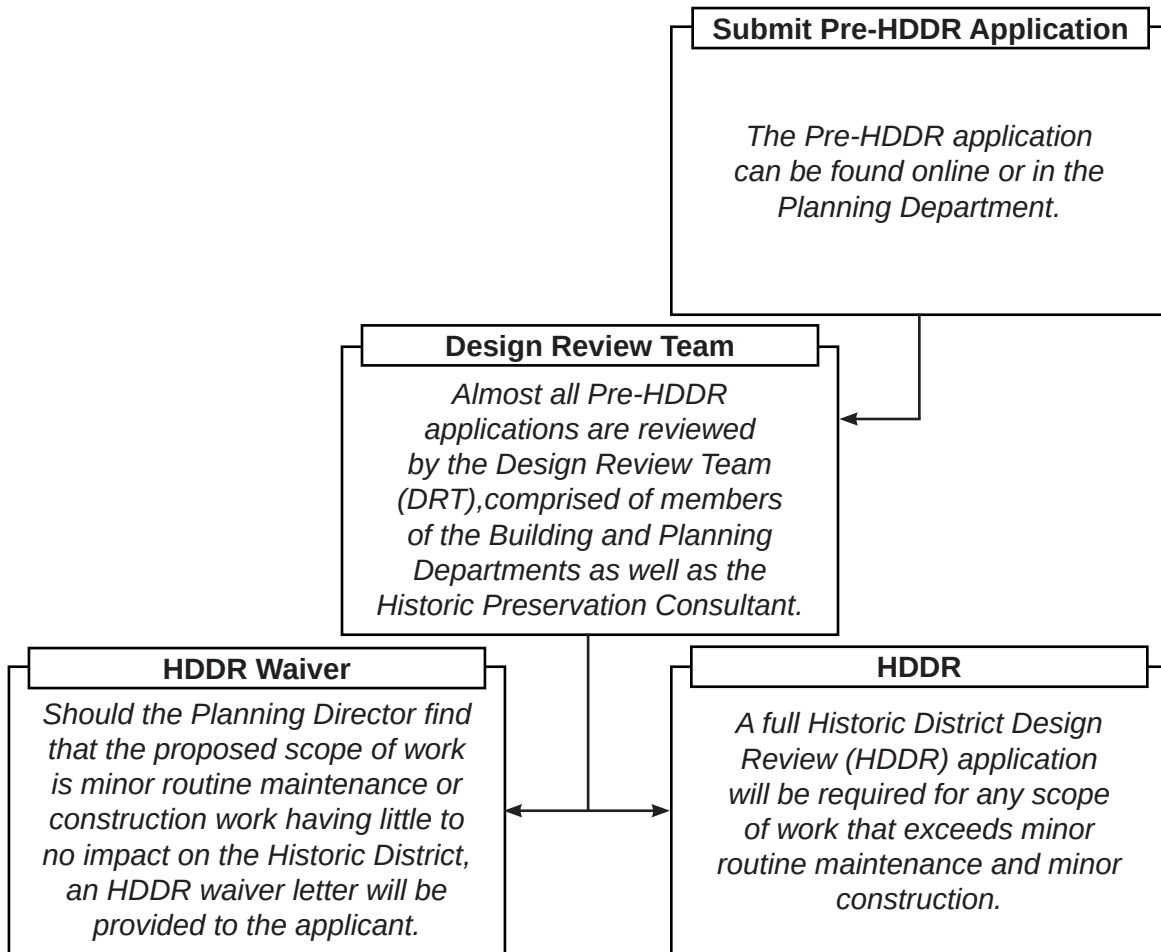
**PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN**

**INFORMATION GUIDE
AND APPLICATIONS**

INFORMATION GUIDE

It is deemed to be in the best interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings, structures, and sites of historic significance in Park City. These buildings, structures, and sites are among the City's most important cultural, educational, and economic assets.

Application Process for sites in the Historic District



The Planning Department is authorized to require that developers prepare a Physical Conditions Report and Historic Preservation Plan as a condition of approving an application that affects a historic structure, site, or object.

What is a Physical Conditions Report?

A Physical Conditions Report is a preservation and rehabilitation tool that identifies, describes, and evaluates the existing condition of a historic building at the specific point in time that the report is completed. It should document the history of construction and past alterations based on physical and documentary evidence. It should also evaluate the condition of specific character-defining features that make up the site or structure.

What is a Historic Preservation Plan?

A Historic Preservation Plan recommends an overall treatment approach in order to address

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

the conditions documented by the Physical Conditions report. The Historic Preservation Plan assesses and guides the effects of the proposed construction-related work in order to ensure that the proposed project complies with the Design Guidelines for Historic Districts and Historic Sites.

What does a Physical Conditions Report include?

A Physical Conditions Report is a comprehensive redecoration and evaluation of the elements, features, and spaces that make up a historic site or structure. The report shall identify each element, feature, and/or space and provide a detailed description of:

- What is it?
- What does it look like?
- What is it made of?
- How was it constructed?

The Physical Conditions Report should be completed after conducting a visual inspection of the existing conditions including uninhabitable space such as roofs, attics, basements, and crawlspaces. Selective demolition or removal of wall and floor coverings may be helpful, but is not required.

What does a Historic Preservation Plan include?

The Historic Preservation Plan outlines proposed treatments for the elements, features, and/or spaces identified by the Physical Conditions Report. These treatment options should be consistent with the Design Guidelines for Historic Districts and Historic Sites, consider potential impacts of proposed treatments, and avoid significantly altering the historic site's or structure's historic integrity.

What is the purpose of the Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report helps establish the scope of work for the proposed project. By determining the condition of the specific elements and character-defining features of the site or structure, the report aids the applicant in selecting an appropriate treatment method for the Historic Preservation Plan.

The four (4) recognized treatment options are:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
- **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
- **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
- **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.

Most projects will employ two (2) or more of these treatments.

The Historic Preservation Plan outlines the proposed treatment for each element, feature, and/or space documented in the Physical Conditions Report. The Historic Preservation Plan considers the current and proposed program needs of the site and/or structure in order to guide treatment approaches and prevent alterations that may have an adverse effect on the site and/or structure.

Who can complete a Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report and Historic Preservation Plan may be prepared by the property owner, architect, structural engineer, historic preservation consultant, contractor, or other members of the design team.

INSTRUCTIONS FOR PHYSICAL CONDITIONS REPORT

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

It is important to identify each element, feature, or space of a historic site and/or structure as all materials, elements, features, and space show the history of construction and past alterations that make up the historic site and/or structure as it exists today. Together and individually, these components contribute to or detract from the historic integrity. Each component should be described regardless of its historical significance.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Conditions Assessment.** In order to fully document each element, feature, and/or space of the historic site or structure, a description of the individual item as well as a conditions evaluation should be provided.

At a minimum, the description narrative should describe the overall appearance, material, and condition of each element, feature, and/or space. The description should also identify and evaluate causes for deterioration, decay, or loss of material. Descriptions should refer to the location and the extent of the deficiency. Photo-documentation should be referenced as well. Any limitations or obstacles to an inspection should be noted as part of the description.

Window and Door Survey forms have been included as part of this application. All window and door openings should be assigned a number and described as part of the survey. Windows and doors in pairs or groupings should be assigned separate numbers.

- 3. Structural Evaluation.** A licensed structural engineer's report should be provided for any proposed panelization or reconstruction project. The structural engineer must certify that the building cannot be reasonably moved intact and demonstrate that the structural system is failing.
- 4. Conditions Evaluation.** Each element, feature, and/or space of the historic site or structure shall be described in detail and include photographic documentation to illustrate the condition. Conditions shall be assessed as:
 - **Excellent Condition.** An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
 - It is intact, structurally sound, and performing its intended purpose
 - There are no cosmetic imperfections
 - Needs no repair
 - **Good Condition.** An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
 - It is intact, structurally sound, and performing its intended purpose
 - There are few cosmetic imperfections
 - It needs only minor or routine maintenance

- **Fair Condition.** An element, feature, and/or space is evaluated to be in fair condition when it meets the following criteria:
 - There are early signs of wear, failure, or deterioration though the element or feature is generally structurally sound and performing its intended purpose
 - There is a failure of a sub-component of the element or feature
 - Replacement of up to 25% of the feature or element is required
 - Replacement of a defective sub-component of the element or feature is required.
- **Poor Condition.** An element, feature, and or/space is evaluated to be in poor condition when it meets the following criteria:
 - It is no longer performing its intended purpose
 - It is missing
 - It shows signs of imminent failure or breakdown
 - More than 25% of the feature or element is deteriorated or damaged and the element or feature cannot be made safe and serviceable through repair
 - It requires major repair or replacement

5. Photo Documentation. Historic and current photographic documentation shall be provided for the conditions described in the narrative for each element, feature, and/or space. Digital photos must be comprehensive and clear. At a minimum:

- Photographs of each building elevation should be provided. Multiple photographs may be used to document the entire length of a façade, if necessary.
- Where appropriate, a measuring scale should be included in the photograph to verify dimensions. This should be completed for any photographs of architectural details.
- Each feature described in this report must include at least one (1) corresponding photograph. More than one (1) photograph per description is encouraged.
- Photographs should be numbered and organized in the same order as the narratives described above. Photographs should be printed in color. To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
- Images on a Disc. Digital copies of the photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit original materials. Materials submitted with the form will not be returned to the applicant.
 - i. The size of the images should be at least 3,000 x 2,000 pixels at 300 dpi (pixels per inch) or larger if possible.
 - ii. It is recommended that digital images be saved in 8-bit (or larger) format.
 - iii. TIFF images are preferred, but JPEG images will be accepted.
 - iv. The CD-R should be labeled as PCR Form "Property Address" "Date".
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- The photos should be organized in a clear, comprehensive manner, reflecting the order of the Physical Conditions Report. Captions are recommended, but not required. See next page for example of photo numbering.



PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Diane and Bill Newland
ADDRESS: 1455 Woodside Ave.
Park City, UT, 84060

TAX ID: SA-226 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Diane Newland
MAILING _____
ADDRESS: 1455 Woodside Ave.
Park City, UT, 84060

PHONE #: (435) 649 - 0092 FAX #: () -
EMAIL: ddnewland@yahoo.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Molly Guinan
PHONE #: (435) 649 - 0092
EMAIL: mguinan@elliottworkgroup.com

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

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: 

Name of Applicant: Molly Guinan

Mailing 1441 Ute Blvd Suite 100

Address: Park City, UT, 84098

Phone #: (435) 649 - 0092 Fax #: () -

Email: mguinan@elliottworkgroup.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Diane Newland

Mailing Address:

Street Address/ Legal 1455 Woodside Ave. Park City, UT, 84060

Description of Subject Property: Single Residential

Signature: Date:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

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

SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

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

Element/Feature: Front Porch (East Facade)

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

Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

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

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13

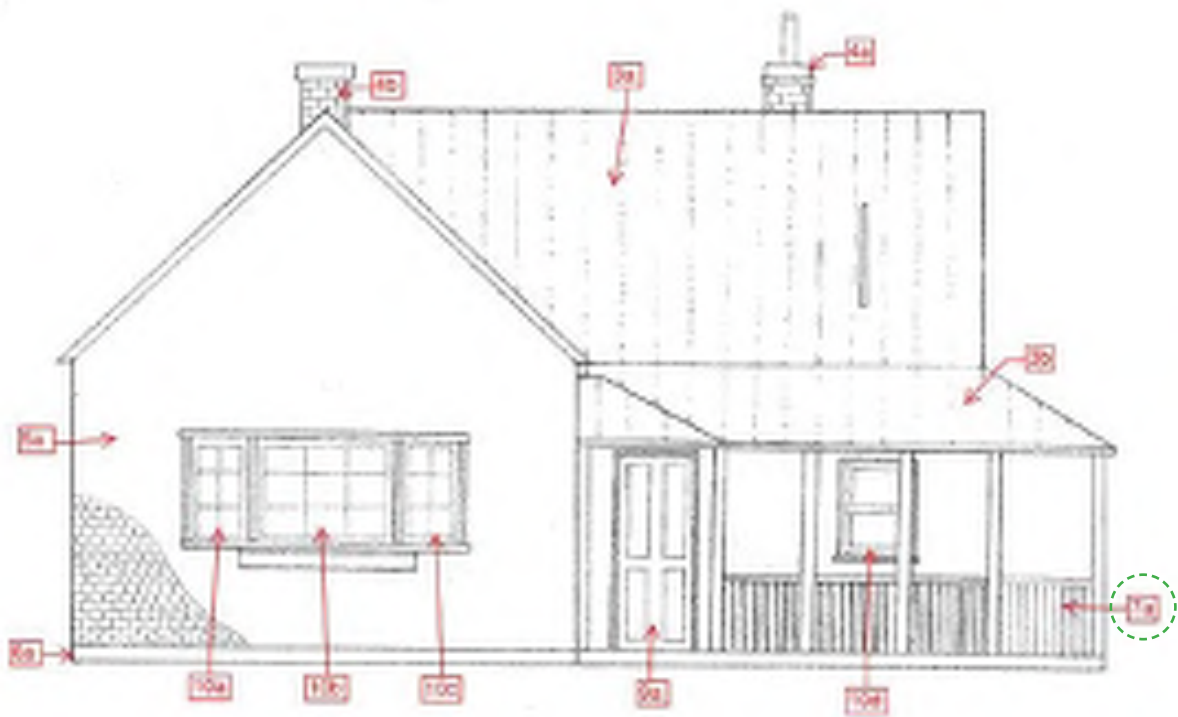
Illustration Numbers: 7a

Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

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

East Facade:



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

SAMPLE PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation



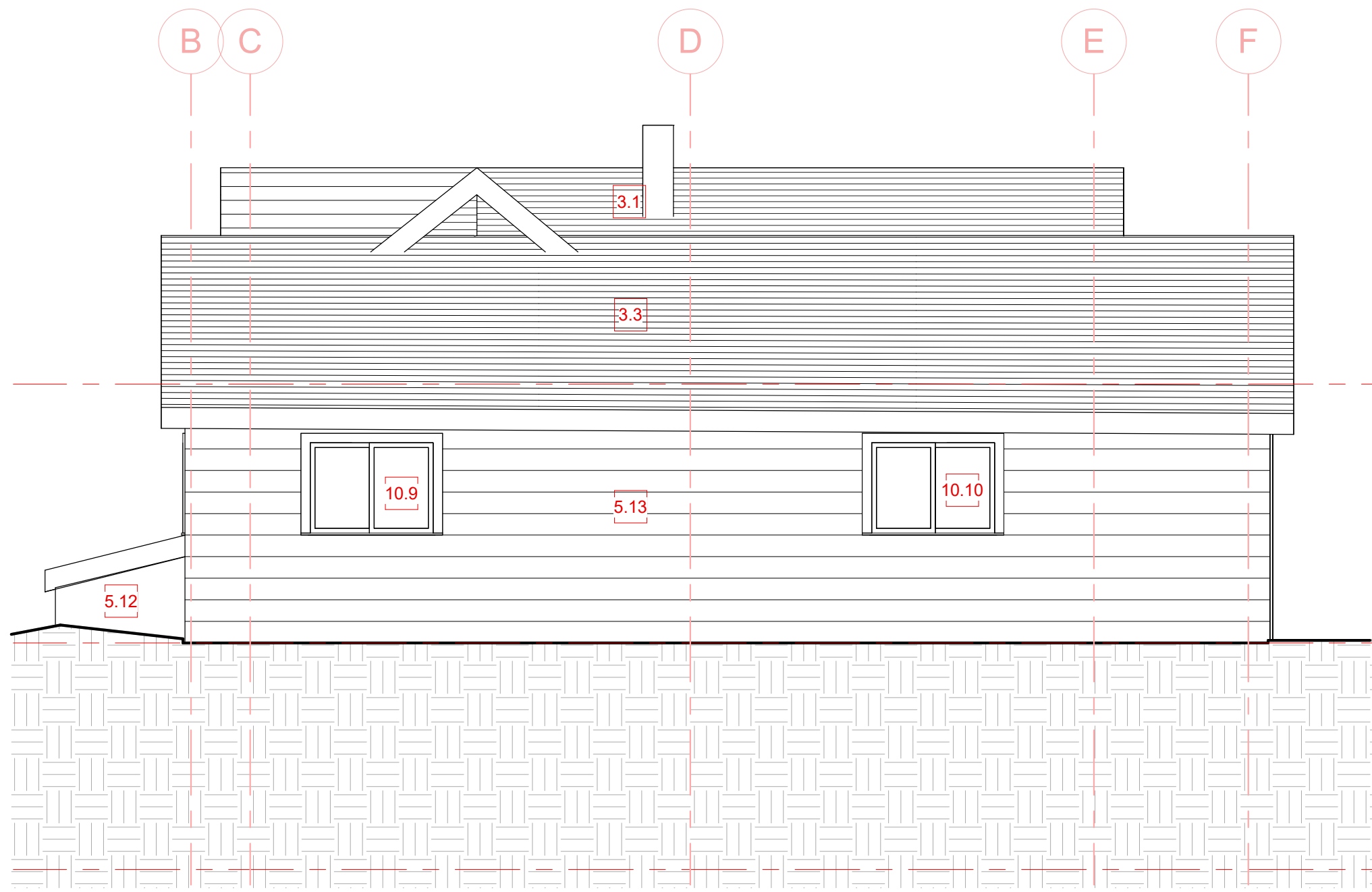
Photo #2: East Elevation Porch Ceiling and Support Structure Detail



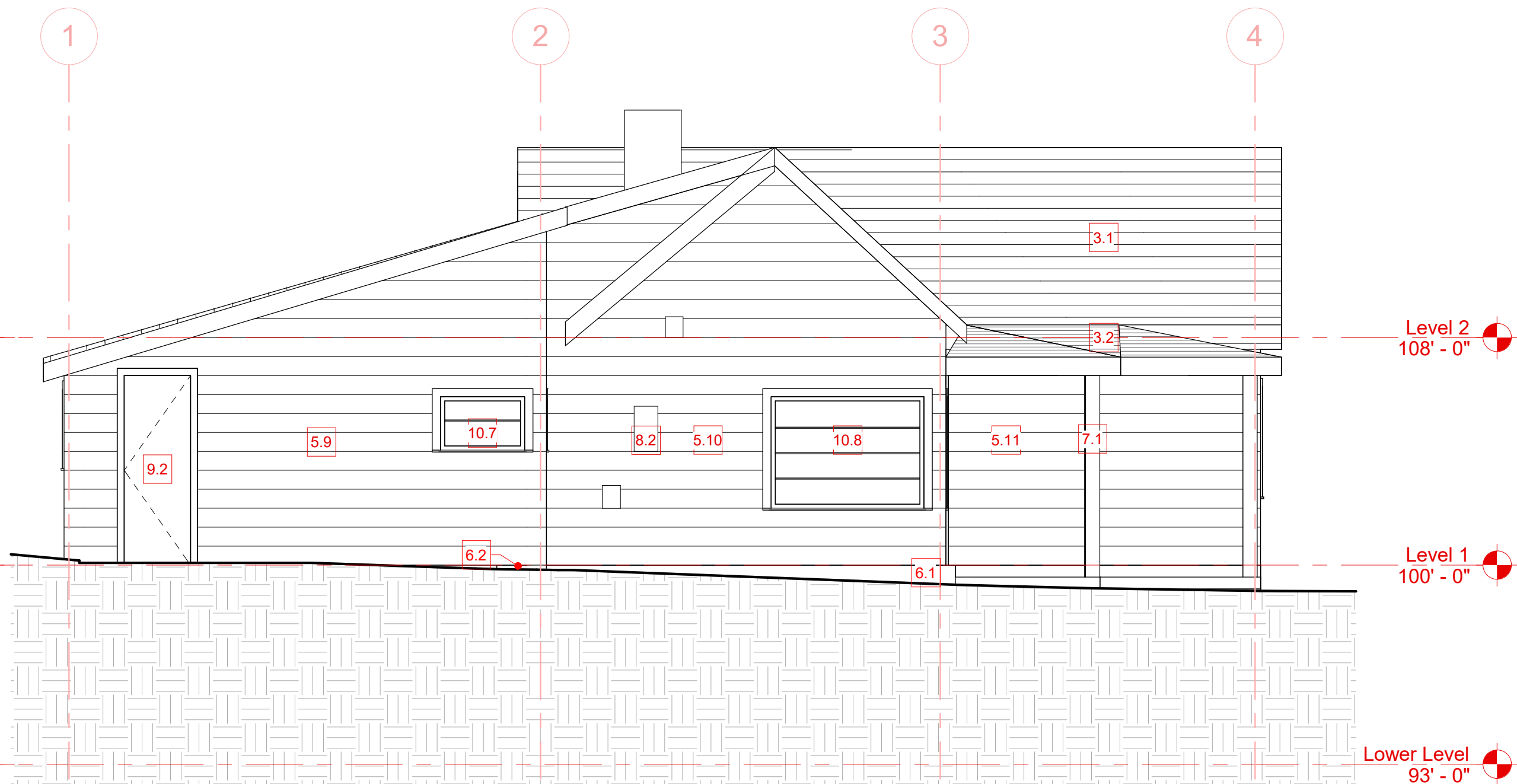
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

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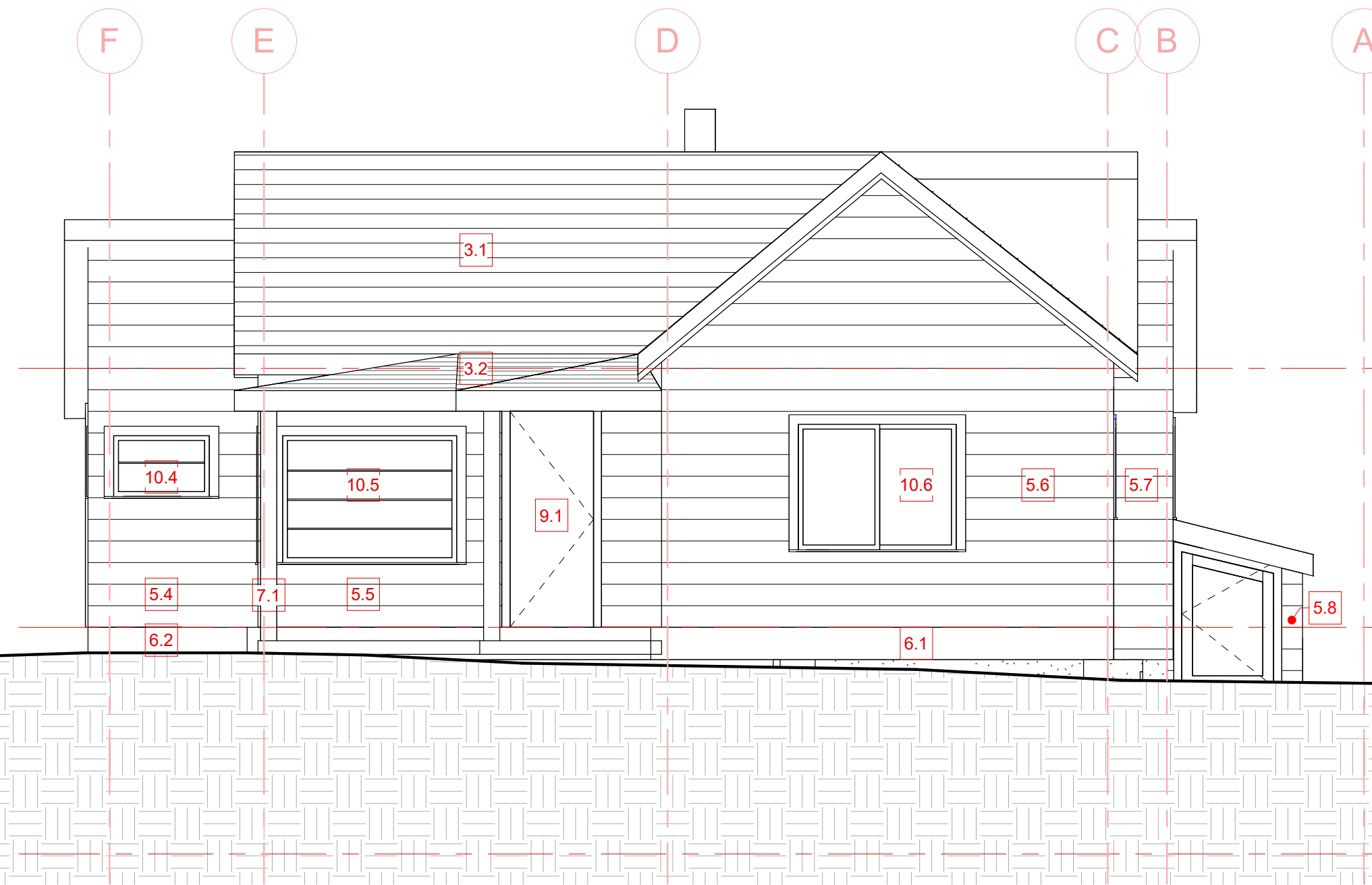
Autodesk Docs://2024-12 1455 Woodside/2024-12 1455 Woodside Options.rvt 11/26/2024 3:00:48 PM



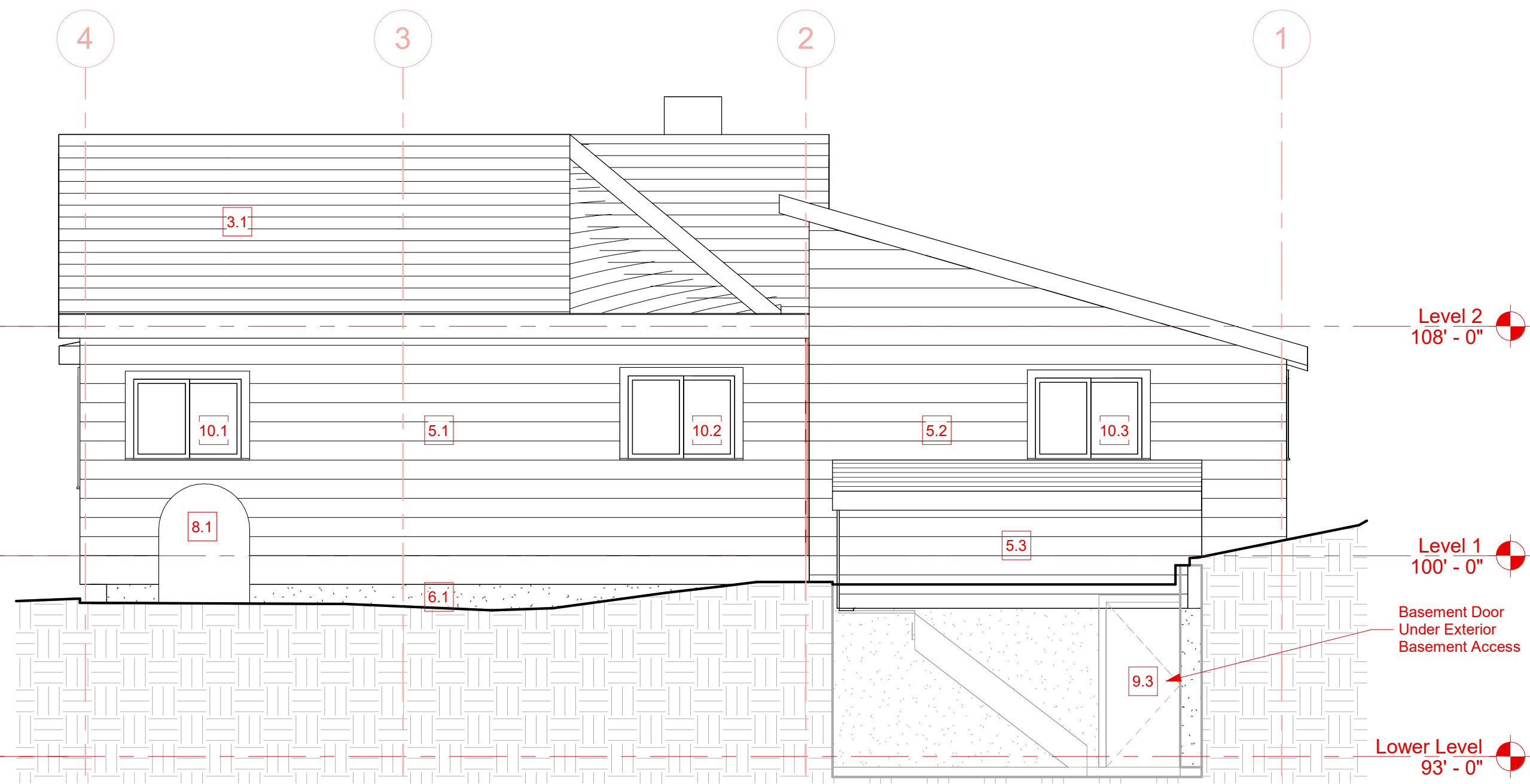
4 West Elevation PCR
1/4" = 1'-0"



3 South Elevation PCR
1/4" = 1'-0"



2 East Elevation PCR
1/4" = 1'-0"



1 North Elevation PCR
1/4" = 1'-0"

General Notes - Elevations

- 1. See Electrical for Exterior Lighting.
- 2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
- 3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
- 4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

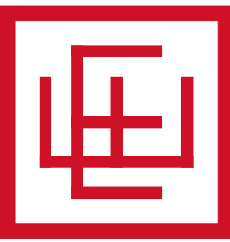
Datum Reference

Architectural Elevation 100' - 0" = USGS 'xxxx' (Final Site Plan)
Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.
Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

Keynotes - Elevations

- 1 Site
- 2 Structure
- 3 Roof
- 4 Chimney
- 5 Exterior Walls
- 6 Foundation
- 7 Porch
- 8 Mechanical System, Utility System, Service Equipment & Electrical
- 9 Doors
- 10 Windows
- 11 Interior
- 12 Garage

ELLIOTT WORKGROUP LLC
1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



Newlands
Newland Residence
1455 Woodside Ave
Park City, UT 84060

Project Status

Notice: This design development package is to be used in conjunction with the collective knowledge and expertise of the project team to further develop the project design, details and scope. Estimating and budgets should not be based solely on these documents. No bidding or construction should be based on these documents.

Rev.	Date	Description
------	------	-------------

ISSUE DATE: 2024.06.10
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2024.12
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Existing Elevations PCR & HPP

A-205

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Fence, Lot, Vegetation, Paving

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Dry-stacked stone wall runs along frontage. Non-historic - installed by homeowner

Relatively flat lot, deep setback from street, minimal vegetation.

A paved path runs from the street frontage to the house, up to, and along the front porch. It continues along the south side of the house, wrapping around west side of the house and stops mid-way at rear facade.

The paved path connects with a concrete pad on the south rear of house.

There are trees on the south, west, and north at property boundary of the site.

There is a non-historic garage on the north east of site with a two car driveway that connects to the road.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☒ Fair

☐ Poor

Pavement is cracked in many places.

Photo Numbers: Sheets 1 & 2

Illustration Numbers: _____



Sheet 1 Photo 1



Sheet 1 Photo 2



Sheet 1 Photo 3



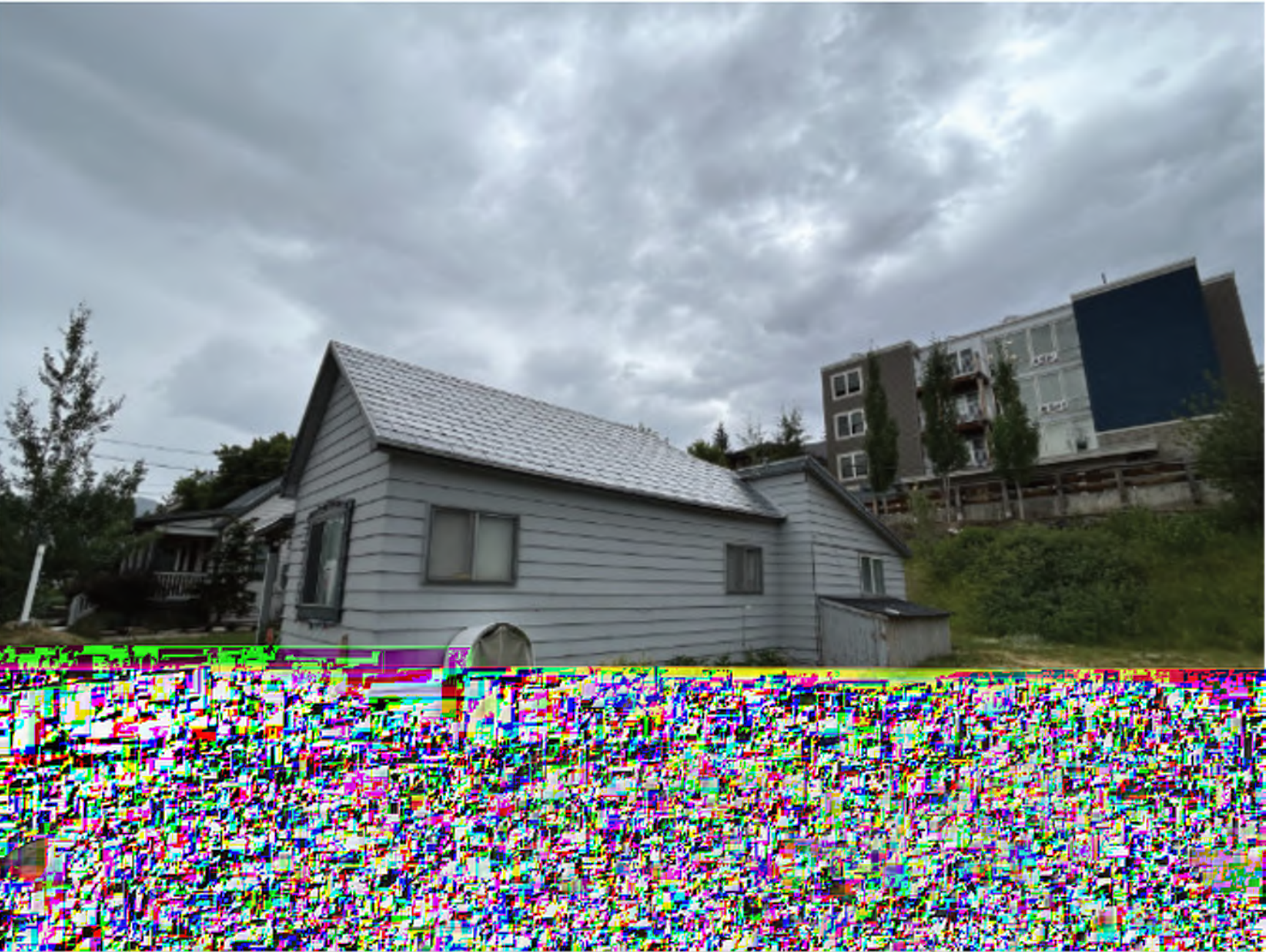
Sheet 1 Photo 4



Sheet 1 Photo 5



Sheet 1 Photo 6



Sheet 1 Photo 7



Sheet 1 Photo 8



Sheet 1 Photo 9



Sheet 1 Photo 10



Sheet 1 Photo 11

Photo Sheet 1 - Site



Sheet 2 Photo 1



Sheet 2 Photo 2



Sheet 2 Photo 3



Sheet 2 Photo 4

Photo Sheet 2 - Site

2. Structure

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

Element/Feature: Structure

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1904, 1964

Describe existing feature:

Historic: "wood timbers banded the perimeter and held it together as it was moved to the site. The wood rotted and was replaced with a concrete grade beam. Concrete grade beam supports the home as a primitive foundation (board form concrete @ current). Wood floor trusses." (Merlin Taylor attached Exhibit A)
Modern concrete stairway and floor in west basement. Concrete foundation in rear non-historic addition. Wood framing throughout. (See Exhibit B)

Sub-floor: Plank.

