Historic Preservation Board
Staff Report

Planning Department

Author: **Anya Grahn, Historic Preservation Planner**
Subject: **Material Deconstruction and Reconstruction Review**
Address: **803 Norfolk Avenue**
Project Number: **PL-15-02923**
Date: **November 11, 2016**
Type of Item: **Administrative – Material Deconstruction and Reconstruction**

Summary Recommendation:
Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the reconstruction of the historic garage and material deconstruction of non-historic and non-contributory materials at 803 Norfolk Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI). The Historic Preservation Board will be conducting a site visit to this property prior to the regular agenda on November 2, 2016.

Topic:
Address: 803 Norfolk Avenue
Designation: Significant
Applicant: Jim Hewitson (Architect Jon DeGray)
Proposal: 1. Reconstruction of c.1938 corrugated metal garage along Crescent
2. Material Deconstruction of stacked stone retaining walls, historic roof and dormers, chimney, demolition of historic and non-historic foundation elements, historic and non-historic porch elements on the front and side porches, historic doors, replacement of historic and non-historic windows; removal of portions of historic walls in order to accommodate a new addition on the northwest corner of the historic house.

Background:
On August 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 803 Norfolk Avenue. The application was deemed complete on September 6, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval and the request for reconstruction of the historic garage.

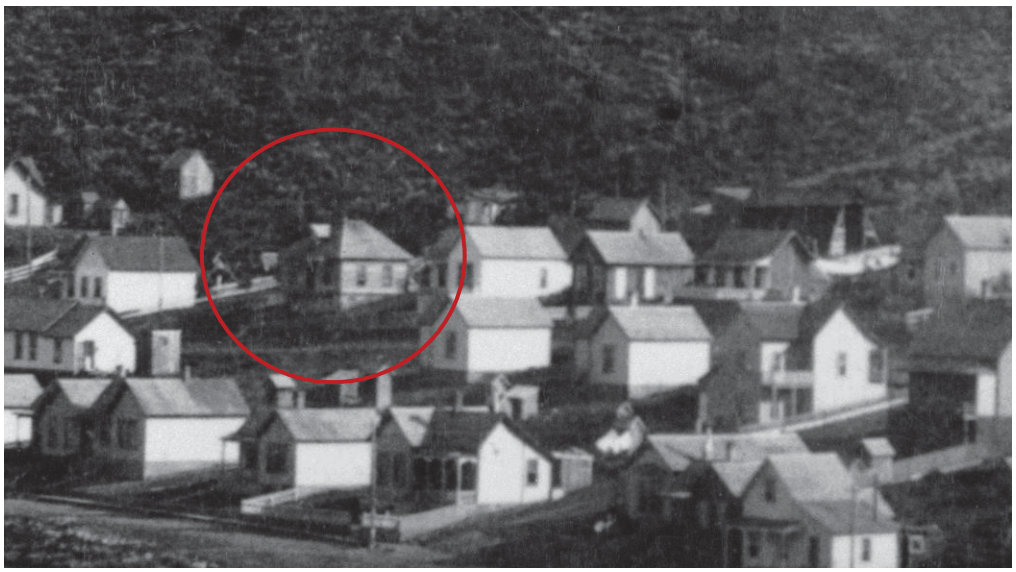
There have been very few applications for this property in the past. In 2009, a plumbing permit was issued. This past year, the Park City Council approved a plat amendment for this property on May 19, 2016. The plat has not been recorded at the time of this report.

The current HDDR application is for the renovation of the historic house and reconstruction of the garage at 803 Norfolk.

History of Development on this Site

Isaac R. Prior took out a $300 mortgage a month after purchasing the parcel at 803 Norfolk Avenue from the Townsite Company in 1886; a four-square or pyramid-roof cottage was constructed on the site. The house was then sold to William B. Jones in 1887, and Jones took out a mortgage of $193 in 1891 to expand the house as is evident by Sanborn Map Analysis. The hip roofed addition was built to the west and included a porch. Based on its separate entrance, the addition may have been used as an apartment.

While not shown in the Sanborn Fire Insurance Maps, staff finds that the lower level was constructed early on. Based on the c.1900 photograph below, it appears that the basement addition was constructed prior to the in-line addition to the west in c.1891. It is unclear if the basement addition shown in the photograph is the same basement addition that exists today as the extant lower level features framed walls whereas the c.1900 rear addition to the west is built of single-wall construction.



This c. 1900 photograph shows the basement addition, but not the rear addition. Photo courtesy of the Utah State Historical Society.

The house remained largely unchanged from the 1900 to 1941 as indicated in the Sanborn Map Analysis below. Note that the garage first appears in the 1941 Sanborn Map, and the historic tax cards note a date of construction of 1938

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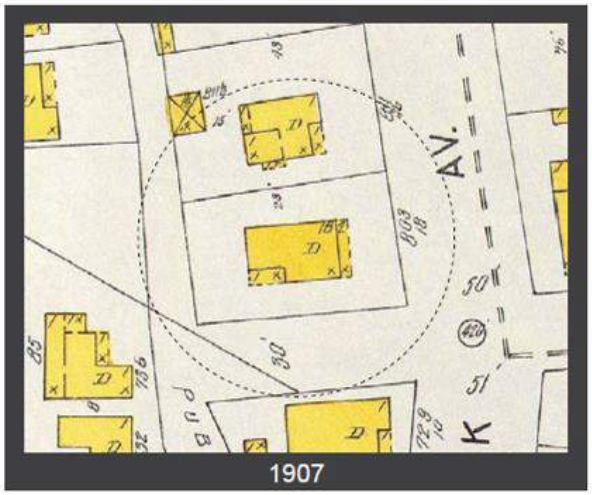
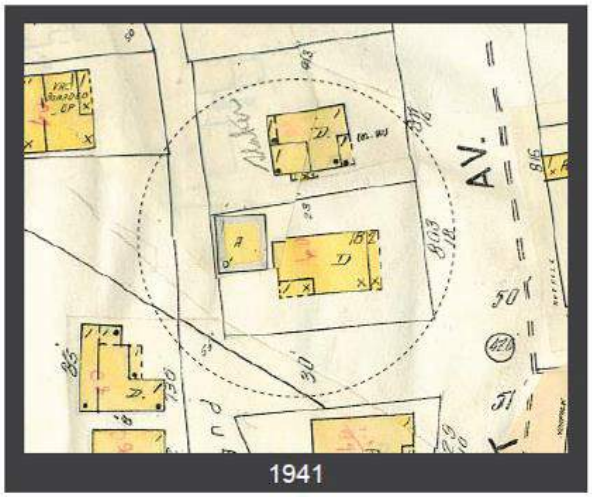


1907

1929



1941

The house largely appeared as it did in the c.1940 historic tax photograph below. As seen in the tax photograph, there was a coal shed to the west of the rear porch on the south elevation. The second bay to the east of the porch had a solid railing and boarded wall adjacent to the house. The west wall of the porch was open to the coal shed.

The property was purchased by Thomas M. and LaVon R. Hewitson in 1949, and is now owned by their children James L. Hewitson and Dorothy L. Foster. The Hewitson family has been helpful in providing additional photographs and remembering significant changes that their parents made to the home.

The homeowner remembers a sleeping porch on the northwest corner of the house. Sleeping porches became popular at the turn of the twentieth century due to the growing popularity of germ theory and fears of tuberculosis. Sleeping porches were constructed to allow families to sleep outside in the fresh air and away from stuffy, warm bedrooms. The fresh air was thought to kill germs. Whereas front porches were intended to be a transition between private interior space and common exterior space, the sleeping porch was generally constructed at the back of the house where it offered greater privacy to the home's inhabitants. Sleeping porches generally consisted of two to three screened walls to maximize air flow.

There is physical evidence of a sleeping porch on the northwest corner of the c. 1900 rear addition and the sleeping porch appears in the 1949 tax card; however, it does not appear in the Sanborn Fire Insurance maps. Nevertheless, staff has found that it is not uncommon for the Sanborn Fire Insurance maps to not accurately present conditions in Park City. After the 1920s, the Sanborn Company did not regularly re-draw their maps, but, rather, often, made corrections directly on earlier versions by hand or trace paper. Further, improved firefighting capabilities and the diminishing risk of fires meant that the

Sanborn maps were less precise. Staff and our preservation consultant find that this may explain why the shed was not included in the early Sanborn maps.

The wraparound porch that extends from the Norfolk façade to the north elevation of the house also does not appear on the Sanborn Fire Insurance Maps, but is noted on the 1949 tax card. Along Norfolk, the lower porch is at ground level, but becomes below grade as it wraps the corner to the north as the grade leads uphill. There is a side door and window on the north elevation below the porch that appear original, so this below-grade entrance was likely constructed at the same time as the basement addtion. There is a porch roof on the north side and posts that sit on a concrete retaining wall. Based on the construction of this porch, it appears to date from c.1940. It's unclear whether or not there was always an overhang above the side door to the basement apartment, but the c.1940 porch addition has gained historical significance in its own right.

Following the end of the period of significance—the Mature Mining Era (1894-1930)—and after the historic photo was taken, a number of modifications were made to the house that exist today. A number of windows on the main level of the houes were replaced with new aluminum windows. The coal shed on the south elevation was removed in the 1970s and the porch walls were replaced with plywood. The 1968 tax card also notes the house having two dormers, rather than the single dormer on the Norfolk façade. The sleeping porch had also been demolished by 1968 and the house was clad in new asbestos shingle siding. A window was added to the west of the western most basement window. The overall form of the house and its original window and door configuration remained.

Analysis 1: Reconstruction of the Historic Garage

There is a corrugated metal garage on the northwest corner of the property, immediately adjacent to Crescent Tramway. Per the tax cards, the garage was constructed in 1938 as a two-car garage. The driveway from the garage leads to 8th Street as it curves to form Crescent Tram.

The 1938 historic garage is in poor condition and the applicant proposes reconstruction. The reconstruction will be based on photographic and physical evidence, and the applicant proposes to reconstruct the garage in its existing location. Reconstruction, as outlined in LMC 15-11-15, requires Historic Preservation Board review and approval. Building and Planning Department staff have conducted a site visit and examined the condition of the building.

Chad Root, Chief Building Official, toured the site with staff on September 29th and found that the garage was hazardous and dangerous, pursuant to Section 116.1 of the International Building Code. His comments are attached as Exhibit F. Staff has found that the garage is settling in different directions, causing the garage to settle towards the house as well as the street The garage has settled askew in such a way that that the panels have become warped and may not be salvageable. The roof has corroded, and

there are holes where the galvanized corrugated metal panels have rested on the dirt floor. The garage has no foundation, a dirt floor, and minimal wood frame structure.

The *Design Guidelines for Historic Sites* provide guidance on the Reconstruction of Historic Buildings (pages 38-39). The Guidelines explain that reconstruction is allowed if the Chief Building Official determines the structure to be a hazardous or dangerous building, pursuant to Section 115.1 of the International Building Code AND the building cannot be made safe and serviceable through repair. Reconstruction must be guided by documentation and physical evidence in order to facilitate an accurate re-creation, as the reconstruction cannot be based on conjectural designs or adopted features of different historic buildings. The Guidelines also require that the reconstruction recreate the documented design of exterior features such as the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships. Reconstructions should also preserve and reuse any remaining historic materials found to be safe and/or serviceable. The reconstruction should accurately duplicate the appearance of the historic building in materials, design, color, and texture. Finally, the building may not be reconstructed on a location other than its original site.

This image shows how the garage is settling in different directions.

Additionally, the reconstruction of a historic building or historic structure must comply with LMC 15-11-15. This section of the LMC was recently amended and shifted the review authority from the Planning Director and Chief Building Official to the Historic Preservation Board (HPB). The HPB shall review staff's analysis and find that the project complies with the following criteria in order for the relocation to occur:

(A) CRITERIA FOR RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE.

In approving an Application for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

(1) The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to PARK CITY MUNICIPAL

CODE - TITLE 15 LMC, Chapter 11 - Historic Preservation 15-11-19 Section 116.1 of the International Building Code; and

Chief Building Official (CBO) Chad Root inspected the site on September 29, 2016 and has found reconstruction is necessary due to the deteriorated condition of the building's materials and structure (Exhibit F). The garage structure is wood frame and sits directly on the dirt in most places. While the dirt is largely packed down, it has eroded away from the exterior walls in some areas. There are a few places where a makeshift concrete foundation wall has been poured to prevent erosion and stabilize the garage. As noted in the CBO's observations, the building has settled both towards the house to the east as well as Crescent Tramway to the northwest. This settlement has pulled the structural members in two directions, causing many to detach from the roof and wall structure.

Chad Root concluded that the structure is in poor condition and should be considered for reconstruction based on the deficiencies. He found that the material of the garage has deteriorated to a condition that it cannot be reasonably repaired, nor was it reasonable to attempt to move the structure or dismantle it for panelization.

(2) The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and

As noted by the CBO, the wood frame structure of the historic garage is failing due to the uneven settlement and wracking of the garage structure. The CBO found that reconstruction was the best method to preserving the structure and ensure its future longevity. The engineer's report (Exhibit H) only says that the garage is in bad condition and shall be rebuilt.

The applicant has found that the corrugated galvanized steel panels has no lateral capacity and needs to be removed in order to reconstruct the structural frame of the garage and sheath the new structure in plywood. As the walls sit directly on the dirt, many have corroded and deteriorated to create holes in the wall panels. The wracking of the structure has also caused many of the panels to warp. The roof is corroded and showing signs of deterioration as well. The metal is in poor condition and the applicant finds that re-using any existing metal panels will be difficult as there is not enough useable material to salvage.

(3) The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

The applicant proposes to reconstruct the garage. As required by the Design Guidelines, the reconstruction will be guided by documentation and physical

evidence in order to facilitate an accurate re-creation. Though the original materials may be beyond repair, they can be used to create accurate reconstructions of the building and its details. The reconstruction will include recreating the documented design of the exterior features such as building form and dimensions, roof shape, entrances, doors and their spatial relationships; any modifications to these materials is addressed as part of the Material Deconstruction review on the garage. The reconstructed building will accurately duplicate the appearance of the historic building, as it existed historically, in materials, design, and texture. The applicant proposes to reconstruct the building at its current site.

The applicant believes that the majority of the wall panels can no longer be made safe and serviceable through repair and need to be replaced. Staff finds that every effort should be made to salvage any panels that can be reused and that any panels that are beyond repair shall be replaced in-kind. Originally, these panels were galvanized steel and had a shiny, reflective appearance. Staff does not want the new panels to detract from the corroded, historic panels. Staff is proposing the following Conditions of Approval:

#4. Any corrugated metal wall panel that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated wall panels in-kind with new corrugated steel panels that match the existing in design, dimension, texture, material, and finish. The new corrugated metal panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials.

#5. Any corroded steel roof panels that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated roof panels in-kind with new steel panels that match the existing in design, dimension, texture, material, and finish. The new metal roof panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials. These panels shall not be reflective. Special attention shall be paid to duplicate the architectural detailing of the ridge cap.

Analysis 2: Material Deconstruction

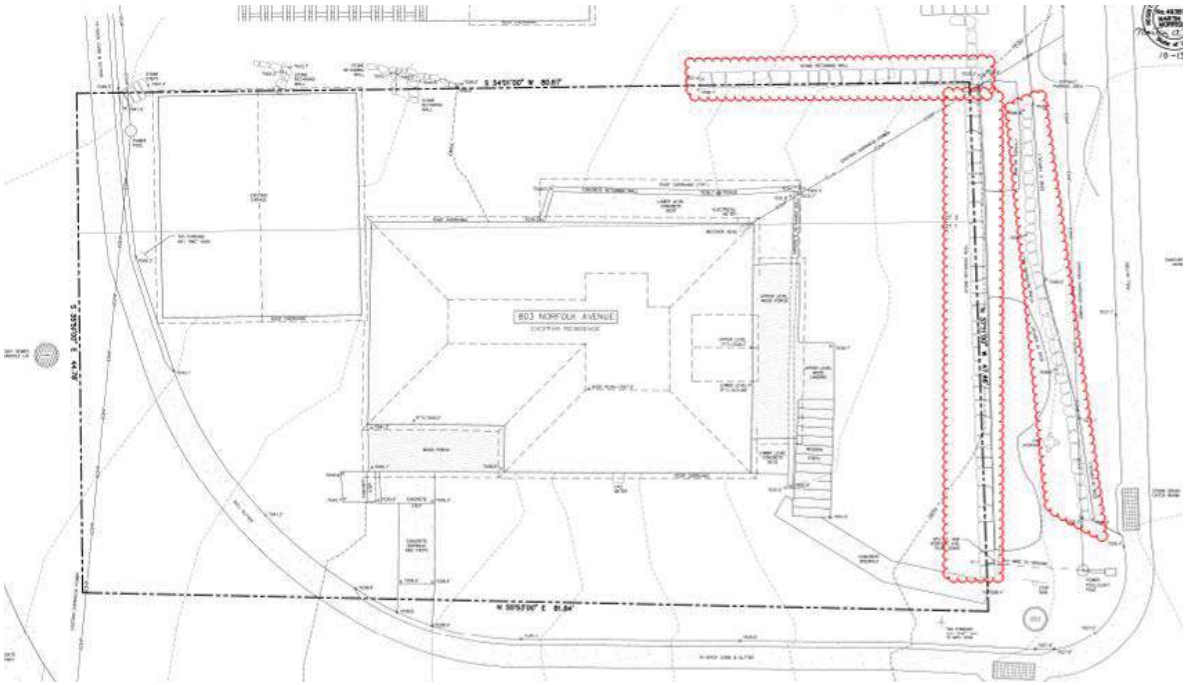
This house has had minimal alterations since the end of the Mature Mining Era (1894-1930). The applicant has removed the asbestos cement shingle siding to reveal the original wood sidng as well as uncover ghostlines of past features. The applicant is proposing to construct a small sleeping porch addition on the northwest corner of the existing house and enclose an existing porch on the southwest corner (8th Street elevation) to gain additional living space. A new basement foundation will be poured beneth the house and garage. The garage currently sits less than one foot from the rear (west) wall of the house and it will be connected to the house as part of this rehabilitation. Staff has analyzed the specific scope of work for the material deconstruction below:

1. SITE DESIGN

The site has a moderate uphill slope of approximately 18 feet from the east side of the property along Norfolk Avenue to the west side along Crescent Tram. There are existing stone retaining walls along the east and north property lines. These walls are in poor condition and the Engineer's report notes that they are moving 5 to 12 inches horizontally at the top of the walls, creating a dangerous situation. The applicant proposes to reconstruct these walls with new stacked stone walls that are in keeping with the historic character of the district. A new stacked stone wall will also be constructed along the south property line, adjacent to 8th Street to help retain grade.

The age of these walls are unclear as they are not depicted in the Sanborn Fire Insurance Maps or the historic photographs of the site. Based on their method of construction, staff finds that they are over 50 years old and were likely constructed before the end of the historic period in 1930.

Staff finds that the proposed work to reconstruct the retaining walls mitigates any impact that will occur to the visual character of the neighborhood and any impact to the architectural integrity of the site's buildings.



Site Plan showing the location of the existing retaining walls.

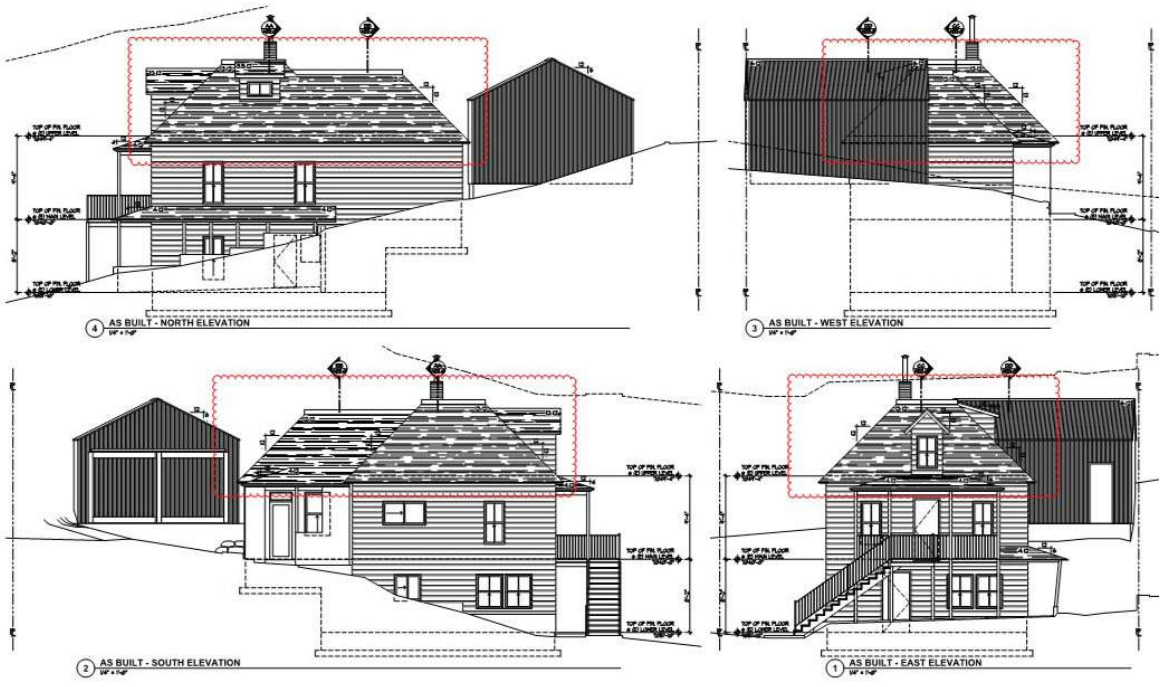
2. ROOF

The original c.1887 house features a truncated hip roof with a flat deck at the top center of the hip roof. The hipped-roof addition to the west of the original house was constructed before 1900. The original c.1887 roof has an original east-facing gable dormer. There is also a north-facing shed dormer that appears to have been added

early on, but is first documented in the 1968 tax card. The entire roof structure is wood framed and consists of simple, 1x4 and 2x4 framing.

The Engineer's Report notes that the existing roof structure is not structurally sound. The existing 2x4 roof joists are at 24" on center on a sloped roof spanning 8 to 12 feet. The 12 foot roof joists are at 12% capacity of the code and the 8 foot roof joists are 16% capacity of the code. The existing roof deck consists of 1x wood plank installed perpendicular to the existing joists and does not have any capacity of the shear diaphragm value. The addition to the west was found to be in poor condition.

The applicant is proposing to remove the entire roof structure and reconstruct the roof. Due to the close proximity of the roof joists and the shape of the roof, the applicant has found that sistering the existing structural members with new roof joists is nearly impossible as the roof framing is very cut up with dormer framing and short rafters. The applicant finds that it would be near impossible to sister alongside the short rafter pieces and new hip beams. The proposed reconstruction will match the original in design, dimension, and material. The new roof will be sheathed in architectural grade asphalt shingles.



Removal of the roof.

The reconstruction of the roof is necessary for the rehabilitation of the structure and the proposed work to accurately reconstruct the roof mitigates any impact to the architectural integrity to the building to ensure the structural stability of the building.

HPB Discussion Requested.

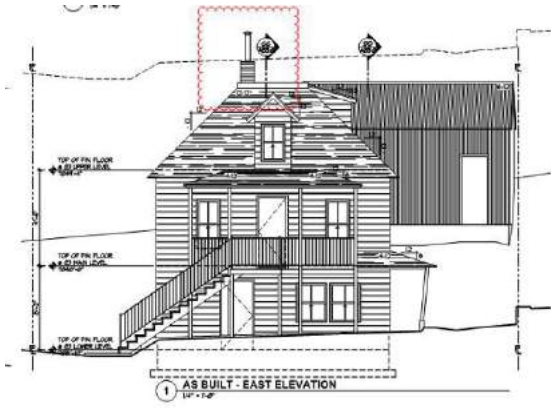
Additionally, the applicant proposes to construct two (2) new shed dormers—one on each side--on the reconstructed roof of the c.1887 addition. The proposed dormers are consistent with the scale of the building. Staff finds that the new dormers are appropriate as they are beyond the midpoint of the historic house and are located toward the rear of the building where they do not detract from the historic façade of the house.

Location of new dormers on the reconstructed roof.

Staff finds that the new dormers are exterior changes that will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site. Further, the proposed exterior changes shall not damage or destroy the exterior architectural features of the property which are compatible with the character of the historic site. Staff recommends adding Condition of Approval 6, stipulating that the new roof dormers must be a minimum of 6" below the ridge of the historic roof.

3. CHIMNEY

The brick chimney is visible in the c.1940 tax photo. The chimney appears to have been shortened after 1940 and there is evidence of Portland Cement repairs. The applicant is proposing to remove the entire stack of the historic chimney. Salvaged bricks from the interior and exterior portions of the stack will be reused to reconstruct the chimney above the roofline of the historic house.



Chimney proposed to be reconstructed.

Staff finds that the proposed material deconstruction is necessary for the restoration and reconstruction of the chimney.

4. EXTERIOR WALLS

As previously described, the applicant has removed the post-1940 asbestos cement siding to uncover the original and historic drop novelty wood siding. The historic wood trim has also been removed, documented, and salvaged as part of the asbestos cement siding removal. The applicant proposes to restore the original wood siding. The applicant finds that the only way to pour a new foundation is to remove the lower level wall panels and brace the house so that the excavation equipment could dig out the lower level to construct a new foundation. The applicant finds that it would not be possible to maintain these lower level walls in-place and be able to dig out the foundation.

The majority of the original siding is in fair to good condition as it was largely protected beneath the asbestos cement siding. Nevertheless, staff finds that some of the individual siding and trim members will be damaged and deteriorated beyond repair. Staff proposes the following Condition of Approval to address this.

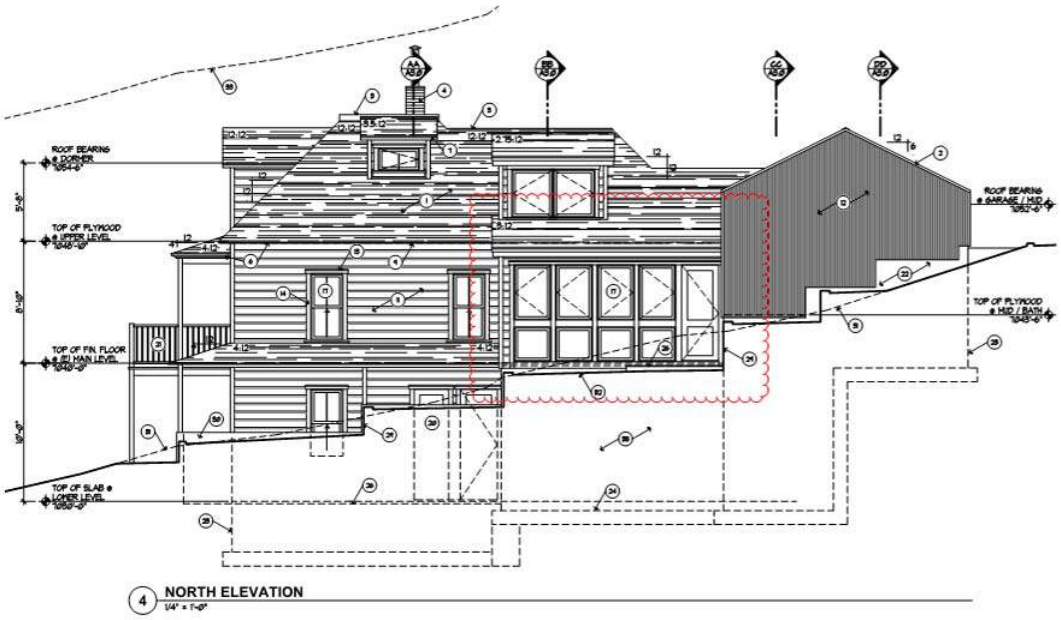
#7. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

Staff finds that the proposed siding restoration is routine maintenance and does not require Historic Preservation Board Review.

On the north elevation of the rear addition, the exterior wall consists of painted vertical boards that sit directly on the dirt. This wall had previous been an interior wall between the house and the 10 foot by 10 foot sleeping porch documented on the 1968 tax card. The applicant is proposing to remove and reconstruct this wall as an IBC-compliant framed wall. The new sleeping porch addition will be constructed along this wall and attach to the garage wall to the west.

The wall on the left is the original wall between the house and sleeping porch. Note how the garage is pulling away from the wall of the house.

While the new sleeping porch addition is proposed in the same location as the now-lost sleeping porch, it will not be an accurate reconstruction. The new addition will need to comply with current setbacks and the lack of physical and photographic evidence of the original would make an accurate reconstruction difficult. Further, the proposed sleeping porch will reflect the openness of the original but feature glass windows so that the interior can be conditioned space rather than an outdoor room.



