

Exhibit C - 1333 Park Avenue  
Historic Preservation Package Plans

# 1333 Park Avenue

## Historic Preservation Package

1333 Park Avenue  
Park City, UT 84060

November 1st, 2016



November 1st, 2016

**elliott  
workgroup**  
architecture  
364 Main Street PO Box 3419 Park City, Utah 84060  
435.649.0092 801.415.1839 www.elliottworkgroup.com

### PROJECT CONTACT INFORMATION

<b>OWNER</b>	<b>ARCHITECT</b>
Park City Municipal Corporation 445 Marsac Avenue, P.O. Box 1480 Park City, UT 84060	EWG Architecture 334 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0062 Contact: Steve Bruemmer

<b>BUILDER</b>	<b>STRUCTURAL ENGINEER</b>

<b>INTERIOR DESIGN</b>	<b>LANDSCAPE ARCHITECTURE</b>

### SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City UT 84111 (866) 870-3419	CenturyLink Phone Company 4160 Atkinson Dr Park City UT 84098 (435) 649-6186
Park City School District 2700 Kearns Blvd Park City UT 84060 (435) 645-5600	Park City Fire Department 730 Bitner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 445 Marsac Avenue Park City UT 84060 (435)658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City UT 84098 (435)649-4020
Questar Gas P.O. Box 45360 Salt Lake City UT 84145 (800)541-2824	Division of Water Quality 195 North 1950 West Salt Lake City UT 84116 (801)536-4123
Snyderville Post Office 6440 Hwy 224 Park City UT 84098 (800)275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City UT 84098 (435)649-7993

### Drawing Index HPP

HPP	
HPP-000	Cover
HPP-001	Historic Preservation Photos
HPP-003	Historic Preservation Photos

1333 Park Avenue

1333 Park Avenue  
Park City, UT 84060

Cover

# HPP-000

Entry Porch Addition w/  
Gable Roof to Remain  
the same



2 North Elevation  
0' 2' 4' 8' 16'  
1" = 1'-0"



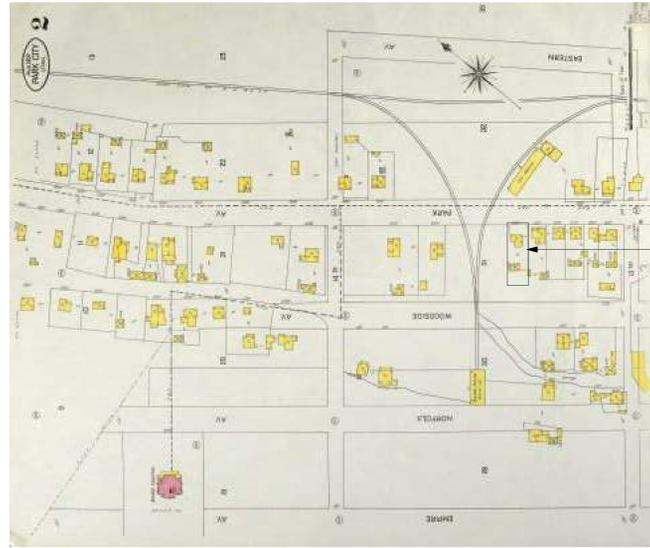
3 West Elevation  
0' 2' 4' 8' 16'  
1" = 1'-0"



1 East Elevation  
0' 2' 4' 8' 16'  
1" = 1'-0"



5 South Elevation  
0' 2' 4' 8' 16'  
1" = 1'-0"



Sanborn Fire Insurance Map From 1907



1995 Picture

Exhibit D - 1333 Park Avenue  
Physical Conditions Report



# PHYSICAL CONDITIONS REPORT

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

**For Official Use Only**

PLANNER: HANNAH M. TILER APPLICATION #: PL-16-03378  
DATE RECEIVED: 11/15/2016

### PROJECT INFORMATION

NAME: \_\_\_\_\_  
ADDRESS: 1333 Park Avenue  
Park City, UT 84060  
\_\_\_\_\_  
TAX ID: none OR  
SUBDIVISION: Snyders Addition to Park City OR  
SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: 24  
HISTORIC DESIGNATION:  LANDMARK  SIGNIFICANT  NOT HISTORIC

### APPLICANT INFORMATION

NAME: Craig Elliott  
MAILING ADDRESS: P.O. Box 3419  
Park City, UT 84060  
\_\_\_\_\_  
PHONE #: (435) 649-0092 FAX #: ( ) -  
EMAIL: celllott@elliottworkgroup.com

### APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Johanna Monson  
PHONE #: (435) 649-0092  
EMAIL: jmonson@elliottworkgroup.com