East Basement/Crawlspace Floor: Dirt

Floor Structure: Wood/Wood Joists (cinder-block)

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☒ Poor

Wood framing and support posts are in direct contact with soil which had degraded the structural integrity.

Photo Numbers: Sheet 3

Illustration Numbers: _____



Sheet 3 Photo 1



Sheet 3 Photo 2



Sheet 3 Photo 3



Sheet 3 Photo 4



Sheet 3 Photo 5



Sheet 3 Photo 6



Sheet 3 Photo 7



Sheet 3 Photo 8



Sheet 3 Photo 9



Sheet 3 Photo 10

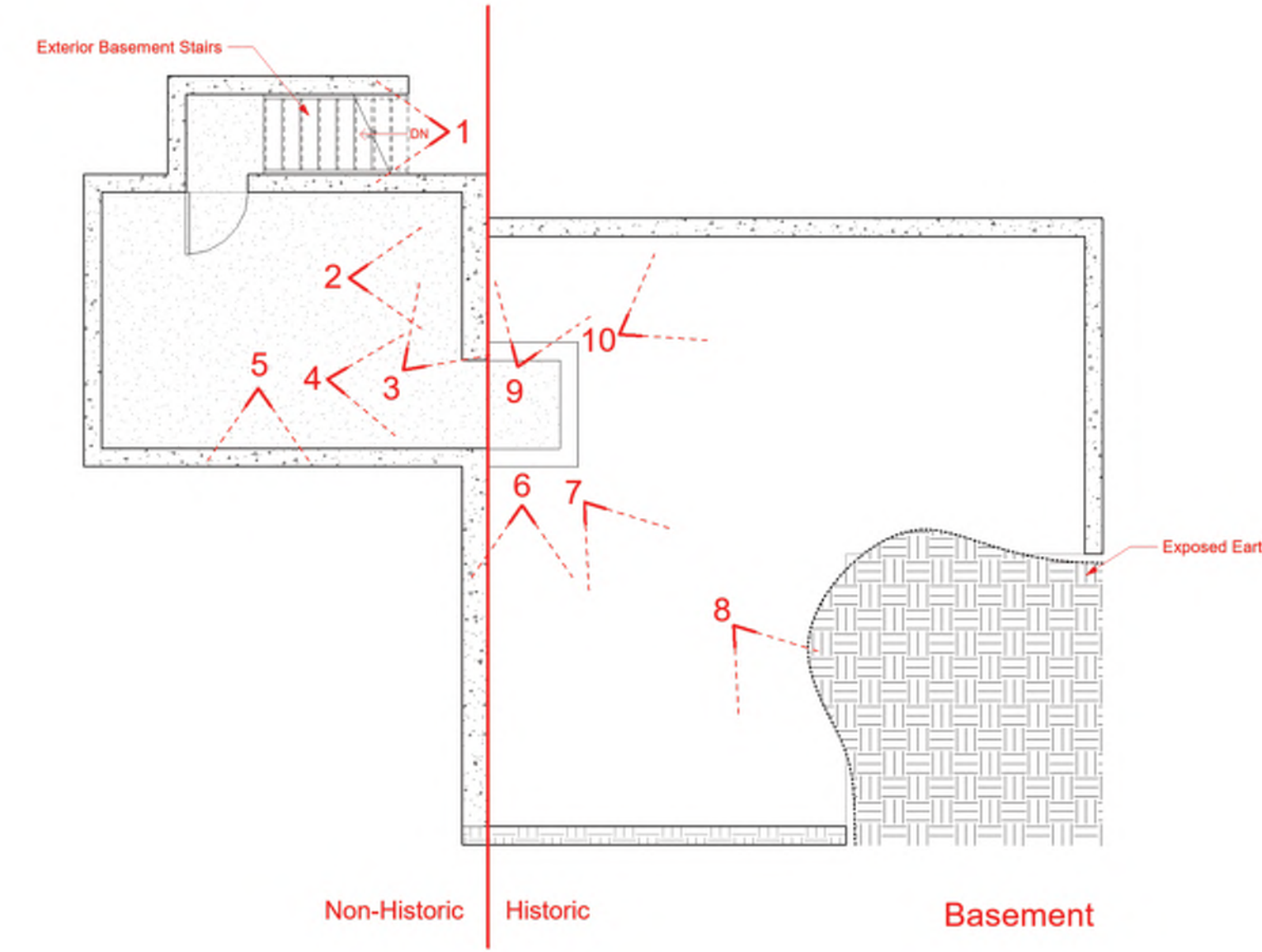


Photo Sheet 3 - Structure



Sheet 3a Photo 1



Sheet 3a Photo 2



Sheet 3a Photo 3



Sheet 3a Photo 4



Sheet 3a Photo 5



Sheet 3a Photo 6



Sheet 3a Photo 7



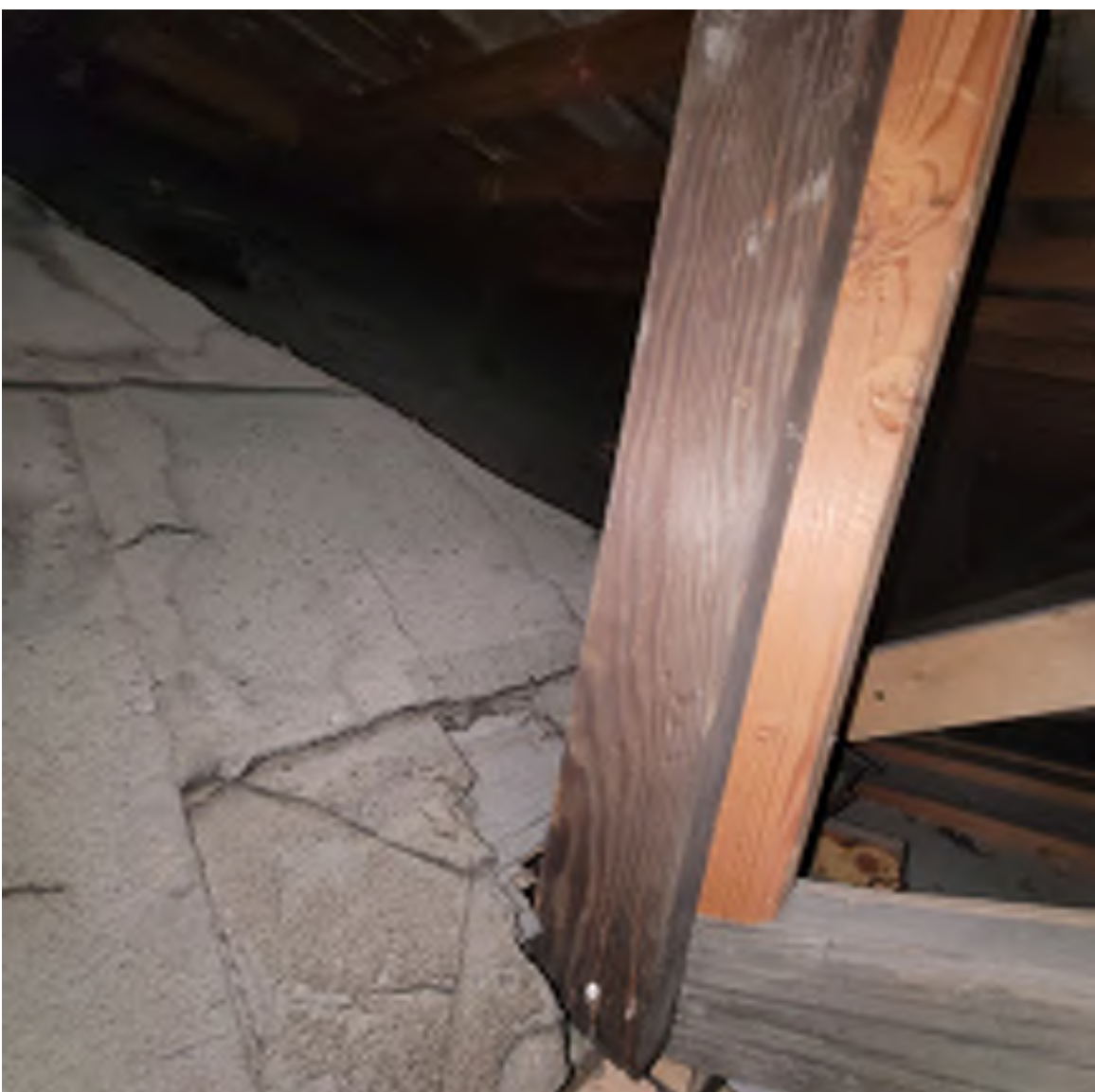
Sheet 3a Photo 8



Sheet 3a Photo 9



Sheet 3a Photo 10



Sheet 3a Photo 11



Sheet 3a Photo 12



Sheet 3a Photo 13



Sheet 3a Photo 14

Photo Sheet 3a - Roof Structure

3. Roof

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

Element/Feature: 1904 Roof

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

Estimated date of construction: 1904

Describe existing feature:

The ~1904 roof form is a L-shaped gable roof -potentially an L or T shape (see exhibit B for further information)
Asphalt shingles - later addition.
No gutter
Metal flashing - later addition.

Patched shingles but in good condition.

The roof form is intact.

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

The paint is peeling on the wood soffit. The metal flashing is weathered/and worn.
Weathered and patched shingles.

Photo Numbers: Sheet 4 Illustration Numbers: 3.1

3. Roof

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

Element/Feature: 1964 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1964

Describe existing feature:

The ~1964 roof is a shed roof that connects to the rear of the modified 1904 roof. It is a different slope than the original roof slopes and any previous additions. There are additional roof structures beneath the 1964 roof from previous additions.

Asphalt shingles

No gutter

Metal flashing

In good condition.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☒ Fair

☐ Poor

The paint is peeling on the wood soffit. The wood soffit is disconnecting at the corners and lacking structural and formal integrity. The metal flashing is weathered.

Photo Numbers: Sheet 4

Illustration Numbers: 3.3

3. Roof

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

Element/Feature: Porch Roof Addition-occupies area of historic porch roof

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

Estimated date of construction: 1964

Describe existing feature:

Asphalt shingles
No gutter
Metal flashing

The form: dropped hipped roof porch inset into the L shape at the front of the house is intact.

All supports and roof cladding is new but in poor condition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The paint is peeling on wood soffit. The wood is deteriorating on soffit. In the south east corner of soffit, the wood is decayed and broken off lacking structural and formal integrity. The metal flashing is weathered and dented. Weathered and patched shingles.

Photo Numbers: Sheet 4

Illustration Numbers: 3.2



Sheet 4 Photo 1



Sheet 4 Photo 2



Sheet 4 Photo 3



Sheet 4 Photo 4



Sheet 4 Photo 5



Sheet 4 Photo 6



Sheet 4 Photo 7



Sheet 4 Photo 8



Sheet 4 Photo 9

5. Exterior Walls

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

Element/Feature: Siding

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Aluminum/Vinyl Siding

As indicated in the tax cards, the house was clad in siding in 1949 and asbestos shingles in 1958 and 1968. When the current aluminum/vinyl siding was applied is not clear.

Wood framing

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Weathered, splitting at the corners of the house. Weathered paint on rear wall (see 5.13 on elevations). Some siding is falling down

Photo Numbers: Sheet 6 Illustration Numbers: 5.1 - 5.13



Sheet 6 Photo 1



Sheet 6 Photo 2



Sheet 6 Photo 3



Sheet 6 Photo 4



Sheet 6 Photo 5



Sheet 6 Photo 6



Sheet 6 Photo 7



Sheet 6 Photo 8



Sheet 6 Photo 9

Photo Sheet 6 - Exterior Walls

6. Foundation

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

Element/Feature: Foundation

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1904, 1964

Describe existing feature:

The L-shaped house was moved onto the lot on a wood timber foundation banding the perimeter. The wood rotted and was replaced with a concrete grade beam which still supports the house as a primitive foundation. (Merlin Taylor Exhibit A)

No foundation found ('49, '54, 68') appraisals.

The rear portion of the home, built in late '60's/early '70's, has a more modern concrete foundation and basement. Per the 1952 tax card, there was a rudimentary coal shed/pit where the modern foundation now sits at the N/W

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☒ Poor

Weathered. There is a crack in the perimeter banding foundation under the front door. The perimeter banding foundation on the south part of the historic house is disconnecting from the rest of the foundation and is lacking in structural integrity on the current site (See sheet 7 photo 3).

Photo Numbers: Sheet 7

Illustration Numbers: 6.1, 6.2



Sheet 7 Photo 1



Sheet 7 Photo 2



Sheet 7 Photo 3



Sheet 7 Photo 4



Sheet 7 Photo 5



Sheet 7 Photo 6

7. Porches

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

Element/Feature: Front Porch (East Facade)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1952

Describe existing feature:

The original wooden porch deck has been replaced with a concrete slab c. 1950's. The original degraded columns were replaced with new members for structural integrity, but are also now degraded and lacking integrity. There is evidence that the existing porch resembles the original porch in shape and height. The square porch posts/columns are made of painted wood. The dropped hipped roof porch inset into the L at the front of the house is intact. The roof material is asphalt shingles.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Paint peeling on columns and ceiling. The side of the concrete slab is slightly weathered and cracked by the front door. Soffit wood is deteriorating and falling off in corners causing holes or tears in the soffit.

Photo Numbers: Sheet 8 Illustration Numbers: 7.1, 3.2



Sheet 8 Photo 1



Sheet 8 Photo 2



Sheet 8 Photo 3



Sheet 8 Photo 4



Sheet 8 Photo 5



Sheet 8 Photo 6



Sheet 8 Photo 7



Sheet 8 Photo 8



Sheet 8 Photo 9



Sheet 8 Photo 10



Sheet 8 Photo 11

Photo Sheet 8 - Porch

8. Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: Electrical, Gas, Mechanical

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Electrical boxes are located on the South facade of the historic portion of the house (see photos 3,4 & illustration 8.2).

There is a gas meter located on the North facade of the historic portion of the house (see photo 1,2 & illustration 8.1).

Furnace and water runs from the basement through the roof in the 1964 addition (see photos 5,6,7).

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Not Known

Photo Numbers: Sheet 9

Illustration Numbers: 8.1, 8.2



Sheet 9 Photo 1



Sheet 9 Photo 2



Sheet 9 Photo 3



Sheet 9 Photo 4



Sheet 9 Photo 5



Sheet 9 Photo 6



Sheet 9 Photo 7

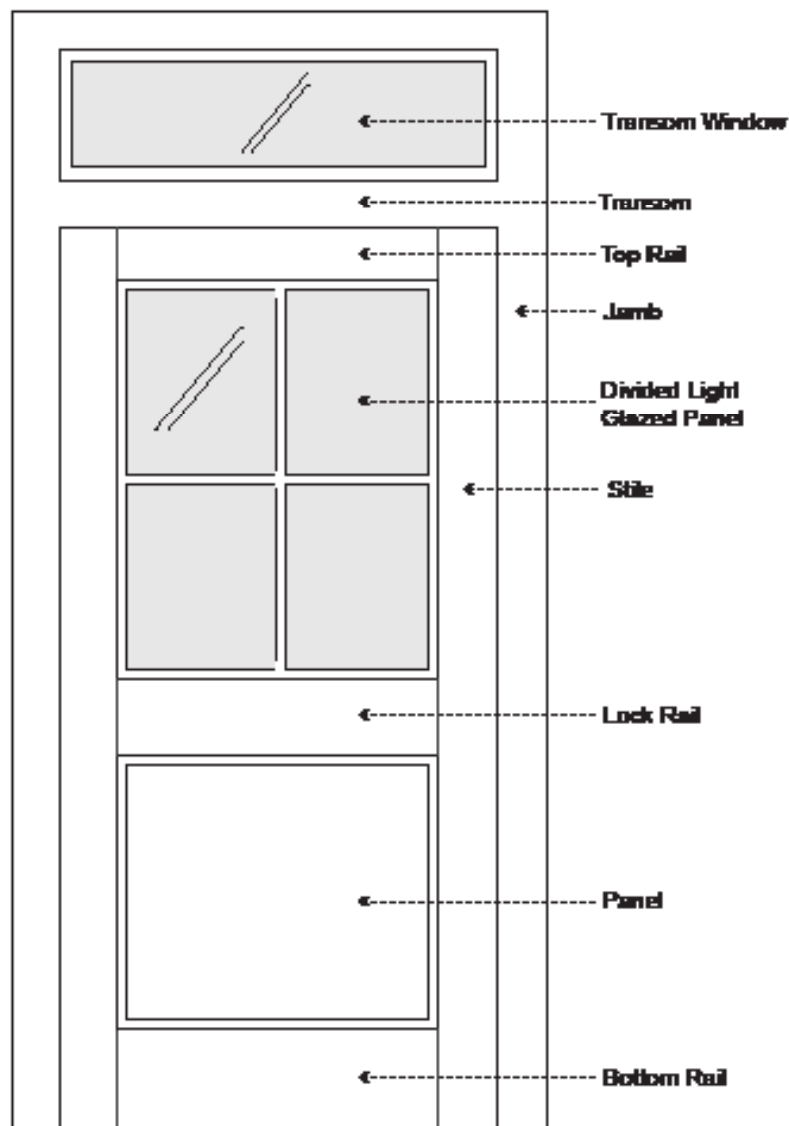
Photo Sheet 9 - Systems

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



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

Door Survey Form

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

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 3

Number of doors completely missing: 0

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

Number of doors to be replaced: 3

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
9.1	Good	Front flat door - Peeling/weathered paint on jamb and transom	Sheet 10 Photo 1,2	No
9.1a	Good	Storm door. Dent in panel, dent and crack in stile.	Sheet 10 Photo 1,2	No
9.2	Fair	Weathered, generally fine	Sheet 10 Photo 3,4,5	No
9.2b	Fair	Storm door.	Sheet 10 Photo 3,4,5	No
9.3	Poor	Weathered, splitting wood on panels, top rail has been cut down.	Sheet 10 Photo 6	No

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

9.1 Exterior



Sheet 10 Photo 1

9.1 Interior



Sheet 10 Photo 2

9.2 Exterior



Sheet 10 Photo 3



9.3 Exterior



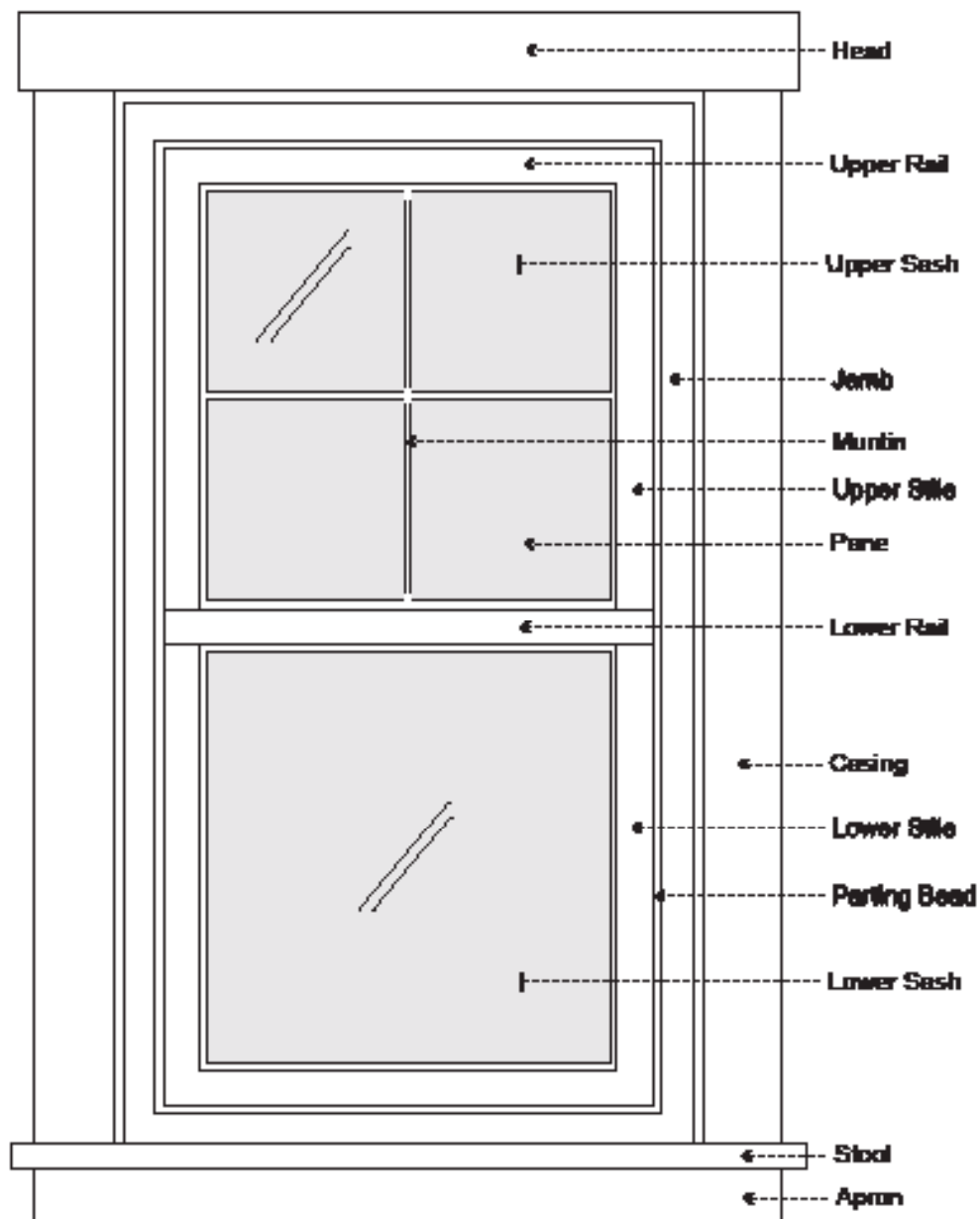
Sheet 10 Photo 6

Photo Sheet 10 - Doors

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



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

Window Survey Form

Total number of window openings on the exterior of the structure: 10

Number of historic windows on the structure: 2 (1950's)

Number of existing replacement/non-historic windows 8

Number of windows completely missing: 0

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

Number of windows to be replaced: 10 Replace all with wood frame (thermally efficient) to replicate historic.

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
10.1	Fair	Weathered & dented frame	Sheet 11 Photo 1	No
10.2	Fair	Weathered & dented frame	Sheet 11 Photo 2	No
10.3	Fair	Weathered & dented frame	Sheet 11 Photo 3	No
10.4	Poor	Peeling paint & weathered, splitting wood	Sheet 11 Photo 4	No
10.5	Fair	Slightly weathered	Sheet 11 Photo 5	Yes
10.6	Fair	Weathered frame, light peeling paint	Sheet 11 Photo 6	No
10.7	Poor	Peeling paint & weathered, splitting wood	Sheet 11 Photo 7	No
10.8	Poor	Peeling paint & weathered, splitting wood, damaged frame	Sheet 11 Photo 8	Yes
10.9	Fair	Weathered & dented frame	Sheet 11 Photo 9	No
10.10	Fair	Weathered & dented frame	Sheet 11 Photo 10	No
		No windows are up to modern thermal or code regulations		

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

10.1



Sheet 11 Photo 1 Aluminum

10.2



Sheet 11 Photo 2 Aluminum

10.3



Sheet 11 Photo 3 Aluminum

10.4



Sheet 11 Photo 4 Wood

10.5



Sheet 11 Photo 5

10.6



Sheet 11 Photo 6 Aluminum

10.7



Sheet 11 Photo 7 Wood

10.8



Sheet 11 Photo 8

10.9



Sheet 11 Photo 9 Aluminum

10.10



Sheet 11 Photo 10 Aluminum

Photo Sheet 11 - Windows

11. Interior Photographs

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

Element/Feature: Interior of Historic House

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

All interiors have been updated/modernized

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: Sheet 12 Illustration Numbers: _____



Sheet 12 Photo 1



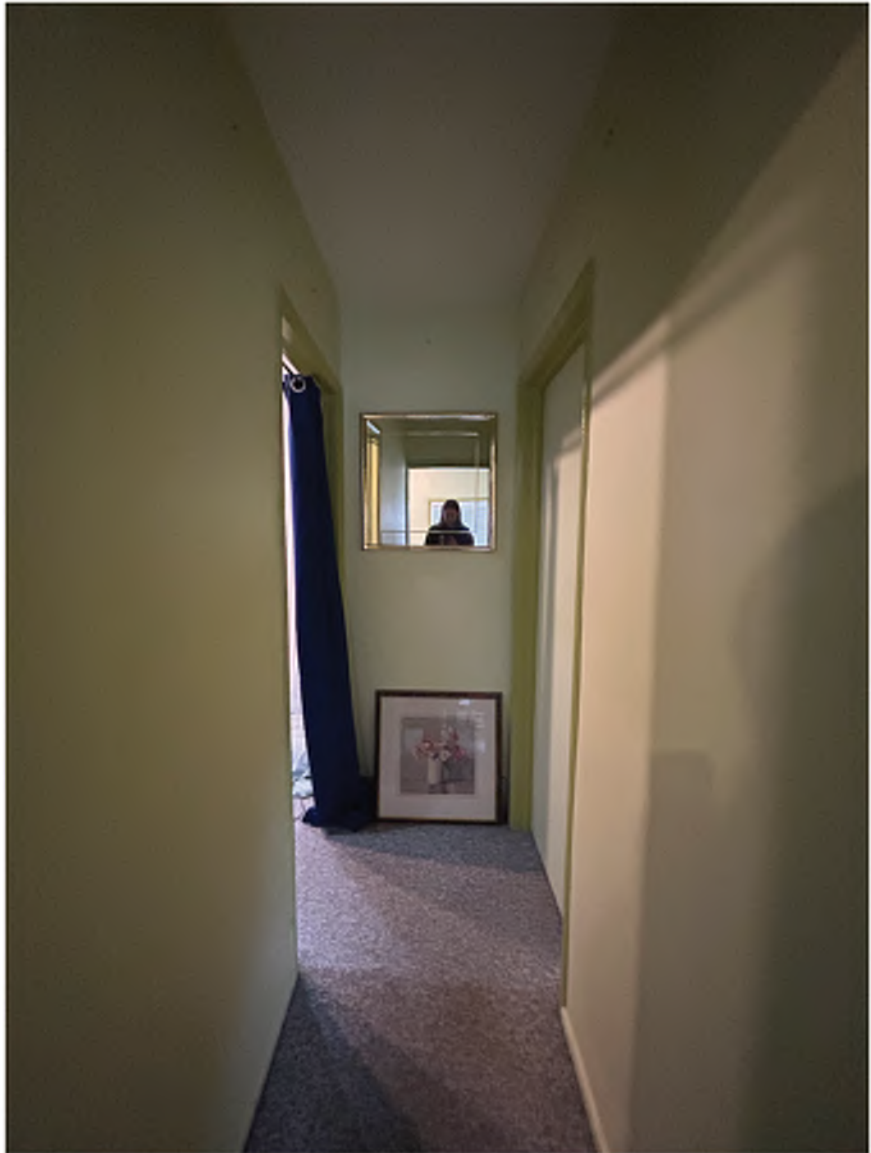
Sheet 12 Photo 2



Sheet 12 Photo 3



Sheet 12 Photo 4



Sheet 12 Photo 5



Sheet 12 Photo 6

Element/Feature: Interior of House Addition & Basement

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1964

Describe existing feature:

All interiors have been updated/modernized

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: Sheet 13 Illustration Numbers: _____



Sheet 13 Photo 1



Sheet 13 Photo 2



Sheet 13 Photo 3



Sheet 13 Photo 4



Sheet 13 Photo 5



Sheet 13 Photo 6



Sheet 13 Photo 7



Sheet 13 Photo 8



Sheet 13 Photo 9



Sheet 13 Photo 10



Sheet 13 Photo 11



Sheet 13 Photo 12



Sheet 13 Photo 13



Sheet 13 Photo 14

Photo Sheet 13 - Interior Addition

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: Garage

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1965

Describe existing feature:

Concrete block and painted wood garage with gabled roof. Material of roof is asphalt shingles. There are two garage doors in the front and a square window in the rear (West facade).

Constructed in 1969 according to Summit County records, garage is bearing on a contemporary concrete foundation and cinder-block.

Materials are in fair condition.

1968 tax card indicates garage built in 1965 (historic site form)

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Metal flashing is weathered. Paint is peeling on wood portion of rear. The window in rear is deteriorating.

Photo Numbers: Sheet 14 Illustration Numbers: _____



Sheet 14 Photo 1



Sheet 14 Photo 2



Sheet 14 Photo 3



Sheet 14 Photo 4

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: Overall House

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1904, 1964

Describe existing feature:

Overall House - A significant site from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1904. The zoning is recreation commercial. The house is divided into two parts, the 1904 original front portion and the rear addition built c. late '60's early '70's.

The architectural style of the original front portion is the "T/L" Cottage (crosswing)/Vernacular style. The style is one of the three most common house types built in Park City during the mining era. The T/L cottage was at it's height of popularity from the 1880's until 1900. The one story, 450 square foot L-shaped front portion of the house was not originally constructed on the lot, but moved onto the lot on timbers and skids (prior to the 1907 Sandborn map). Wood timbers were a type of foundation that banded the perimeter of the house and held it together as it was moved to the site (Merlin Taylor exhibit A).

The Sandborn maps show a house of a similar configuration to what is currently on site, but with further investigation of maps and tax cards, it shows that there have been various additions (most likely sheds on the rear of the tertiary facade) throughout the history of the home. (see exhibit B for historical analysis of additions/demolitions). At some point in the homes history, the rear of the original house noted on the 1907 Sandborn map was demolished and re-built in an expanded footprint, again most likely a rear shed roof common at the time. There is evidence of multiple demolitions and rebuilds of the rear section. This is further noted by evidence of numerous old roof forms under the existing rear extension. Analysis of the materials used on the different components of the builds (shingles, lumber, etc) shows the entirety of the rear of the building to be a modern addition. (see exhibit B for additional detail)

The current one story 580 square foot rear addition was added to the older front section. The rear addition, basement access stairs, and basement was added around the late 1960's early 1970's and sits where a coal storage used to reside. The rear portion does not encompass any of the historical components and characteristics typically seen in Park City's historic residences, and is therefore, not historical (Merlin Taylor see exhibit A). In addition, the detached concrete block and wood garage was also constructed around this time c. 1965 (Historic Site Form).

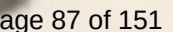
Many elements in both the historic front portion and the rear addition have been replaced or updated including the siding, roofing, wood columns on the front porch, all exterior doors, the aluminum slider windows, and the basement entrance roof. However, the historic horizontal-paned WWII era windows and the L-shape structure are original.

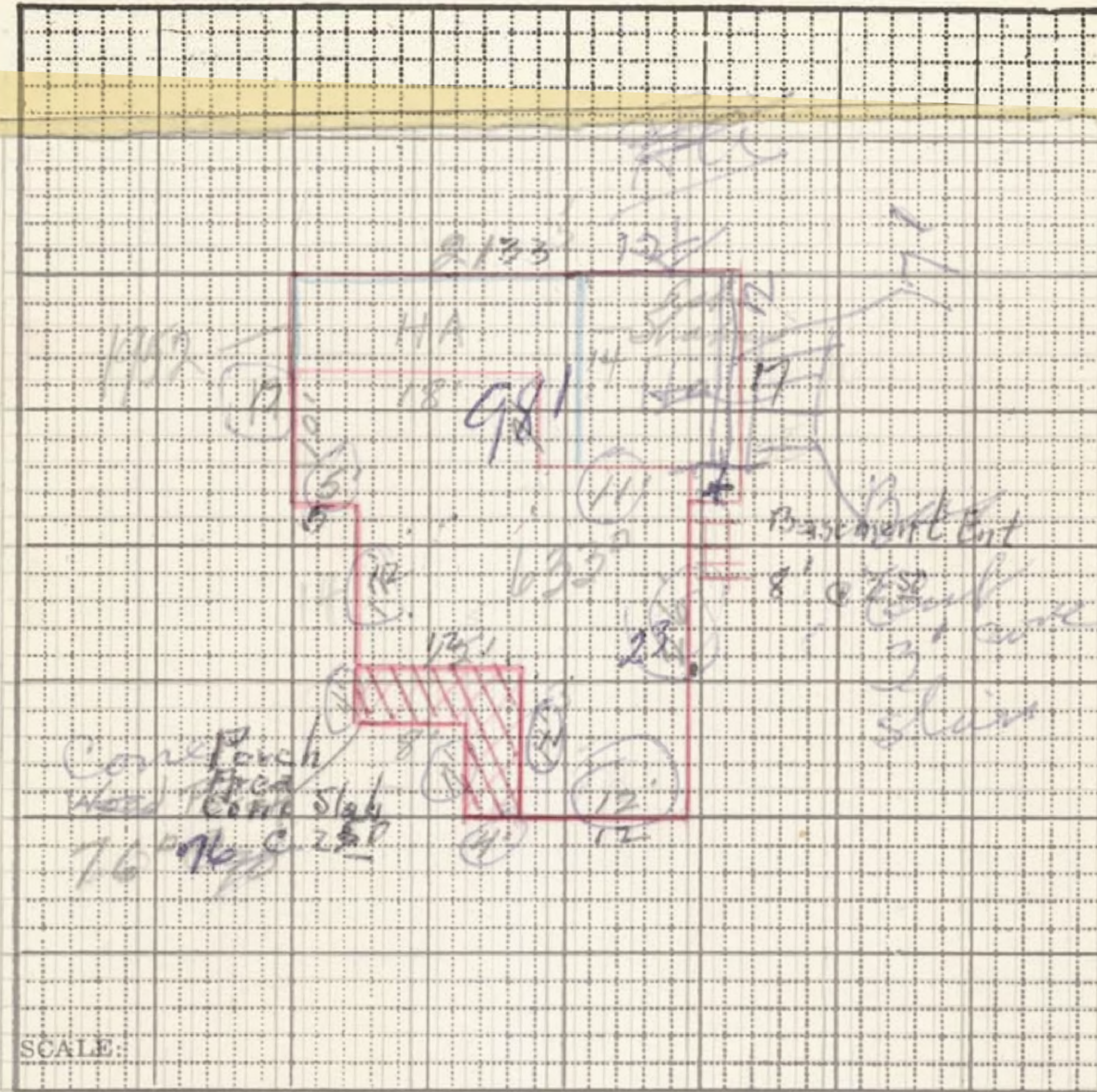
In addition to the extensive house modifications, the site boundaries have also been modified over time. The house originally sat closer to the South Boundary line and the existing site was divided into two lots. (See exhibit B for analysis of site changes.