Proposed sunporch addition on the northwest corner of the historic house.

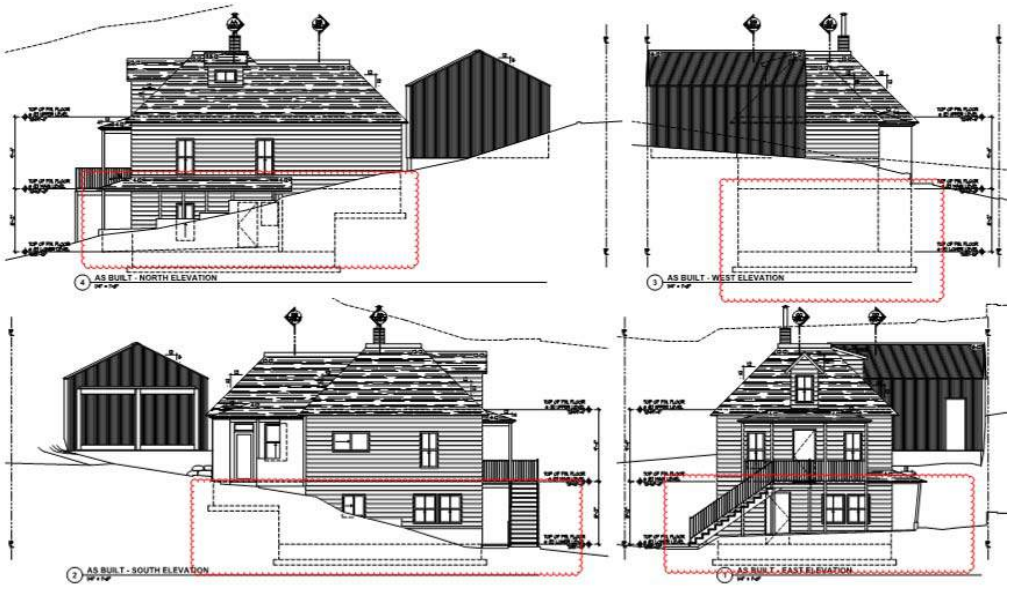
Staff finds that the alterations to the exterior siding to accommodate the new sleeping porch addition shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Finally, the applicant's exploratory demolition has confirmed the single-wall construction of this house. The applicant will evaluate the structural integrity of the walls during the interior demolition and repair the walls as necessary. The applicant intends to frame new stud walls on the interior of the house and rebuild the floor structure to improve the home's structural stability.

5. FOUNDATION

The historic photograph from c.1900 shows that the main level of the house was elevated above grade, revealing a walkout basement level that was constructed into the hillside. It is unclear when the existing basement level was constructed or if it is the same basement addition that was built before the 1891 addition. The 1949 and 1958 tax cards note that there is no foundation. This level is largely constructed of framed walls with some limited concrete walls along the south wall. This is the only portion of the house that features framed walls and not single-wall construction. The Engineer's Report (Exhibit H) notes that the existing building has sandstone footings but the footings are so deteriorated that they can be removed by hand and are no longer holding up the house.

The applicant is proposing to raise the house two feet (2') in order to pour a new concrete foundation beneath the house and the garage. On the Norfolk façade (east elevation), the new foundation will not be visible. The foundation will be re-clad with salvaged historic siding on the 8th Street (south) façade in order to conceal the new foundation. In order to complete this work, the existing foundation sections will be demolished.



Foundation level proposed to be removed.

Staff finds that the proposed material deconstruction is required for the rehabilitation of the building. Further, the proposed exterior changes shall not damage or destroy

the exterior architectural features of the subject property which are compatible with the character of the historic site.

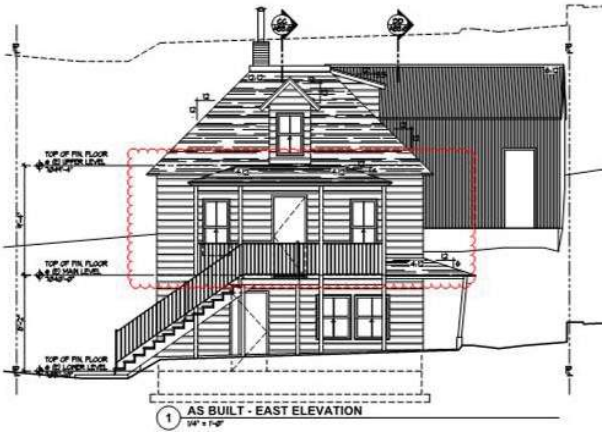
6. PORCH

There are three existing porches on this house and each requires a specific scope of work.

Front Porch- Upper Level

The house was originally constructed with a two-story, partial-width, hipped-roof porch that extended across the Norfolk façade. The upper level of the porch was accessible from stairs facing 8th Street. As depicted by the c.1940 tax photograph, the porch consisted of roughly three bays separated by square wood columns and was wrapped with a plain wood railing. The posts and railing were replaced by new metal columns and railings likely in the 1960s.

The porch is largely deteriorated. The wood stair structure has deteriorated and the structural members have detached from the original structure. The porch floor shows sign of wood rot and the porch railings and posts are not historic. The applicant proposes to completely reconstruct the porch.



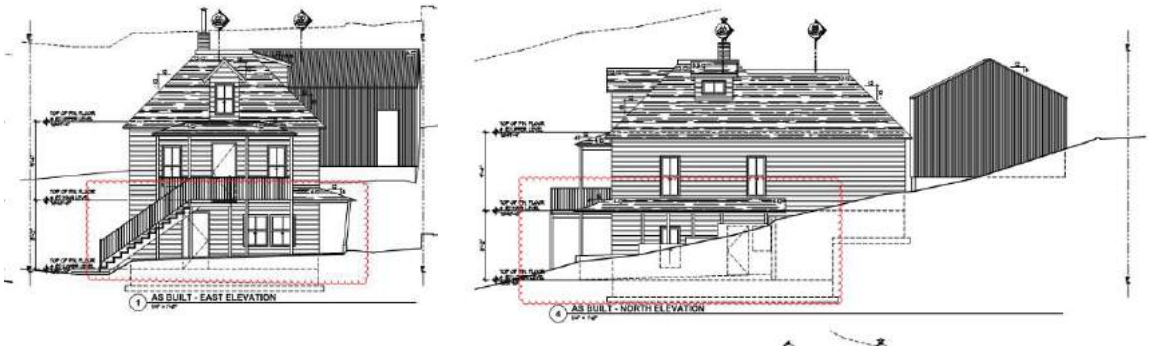
Upper level front porch proposed to be reconstructed.

Staff finds that the reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.

Front Porch- Lower Level

The lower level of the porch was constructed at the same time as the upper level; however, the porch was extended to wrap around the north elevation of the house sometime after 1907. The door openings on the north elevation of the house appear original, so it is likely that there was an overhang above this side entrance. Because of the grade change, the porch floor is at grade on the east (Norfolk) side but is below grade along the north elevation. There is a failing poured concrete wall along the north side that retains the soil and supports the simple wood posts holding up the shed roof along the north side of the house. Due to the settling of the concrete wall, the porch posts have become detached from the roof and concrete wall.

The applicant is proposing to reconstruct this porch. The porch roof will be reconstructed and a new concrete retaining wall will be poured along the north side. New drains will be added to address water issues.



Lower level wood and concrete porch proposed to be reconstructed.

Staff finds that the reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.

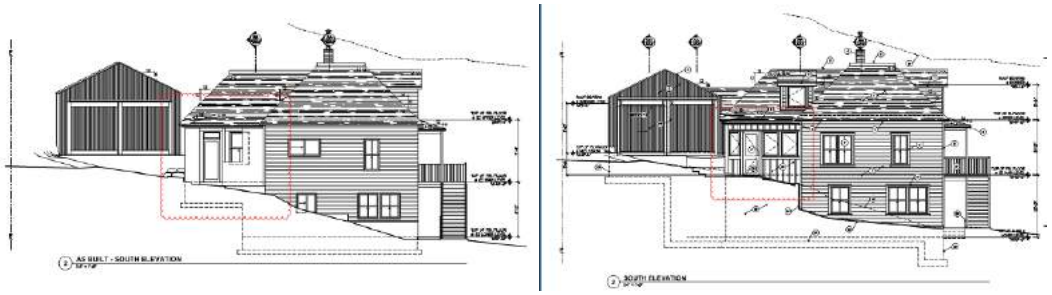
Side Porch

There is also a side porch on the south elevation of the c. 1891 rear addition. In a c.1950 photograph provided by the applicant, the west wall of the porch is closed in by a wood shed structure and the east half of the porch appears to have a solid rail. The porch has since been covered with painted plywood so that only the west bay of the house is open to access the kitchen door.

C.1950 photorgraph showing the wood shed on the left side of the porch.

The porch is in poor condition. The wood floor sits directly on the dirt and is largely rotted through. The plywood walls of the porch are not original and the wood shed has been lost. The applicant is proposing to reconstruct this side porch as an

enclosed porch. The porch will retain its original size and scale; however, new windows will be installed to enclose the porch.



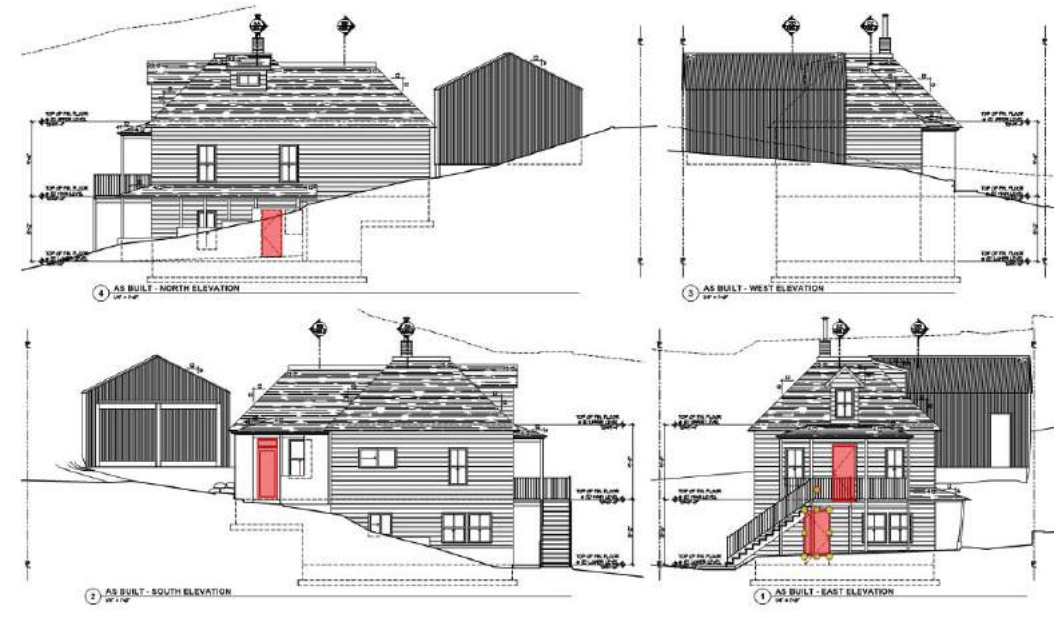
The applicant is proposing to enclose the rear porch.

Staff finds that the proposed enclosure of the porch will not impact the architectural integrity of the house. This porch is at the rear corner of the building as it was meant to be secondary; the two-story front porch on the Norfolk façade is the character-defining feature of this house. Further, the enclosure will maintain the openness of the porch and allow it to continue to read as a porch element. Staff finds that this proposed exterior change will not damage or destroy the exterior features of the subject property and will not have a detrimental effect on the historic district.

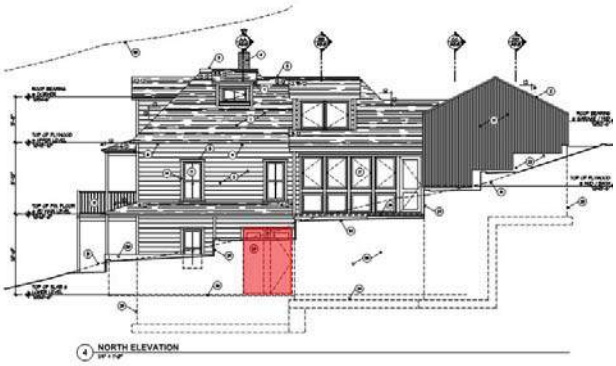
HPB discussion requested.

7. DOORS

Per the applicant's Physical Conditions Report, there are four doors on the historic house. These doors are all over 50 years old and in fair to poor condition. Three of the doors have door frames that are no longer square with the door, the paint has deteriorated, and the hardware is loose.



The applicant is proposing to replace all of the doors with new wood doors. The doors on the Norfolk façade will match the historic doors. The door on lower level of the north elevation, below grade, will be expanded to a patio door. Staff finds that this is a minimal change and will not be visible from the primary right-of-way.

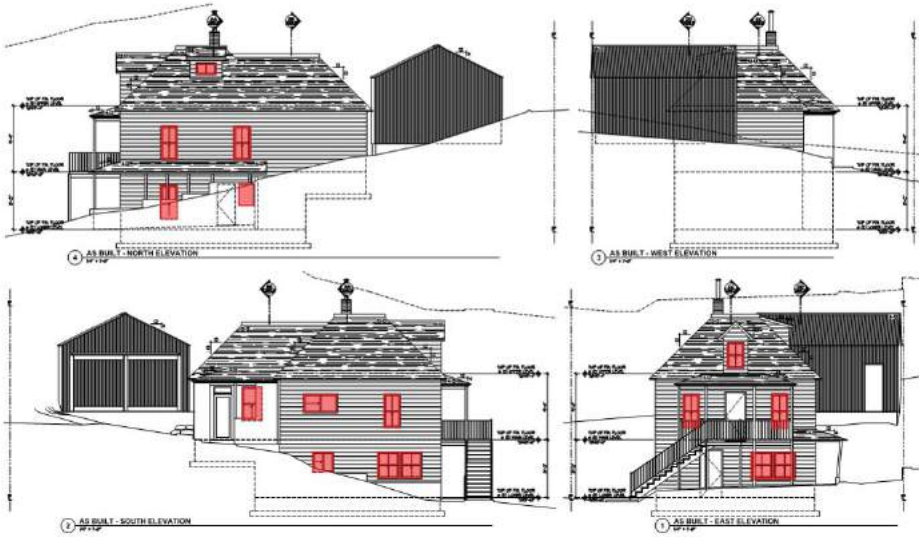


Proposed location of expanded door opening.

Staff finds that the proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

8. <u>WINDOWS</u>

There are sixteen (16) existing window openings on the exterior of the structure. Of these, fourteen of the existing windows are believed to be historic wood windows and two non-historic aluminum windows. The historic wood windows vary from fair to poor condition. They are experiencing wood rot, warping, paint deterioration, and many are no longer operable.

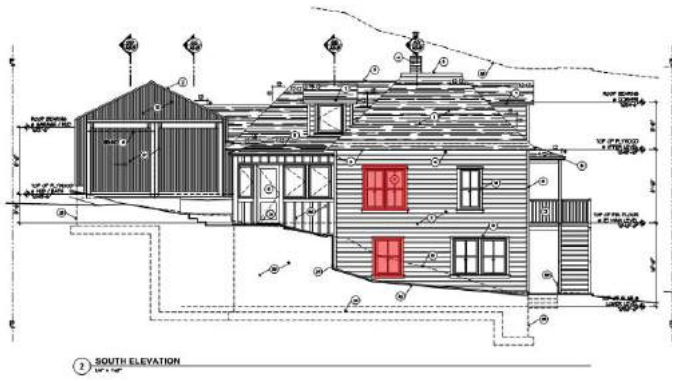


Red indicates the existing windows to be replaced.

Staff finds that the proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

In addition to the existing window openings, the applicant is proposing to expand one window on the main level of the historic c.1887 house with new side-by-side double-hung windows. Staff finds that while this window opening may be original, the expansion of the windows to create double-hung window openings will not detract from the historic integrity of the house. These windows are located beyond the midpoint and the proposed new windows are in keeping with the historic character of the house.

The applicant is also proposing to expand a lower level basement window beneath this window opening that will match the size of the historic windows to the east. Again, this modification is occuring beyond the midpoint and towards the back of the historic structure. These changes are minor and will not detract from the historic integrity of the house and are in keeping with the historic character of the house.



Proposed window alterations.

Staff finds that these proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the reconstruction of the historic garage and material deconstruction of non-historic and non-contributory materials at 803 Norfolk Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 823 Norfolk Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.

3. Based on Sanborn Fire Insurance map analysis, the house was constructed between 1886 and 1889 as a four-square or pyramid-roof cottage. Following its initial construction, an addition was constructed off the west (rear) elevation c.1900. A basement addition was also added prior to 1891 as is evident by historic photographs. The existing historic garage, located on the northwest corner of the site was constructed c.1938 and first appears in the 1941 Sanborn Fire Insurance map.
4. On August 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and reconstruction of the historic garage at 803 Norfolk Avenue; the application was deemed complete on September 6, 2016. The HDDR application is still under review by the Planning Department.
5. The applicant proposes to reconstruct the historic c.1938 corrugated metal garage located on the northwest corner of the site.
6. The proposal to reconstruct the c.1938 garage complies with LMC 15-11-15 Reconstruction of a Historic Building or Historic Structure. Chief Building Official Chad Root inspected the site on September 29, 2016, and found the structure to be hazardous or dangerous based on its visible leaning, failing foundation, and deterioration of its materials. The applicant's structural engineer has also found that the building cannot be made safe and/or serviceable through repair due to the significant racking of the building and the stress on existing materials. Finally, the applicant proposes to reconstruct the garage in its original location based on documentation and physical evidence to facilitate an accurate re-creation.
7. The applicant intends to remove existing stone retaining walls along the east and north property lines. These walls are in poor condition and the Engineer's report notes that they are moving 5 to 12 inches horizontally at the top of the walls, creating a dangerous situation. It is unclear when these walls were construction; however, based on their construction and composition, staff estimates they are at least 50 years old and were likely built c.1930. The proposed work to reconstruct the retaining walls mitigates any impact that will occur to the visual character of the neighborhood and any impact to the architectural integrity of the site's buildings. The existing historic roof form is a truncated hip above the original four-square house and a truncated hip above the c.1900 addition to the west. There is an original east-facing dormer and a north-facing shed dormer that is first mentioned in the 1968 tax card. The entire roof structure consists of 1x4 and 2x4 framing. The Engineer's Report finds that the existing roof is not structurally sound as is evident by the lack of shear diaphragm value. The applicant is proposing to reconstruct the entire roof structure. The reconstruction of the roof is necessary for the rehabilitation of the structure and the proposed work to accurately reconstruct the roof mitigates any impact to the architectural integrity to the building to ensure the structural stability of the building.
8. The applicant proposes to construct two (2) new shed dormers on the north and south sides of the house. The new dormers are exterior changes that will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

   The brick chimney is likely original to the historic four-square house. The chimney may have been shortened after 1940 based on photographic evidence and has

been repaired with Portland Cement. The applicant is proposing to remove the entire chimney stack and reconstruct it. The proposed material deconstruction is necessary for the restoration and reconstruction of the chimney.

9. The post-1940 asbestos cement siding has been removed and the applicant has found that the original and historic drop-novelty wood siding is in place. The applicant proposes to restore the original siding. The proposed siding restoration is routine maintenance and does not require Historic Preservation Board Review. The applicant is also proposing to remove an exterior wall on the northwest corner of the house. The wall consists of painted vertical boards that sit directly on the dirt and the wall was previously an interior wall separating the house from a sleeping porch. The alterations to the exterior siding to accommodate the new sleeping porch addition shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.
10. The Engineer's Report finds that the existing building has sandstone footings but the footings are so deteriorated that they can be removed by hand and are no longer holding up the house. The applicant is proposing to raise the house two feet (2') in order to pour a new concrete foundation beneath the house and the garage. The proposed material deconstruction is required for the rehabilitation of the building. Further, the proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.
11. The house was originally constructed with a two-story, partial-width, hipped-roof porch that extended across the Norfolk façade. The upper level of the porch was accessible from stairs facing 8th Street. As depicted by the c.1940 tax photograph, the porch consisted of roughly three bays separated by posts and railings that were added in the 1960s. Due to the amount of material deterioration on the porch, the applicant proposes to reconstruct the porch. The reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.
12. The lower level of the porch was constructed at the same time as the upper level; however, the porch was extended to wrap around the north elevation of the house sometime after 1907. There is a failing poured concrete wall along the north side that retains the soil and supports the simple wood posts holding up the shed roof along the north side of the house. Due to the settling of the concrete wall, the porch posts have become detached from the roof and concrete wall. The applicant is proposing to reconstruct this porch. The reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.
13. There is also a side porch on the south elevation of the c. 1891 rear addition. In the c.1940 tax photograph, the west wall of the porch is closed in by a wood shed structure and the east half of the porch appears to be boarded. The porch has since been covered with painted plywood so that only the west bay of the house is open to access the kitchen door. The applicant is proposing to reconstruct this side porch as an enclosed porch. The proposed enclosure of the porch will not impact the architectural integrity of the house.
14. Per the applicant's Physical Conditions Report, there are four doors on the historic house. These doors are all over 50 years old and in fair to poor condition. The

applicant is proposing to replace all of the doors with new wood doors. The proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

15. There are sixteen (16) existing window openings on the exterior of the structure. Of these, fourteen of the existing windows are believed to be historic wood windows and two non-historic aluminum windows. The historic wood windows vary from fair to poor condition. The proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.
16. the applicant is proposing to expand one window on the main level of the historic c.1887 house with new side-by-side double-hung windows and expand a lower level basement window beneath this window with a new window that will match the size of the historic windows to the east. these proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC **15-11-15. Reconstruction of the Historic Building and/or Structure on a Landmark Site.**

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
3. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.
4. Any corrugated metal wall panel that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated wall panels in-kind with new corrugated steel panels that match the existing in design, dimension, texture, material, and finish. The new corrugated metal panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials.

5. Any corroded steel roof panels that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated roof panels in-kind with new steel panels that match the existing in design, dimension, texture, material, and finish. The new metal roof panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials. These panels shall not be reflective. Special attention shall be paid to duplicate the architectural detailing of the ridge cap.
6. The new dormers on the north and south sides of the historic west addition will be constructed a minimum of 6 inches below the ridgeline.
7. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction
Exhibit B – Historic Sites Inventory Form
Exhibit C – Updated Plans, dated October 14, 2016
Exhibit D – Physical Conditions Report
Exhibit E – Historic Preservation Plan
Exhibit F – Chief Building Official's Determination Letter, 10.3.16
Exhibit G – DeGray Physical Conditions Report for Garage
Exhibit H – Shen Engineering Report

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 803 NORFOLK AVE *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* SA-137-A

Current Owner Name: HEWITSON JAMES L & FOSTER DOROTHY L (JT) *Parent Parcel(s):*

Current Owner Address: PO BOX 291, PARK CITY, UT 84060-0291

Legal Description (include acreage): **Legal** SUBD: SNYDERS ADDITION BLK 14 BLOCK: 14 LOT: 1-2 PLAT: 0S 16 T 2S R 4E ALL LOT 1 & S1/2 LOT 2 BLK 14 SNYDERS ADDITION TO PARK CITY TWD-439 SMISC-587 769-718 992-499 (REF:1505-1172 &1508-1812) 1505-1170-1174-1176, 0.07 AC

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☑ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Foursquare type / Vernacular style No. Stories: 2

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* November, 08

Number of associated outbuildings and/or structures: ☑ accessory building(s), # _1__; ☐ structure(s), # _____.

General Condition of Exterior Materials:

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

☑ Fair (Some problems are apparent. Describe the problems.): Wooden trim and porch supports on the façade have peeling paint and water damage. The outer layer of siding on the elevation facing the garage is peeling, exposing the unpainted drop wooden siding.

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

☐ Uninhabitable/Ruin

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

Foundation: The 1949 and 1958 tax cards note that there is no foundation. The foundation is not visible in the available photographs and therefore neither its material nor existence can be verified.

Walls: The drop/novelty wooden siding as seen in the c. 1940 tax photograph has been sheathed in what appears in the 1995 and 2006 photos to be asbestos cement siding.

Roof: The roof is hipped with a flat central portion, a deck roof, and clad in presumably composition shingles. The brick chimney as visible in the c. 1940 tax photo has most likely been lowered as it is barely visible in the 1995 and 2006 photographs.

Windows/Doors: The windows seen in the photographs are either two-over-two or one-over-one double-hung wooden sash. The simple casings are wooden. The one-over-ones are presumably replacements between c.1940 and 1995. The first floor door on the façade is wooden with two panels and a single large light. It appears to be original. The second floor entry door is not clearly visible in the 1995 or 2006 photographs because of the screen or storm door but appears to have a single large light.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story frame foursquare house has an unusual second story entry with an external wooden staircase. The wooden stairway as seen in the c. 1940 tax photograph has metal railings in the 1995 and 2006 photographs. The front-facing dormer is gable-roofed and the side roof dormer appears to be shed-roofed. The original siding has either been replaced, but more likely is completely covered by the asbestos siding.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set into a sloping lot so that the basement opens at full height on the façade. The lot has lawn but no other vegetation visible. A two-car c. 1938 garage is sheathed in galvanized corrugated metal and set at the rear of the house. This structure does not appear in the tax photo but is seen in the 1995 and 2006 photographs. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

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

Association (Describe the link between the important historic era or person and the property.): The foursquare form is an early house type built in Park City during the mining era.

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1916[1]

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.[2]

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

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

6 PHOTOS

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

Photo No. 1: East elevation (primary façade). Camera facing west, 2006.
Photo No. 2: Accessory building. Camera facing north, 2006.
Photo No. 3: East elevation (primary façade). Camera facing west, 1995.
Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

[1] Summit County Recorder
[2] From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name

Owner's Address

Location

Kind of Building RES Street No.

Schedule 1 Class 3 Type 1-2-3-4 Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		688	$	$ 1391
	x x			$	$
	x x			$	$

No. of Rooms 4 & Bath Condition GOOD

Description of Building	Add	Deduct	
55 x 2 x 1.00 Foundation—Stone Conc. None ✓		110.	FDN
Ext. Walls SIDING			
Insulated—Floors Walls Clgs.			
Roof—Type HIP Mat. SHG			
Dormers—Small 1 Med. — Lg. —	50		
Bays—Small Med. Lg.			
Porches—Front 176 @ 1.00 / 56 @ 1.00	139		10%
Rear 100 @ .90			
Cellar—Basm't—¼ ⅓ ½ ⅔ ¾ full-floor FIR.	281	40.	
Basement Apts.—Rooms Fin. 3	271		
Attic Rooms 1 Fin. 1 Unfin.	163		
Plumbing—Class Tub ✓ Trays Basin ✓ Sink ✓ Toilet ✓ Urls. Ftns. Shr. Dishwasher Garbage Disp.	665		
Heat—Stove ✓ H. A. Steam S. Blr. Oil Gas Coal			
Air Conditioned Incinerators			
Radiant—Pipeless			
Finish—Hd. Wd. Fir. ✓ Floors—Hd. Wd. Fir. Conc.	80		
Cabinets ✓ Mantels —			
Tile—Walls Wainscot. Floors			
Lighting—Lamp Drops Fix.			
WOOD LINED - STUDS		75	VAL.
Total Additions and Deductions	1649	225	1391
Net Additions or Deductions	225		+ 1424

AV Age 33 Yrs. by (Est. / Owner / Tenant / Neighbors / Records) REPRODUCTION VALUE $ 2815

Depr. 1-2-3-4-5-6 46/54 % $

Reproduction Val. Minus Depr. $ 1520

Remodeled Est. Cost Remodeling Inc. % $

Garage—S 8 C 1 Depr. 2% 3% Obsolescence $

Cars ✓ Walls GI Out Bldgs. $

Roof GI Size 18 x 20 Age 11 $

Floor DIRT Cost 18/67 Depreciated Value Garage $ 121.

Remarks AV. AGE RECORDED ON OLD CARD 25 YRS (1941).

Total Building Value $

Appraised 1949 By CHO & AJ.