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

NOV 15 2016

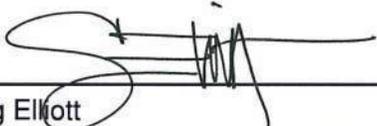
**ACKNOWLEDGMENT OF RESPONSIBILITY**

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: Craig Elliott

Mailing P.O.Box 3419

Address: Park City, UT 84060

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

Email: celliot@elliottworkgroup.com

Type of Application: \_\_\_\_\_

**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: Park City Municipal Corporation

Mailing Address: P.O. Box 1480

Park City, UT 84060

Street Address/ Legal 1333 Park Avenue

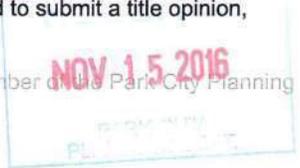
Description of Subject Property: Park City, UT 84060

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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



# SAMPLE PHYSICAL CONDITIONS REPORT

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

## Sample Detailed Description of Existing Conditions:

### 7. Porches

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

Element/Feature: Front Porch (East Facade)

This involves:  An original part of the building

A later addition

Estimated date of construction: 1930s

Describe existing feature:

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

Describe any deficiencies:

Existing Condition:  Excellent  Good  Fair  Poor

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

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

Illustration Numbers: 7a

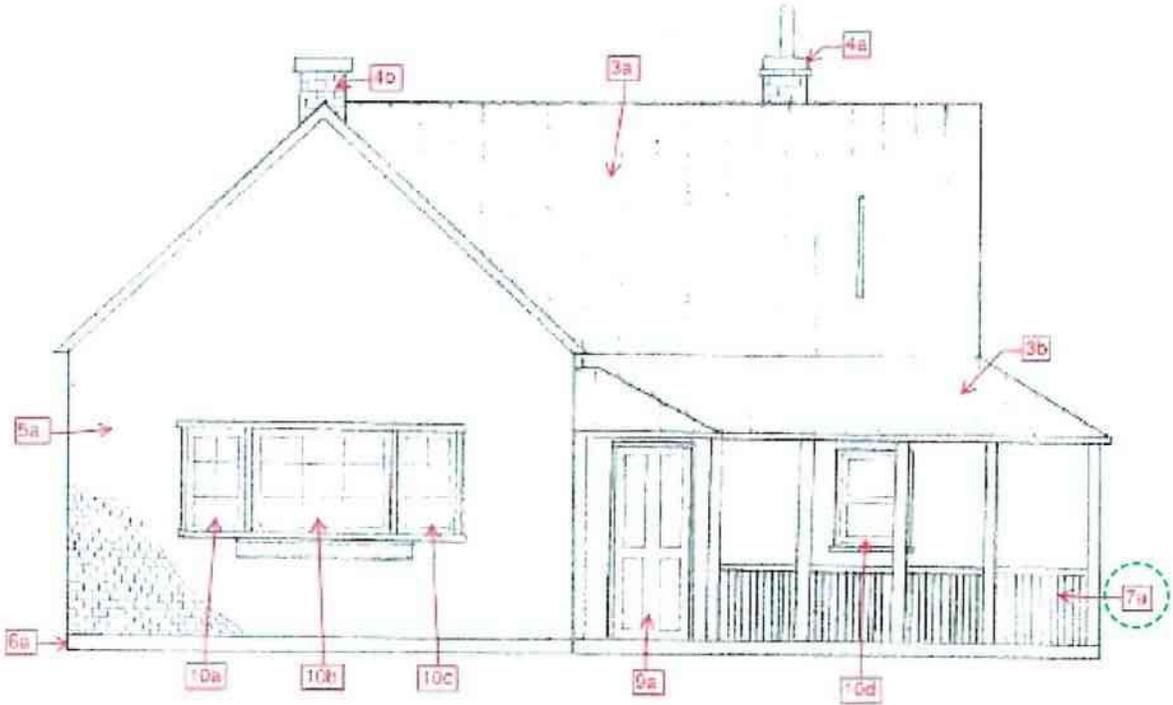
Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