We have also provided an analysis of historic home designated on the 1907 Sandborn map that have now become condos/hotels/new homes. There are currently 3 homes that have historic designation all of which have been through various house and lot modifications since the 1907 Sandborn map.



1455 Woodside Ave.





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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

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

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Diane & Bill Newland

ADDRESS: 1455 Woodside Ave.

Park City, UT, 84060

TAX ID: SA-226 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Diane Newland

PHONE #: (435) 649 - 0092 FAX #: () -

EMAIL: ddnewland@yahoo.com

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

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

Element/Feature: Full Site

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The applicant proposed a full upgrade to all site features once a design direction has been outlined by the planning department and all pertinent boards. New paths, slabs, and landscaping will be proposed at a future date. Any significant vegetation will e maintained or replaced with like items.

Structure

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

Element/Feature: Structure

This involves: ☒ Preservation ☒ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The structure of the L-shaped 1905 historic house is to be preserved and rehabilitated. It is proposed that the existing historic home will be secured and brought up to modern structural regulations. The applicant requests to lift and move the existing structure to the minimum setback on the South side of the existing lot. A new foundation would be poured for the historic house to sit upon. This would bring the existing house closer to the only other two historic homes in the area and create additional lots to the North that would sit in the RC district.

The rear non-historic portion of the house would be demolished to rehabilitate the original T/L cottage shape as well as the original roof line which is currently hidden under the more modern addition.

Please reference HDDR application to see extent of demolition and historic vs. new build analysis

Roof

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

Element/Feature: Roof

This involves: ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The historic L-shaped roof form is to be preserved. Existing asphalt shingles will be replaced with historically accurate alternative (shingle/standing seam metal).

The rear non-historic roof portion of the house will be demolished to rehabilitate the original T/L cottage shape as well as the original roof line which is currently hidden under the more modern addition.

Please reference HDDR application for extent of demolition

Chimney

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

Element/Feature: N/A

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Exterior Walls

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

Element/Feature: Siding

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The existing siding is to be demolished and replaced with historically accurate drop wood siding.

All rear siding on non-historic to be demolished

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Foundation

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

Element/Feature: Foundation

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The foundation for the historic portion of the house is in poor condition. It is proposed that the existing historic home will be secured and brought up to modern structural regulations. A new foundation will be poured below the historic portion of the home, most likely a full basement below the original T/L cottage shape.

Porches

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

Element/Feature: Porch

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The L-shaped porch is in disrepair and will need to be reconstructed to stabilize it's form. It will probably be necessary to remove all non-historic members and replace with new while preserving the porch roof form to re-clad with new roofing materials. The front porch could also be rebuilt in the original wood deck removing the more modern poured concrete base.

Doors

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

Element/Feature: Doors 9.1, 9.2, 9.3

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

There are no historic doors remaining on the residence. All exterior doors are to be removed and replaced with historically accurate re-productions

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All windows to be removed and replaced with historically accurate re-productions. Windows will be brought into HDDR compliance as well as modern thermal insulation standards.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: Mech, Elec, Utility

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Update per new requirements

Additions

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

Element/Feature: Rear addition and garage

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The rear non-historic addition will be demolished and a new addition that maximizes the site allowances will be built.

The non-historic garage will also be demolished.

Exhibit A:

Merlin Taylor Report

June 5, 2023

Rosing Davidson Frost
C/O Nick Frost
136 Heber Avenue Suite 205
Park City, Utah 84060

Re: 2396/Newland - 1455 Woodside Avenue Park City, Utah 84060

Dear Nick,

I have been engaged by Bill and Diane Newland to conduct a review of their residence and property located at 1455 Woodside Avenue. Specifically, the Newlands requested that I review and research the various construction methods utilized on the Newland Residence to determine the approximate age of the materials and construction methods used to construct the main residence, as well as the apparent addition added over the years. During my site visits to the Newland home on March 20 and May 1, 2023, I gathered photos and information regarding the approximate age of dwellings on the property. It was my observation and determination that the home is divided into two distinct parts, an original front portion and later, the addition added to the rear of the original house.

According to the Summit County Records, the home is 1037 square feet and is noted as 1904 as the year built. The front portion of the house is approximately 45% of the total square footage of the present size of the home, or 450 square feet. Therefore, the front portion of the home is challenging to date as to how old it is. However, the original 450 square-foot structure was likely moved onto the lot on timbers and skids to place it. The wood timbers were a type of foundation that made moving the home to the new location banded the perimeter and held it together as it was moved to the site. This suggests that the residence was moved onto this lot at some point, and was not originally constructed on the lot. With the wood timbers sitting on the ground, it was only a matter of time before the wood rotted and needed to be replaced. The typical means to replace the decayed wood was to replace it with a concrete grade beam setting on the ground, taking the place of the wood timbers.

This fact is evident today because the concrete grade beam still supports the home as a primitive foundation. Please see Figure 1 below, with the red arrows identifying the concrete beams supporting the house.

Please see all photos from the visits to the property in this Dropbox folder:

<https://www.dropbox.com/scl/fo/ctkffoe2oj7w3ubcq9ffp/h?dl=0&rlkey=293ourel9wxkha9w9b0ax1j>

The rear portion of the home is an addition to the older front section; again, approximately 55% of the house's total square footage of about 580 square feet. The rear portion of the home has a utility basement. A concrete foundation, more modern than the concrete foundation supporting the main structure, supports it. Based on the construction of the

“CLASS”

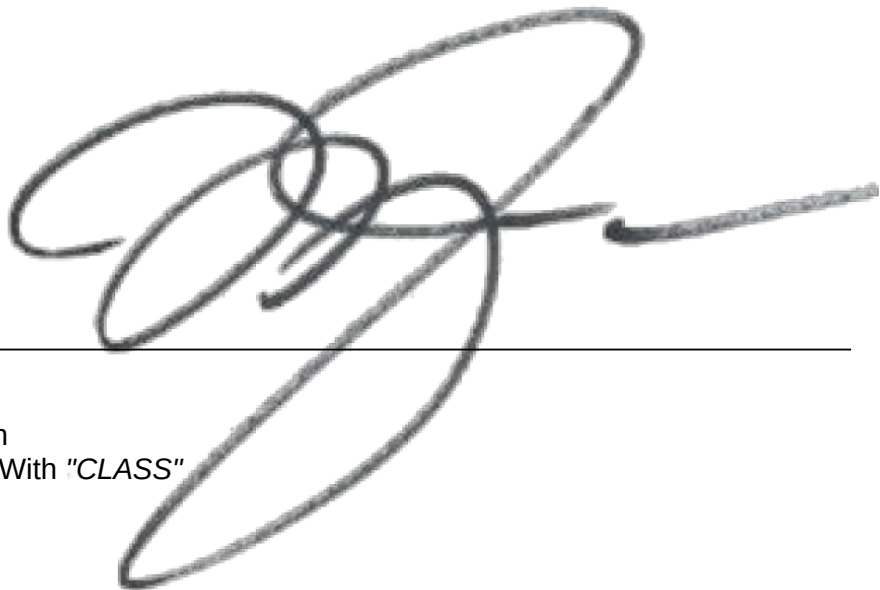
Comprehensive Litigation (A+) Support Services ®

concrete foundation of the addition, the materials used, including the floor trusses, as well as the methods used when it was formed and placed, it would date to the 1960s. The unfinished basement area has a concrete stairway and concrete floor, presently used as mechanical systems for the home and storage. Looking at the components of the rear addition that the concrete foundation supports, the wood framing members and finishes of this portion of the house would have been in the same general timeframe as the foundation, the 1950s or early 1960s.

Based on my experience in Park City, including with historic residences, the rear portion of the Newland Residence, which was added in the 1960s does not encompass any of the historical components and characteristics typically seen in Park City’s historic residences, and therefore, is not historical.

I appreciate assisting you with this matter and welcome your thoughts and concerns about the findings in this Preliminary Report.

Best regards,

A large, stylized handwritten signature in dark ink, appearing to be 'Merlin Taylor', is written over a horizontal line.

MERLIN TAYLOR
Comprehensive Litigation
(A+) Support Services ~ With “CLASS”



Figure 1

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

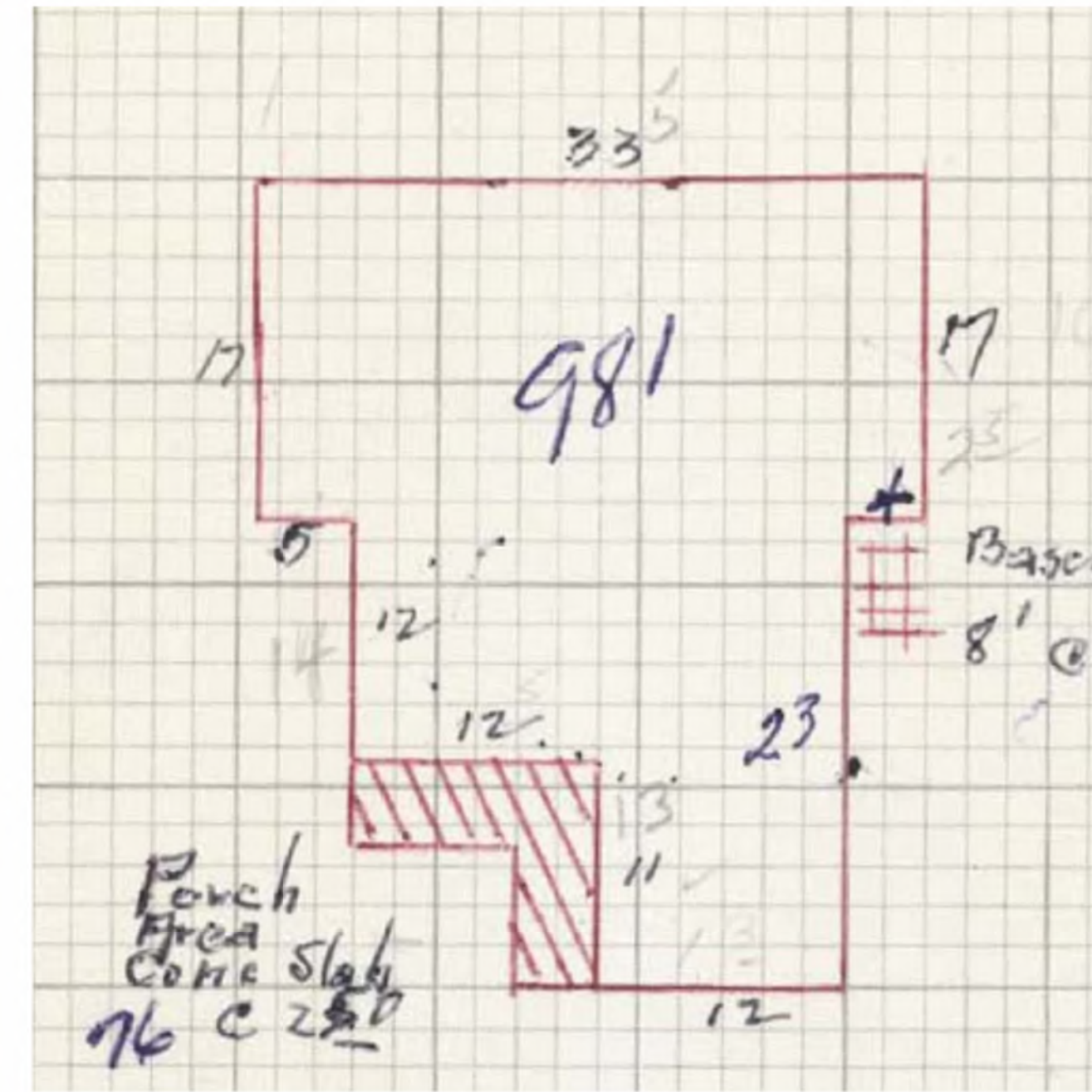
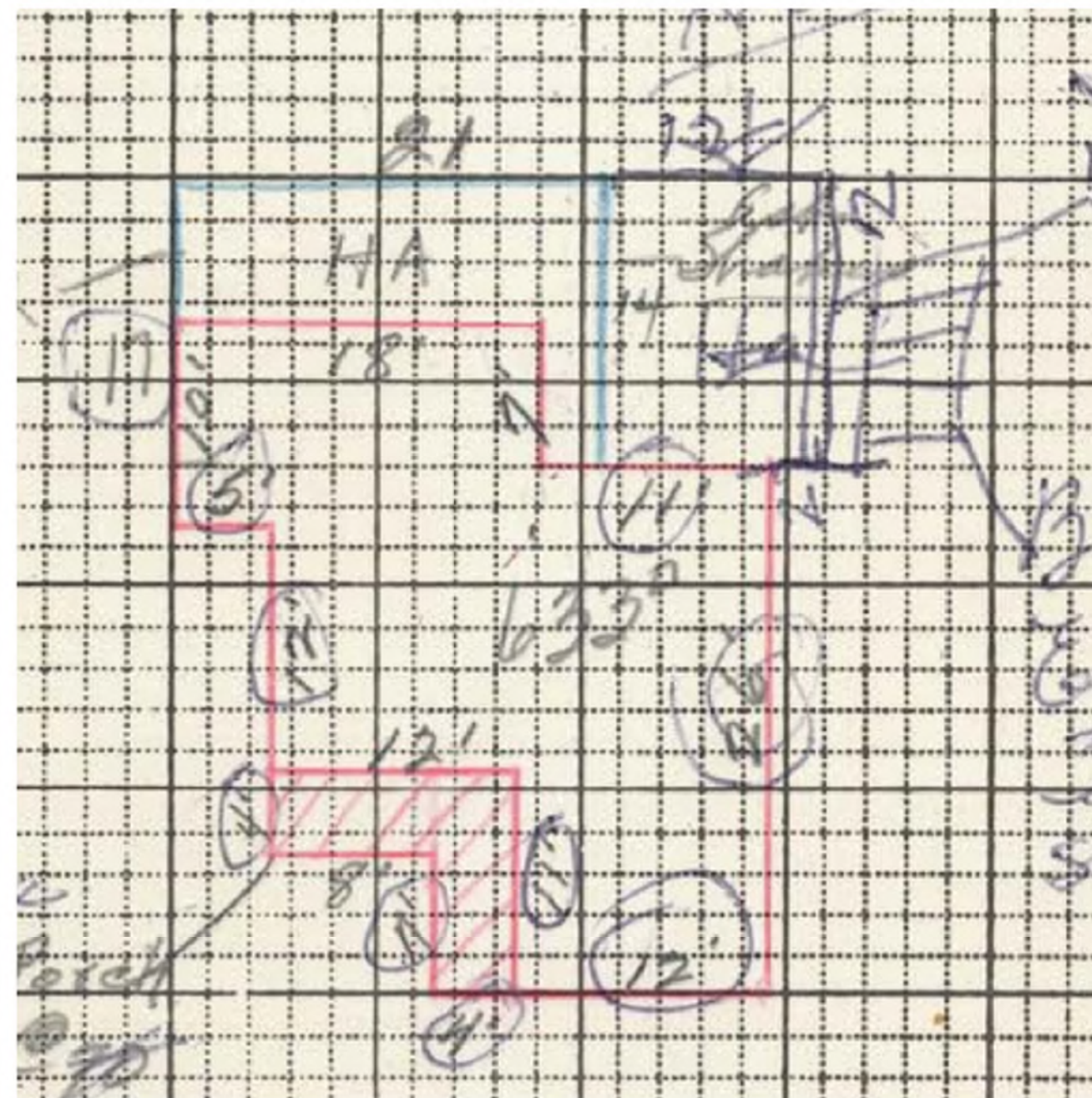
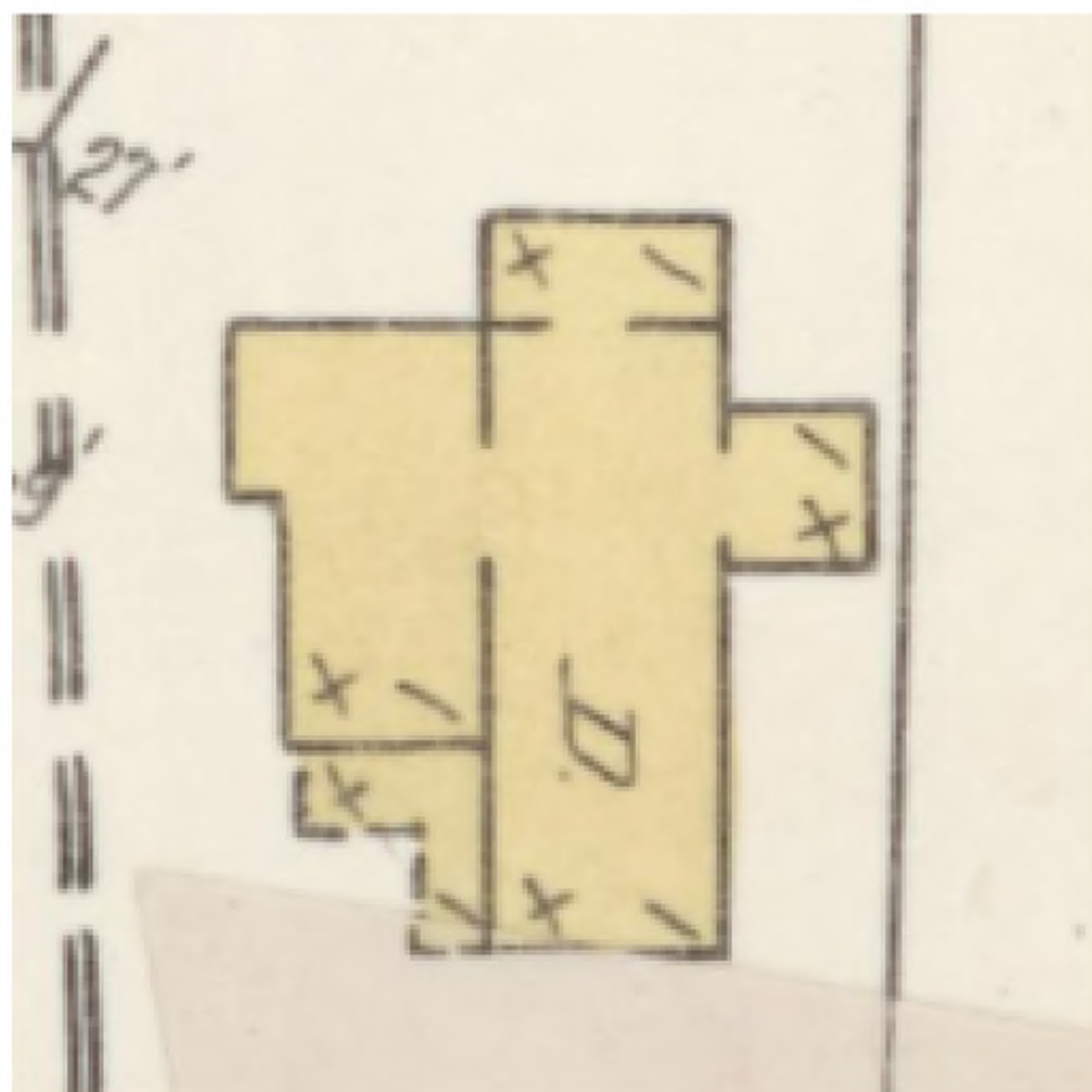
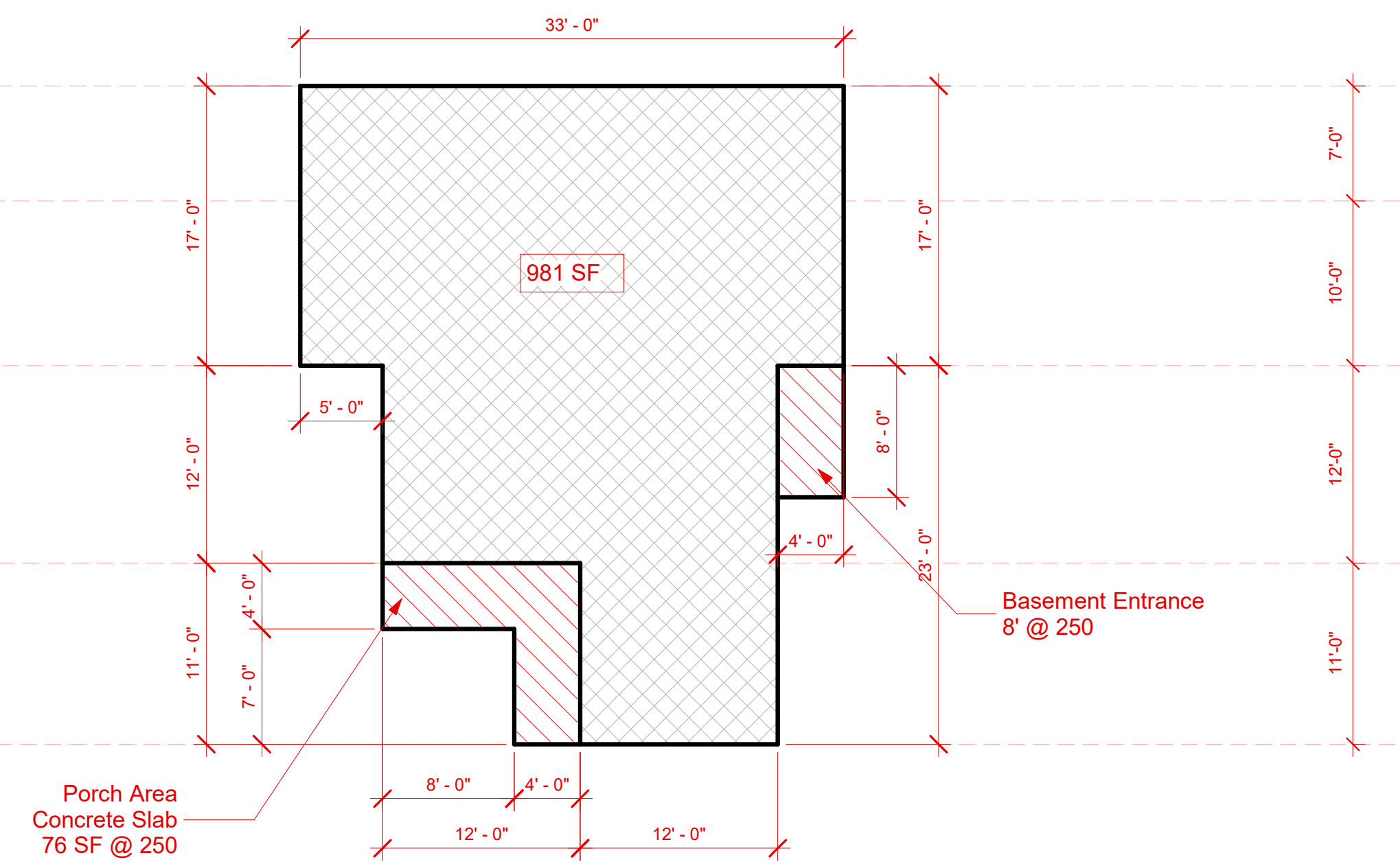
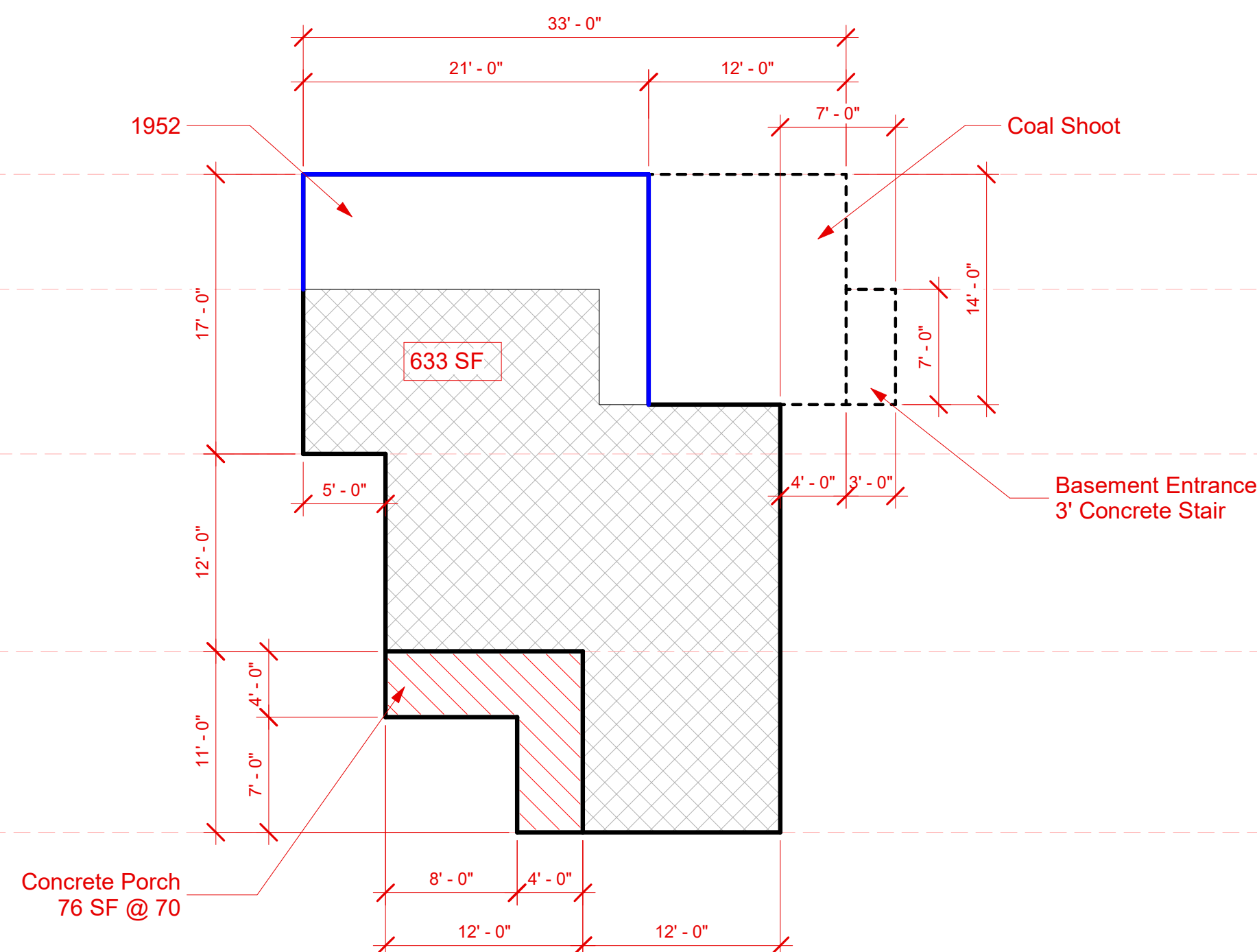
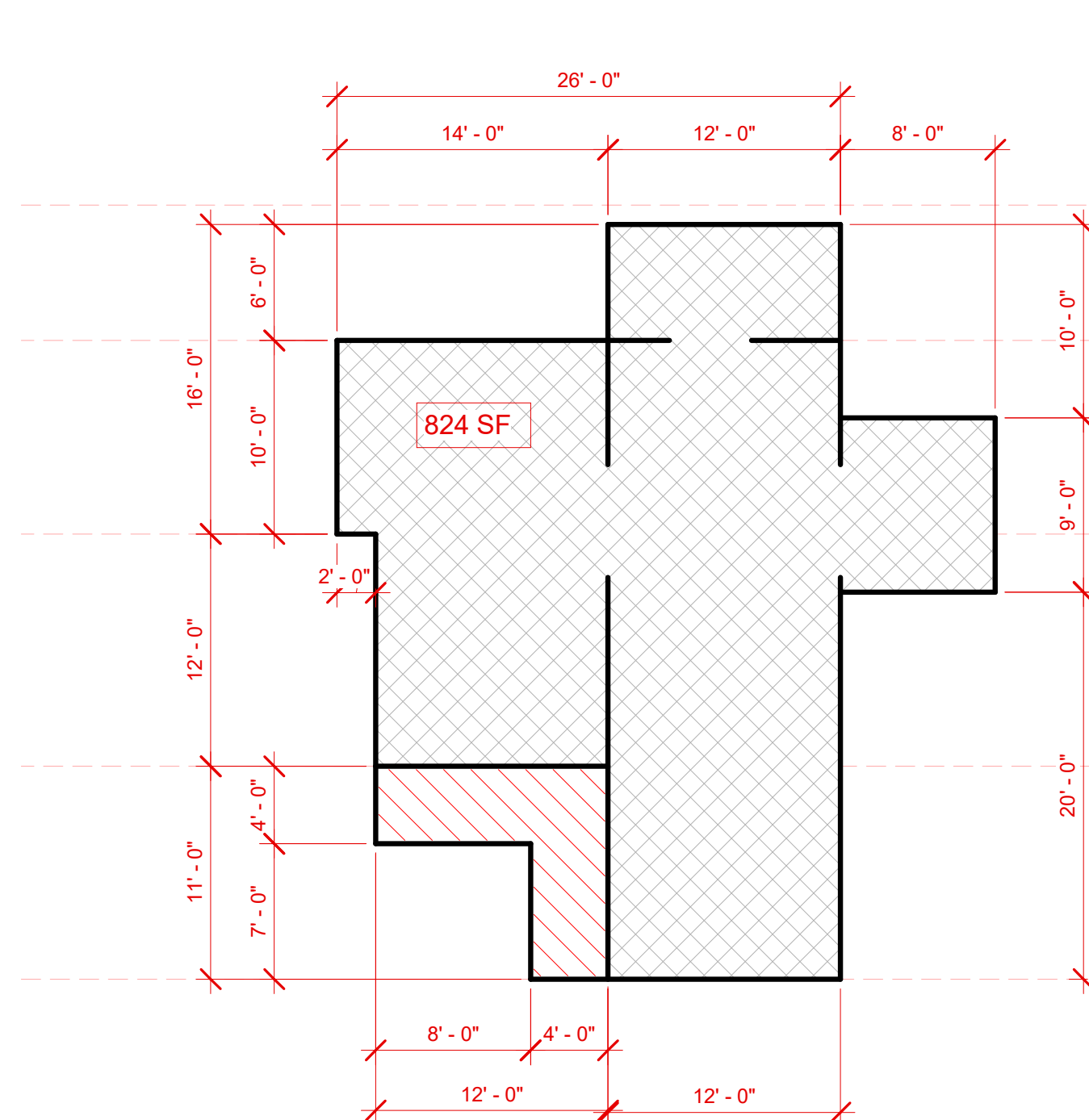
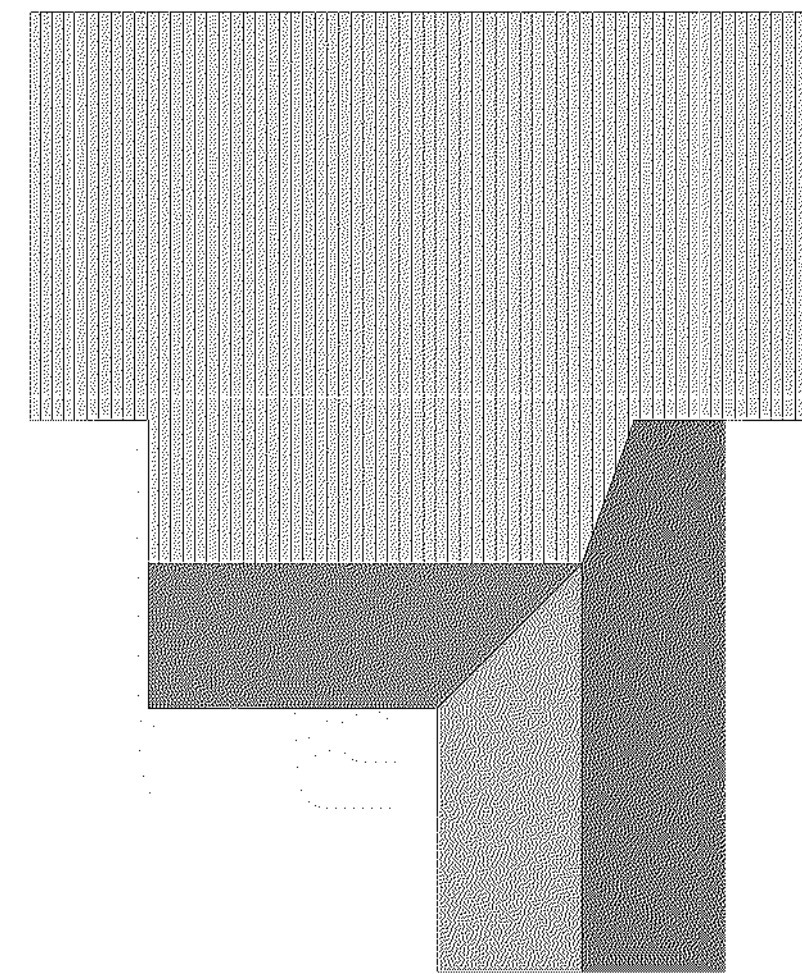
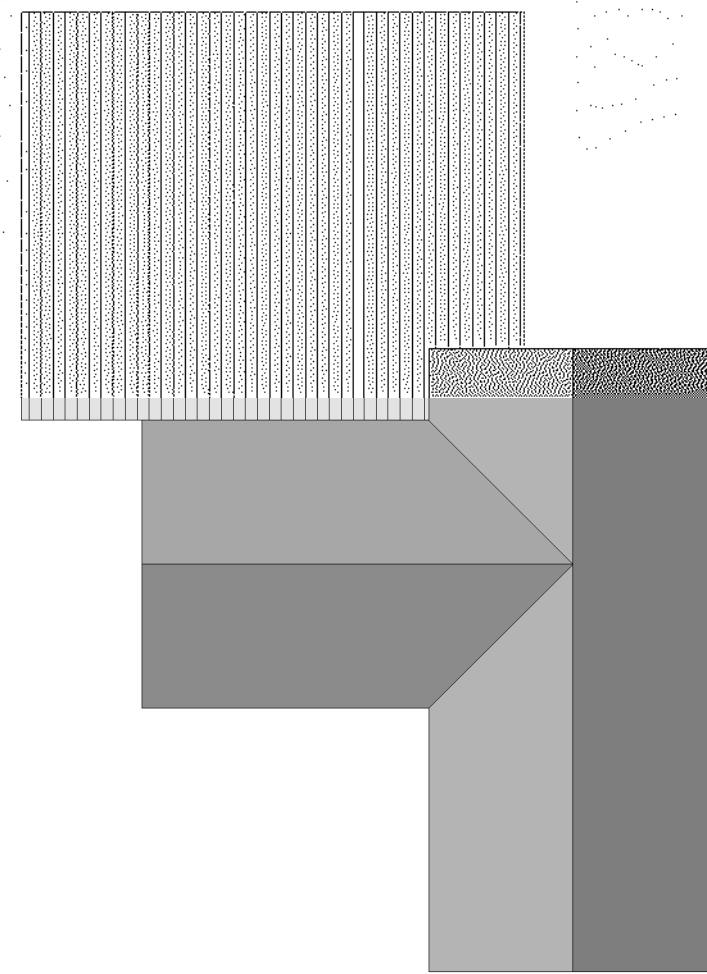
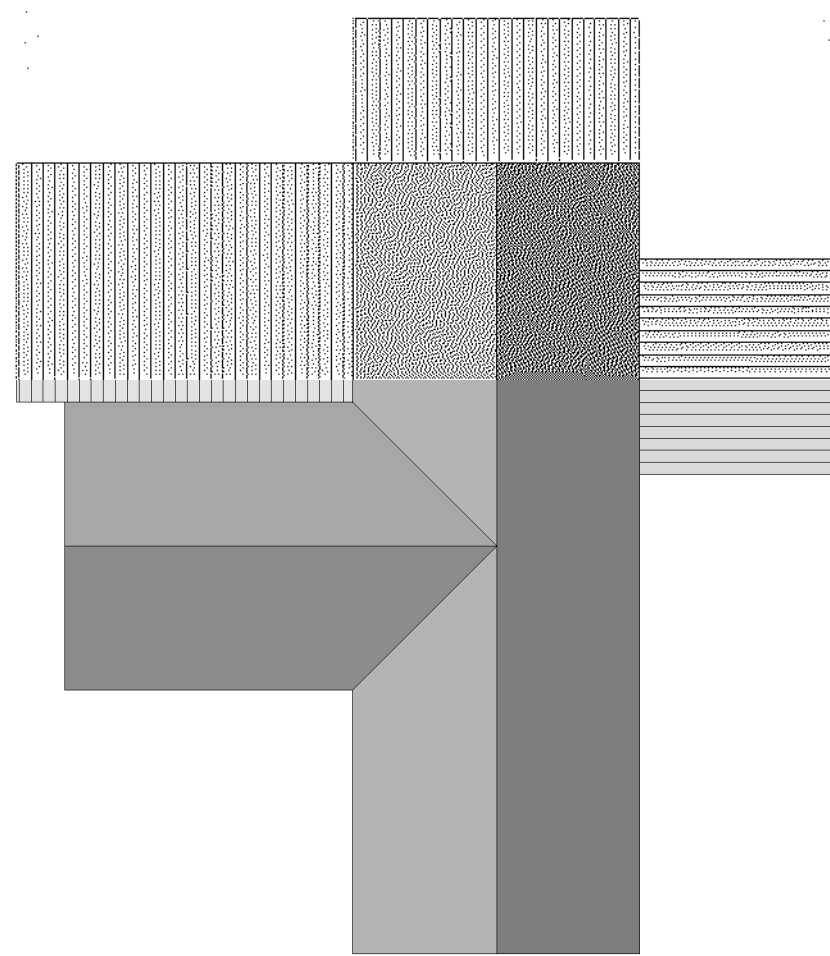
Signature of Applicant:  _____ Date: Nov 26 2024