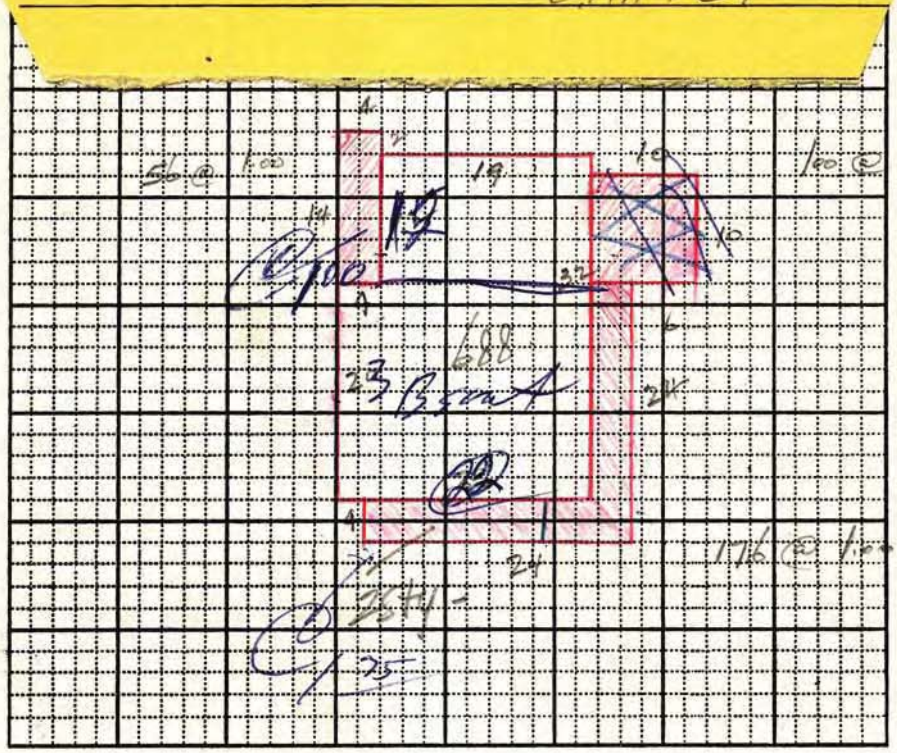
RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. SA 137A 336

OWNER'S NAME Thomas & LaVon Hewitson

OWNER'S ADDRESS Park City

LOCATION All lot 1 & S½ lot 2, Blk 14 S.A.P.C.



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74
State of Utah—State Tax Commission

Serial No. SA 137A

Location Block 14SA Lot 1 + S½ Lot 2

Kind of Bldg. P&S St. No. 803 Norfolk Ave

Class 3 Type 1 2 3 4. Cost $ 1435 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		688		$ 1435
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings		Additions
Foundation—Stone — Conc. — None ✓		
Ext. Walls Siding		
Insulation—Floors — Walls — Clgs. —		
Roof Type Hip Mtl. Sldg.		
Dormers—Small — Med. — Large —		
Bays — Small — Med. — Large —		
Porches—Front 176 @ 100		176
Rear 56 @ 100		56
Porch — @		
Metal Awnings — Mtl. Rail —		
Basement Entr. — @		
Planters — @		
Cellar-Bsmt. — ¼ ⅓ ½ (⅔) ¾ Full — Floor Conc.		245
Bsmt. Apt. — Rooms Fin. — Unfin.		555
Attic Rooms Fin. 1 Unfin.		217
Plumbing: Class 1 Tub 1 Trays —		600
Basin 1 Sink 1 Toilet 1		
Wtr. Sftr. — Shr. St. — O.T. —		
Dishwasher — Garbage Disp. —		
Built-in-Appliances —		
Heat—Stove ✓ H.A. ✓ Steam — Stkr. — Blr. ✓		
Oil — Gas ✓ Coal ✓ Pipeless — Radiant —		
Air Cond. —		
Finish— Fir ✓ Hd. Wd. —		
Floor— Fir ✓ Hd. Wd. — Other —		
(2) Cabinets 2 Mantels —		
Tile — Walls — Wainscot — Floors —		
Storm Sash— Wood D. — S. —; Metal D. — S. —		
Total Additions		1579

Year Built —	Avg. Age 42	Current Value	$ 3314
Ave Age 1969 - 33		Commission Adj. %	
Inf. by {Owner - Tenant - Neighbor - Record - Est.}		Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 45 %	
Remodel Year	Est. Cost	Current Value Minus Depr.	$ 1491
Garage — Class 1	Depr. 2% (3%)	Carport — Factor —	
Cars 2 Floor Wood	Walls GI	Roof GI	Doors 2
Size 18 x 20	Age 1938	Cost 217 x 40 %	87
Other —			
		Total Building Value	$

Appraised 4-25-58 By 1302

SA 137a
Serial Number

.....OF.....
Card Number

Owners Name

Location

Kind of Bldg. Res St. No. 803 Norfolk Ave

Class 3 Type 1 2 3 4. Cost $ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	722		$ 3264	$
	x x				
	x x				

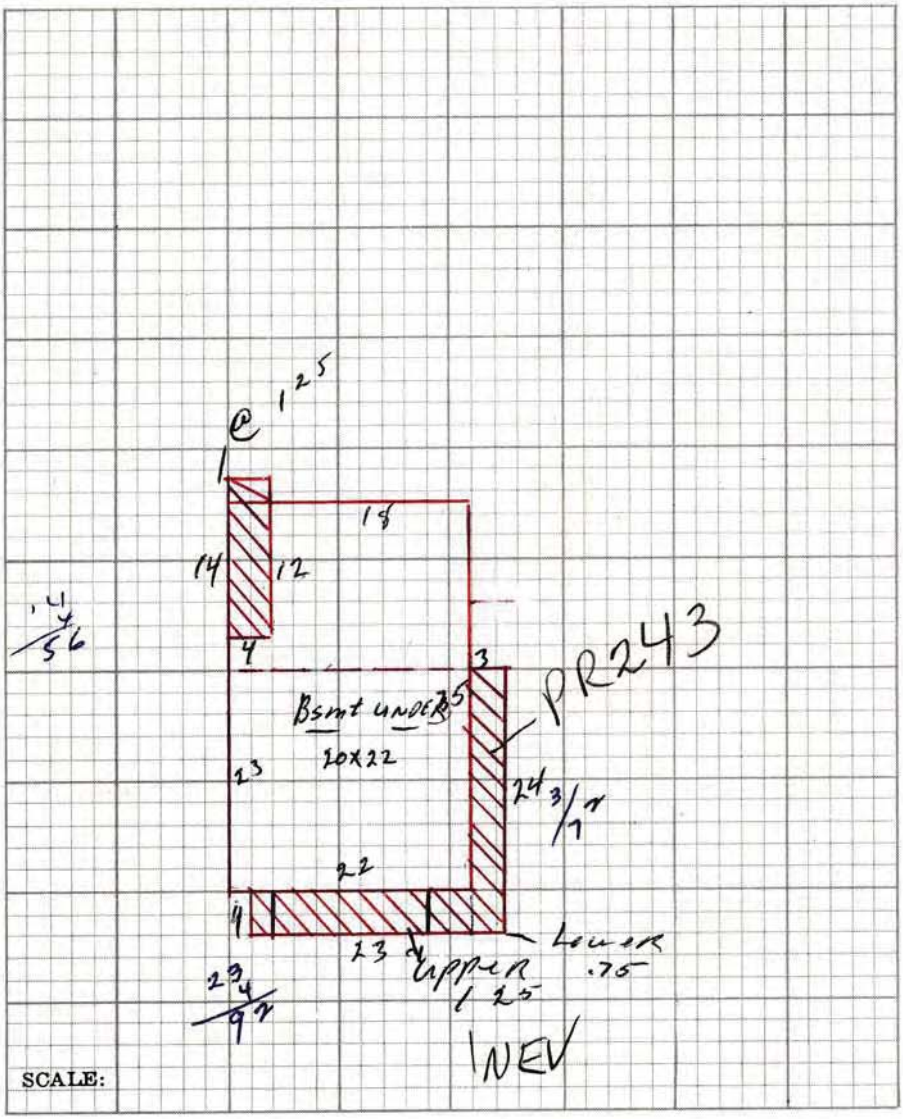
Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions		Additions
Foundation—Stone Conc. Sills			
Ext. Walls			
Roof Type Hip Mtl. Sht'g			
Dormers—Small 2 Med. Large	160		
Bays—Small Med Large			
Porches—Front 92 @ 1.25	115		
Rear 56 @ 1.25	70		
Porch 72 @ .75	54		
Planters @			
Ext. Base. Entry @			
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full 440 Floor Conc	521		
Bsmt. Gar.			
Basement-Apt. Rms. Fin. C-2 Rms. 1 Rm	190		
Attic Rooms Fin. C-2 1 Unfin.	160		
Plumbing: Class 1 Tub. 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	550		
Heat—Stove H.A. FA X HW Stkr Elec. Oil Gas ✓ Coal Pipeless Radiant	323		
Air Cond. — Full Zone			
Finish—Fir. ✓ Hd. Wd. Panel			
Floor—Fir. ✓ Hd. Wd Other			
Cabinets 1 Mantels.			
Tile—Walls Wainscot Floors			
Storm Sash—Wood D. S.; Metal D. S.			
Awnings — Metal Fiberglass			
Total Additions	2143		

Year Built 1916	Avg. 1. 1910	Replacement Cost	5407
1965	Age 2.	Obsolescence	
Inf. by (Owner) Tenant - - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column (1) 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side GA MA 25% 69			82
	Total Building Value		$

Appraised ① 12-6 1968 By 1708

Appraised ② 19 By



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 6%

Cars 2 Floor Dirt Walls GF Roof GF Doors

Size 18 x 20 Age 1938 Cost 328 x 47%

1940 Base Cost x 30% Depr. 98

Total

REMARKS Average Year of Construction Computation:

Year 1916 $ 5084 = 94 % X 60 Year = 5640

Year 1965 $ 323 = 6 % X 1 Year = 06

Average Year of Construction 1910 56.46

2

58

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION


X-336

Exhibit C

Historic Preservation Board November 2, 2016

HEWITSON RESIDENCE

803 NORFOLK AVENUE
PARK CITY, UT 84060
HISTORIC DISTRICT DESIGN REVIEW SET

CONSULTANTS

ARCHITECTURAL
JONATHAN DEGRAY
P.O. BOX 1674
614 MAIN STREET SUITE 302
PARK CITY, UTAH 84060
TEL. (435) 649-7263
FAX. (435) 649-7263
EMAIL: degrayarch@qwestoffice.net

LEGEND

- BRICK & STONE
- EARTH
- CONCRETE
- CONCRETE MASONRY UNIT
- STEEL (LARGE SCALE)
- RIGID INSULATION
- ROUGH WOOD
- BLOCKING
- ALUMINUM (LARGE SCALE)
- GRAVEL
- FINISHED WOOD
- BATT OR BLOWN INSULATION
- PLASTER, SAND, GROUT, MORTAR
- STEEL (SMALL SCALE)
- BITUMINOUS PAVING
- PLYWOOD
- GYPSUM BOARD

- OFFICE 103 — ROOM NAME & NUMBER
- FLOOR, POINT ELEV.
- CENTER LINE
- ROUND, DIA.
- CHANNEL
- ANGLE
- DETAIL
- SECTION CUT, DETAIL
- BUILDING SECTION
- KEYED NOTES
- WINDOW TYPE
- DOOR NUMBER
- REVISION
- INTERIOR WALL ELEV.
- WALL TYPE

CODE ANALYSIS

APPLICABLE CODES
2015 IRC 2015 IBC
2015 IPC 2015 IMC
2014 NEC 2015 IFGC
2015 IECC 2015 IFC

OCCUPANCY: R3

CONSTRUCTION TYPE: VB

BUILDING TO BE FIRE SPRINKLED:
CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

BACKFLOW PREVENTERS (3 TOTAL)
1. LAWN SPRINKLER SYSTEM
2. BOILER
3. FIRE SPRINKLER SYSTEM

AREA SQUARE FOOT CALCULATIONS

	EXISTING	NEW	TOTAL	REMODEL
LOWER LEVEL	444	540	984	444
MAIN LEVEL	722	286	1008	722
UPPER LEVEL	237	90	327	237
TOTAL LIVING SPACE	1403	916	2319	1403
ALLOWABLE LIVING SPACE	-	-	-	-
GARAGE	351	-117	234	-
FOOTPRINT	1108	227	1335	-
ALLOWABLE FOOTPRINT	-	-	1520	-
LOT AREA	3745			
LOD FENCE	3242			
DISTURBED AREA	-			

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	1 OF 1	RECORD OF SURVEY AND TOPOGRAPHIC MAP
		ARCHITECTURAL
3	AB1.1	AS BUILT - LOWER & MAIN LEVEL FLOORPLANS
4	AB1.2	AS BUILT - UPPER LEVEL FLOORPLAN & ROOF LEVEL PLAN
5	AB2.0	AS BUILT - EXTERIOR ELEVATIONS
6	AB3.0	AS BUILT - BUILDING SECTIONS
7	A0.1	PROPOSED SITE PLAN
8	A0.2	LANDSCAPE PLAN
9	A1.1	LOWER LEVEL AND MAIN LEVEL FLOOR PLANS
10	A1.2	UPPER LEVEL FLOOR PLAN & ROOF LEVEL PLAN
11	A2.0	EXTERIOR ELEVATIONS - EAST & SOUTH
12	A2.1	EXTERIOR ELEVATIONS - WEST & NORTH
13	A2.2	STREETSCAPE
14	A3.0	BUILDING SECTIONS
15	A3.1	BUILDING SECTIONS
16	A5.1	ARCHITECTURAL DETAILS
17	A5.1	ARCHITECTURAL DETAILS
18	A3.1	DOOR, WINDOW, AND ROOM SCHEDULES

ABBREVIATIONS

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

GENERAL NOTES

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

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2012 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION: HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060

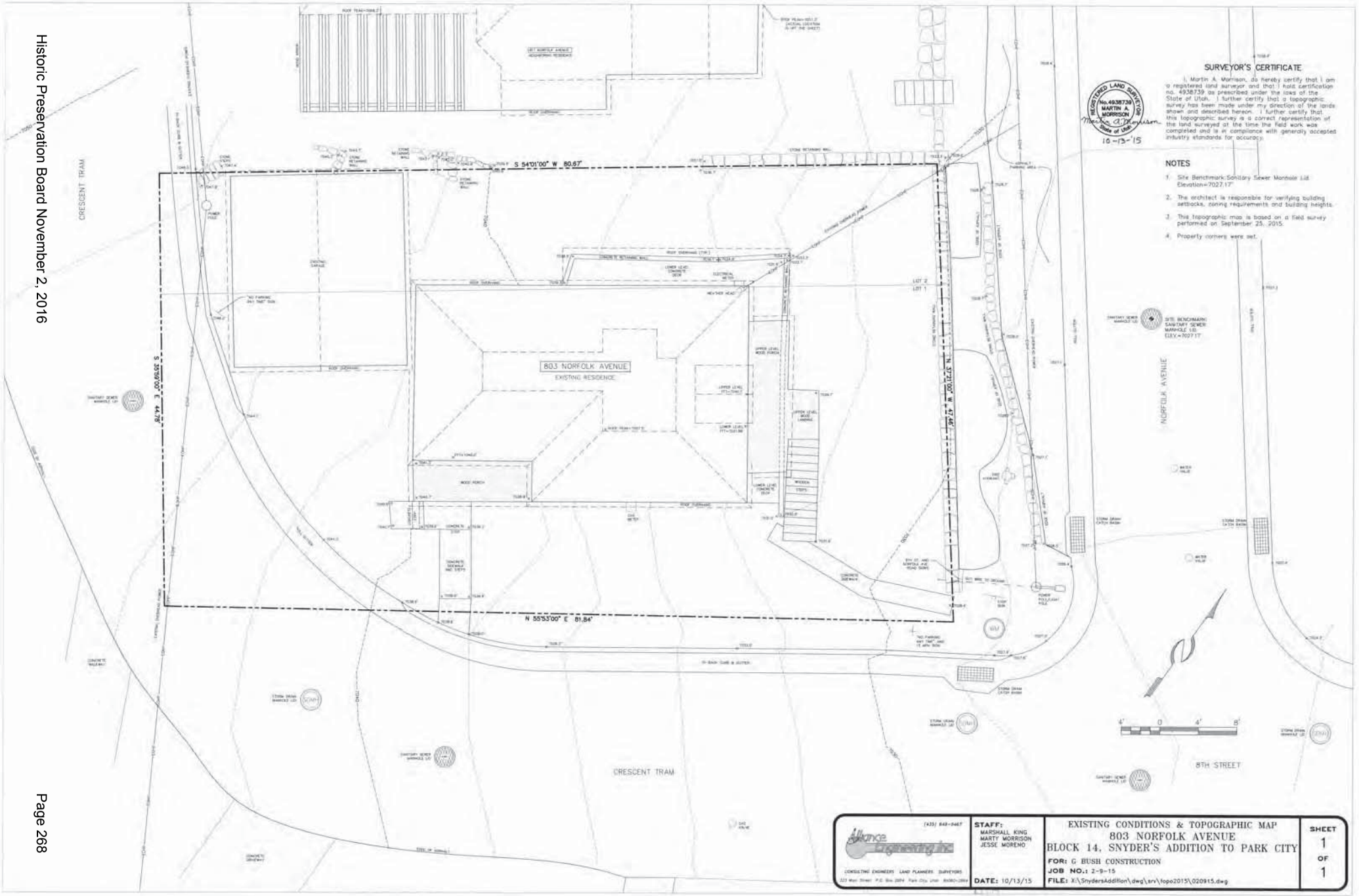
SHEET DESCRIPTION: COVER SHEET

REVISIONS:

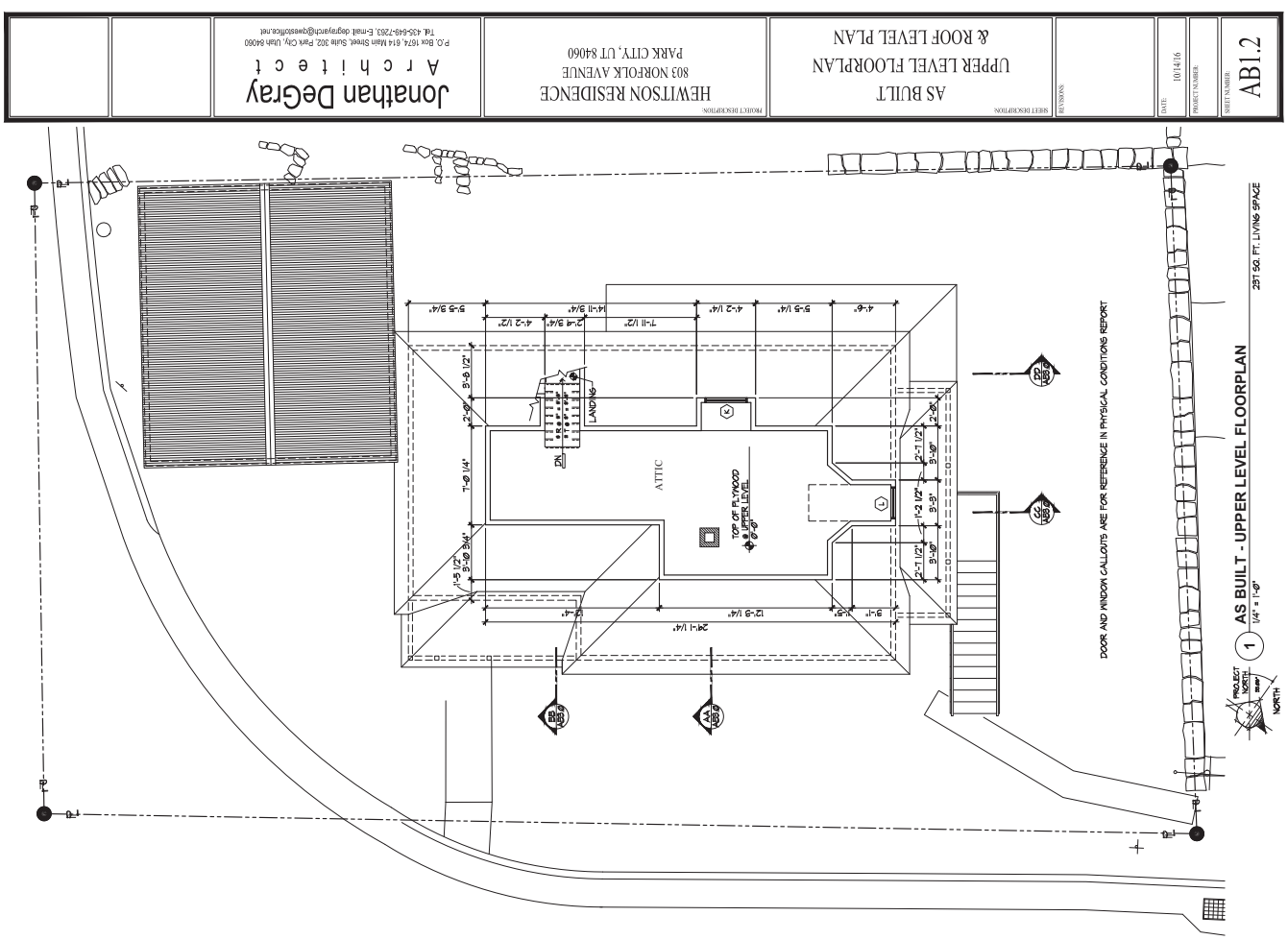
DATE: 10/14/16

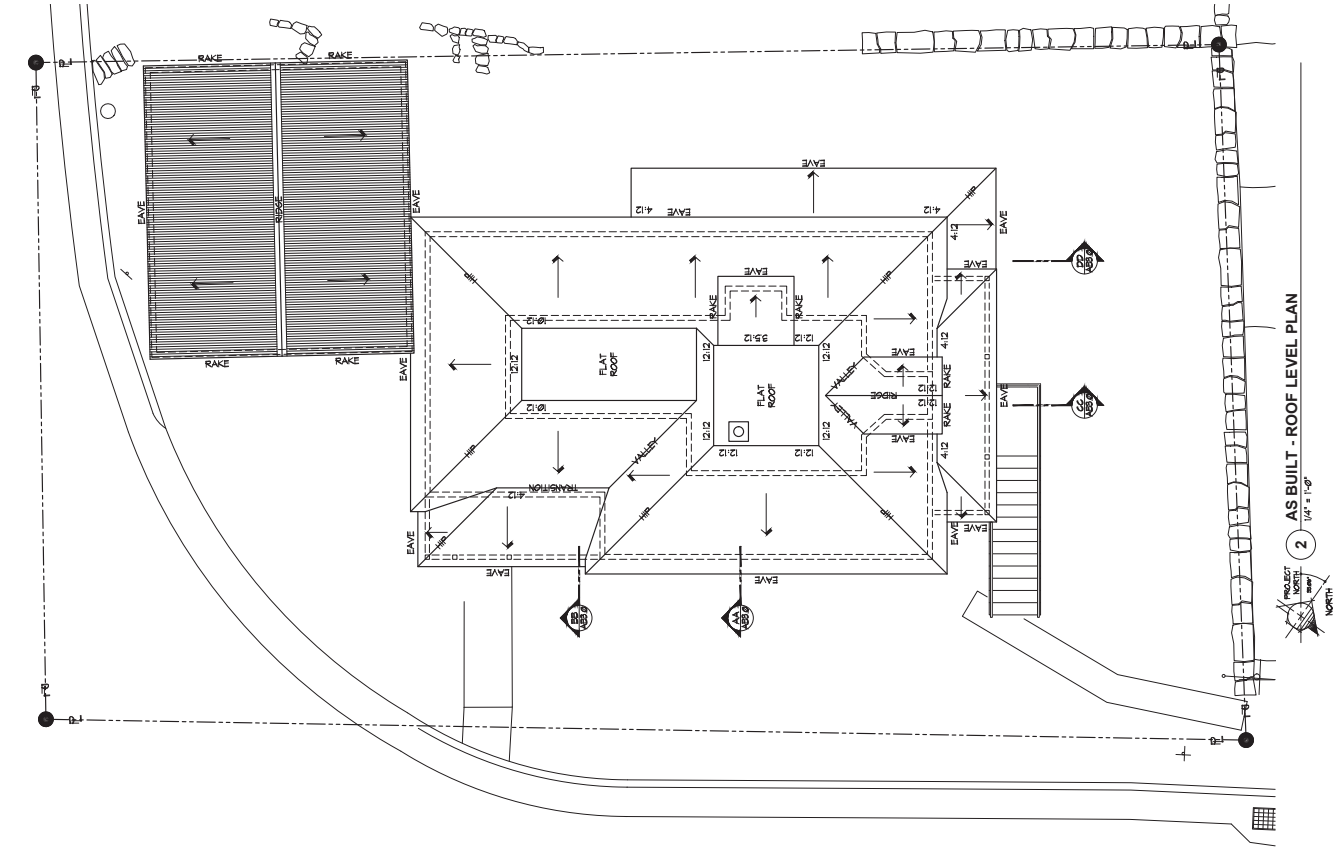
PROJECT NUMBER:

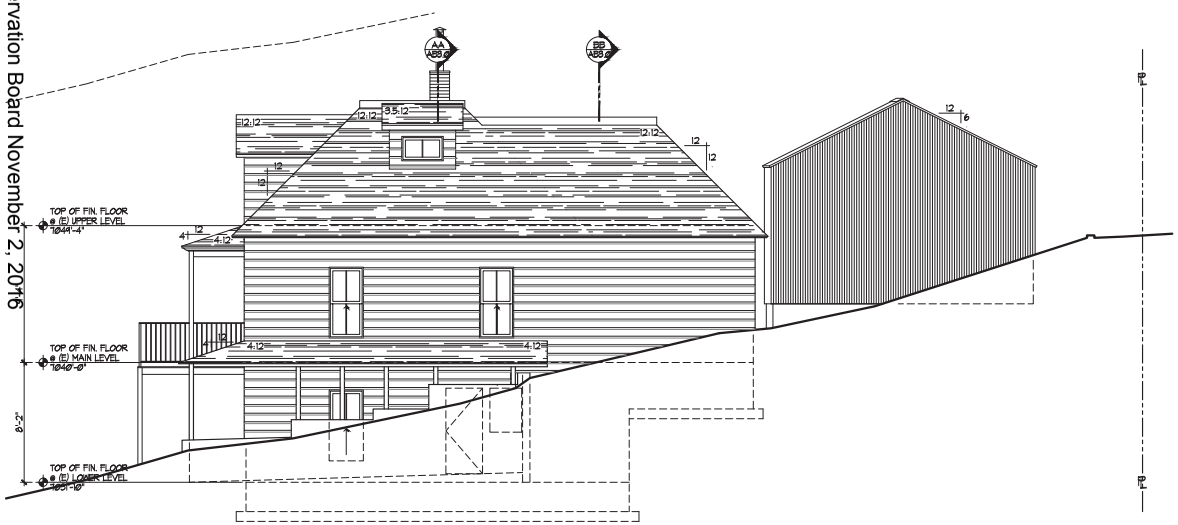
SHEET NUMBER: Aa


SURVEYOR'S CERTIFICATE
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.
REGISTERED LAND SURVEYOR No. 4938739 MARTIN A. MORRISON State of Utah
10-13-15
NOTES
1. Site Benchmark: Sanitary Sewer Manhole Lid Elevation=7027.17'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on September 25, 2015.
4. Property corners were set.
SITE BENCHMARK SANITARY SEWER MANHOLE LID ELEV.=7027.17'
803 NORFOLK AVENUE
EXISTING RESIDENCE
S 54°01'00" W 80.67'
N 35°59'00" W 43.46'
S 35°59'00" E 44.78'
N 55°53'00" E 81.84'
LOT 2
LOT 1
CRESCENT TRAM
NORFOLK AVENUE
8TH STREET
4' 0 4' 8'
(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
STAFF: MARSHALL KING MARTY MORRISON JESSE MORENO
DATE: 10/13/15
EXISTING CONDITIONS & TOPOGRAPHIC MAP
803 NORFOLK AVENUE
BLOCK 14, SNYDER'S ADDITION TO PARK CITY
FOR: G BUSH CONSTRUCTION
JOB NO.: 2-9-15
FILE: X:\SnydersAddition\dwg\srv\topo2015\020915.dwg
SHEET 1 OF 1