NOV 15 2016

SAMPLE ILLUSTRATION

**East Facade:**

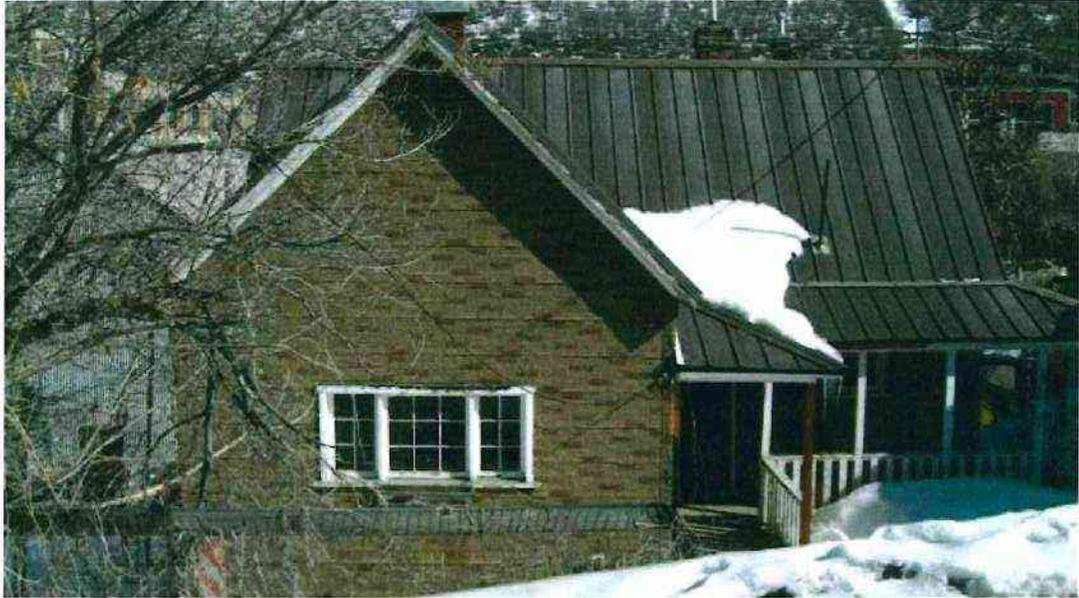


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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5080 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

SAMPLE PHOTO DOCUMENTATION SHEET

**Photo #1: East Elevation**



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



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NOV 15 2016

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# 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: Landscape and Site

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

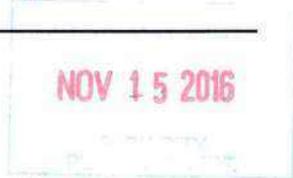
Describe existing feature:

The site has a slope of 6" from East to West with no retaining walls or fences. An asphalt driveway is found on the West side of the parcel. Landscape areas with bushes and flowers are located in the North, South and East side of the House, with an evergreen tree in the main entrance area. Concrete stairs are located in the front porch of the house (East side of house) and back door (West side of the house).

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

[Empty box for describing deficiencies]

Photo Numbers: 7 Illustration Numbers: \_\_\_\_\_



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 645-5060 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: **Wood Frame**

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

Estimated date of construction: **1905**

Describe existing feature:

The Original one story frame Hall-Parlor type house and first addition (Shed addition) is made of light frame construction; wood frame walls, floor joists and roof rafters. By 1995, the house was raised on a concrete foundation. Additional steel beams and wood columns were added under the floor joists to keep the integrity of the wood frame system, in an unfinished basement area where the mechanical system is located.  
The second addition of the house, on the West side, is made of light wood framing system; wood walls, roof rafters and wood floor joist over slab on grade concrete. A small difference of height on the floor can be notice inside the house. No data is found of the construction of this addition but it was probably during a period of non historical significance.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The structure of the Original house is compromise by the raised concrete foundation. The new steel beams under the floor are supported by wood columns with no structural attachments to it and place over the concrete slabs in the basement.

Photo Numbers: **1,2,3,4,10,11**

Illustration Numbers: **5a,5b,6a,6b,6c,6d**



### 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: **Roof System**

This involves:  An original part of the building  A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The house has a light wood frame system with wood rafters through out the building. The historic double pitched gable roof was modified by adding a gable roof over the entrance area and the roof line was altered to accommodate the first historic shed addition of the house. On the West side of the house a non-historic structure was added by connecting the historic roof with a new double pitch roof. The historic gable roof is at 9:12 pitch with a 4 1/2:12 pitch over the first historic shed addition. The original shingles have been replace with asphalt shingles and heat tape. One gutter and downspout is found on the south side of the house. The eaves are square cut rafter tails with metal fascia and wood soffit. A Brick chimney flue is located in the south-east corner of the original house.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

[Empty box for describing deficiencies]

Photo Numbers: 1,2,3,4 Illustration Numbers: 1a,2a,2b



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#### 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: **Chimney**

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

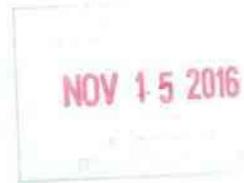
Describe existing feature:

A brick chimney is found at the South-east corner of the original house. The chimney runs from the basement where it is use as ventilation for the mechanical equipment, through the main level and the roof.  
No evidence of the original chimney on the main level is found.  
The exterior brick of the chimney has been repair and a metal flue added inside it with metal cap at the end of it.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The chimney serves as a ventilation flue, not as a chimney as original intended.