Name of Applicant: Molly Guinan

Exhibit B:

Historic Investigation:

- Review of Sandborn Maps. Tax Cards
- Photo Evidence of current site findings
- Overlay of Sanborn map with historic and current boundaries.
- Overlay of arial photo with analysis of residential vs condo - showing historic and new build residential.



1907

1949/1952

1968/1969



Floor under original L-shape building form (south)



Showing continuous floor for original historic L-shape building form

Floor under original L-shape building form (north)



Floor Under Rear Addition of House. Rear addition has new structural members inconsistent with historic L shape structural members

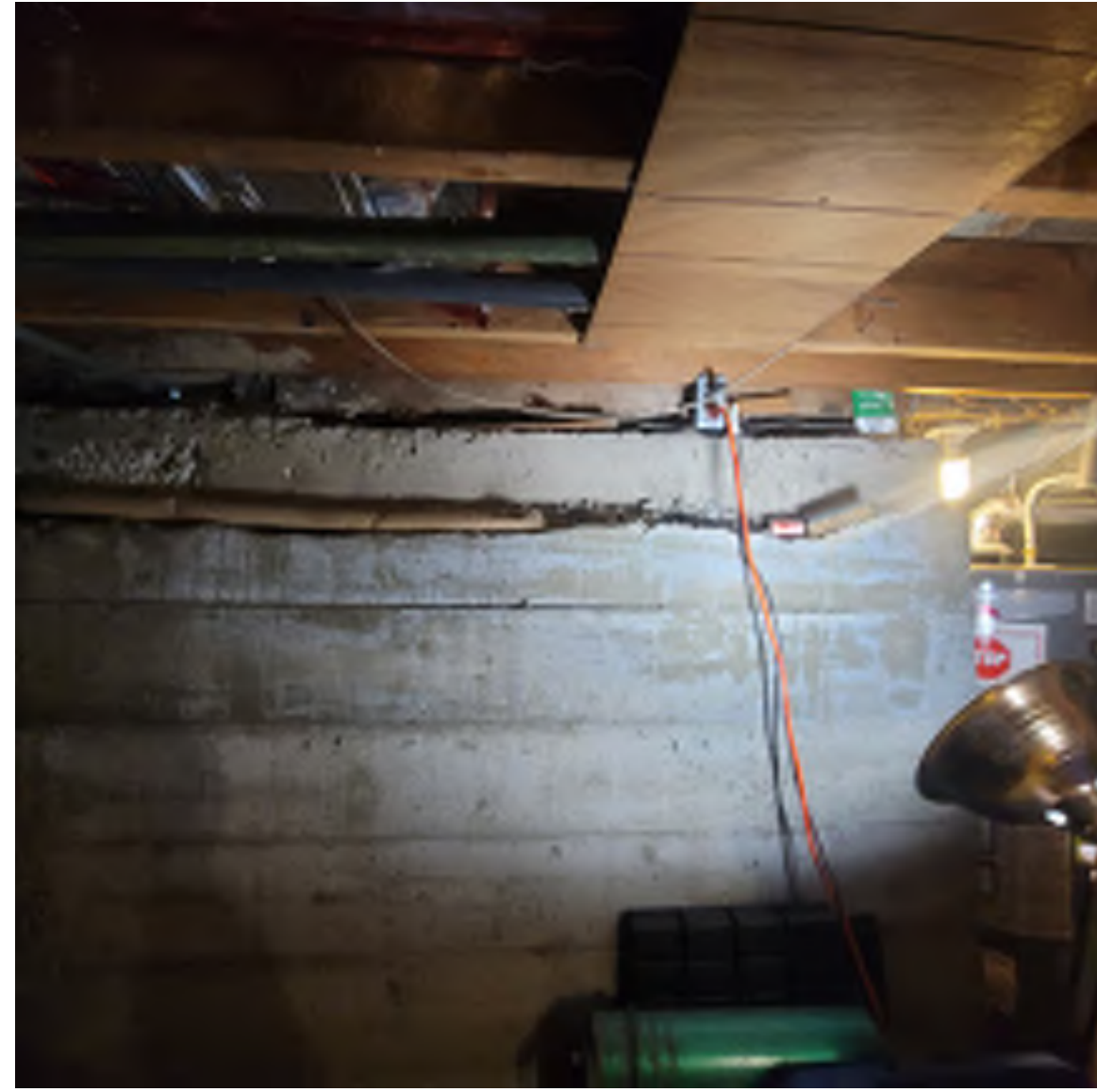
Consistent Floor Of L-Shape Historic Structure



Perimeter wall of original L-shape building form (south)



Perimeter wall of original L-shape building form (north)



Perimeter wall of new basement addition (in location of original coal storage)

Difference In Basement Walls



Southeast corner of concrete grade beam perimeter band



Measurement of southeast concrete grade beam perimeter band



Showing perimeter band is only on original L-Shape portion



Extent of south concrete grade beam perimeter band



North concrete grade beam perimeter band



North concrete grade beam perimeter band measurement



North concrete grade beam perimeter band



Showing north concrete grade beam joining non historic rear addition



Beam of Original Rear Wall

Assumed historic wood timber grade beam visible under house at location of original rear building extents



Rear addition with no perimeter band



Rear addition with no perimeter band



Rear addition with no perimeter band

Perimeter Band Photos



Rear shed roof addition



Rear shed roof addition joining with ~1904 roof



~1904 roof soffit



~1904 roof soffit layers



North corner where rear shed roof addition joins with ~1904 roof



~1904 roof (west)



~1904 roof joins with ~1949-1952 rear wall addition



~1949-1952 exterior rear wall addition



~1949-1952 exterior rear wall addition



Rear shed roof addition meets ~1904 roof



Rear shed roof addition structure



~1904 roof structure



Measurement of an upright in the rear shed roof addition. Showing width and depth of 3 1/2" x 1 1/2" which is modern lumber dimensioning



Measurement of original 1904 rear exterior wall between original 1904 L-shape structure and rear addition. Now interior wall



Measurement of concrete grade beam perimeter band (north)

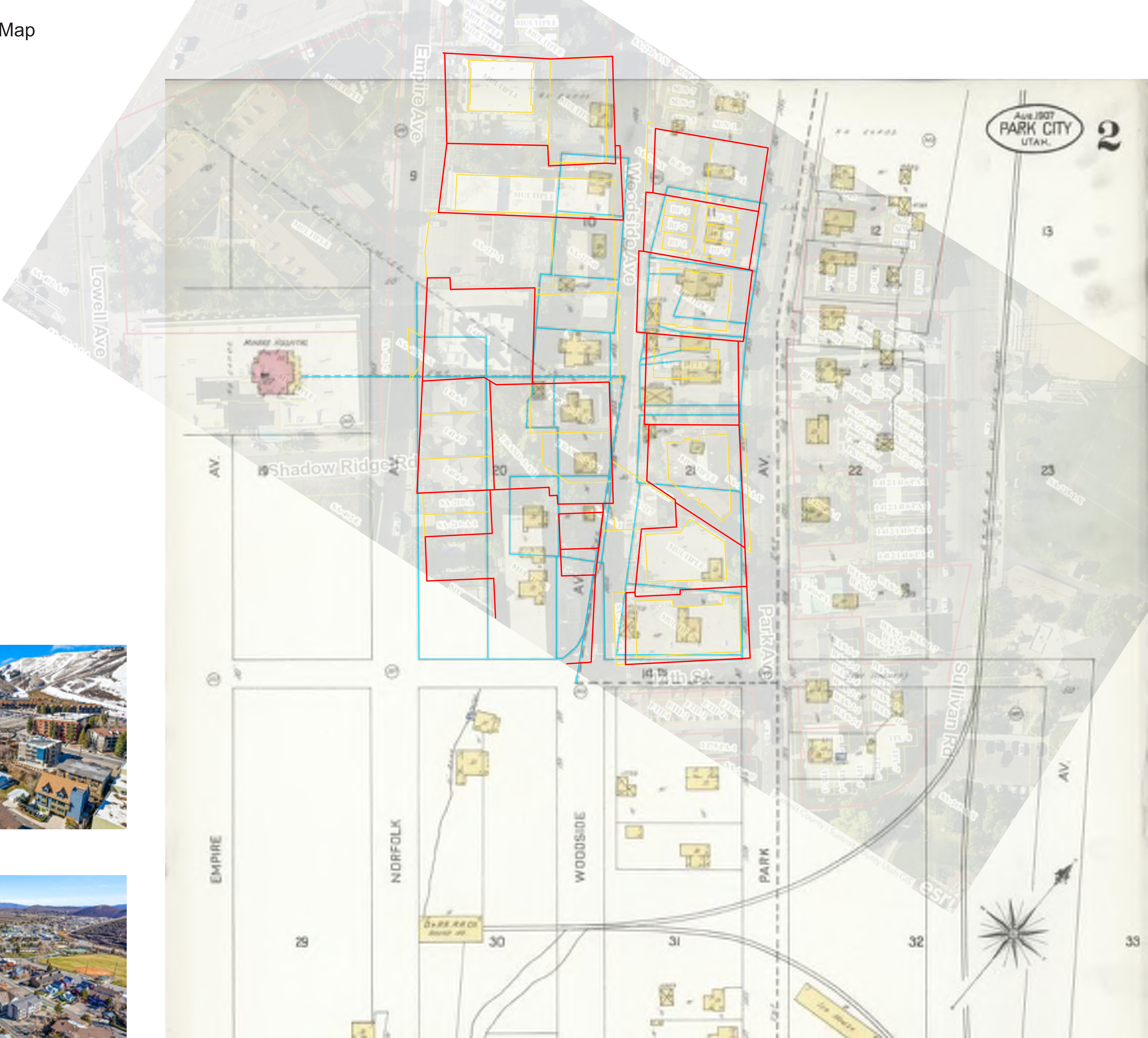


Measurement of concrete grade beam perimeter band (southeast)

Summit County Zoning Map Overlay On 1907 Sanborn Map

Key:

- Plat (Summit County Zoning Map)
- Property Boundary (Summit County Zoning Map)
- 1907 Sanborn Map



Building Types On Summit County Zoning Map

Key:

- Condos
- Historic Single Family
- Non-Historic Single Family
- Hotels





HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Charles Clegg House

Address: 1455 Woodside Avenue

Date of Construction: c. 1904

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: SA-226

Current Owner: Diane Durham

Legal Description (include acreage): see continuation sheet

STATUS / USE

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

National Register of Historic Places:

Evaluation:

☒ Building

☐ Eligible

☐ Landmark Site

☐ Structure

☒ Ineligible

☒ Significant Site

☐ Site

☐ Listed, Date:

☐ Not Historic

DOCUMENTATION

Photographs:

Research Sources:

☐ Tax Photos

☒ Sanborn Maps

☒ City/ County Histories

☐ Newspapers

☒ Prints

☐ Tax Card

☐ Personal Interviews

☐ Other:

☒ Historic

☒ Census Records

☒ Park City Museum

DESCRIPTION

Architectural Style: **T/L cottage type / vernacular style**

No. Stories: **1**

Number of Associated Structures: ☒ Accessory building(s). # **1** ☐ Structure(s). # **0**

Condition: ☒ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ☒ Original location ☐ Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: **Aluminum or vinyl siding**

Foundation: **Not verified**

Roof: **Asphalt shingles**

Windows/Doors: **Aluminum replacement windows**

Additions: ☐ Major ☒ Minor ☐ None

Alterations: ☒ Major ☐ Minor ☐ None

Essential Historic Form: ☒ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

1455 Woodside is a T/L cottage that has been modified. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. It appears that the house had a rear addition, sometime between 1941 and 1968. The cross-gable roof is sheathed with composition shingles. The walls are clad with aluminum or vinyl siding, which replaced the asbestos siding that was in place by 1958. The asbestos siding replaced a previous siding material, presumably drop-novelty wood, which is mentioned in the 1949 tax description. The windows have also been modified, with a large aluminum sliding window in the front gable end and a large post-war horizontal paned window in the porch area to the left of the door. The porch is L shaped and is covered by a hipped roof which is supported by square wood posts. There is a stacked stone retaining wall that lines the sidewalk with an opening for the concrete walkway that

leads to the porch. A garage exists at the right front corner of the lot. The garage has composition shingles like the house, but its walls are concrete block with vertical board siding in the gable. The overall material changes have been significant and diminish the houses historic value.

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house appears on the 1907 Sanborn Insurance map, which was the earliest map for this area, thus it is difficult to determine exactly when it was built. The property was under the ownership of the Ontario Silver Mining Company, and had been purchased by Robert Chambers, the developer of that mining claim, in 1878. The house was likely used to house miners or other laborers at that time. It appears on the 1930 census, being rented at that time by James and Lavera Fairchild. James worked as a miner, but nothing else is known of their family. The house was purchased by Charles Clegg in 1935.

Charles Clegg appears on the 1930 census, living at that time on Park Avenue. He lived there with his wife Martha and their two children. Both he and his son worked as laborers for the mines. He sold the house in 1939, and due to no census occurring during his period of ownership, it is unknown if he and his family ever lived here. The next owner of the house was Clarence McAfee.

Clarence McAfee appears on the 1940 census, living in this house with his wife Mary and their two daughters. He was a miner, but no other information could be found on him or his family. The house has changed hands several times since the historic period, and is currently owned by Diane Durham.

Legal Description (include acreage): BEG AT A PT 1398 FT E OF THE SW COR OF SEC 9 T2S R4E, SLBM; TH DUE W 65 FT; TH N 34°30' W 80 FT; TH N 55°30' W 183 FT; TH S 34°30' E 117 FT; TH S 55°30' W 130 FT TO THE PLACE OF BEG EXCEPTING THEREFROM A STRIP OF LAND 14 FT WIDE OFF THE N'LY SIDE OF SD TRACT ALSO EXCEPTING THEREFROM: BEG 1398 FT E OF THE SW COR OF SEC 9 T2S R4E, SLBM; & RUN TH W 65 FT; TH N 34°30' W 73 FT M/L TO AN EXISTING FENCE LINE; TH N 55°30' E 100 FT; TH S 31°56' E 104.24 FT; TH S 55°33' W 38.46 FT TO PT OF BEG CONT .22 ACRES G-0CD 195 WWD 505, TWD-286 XWD-28 M4-307 348-518 407-250 520-74-75 (REF: 786-553-554); 0.22 AC

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. Geology and Ore Deposits of the Park City District, Utah. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. A History of Summit County. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. Echoes of Yesterday: Summit County Centennial History. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 1455 Woodside Avenue. Southeast oblique. 2020



Photo 2: 1455 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 1455 Woodside Avenue. East elevation. November 2013



Photo 4: 1455 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 1455 Woodside Avenue. East elevation. 2006



Photo 6: 1455 Woodside Avenue. in 1995



Photo 7: 1455 Woodside Avenue. Tax photo

MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)

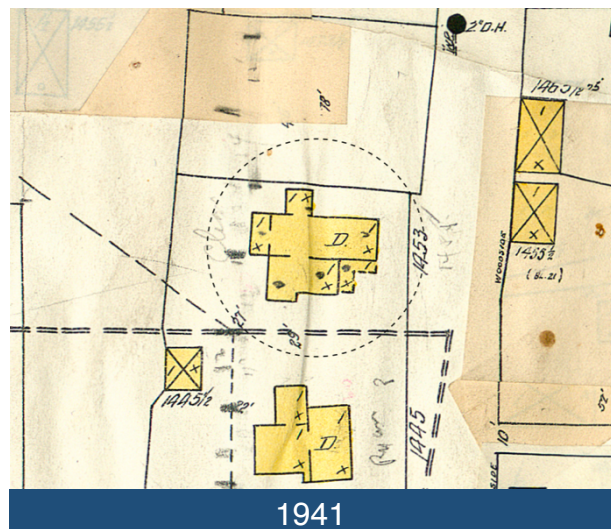
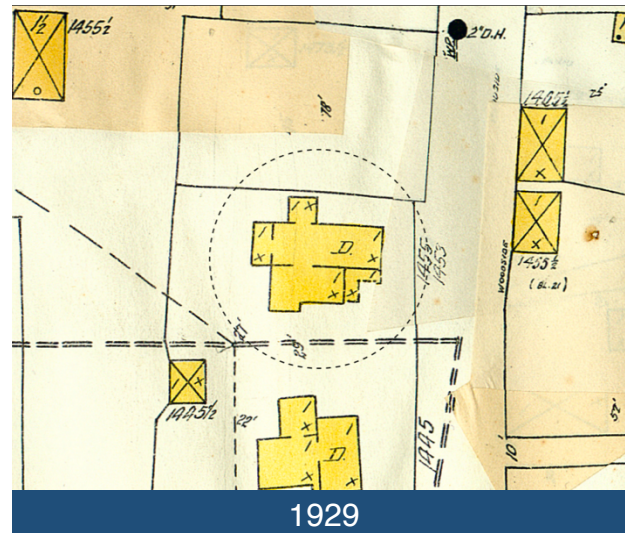
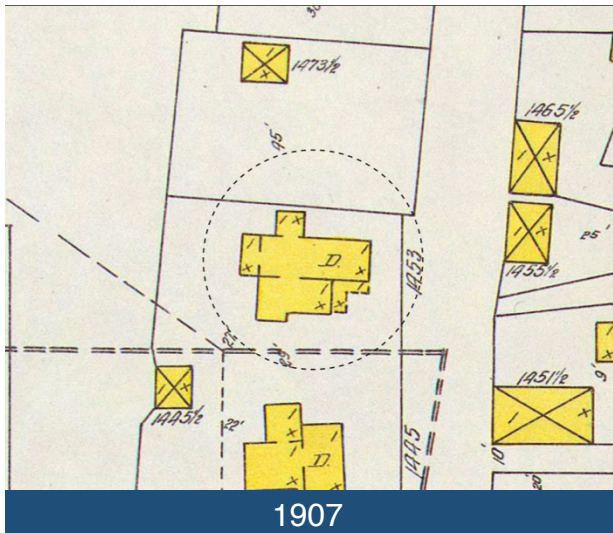


Figure 1: Aerial view showing the location of 1455 Woodside Avenue. (ESRI 2020)

Sanborn Maps

Outside of 1889 Sanborn boundary

Outside of 1900 Sanborn boundary



TITLE SEARCH FORM

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

Address: 1455 Woodside Avenue

City: Park City, UT

Current Owner: Diane Durham

Address: (see historic site form for address)

Tax Number: SA-226

Legal Description (include acreage): 0.22 acres in SW 1/4 Sec. 9 T: 2S R: 4E (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
10/1/1880	United States	Jacob Arthur	Patent		[SW1/4]
11/1/1878	Jacob Arthur	Robert C. Chambers	W		
8/12/1935	Ontario Silver Mn'g Co.	C.D. Clegg, et ux	Q.C.D.		
1/30/1939	C.D. Clegg, et ux	Clarence S. McAfee	Q.C.D.		
7/17/1948	Clarence S. McAfee, et ux	Russell M. & Marie M. Horan	W.D.		
9/15/1961	Russell M. & Marie M. Horan	Emil & Bernice T. Marcellin	W.D.		
8/31/1962	Emil & Bernice T. Marcellin	Frank L. & Gloria Marcellin	W.D.		
2/9/1994	Frank L. & Gloria Marcellin	Maurine C. & Suzanne Spriggs	Q.C.D.		
5/1/1989	Maurine C. & Suzanne Spriggs	Diane Durham	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 8/22/2015



November 24, 2024

Elliott Workgroup
Attn: Molly Guinan
1441 Ute Blvd, Suite 100
Park City, UT 84098

Ref.: 1455 Woodside Avenue, Park City, UT 84060
Subject: Physical Conditions Report

To whom it may concern:

Elliot Workgroup has requested that Mission Structural write a physical conditions report for the structure located at 1455 Woodside Avenue for the purpose of lifting and relocating the historic structure on the existing plot. This letter will discuss concerns with the existing structure, solutions to address these concerns, and additional structural considerations necessary to lift and relocate the building.

Courtney Fleming with Mission Structural has reviewed Elliott Workgroup's HDDR application, their pictures taken from a 1455 Woodside Avenue Site Visit, and Rosing Davidson Frost's referenced letter: 2396/Newland - 1455 Woodside Avenue letter, dated June 5, 2023. Based on the review of these documents, we have provided the following bullet point list to summarize:

- The existing building is a combination of a historic structure and a non-historic structure. With consideration to the age of these two buildings noted by Summit County Records, they should be considered as separate structures and not lifted and relocated simultaneously as their connections linking the structures should be considered insufficient.
- Knowing the home is historic, the boundary connections - The roof-to-wall, and the wall-to-floor connections, should be exposed and analyzed to determine if modifications are necessary prior to lifting and relocating the structure. Modifications could include, but not limited to, new structural hardware connections between existing boundary elements.
- Wall sheathing was not verified at the existing structural walls; This should be confirmed. It is likely no sheathing will be located, and we should expect wall stabilization methods to be utilized prior to lifting and relocating the historic structure. This can be accomplished by constructing temporary braces strategically placed within the boundary walls. Location and methods will need to be determined.

- The existing floor is reinforced with horizontal wood planks, not wood sheathing. Wood sheathing is the preferred method to reinforce wood floor systems due to its ability to withstand higher diaphragm forces. Diaphragm forces are caused by lateral movements such as wind, earthquakes, and in our case here, movement during the relocation of the structure. Analysis of the existing diaphragm should be examined to determine if additional diaphragm reinforcement is necessary prior to moving.
- The historic structure is currently set on a concrete foundation, careful disengagement is required to ensure the structural integrity of the existing wood connections at the concrete remain intact.
- Relocation of the structure will require code complaint connections about the existing floor-to-new foundation. These connections are to be engineered based on a full analysis of the existing home once lifted and prior to placement. New structural details can be designed to complete this phase of work.

To summarize, the lift and relocation of this historic structure can be accomplished so long as exploratory work is carried out and structural modifications are implemented if and where required. In addition, structural stabilization methods will be required prior to relocation and code compliant connections must be engineered to secure the existing structure to its new foundation.

We trust that this meets the needs of your request. If there are any further concerns, please do not hesitate to reach out. We look forward to supporting your project as needed.

Respectfully,



Courtney Fleming, PE
Principal Consultant

Expressed Limitation: Mission Structural provides professional engineering services, within the limits prescribed by the Client, with the usual diligence and competence of the engineering profession. No other warranty or representation, either expressed or implied is included or intended in proposals, contracts, or reports prepared by Mission Structural. The observation of this structure is limited to those items thought to be pertinent to the distress and is not represented to be a complete evaluation of the structure. The recommendations are intended to be practical measures with a reasonable probability of successfully controlling the distress, but no assurance is possible.

1455 Woodside Project Description/Narrative.

Overall Site/House Analysis. History and Background:

A significant site from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1904. The zoning is recreation commercial. The house is divided into two parts, the 1904 original front portion and the rear addition built c. Late '60's early '70's.

The architectural style of the original front portion is the "T/L" Cottage (crosswing)/vernacular style. The one story, 450 square foot L-shaped front portion of the house was not originally constructed on its current lot, but moved onto the lot on timbers and skids (prior to the 1907 Sandborn map). Wood timbers were a type of foundation that banded the perimeter of the house and held it together as it was moved the site (Merlin Taylor exhibit A).

The Sandborn maps show a house of a similar configuration to what is currently on site, but with further investigation of maps and tax cards, it shows that there have been various additions (most likely sheds on the rear/tertiary facade) throughout the history of the home. See exhibit B for historical analysis of additions/demolitions). At some point in the homes history, the rear of the original house noted on the 1907 Sandborn map was demolished and re-built in an expanded footprint, again most likely a rear shed roof common at the time. There is evidence of multiple demolition and rebuilds of the rear section. This is further noted by evidence of numerous old roof forms under the exiting rear extension. Analysis of the materials used on the different components of the builds (shingles, lumber, etc) shows the entirety of the rear of the building to be a modern addition (See exhibit B for additional detail).

The current one story 580 square foot rear addition was added to the older front section. The rear addition, basement access stairs, and basement were added around the late 1960's early 1970's and sit where a coal storage used to reside. The roof to the basement stair was added in roughly 1992 by Ms. Newland's Father. The rear portion does not encompass any of the historical components and characteristics typically seen in Park City's historic residences, and is therefore, not historical (Merlin Taylor see exhibit A). In addition, the detached concrete block and wood garage was also constructed around this time c. 1965 (Historic Site Form).

Many elements in both the historic front portion and the rear addition have been added to, replaced, or updated including the aluminum siding, roofing, wood columns on the front porch, patio and concrete slab, all exterior doors, aluminum slider windows, basement entrance, basement entrance roof, poured concrete foundation, and the horizontal-paned WWII era windows.

The non-historic features are substantial and have so substantially altered the historic integrity of the residence that it is now a stark departure from it's historical roots. In 2009, as a part of Park City Municipal's 2009 designation of the residence as a "significant site" on the Historic Sites Inventory, Park City acknowledged that the alterations to the residence were "major" and "significant" and that collectively, they (alterations) "diminish the site's original character" and "do not convey a sense of life in a western mining town..." This can be found in the 2009 Historic Sites Form.

In addition to the extensive house modifications, the site boundaries have also been modified over time. The house originally sat closer to the South Boundary line and the existing site was divided into two lots. (See exhibit B for analysis of site changes).



The house currently sits on an oversized lot of roughly 9058.57 square feet (larger than four standard old town lots). The lot is identified by a metes and bound legal description. It is approximately 103 feet wide and 85 feet in length.

1455 Woodside is currently surrounded on three sides by multi-story condominium/apartment buildings. In it's existing state, the Newlands residence appears entirely out of context with any aspect of it's historic standing, as a historical residence or site, and certainly is not currently part of a recognizable historic district.

We have also provided an analysis of historic home designated on the 1907 Sandborn map that have now become condos/hotels/new residential homes. There are two other homes to the South of 1455 that have historic designation, both of which have been through various house and lot modification since the 1907 Sandborn map.

Project Proposal:

The proposed project modifications strive to bring the house and site in line with it's original intent. The general ask of the board is to allow for the removal of Non-historic features mentioned above including the rear addition, siding, roofing, windows, doors; thus re-establishing the most historic form and features of the home.

We propose to move the historic L/T cottage closer to the South lot like to both bring it closer to it's original relation to the South lot line, as well as to re-establish it's relationship to the remaining historic lots to it's South (the only other historically preserved structures in the area).

We propose to move the historic portion onto a single lot, which would create a lot of ~2771 sq ft for the placement of the historic home and a single remnant lot of ~6276 sq ft or three remnant lots of roughly ~2150 sq ft, ~2126 sq ft, and ~2011 sq ft. The alternate option would be 2 double lots of ~4337 sq ft and ~4721 sq ft. As the site is zoned for Residential Commercial, the lots could be used for single family residence, townhomes, or a condo complex.

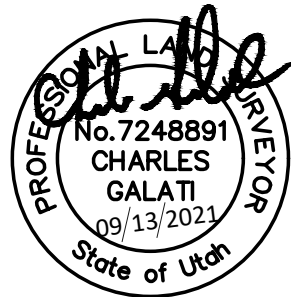
The LMC provides a mechanism for a residence to be moved on the same site. Specifically, Section 15-11-13(A)(3)(c) allows the Historic Preservation Board to approve the relocation of a historic residence if the historic context of the residence "has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character" of the residence. As outlines above, and as set forth in the 2009 Historic Sites Form, changes and additions to the residence are "significant", "diminish the site's original character" and most of the "physical evidence from the period that defines the the typical Park City mining era home has been altered, and therefore, lost."

By removing the non-historic features and re-establishing historic features where possible, as well as moving the historic house closer to the historic residence to the south and away from the condo/hotels to the North, we capitalize on an opportunity to restore and reinstate the historical integrity the residence and site once encompassed. This would fulfill the intent of the LMC's historic preservation plan.



1455 WOODSIDE AVENUE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
AND THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

EXISTING DEED DESCRIPTION

ENTRY #307560

BEGINNING at a point 1398 feet East of the Southwest corner of Section 9, Township 2 South, Range 4 east, Salt Lake Base and Meridian; thence due West 65 feet; thence Northerly 34'30" West 80 feet; thence Northerly 55'30" West 183 feet; thence Southerly 34'30" east 117 feet; thence Southerly 55'30" West 130 feet to the place of BEGINNING. EXCEPTING THEREFROM a strip of land 14 feet wide off the Northerly side of said tract.

ALSO EXCEPTING THEREFROM:
BEGINNING 1398 feet East of the Southwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence West 65 feet; thence North 34'30" West 73 feet more or less to an existing fence line; thence North 55'30" East 100 feet; thence South 31'56" east 104.24 feet; thence South 55'33" West 38.46 feet to the place of BEGINNING.