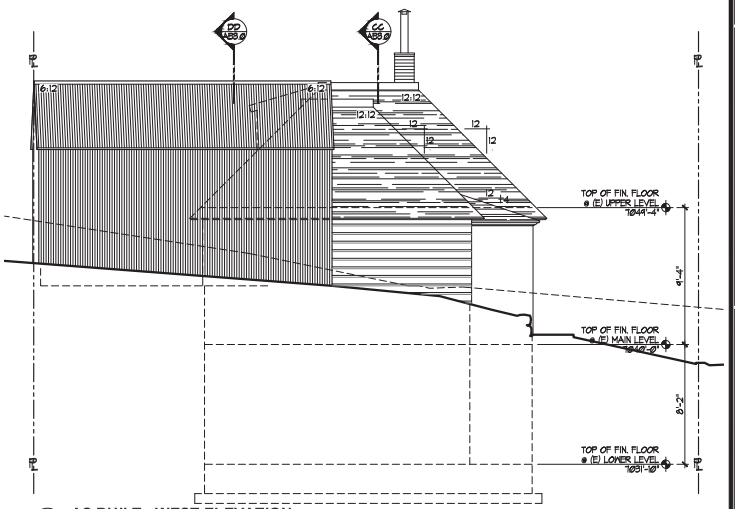
		Jonathan DeGray A r c h i t e c t P.O. Box 1674, 914 Main Street, Suite 302, Park City, Utah 84060 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net	HEWITSON RESIDENCE 803 NORFOLK AVENUE PARK CITY, UT 84060 PROJECT DESCRIPTION	AS BUILT LOWER & MAIN LEVEL FLOOR PLANS SHEET DESCRIPTION	REVISIONS	DATE: 10/14/16 PROJECT NUMBER:	SHEET NUMBER: AB1.1


AS BUILT - UPPER LEVEL FLOORPLAN
1/4" = 1'-0"
257 SQ. FT. LIVING SPACE
ATTIC
LANDING
DOOR AND WINDOW CALLOUTS ARE FOR REFERENCE IN PHYSICAL CONDITIONS REPORT
PROJECT NORTH
NORTH

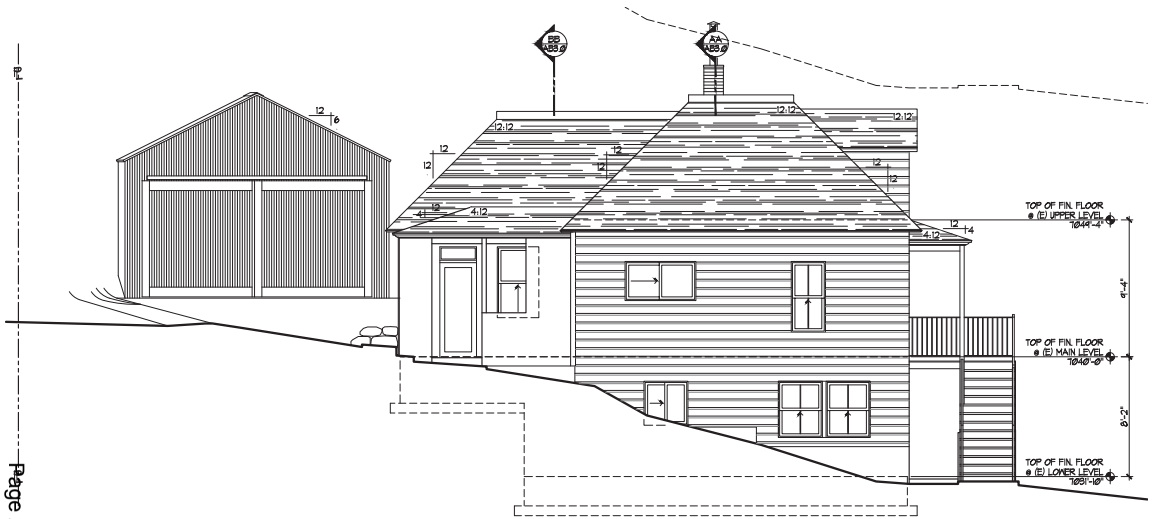

AS BUILT - ROOF LEVEL PLAN
1/4" = 1'-0"
RAKE
EAVE
RIDGE
HIP
VALLEY
FLAT ROOF
TRANSITION
PROJECT NORTH
NORTH



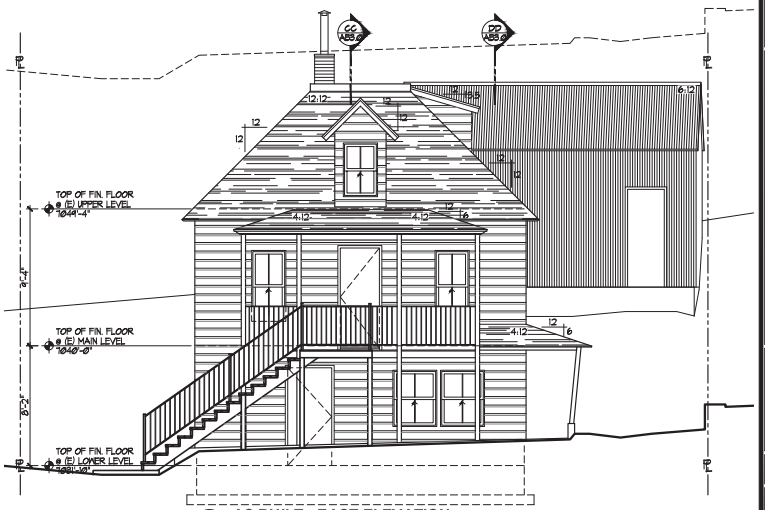
4 **AS BUILT - NORTH ELEVATION**
1/4" = 1'-0"



3 **AS BUILT - WEST ELEVATION**
1/4" = 1'-0"



2 **AS BUILT - SOUTH ELEVATION**
1/4" = 1'-0"



1 **AS BUILT - EAST ELEVATION**
1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1874, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7303, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060

SHEET DESCRIPTION:
AS BUILT
EXTERIOR ELEVATIONS

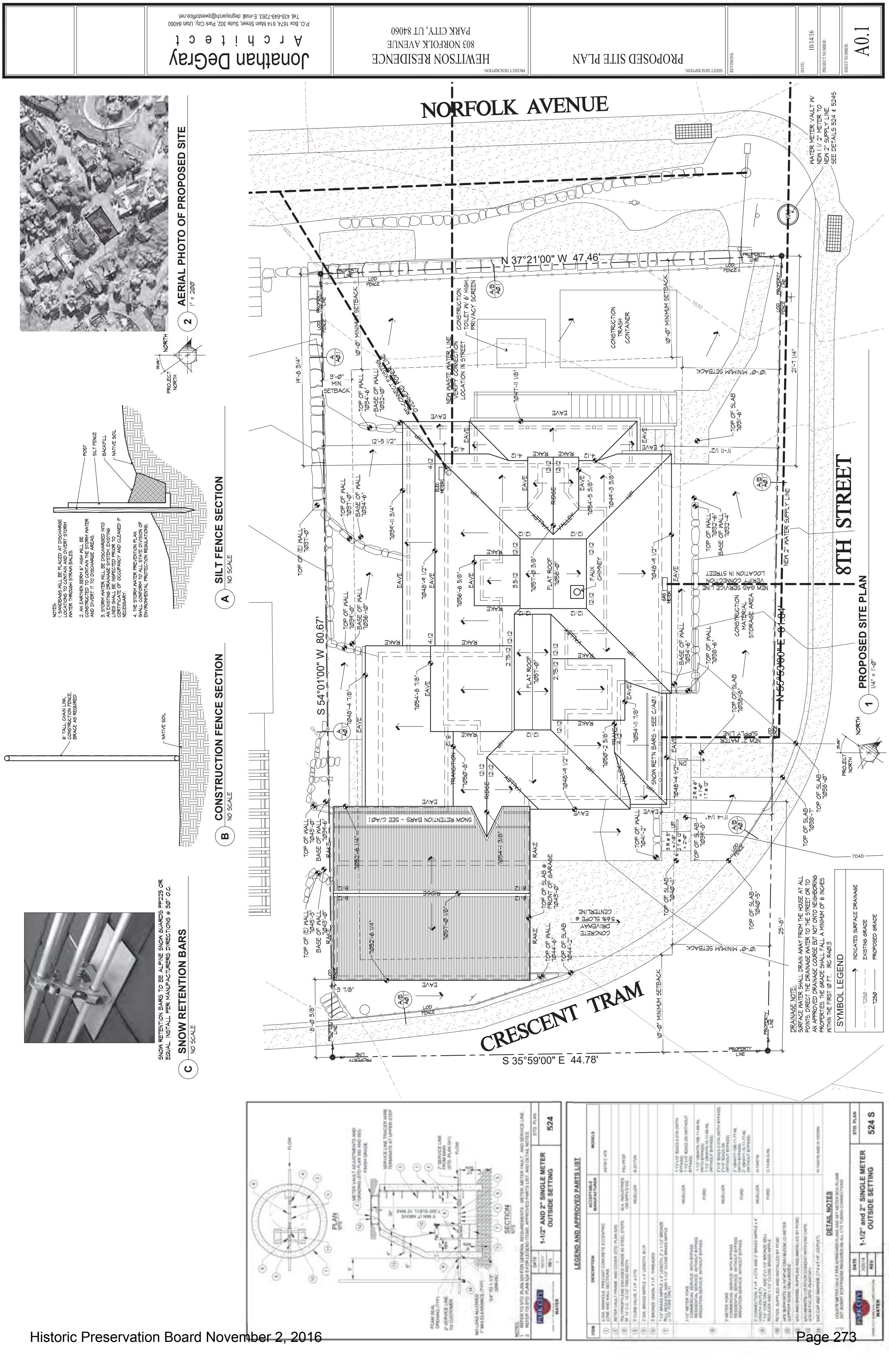
REVISIONS:

DATE:
10/14/16

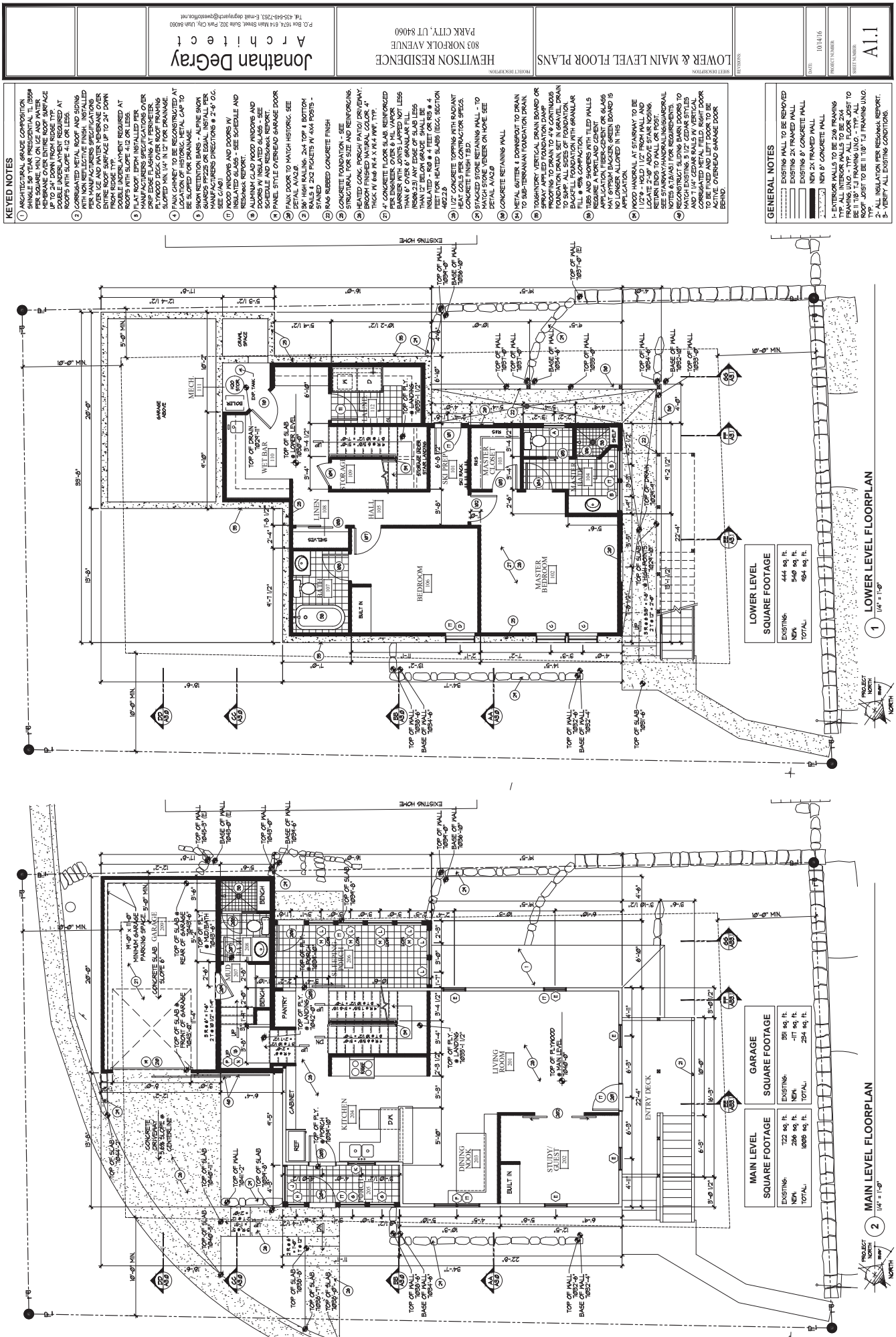
PROJECT NUMBER:

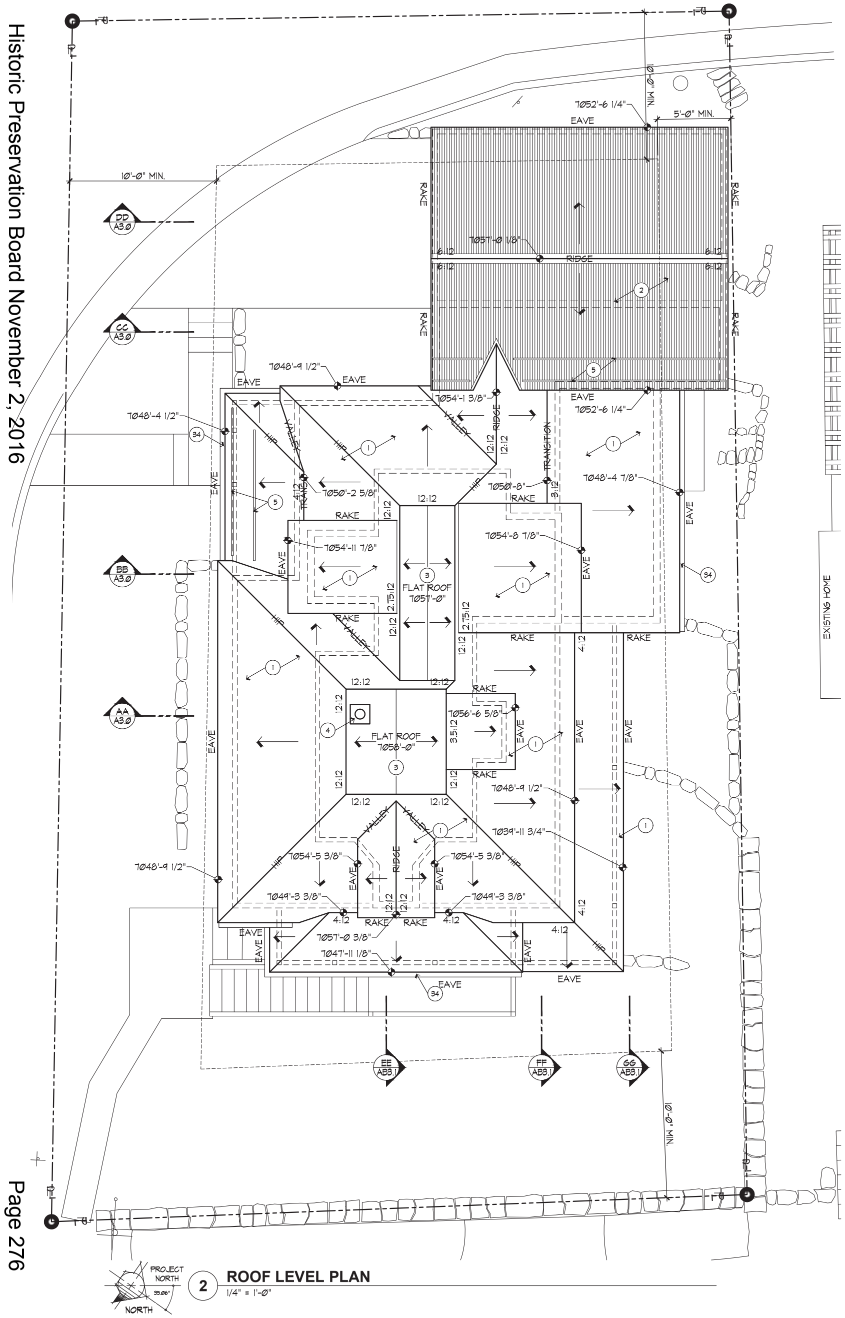
SHEET NUMBER:
AB2.0

AS BUILT
BUILDING SECTIONS
SHEET DESCRIPTION
REVISIONS
10/14/16
DATE
PROJECT NUMBER
SHEET NUMBER
AB3.0
HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060
PROJECT DESCRIPTION
Jonathan DeGray
A r c h i t e c t
P.O. Box 1674, 914 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net
AS BUILT BUILDING SECTION
1/4" = 1'-0"
BB
AS BUILT BUILDING SECTION
1/4" = 1'-0"
AA
AS BUILT BUILDING SECTION
1/4" = 1'-0"
DD
AS BUILT BUILDING SECTION
1/4" = 1'-0"
CC

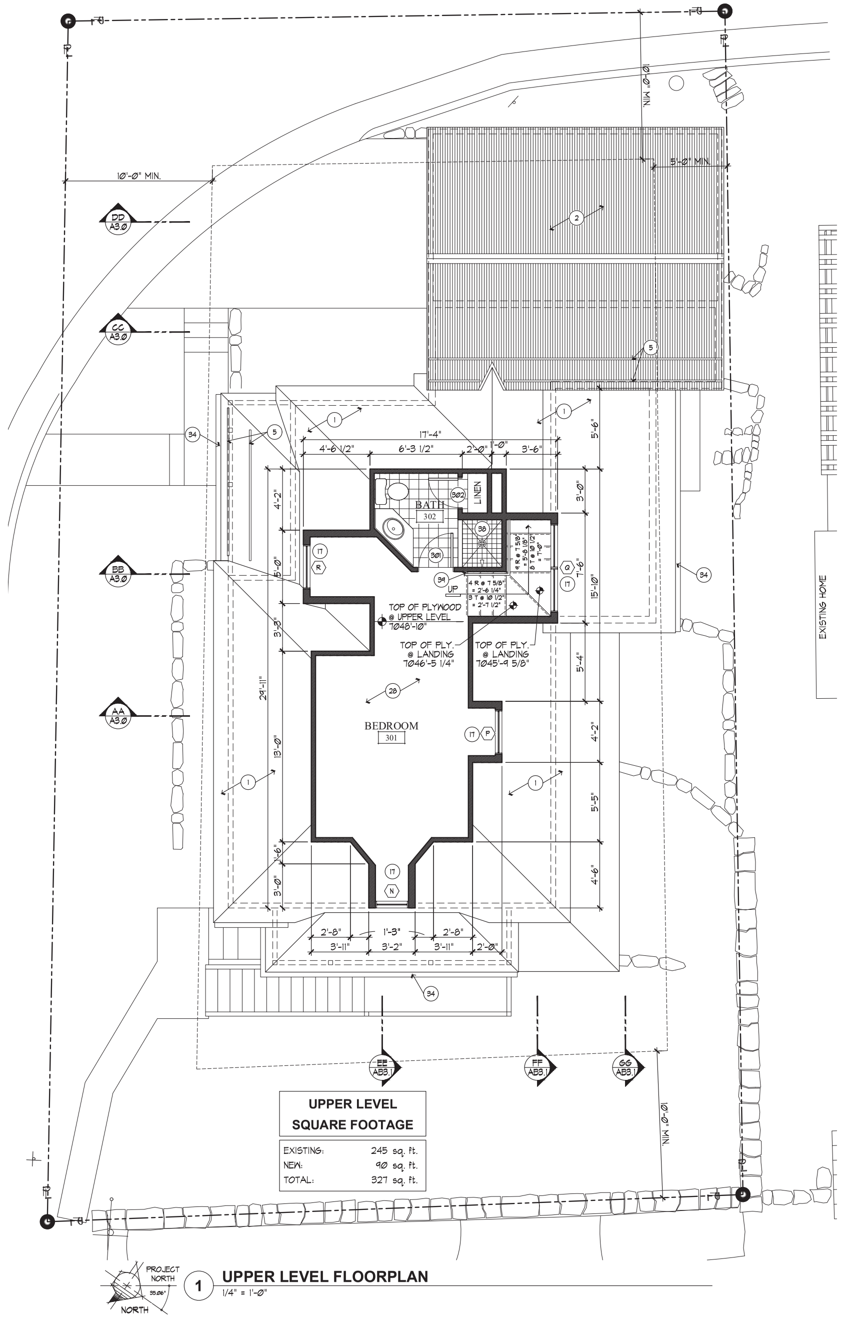

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060
PROPOSED SITE PLAN
10/14/16
A0.1
NORFOLK AVENUE
8TH STREET
CRESCENT TRAM
N 37°21'00" W 47.46'
S 54°01'00" W 80.67'
S 35°59'00" E 44.78'
PROPOSED SITE PLAN
AERIAL PHOTO OF PROPOSED SITE
SILT FENCE SECTION
CONSTRUCTION FENCE SECTION
SNOW RETENTION BARS
SYMBOL LEGEND
1-1/2" AND 2" SINGLE METER OUTSIDE SETTING
524
LEGEND AND APPROVED PARTS LIST
DETAIL NOTES
524 S

PLANTING NOTES
1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. AUTOMATIC IRRIGATION IS REQUIRED. PROVIDE SHOP DRAWINGS FOR APPROVAL.
3. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
4. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
7. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
8. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
9. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
10. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
11. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS. NATIVE GRASS LOCATIONS.
12. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
13. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
14. NO BARE ROOT STOCK SHALL BE USED.
15. FOR PLANTING BACK FILL SOIL MIX, SEE SPECIFICATIONS.
PLANT SCHEDULE
SYMBOL | KEY | QUANTITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | COMMENTS
DECIDUOUS TREES
A | 4 | Colorado Blue Spruce | Picea pungens | 3" Dia. | 6'-10' | 6'-8' tall
B | 27 | Aspen | Populus tremuloides | 3" Dia. | 6'-10' |
SHRUBS
C | 21 | Red twig dogwood | Cornus sericea "Baileyi" | 5 Gal. | | Spacing as noted on plan
PERENIAL PLANTS
D | 18 | Bluebells | Campanula | 1 Gal. | 12"-24" | Distribute Equally
E | 18 | Columbine | Aquilegia Caerulea | 1 Gal. | 12"-24" | Distribute Equally
F | 18 | Trailing Daisy | Erigeron Flagellaris | 1 Gal. | 12"-24" | Distribute Equally
G | 18 | Blanket Flower | Gaillardia Aristata | 1 Gal. | 12"-24" | Distribute Equally
OTHER
H | 846 S.F. | Wood Chips | | Small | | 3" Thick Layer
I | 257 S.F. | Native Grass Seed Mix | | 1 lbs/1500 | Hydroseed | See seed mix below
J | 713 S.F. | Drought Tolerant Fescue | Sheep Fescue
NATIVE GRASS SEED MIX
The seed mix shall be applied at the rates specified for native grasses. The mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% on a representative 10'x10' area. If coverage does not reach 80%, reseeding must occur. Apply at a rate of 80 lbs. acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.
* In addition, add 10 lbs. acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.
1 LANDSCAPE PLAN
1/4" = 1'-0"
NORTH
PROJECT NORTH
Jonathan DeGray
Architect
P.O. Box 1674, 914 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degraycnd@qwestoffice.net
HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060
PROJECT DESCRIPTION
LANDSCAPE PLAN
SHEET DESCRIPTION
REVISIONS
DATE
10/14/16
PROJECT NUMBER
SHEET NUMBER
A0.2


KEYED NOTES
GENERAL NOTES
LOWER & MAIN LEVEL FLOOR PLANS
803 NORFOLK AVENUE
PARK CITY, UT 84060
HEWITSON RESIDENCE
Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net
LOWER LEVEL SQUARE FOOTAGE
EXISTING: 444 sq. ft.
NEW: 540 sq. ft.
TOTAL: 984 sq. ft.
MAIN LEVEL SQUARE FOOTAGE
EXISTING: 722 sq. ft.
NEW: 286 sq. ft.
TOTAL: 1008 sq. ft.
GARAGE SQUARE FOOTAGE
EXISTING: 391 sq. ft.
NEW: -111 sq. ft.
TOTAL: 254 sq. ft.
1 LOWER LEVEL FLOORPLAN
1/4" = 1'-0"
2 MAIN LEVEL FLOORPLAN
1/4" = 1'-0"
A1.1



2 ROOF LEVEL PLAN
1/4" = 1'-0"



UPPER LEVEL SQUARE FOOTAGE	
EXISTING:	245 sq. ft.
NEW:	90 sq. ft.
TOTAL:	327 sq. ft.

1 UPPER LEVEL FLOORPLAN
1/4" = 1'-0"

KEYED NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
2. CORRUGATED METAL ROOF AND SIDING WITH NON REFLECTIVE FINISH. INSTALLED PER MANUFACTURERS SPECIFICATIONS OVER ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
3. FLAT ROOF. EPDM INSTALLED PER MANUFACTURERS SPECIFICATIONS OVER DRIP EDGE FLASHING AT PERIMETER. PLYWOOD DECK OVER ROOF FRAMING SLOPED MIN. 1/4" IN 12" FOR DRAINAGE.
4. FAUX CHIMNEY TO BE RECONSTRUCTED AT LOCATION OF HISTORIC. METAL CAP TO BE SLOPED FOR DRAINAGE.
5. SNOW RETENTION BARS - ALPINE SNOW GUARDS PP225 OR EQUAL. INSTALL PER MANUFACTURERS DIRECTIONS @ 2'-6" O.C. SEE C/A0.1
17. WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND REScheck REPORT.
18. ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND REScheck REPORT.
19. PANEL STYLE OVERHEAD GARAGE DOOR
20. FAUX DOOR TO MATCH HISTORIC. SEE DETAIL A/A2.0.
21. 36" HIGH RAILING: 2x4 TOP & BOTTOM RAILS & 2X2 PICKETS W/ 4X4 POSTS - STAINED
22. RAG RUBBED CONCRETE FINISH
25. CONCRETE FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
26. HEATED CONC. PORCH/ PATIO/ DRIVEWAY. BROOM FINISHED NATURAL COLOR. 4" THICK W/ 6x6 W1.4 X W1.4 WWF, TYP.
27. 4" CONCRETE FLOOR SLAB. REINFORCED PER ENGINEER. OVER 6 MIL VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 6" GRANULAR FILL. (R506.2.3) ANY EDGE OF SLAB LESS THAN 12" BELOW GRADE SHALL BE INSULATED - R10 @ 4 FEET OR R15 @ 4 FEET FOR HEATED SLABS (IECC, SECTION 402.2.8
28. 1 1/2" CONCRETE TOPPING WITH RADIANT HEAT COILS PER CONTRACTOR SPECS. CONCRETE FINISH T.B.D.
29. STACKED STONE RETAINING WALL - TO MATCH STONE VENEER ON HOME. SEE DETAIL A/A2.0
30. CONCRETE RETAINING WALL
34. METAL GUTTER & DOWNSPOUT TO DRAIN TO SUB-TERRANIAN FOUNDATION DRAIN.
35. TOUGH'N'DRY VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4"Φ CONTINUOUS FOUNDATION DRAIN, SET IN GRAVEL, DRAIN TO SUMP. ALL SIDES OF FOUNDATION. BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION.
38. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER; GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
39. WOOD HANDRAIL AT STAIRWAY TO BE 1 1/2"Φ - HOLD 1 1/2" FROM WALL AND LOCATE 2'-10" ABOVE STAIR NOSING. RETURN ENDS TO WALL OR POST. SEE STAIRWAY/HANDRAILING/GUARDRAIL NOTES 6,7,8/A5.1 FOR REQUIREMENTS.
40. RECONSTRUCT SLIDING BARN DOORS TO MATCH EXISTING. 5 1/2" CEDAR STYLES AND 7 1/4" CEDAR RAILS W/ VERTICAL CORRUGATED METAL FIELD. RIGHT DOOR TO BE FIXED AND LEFT DOOR TO BE ACTIVE. OVERHEAD GARAGE DOOR BEHIND.

