

## HISTORIC PRESERVATION PLAN

### PROJECT DESCRIPTION

The existing Historic House is judged a Significant structure. The project deals with an existing historic single family house with a proposed addition to the rear. The existing old wood and concrete block foundation will be replaced with a new concrete foundation with full basement and two car garage. The final placement and orientation of the historic house on the site will remain the same as existing. The final floor elevation will also remain the same. The original house is approximately 1039 sq. ft. with a small shed addition to the rear. This shed addition is not contributory and will be removed. Also to be removed are several non-contributory additions along the North side of the existing house which were added in the 1970's. See existing conditions Site Plan. The existing house is proposed to be panelized in order to facilitate the construction of the basement/ garage portion of the project. Panelization is suggested because when all the additions have been removed, there will be only two and one half original walls left. Upon completion of the basement and new main floor structure, the house will be reassembled to its original position. Rehabilitation of the house will then begin.

The new addition is proposed behind the existing historic house. The new basement under the historic house will extend back under the new addition making the addition a total of three stories.

### DESIGN ISSUES- Historic Sites

The existing main floor elevation of the Historic house is approximately 15' above the street level and will not change. The roof structure does not meet code and the roof will have to be restructured. The roof height, slope and shape will appear exactly the same for those viewing the house from the outside.

I believe the placement and height of the proposed new addition in the rear will have no negative impact on the street or the Historic District. The Historic House sits about 15 feet above and 22 feet back from the edge of the street. The front yard consists of a stone faced retaining wall (4' to 6' in height) across the front of the site. The wall is not historic and is not very pleasing to look at. This wall will be breached just north of the existing stairway to allow for a new driveway to the new garage. The retaining wall will be removed and rebuilt. (See the section below under Site Features-retaining walls) If a person stands in front of the house on the street, the rear addition cannot be seen. The new addition will only be seen slightly by walking up or down the street from the North or South.

The new driveway will cut through the stone retaining wall at the low end the excavation required to reach the new garage. The impact of the garage door, however, will be greatly minimized because it is back underneath the front porch and 31 feet from the edge of the street. The new driveway is only 10 feet wide.

I believe the proposed project will have no negative impacts on the surrounding district. The new rear Addition will be constructed of proper materials with roofline and massing to compliment the existing Historic structures in the District.



## CONSTRUCTION ISSUES

### Site Features

**Topography-** The main construction issue affecting the topography of the Site will be the driveway cut. The cut will be about 12 to 13 feet wide. The driveway itself will be 10 feet wide. The extra width will facilitate the building of the low hand stacked stone retaining needed to retain the driveway banks. The driveway cut and the panelization of the Historic house will facilitate the excavation of the basement and the rear addition beyond. This method will result in little impact on the Site topography.

**Landscaping-** There is presently very nice front yard landscaping on the Site. There will be a stone stepped walkway from the driveway up and across the landscaped front yard to the North side of the house and a small concrete patio and entry to the new addition. See the new proposed Site Plan for areas of lawn, flowers and ground cover, and existing trees to remain.

**Retaining walls-** The main existing retaining wall at the front of the property will be rebuilt to a hand stacked style except for the driveway cut. There will be other retaining, however, every wall will be hand stacked stone 2 to 4 feet in height. See the new proposed Site Plan for wall locations.

**Exterior Steps-** There will be two sets of exterior stairs. The first set of stairs, which is existing and Historic, runs from the street up to the main floor of the Historic house through the front yard. This stair was re-built in place a few years ago and will be re-built yet again with new wood stringers and a new wood railing that are more historic in size. I would suggest that the new treads should be steel grate treads. This will increase the longevity and make the stair easier to use in snow and ice conditions. They will also have minimal visual impact because the nosing will be wood. The second set of stairs will begin at the driveway and access the North side of the new historic house and lead to the new addition and is described in the Landscaping section above.