NEWLAND PARCEL DESCRIPTION

BOUNDARY LINE ADJUSTMENT AGREEMENT ENTRY #1169519

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 1, FRANDSEN SUBDIVISION AMENDED, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY #987355, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

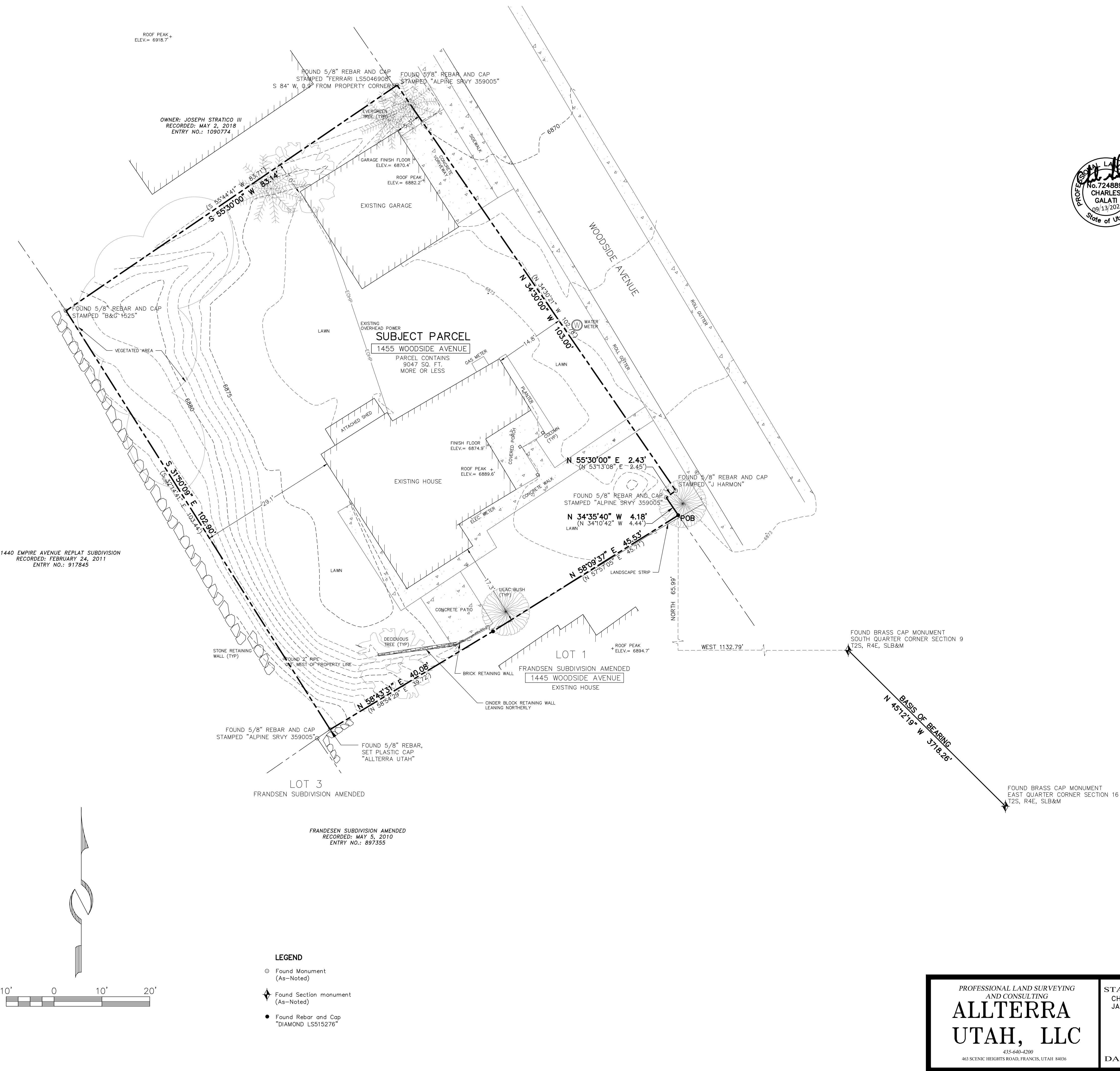
BEGINNING AT A REBAR AND CAP MARKED 'DIAMOND', SAID POINT BEING ON THE NORTHEASTERLY LINE OF SAID LOT 1, SAID POINT BEING SOUTH 34'35'40" EAST 4.54 FEET FROM THE NORTHERLY CORNER OF LOT 1, MARKED BY A REBAR AND CAP MARKED 'ALPINE SURVEY LS359005'; SAID NORTHERLY CORNER OF LOT 1, BEING NORTH 89'54'20" EAST 1398.00 FEET ALONG THE SECTION LINE AND NORTH 55'24'20" EAST 127.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 9 AND RUNNING; THENCE NORTH 34'35'40" EAST 4.18 FEET ALONG THE NORTHEASTERLY LINE OF LOT 1 TO THE SOUTHWESTERLY LINE OF LOT 1; THENCE NORTH 55'30'00" EAST 2.43 FEET; THENCE NORTH 34'30'00" WEST 103.00 FEET; THENCE SOUTH 55'30'00" WEST 83.14 FEET TO THE EASTERLY LINE OF 1440 EMPIRE AVENUE REPLAT AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON ENTRY #917845; THENCE SOUTH 31'50'09" EAST 102.90 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 58'43'31" EAST 40.08 FEET TO A REBAR CAP MARKED 'DIAMOND'; THENCE NORTH 58'09'37" EAST 45.53' TO THE POINT OF BEGINNING.

NOTES

- Field work for this survey was completed September 8, 2021 and is in compliance with generally accepted industry standards for accuracy.
- The survey was requested by Diane Newland to perform a boundary, topography and existing conditions survey for the possibility of future improvements to the property.
- A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
- County tax maps, recorded deeds, 1440 Empire Replat Subdivision, Frandsen Subdivision Amended, Records of Survey Nos. s-8425, s-965, s-8419, s-1284, s-2389 and s-6816, Boundary Line Adjustment Agreement Entry No. 1169519 (all aforementioned documents on file and of record in the Summit County Recorder's Office), an unrecorded survey dated March 25, 2021 performed by Nate Weber and physical evidence found in the field were used to determine the boundary as shown on this plat.
- The architect is responsible for verifying building setbacks, zoning requirements and building heights.
- Property corners were found as shown.
- The Basis of Bearing for this survey is between the found section monuments as shown on this plat.
- Measured bearings and distances, when different than record, are shown in parenthesis. ()

REVISIONS

9/14/21 - At client's request, surveyor added parcel square footage and dimensions to buildings.



LEGEND

- Found Monument (As-Noted)
- Found Section monument (As-Noted)
- Found Rebar and Cap "DIAMOND LS515276"

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC

435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

STAFF:
CHARLES GALATI
JASON WYNNE

DATE: 9/13/21

EXISTING CONDITIONS & TOPOGRAPHIC MAP
1455 WOODSIDE AVENUE

CLIENT: DIANE NEWLAND
PROJECT: 21004

C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\21004-1455 Woodside\21004-1455 Woodside ROL

SHEET
1
OF
1



Historic House @ Front With Non-Historic Porch



View of Non-Historic Front Porch



South View of Historic House and Non-Historic Addition



Non-Historic Addition @ Rear



West View of Non-Historic Addition @ Rear



North View of Historic House and Non-Historic Addition



North East View @ Front With Non-Historic Addition



South Yard With Concrete Pad



Non-Historic Garage @ Front



Non-Historic Garage @ Rear



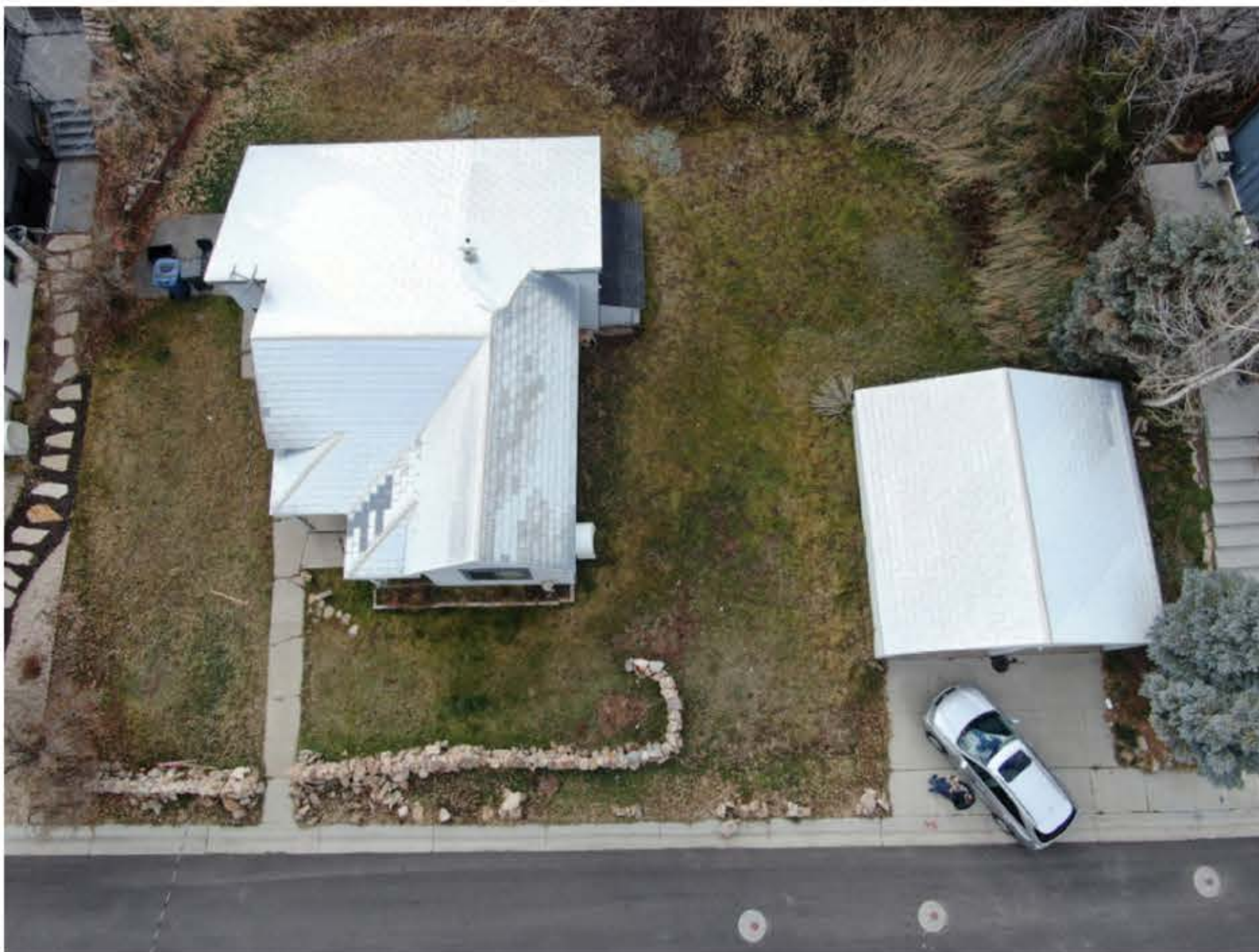
North View of Yard @ Rear



Aerial View @ Neighborhood For Context



Aerial View @ Site For Context



Aerial View @ Site



Wide View @ Street



Snowblaze Park City
1401 Woodside Ave.



1439 Woodside Ave.



South Neighbor - 1445 Woodside Ave.

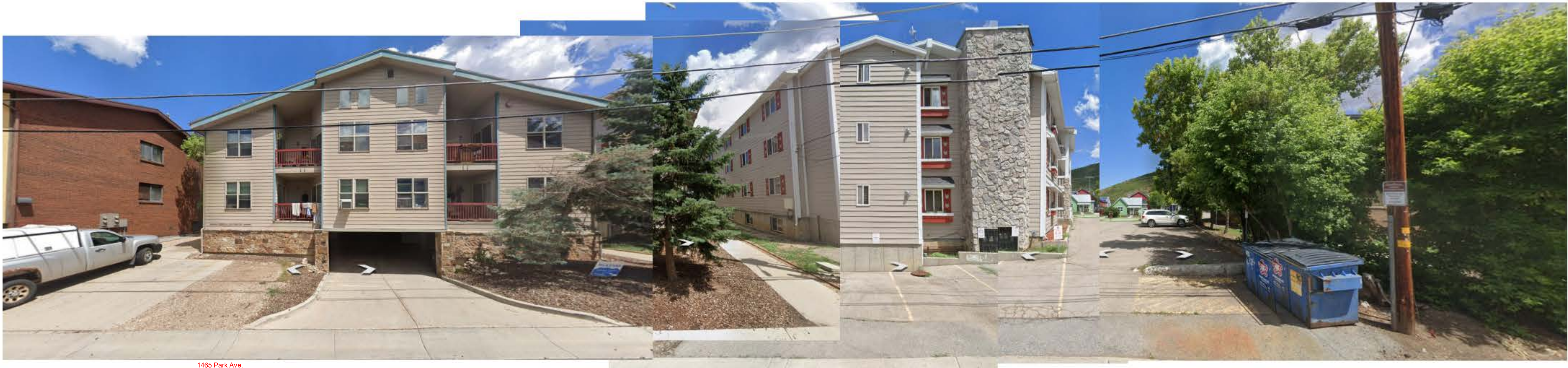


Newland Residence
1455 Woodside Ave.



North Neighbor - Park City Epic Lodge
1469 Woodside Ave.

Streetscape Looking West



1465 Park Ave.

Alpenhof
1451 Park Ave.

Streetscape Looking East (Across the Street from 1455 Woodside)

Newlands

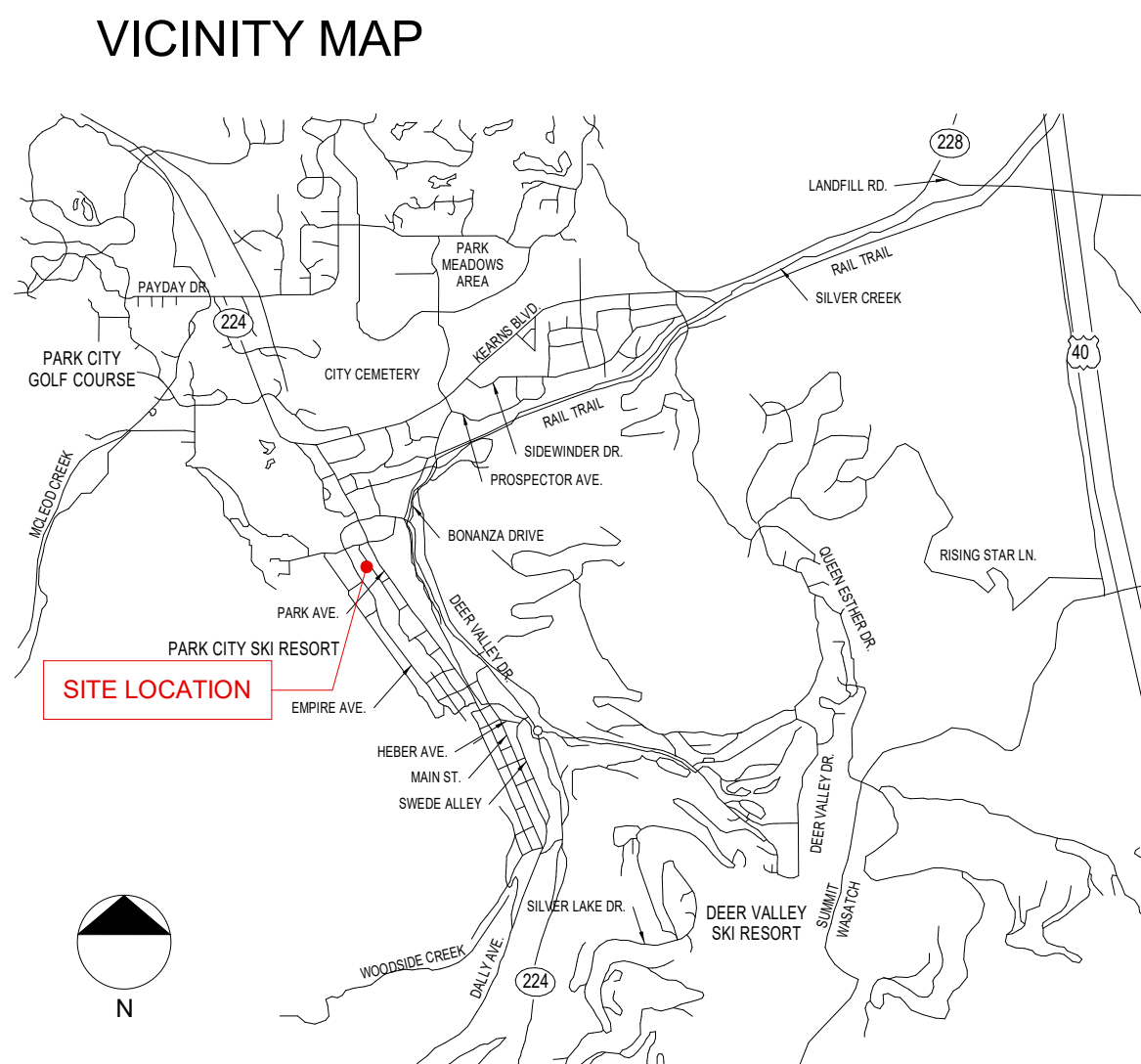
Newland Residence

1455 Woodside Ave
Park City, UT 84060

Newland Residence HDDR Application

2024.06.10

EWG Project # 2024.12



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Diane and Bill Newland 1455 Woodside Ave. Park City, UT 84060 435.640.8224 Contact: Diane Newland	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Craig Elliott, AIA	Name Address City, State Zip 801.415.1839 Contact: Person
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER
Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870.3419	Old Town Post Office 450 Main St Park City, UT (800) 275.8777
Comcast Service Center 1890 Bonanza Dr, Suite 101 Park City, UT 84098 (435) 649.4020	Qwestar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 323.5517
Park City Fire District 730 W Bitner Road Park City, UT 84098 (435) 940-2500	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993
Park City Municipal Corp 445 Marsac Avenue Park City, UT 84060 (435) 658.9471	Summit County 60 N. Main Street Coalville, UT 84017 (435) 336.3200
Park City School District 2700 Kearns Blvd. Park City, UT 84060 (435) 645.5600	Qwest Phone Company Salt Lake City, UT (800) 922.7387
Century Link 4160 Atkinson Road Park City, UT 84098 (435) 645.5600	Utah Division of Water Quality 288 North 1460 West Salt Lake City, UT 84116 (801) 536.4300

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G-005	IECC Code Analysis
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A-609	General Details
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A-621	Foundation Details
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A-641	Roof Details
A-701	Schedules
A-801	Enlarged Stair and Elevator Plans
A-900	Reflected Ceiling Plan

STRUCTURAL DRAWINGS

S-001	Unnamed
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MECHANICAL DRAWINGS

M-001	Unnamed
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ELECTRICAL DRAWINGS

E-001	Unnamed
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Newland Residence

HDDR Application

2024.06.10

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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Rev.	Date	Description
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ISSUE DATE: 2024.06.10

OWNER PROJECT NO: .

CONTRACT NO: _____

DRAWN BY: Author

CHECKED BY: Checker

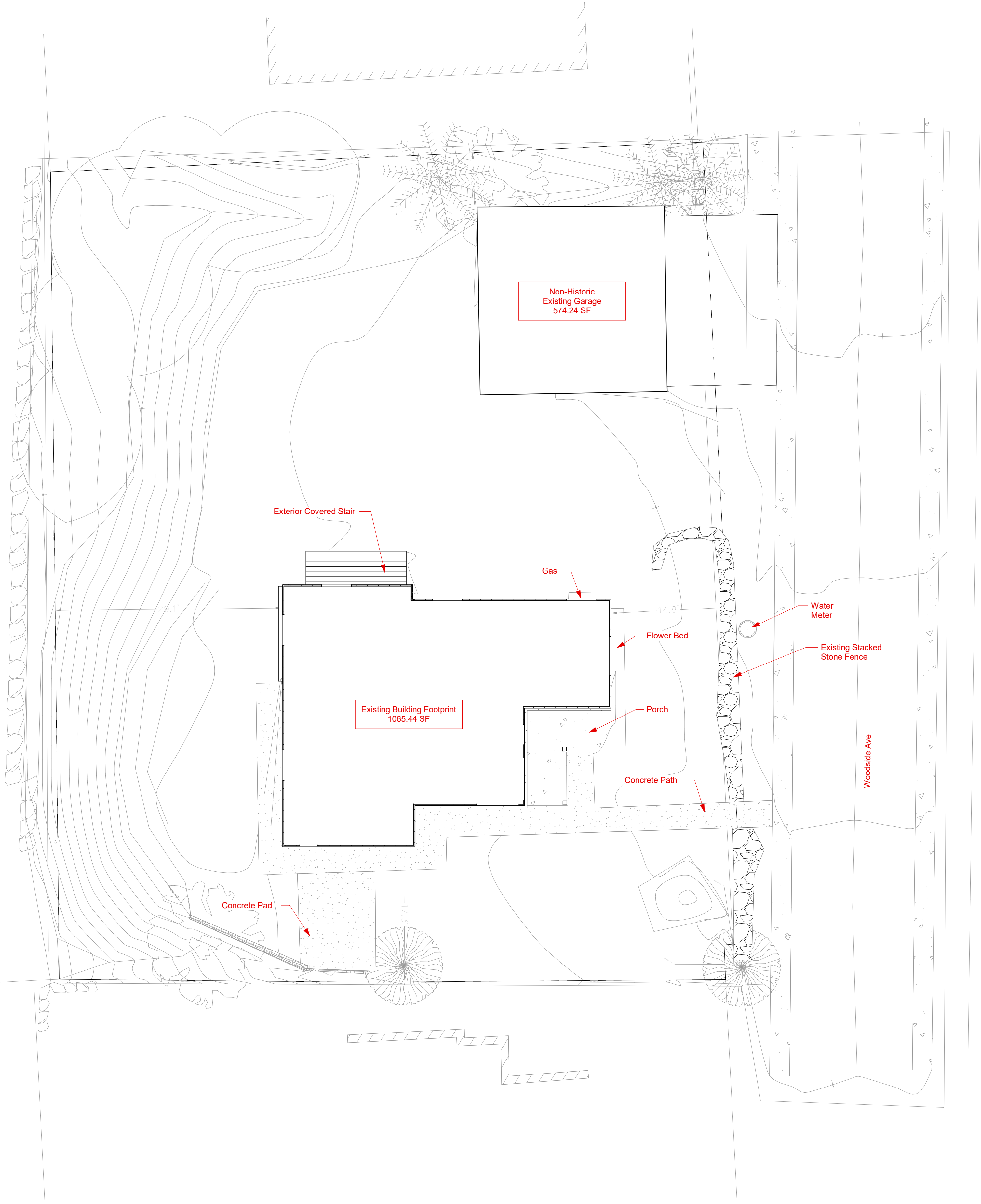
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EWG PROJECT NO: 2024.12

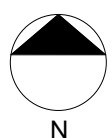
SHEET TITLE

Cover Sheet

G-001



1 Existing Site Plan
1/8" = 1'-0"



General Notes - Site Plan

1. Refer to Sheet G-002 for General Project Notes and Sheet G-003 for Architectural Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately ---.
4. Building is not Located within the Flood Hazard Zone as Defined by Fema.
5. Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 inches within the First 10 Feet. -IRC R401.3
6. Refer to Site Survey on Sheet SV-1 for Reference Information.

Notes

1. Overall Fairway Springs Site Plan as Previously Approved by Others, for Reference only.
2. Scope of Work is Limited to Building Project Area, See Site Plan.
3. Refer to Area Plan Sheet G-004 for Additional Building Square Footage Analysis.

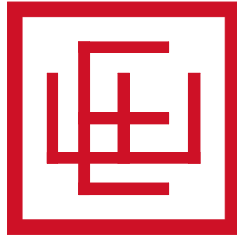
Legal Description

Parcel xx, According to the Official Master Development Plat There of, Duly Recorded as Entry No. 573023, In The Official Records Of The Recorder of the County of Summit, State Of Utah. (Parcel I.D. #xxx)

Datum Reference

Architectural Elevation 100' - 0" = USGS xxxx' (Final Site Plan)
Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.
Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

ELLIOTT WORKGROUP LLC
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Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



Newlands
Newland Residence
1455 Woodside Ave
Park City, UT 84060

Project Status

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SHEET TITLE

Existing Site Plan

AS-005

1. Refer to Sheet G-002 for General Project Notes and Sheet G-003 for Architectural Notes.
2. Before Digging or Trenching, Contact "Blue Stakes" to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately ---.
4. Building is not Located within the Flood Hazard Zone as Defined by FEMA.
5. Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3
6. Refer to Site Survey on Sheet SV-1 for Reference Information.

1. Overall Fairway Springs Site Plan as Previously Approved by Others, for Reference only.
2. Scope of Work is Limited to Building Project Area, See Site Plan.
3. Refer to Area Plan Sheet G-004 for Additional Building Square Footage Analysis.

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Architectural Elevation 100' - 0" = USGS xxxx' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations.
There is a +4'-6" Difference as Referenced in the Alliance
Engineering Field Survey.

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

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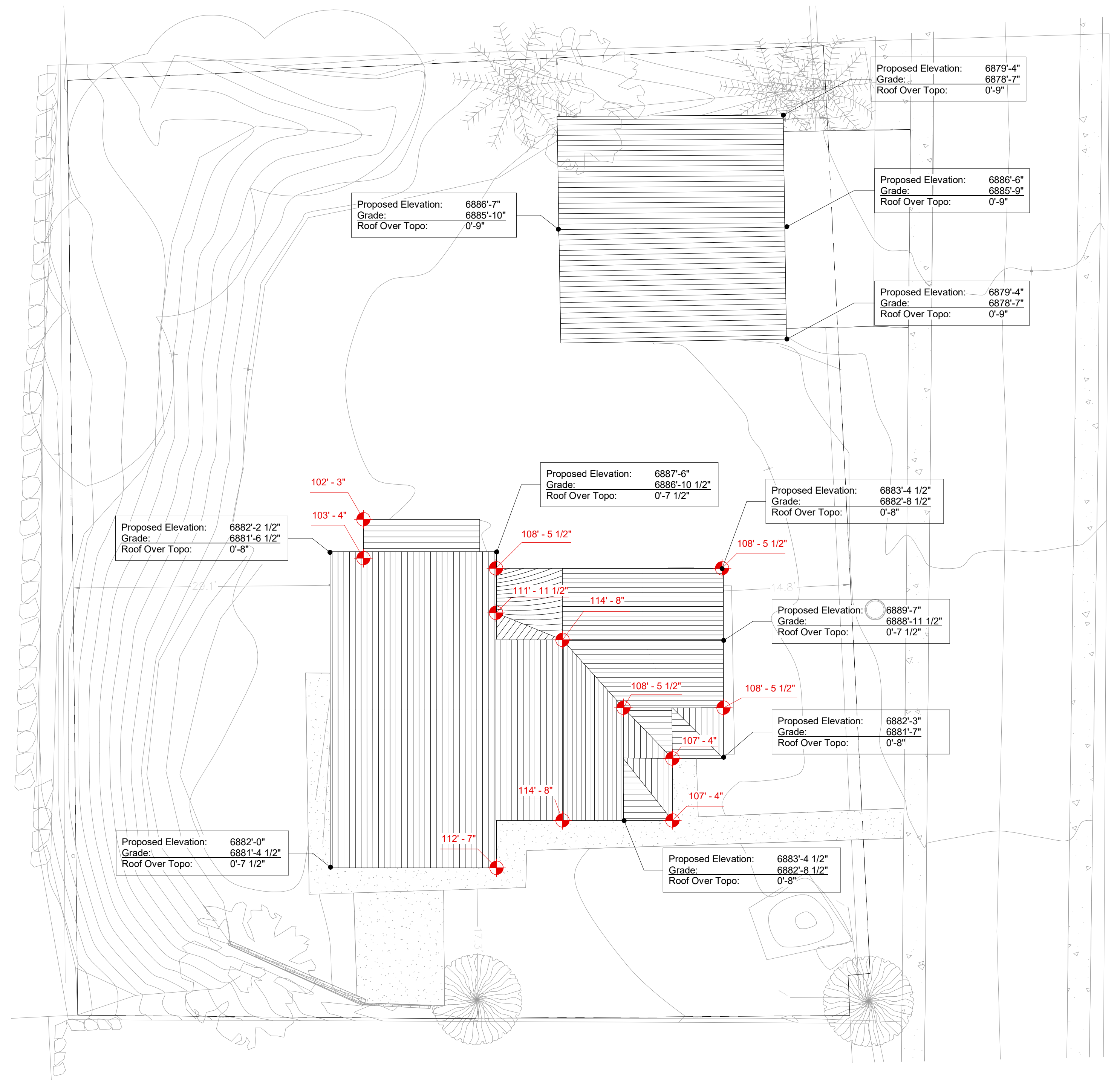
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Roof Over Topo

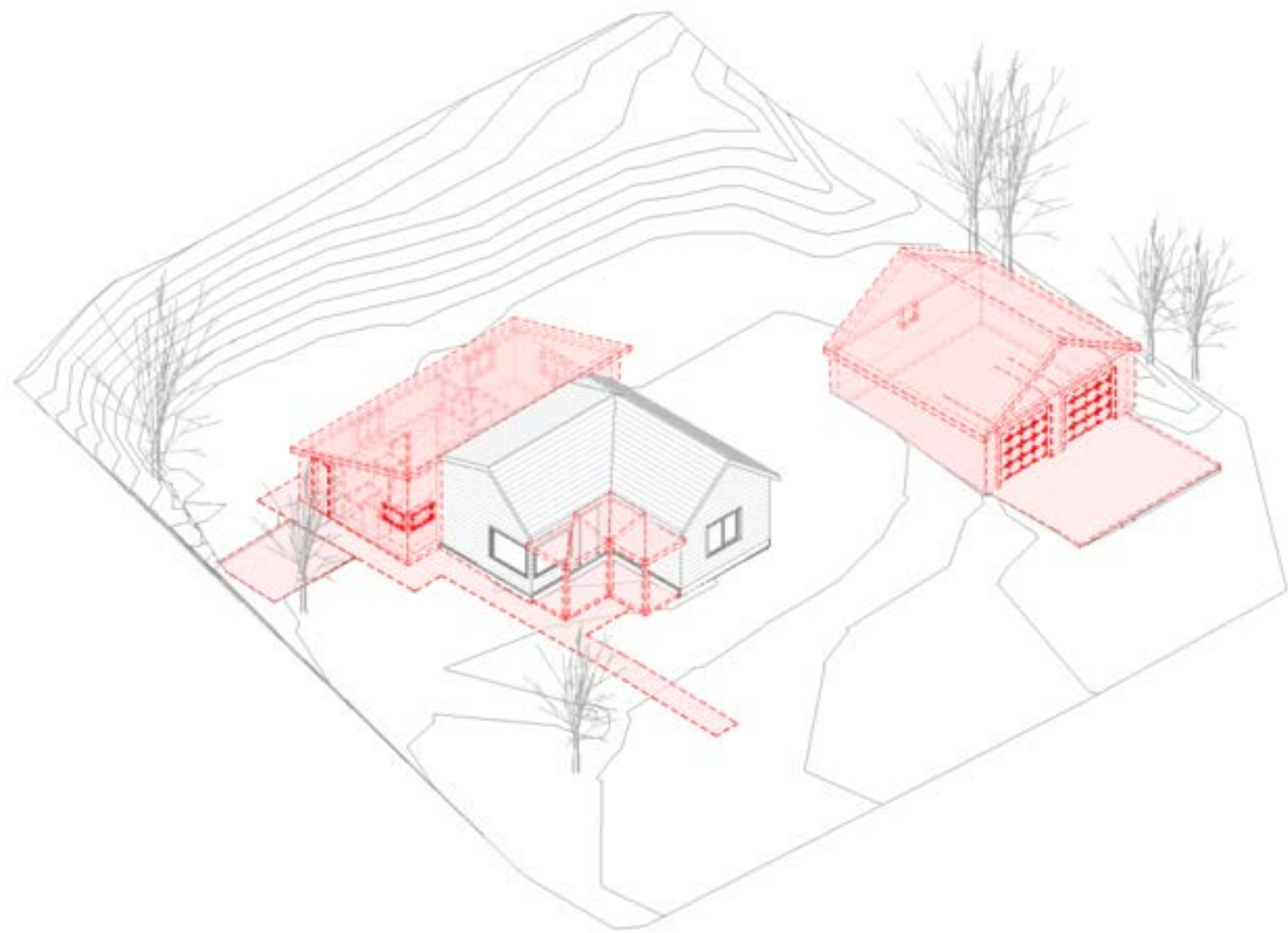
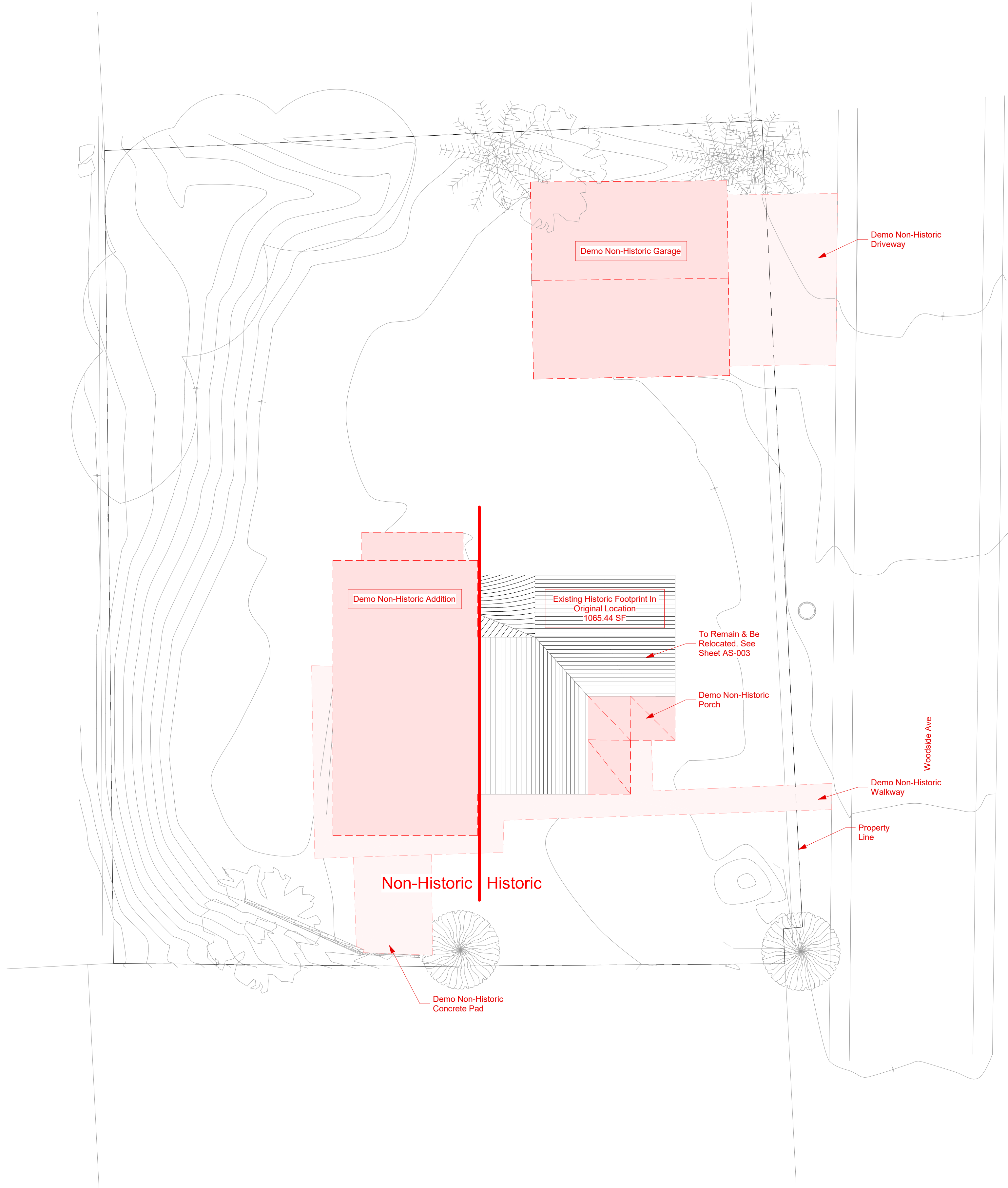
AS-006



1 Roof Over Topo Plan
1/8" = 1'-0"



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General Notes - Site Plan

1. Refer to Sheet G-002 for General Project Notes and Sheet G-003 for Architectural Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately ---.
4. Building is not Located within the Flood Hazard Zone as Defined by Fema.
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6. Refer to Site Survey on Sheet SV-1 for Reference Information.