GENERAL NOTES

- EXISTING WALL TO BE REMOVED
- EXISTING 2X FRAMED WALL
- EXISTING 8" CONCRETE WALL
- NEW 2X FRAMED WALL
- NEW 8" CONCRETE WALL

1- EXTERIOR WALLS TO BE 2X6 FRAMING TYP. ALL INTERIOR WALLS TO BE 2X4 FRAMING, U.N.O. - TYP. ALL FLOOR JOIST TO BE 11 7/8" TJI FRAMING U.N.O. - TYP. ALL ROOF JOIST TO BE 11 7/8" TJI FRAMING U.N.O. TYP.
2- ALL INSULATION PER REScheck REPORT.
3- VERIFY ALL EXISTING CONDITIONS.

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060

SHEET DESCRIPTION:
UPPER LEVEL FLOORPLAN & ROOF LEVEL PLAN

REVISIONS:

DATE: 10/14/16

PROJECT NUMBER:

SHEET NUMBER: A1.2

KEYED NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24' DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
2. CORRUGATED METAL ROOF AND SIDING WITH NON REFLECTIVE FINISH. INSTALLED PER MANUFACTURERS SPECIFICATIONS OVER ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24' DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
3. FLAT ROOF. EPDM INSTALLED PER MANUFACTURERS SPECIFICATIONS OVER DRIP EDGE FLASHING AT PERIMETER. PLYWOOD DECK OVER ROOF FRAMING SLOPED MIN. 1/4" IN 12" FOR DRAINAGE.
4. FAUX CHIMNEY TO BE RECONSTRUCTED AT LOCATION OF HISTORIC. METAL CAP TO BE SLOPED FOR DRAINAGE.
5. SNOW RETENTION BARS - ALPINE SNOW GUARDS PP22S OR EQUAL. INSTALL PER MANUFACTURERS DIRECTIONS @ 2'-6" O.C. SEE C/A0.1
6. FASCIA MOLDING PROFILE TO MATCH HISTORIC - STAINED
7. 3/4" X 4 1/4" CEDAR FASCIA - STAINED
8. 3/4" X 3 1/2" ON 3/4" X 5 1/2" BUILT UP CEDAR FASCIA - STAINED
9. T1&G CEDAR SOFFIT - STAINED.
11. HISTORIC 7" HORIZONTAL COVE SIDING TO REMAIN. REPAIR AND REPLACE AS REQUIRED. NEW SIDING TO MATCH EXISTING PROFILE AT ADDITION AREAS. ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C.
12. CORRUGATED METAL SIDING WITH NON REFLECTIVE FINISH. INSTALL VERTICALLY PER MANUFACTURERS SPECIFICATIONS ON HORIZONTAL BLOCKING @ 24" O.C. ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C.
13. "Z" CONT. METAL FLASHING ABOVE ALL NEW DOORS, WINDOWS, AND HORIZ. TRIM
14. CEDAR DOOR & WINDOW TRIM - STAINED 1 1/2" X 3 1/2" @ HEADER AND JAMB, AND 1 1/2" X 2 1/2" SILL W/ 1 1/2" X 3 1/2" APRON
15. 1 1/2" X 3 1/2" CEDAR OUTSIDE CORNER BOARD, 1 1/2 X 1 1/2" CEDAR INSIDE CORNER BOARD - STAINED
16. 2" METAL DOOR & WINDOW TRIM @ CORRUGATED SIDING AREAS
17. WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND REScheck REPORT.
18. ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND REScheck REPORT.
19. PANEL STYLE OVERHEAD GARAGE DOOR
20. FAUX DOOR TO MATCH HISTORIC. SEE DETAIL A/A2.0.
21. 36" HIGH RAILING: 2x4 TOP & BOTTOM RAILS & 2X2 PICKETS W/ 4X4 POSTS - STAINED
22. RAG RUBBED CONCRETE FINISH
23. FOUNDATION LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
26. HEATED CONC. PORCH/ PATIO/ DRIVEWAY. BROOM FINISHED NATURAL COLOR. 4" THICK W/ 6x6 W1.4 X W1.4 WWF, TYP.
27. STACKED STONE RETAINING WALL - TO MATCH STONE VENEER ON HOME. SEE DETAIL A/A2.0
30. CONCRETE RETAINING WALL
31. NATURAL GRADE
32. PROPOSED FINAL GRADE
33. 27'-0" ABOVE PROPOSED FINAL GRADE
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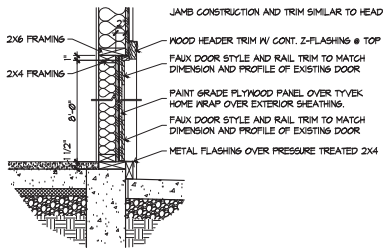
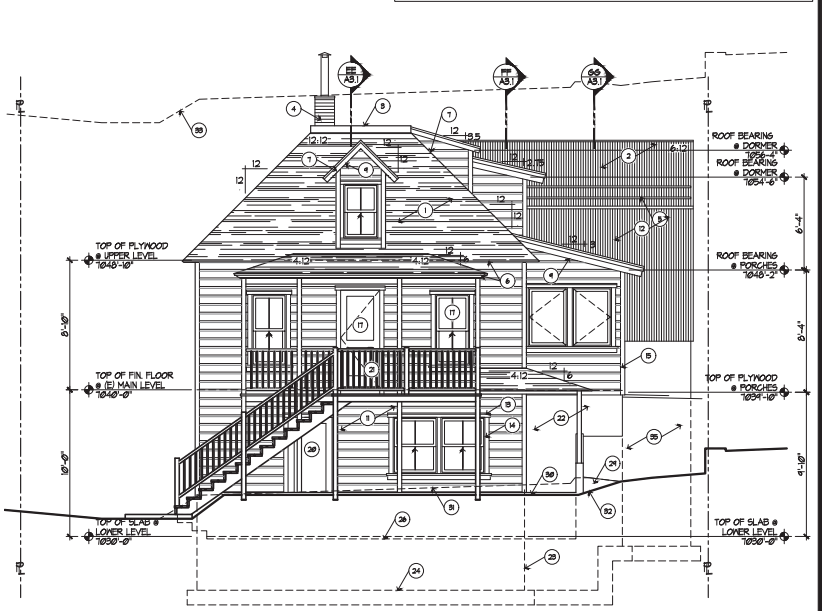
35. TOUGHNDRY VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4"ø CONTINUOUS FOUNDATION DRAIN, SET IN GRAVEL. DRAIN TO SUMP. ALL SIDES OF FOUNDATION. BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION.
36. VERTICAL BOARD AND BATTEN CEDAR SIDING - 2 1/2" X 3/4" BATTENS @ 12" O.C. ON HORIZONTAL BLOCKING @ 24" O.C. ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C. W/ SOLID HORIZONTAL BLOCKING @ 24" O.C.
37. RECONSTRUCT SLIDING BARN DOORS TO MATCH EXISTING. 5 1/2" CEDAR STYLES AND 7 1/4" CEDAR RAILS W/ VERTICAL CORRUGATED METAL FIELD. RIGHT DOOR TO BE FIXED AND LEFT DOOR TO BE ACTIVE. OVERHEAD GARAGE DOOR BEHIND.



1 FAUX DOOR DETAIL
1" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7303, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

REVISIONS:

DATE: 10/14/16

PROJECT NUMBER:

SHEET NUMBER: A2.0

KEYED NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24' DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
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5. SNOW RETENTION BARS - ALPINE SNOW GUARDS PP225 OR EQUAL. INSTALL PER MANUFACTURERS DIRECTIONS @ 2'-6" O.C. SEE C/A0.1
6. FASCIA MOLDING PROFILE TO MATCH HISTORIC - STAINED
7. 3/4" X 4 1/4" CEDAR FASCIA - STAINED
8. 3/4" X 3 1/2" ON 3/4" X 5 1/2" BUILT UP CEDAR FASCIA - STAINED
9. T1-11 CEDAR SOFFIT - STAINED.
11. HISTORIC 7" HORIZONTAL LOVE SIDING TO REMAIN. REPAIR AND REPLACE AS REQUIRED. NEW SIDING TO MATCH EXISTING PROFILE AT ADDITION AREAS. ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C.
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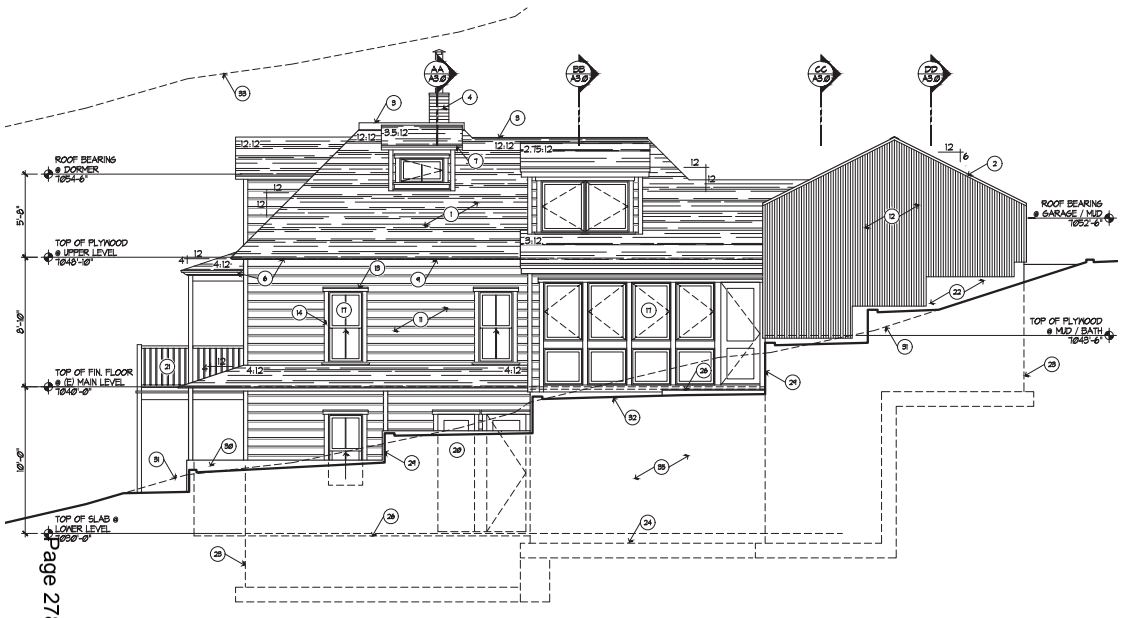
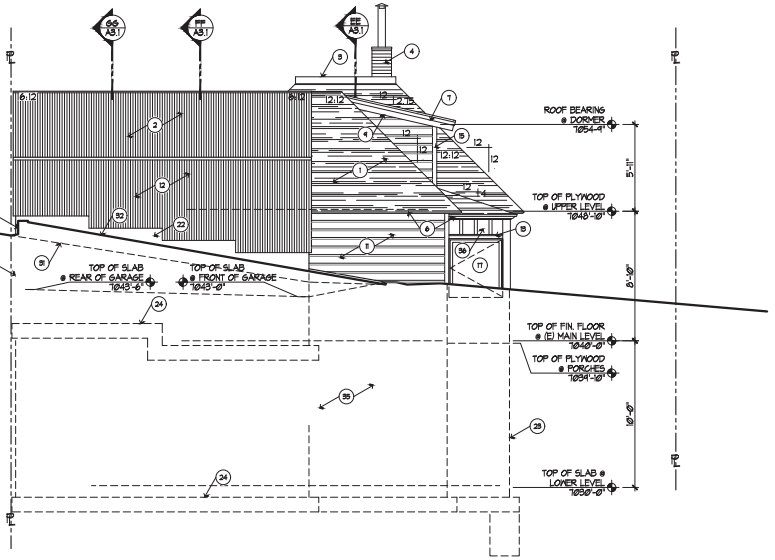


4 **NORTH ELEVATION**
1/4" = 1'-0"



3 **WEST ELEVATION**
1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7303, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS
WEST & NORTH

REVISIONS:

DATE: 10/14/16

PROJECT NUMBER:

SHEET NUMBER: A2.1

609 HARPER

EXISTING CONDITIONS

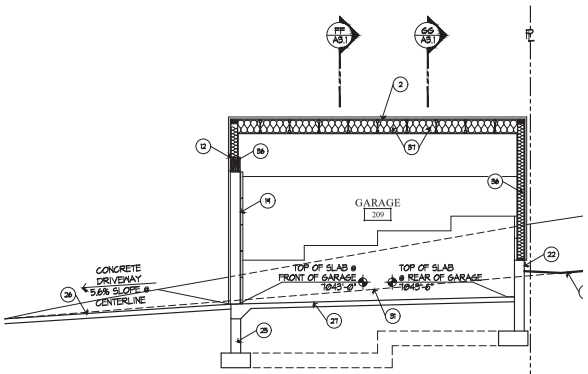
NO SCALE

609 HARPER

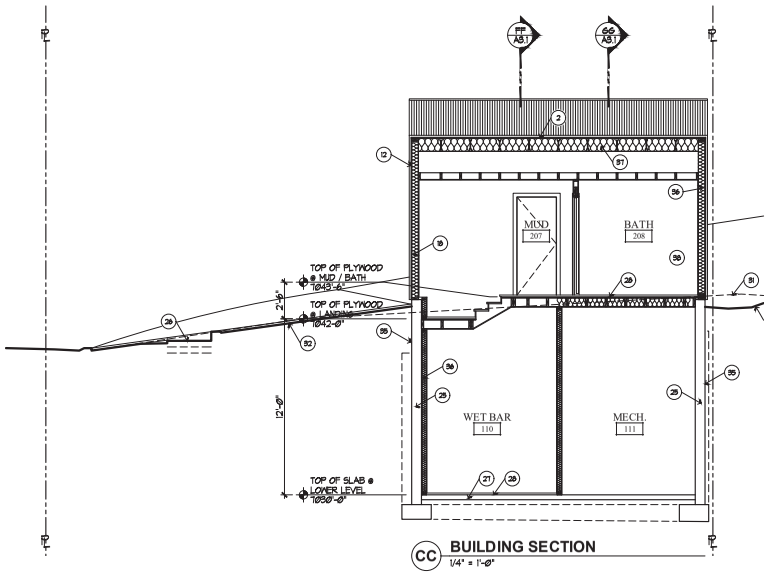
PROPOSED

NO SCALE

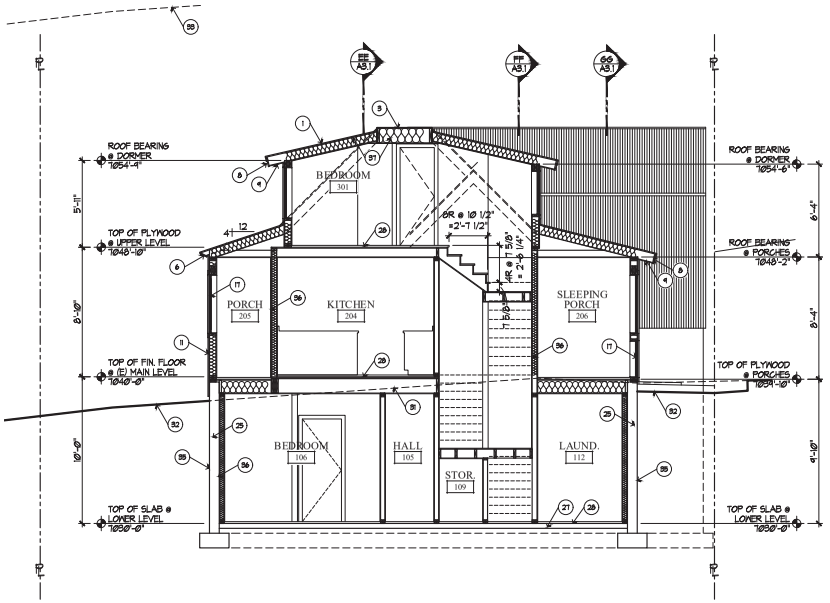
B.05.16



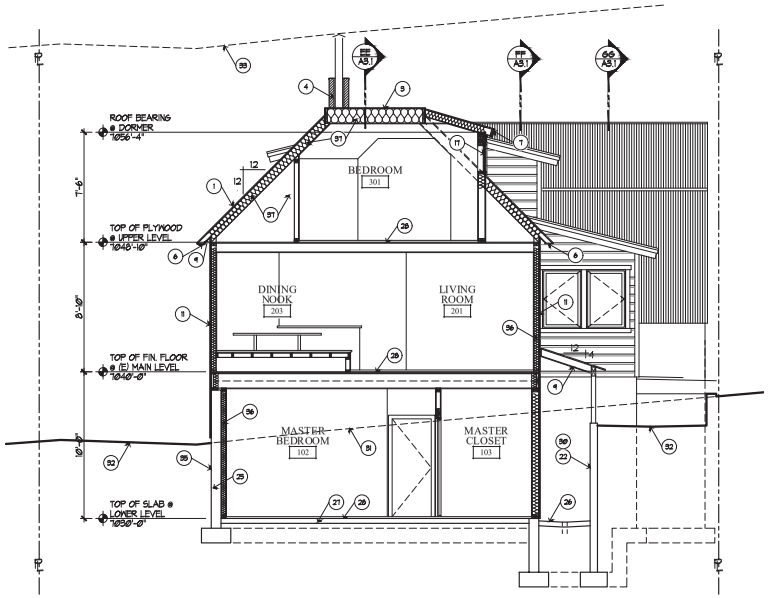
DD **BUILDING SECTION**
1/4" = 1'-0"



CC **BUILDING SECTION**
1/4" = 1'-0"



BB **BUILDING SECTION**
1/4" = 1'-0"



AA **BUILDING SECTION**
1/4" = 1'-0"

KEYED NOTES

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4. FAUX CHIMNEY TO BE RECONSTRUCTED AT LOCATION OF HISTORIC. METAL CAP TO BE SLOPED FOR DRAINAGE.
5. FASCIA MOLDING PROFILE TO MATCH HISTORIC - STAINED
6. 3/4" X 4 1/4" CEDAR FASCIA - STAINED
7. 3/4" X 3 1/2" ON 3/4" X 5 1/2" BUILT UP CEDAR FASCIA - STAINED
8. T&G CEDAR SOFFIT - STAINED.
11. HISTORIC 1" HORIZONTAL COVE SIDING TO REMAIN. REPAIR AND REPLACE AS REQUIRED. NEW SIDING TO MATCH EXISTING PROFILE AT ADDITION AREAS. ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C.
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18. ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND REScheck REPORT.
19. PANEL STYLE OVERHEAD GARAGE DOOR
21. 36" HIGH RAILING: 2x4 TOP & BOTTOM RAILS & 2X2 PICKETS W/ 4X4 POSTS - STAINED
22. RAG RUBBED CONCRETE FINISH
25. CONCRETE FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
26. HEATED CONC. PORCH/ PATIO/ DRIVEWAY. BROOM FINISHED NATURAL COLOR. 4" THICK W/ 6x6 W1.4 X W1.4 WWF, TYP.
27. 4" CONCRETE FLOOR SLAB. REINFORCED PER ENGINEER. OVER 6 MIL VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 6" GRANULAR FILL. (R506.2.3) ANY EDGE OF SLAB LESS THAN 12" BELOW GRADE SHALL BE INSULATED - R10 @ 4 FEET OR R15 @ 4 FEET FOR HEATED SLABS (IECC, SECTION 402.2.8
28. 1 1/2" CONCRETE TOPPING WITH RADIANT HEAT COILS PER CONTRACTOR SPECS. CONCRETE FINISH T.B.D.
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33. 27'-0" ABOVE PROPOSED FINAL GRADE
35. TOUGHNDRY VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4'-0 CONTINUOUS FOUNDATION DRAIN, SET IN GRAVEL, DRAIN TO SUMP. ALL SIDES OF FOUNDATION. BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION.
36. BLOWN-IN FIBERGLASS BIB INSULATION ENTIRE CAVITY. R-15 @ 2X4 WALLS, R-24 @ 2X6 WALLS, AND R-50 @ INTERIOR 11 7/8" FLOORS. INSTALL MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS. IRC R102.7
37. NON-VENTED ROOF - 4" CLOSED CELL FOAM INSULATION AT OUTER FACE OF CAVITY (R-28). FILL REMAINDER OF CAVITY W/ FIBERGLASS BIBS (R-4.25 / 1")
38. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
39. WOOD HANDRAIL AT STAIRWAY TO BE 1 1/2"Ø - HOLD 1 1/2" FROM WALL AND LOCATE 2'-10" ABOVE STAIR NOSING. RETURN ENDS TO WALL OR POST. SEE STAIRWAY/HANDRAILING/GUARDRAIL NOTES 6,7,8/A5.1 FOR REQUIREMENTS.

Jonathan DeGray
Architect
P.O. Box 1874, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7303, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION: HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060

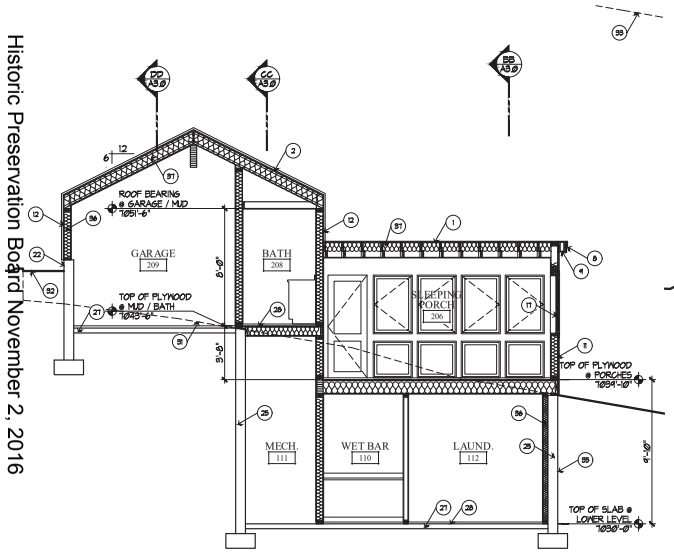
SHEET DESCRIPTION: BUILDING SECTIONS

REVISIONS:

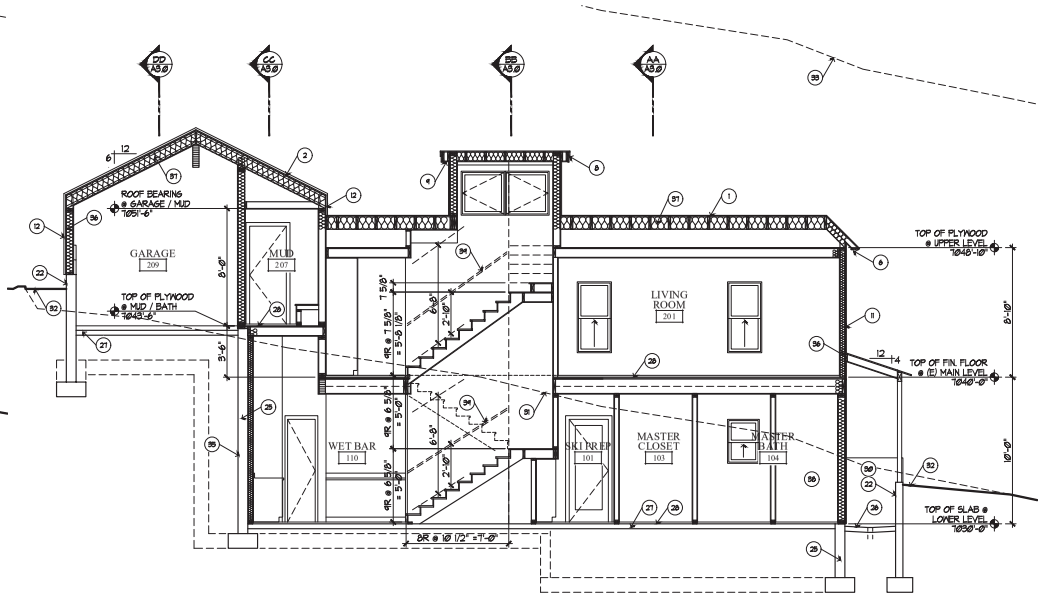
DATE: 10/14/16

PROJECT NUMBER:

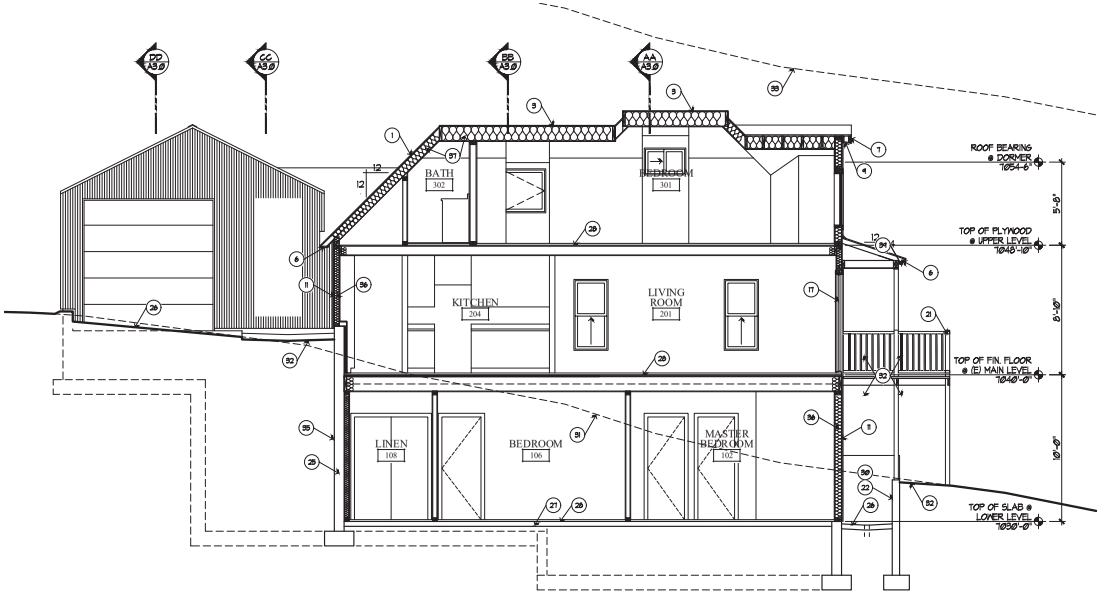
SHEET NUMBER: A3.0



GG **BUILDING SECTION**
1/4" = 1'-0"



FF **BUILDING SECTION**
1/4" = 1'-0"



EE **BUILDING SECTION**
1/4" = 1'-0"

KEYED NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (385# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
2. CORRUGATED METAL ROOF AND SIDING WITH NON REFLECTIVE FINISH. INSTALLED PER MANUFACTURERS SPECIFICATIONS OVER ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
3. FLAT ROOF. EPDM INSTALLED PER MANUFACTURERS SPECIFICATIONS OVER DRIP EDGE FLASHING AT PERIMETER. PLYWOOD DECK OVER ROOF FRAMING SLOPED MIN. 1/4" IN 12" FOR DRAINAGE.
4. FAUX CHIMNEY TO BE RECONSTRUCTED AT LOCATION OF HISTORIC. METAL CAP TO BE SLOPED FOR DRAINAGE.
5. FASCIA MOLDING PROFILE TO MATCH HISTORIC - STAINED
6. 3/4" X 4 1/4" CEDAR FASCIA - STAINED
7. 3/4" X 3 1/2" ON 3/4" X 5 1/2" BUILT UP CEDAR FASCIA - STAINED
8. T&G CEDAR SOFFIT - STAINED.
11. HISTORIC 1" HORIZONTAL COVE SIDING TO REMAIN. REPAIR AND REPLACE AS REQUIRED. NEW SIDING TO MATCH EXISTING PROFILE AT ADDITION AREAS. ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C.
12. CORRUGATED SIDING WITH NON REFLECTIVE FINISH. INSTALL VERTICALLY PER MANUFACTURERS SPECIFICATIONS ON HORIZONTAL BLOCKING @ 24" O.C. ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C.
17. WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND REScheck REPORT.
18. ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND REScheck REPORT.
19. PANEL STYLE OVERHEAD GARAGE DOOR
21. 36" HIGH RAILING: 2x4 TOP & BOTTOM RAILS & 2X2 PICKETS W/ 4X4 POSTS - STAINED
22. RAG RUBBED CONCRETE FINISH
25. CONCRETE FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
26. HEATED GONG, PORCH/ PATIO/ DRIVEWAY. BROOM FINISHED NATURAL COLOR. 4" THICK W/ 6x6 W1.4 X W1.4 MWF, TYP.
27. 4" CONCRETE FLOOR SLAB. REINFORCED PER ENGINEER. OVER 6 MIL VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 6" GRANULAR FILL. (R506.2.3) ANY EDGE OF SLAB LESS THAN 12" BELOW GRADE SHALL BE INSULATED - R10 @ 4 FEET OR R15 @ 4 FEET FOR HEATED SLABS (IECC, SECTION 402.2.8
28. 1 1/2" CONCRETE TOPPING WITH RADIANT HEAT COILS PER CONTRACTOR SPECS. CONCRETE FINISH T.B.D.
30. CONCRETE RETAINING WALL
51. NATURAL GRADE
52. PROPOSED FINAL GRADE
55. 27'-0" ABOVE PROPOSED FINAL GRADE
56. TOUGHNDRY VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4"ø CONTINUOUS FOUNDATION DRAIN, SET IN GRAVEL, DRAIN TO SUMP. ALL SIDES OF FOUNDATION. BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION.
58. BLOWN-IN FIBERGLASS BIB INSULATION ENTIRE CAVITY. R-15 @ 2X4 WALLS, R-24 @ 2X6 WALLS, AND R-50 @ INTERIOR 11 7/8" FLOORS. INSTALL MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS. IRC R702.7
59. NON-VENTED ROOF - 4" CLOSED CELL FOAM INSULATION AT OUTER FACE OF CAVITY (R-28). FILL REMAINDER OF CAVITY W/ FIBERGLASS BIBS (R-4.25 / 1")
68. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
94. WOOD HANDRAIL AT STAIRWAY TO BE 1 1/2"ø - HOLD 1 1/2" FROM WALL AND LOCATE 2'-9" ABOVE STAIR NOSING. RETURN ENDS TO WALL OR POST. SEE STAIRWAY/HANDRAILING/GUARDRAIL NOTES 6,7,8/A5.1 FOR REQUIREMENTS.