Photo Numbers: 8, 12 Illustration Numbers: \_\_\_\_\_



### 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: Original exterior walls

This involves:  An original part of the building  A later addition Estimated date of construction: 1905

Describe existing feature:

The original hall-parlor house with first addition (shed addition) has a clad in narrow horizontal wood lap siding with 4" vertical wood trim. Also a 9" top and bottom board is found on the siding.  
The original facade presents two historic double hung windows with wood framing. All side windows are sliders with wood trim.  
A height louver window is located on the north side of the house, possible to vent the new attic area created by the interior vermiculite ceiling in the front room.  
Five openings are located on the concrete foundation to give ventilation and light to the basement.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The North and South facade presents slider windows that do not represent the original architectural proportion of the era.

Photo Numbers: 1,2,4 Illustration Numbers: 1a, 2a, 4a



Element/Feature: **Addition walls**

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The second addition of the hall-parlor house has horizontal wood lap siding with 4" vertical wood trim and 9" top and bottom boards. The horizontal wood lap siding on the second addition walls are slightly bigger than the ones on the original side of the house, indicating a different time of construction.  
The windows on the North and South facade are horizontal sliders and the window on the West facade is a new double hung. All doors and windows have wood trim around them.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The North and South facade presents slider windows that do not represent the original architectural proportion of the era.

Photo Numbers: 2,3,4 Illustration Numbers: 2b, 3a, 4b



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Element/Feature: \_\_\_\_\_

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

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_



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](http://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: Foundation

This involves:  An original part of the building  A later addition Estimated date of construction: 1995

Describe existing feature:

By 1995 the house was raised on a concrete foundation that accommodates an unfinished basement where all mechanical systems are located. The concrete foundation is located under all exterior walls as well as under the transition of the second addition. Concrete slabs are use in the basement to support new structural columns. No perimeter foundation drainage is found. Five small openings that work as windows with clear cover give light and ventilation to the Basement.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The structure of the Original house is compromise by the raised concrete foundation. The new steel beams under the floor are supported by wood columns with no structural attachments to it and place over the concrete slabs in the basement.

Photo Numbers: 9,10,11,12 Illustration Numbers: 5a



**7. Porches**

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

Element/Feature: **Front Porch (East Elevation)**

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Based on evidence from the 1907 Sanborn Maps, the front porch was a later addition of the original house. The front porch is a small projecting entry porch with gable roof supported by square wood columns. The 4"x4" columns support the wood railing and vertical wood guard. The gable roof has a flat tongue and groove wooden ceiling at 8' above the concrete entrance.  
Concrete steps and entrance that slope away from the house are connected to the existing house floor with a 1"x1" piece of wood.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The concrete steps and entry are from a later addition and were never well connected to the existing wood floor of the house. There is a gap of about 1" in between.  
The slope of the concrete entrance is greater than permitted.

Photo Numbers: 1,5,6 Illustration Numbers: 1b,6a



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**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: **Mechanical System**

This involves:  An original part of the building  A later addition Estimated date of construction: 1995

Describe existing feature:

The mechanical system of the house has been updated with modern machines. The water heater and Furnace are located in the basement. All vent systems run through the basement ceiling and then vertical through the walls or brick chimney.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The brick chimney that was used in the original house as a heating element is now use as vertical vent. There are no signs of the old chimney on the main space. The brick flue is cover by wood paneling.