Notes

1. Overall Fairway Springs Site Plan as Previously Approved by Others, for Reference only.
2. Scope of Work is Limited to Building Project Area, See Site Plan.
3. Refer to Area Plan Sheet G-004 for Additional Building Square Footage Analysis.

Legal Description

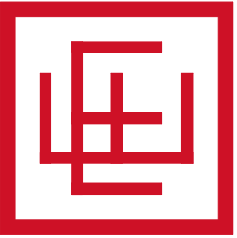
Demo Key
Parcel XX, according to the Official Master Development Plat There of, Duly Recorded as Entry No. 573023, in The Official Records Of The Recorder of the County of Summit, State Of Utah. (Parcel I.D. #xxx)
Existing Building Elements to Remain

Existing Building Elements to be Removed
Datum Reference

Archite**Demo**Elevation 100' Note Indicates Elements are to be Removed and Disposed of. (Plan)
Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.
Salvage Note Indicates Elements are to be Removed, Protected and Retained. (With Engineering)

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Newlands

Newland Residence

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Park City, UT 84060

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SHEET TITLE

Demo Site Plan

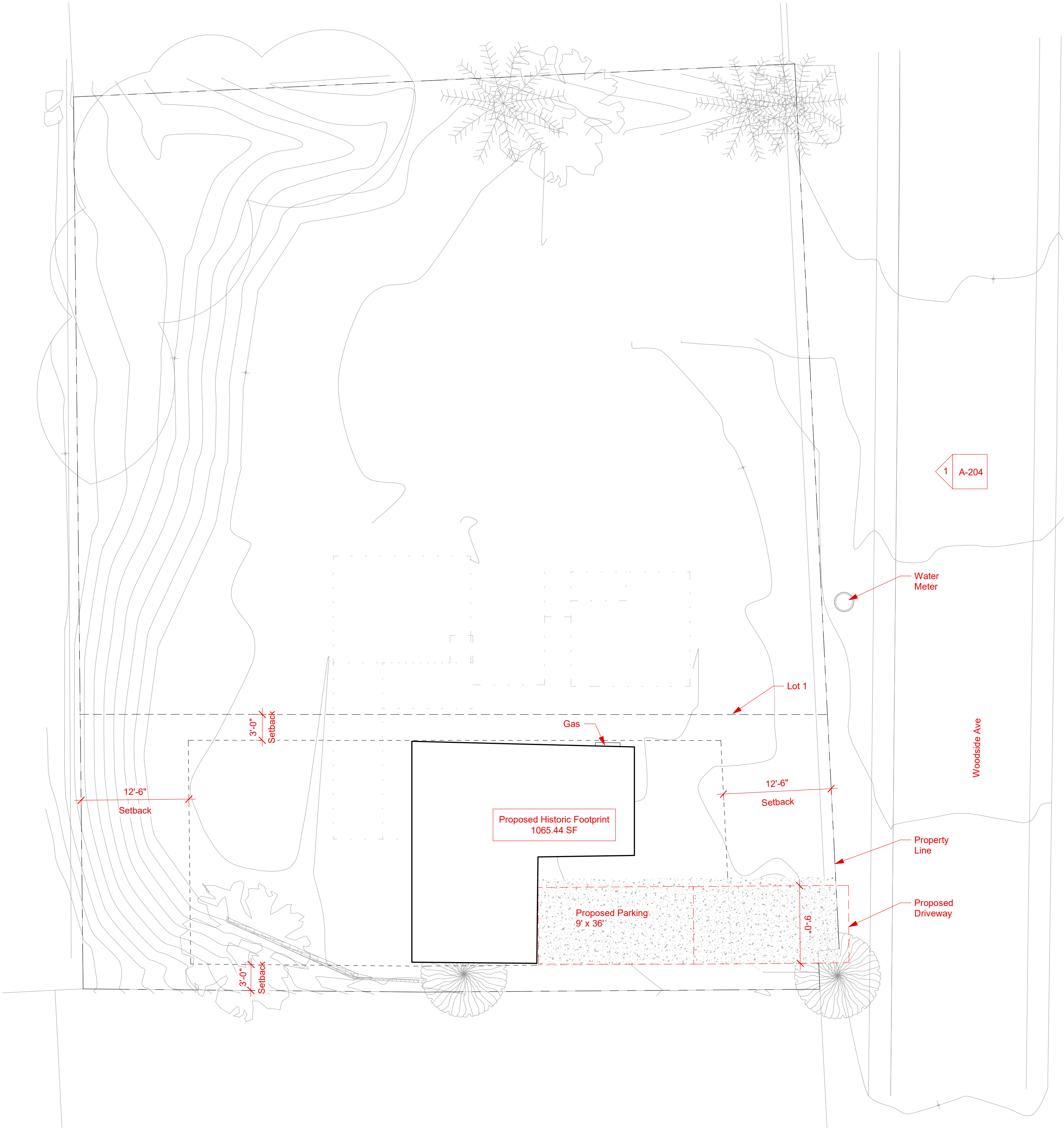
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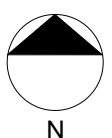
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Proposed Historic Site Plan
1/8" = 1'-0"



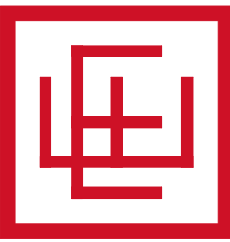
2

Relocated Historic Site Plan
1/8" = 1'-0"



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Project Status

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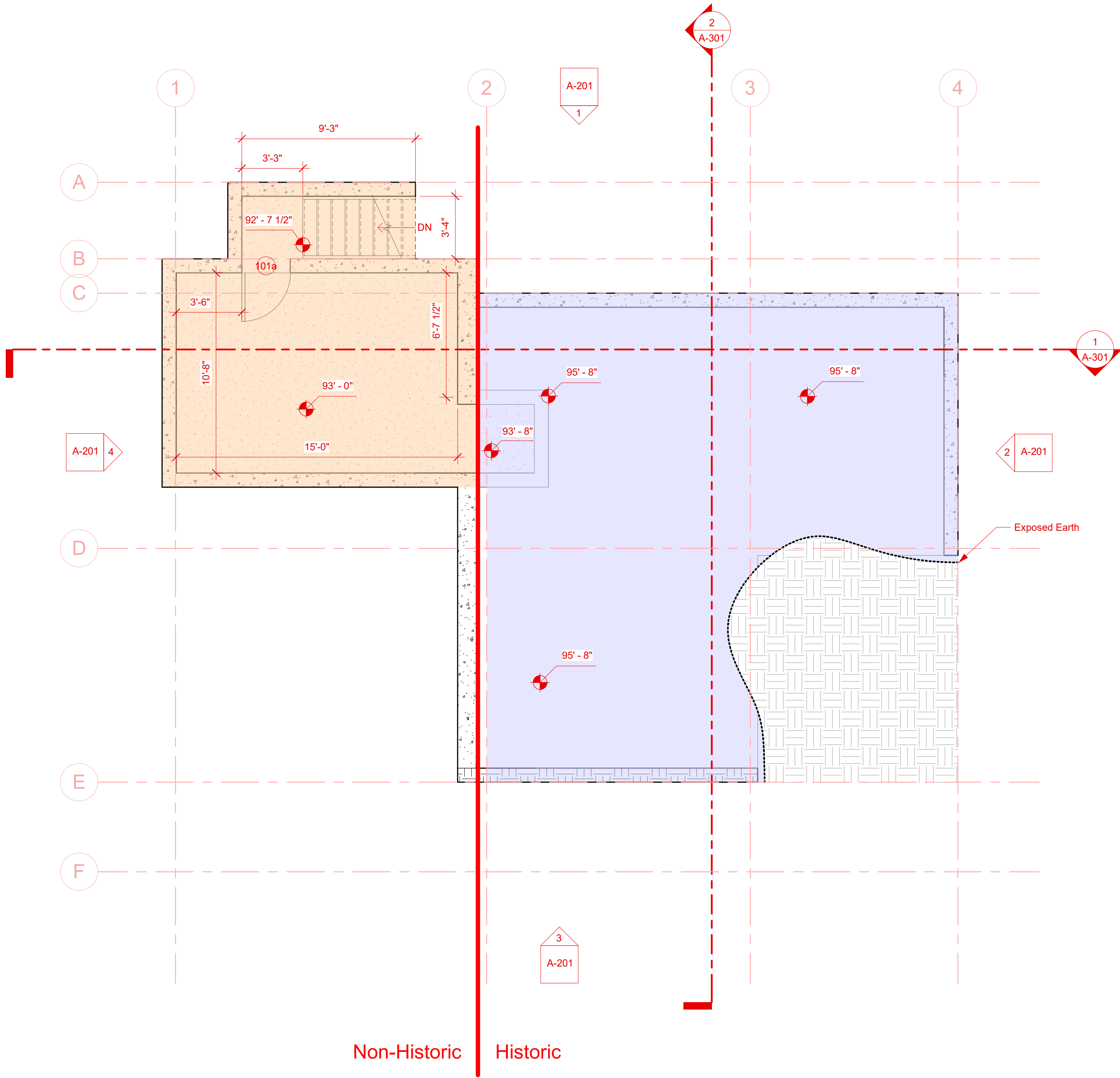
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SHEET TITLE

Proposed Historic Site Plan

AS-008



1 Existing Basement Plan
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window
- Door Tag- Refer To Door Schedule
- Room name
101 Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

- Refer to Sheet G-002 for Architectural Notes.
- Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/CMU.
- Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
- See Structural Plans for Additional Information, Details and Requirements.
- Provide Blocking or other Approved Method for Support at All Locations of TV. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
- Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
- Coordinate Utility Connections with Civil Drawings.

Wall Types

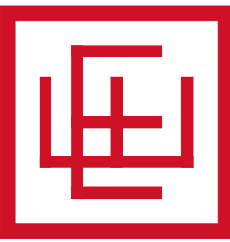
- C Concrete Foundation Wall, Refer to Structural
- E6E 2x6 Wood Stud - EIFS / GWB
- E6H 2x6 Wood Stud - Horizontal Siding / GWB
- I6 2x6 Wood Stud Interior Wall
- I4 2x4 Wood Stud Interior Wall

Key

- Historic To Be Preserved
- Proposed Non-Historic Demo

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Newlands

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Project Status

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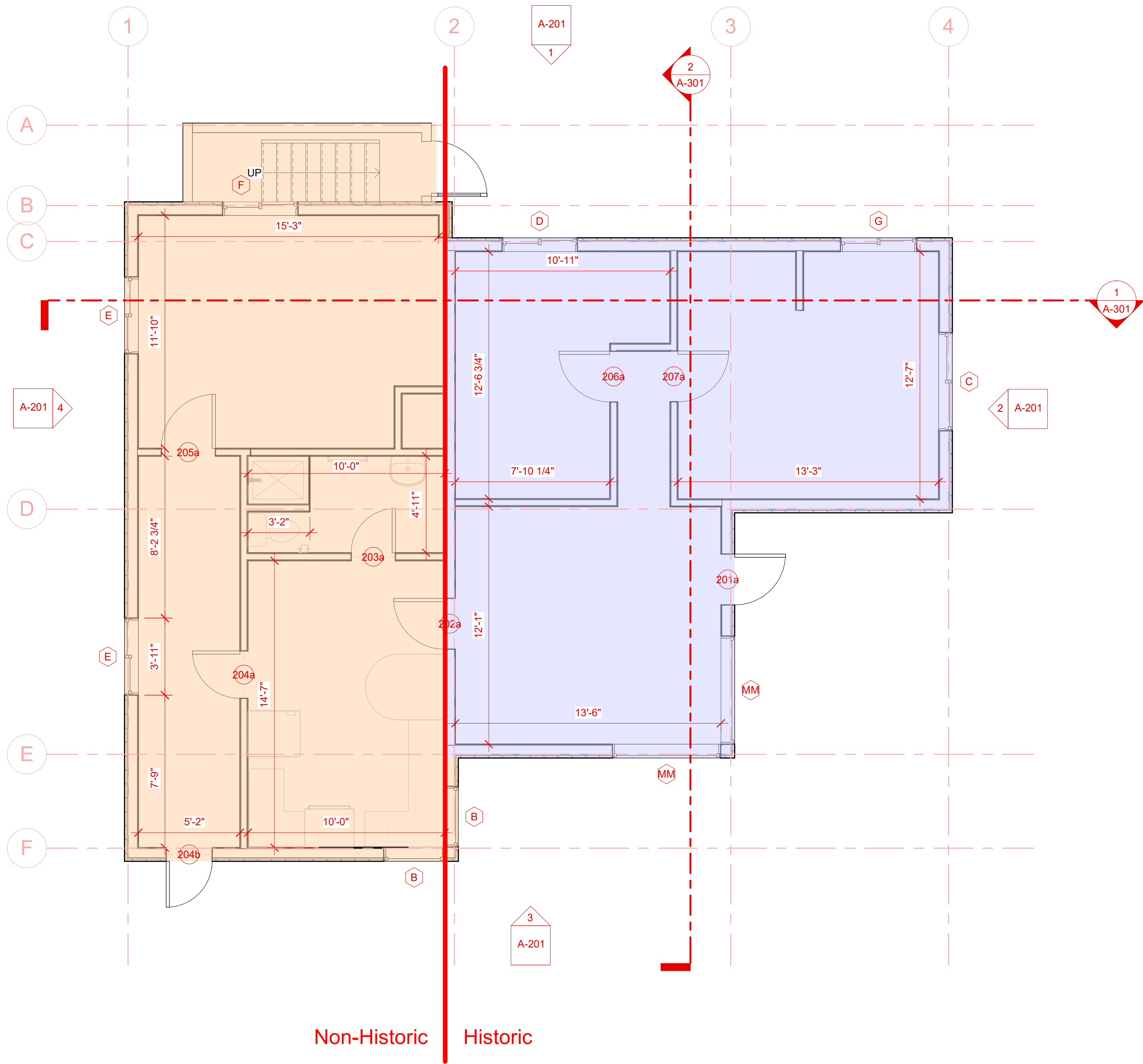
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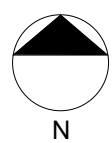
SHEET TITLE

Existing Basement Plan

AX-100



1 Existing Level 1 Floor Plan
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window
- Door Tag- Refer To Door Schedule
- Room name
Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

- Refer to Sheet G-002 for Architectural Notes.
- Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/CMU.
- Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
- See Structural Plans for Additional Information, Details and Requirements.
- Provide Blocking or other Approved Method for Support at All Locations of TV. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
- Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
- Coordinate Utility Connections with Civil Drawings.

Wall Types

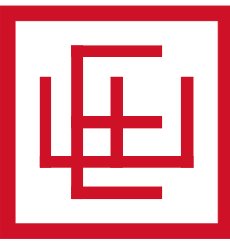
- Concrete Foundation Wall, Refer to Structural
- 2x6 Wood Stud - EIFS / GWB
- 2x6 Wood Stud - Horizontal Siding / GWB
- 2x6 Wood Stud Interior Wall
- 2x4 Wood Stud Interior Wall

Key

- Historic To Be Preserved
- Proposed Non-Historic Demo

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SHEET TITLE

Existing Floor Plan

AX-101

1. Ice & Water Shield (CW-400 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not install within 3'-0" of any Ridge. Vent - Use 15# Flt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
2. Ice & Water Shield (CW-300HT, or Owner Approved Equal) under All Standing-Seam Roofs. Do not install within 30" of any Ridge. Vent-Use 15# Flt (Lapped over Ice & Water Shield) in these Areas. Double Layers of Underlayment on All 3:12 Roofs
3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
4. No Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.
5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.
7. All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
8. See Electrical Roof Plan for Heat Cable Locations and Requirements

- 1 Line of Building Below
- 2 Chimney
- 3 Prefinished Metal Downspout, Coord. w/Arch
- 4 Prefinished Metal Gutter, Coord. w/Arch.
- 5 Rigid Ridge Vent Under Asphalt Shingles

	50 Year Asphalt Shingle Roof, See Specifications
	Standing Seam Metal Roof, See Specifications
	Roof Cricket With 40 Year Asphalt Roof Shingles

Historic To Be Preserved	
Proposed Non-Historic Demo	

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Newlands

1455 Woodside Ave
Park City, UT 84060

Project Status

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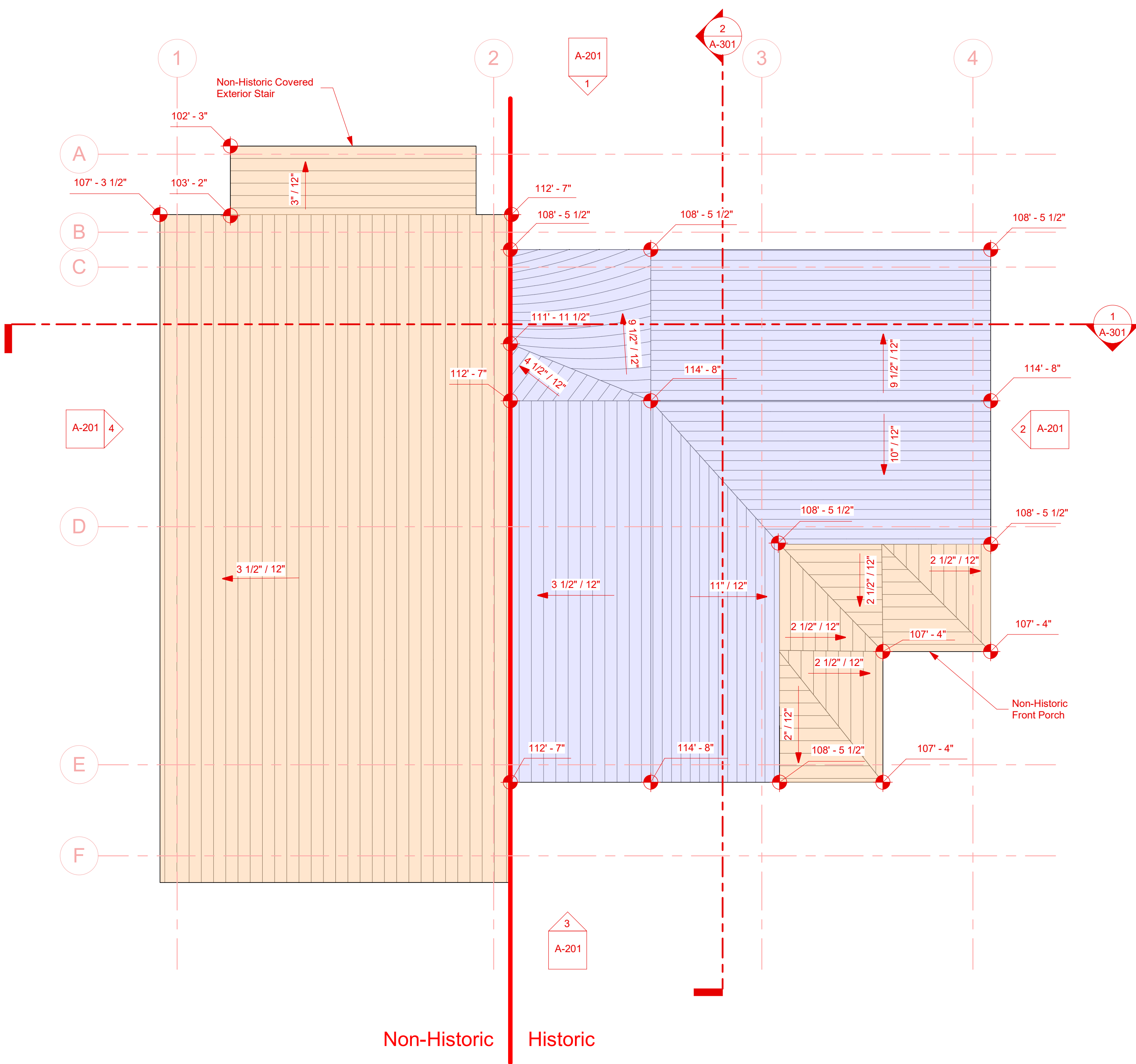
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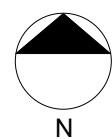
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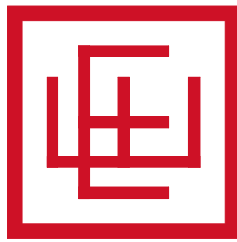
Existing Roof Plan

AX-102



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





General Notes - Roof

1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
2. Ice & Water Shield (CCW-300Ht, or Owner Approved Equal) under All Standing-Seam Roofs. Do not install within 3'0" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs
3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
4. Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.
5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.
7. All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

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Keynotes - Roof

- | | |
|---|---|
| 1 | Line of Building Below |
| 2 | Chimney |
| 3 | Prefinished Metal Downspout, Coord. w/Arch. |
| 4 | Prefinished Metal Gutter, Coord. w/Arch. |
| 5 | Rigid Ridge Vent Under Asphalt Shingles |

Legend - Roof Materials

- | | |
|--|--|
| | 50 Year Asphalt Shingle Roof, See Specifications |
| | Standing Seam Metal Roof, See Specifications |
| | Roof Cricket With 40 Year Asphalt Roof Shingles |

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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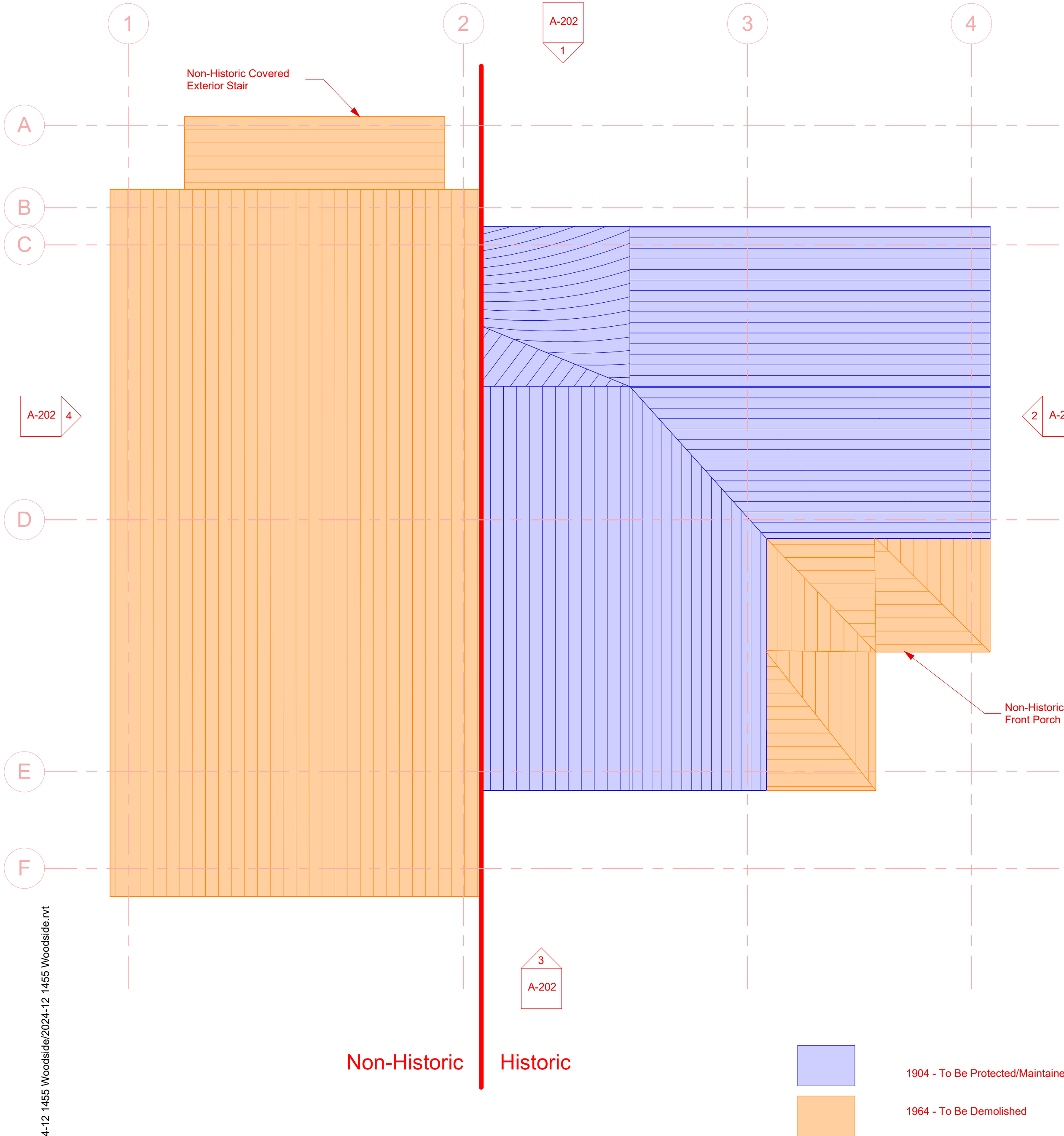
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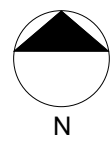
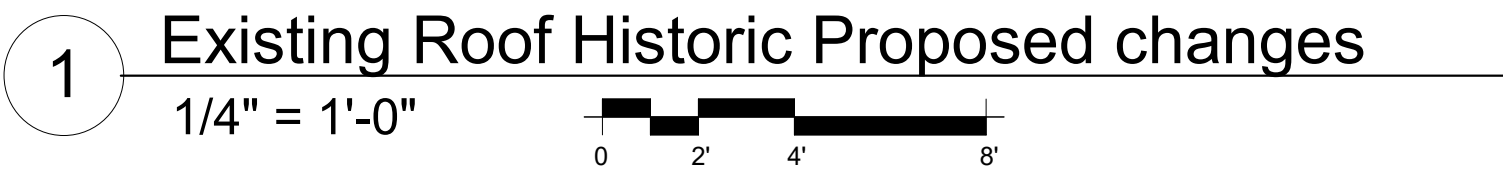
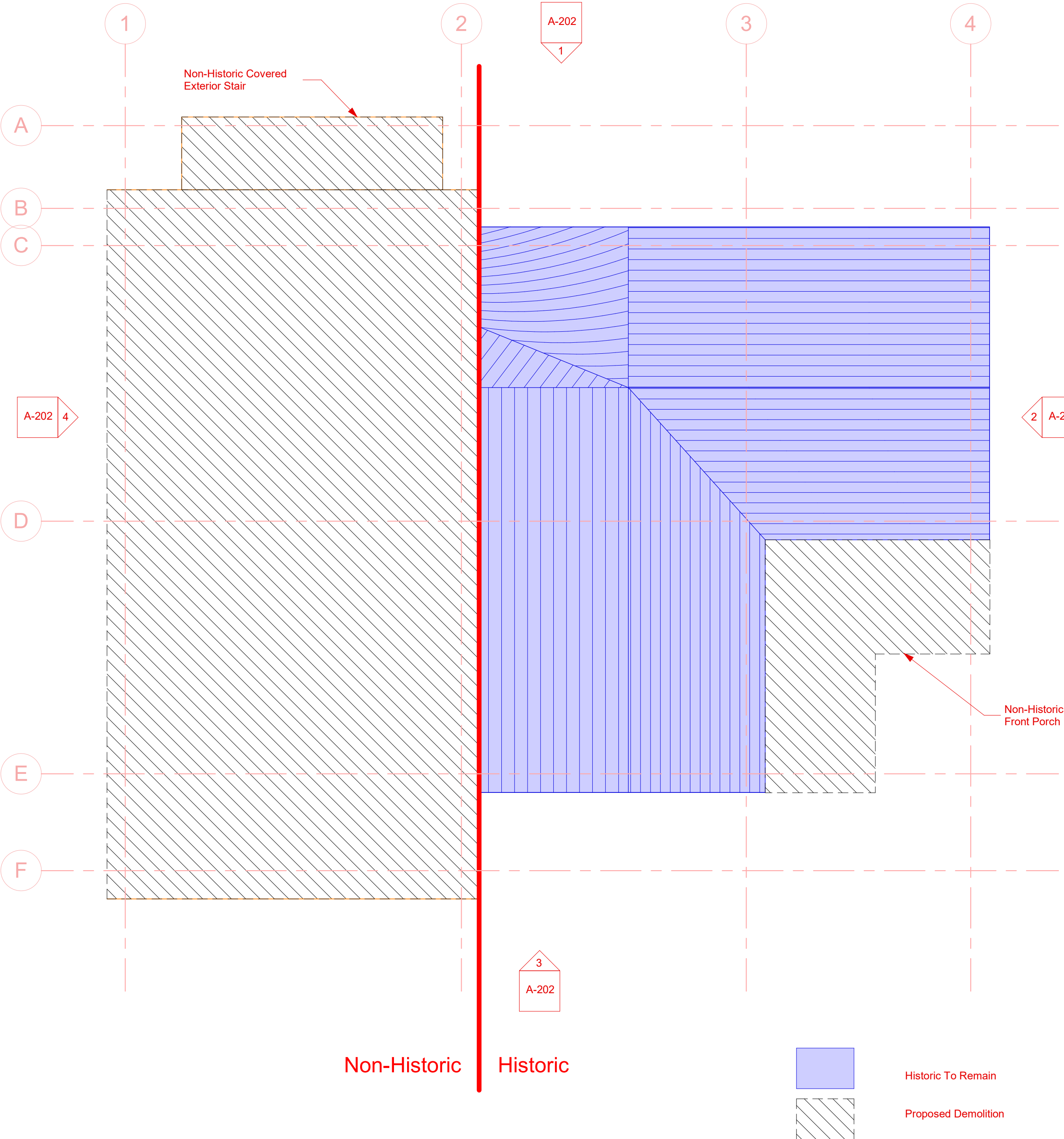
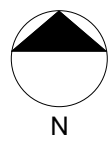
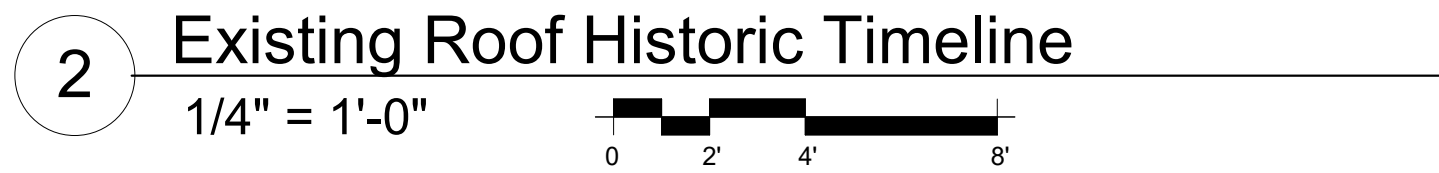
Historic Timeline Roof