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7303, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

DATE:
10/14/16

PROJECT NUMBER:

SHEET NUMBER:
A3.1

PARK CITY
1884

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Residence Hewitson Residence

ADDRESS: 803 Norfolk Avenue
Park City, UT 84060

TAX ID: SA-137-A OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☐ LANDMARK ■ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Gary Bush

MAILING ADDRESS: Po Box 113
Park City Utah 84060

PHONE #: (435) 649 - 2874 FAX #: (435) 649 - 4847

EMAIL: Bushconstruction@qwest.net

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray, Architect

PHONE #: (435) 646 - 7263

EMAIL: degrayarch@qwestoffice.net

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.

RECEIVED
AUG 15 2016
PARK CITY PLANNING

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: Rory Bush

Mailing Address: PO Box 113
PC UT 84060

Phone #: (435) 649-3874 Fax #: (435) 649-4847

Email: Bushconstruction

Type of Application: HDDR for Rehabilitation w/ Addition

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: Jim Hewitson

Mailing Address: _____

Street Address/ Legal Description of Subject Property: _____

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

RECEIVED
AUG 15 2016

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: Topography and Landscaping

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

Estimated date of construction: Non-Historic

Describe existing feature:

The site has a moderate west to east slope dropping about 18' from Crescent Tram to Norfolk Avenue.
All landscape areas are planted with grass

There are existing stone retaining walls at the east and north property lines.
There is an existing concrete retaining wall wrapping the northeast corner of the home.
This retaining wall supports a small shed roof structure

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

The concrete retaining wall is failing and will be replaced.

Photo Numbers: 12,13,14,15, 16, 17, 18, 19 Illustration Numbers: 1,2,3,4,5

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

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: Foundation and Framng

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

Estimated date of construction: Varies

Describe existing feature:

The 1949 and 1958 tax cards note that there is no foundation. Physical inspection shows a concrete foundation at the south wall possibly added at later date.

The exterior walls are 2"x4" framing. Floor framing is 2"x8"

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

Existing home is to be raised and new concrete footings and foundation are to be poured. Exterior walls are to be evaluated for structural integrity and repaired as needed. New engineered joists are to be sistered with main level floor framing. Upper level floor framing is to be removed and reconstructed.
Existing detached garage is to be reconstructed and joined to main house.

Photo Numbers: 14 Illustration Numbers: 6

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: Roofs

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

Estimated date of construction: 1900

Describe existing feature:

The roof is hipped with a flat central portion, a deck roof, and clad in composition shingles. There is an east facing gable dormer and north facing shed dormer.

Roof framing is 2" x 4"

Detached garage roof is a north to south running gable clad with corrugated metal.

A shed roof was added above the lower level walkway at the northeast corner of home sometime after 1907.

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

All roofs are to be removed and reconstructed using engineered wood rafters. main house is to be composition shingles. Garage is to be corrugated metal.

Photo Numbers: 11,12,15,16, 21 Illustration Numbers: 2,3,4,5

4. Chimney

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

Element/Feature: Brick Chimney

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

Estimated date of construction: 1900

Describe existing feature:

The brick chimney as visible in the c. 1940 tax photo has most likely been lowered as it is barely visible in the 1995 and 2006 photographs.

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

Entire existing chimney stack is to be removed and faux chimney to be reconstructed to match historic photo.

Photo Numbers: 11,14,17 Illustration Numbers: 2,3,4,5

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: Exterior Walls

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

Estimated date of construction: 1900

Describe existing feature:

The drop/novelty wooden siding as seen in the c. 1940 tax photograph had been covered over with what appears in the 1995 and 2006 photos to be asbestos cement siding. This later siding has since been removed to expose original historic siding.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

House is to be lifted and set back in place on new concrete foundation. siding at lower level is to be removed for lift and re-installed over new framing and foundation.
new siding to replicate existing is to be used at proposed porch additons.

All historic trim at doors, windows, and corners has been removed and will replaced with new wood trim to match historic photo.

Photo Numbers: 12,13,14,15,16,17,18,19 Illustration Numbers: 2,3,4,5

Element/Feature: **Detached Garage**

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

Estimated date of construction: 1938

Describe existing feature:

Exterior walls and roof of detached garage are 2" x 4" construction clad with corrugated metal siding.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

Garage structure will be removed and reconstructed on new concrete footings using 2x wall construction and engineered wood roof constriction. Reconstructed garage will be clad with corrugated metal siding at walls and roof.

Photo Numbers: 20,21,22,23

Illustration Numbers: 2,3,4,5

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

6. Foundation

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

Element/Feature: Concrete Foundation

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

Estimated date of construction: Unknown

Describe existing feature:

The 1949 and 1958 tax cards note that there is no foundation. Physical inspection shows a concrete foundation at the south wall possibly added at later date.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ■ Poor

After home is lifted all existing foundation sections are to be removed and a new concrete foundation is to be poured. Home is then to be set in place and anchored to new foundation. Added porch areas and reconstructed garage are to be built on new foundation.

Photo Numbers: 14

Illustration Numbers: 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: Porches

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

Estimated date of construction: Varies

Describe existing feature:

An open porch is located at the southwest corner of the home. This porch is covered with a shed roof. Walls are clad with painted plywood.

There is an elevated wood deck at the east side main entry with wood stairs running down to grade. The deck and stair have a metal railing.

Below the entry deck is a covered walkway wrapping the northeast corner of the house. A concrete wall retains grade.

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

The open porch will be rebuilt and enclosed.

The wood deck and stairs is in disrepair and will be re-constructed and will have new wood railing to replicate historic.

concrete wall at lower level walkway is failing and will be replaced. Concrete walkway will be lowered along with lower living level and drains will be added to direct water to foundation drain system.

Photo Numbers: 11,12,16,19,24,25,26 Illustration Numbers: 1,2,3,6,7,9,10

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: MEP Systems

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

Estimated date of construction: Varies

Describe existing feature:

the existing gas forced air furnace and water heater are located in lower level. Visible duct work, plumbing and electrical systems shows signs they been retrofitted and modified over time.

Gas service is at south wall of house

Overhead electrical service comes in at northeast corner of home.

Water meter is located just east of the southeast corner of the property

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

All existing internal MEP systems are to be removed and replaced.

Gas service is to be shut off. New meter location to be same as existing.

Overhead electrical service is to be disconnected. New meter location to be same as existing.

Water service is to be shut off. New 1 1/2" meter and 2" service line are to be installed.

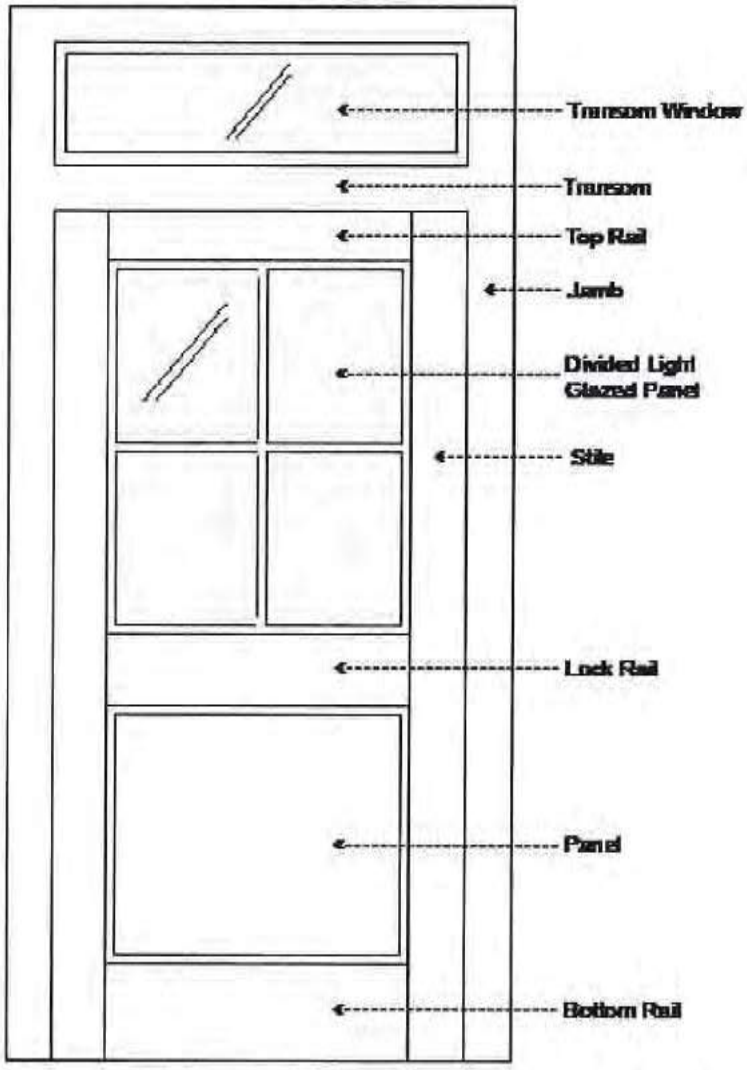
Photo Numbers: 14,19,29 Illustration Numbers: 1

9. Door Survey

Basic Requirements

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

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



Door Survey Form

Total number of door openings on the exterior of the structure: 4

Number of historic doors on the structure: 2

Number of existing replacement/non-historic doors: 0

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

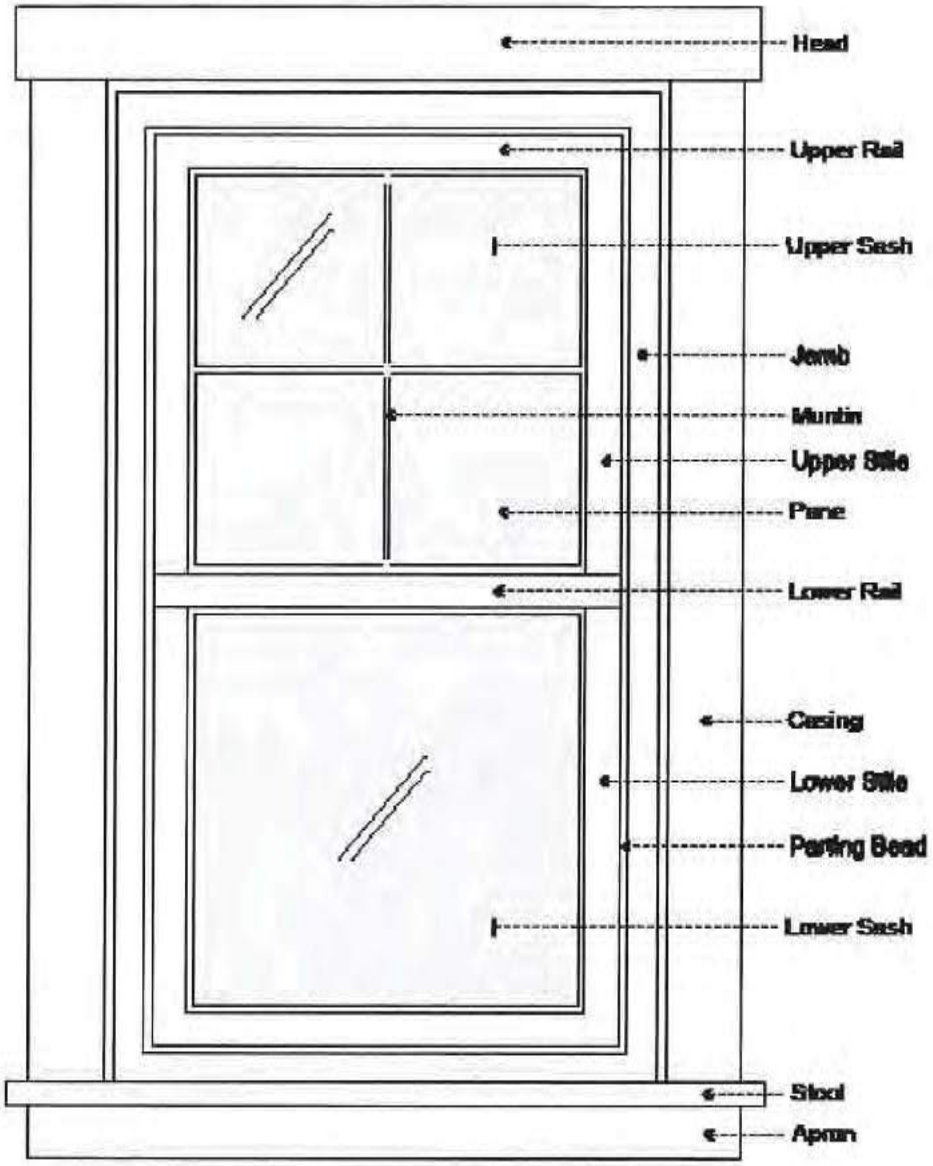
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	Frame is out of square with door	-	yes
1	Fair	Frame is out of square with door	-	yes
2	Fair	Frame is out of square with door	12	yes
3	Fair	Paint is weathered	12	yes
4	Fair	Paint is weathered, hardware loose	16	yes
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



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: 17

Number of historic windows on the structure: 15

Number of existing replacement/non-historic windows 2

Number of windows completely missing: 0

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

Number of windows to be replaced: 17

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
A	Fair			yes
B	Fair	Paint is weathered, hardware binds		yes
B	Poor			
C	Fair	Paint is weathered, hardware binds	12	yes
D	Fair	Paint is weathered, hardware binds	14	yes
E	Fair	Exterior grade runs in front of window	14	no
F	Fair	Paint is weathered, hardware binds	12,14,19	yes
G	Fair		15	no
H	Fair	Paint is weathered, hardware binds	16	yes
J	Fair	Paint is weathered, hardware binds		yes
K	Fair		19	no
L	Fair	Paint is weathered, hardware binds	12	yes
	Fair			

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

11. Interior Photographs

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

Element/Feature: Interior

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

Estimated date of construction: Varies

Describe existing feature:

The interior finishes appear to be mostly original with only minor updates.

Main access to lower level is from 2 doors at exterior walkway. main level access is through floor hatch in kitchen and by way of unfinished corridor.

Upper level is accessed with an L-shaped stairway at northwest corner of home.

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

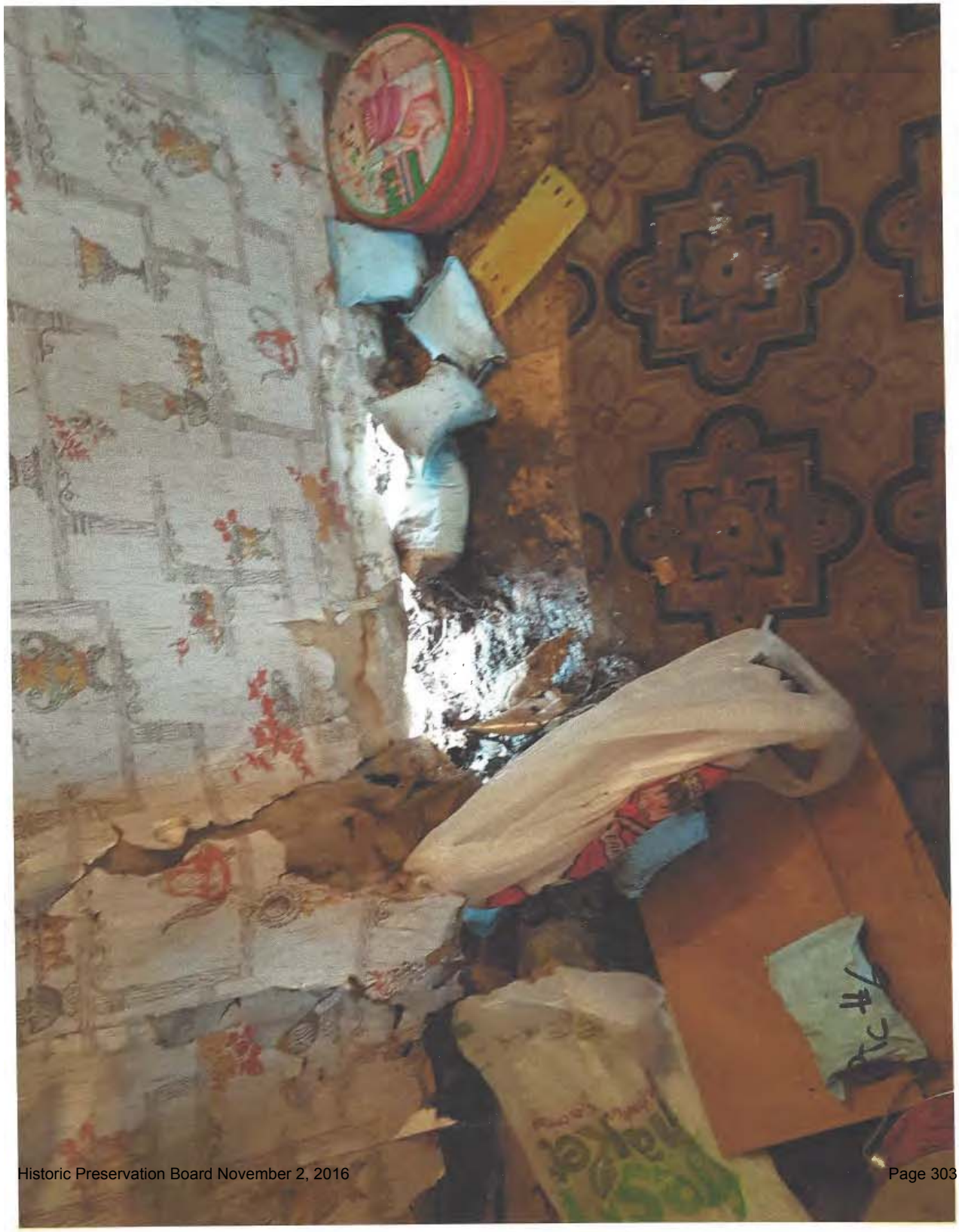
All interior spaces are to be gutted out and remodeled.

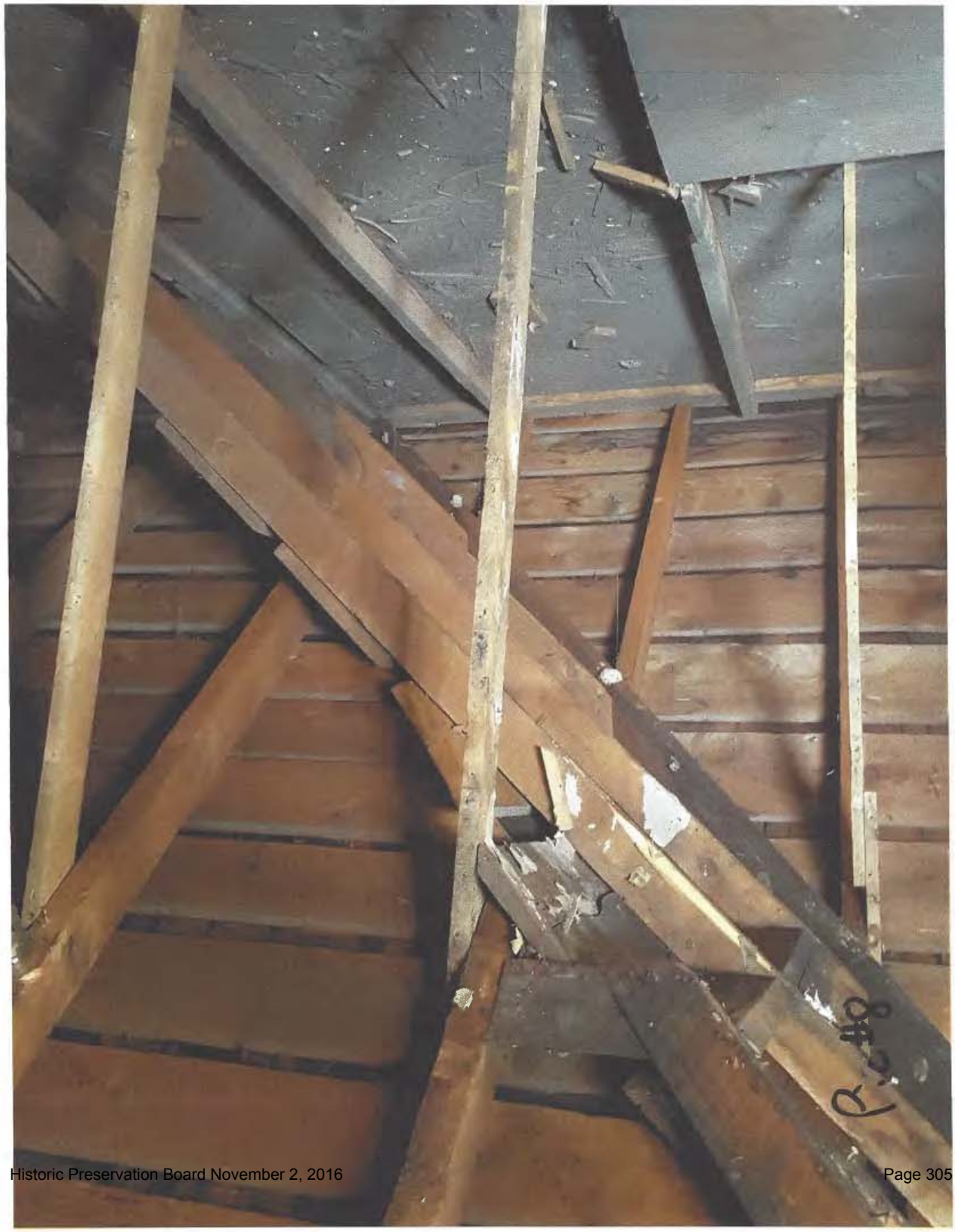
A new stairway is to be constructed to access all levels of home.

Photo Numbers: N/A Illustration Numbers: N/A

P.C. #3


Rear / North Addition
Pic #4





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 APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ■ SIGNIFICANT DISTRICT: _____

NAME: 803 Norfolk Ave / Jim Hewitson

ADDRESS: 803 Norfolk Ave

TAX ID: SA-137-A OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Gary Bush

PHONE #: (435) 649-2874 FAX #: (435) 649-4847

EMAIL: Bushconstruction@qwest.net

RECEIVED
AUG 15 2016
PARK CITY
PLANNING DEPT.

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.

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: Retaining Walls

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:

A new concrete retaining wall will be built to replace the existing and failing wall that retains grade at the lower level walkway at the northeast corner of home.

New stacked rock retaining walls will be built ath the north and south of home to better retain grade and prevent erosion.

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: Foundation and Wood Framed 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 entire framed structure of the home will be lifted, existing foundation sections will be removed, new concrete foundation will be poured and home will be placed on and anchored to new foundation.
The detached garage structure will re-constructed on this new foundation.
The existing main level floor framing is to be sistered with new engineered wood floor framing. Existing upper level floor framing and roof framing is to be removed and reconstructed using engineered wood framing.
Exploratory demolition and evaluation is to be done at all exterior wood framed walls.

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 Construction

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 roof is to be reconstructed using engineered wood joists and panels per structural engineer specification. The home will have an architectural grade composition shingle roof and the reconstructed garage roof will be corrugated metal.

2 layers of ice and water shield underlayment are to be used at roofs with lower pitch than 4:12.

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: Brick Chimney

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 entire stack of the existing chimney will be removed and a faux chimney will be built in same location to replicate historic photo.

Exterior Walls

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

Element/Feature: Exterior Walls of Home

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:

Exploratory demolition and evaluation is to be done at all exterior wood framed walls. Framing is to be repaired and replaced as required.

A new sleeping porch will be constructed to the north of existing home using 2x6 wood framing.

Element/Feature: Exterior Walls of 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:

Garage structure is to be reconstructed on new foundation using 2x wood framing

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.

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: New Concrete 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 entire framed structure of the home will be lifted, existing foundation sections will be removed, new concrete foundation will be poured and home will be placed on and anchored to new foundation. Garage will be reconstructed on new foundation.

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: Porches and Decks

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 open porch at the southwest corner of home will be rebuilt and enclosed as living space.

The wood deck and stairs at the east side of home will be re-constructed and will have new wood railing to replicate historic.

The concrete wall at lower level walkway is failing and will be replaced. Concrete walkway will be lowered along with lower living level and drains will be added to direct water to foundation drain system.

A new sleeping porch will be constructed at north of home.

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: Front Door

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:

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:

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.

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: Wood 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 historic windows are to be replaced with new wood windows to match size and type of historic.

Element/Feature: Aluminum Clad Wood 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:

Windows added at living space in re-constructed garage structure are to be aluminum clad wood windows.

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.

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: MEP Systems

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing internal MEP systems are to be removed and replaced and made compliant.

Gas service is to be shut off. New meter location to be same as existing.

Overhead electrical service is to be disconnected. New meter location to be same as existing.

Water service is to be shut off. New 1 1/2" meter and 2" service line are to be installed.

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: Additons

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 open porch at the southwest corner of home will be rebuilt and enclosed as living space. A new sleeping porch will be constructed at north of home.

The existing space between the house and garage is to be built in to attach the 2 structures. approximately 1/3 of re-constructed garage is to become living space.

The lower level is to be expanded to the area below the entire main level living space.

Added porches are to be clad with new cove siding with profile and finish to match historic.

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

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: 8/15/16

Name of Applicant: Tony Bush

Supplemental Sheets Supplemental Page ___ of ___

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature: Faux Doors

This involves: ☐ Preservation ☐ Restoration
■ Reconstruction ☐ Rehabilitation

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

The north and east exterior walls of the lower level will be re-constructed with 2x6 framing. at the locations of the 2 existing exterior doors at lower level the wall will be 2x4 framing flush on inside face with 2x6 framing. Recess is to be trimmed and finished to replicate existing door openings.

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:

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

Park City Municipal Corporation

Department of Building and Fire Safety

CBO's Findings Statement and Determination

FROM: **Chad Root, CBO/Fire Code Official**

SUBJECT: **803 Norfolk**
Park City, Utah

DATE: **October 3, 2016**

10-3-16

Purpose: The purpose of the CBO's Findings Statement and Determination letter is to give an educated and detailed explanations to the reasoning of the CBO's determination of the property located at 803 Norfolk located in Park City Utah.

Observed and Findings: A historic single family home and garage located at 803 Norfolk.

Garage: The Garage is in such a condition that in order to meet the historical interest of the community for years to come it should be reconstructed to match the current structure but shall be built under present day codes the structure will last for many years to come and can be enjoyed by the future residence of Park City. Currently the garage has metal siding that has rusted through in many areas along the sides and is in such a condition on the roof that it has bent between the rafters. The foundation in areas with a foundation has slid down the hill toward the home and is to point with a wet spring that the garage could fall in on itself.

Single Family Home: The Single family home on the other hand is in fairly good condition. The roof should be reconstructed so it would meet today's snow loads and the required insulation could then be added. The home owner would replicate the existing roof lines. The existing deck and roof should be reconstructed with new material as the current material has decayed and would not meet code with the demands of live and dead loads.

The Kitchen area of the home is not sitting on a foundation and should be reconstructed using the historic exterior siding and a foundation must be added.

The core of the existing home is in pretty good shape and could be lifted up to put a foundation and basement under the existing building.