**Fences-** There will be no <sup>new</sup> fences. There is a fence along N. prop. line constructed by adj. neighbor.

**Other-** None

### Main Building

**Roof-** The roof massing of the existing Historic house will remain unchanged. The existing roof structure does not meet code and when the interior of the house is gutted a new structure will be required. The roof will be restructured, re-sheeted, waterproofed and resurfaced with new asphalt shingles. The roof height, slopes and massing will remain the same. Proper insulation will be added to the roof system.

**Exterior walls-** The exterior walls will be reused and will form the correct heights, lengths, window and door sizes and locations for the rehabilitated house. A good portion of the existing siding and trim can be reused. There are some boards close to the ground on the south side that are rotten and warped and will have to be replaced. Any new siding will be milled to the exact profile of the existing. All exterior walls will be straightened and plumbed and will be re-structured from the inside with 2"x6" studs at 16" o.c. and plywood sheathing. The existing Historic wall will be attached to the interior stud wall and proper insulation and air barrier will be added to the system.

The existing East and South walls of the historic house are of the classic historic construction. The structure of 1"x12" sandwiched together running in opposite directions, and the siding are in very good condition. These wall will be braced, panelized and wrapped. They will be loaded on a flat bed truck and transported to a secure location. The existing South wall might have to be cut in two pieces because of its 38' length. The existing East walls have windows, doors and trim which have been replaced. These items will remain in place.

Foundation- The project is proposing a new basement garage under the Historic house. The house will have to be panelized in order to facilitate the excavation, forming and pouring of the new concrete foundation. The main floor of the house will also receive a new floor system. The old system is in very poor condition. When the new foundation and floor system are in place, the house will be reassembled back to its original position and elevation.

Porch- The existing Historic front porch is of the right size and shape, but will have to be rebuilt to facilitate construction of the basement garage. The porch will again be rebuilt with wood structure and surfaced with 1"x4" hardwood. The porch roof posts will be reused and a new railing will be built to be more in keeping with the Historic era.

Dormer- Proposed in new addition. See building elevations.

Existing Additions- None historic. All removed

Mechanical System- New gas fired radiant system.

Electrical System- All new

Structural system- All new

Hazardous Materials- None

Other- A portion of the new addition has a flat roof that will be covered with a planted Live Green Roof.

## PHISICAL CONDITIONS REPORT

### SITE FEATURES

This site is listed on the Park City Historical Sites Register as a Significant Site. The original house scale and massing is very visible from the public right-of-way. The House, however, has been altered and added to, many times over the years.

#### TOPOGRAPHY

The Site is situated on the West side of Woodside Ave. Approximately 7' from the curb is a stone faced concrete retaining wall. The wall is not very good looking and is not Historic. The wall will be replaced to its existing height with a hand stacked stone wall more in keeping with the Historic District. The height of the retaining wall varies from 4' to 6' above the curb of Woodside Ave. See the Historic Preservation Plan. The East property line of the Site is about 8' West of the wall. The Site rises from the top of the retaining wall 5' in a distance of twenty-two feet to the East wall of the Main house. The existing main floor elevation of the house is 7' above this point. The Site flattens to a very gentle slope to the rear of the Lot (about 76'). Beyond this property line is access to a trail for hiking in the summer and ski access in the winter.

#### LANDSCAPING

The entire Site has been landscaped and has been well cared for. The only part of the existing landscaping and topography that will remain is the front yard north of the existing stairway, and the large evergreen trees in the rear yard (NW corner) as indicated on the site plan, <sup>South</sup> landscape.

Across the front of the property, as described in the Topography section, there exists a stone faced concrete retaining wall (4' to 6' in height) south to north. The wall is not good looking and is not historic. Other retaining walls exist on the Site moving up the hill to the West. These walls are basically landscape walls and are built of railroad ties and/or hand stacked stone. None of these walls are historic and were built to enhance the many additions built throughout the years.

#### EXTRIOR STEPS

There is an existing stairway that is situated to lead from the street up to the front porch and the front door of the house. The stairs were rebuilt a few years ago so they are not historic. The location of these stairs, however, is historic. It will be proposed that the wooden portion of these stairs will be rebuilt, yet again, with more historic scale materials. The lower portion of the stair which enters the Site from the street consists of stone steps and will remain in place. There are other steps on grade and stairways that are related to the non-historic additions. These will be removed with the additions.