AX-103

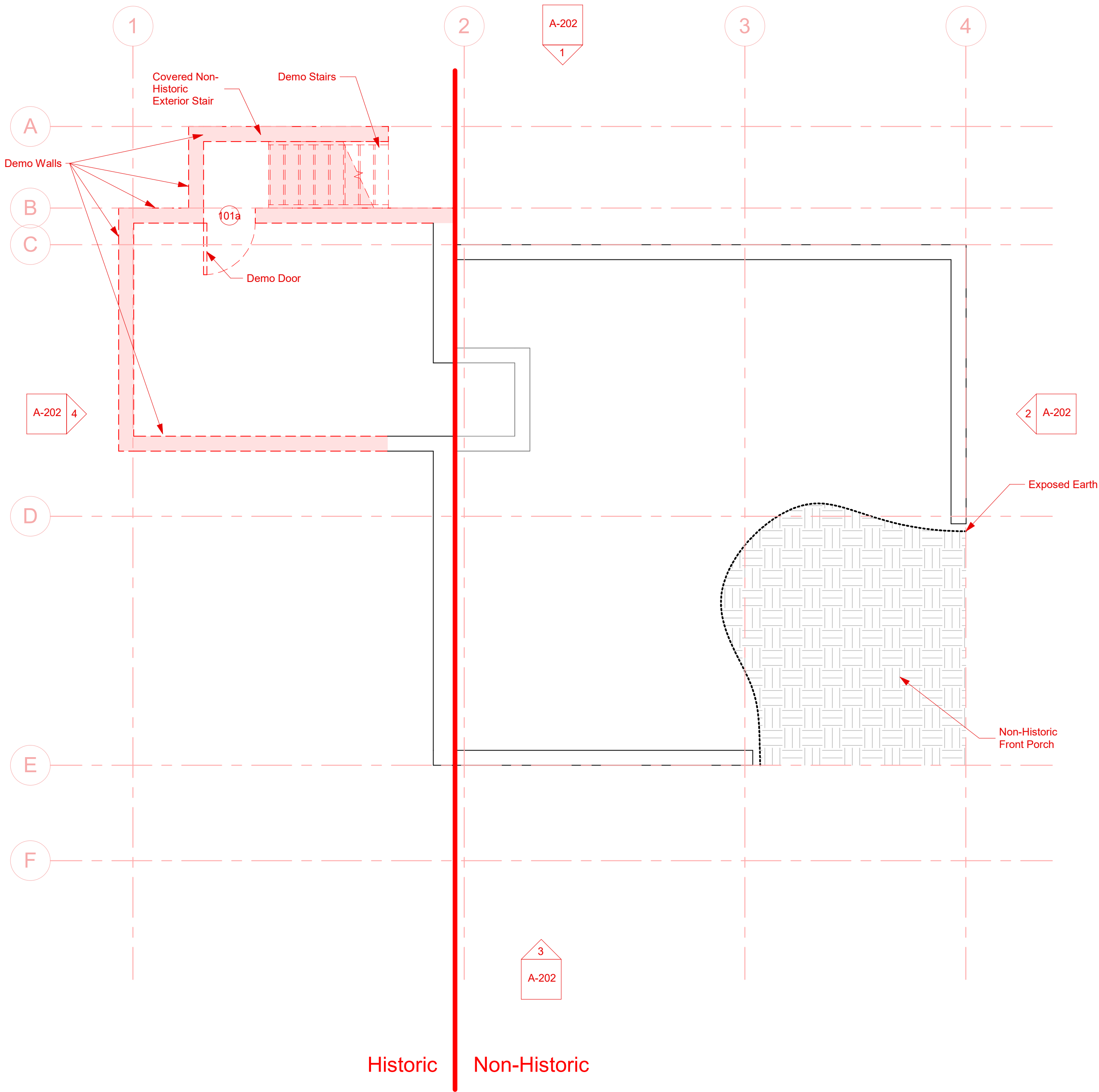


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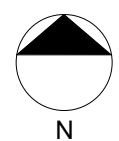
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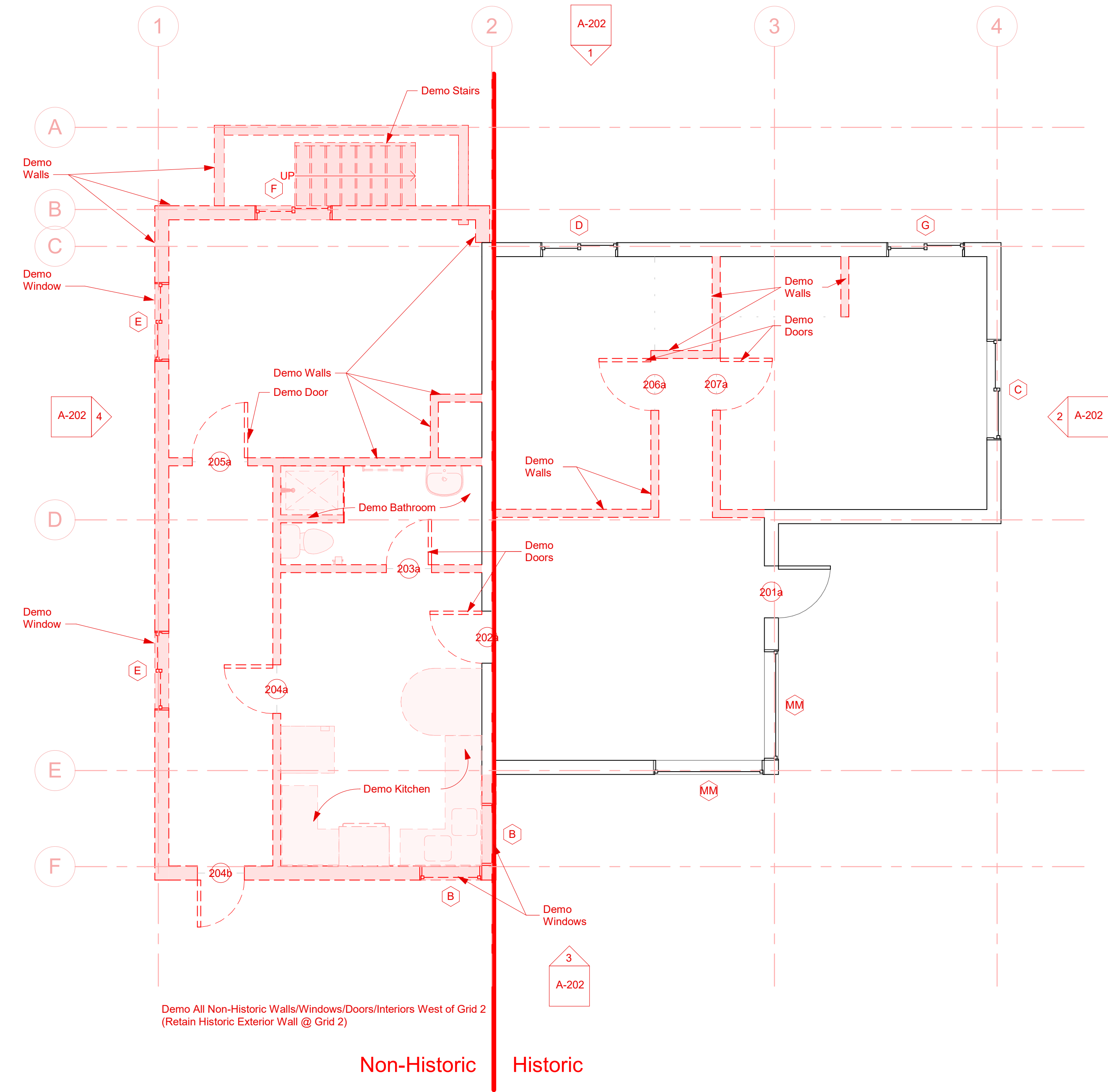
1 Basement Demo Plan
1/4" = 1'-0"



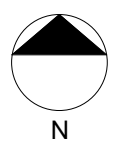
- Legend**
- Window Tag- Refer To Window Schedule
 - Door Tag- Refer To Door Schedule
 - Room name
Room Name And Number- Refer To Room Finish Schedule
 - Spot Elevation Marker
 - Edge Of Roof Above

- General Notes - Plan**
- Refer to Sheet G-002 for Architectural Notes.
 - Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/CMU.
 - Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
 - See Structural Plans for Additional Information, Details and Requirements.
 - Provide Blocking or other Approved Method for Support at All Locations of TV, Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
 - Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
 - Coordinate Utility Connections with Civil Drawings.

- Demo Key**
- Existing Building Elements to Remain
 - Existing Building Elements to Remain
 - Existing Building Elements to be Removed
 - Existing Building Elements to be Removed
 - Existing Floor Surfaces to be Removed
 - Salvage
Note Indicates Elements are to be Removed, Protected and Retained.
 - Demo
Note Indicates Elements are to be Removed and Disposed of.

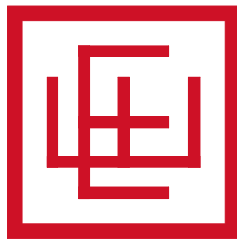


2 Level 1 Demo Plan
1/4" = 1'-0"



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Newlands

Newland Residence

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Proposed Demo Plans

AD-100

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2

Garage Demo Plan

1/4" = 1'-0"

0

2

4

8

N

1

Demo Roof Plan

1/4" = 1'-0"

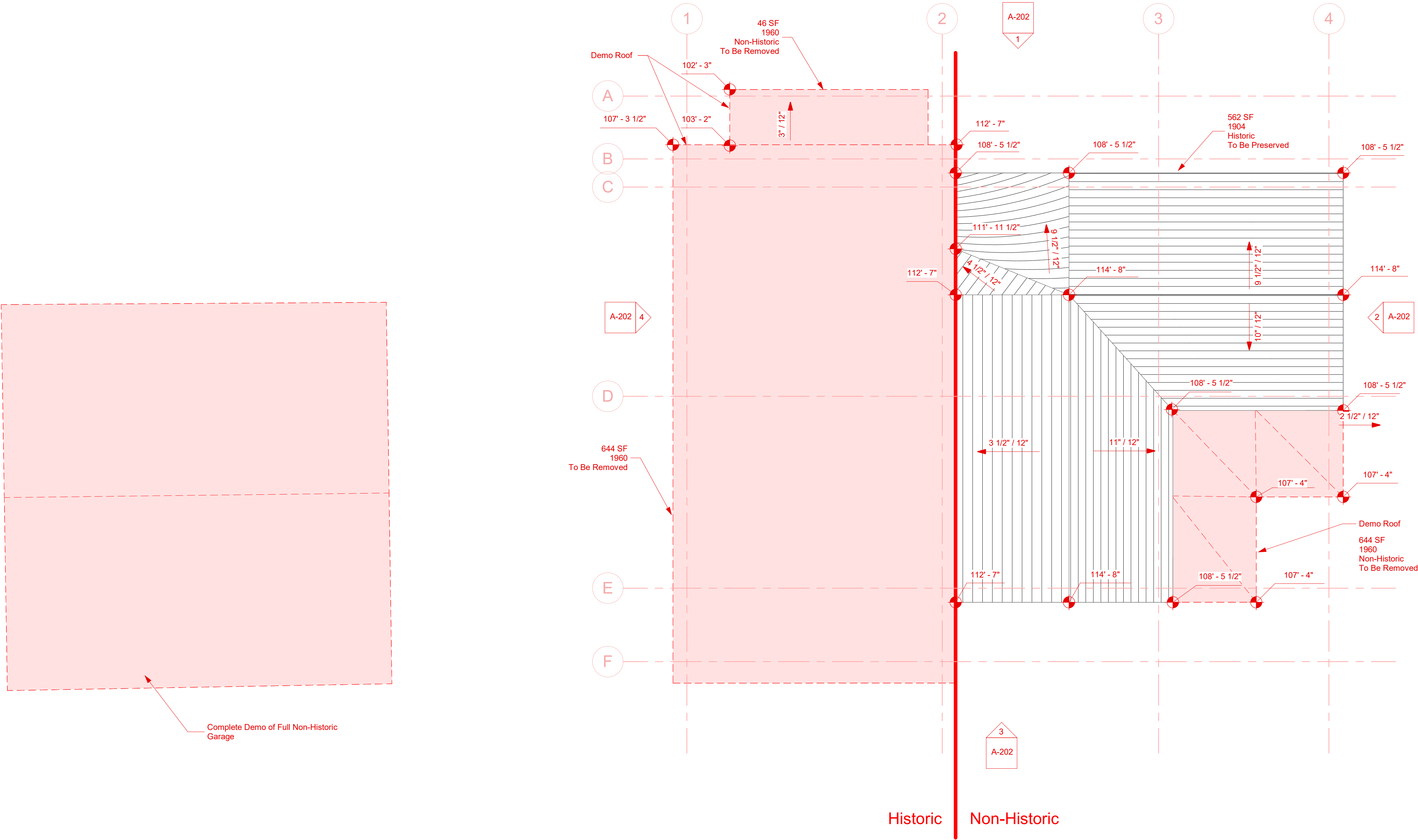
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2

4

8

N



General Notes - Roof

- Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
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- Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.
- All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
- See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

- | | |
|---|---|
| 1 | Line of Building Below |
| 2 | Chimney |
| 3 | Prefinished Metal Downspout, Coord. w/Arch. |
| 4 | Prefinished Metal Gutter, Coord. w/Arch. |
| 5 | Rigid Ridge Vent Under Asphalt Shingles |

Legend - Roof Materials

- | | |
|--|--|
| | 50 Year Asphalt Shingle Roof, See Specifications |
| | Standing Seam Metal Roof, See Specifications |
| | Roof Cricket With 40 Year Asphalt Roof Shingles |

Demo Key

- | | |
|----------------|--|
| | Existing Building Elements to Remain |
| | Existing Building Elements to be Removed |
| Demo | Note Indicates Elements are to be Removed and Disposed of. |
| Salvage | Note Indicates Elements are to be Removed, Protected and Retained. |

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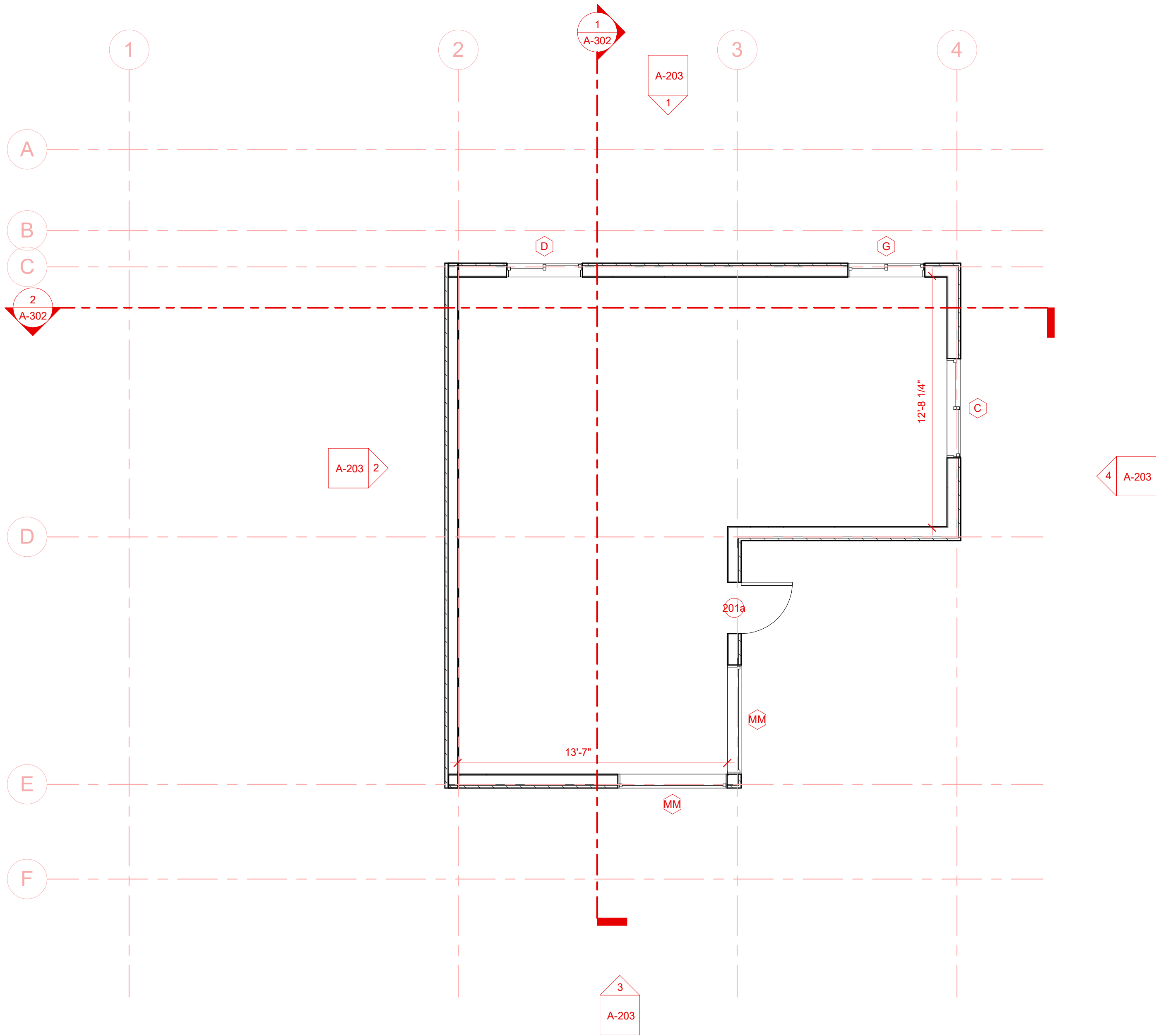
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Demo Roof Plan

AD-101

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1 Proposed Historic Floor Plan
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window
- Door Tag- Refer To Door Schedule
- Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

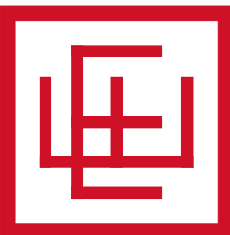
- Refer to Sheet G-002 for Architectural Notes.
- Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/CMU.
- Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
- See Structural Plans for Additional Information, Details and Requirements.
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- Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
- Coordinate Utility Connections with Civil Drawings.

Wall Types

- C Concrete Foundation Wall, Refer to Structural
- E6E 2x6 Wood Stud - EIFS / GWB
- E6H 2x6 Wood Stud - Horizontal Siding / GWB
- i6 2x6 Wood Stud Interior Wall
- i4 2x4 Wood Stud Interior Wall

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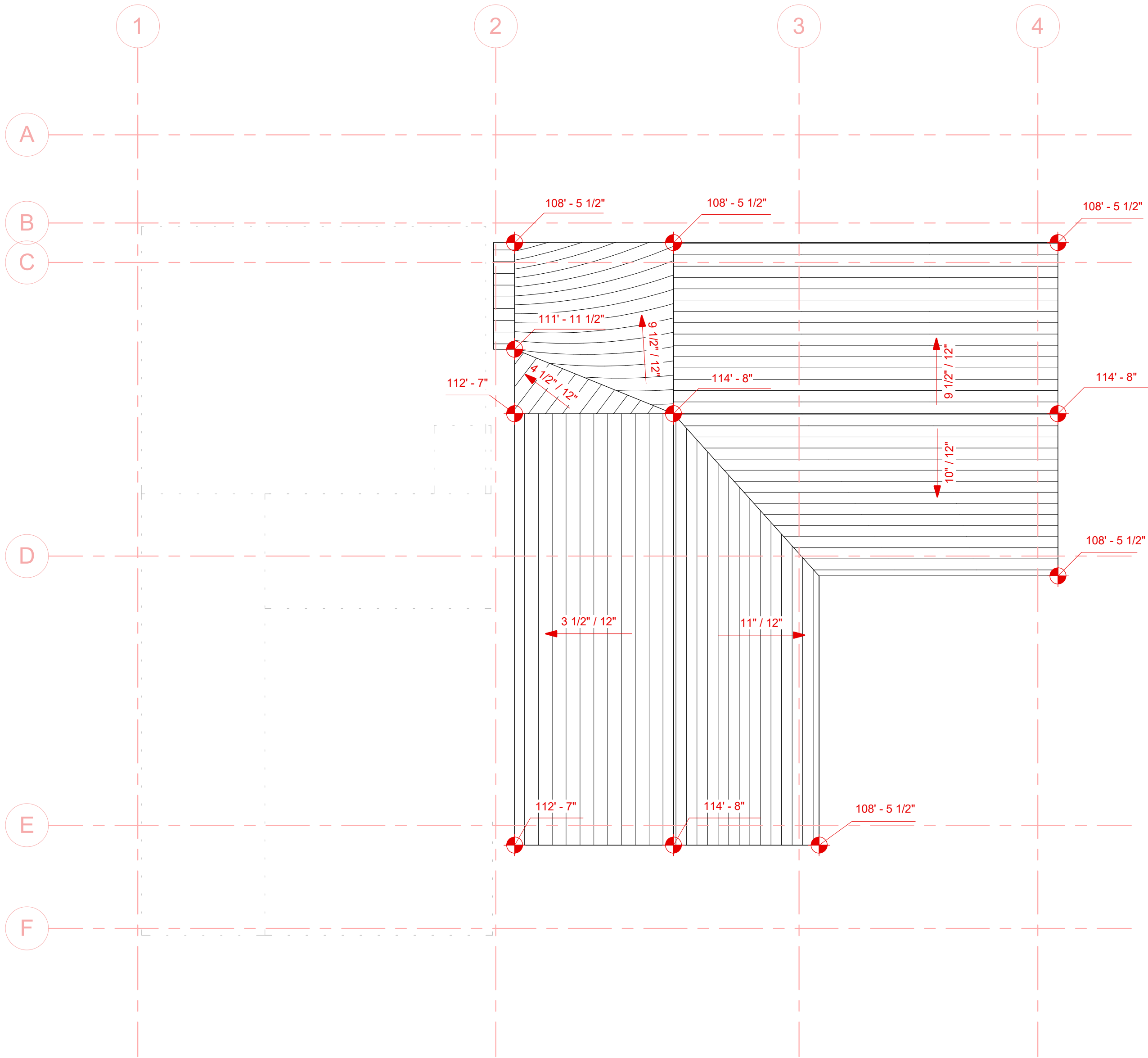
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Proposed Historic Floor Plan

AX-104

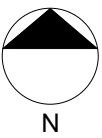
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1

Proposed Historic Roof Plan

1/4" = 1'-0"



General Notes - Roof

1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not Install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
2. Ice & Water Shield (CCW-300Ht, or Owner Approved Equal) under All Standing-Seam Roofs. Do not Install within 3'0" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs
3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
4. Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.
5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.
7. All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

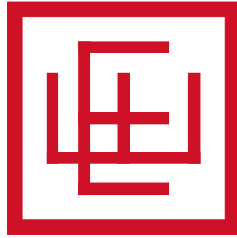
- | | |
|---|---|
| 1 | Line of Building Below |
| 2 | Chimney |
| 3 | Prefinished Metal Downspout, Coord. w/Arch. |
| 4 | Prefinished Metal Gutter, Coord. w/Arch. |
| 5 | Rigid Ridge Vent Under Asphalt Shingles |

Legend - Roof Materials

- | | |
|--|--|
| | 50 Year Asphalt Shingle Roof, See Specifications |
| | Standing Seam Metal Roof, See Specifications |
| | Roof Cricket With 40 Year Asphalt Roof Shingles |

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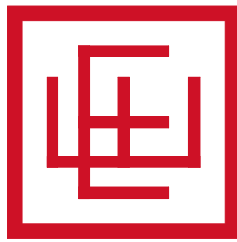
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Proposed Roof Plan

AX-105



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Existing Elevations

A-201

General Notes - Elevations

1. See Electrical for Exterior Lighting.
2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

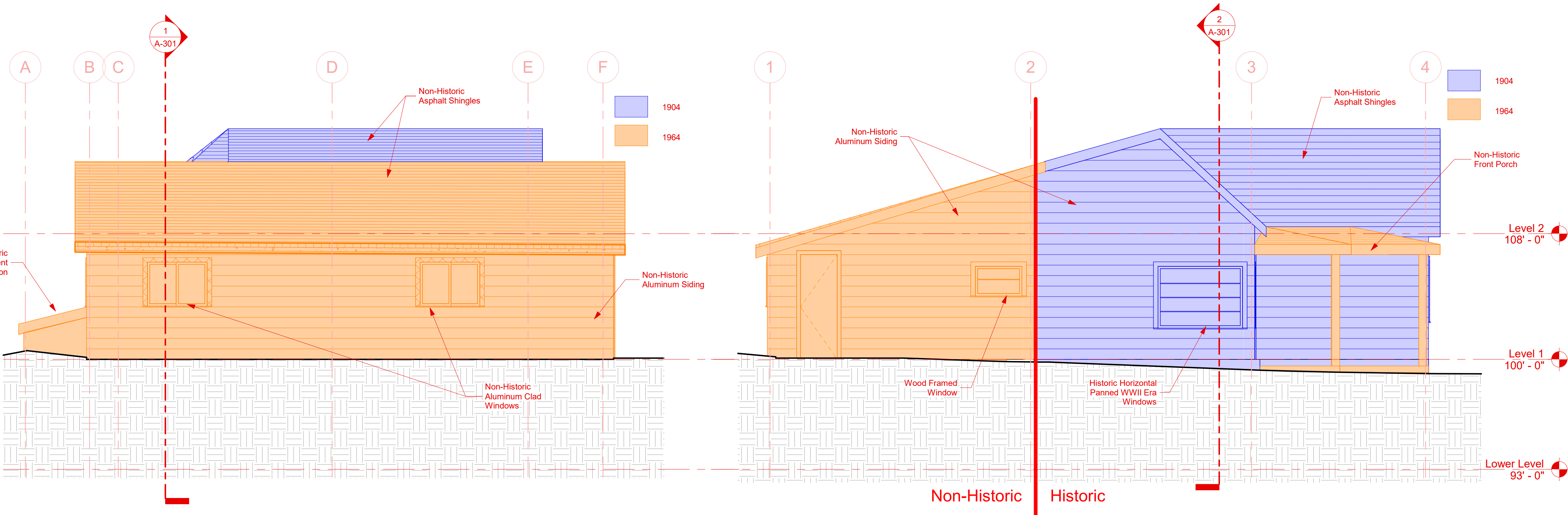
Architectural Elevation 100' - 0" = USGS 'xxxx' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

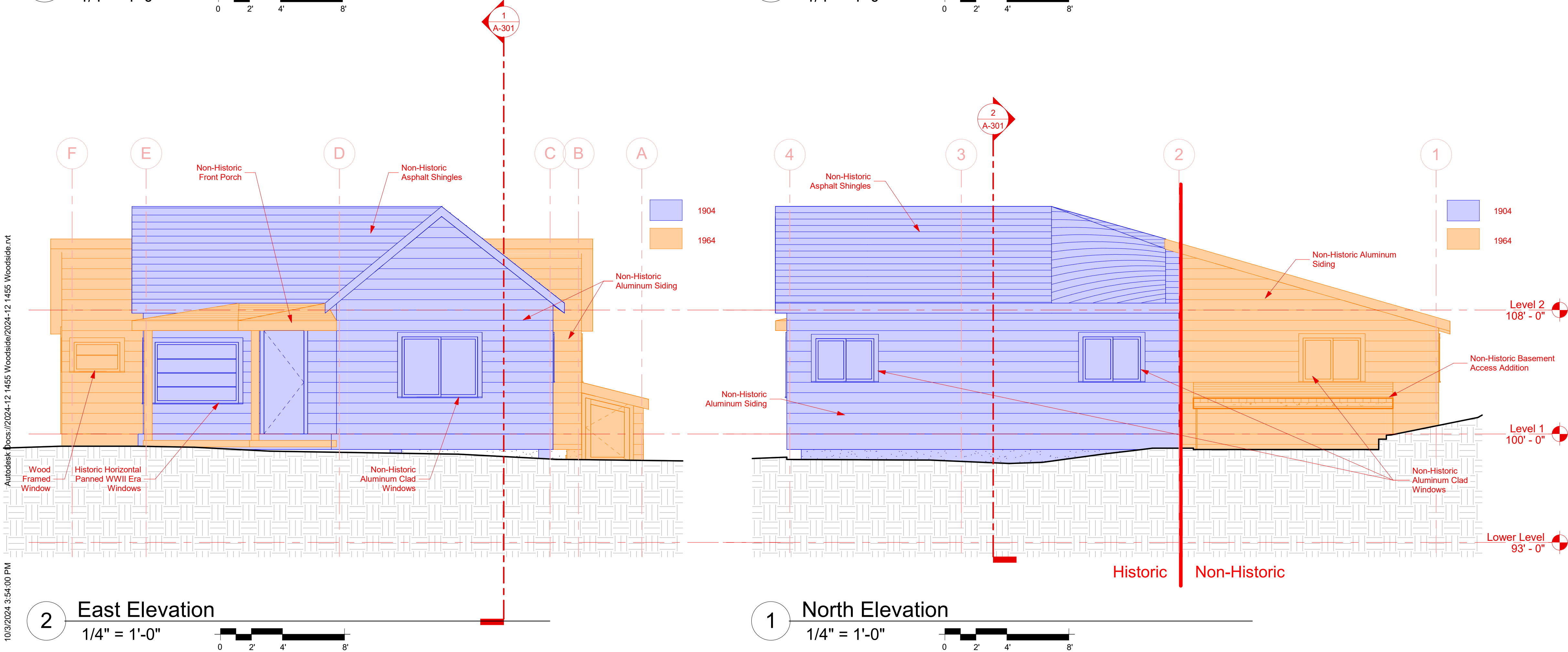
Keynotes - Elevations

- 1 Natural Thin Stone Veneer
- 2 Stained Cedar Wood Siding
- 3 Stucco Veneer
- 4 Standing Seam Metal Roofing
- 5 50-Yr. Asphalt Shingles
- 6 Stained Cedar Wood Shingle Siding
- 7 Wood Timber Column (Doug-Fir) See Struct.
- 8 Wood Timber Truss (Doug-Fir), See Struct.
- 9 Wood Timber Beam (Doug-Fir), See Struct.
- 10 Pre-Finished Metal Clad Wood Window
- 11 2x6 Stained Cedar Wood Trim
- 12 Natural Stone Cap
- 13 42" Cedar Wood/Metal Railing
- 14 2x8 Stained Cedar Wood Door / Window Trim
- 15 2x6 Staind Cedar Wood Door / Window Trim
- 16 6x6 Angled Kicker Brace (Doug-Fir) Coord W/Arch
- 17 2x10 Stained Cedar Wood Trim
- 18 Down-Lit Address Sign, Coord. W/Architect & Electrical Eng.
- 19 Dashed Line Here Represents Foundations Below Grade
- 20 36" Metal Railing



4 West Elevation
1/4" = 1'-0"

3 South Elevation
1/4" = 1'-0"



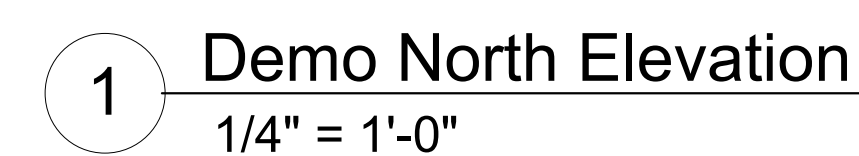
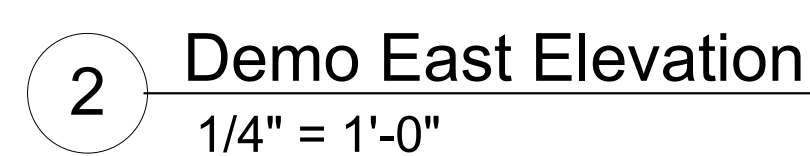
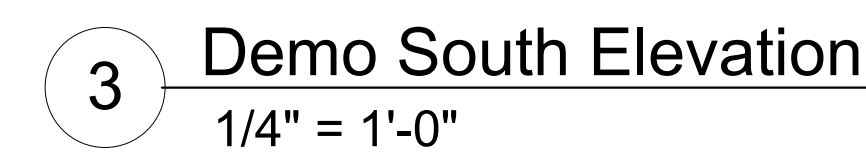
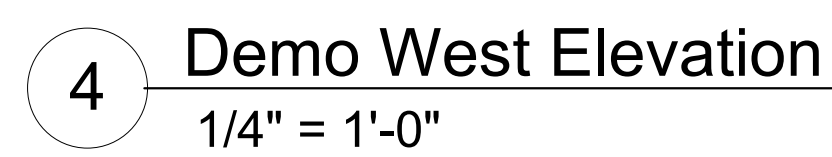
2 East Elevation
1/4" = 1'-0"

1 North Elevation
1/4" = 1'-0"

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

	Existing Building Elements to Remain
	Existing Building Elements to be Removed
Salvage	Note Indicates Elements are to be Removed, Protected and Retained.
Demo	Note Indicates Elements are to be Removed and Disposed of.