Jonathan DeGray - Architect

October 11, 2016

Park City Municipal Corporation
443 Marsac Avenue
Park City, Utah

Attn: Anya Grahn
Planning Department

Re: 803 Norfolk Avenue
Existing Garage Structure
Existing Condition Report, Supplemental

Dear Anya,
The existing garage structure at 803 Norfolk dates to the 1940's. The building is a framed structure, 2'x4" at 24" o.c. wood studs covered with corrugated steel panels. The panels appear to be originally galvanized but most are now rusted. There is no foundation of slab, the floor is dirt. The condition of the building is marginal. It is tipping downhill and is being braced by the adjacent residence. With no foundation on the uphill side, against Crescent Tram, snow being plowed against the building is pushing that side of the structure in and causing it to tip. The corrugated panels span between 2x studs on the walls and roof without any intermediate support. Due to this condition they are warped and bending in between the supports due to snow load. There has been a review of the structure by Shen Engineers and the building has also been evaluated by the chief building official, Chad Root.

Topography:
The site is sloping both in the north south and east west directions. The current driveway access to the garage is upward of 20% slope

Footing and Foundation:
There is none

Roof:
Corrugated steel panels spanning between wood trusses at 24" o.c.

Exterior Walls:
2"x4" wood studs at 24" o.c. with no intermediate shear panel present

Doors:
The garage sliding doors are constructed of corrugated panels hanging from a horizontal wood member that is attached to sliding door hardware. The doors slide out of the way to allow a car to access the garage one side at a time.
There is a man door at the north east side of the structure that has been blocked off and is not in use.

Windows:
There are no windows in the structure

614 Main Street , Suite 302
P.O. Box 1674 , Park City , Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com

Interior:
The interior of the structure is unfinished. Dirt floor, exposed framing and corrugated panels can be seen throughout.

I hope this supplemental information is helpful.
Please let me know if you have any questions or need additional information.

Sincerely,

Jonathan DeGray

Jonathan DeGray - Architect

Shen Engineers, Inc. Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

Sept. 12, 2016

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Physical Condition Report of Park City House
At 644 Woodside
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on Sept. 7, 2016 with the architect Jon DeGray and have done some structural calculations to determine the adequacy of the building. The capacity check of structural members is based on the 2015 International Building Code (2015IBC). The calculations would give us idea on how the structural members are performed. The residence is a historical building. Based on the historical building code, if the members have more than 50% of capacity of what the code is required, the structural members shall be ok.

The conclusions are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.

2. The existing roof deck is 1x wood plank installed particular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.

3. The existing (crawl space) floor joists are 2x7 or 2x8 @ 24" on center spanning 8'-0" to 14'-0. The 14'-0" floor joists are 28% capacity of the code. The 8'-0" floor joists are 62% capacity of the code. They need to be upgraded. The floor sheathing is 1x6 which is ok as per the code for gravity but not for lateral diaphragm. Suggest installing new 3/4" plywood or OSB with 10d @ 6" on center nailing.

4. All the existing headers need to be upgraded. We will review each one of them when design is available.

5. The existing exterior walls are 2x4 @ 16” on center with 1x6 planks installed horizontally. The exterior walls are all not strong enough for wind, seismic or gravity loads. Suggest that new 2x4 or 2x6 df#2 or better stud walls at 16” on center need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.

6. The existing building doesn’t have any footings. The existing foundation walls were built with wood piles and sand stone. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40” minimum.

Overall, the home is in average condition comparing with the same age building in the area. If the wall sheathing is properly added, lifting the home in place seems to be the best solution for the remodel and addition of the project.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

Henry Shen

Henry Shen, SE,
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

Shen Engineers, Inc. Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

Oct. 3, 2015

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Physical Condition Report of Park City House
At 803 Norfolk Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on Sept. 30, 2016 with the architect Jon DeGray. The conclusions are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists. If possible, we suggest tearing the existing roof off and build a new roof with no thicker than 8" deep roof structure since the joists are sagging dramatically and it's hard to straight them out.

2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.

3. The existing (crawl space) floor joists are 2x6 @ 24" on center spanning 8'-0" to 12'-0. The 12'-0" floor joists are 22% capacity of the code. The 8'-0" floor joists are 57% capacity of the code. They need to be upgraded. The floor sheathing is 1x6 which is ok as per the code for gravity but not for lateral diaphragm. Suggest installing new 3/4" plywood or OSB with 10d @ 6" on center nailing.

4. All the existing headers need to be upgraded. We will review each one of them when design is in line.

5. The existing exterior walls at the upper level are 2x4 @ 24" on center with 1x6 planks installed horizontally. The existing main level walls are 1x10 planks horizontal inside+1x12 planks vertical installed outside. The exterior walls are all not strong enough for wind, seismic or gravity loads. Suggest that new 2x4 or 2x6 df#2 or better stud walls at 16" on center need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.

6. The existing building does have sandstone footings but the sandstone footing are rotted so bad and easy to be knocked off by hand. there is no footing on the back portion of the addition instead of building with wood piles and sand stone. We suggest tearing off the

existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

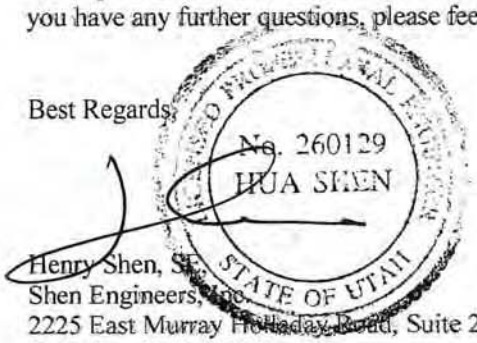
7. The back portion of the building addition is not historic and it's so bad. This portion of existing building shall be removed and re-built.

8. The back garage is not historical and it's in so bad condition. It shall be removed and re-built.

8. The site retaining walls are moving 5" to 12" horizontally on the top of the walls. It's very dangerous. They need to be removed and re-built.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,



Henry Shen, S
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

Historic Preservation Board
Staff Report

Subject:	**Design Guidelines**
Author:	**Anya Grahn, Historic Preservation Planner** **Hannah Turpen, Planner**
Date:	**November 2, 2016**
Type of Item:	**Regular Session**
Project #:	**GI-13-00222**

Summary Recommendations:
Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. Staff recommends that the Historic Preservation Board (HPB) take public comment on the proposed changes to the Park City's Design Guidelines for Historic Districts and Historic Sites; provide specific amendments to be made to the document if necessary; and continue the discussion to the December 7, 2016, HPB meeting.

Background:
During the January 6, 2016 HPB meeting, staff discussed the history of the City's preservation efforts, the purpose of the Design Guidelines and their role as a living document, as well as differences between Federal, State, and Local preservation regulations. Staff discussed that though our Design Guidelines are based on the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, the City does not enforce the Secretary of the Interior's Standards; we rely solely on the Design Guidelines. Our Design Guidelines identify four (4) treatment methods: Preservation, Rehabilitation, Restoration, and Reconstruction, which are often used in tandem depending on the condition of the structure and work to be completed. These items are defined on page 6 of the Design Guidelines.

Staff began reviewing the Design Guidelines with the HPB in December 2014. Staff met with the HPB to discuss a potential outline for Design Guideline changes in December 2014. Following this discussion, staff brought forward a work session regarding the treatment of historic structures to discuss panelization and reconstruction in February 2015. In September and October 2015, the HPB discussed compatibility of new additions. Staff also led a discussion with the HPB regarding character zones on October 7, 2015, and November 18, 2015. Starting in January 2016 and going forward, staff will be reviewing the Design Guidelines with the HPB on a monthly basis. (Thus far, the Design Guidelines have only not been on the agenda for the April HPB meeting.)

In addition to the Historic Preservation Board meetings, staff has also begun holding lunchtime work sessions and office hours to engage the public in these Design Guideline revisions. The first of these workshops was held on March 16th; 13 professionals in the Design, Development, and Building Community attended the workshop. Staff has also developed a webpage in order to promote this work on the

Design Guidelines. Staff anticipates future workshops as we begin to look at new infill design.

Analysis:
Staff has proposed revisions to the Guidelines for Relocation, Panelization, and Reconstruction. These activities are now reviewed by the Historic Preservation Board for compliance with Land Management Code (LMC) 15-11-13, 15-11-14, and 15-11-15. Nevertheless, staff finds that it is important to provide clear and detailed guidelines for historic structures undergoing one or more of these processes.

In 2011, the U.S. Department of the Interior and the National Park Service introduced *The Secretary of the Interior's Standards for Rehabilitation and Sustainability for Rehabiliting Historic Buildings*. Staff has used this document to incorporate additional Design Guidelines for historic structures that specifically address sustainaibility issues such as maintenance, windows, weatherization and insulation, solar, and green roofs.

Finally, staff finds that one of our greatest challenges is providing direction on the treatment of historic materials. The Design Guidelines currently reference the adherence of recognized preservation methods; however, these are not specifically defined. Staff proposes introducing additional Design Guidelines that specifically address the treatment of common historic materials such as wood, masonry, architectural metals, and paint to aid staff in making recommendations.

The Design Guidelines for Historic Sites currently provides direction for Relocation and/or Reorientation of Intact Buildings; Disassembly/Reassembly of All or Part of a Historic Structure (panelization); and Reconstruction of Existing Historic Structures. Staff has made revisions to the Land Management Code (LMC) to provide specific criteria to aid the HPB in determining the need for relocating, panelizing, and reconstructing historic structures; however, the Design Guidelines also require additional clarification to ensure that the historic structure is protected during the construction process.

Staff is proposing the following Design Guideline revisions:

1. **Period of Restoration**

   Staff finds that there needs to be a section in the Design Guidelines that provides input on which period of historical significance a building should be restored to. Staff is proposing the following:

   Guidelines for Determining Era of Restoration
   Historic buildings are not static, and many embody the accumulation of changes, large and small, that have been made throughout their history. By contrast, restoration, as defined by the Secretary of the Interior's Standards for Historic Preservation, depicts a property at a particular period of time in its history while removing evidence of other periods. When applying this approach to preservation, it is not appropriate, for instance, to restore a property to its 1920 appearance but retain non-historic additions from 1960. Instead,

restoration means accurately depicting the form, materials, features, and character of a property as it appeared at a particular period in time. Restoration retains as much of the historic period's fabric as possible, while removing inconsistent features and reproducing missing features in accordance with the restoration period.

Consider the following when determining what era to restore the building to:

1. **Relative Importance in history.** What era of significance, based on the City's Historic Sites Inventory, does the property contribute to? The era of significance is generally the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for designation on the City's Historic Sites Inventory. Is the building associated with a person important in history? If so, during what period did they occupy the building?
2. **Physical Condition.** What materials or characteristics of the building exist that contribute to our understanding of the building's era of significance? What is the existing condition or degree of integrity of the building's historic materials? What alterations contribute to our understanding of the building's historic significance?
3. **Evidence of Earlier Appearance.** Is sufficient evidence available to document the building's appearance during the proposed period of restoration and reproduce missing features? This may take the form of historic photographs, written records, maps, and/or physical evidence in the building itself.
4. **Existing Alterations.** Consider the quality, design, materials, and craftsmanship of the-building and the changes that have occurred over time. Did the house have an early addition, creating a cross-wing from a hall-parlor form? Or, was the house remodeled during the historic period in order to reflect the Craftsman bungalow style?
5. **Uses.** What will the building be used for? How will use affect the property and how does this impact the different historic materials or characteristics that may be present?

2. Relocation, Panelization, and Reconstruction

Relocation, Panelization, and Reconstruction are actions that now require Historic Preservation Board approval. During the July 20th HPB meeting (page 219), the HPB made a positive recommendation to the Planning Commission and City Council for staff's proposed ammendments to the Land Management Code regarding relocation of historic structures; the goal of these LMC amendments is to deter relocation of historic buildings. Staff has also reviewed amenmdents to the LMC regarding panelization and reconstruction; these amendments were passed by City Council on December 15, 2015 and provide additional requirements for such projects.

At the same time, staff finds that it is necessary to provide additional Design Guidelines for the relocation and reorientation of historic structures.
Staff is proposing the following changes to our existing Design Guidelines:

Guidelines for Relocation, Panelization, & Reconstruction

Relocation and/or Reorientation of Intact Buildings or Structures

Whenever possible, a historic structure should be rehabilitated in its original location for the following reasons:

- The historic integrity of the site or neighborhood will be altered by the relocation and/or reorientation of the structure.
- The relocation and/or reorientation may threaten the historical significance of the structure or site.
- The structure may be damaged or weakened in the process of relocation and/or reorientation.
- Relocation and/or reorientation adds costs not associated with on-site rehabilitation; such as utility line removal, moving expenses, additional International Building Code requirements, tree removal/trimming, and possibly traffic control.

Relocation of any structure designated as historic on the City's Historic Sites Inventory may endanger its historic designation as defined by LMC 15-11-10(A), therefore, all applications for the relocation and/or reorientation of historic structures must be reviewed and approved by the Historic Preservation Board. No historic structure shall be relocated and/or reoriented when its preservation will be adversely affected.

When a structure is permitted to be relocated and/or reoriented, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.

Protection for the Historic Site

~~E.1.1~~ Relocation and/or reorientation of a historic building~~s~~ ~~should~~ shall be considered only after it has been determined by the Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action ~~and the application meets one of the criterion listed in the sidebar to the left~~.

~~E.1.2~~ Relocation and/or reorientation of a historic building~~s~~ ~~should~~ shall be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. A professional structural analysis shall be conducted in order to minimize any damage that may occur during the relocation/reorientation of a historic structure.

Hire licensed professional building movers to relocate a historic building.

~~E.1.3~~ ~~The~~ A historic structure ~~should~~ shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

~~E.1.4~~ ~~If~~ When rehabilitation of ~~the~~ a historic structure ~~will be~~ is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation, ~~should~~ shall be made ~~—roof repairs, windows/doors secured and/or covered, adequate ventilation —~~ to the structure to protect the historic fabric until rehabilitation can ~~commence~~ be accomplished.

~~E.1.5~~ A written plan detailing the steps and procedures for relocation or reorientation of a historic structure ~~should~~ shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.

Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.

A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.

Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.

The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.

A relocated/reoriented historic building shall be sited in a position similar to its historic orientation. The relocated/reoriented historic building shall maintain its relationship with the street and shall have a relatively similar setback. Relocating a historic structure to the rear of a parcel to accommodate a new building in front of it is not appropriate.

When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation and (if consistent to the District) with the same setbacks to the street as the placement on the original site.

Panelization

Disassembly & Reassembly of all or part of a historic structure

~~F.1.1~~ Disassembly of a historic building ~~should~~ shall be considered only after it has been determined by the ~~Design Review Team that the application meets one of the criteria listed in the sidebar.~~ Historic Preservation Board that the panelization is necessary as outlined by Land Management Code 15-11-14.

~~F.1.2~~ ~~Though~~ Disassembly/reassembly of a historic building is not ~~a~~ common practice in the preservation field~~,~~. ~~if it~~ When disassembly/reassembly must be undertaken, it ~~should~~ shall be done using recognized preservation methods.

~~F.2.1~~ Measured drawings of the structure or element to be disassembled/reassembled ~~should~~ shall be completed.

~~F.2.2~~ A thorough photographic survey of the ~~element or~~ interior and exterior elevations as well as the architectural details of the structure ~~should~~ shall be ~~made~~ completed, including site and location views from all compass points, exterior elevations, interior elevations of each room, and elevations of each basement and attic wall. Standards for photographic documentation are provided in the Design Review Process section of these Design Guidelines.

~~F.2.3~~ Written plans detailing the disassembly and reassembly steps and procedures ~~should~~ shall be completed and approved by the Planning and Building Departments.

~~F.3.1~~ In order to minimize loss of historic fabric, structures ~~should~~ shall be disassembled in the largest workable pieces possible.

~~F.3.2~~ To ensure accurate reassembly, all parts of the building, structure, or element ~~should~~ shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons ~~should~~ shall be used to establish a marking code for each component. The markings ~~should~~ shall be removable or ~~should~~ shall be made on surfaces that will be hidden from view when the structure is reassembled.

~~F.3.3~~ Important architectural features of a historic building or structure ~~should~~ shall be removed, marked, and stored before the structure or element of the structure is disassembled.

~~F.3.4~~ The process of disassembly of a historic building or structure ~~should~~ shall be recorded through photographic, still or video, means~~; still photograph or video~~.

~~F.3.5~~ As each component of a historic building is disassembled, ~~its~~ the physical condition ~~should~~ shall be noted, particularly if it differs from the condition stated in ~~the~~ pre-disassembly documentation. ~~If~~ When a ~~part~~ component is too deteriorated to remove, it ~~should~~ shall be carefully documented with photographs~~,~~ and written notes on its dimensions, finish, texture, color, etc.~~—~~to facilitate accurate reproduction.

~~F.4.1 The~~ Wall panels and roof surfaces ~~should~~ shall be protected with rigid materials, such as sheets of plywood, ~~if~~ when there is ~~any~~ risk of damage ~~to these elements~~ during the disassembly~~-~~/storage~~-~~/reassembly process.

~~F.4.2 The~~ Disassembled components--trim, windows, doors, wall panels, roof elements, etc.-- ~~should~~ shall be securely stored on-site in a storage trailer ~~on-site~~ or off-site in a garage/warehouse/trailer ~~off-site~~ until needed for reassembly.

Reassembly

~~F.5.1~~ When reassembling ~~the~~ a historic structure, ~~its~~ the original orientation and siting ~~should~~ shall be ~~approximated~~ replicated as closely as possible.

~~F.5.2~~ New foundations and ~~any~~ additions ~~should~~ shall follow the Guidelines established in earlier sections of these Design Guidelines~~—Additions and Relocation and/or Reorientation of Intact Building.~~

Reconstruction

~~G.1~~ Reconstruction of a historic building or structure ~~that exists in Park City~~ is allowed ~~if~~ when the Chief Building Official determines the structure to be ~~a~~ hazardous or dangerous ~~building,~~ pursuant to Section ~~115.1~~ 116.5 of the International Building Code, ~~AND~~ and when the building cannot be made safe and/serviceable through repair.

~~G.2~~ Reconstruction ~~must~~ shall be guided by documentation and physical evidence in order to facilitate ~~an~~ accurate re-creation.

~~G.3~~ Reconstruction ~~should~~ shall not be based on conjectural designs or on ~~a~~ combinations of different features from other historic buildings.

~~G.4~~ Reconstruction ~~should~~ shall include recreating the documented design of exterior features such as ~~the~~ roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the~~ir~~ historic spatial relationships.

~~G.5 A~~ Reconstruction ~~should~~ shall include measures to preserve and reuse ~~any~~ remaining historic materials found to be safe and/or serviceable.

~~G.6~~ A reconstructed building ~~should~~ shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.

~~G.7~~ A reconstructed building ~~should~~ shall duplicate the historic building~~, but also~~ and shall reconstruct the setting, placement, and orientation of the original structure.

~~G.8 A~~ Reconstruction ~~should~~ shall re-establish the historic relationship between the building or buildings and historic site features.

~~G.9~~ A building may not be reconstructed on a location other than ~~its~~ the original site.

3. Sustainability

Since the adoption of the Design Guidelines in 2009, the Secretary of the Interior has published their Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings in 2011. Staff finds that as Park City aspires to be more energy-independent and green, that our Design Guidelines for the Historic District need to reflect our community goals and help guide appropriate measures to increasing the energy-efficiency of our historic buildings.

The National Trust for Historic Preservation likes to promote, "The greenest building is the one already built." Preservation Green Lab has found that reusing an existing building and upgrading it to maximum efficiency is almost always the best option regardless of building type and climate. They have based this conclusion on the embodied energy of existing materials such as old growth lumber and handmade masonry; the design of historic buildings respond to climate and site conditions; and transportation and waster management when the building is demolished. More information on Preservation Green Lab's studies can be found online.

Staff finds that our 2009 Design Guidelines provided limited direction on encouraging sustainability in historic buildings. Staff recommends adding a supplemental section to the Design Guidelines that provides recommendations directing property owners on how to make historic buildings more sustainable. Additionally staff finds that implementing these guidelines in their entirety would be overwhelming for the homeowner and should not be enforced in the same way that the treatement of historic materials. For that reason, staff has used "should" rather than "shall" in these recommendations.

Staff is proposing the following:

Recommendations for Sustainability in Historic Buildings

Sustainability is an environmental science that seeks to minimize the negative environmental impact of buidings by efficiency and moderation in the use of materials, energy, and development space and the ecosystem at large. Historic Preservation is an important component of the effort to reduce carbon footprint. Taking the steps to make a historic building more energy efficient is an easy and cost-effective way to be more eco-friendly.

Planning for Sustainability

An integrated sustainability team that includes a preservation professional should be assembled to ensure that the character and integrity of a historic building is maintained during any upgrades.

The condition of inherently-sustainable features of a historic building, such as shutters, storm windows, awnings, porches, vents, roof monitors, skylights, light wells, transoms and naturally-lit corridors, should be analyzed and included in energy audits and energy modeling before planning upgrades.

Methods to reduce energy use, such as installing fixtures and appliances that conserve resources, including energy-efficient lighting or energy-efficient lamps in existing light

fixtures, low-flow plumbing fixtures, and sensors and timers that control water flow, lighting and temperature, should be identified before undertaking more invasive treatments that may negatively impact a historic building.

Sustainable improvements, beginning with minimally invasive treatments that are least likely to damage historic building material, should be prioritized.

~~L.1 Owners are encouraged to~~ Maintaining a substantial percentage of original interior floors, walls and non-structural elements is encouraged.

~~L.2~~ Construction and renovation waste should be diverted from disposal ~~if~~ when recycling facilities or services are available.

~~L.3 Retain~~ The inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, operable windows, and transoms should be retained.

~~L.4 Increase~~ The thermal efficiency of historic buildings should be increased by observing traditional practices such as weather-stripping and insulating.

Maintenance

Historic buildings and structures should be maintained on a regular basis in order to preserve historic fabric and maximize operational efficiency.

Durable historic building materials should be retained, preserved and maintained.

Environmentally-friendly cleaning products that are compatible with historic finishes should be used.

Sustainable products and treatments, such as low-VOC paints and adhesives and lead-safe paint removal methods, should be used as much as possible when rehabilitating a historic building or structure.

Windows

Windows should be maintained on a regular basis to ensure they function properly and are completely operable.

Historic windows should be retained and repaired when deteriorated.

Historic windows should be weather-striped and caulked, when appropriate, to make them weather tight.

Interior or exterior storm windows or panels that are compatible with existing historic windows should be installed.

Compatible and energy-efficient replacement windows that match the appearance, size, design, proportion, and profile of the existing historic windows and that are durable, repairable and recyclable, should be installed when existing windows are too deteriorated to repair.

Missing windows should be replaced with new, energy-efficient windows that are appropriate to the style of the historic building and that are durable, repairable and recyclable.

Historic steel windows and curtain-wall systems should be retrofitted to improve thermal performance without compromising the historic character.

Existing historic shutters and awnings should be retained, preserved and maintained. Newly installed shutters and awnings should be historically appropriate.

Historically-operable interior transoms should be repaired or reopened, when possible, to improve air flow and cross ventilation.

Weatherization & Insulation

A variety of analytical tools, such as a comprehensive energy audit, blower door tests, infrared thermography, and energy modeling or daylight modeling should be used to gain an understanding of the building's performance and potential before implementing any weatherization or retrofit treatments.

A weatherization plan should be developed based on the results of an energy analysis of a building's performance and potential.

Infiltration should be eliminated, beginning with the least invasive and most cost-effective weatherization measures, such as caulking and weather-stripping, before undertaking more invasive weatherization measures.

The inherent thermal properties of a historic building's materials and the insulating needs for the specific climate and building type should be understood before adding or changing insulation.

Unfinished spaces, such as attics, basements and crawl spaces, should be insulated before adding wall insulation.

The appropriate type of insulation and adequate ventilation should be used in unfinished spaces. Wet-spray or other spray-in insulation that is not reversible or may damage historic materials should not be used. Adding insulation in cavities that are susceptible to water infiltration is not appropriate.

Air infiltration should be reduced before adding wall insulation.

Appropriate wall insulation should be installed when necessary only after lower impact treatments have been carried out.

Wall insulation that is not reversible and that may cause damage to historic building material is not recommended. Insulation installed on the exterior of a historic building which results in the loss of historic materials and may alter the proportion and relationship of the wall to the historic windows and trim is not appropriate.

Historic trim that was removed to install insulation should be reinstalled.

Heating, Ventilating, Air Conditioning (HVAC), and Air Circulation

Functional and efficient HVAC systems should be retained and maintained.

Existing HVAC systems should be upgraded within normal replacement cycles to increase efficiency and performance HVAC systems replaced prematurely when existing systems are operating efficiently is not recommended.

When a new HVAC system is necessary, an energy-efficient system that takes into account whole building performance and retains the historic character of a building and site should be installed.

The efficiency of HVAC systems should be augmented, where appropriate, with less-intensive energy measures, such as programmable thermostats, attic and ceiling fans, and louvers and vents.

High efficiency, ductless air conditioners, which may be a more sensitive approach than installing a new, ducted, central air-conditioning system that may damage historic building material, should be retained or installed when appropriate.

New mechanical ductwork should be installed sensitively or using a mini-duct system so ducts are not visible from the exterior and do not adversely impacts the historic character of the interior space.

HVAC equipment should be placed where it will operate effectively and efficiently and will be minimally visible and will not negatively impact the historic character of a building or its site.

The performance of a HVAC system should be examined regularly to ensure that the system is operating efficiently.

Whether a geothermal heat pump will enhance the heating and cooling efficiency of a building should be investigated before considering installation.

Solar Technology

On-site solar technology should be considered only after implementing all standard energy-efficiency treatments, which often have greater life-cycle cost benefit than on-site renewable energy, to improve the energy efficiency of a building.

Before considering solar technology for a historic structure, it should be analyzed whether the technology can be used successfully and will benefit the historic building without compromising its character or the character of the site or the surrounding Historic District.

A solar device should be installed in a compatible location on a site or on a non-historic building or addition where it will have minimal impact on the historic building and site.

A solar device should be installed on a historic building only after other locations have been investigated and determined infeasible.

A low-profile solar device should be installed on a historic building so the device is not visible or is minimally visible from the primary public right of way; for example, installation should be on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view, or on a secondary slope of a roof out of view from the primary public right of way.

A solar device on a historic building should be installed in a manner that does not damage historic roofing material, does not negatively impact the building's historic character, and is reversible.

Solar roof panels should be installed horizontally – flat or parallel to the roof slope—to reduce visibility.

Cool Roofs & Green Roofs

Staff proposes adding the following addition to the Design Guidelines:

> *Cool Roof: a type of roof that reflects and emits the sun's solar energy back to the sky instead of absorbing and transferring heat to the building below. The "coolness" is measured by two properties, solar reflectance and thermal emittance.*

Whether or not a cool roof or green roof is appropriate for a historic structure should be analyzed before being considered.

A cool roof or green roof should be installed on a flat-roofed historic building where it will not be visible from the primary public right of way and will not negatively impact the building's historic character.

Appropriate roofing materials and colors should be selected when putting a cool roof on a historic building. Installing a cool roof that is incompatible in material or color with the historic building is not appropriate.

A historic building must be able to structurally accommodate the added weight of a green roof. When increasing the weight-bearing capacity of a historic structure is necessary to accommodate a green roof, it should be done in a manner sensitive to the historic character of the structure.

Before installation of a green roof system, a structure's roof should be water-tight, should drains properly and gutters and downspouts should function effectively.

When installing a green roof, a moisture-monitoring system should be included to protect the historic building from added moisture and accidental leakage.

A green roof should be vegetated with sustainable native plantings that are drought resistant and will not require excessive watering.

Vegetation for a green roof should be appropriately-scaled so not to grow so tall that the vegetation will be visible from the primary right-of-way and detract from the building's historic character.

Site Features & Water Efficiency

Historic character-defining site features should be respected when considering adding new sustainable features to the site.

Existing storm-water management features, such as gutters and downspouts, as well as site topography and vegetation that contribute to the sustainability of the historic site, should be used to advantage.

Natural, sustainable features such as shade trees should be added to the site, when appropriate, to reduce cooling loads for the historic building. Existing natural features, such as shade trees or planting trees that may grow to encroach upon or damage the historic building should be removed.

Permeable paving should be used where appropriate on a historic site to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a building foundation should be avoided in order to reduce heat island effect, building temperature, and damage to the foundation and to facilitate storm-water runoff.

A historic site should be landscaped with native plants, when appropriate, to enhance the sustainability of the site.

Daylighting

Features, such as glazed doors and transoms common in historic structures, that provide natural light to corridors should be retained.