Photo Numbers: 10,11,12

Illustration Numbers: 5b,6e

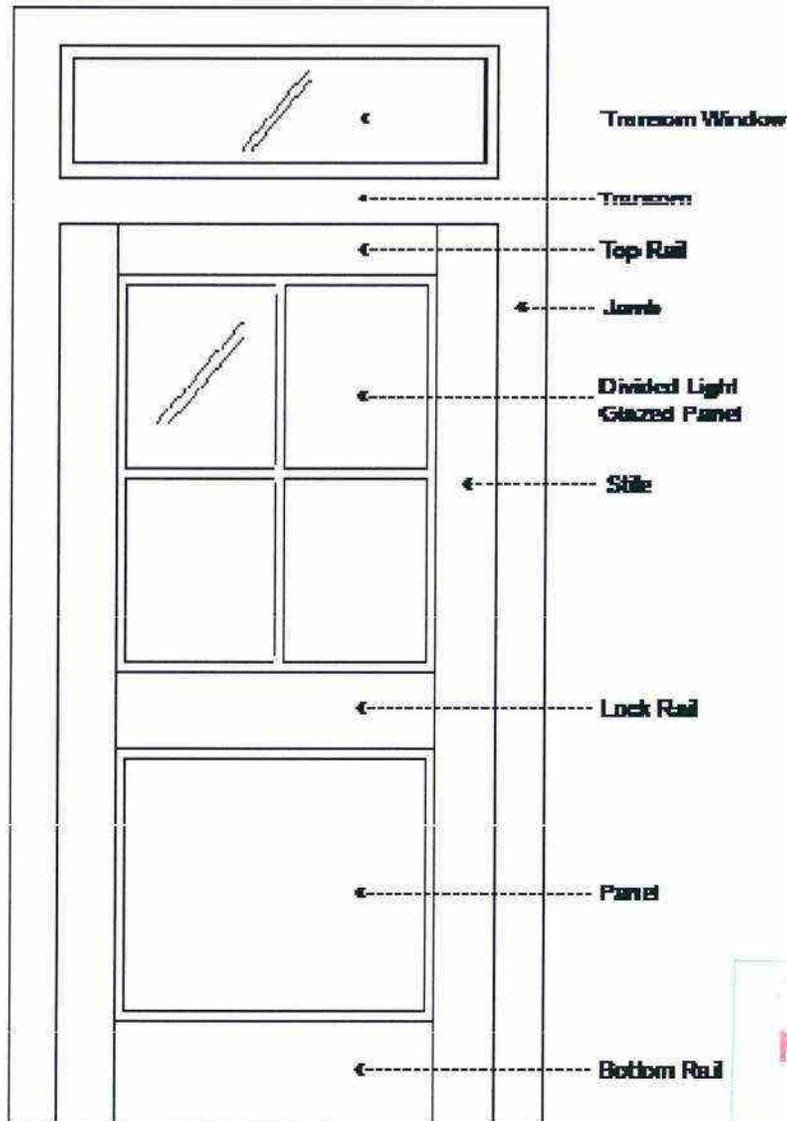


## 9. Door Survey

### 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.*

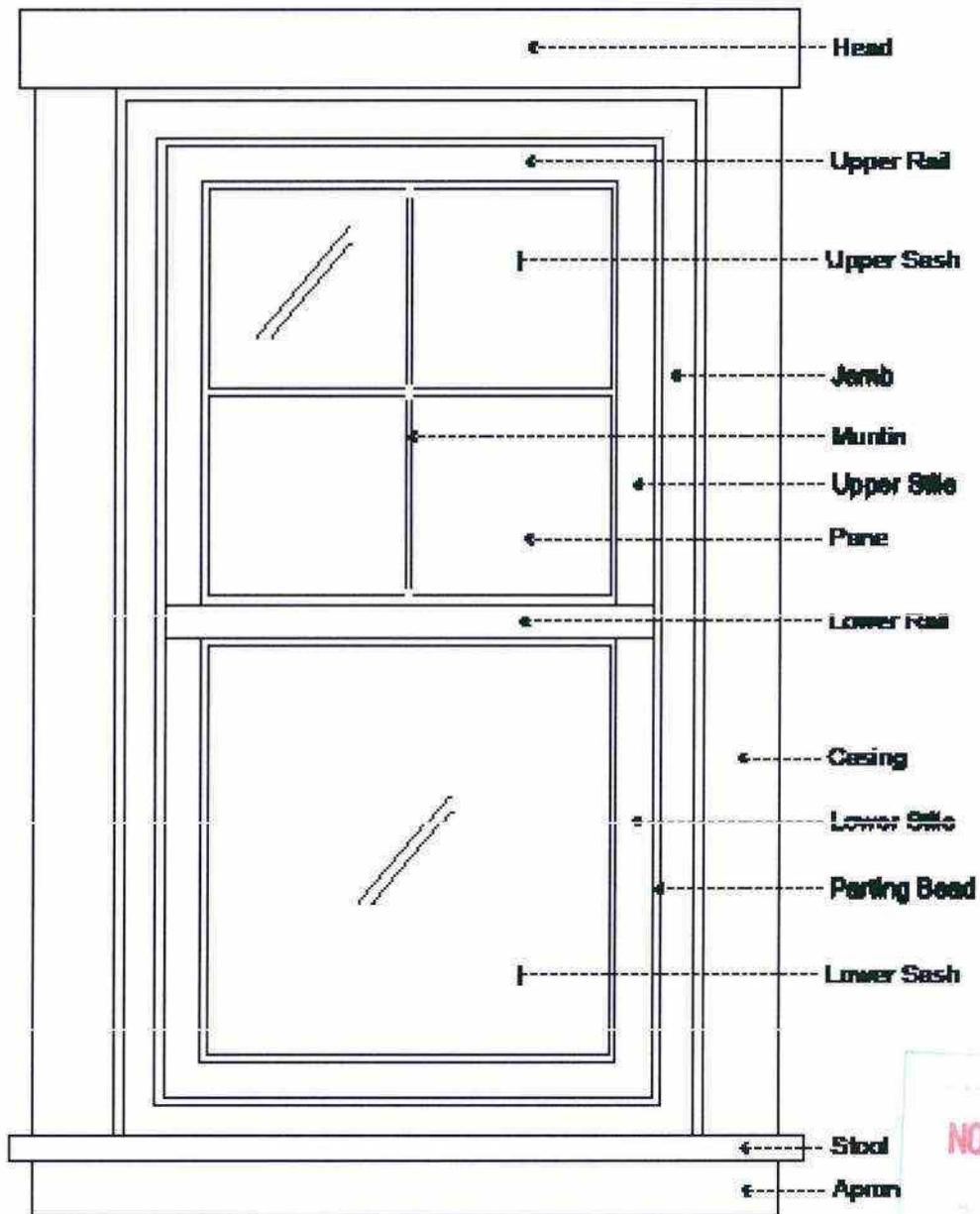




## 10. Window Survey

### 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.



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## Window Survey Form

Total number of window openings on the exterior of the structure: 9

Number of historic windows on the structure: 2

Number of existing replacement/non-historic windows: 7

Number of windows completely missing: 0

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

Number of windows to be replaced: 9

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
A	Good	Wooden double hung window	22	X
B	Good	Wooden double hung window	22	X
C	Good	Vinyl slider window	23	
D	Good	Vinyl slider window	24	
E	Good	Vinyl slider window	25	
F	Good	Vinyl double hung window	27	
G	Fair	Vinyl slider window	25	
H	Fair	Vinyl slider window	26	
I	Fair	Vinyl slider window	23	
	Fair			NOV 15 2016

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](http://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: Original Hall-Parlor House

This involves:  An original part of the building  A later addition Estimated date of construction: 1905

Describe existing feature:

The original hall-parlor house interior has been modify through the years. It has one large room at the front of the house with new vertical wood paneling in three walls, carpet and vermiculite flat ceiling. The windows on the East side are historic wood double hung windows and the two windows on the North and South of the room are vinyl slider windows, probably from a time of non historical significance. The brick chimney flue is furred in with wood paneling.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

[Empty rectangular box for describing deficiencies]

Photo Numbers: 28 Illustration Numbers: 6e



Element/Feature: **First Addition**