#### FENCES

There is an existing wood rail fence approximately 5' in height that runs along the north side of the property. This fence is not historic.



## OTHER SITE FEATURES

None

## MAIN BUILDING

### ROOF

The existing roof has a main east facing gable with a secondary gable facing north. The east facing slope of the secondary gable runs across the front of the house forming the roof over the front porch. . The existing roof covering on the main roof is standing seam metal and will not be reused. The main roof structure consists of 2"x4" joists at 24" oc. The existing roof structure is not useable on its own and will have to be structurally modified. The existing roofs over the remaining are a result of the many additions and modifications through the years. See attached photos.

### EXTERIOR WALL- PRIMARY FAÇADE 1 (East Facing)

This façade is wood siding. It is 1"x7" pine drop siding. The condition of the material is good. The wall structure is of the typical historic construction seen in Park City. It consists of two layers of 1"x12" pine boards. The layers run perpendicular to each other. 2"x4" studs have been added to the to the interior face of the wall to receive electrical wiring and sheetrock. These modifications were done just a few years ago. The trim around the windows are 1"x4" pine. The trim at the building corners are 1"x6".

### EXTERIOR WALL- SECONDARY FAÇADE 2

The North and South facades are also of 1"x7" pine drop siding. There is a non-historic bay on the South that will be removed. The trim around the windows are of the same 1"x4" pine as the front façade. There is a trim board just below the soffit along the rake of the roof. The soffits are 9" wide and are 1" pine painted and recessed 1/2". The condition of the material is good. The wall structure is the same as described in Primary Façade 1. The original wall west of the North gable does not exist because of the many modifications through the years.

### EXTERIOR WALL- REAR FAÇADE

This façade is non-existent because of the many additions done to the house. See the existing conditions Site plan.

### FOUNDATION

The building's existing foundation is of wood on earth and old concrete block in some places. The existing foundation is a non- issue because of stabilization requirements, the house will receive a new concrete foundation with garage.

## PORCH(ES)

The existing front porch was rebuilt a few years ago with approved structure and materials. It is of the correct size and proportions. There is an existing porch on the North side of the house which is not Historic and is incompatible with the with the new design proposals and will be removed.

## DORMERS

None

## ADDITIONS

There have been many additions to this property throughout the years. None of the additions have been Historic or contributory.

## MECHANICAL SYSTEM

The existing house has a forced air heating system.

## ELECTRICAL SYSTEM

The existing house has proper power to panel and code compliant electrical.

## STRUCTURAL SYSTEM

The existing roof structure is 2"x4" joists at 24" oc and will be restructured.

The foundation is wood on dirt that is rotted with old concrete block in some areas.

The existing floor has many layers, and in spots, the original floor is still present. The original is 1"x4" fir. The structure below the floor surface is 2"x4" joists.

## HAZARDOUS MATERIAL

None

## MAIN BUILDING DETAILS

### WINDOWS

See proposed panelization plan

Front- Five windows. The windows on the front of the house (East) have all been replaced recently and are of the proper size, material and proportions.

North Side- Two windows in non-historic bay. The bay and windows will be removed.



Rear- None  
South Side- Three windows. See proposed panelization plan.

#### DOORS

South Side- None  
East Side- Front Door To Remain.  
West Side- None  
North Side- None

#### TRIM

All of the exterior trim around the doors and windows and the building corners are very simple 1"x4" pine and void of any ornamentation. Everything is square cut and painted. There are no window sills. All original windows have been replaced with aluminum and one vinyl.

Porch Soffit: The existing porch soffit is 2 1/4" v-board.

House Soffit: 1"x10" rough cut fir.

All trim is judged to be in fair condition, possible for rehabilitation and reuse.

#### ARCHITECTURAL ORNAMENTATION

None

#### OTHER

None

#### ACCESSORY BUILDINGS

None

#### STRUCTURES

None