Historic windows that have been blocked in should be reopened to add natural light and ventilation.

Skylights and dormers should be added on secondary roof elevations where they are not visible or are minimally visible so there is no impact negative to the building's historic character.

Automated daylighting controls that ensure adequate indoor lighting and allow for energy-saving use of daylighting should be installed on interior lighting systems.

New window openings should be added, where appropriate, on secondary and less visible façades to allow more natural light into a historic building.

4. Treatment of Historic Building Materials

As described in the current Design Guidelines (page 12-13), the mining rush and immediate need to provide housing meant that Park City's early settlers used simple, available materials to construct their residential and commercial buildings. Very few structures were constructed with foundations, though many have since been replaced with concrete and stone. Both commercial and residential structures consisted of single-wall and, sometimes, frame, construction. Most were wood-frame, though after the fire of 1898, brick and stone commercial structures become more popular materials for commercial and institutional buildings such as schools and churches.

Here are some examples of these materials that can been seen in the district:

	**Wood.** Wood was a utilized extensively for framing, siding, as well as architectural features. *Wood was used to create architectural interest and ornamentation on Flannigan's façade at 438 Main Street.*
	*Wood was used extensively at this site at 843 Norfolk. The fence, siding materials, architectural ornamentation on the porch, doors, windows, and more consist of wood.*
	**Masonry.** Masonry can be in the form of stone, brick, terra cotta, and adobe as well as the mortar that holds these masonry units together. *The historic Park City City Hall at 528 Main Street consists of brick walls and detailing.*

	**Architectural Metals.** Metal was sometimes used as siding or roofing material; however, more commonly, it was used to create cast iron facades, porches, steps, and later siding and windows. *The historic Kimball Garage at 638 Park Avenue historically had steel windows.*

Currently, the Design Guidelines do not provide specific recommendations for different historic materials. Staff finds that it would be helpful to have resource pages about the treatment of these different materials to aid the public as well as staff in understanding the best approach for material preservation. Staff is proposing the following Design Guideline Revisions for the Treatment of Historic Materials:

Wood

Historically, wood was a popular material choice for siding, cornices, brackets, columns, balustrades, and other architectural features. These wood features, important in defining the historic character of the building or structure, are therefore important to retain, repair, and protect.

DO:	DO NOT:
Identify, retain, and preserve wood features, such as siding, cornices, brackets, window architraves, and doorway pediments and their paints and finishes that are important in defining the overall historic character of the building or structure. Protect and maintain wood features by providing proper drainage so water is not allowed to stand on flat, horizontal surfaces or accumulate on decorative features. Apply chemical preservatives to traditionally unpainted wood features, such as beam ends or outriggers that are exposed to decay hazards. Retain coatings, such as paint, that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint-surface deterioration and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required. Remove damaged or deteriorated paint to the next sound layer using the gentlest method	Remove or radically change wood features important in defining the overall historic character of a building or structure where that removal or change diminishes that overall character. Remove a major portion of a historic wood feature from a façade instead of repairing or replacing only the deteriorated portion of the wood feature. Reconstruct a façade with new material in order to achieve a uniform or 'improved' appearance. Radically change the type of finish or color accent scheme so the historic character of the exterior is diminished. Strip historically painted surfaces to bare wood then apply clear finishes or stains in order to create a 'improved natural look'. Strip paint or varnish to bare wood rather than repair or reapply a special finish, i.e., retain the grain finish on an exterior wood feature such as a front door. Fail to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces and

possible (hand-scraping and hand-sanding), before repainting. If paint on decorative wood features and flat wood surfaces is so deteriorated that total removal prior to repainting is necessary, use electric hot-air guns and electric heat plates with care. Apply compatible paint-coating systems following proper surface preparation. Evaluate the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features are necessary. Repair wood features by patching, piecing, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding. Replace in kind an entire wood feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornices, entablature, and balustrades. If using in-kind material is not technically or economically feasible, then a compatible substitute material shall be considered. Design and install a new wood feature, such as a cornice or doorway, when the historic feature is missing completely. The wood feature may be an accurate restoration using historical, pictorial, or physical documentation; or may be a new design that is compatible with the size, scale, material, and finish of the historic building or structure.	insect or fungus infestation. Use chemical preservatives, such as creosote, which that can change the appearance of wood features unless they the preservatives were used historically. Strip paint or other coatings to reveal bare wood, therefore exposing historically coated surfaces to the effects of accelerated weathering. Remove paint that is firmly adhered to and, thus therefore, protects wood surfaces. Use destructive paint-removal methods such as propane and butane torches, sandblasting, and water blasting. These methods can irreversibly damage historic woodwork. Use thermal devices improperly where historic woodwork becomes scorched. Fail to thoroughly neutralize wood after using chemicals, causing new paint to not adhere. Allow detached wood features to soak too long in a caustic solution where the wood grain becomes raised and the surface roughened. Fail to follow manufacturers' product and application instructions when repainting exterior woodwork. Use new colors that are inappropriate to the historic structure or District. Fail to undertake adequate measures to assure the protection of wood features. Replace an entire wood feature, such as a cornice or wall, when repair of the feature or limited replacement of deteriorated wood or missing parts is appropriate. Use, for a replacement part, substitute material that does not convey the visual appearance of, or that is not physically or chemically compatible with the surviving parts of a wood feature. Remove, and not replace a feature that is unrepairable, or replace the unrepairable feature with a new feature that does not convey the same visual appearance. Create a false historic appearance by replacing a wood feature based on insufficient historic, pictorial, or physical documentation. Introduce a new wood feature that is incompatible in size, scale, material and color.

Masonry

Historic masonry materials generally include stone, brick, terra cotta, and adobe. Mortar was used to bond masonry units together. Historic mortar was quite soft, consisting primarily of lime and sand; however, after 1880, Portland cement was added to create a more rigid bond. While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance and repair techniques and harsh or abrasive cleaning methods.

DO:	DO NOT:
Identify, retain, and preserve masonry features, such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns as well as details such as tooling and bonding patterns, coatings, and finish, that are important in defining the overall historic character of the structure. Repair masonry walls and other masonry features where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork, by repointing mortar joints. Protect and maintain masonry by providing proper drainage so water does not stand on flat, horizontal surfaces or accumulate on curved decorative features. Clean masonry to remove heavy soiling or to halt deterioration only when necessary. Carry out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so both the immediate and long-range effects demonstrate the gentlest method possible. Clean masonry surfaces with the gentlest method possible, such as low-pressure water and detergents, using natural bristle brushes. Inspect painted masonry surfaces to determine whether repainting is necessary. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand-scraping) prior to repainting. Apply compatible paint coating systems following proper surface preparation. Repaint with colors that are historically appropriate to the building or structure and Historic District. Evaluate the overall condition of the masonry to determine if what is required is more than just protection and maintenance, that is, if	Remove or radically change masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replace or rebuild a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction. Apply paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance. Remove paint from historically painted masonry. Radically change the type of paint or coating or its color. Fail to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure. Clean masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials. Clean masonry surfaces without testing or without sufficient time for the testing results to be of value. Sandblast brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration. Use a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures. Clean with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces. Apply high-pressure water cleaning methods that will damage historic masonry and the mortar joints. Remove paint that is firmly adhered to and,

repairs to the masonry features will be necessary. Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. Duplicate old mortar in strength, composition, color, and texture. Duplicate old mortar joints in width and in joint profile. Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture. Use mud plaster as a surface coating over unfired, un-stabilized adobe; mud plaster bonds to the adobe. Cut damaged concrete back to remove the source of deterioration (often corroded metal reinforcement bars). The new patch must be applied carefully so it will match, and bond satisfactorily with the historic concrete. Repair masonry features by patching, piecing, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters. Apply new or non-historic surface treatments, such as water-repellent coatings, to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems. Design and install new masonry features such as steps or door pediments when the historic feature is missing completely. The new masonry feature shall be an accurate restoration using historical, pictorial, or physical documentation; or shall be a new design that is compatible with size, scale, material, and color of the historic structure.	therefore, protects masonry surfaces. Use methods of removing paint that are destructive to masonry such as sandblasting, application of caustic solutions, or high-pressure water blasting. Fail to follow manufacturers' product and application instructions when repainting masonry. Fail to undertake adequate measures to assure the protection of masonry features. Remove non-deteriorated mortar from sound joints, and then repoint an entire building or structure to achieve a uniform appearance. Use electric saws and electric hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing. Repoint with mortar of high Portland-cement content (unless Portland cement is the content of the historic mortar). Portland cement can often create a bond that is stronger than historic material and can cause damage as a result of a different coefficient of expansion and a different porosity of the material and mortar. Repoint with a synthetic caulking compound. Use a ‘scrub’ coating technique to repoint instead of traditional repointing methods. Change joint width or joint profile when repointing. Remove sound stucco or repair with a new stucco that is stronger than the historic material or does not convey the same visual appearance. Apply cement stucco to unfired, un-stabilized adobe. Cement stucco does not bond properly to un-stabilized adobe and can cause moisture to become trapped between materials, resulting in accelerated deterioration of the adobe. Patch concrete without removing the source of deterioration. Replace an entire masonry feature, such as a cornice or balustrade, when repair of the masonry and limited replacement of deteriorated missing parts is appropriate. Use a substitute material that is not physically or chemically compatible for a replacement part, or that does not convey the visual appearance of surviving parts of a masonry feature. Apply waterproof, water repellent, or non-historic coatings, such as stucco, as a substitute for repointing masonry, or masonry repairs. Coatings

	are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration. Replace in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples include entire walls, cornices, balustrades, columns, or stairways. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. Remove and not replace, or replace with a new feature that does not convey the same visual appearance, a masonry feature that is unrepairable. Create a false historical appearance by replacing a masonry feature based on insufficient historical, pictorial, or physical documentation. Introduce a new masonry feature that is incompatible with the historic structure in size, scale, material and color.

Architectural Metals

Architectural metal features may include cast iron facades, siding, porches, and steps. Sheet metal cornices, siding, roofs, roof cresting, and storefronts are often found on historic buildings and structures. These features may be important in defining the overall historic character of a building or structure. Metals commonly used in historic buildings and structures include lead, tin, zinc, copper, bronze, brass, iron, steel, nickel alloys, stainless steel, and aluminum.

DO:	DO NOT:
Identify, retain, and preserve architectural metal features such as columns, capitals, window hoods, stairways, and their finishes and colors that are important in defining the overall historic character of buildings or structures. Identification, prior to work, is also critical to differentiate between metals. Each metal has different properties and requires treatments unique to those properties. Protect and maintain architectural metals from corrosion by providing proper drainage so water does not stand on flat, horizontal surfaces or accumulate on curved, decorative features. Clean architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings. Identify the type of metal prior to any cleaning procedure to determine if cleaning is appropriate, and then test the metal to assure	Remove or radically change architectural metal features important in defining the overall historic character of a building or structure where that removal or change diminishes that overall historic character. Remove a major portion of a historic architectural metal feature from a façade, and then reconstruct the façade with new material, instead of repairing or replacing only the deteriorated metal in order to create a uniform or 'improved' appearance. Radically change the type of finish or historic color or accent scheme of the finish. Fail to identify, evaluate, and treat causes of corrosion, such as moisture from leaking roofs or gutters. Place incompatible metals together without providing reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode

the gentlest cleaning method possible is selected for the particular metal. Clean soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods; these metal finishes can be easily abraded by blasting methods. Use the gentlest cleaning methods for cast iron, wrought iron, and steel--hard metals--in order to remove paint buildup and corrosion. If hand-scraping and wire-brushing have proven ineffective, low-pressure grit blasting may be used as long as it does not abrade or damage the surface. Apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys. Apply an appropriate protective coating, such as lacquer, to an architectural metal feature such as a bronze door that is subject to heavy pedestrian use. Evaluate the overall condition of architectural metal to determine whether more than protection and maintenance are required, that is, if repair is necessary. Repair architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repair of metal features may include limited replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features, such as porch balusters, column capitals or bases, and porch cresting, when there are surviving prototypes. Replace in kind an entire architectural metal feature too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as the model to reproduce the feature. Examples include cast iron porch steps or steel sash windows. If using the same in kind material is not technically or economically feasible, a compatible substitute material shall be considered. Design and install a new architectural metal feature, such as a metal cornice or cast iron capital, when the historic feature is missing completely. The new feature shall be an accurate restoration using historical, pictorial, or physical documentation, or shall be a new design that is compatible with the size, scale,	cast iron, steel, tin, and aluminum. Expose metals that are intended to be protected from the environment. Apply paint or other coatings to metals, such as copper, bronze, or stainless steel, that are meant to be exposed. Use cleaning methods that alter or damage the historic color, texture, or finish of a metal; or clean a metal when it is inappropriate. Remove the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish. Clean soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting that abrades the surface of those metals. Fail to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel, or prior to using high-pressure grit blasting. Fail to re-apply, after cleaning, protective coating systems to metals or alloys that require them cleaning so to avoid accelerated corrosion. Fail to assess pedestrian use or new access patterns so architectural metal features are not subject to damage by use or by inappropriate maintenance such as salting adjacent sidewalks. Fail to undertake adequate measures to assure the protection of architectural metal features. Replace an entire architectural metal feature, such as a column or balustrade, when repair of the metal or limited replacement of deteriorated or missing parts is appropriate. Use a substitute material for a replacement part that does not convey the visual appearance of the surviving parts of an architectural metal feature or that is not physically or chemically compatible. Remove and not replace an architectural metal feature that is unrepairable, or replace it with a new architectural metal feature that does not convey the same visual appearance. Create a false historical appearance by replacing an architectural metal feature based on insufficient historical, pictorial, or physical documentation. Introduce a new architectural metal feature that is not compatible in size, scale, material and color.

material, and color of the historic building or structure.	

Department Review:
This staff report has been reviewed by the Planning and Legal Departments.

Recommendation:
Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. Staff recommends that the Historic Preservation Board (HPB) take public comment on the proposed changes to the Park City's Design Guidelines for Historic Districts and Historic Sites; and provide specific amendments to be made to the document if necessary.

Exhibits:
Exhibit A — Design Guideline Revisions

GUIDELINES FOR DETERMINING ERA OF RESTORATION

Historic buildings are not static, and many embody the accumulation of changes, large and small, that have been made throughout their history. By contrast, restoration, as defined by the Secretary of the Interior's Standards for Historic Preservation, depicts a property at a particular period of time in its history while removing evidence of other periods. When applying this approach to preservation, it is not appropriate, for instance, to restore a property to its 1920 appearance but retain non-historic additions from 1960. Instead, restoration means accurately depicting the form, materials, features, and character of a property as it appeared at a particular period in time. Restoration retains as much of the historic period's fabric as possible, while removing inconsistent features and reproducing missing features in accordance with the restoration period.

Consider the following when determining what era to restore the building to:

1. **Relative Importance in history.** What era of significance, based on the City's Historic Sites Inventory, does the property contribute to? The era of significance is generally the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for designation on the City's Historic Sites Inventory. Is the building associated with a person important in history? If so, during what period did they occupy the building?

2. **Physical Condition.** What materials or characteristics of the building exist that contribute to our understanding of the building's era of significance? What is the existing condition or degree of integrity of the building's historic materials? What alterations contribute to our understanding of the building's historic significance?

3. **Evidence of Earlier Appearance.** Is sufficient evidence available to document the building's appearance during the proposed period of restoration and reproduce missing features? This may take the form of historic photographs, written records, maps, and/or physical evidence in the building itself.

4. **Existing Alterations.** Consider the quality, design, materials, and craftsmanship of the building and the changes that have occurred over time. Did the house have an early addition, creating a cross-wing from a hall-parlor form? Or, was the house remodeled during the historic period in order to reflect the Craftsman bungalow style?

5. **Uses.** What will the building be used for? How will use affect the property and how does this impact the different historic materials or characteristics that may be present?

GUIDELINES FOR RELOCATION, PANELIZATION, & RECONSTRUCTION

RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS OR STRUCTURES

Whenever possible, a historic structure should be rehabilitated in its original location for the following reasons:

- The historic integrity of the site or neighborhood will be altered by the relocation and/or reorientation of the structure.
- The relocation and/or reorientation may threaten the historical significance of the structure or site.

- The structure may be damaged or weakened in the process of relocation and/or reorientation.
- Relocation and/or reorientation adds costs not associated with on-site rehabilitation; such as utility line removal, moving expenses, additional International Building Code requirements, tree removal/trimming, and possibly traffic control.

Relocation of any structure designated as historic on the City's Historic Sites Inventory may endanger its historic designation as defined by LMC 15-11-10(A), therefore, all applications for the relocation and/or reorientation of historic structures must be reviewed and approved by the Historic Preservation Board. No historic structure shall be relocated and/or reoriented when its preservation will be adversely affected.

When a structure is permitted to be relocated and/or reoriented, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.

PROTECTION FOR THE HISTORIC SITE

Relocation and/or reorientation of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action.~~.~~

Relocation and/or reorientation of a historic building shall be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. A professional structural analysis shall be conducted in order to minimize any damage that may occur during the relocation/reorientation of a historic structure.

Hire licensed professional building movers to relocate a historic building.

A historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

When rehabilitation of a historic structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation, shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.

A written plan detailing the steps and procedures for relocation or reorientation of a historic structure shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.

Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.

A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.

Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.

The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.

A relocated/reoriented historic building shall be sited in a position similar to its historic orientation. The relocated/reoriented historic building shall maintain its relationship with the street and shall have a

relatively similar setback. Relocating a historic structure to the rear of a parcel to accommodate a new building in front of it is not appropriate.

When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation and (if consistent to the District) with the same setbacks to the street as the placement on the original site.

PANELIZATION

DISASSEMBLY & REASSEMBLY OF ALL OR PART OF A HISTORIC STRUCTURE

Disassembly of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the panelization is necessary as outlined by Land Management Code 15-11-14.

Disassembly/reassembly of a historic building is not common practice in the preservation field. When disassembly/reassembly must be undertaken, it shall be done using recognized preservation methods.

Measured drawings of the structure or element to be disassembled/reassembled shall be completed.

A thorough photographic survey of the interior and exterior elevations as well as the architectural details of the structure shall be completed, including site and location views from all compass points, exterior elevations, interior elevations of each room, and elevations of each basement and attic wall. Standards for photographic documentation are provided in the Design Review Process section of these Design Guidelines.

Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.

In order to minimize loss of historic fabric, structures shall be disassembled in the largest workable pieces possible.

To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

Important architectural features of a historic building or structure shall be removed, marked, and stored before the structure or element of the structure is disassembled.

The process of disassembly of a historic building or structure shall be recorded through photographic, still or video, means.

As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented with photographs and written notes on its dimensions, finish, texture, color, etc. to facilitate accurate reproduction.

Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage to during the disassembly-/storage-/reassembly process.

Disassembled components--trim, windows, doors, wall panels, roof elements, etc.-- shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer off-site until needed for reassembly.

REASSEMBLY

When reassembling a historic structure, the original orientation and siting shall be replicated as closely as possible.

New foundations and additions shall follow the Guidelines established in earlier sections of these Design Guidelines.

RECONSTRUCTION

Reconstruction of a historic building or structure is allowed when the Chief Building Official determines the structure to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code, and when the building cannot be made safe and/serviceable through repair.

Reconstruction shall be guided by documentation and physical evidence in order to facilitate accurate re-creation.

Reconstruction shall not be based on conjectural designs or on combinations of different features from other historic buildings.

Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships.

Reconstruction shall include measures to preserve and reuse remaining historic materials found to be safe and/or serviceable.

A reconstructed building shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.

A reconstructed building shall duplicate the historic building and shall reconstruct the setting, placement, and orientation of the original structure.

Reconstruction shall re-establish the historic relationship between the building or buildings and historic site features.

A building may not be reconstructed on a location other than the original site.

RECOMMENDATIONS FOR SUSTAINABILITY IN HISTORIC BUILDINGS

Sustainability is an environmental science that seeks to minimize the negative environmental impact of buidings by efficiency and moderation in the use of materials, energy, and development space and the ecosystem at large. Historic Preservation is an important component of the effort to reduce carbon footprint. Taking the steps to make a historic building more energy efficient is an easy and cost-effective way to be more eco-friendly.

PLANNING FOR SUSTAINABILITY

An integrated sustainability team that includes a preservation professional should be assembled to ensure that the character and integrity of a historic building is maintained during any upgrades.

The condition of inherently-sustainable features of a historic building, such as shutters, storm windows, awnings, porches, vents, roof monitors, skylights, light wells, transoms and naturally-lit corridors, should be analyzed and included in energy audits and energy modeling before planning upgrades.

Methods to reduce energy use, such as installing fixtures and appliances that conserve resources, including energy-efficient lighting or energy-efficient lamps in existing light fixtures, low-flow plumbing fixtures, and sensors and timers that control water flow, lighting and temperature, should be identified before undertaking more invasive treatments that may negatively impact a historic building.

Sustainable improvements, beginning with minimally invasive treatments that are least likely to damage historic building material, should be prioritized.

Maintaining a substantial percentage of original interior floors, walls and non-structural elements is encouraged.

Construction and renovation waste should be diverted from disposal when recycling facilities or services are available.

The inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, operable windows, and transoms should be retained.

The thermal efficiency of historic buildings should be increased by observing traditional practices such as weather-stripping and insulating.

MAINTENANCE

Historic buildings and structures should be maintained on a regular basis in order to preserve historic fabric and maximize operational efficiency.

Durable historic building materials should be retained, preserved and maintained.

Environmentally-friendly cleaning products that are compatible with historic finishes should be used.

Sustainable products and treatments, such as low-VOC paints and adhesives and lead-safe paint removal methods, should be used as much as possible when rehabilitating a historic building or structure.

WINDOWS

Windows should be maintained on a regular basis to ensure they function properly and are completely operable.

Historic windows should be retained and repaired when deteriorated.

Historic windows should be weather-striped and caulked, when appropriate, to make them weather tight.

Interior or exterior storm windows or panels that are compatible with existing historic windows should be installed.

Compatible and energy-efficient replacement windows that match the appearance, size, design, proportion, and profile of the existing historic windows and that are durable, repairable and recyclable, should be installed when existing windows are too deteriorated to repair.

Missing windows should be replaced with new, energy-efficient windows that are appropriate to the style of the historic building and that are durable, repairable and recyclable.

Historic steel windows and curtain-wall systems should be retrofitted to improve thermal performance without compromising the historic character.

Existing historic shutters and awnings should be retained, preserved and maintained. Newly installed shutters and awnings should be historically appropriate.

Historically-operable interior transoms should be repaired or reopened, when possible, to improve air flow and cross ventilation.

WEATHERIZATION & INSULATION

A variety of analytical tools, such as a comprehensive energy audit, blower door tests, infrared thermography, and energy modeling or daylight modeling should be used to gain an understanding of the building's performance and potential before implementing any weatherization or retrofit treatments.

A weatherization plan should be developed based on the results of an energy analysis of a building's performance and potential.

Infiltration should be eliminated, beginning with the least invasive and most cost-effective weatherization measures, such as caulking and weather-stripping, before undertaking more invasive weatherization measures.

The inherent thermal properties of a historic building's materials and the insulating needs for the specific climate and building type should be understood before adding or changing insulation.

Unfinished spaces, such as attics, basements and crawl spaces, should be insulated before adding wall insulation.

The appropriate type of insulation and adequate ventilation should be used in unfinished spaces. Wet-spray or other spray-in insulation that is not reversible or may damage historic materials should not be used. Adding insulation in cavities that are susceptible to water infiltration is not appropriate.

Air infiltration should be reduced before adding wall insulation.

Appropriate wall insulation should be installed when necessary only after lower impact treatments have been carried out.

Wall insulation that is not reversible and that may cause damage to historic building material is not recommended. Insulation installed on the exterior of a historic building which results in the loss of historic materials and may alter the proportion and relationship of the wall to the historic windows and trim is not appropriate.

Historic trim that was removed to install insulation should be reinstalled.

HEATING, VENTILATING, AIR CONDITIONING (HVAC), AND AIR CIRCULATION

Functional and efficient HVAC systems should be retained and maintained.

Existing HVAC systems should be upgraded within normal replacement cycles to increase efficiency and performance HVAC systems replaced prematurely when existing systems are operating efficiently is not recommended.

When a new HVAC system is necessary, an energy-efficient system that takes into account whole building performance and retains the historic character of a building and site should be installed.

The efficiency of HVAC systems should be augmented, where appropriate, with less-intensive energy measures, such as programmable thermostats, attic and ceiling fans, and louvers and vents.

High efficiency, ductless air conditioners, which may be a more sensitive approach than installing a new, ducted, central air-conditioning system that may damage historic building material, should be retained or installed when appropriate.

New mechanical ductwork should be installed sensitively or using a mini-duct system so ducts are not visible from the exterior and do not adversely impacts the historic character of the interior space.

HVAC equipment should be placed where it will operate effectively and efficiently and will be minimally visible and will not negatively impact the historic character of a building or its site.

The performance of a HVAC system should be examined regularly to ensure that the system is operating efficiently.

Whether a geothermal heat pump will enhance the heating and cooling efficiency of a building should be investigated before considering installation.

SOLAR TECHNOLOGY

On-site solar technology should be considered only after implementing all standard energy-efficiency treatments, which often have greater life-cycle cost benefit than on-site renewable energy, to improve the energy efficiency of a building.

Before considering solar technology for a historic structure, it should be analyzed whether the technology can be used successfully and will benefit the historic building without compromising its character or the character of the site or the surrounding Historic District.

A solar device should be installed in a compatible location on a site or on a non-historic building or addition where it will have minimal impact on the historic building and site.

A solar device should be installed on a historic building only after other locations have been investigated and determined infeasible.

A low-profile solar device should be installed on a historic building so the device is not visible or is minimally visible from the primary public right of way; for example, installation should be on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view, or on a secondary slope of a roof out of view from the primary public right of way.

A solar device on a historic building should be installed in a manner that does not damage historic roofing material, does not negatively impact the building's historic character, and is reversible.

Solar roof panels should be installed horizontally – flat or parallel to the roof slope—to reduce visibility.

COOL ROOFS & GREEN ROOFS

Definition of a cool roof: a type of roof that reflects and emits the sun's solar energy back to the sky instead of absorbing and transferring heat to the building below. The "coolness" is measured by two properties, solar reflectance and thermal emittance.

Whether or not a cool roof or green roof is appropriate for a historic structure should be analyzed before being considered.

A cool roof or green roof should be installed on a flat-roofed historic building where it will not be visible from the primary public right of way and will not negatively impact the building's historic character.

Appropriate roofing materials and colors should be selected when putting a cool roof on a historic building. Installing a cool roof that is incompatible in material or color with the historic building is not appropriate.

A historic building must be able to structurally accommodate the added weight of a green roof. When increasing the weight-bearing capacity of a historic structure is necessary to accommodate a green roof, it should be done in a manner sensitive to the historic character of the structure.

Before installation of a green roof system, a structure's roof should be water-tight, should drains properly and gutters and downspouts should function effectively.

When installing a green roof, a moisture-monitoring system should be included to protect the historic building from added moisture and accidental leakage.

A green roof should be vegetated with sustainable native plantings that are drought resistant and will not require excessive watering.

Vegetation for a green roof should be appropriately-scaled so not to grow so tall that the vegetation will be visible from the primary right-of-way and detract from the building's historic character.

SITE FEATURES & WATER EFFICIENCY

Historic character-defining site features should be respected when considering adding new sustainable features to the site.

Existing storm-water management features, such as gutters and downspouts, as well as site topography and vegetation that contribute to the sustainability of the historic site, should be used to advantage.

Natural, sustainable features such as shade trees should be added to the site, when appropriate, to reduce cooling loads for the historic building. Existing natural features, such as shade trees or planting trees that may grow to encroach upon or damage the historic building should be removed.

Permeable paving should be used where appropriate on a historic site to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a building foundation should be avoided in order to reduce heat island effect, building temperature, and damage to the foundation and to facilitate storm-water runoff.

A historic site should be landscaped with native plants, when appropriate, to enhance the sustainability of the site.

DAYLIGHTING

Features, such as glazed doors and transoms common in historic structures that provide natural light to corridors should be retained.

Historic windows that have been blocked in should be reopened to add natural light and ventilation.

Skylights and dormers should be added on secondary roof elevations where they are not visible or are minimally visible so there is no impact negative to the building's historic character.

Automated daylighting controls that ensure adequate indoor lighting and allow for energy-saving use of daylighting should be installed on interior lighting systems.

New window openings should be added, where appropriate, on secondary and less visible façades to allow more natural light into a historic building.