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The first addition (shed addition) of the house was build in a time of historical significance but the interior has been modify through the years. We found two smaller rooms with flat ceilings. The rooms are finish with painted gypsum board in the wall and ceiling, wood baseboard and carpet. In between them is located the only bathroom of the house. Consisting of a sink and toilet, no shower is located in the house.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

\_\_\_\_\_

Photo Numbers: 29,30 Illustration Numbers: 6f,6h



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Element/Feature: **Second Addition**

This involves:  An original part of the building  A later addition Estimated date of construction: 1995

Describe existing feature:

The second addition of the house, consist of two rooms on the West side of the house. Both rooms have vaulted ceiling with painted gypsum board in the walls and ceilings, carpet, and wood baseboards. One of the rooms has a door to the exterior and the stairs to the basement.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

[Empty box for describing deficiencies]

Photo Numbers: 31,32 Illustration Numbers: 6c



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Element/Feature: \_\_\_\_\_

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

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_



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**Supplemental Sheets**

Supplemental Page \_\_\_ of \_\_\_

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

Element/Feature: **Utility system**

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

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

All utility systems have been updated from the original house.  
The electrical panel is located in the basement.  
The gas and electric meter are located on the North exterior wall of the house.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The brick chimney that was used in the original house as a heating element is now use as vertical vent.