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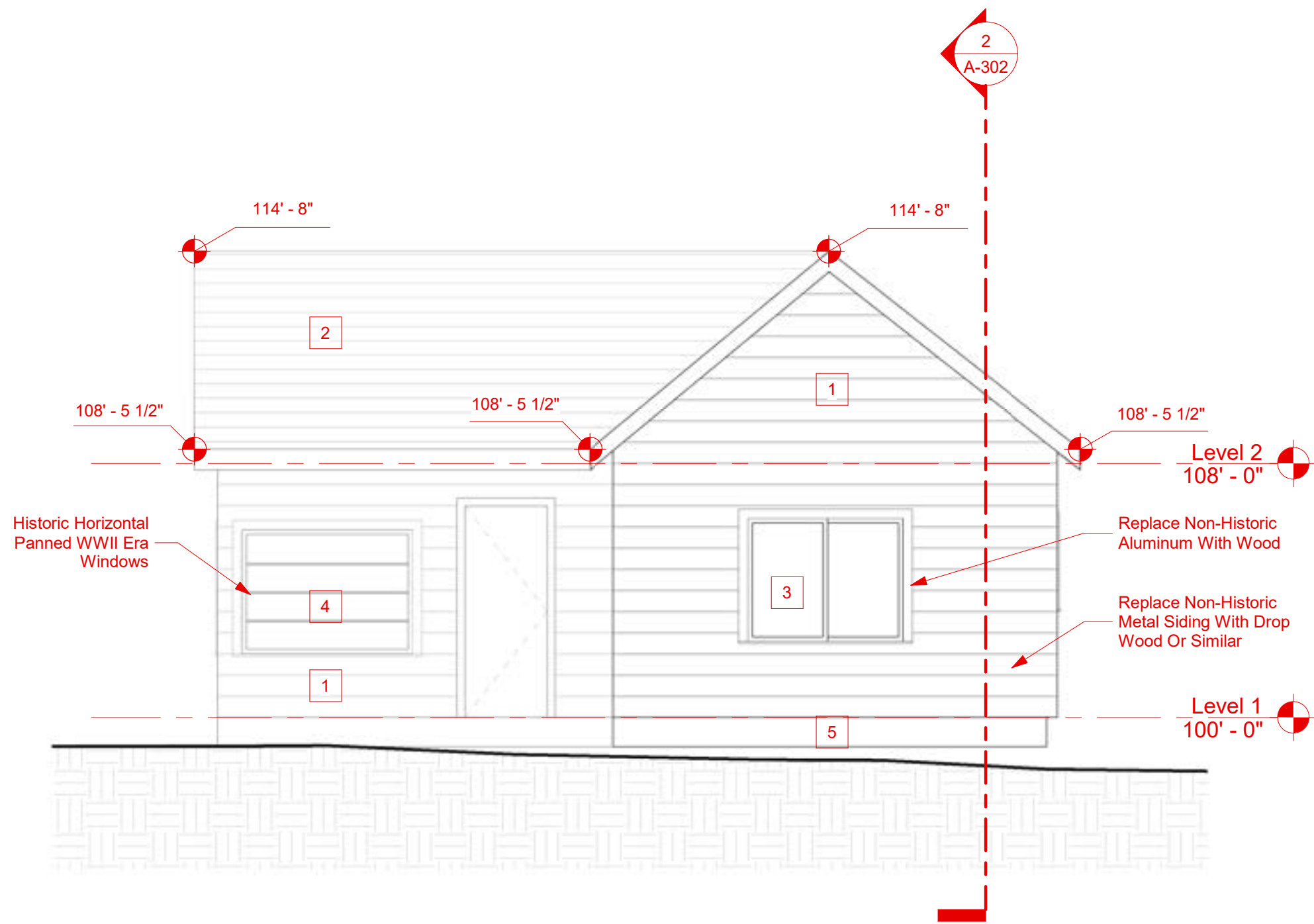
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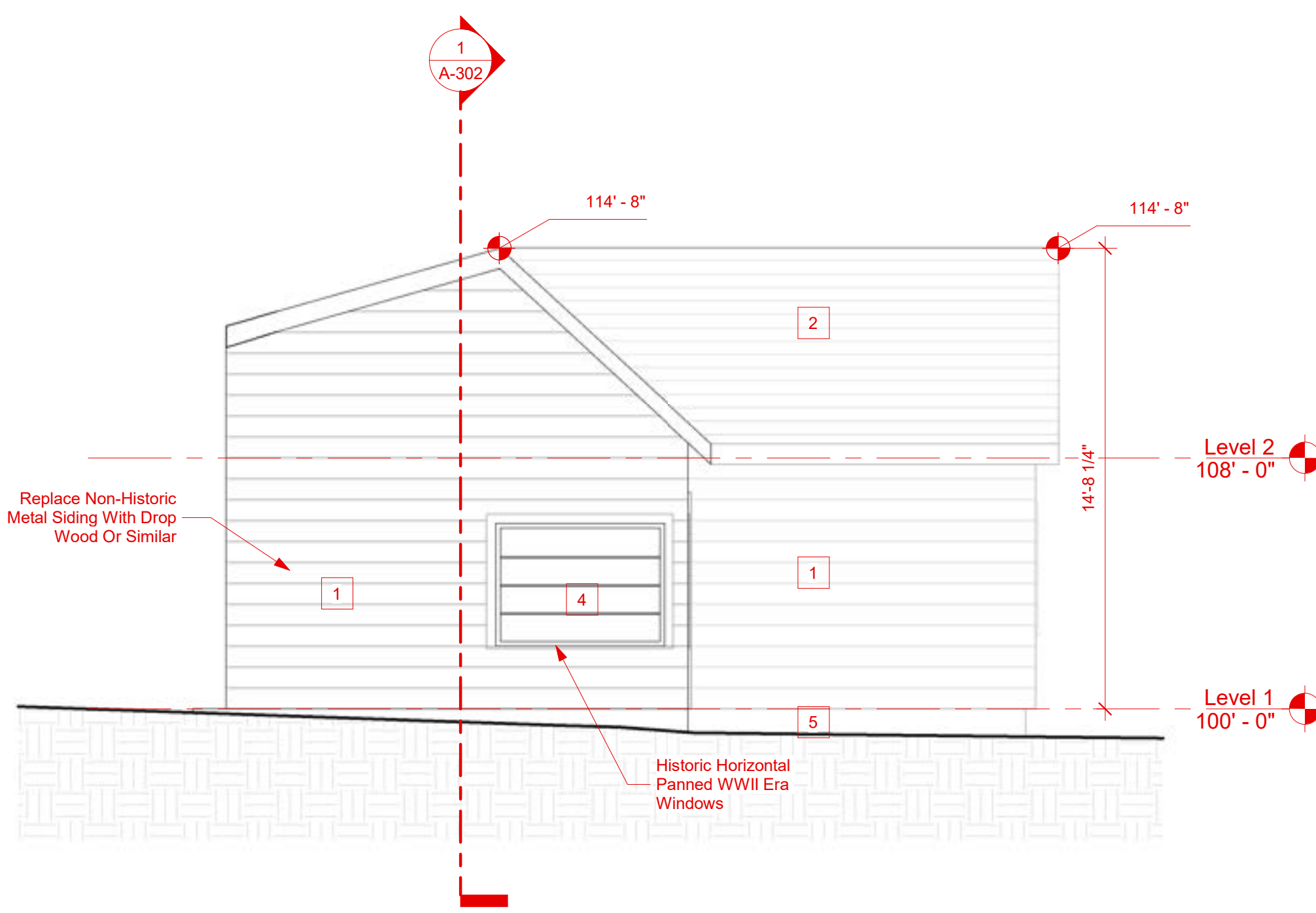
Demo Elevations

A-202

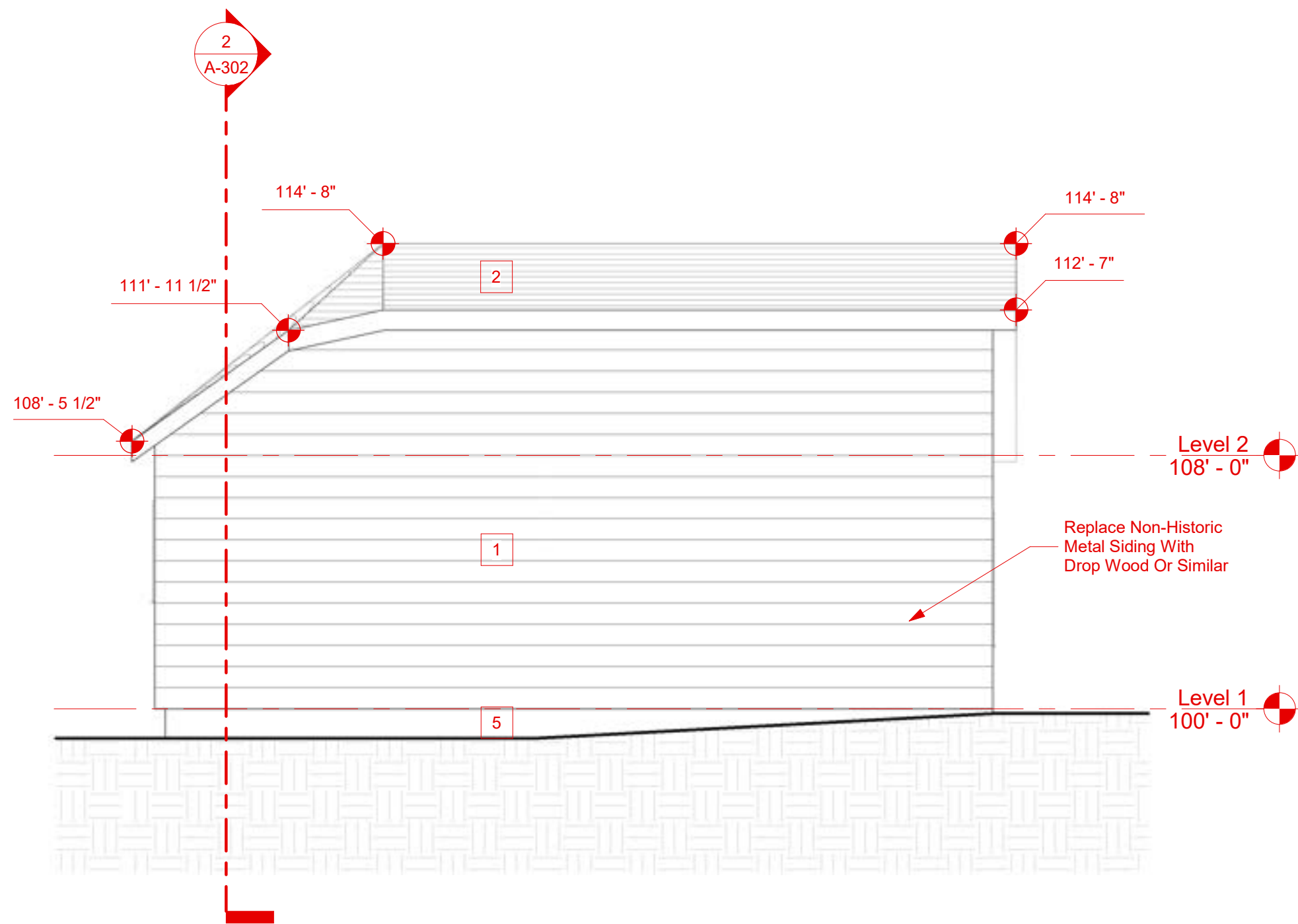
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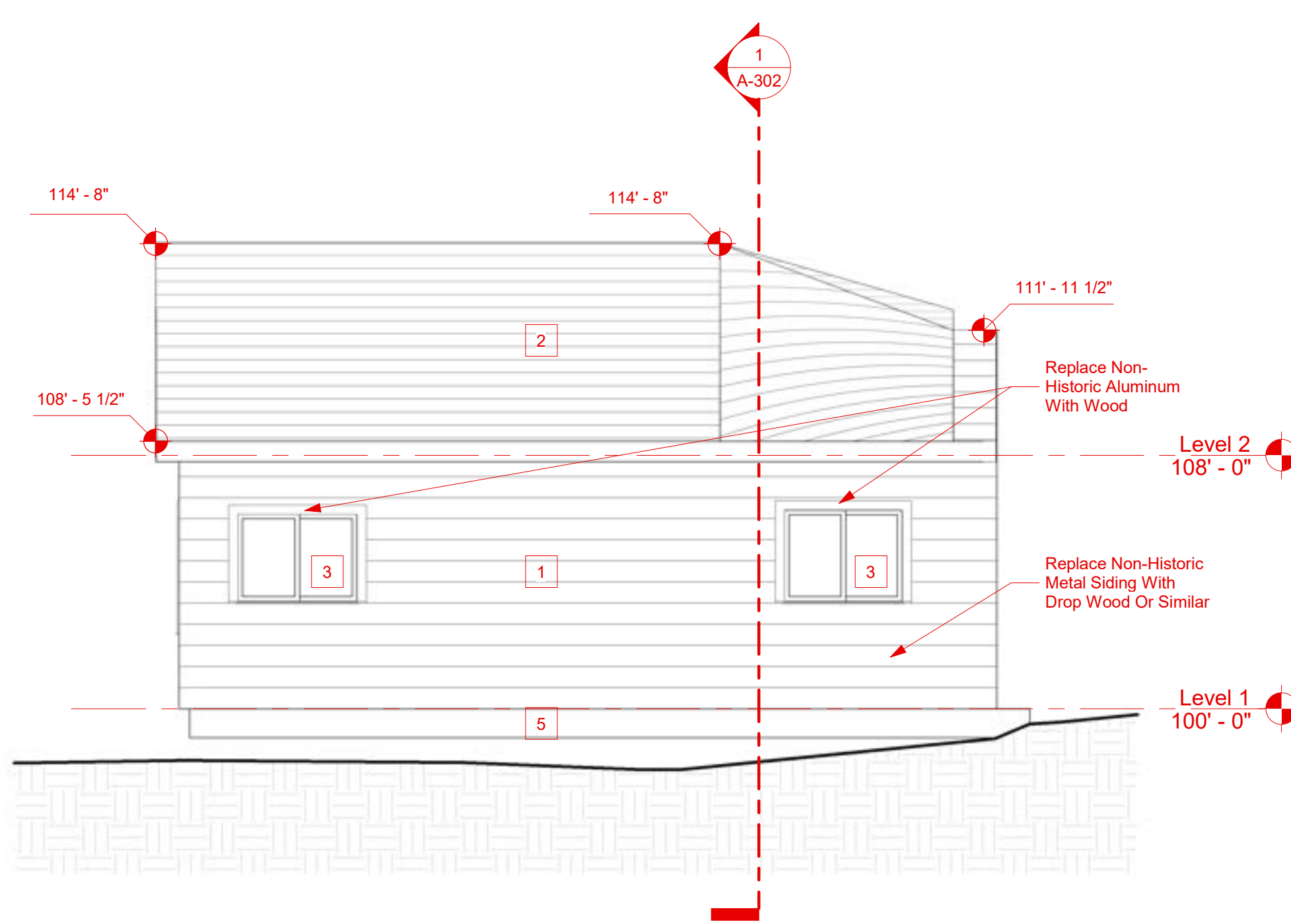
4 Historic East Elevation
1/4" = 1'-0"



3 Historic South Elevation
1/4" = 1'-0"



2 Historic West Elevation
1/4" = 1'-0"



1 Historic North Elevation
1/4" = 1'-0"

General Notes - Elevations

1. See Electrical for Exterior Lighting.
2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

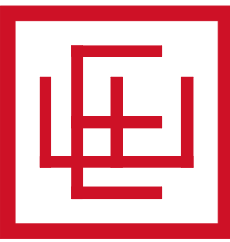
Architectural Elevation 100' - 0" = USGS 'xxxx' (Final Site Plan)
Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.
Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

Keynotes - Elevations

- 1 Aluminum/Vinyl Siding
- 2 Asphalt Roof Shingles
- 3 Aluminum Replacement Windows
- 4 Horizontal Panned WWII Era Window
- 5 Poured Concrete Foundation

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Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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Proposed Historic Elevations

A-203



Historic House @ Front With Non-Historic Porch



Wide View @ Street



Non-Historic Garage @ Front



Aerial View @ Neighborhood For Context



Snowblaze Park City
1401 Woodside Ave.

1439 Woodside Ave.

South Neighbor
1445 Woodside Ave.

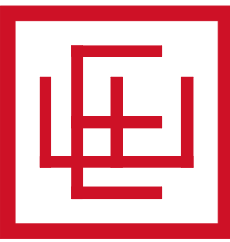
Newland Residence
1455 Woodside Ave.

North Neighbor - Park City Epic Lodge
1469 Woodside Ave.

Streetscape Looking West

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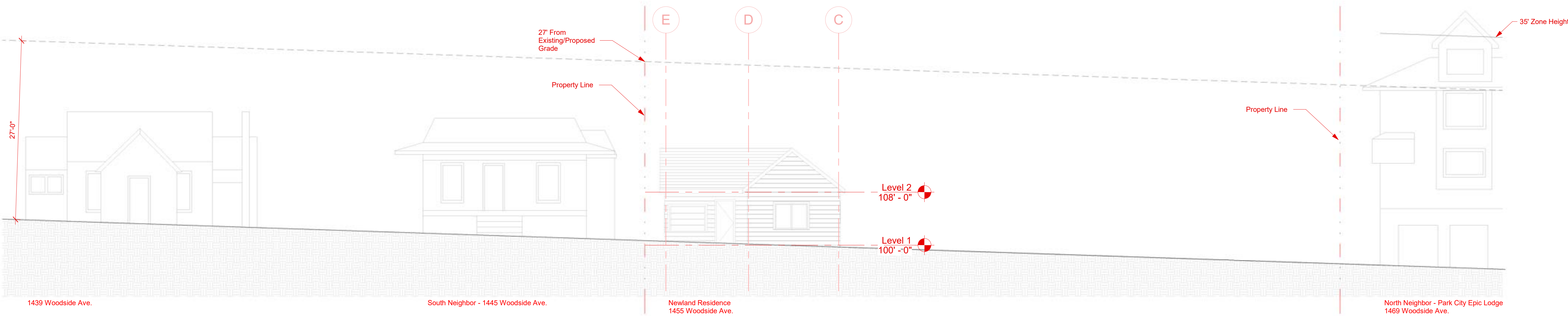
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Proposed Historic
Streetscape Elevation

A-204

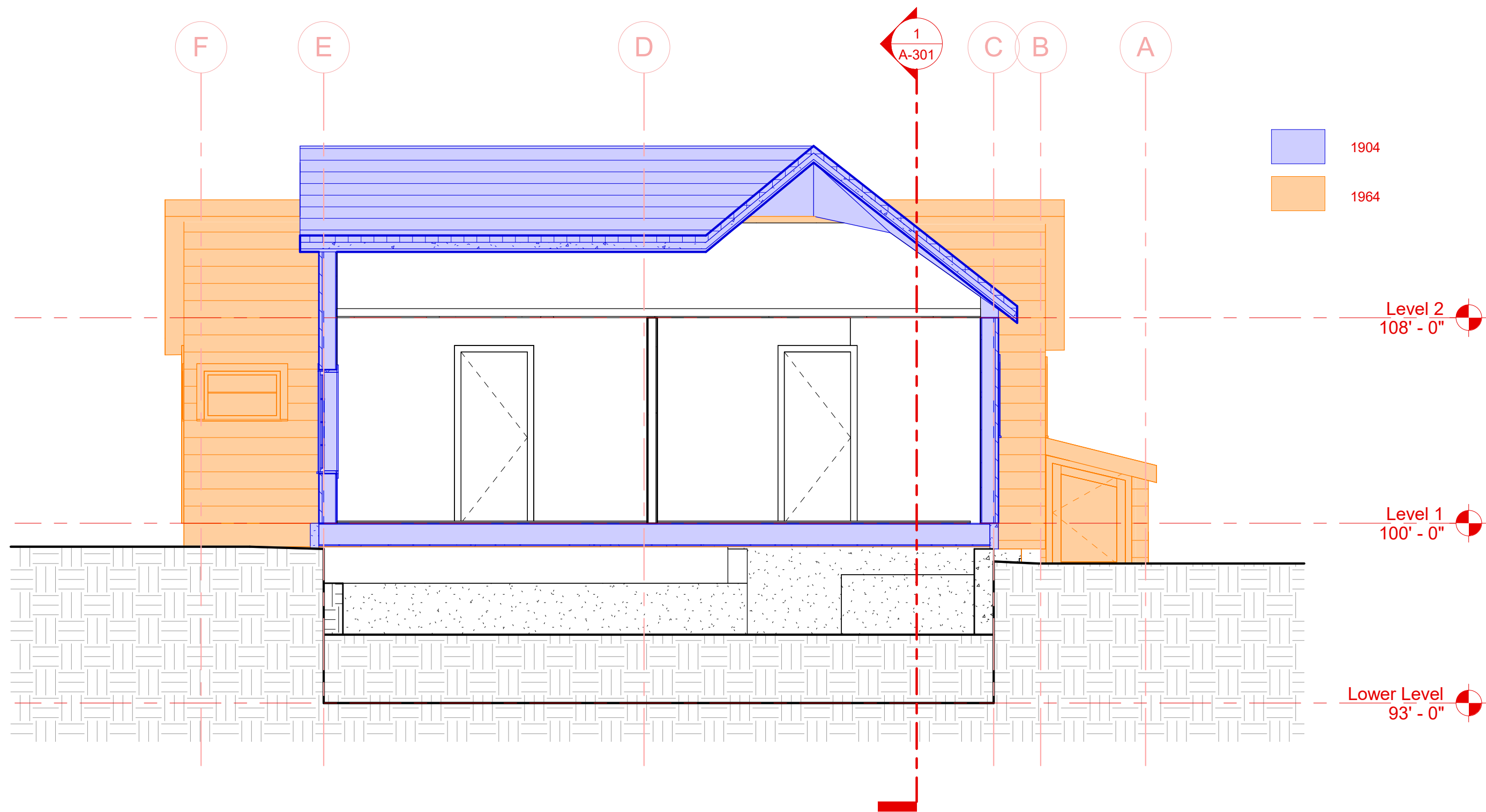


1 Proposed Historic Streetscape Elevation
1/8" = 1'-0"

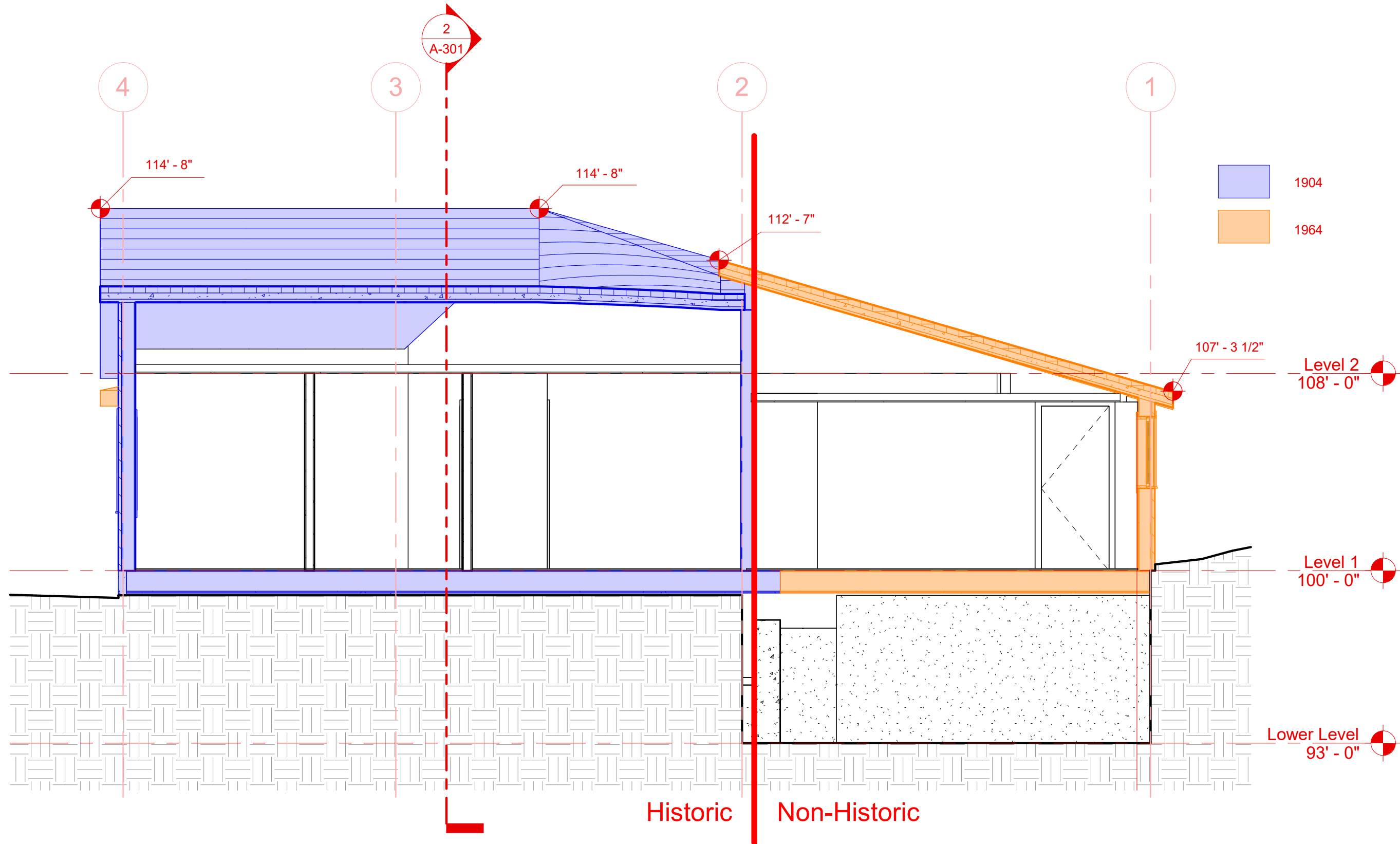


Autodesk Docs://2024-12 1455 Woodside/2024-12 1455 Woodside.rvt

10/3/2024 3:54:03 PM



2 E-W Section Through Historic
1/4" = 1'-0"



1 S-N Section Through Historic & Addition
1/4" = 1'-0"

General Notes

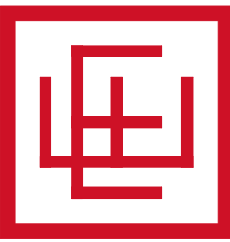
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5. Refer to IECC Code Analysis for Insulation Requirements, See General Information Sheet.

Section Keynotes

- 1 Natural Thin Stone Veneer on Water-Resistant Barrier & Exterior Sheathing as Scheduled
- 2 Stained Cedar Wd. Siding or Shingles on Water-Resistant Barrier & Exterior Sheathing as Scheduled
- 3 Stucco Veneer on Water-Resistant Barrier & Exterior Sheathing as Scheduled
- 4 Standing Seam Metal Roofing on Ice & Water Shield/15# Felt & Sheathing as Scheduled
- 5 Asphalt Shingles on Ice & Water Shield/15# Felt & Sheathing as Scheduled
- 6 Pre-Manufact. Truss, See Struct.
- 7 Wood Timber Column (Doug-Fir), See Struct.
- 8 Wood Timber Truss (Doug-Fir), See Struct.
- 9 Wood Timber Beam (Dou-Fir), See Struct.
- 10 Pre-Finished Metal Clad Wood Window/Door as Scheduled
- 11 2x6 Stained Cedar Wood Trim
- 12 Natural Stone Cap
- 13 42" Cedar Wood/Metal Railing
- 14 2"X 7-1/2" Stained Cedar Wood Door/Window Trim
- 15 1-1/2"X 5-1/2" Staind Cedar Wood Door/Window Trim
- 16 6"X 6" Angled Brace (Doug-Fir) Coord w/Arch
- 17 Floor/ Roof Framing as Scheduled, See Struct.
- 18 Structural Beam, See Struct.
- 19 Footing/ Foundation as Sched. See Struct.
- 20 Concrete Slab as Scheduled, See Struct.
- 21 2x6 Trex Decking or Solid Surface Deck w/ Architects Approval
- 22 1x6 T&G Soffit Boards
- 23 Foundation Waterproofing & Drainage as Scheduled
- 24 Insulation as Sched. (R-21 in Exterior Walls, R-49 in Roof, & R10 under Slab U.N.O.)
- 25 Gravel Base, See Struct.
- 26 Chimney Cap, See Detail
- 27 Alder Wood Box Beam/Truss, See Rcp's
- 28 Stained Cedar Fascia as Scheduled
- 29 Furred down Ceiling, See RCP
- 30 Wood Stairs, Finish as Scheduled
- 31 36" Guard/Handrail as Scheduled

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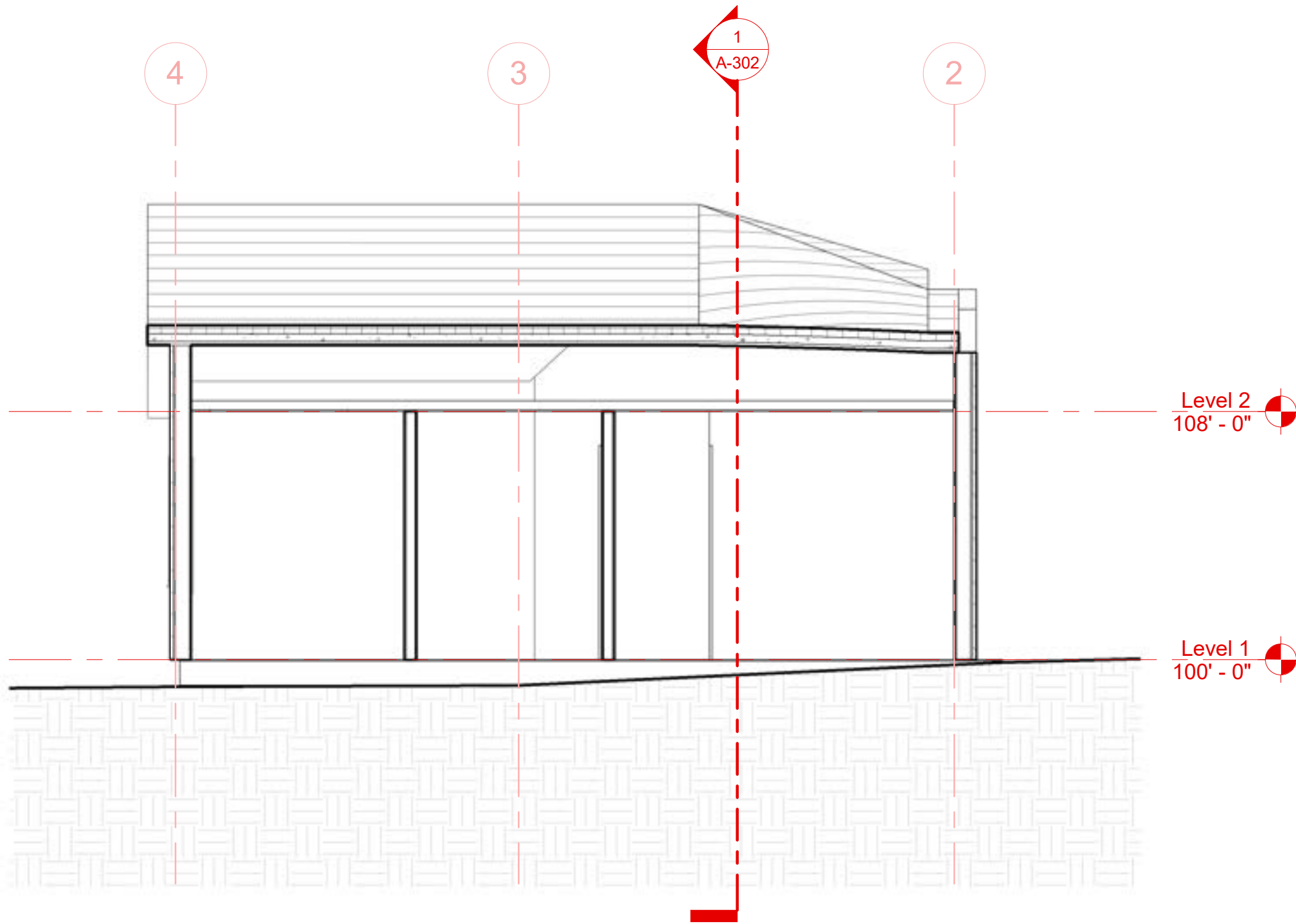
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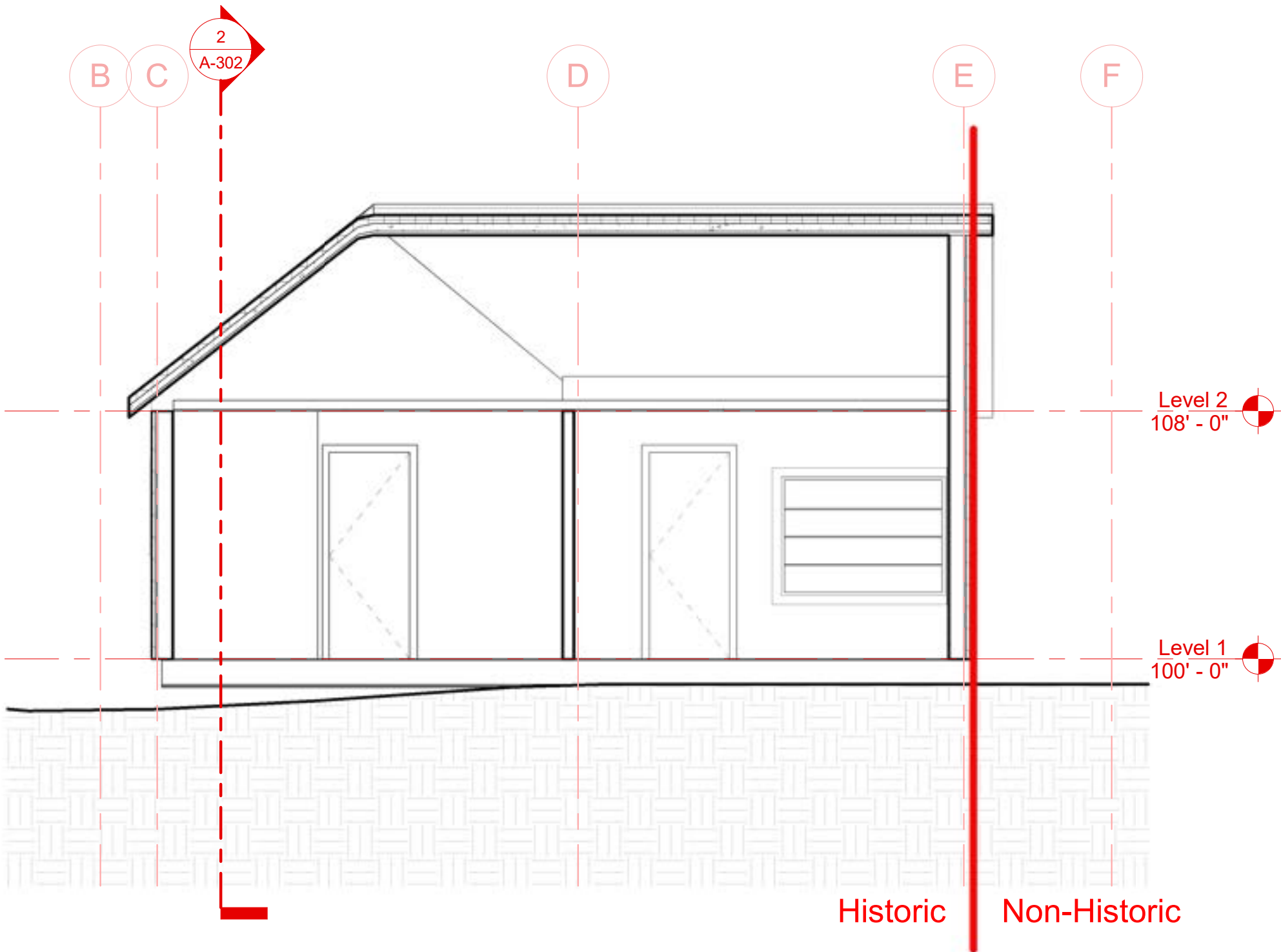
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Building Sections

A-301



2 E-W Historic Section
1/4" = 1'-0"



1 N-S Historic Section
1/4" = 1'-0"

General Notes

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Proposed Historic Building
Sections

A-302