Photo Numbers: 17,18

Illustration Numbers: 2c,2d,6b



Exhibit E - 1333 Park Avenue  
Historic Preservation Plan

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: HANNAH M. TYLER APPLICATION #: PL-16-03378  
DATE RECEIVED: \_\_\_\_\_  
PLANNING DIRECTOR \_\_\_\_\_ CHIEF BUILDING OFFICIAL \_\_\_\_\_  
APPROVAL DATE/INITIALS: \_\_\_\_\_ APPROVAL DATE/INITIALS: \_\_\_\_\_

### PROJECT INFORMATION

LANDMARK  SIGNIFICANT DISTRICT: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: 1333 Park Avenue  
Park City, UT 84060

TAX ID: none OR

SUBDIVISION: Snyder's Addition to Park City OR

SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: 24

### APPLICANT INFORMATION

NAME: Craig Elliott

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

EMAIL: celliott@elliottworkgroup.com



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

# INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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



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



**Site Design**

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

Element/Feature: **Site**

- This involves:
- Preservation
  - Restoration
  - Reconstruction
  - Rehabilitation

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

Demolish existing non- historic garage to bring back the original layout of the site. Add new landscape area on the West side of the house.

**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: **Wood Frame**

- 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:

Lift the existing wood frame house to rehabilitate the structural foundation. Replace floor structure, add new beams, columns and repair concrete foundation to give adequate structural support to the house.



**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 System**

- 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:

Rehabilitated the roof flashing, eave and drainage system as well as the exterior brick chimney. Replace and add new downspouts and gutters where needed.

**Chimney**

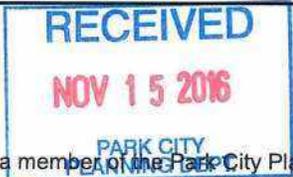
Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

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:

Rehabilitated the exterior brick chimney of the house to preserved the original architecture of the front facade. Remove the modify interior brick flue left from previous remodels, including the metal flue in the basement and main level.



**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: **East Wall**

- 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:

Rehabilitated the concrete porch with new concrete stairs and entrance floor. Level entrance with interior floor level.

Replace existing double hung windows with new wood windows of the same dimensions and characteristics. New windows will be added where the basement opening are located to avoid any water leaking into the basement.

The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: **North Wall**

- 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 proposed work will include the replacement of the existing non-historic slider windows with new wood casement windows. New windows will meet egress requirements and will have the vertical proportions of the historic era. New windows will be added where the basement openings are located to avoid any water leaking into the basement.

The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.



Element/Feature: **West Wall**

- 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 proposed work will include the replacement of the existing vinyl double hung window with new double hung wood window of the same dimensions. The back entrance porch will be replace with a new concrete slab with stairs looking north into the new back yard and the non-historic metal railing will be replace by wood railing. The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: **South Wall**

- 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 proposed work will include the replacement of the existing non-historic slider windows with new wood casement windows of similar proportions. New windows will meet egress requirements and will have the vertical proportions of the historic era. New windows will be added where the basement openings are located to avoid any water leaking into the basement. The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.



**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: 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:

Lift the existing wood frame house to rehabilitate the structural foundation. Replace floor structure, add new beams, columns and repair concrete foundation to give adequate structural support to the house.

**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: Entry Porch

- This involves:
- Preservation
  - Restoration
  - Reconstruction
  - Rehabilitation

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

The proposed work for the entry porch includes the rehabilitation of the concrete. New concrete stairs and entrance floor level with the main house.



**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:

The front door will be replace by a new solid wood door of the same dimensions and characteristics.

Element/Feature: **Back 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:

The back non-historic door will be replace by a new full glass door with wood frame of the same dimensions.



**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: **Front 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:

Replace existing double hung windows with new wood windows of the same dimensions and characteristics.

Element/Feature: **Side 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:

Replace existing non-historic slider windows for new wood casement windows of similar proportions. New windows will meet egress requirements and will have the vertical proportions of the historic era.



**Mechanical System, Utility Systems, Service Equipment & Electrical**

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

Element/Feature: Mechanical and Utility 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:

The mechanical ducts and vents will be replace to meet the new needs of the interior space of the house.

**Additions**

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

Element/Feature: \_\_\_\_\_

- This involves:
- Preservation
  - Restoration
  - Reconstruction
  - Rehabilitation

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



**4. PROJECT TEAM**

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

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

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

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

**5. SITE HISTORY**

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

**6. FINANCIAL GUARANTEE**

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

**7. ACKNOWLEDGMENT OF RESPONSIBILITY**

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

Signature of Applicant:  Date: 11/01/2016  
Name of Applicant: Craig Elliott



Exhibit F - 1353 Park Avenue  
Historic Preservation Package Plans

# 1353 Park Avenue

## Historic Preservation Package

1353 Park Avenue  
(old 1323 Woodside Ave)  
Park City, Utah  
November 1st, 2016

### PROJECT CONTACT INFORMATION

#### Owner

Park City Municipal Corporation  
445 Marsac Avenue, P.O.Box 1480  
Park City, UT 84060

#### Architect

EWG Architecture  
449 Main Street, PO BOX 3419  
Park City, Utah 84060  
801.415.1839  
CONTACT: Craig Elliott

### DRAWING INDEX

#### Historic Preservation Drawings

HPP-001	Cover Sheet
HPP-002	Historic Preservation Photo Documentation
HPP-003	Existing Survey
HPP-004	Demolition/ Preservation Site Plans
HPP-005	Demolition/ Preservation Floor Plan
HPP-006	Demolition/ Preservation Elevations



Historic Preservation Package  
November 1st, 2016

**elliott  
workgroup**  
architecture  
364 Main Street PO Box 3419 Park City, Utah 84060  
435.645.0092 801.415.1839 www.elliottworkgroup.com

Green House Foundation

1353 Park Avenue

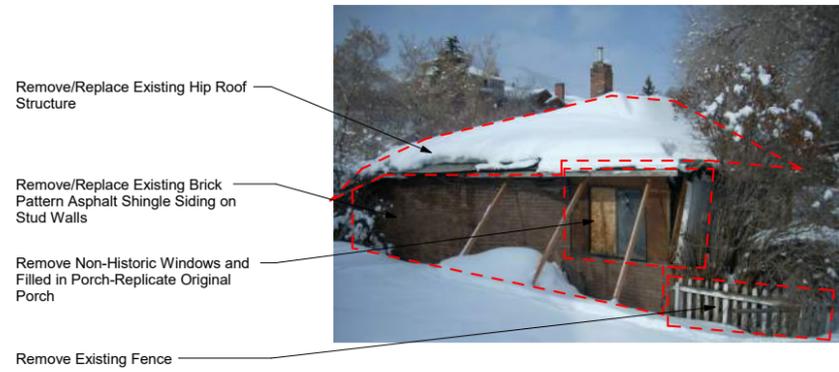
1353 Park Avenue  
(old 1323 Woodside Ave)  
Park City, Utah

Cover Sheet

# HPP-001

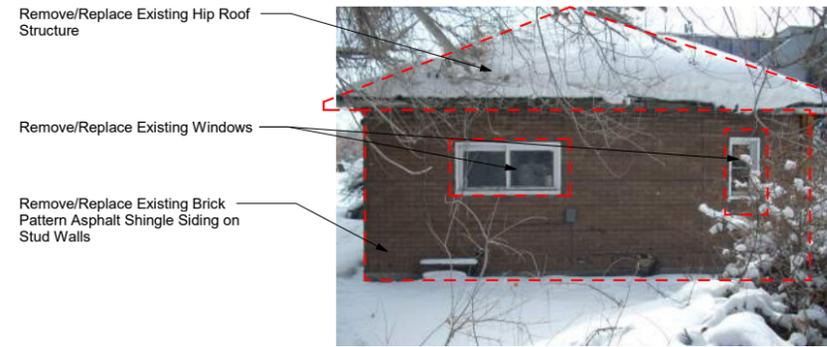
**GENERAL NOTES**

1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
2. Items to be Removed Shown Dashed.
3. House to be Reconstructed as per Building's Historical Character within Project Location to be Determined at Later Date as Approved by Planning Process.



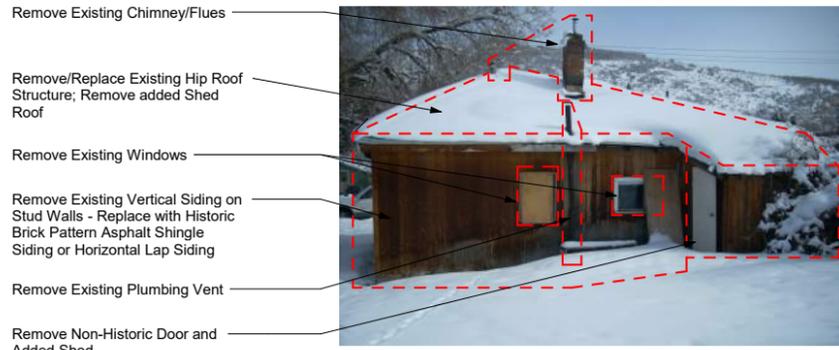
- Remove/Replace Existing Hip Roof Structure
- Remove/Replace Existing Brick Pattern Asphalt Shingle Siding on Stud Walls
- Remove Non-Historic Windows and Filled in Porch-Replicate Original Porch
- Remove Existing Fence

**5 Existing Looking North**  
SCALE:N.T.S.



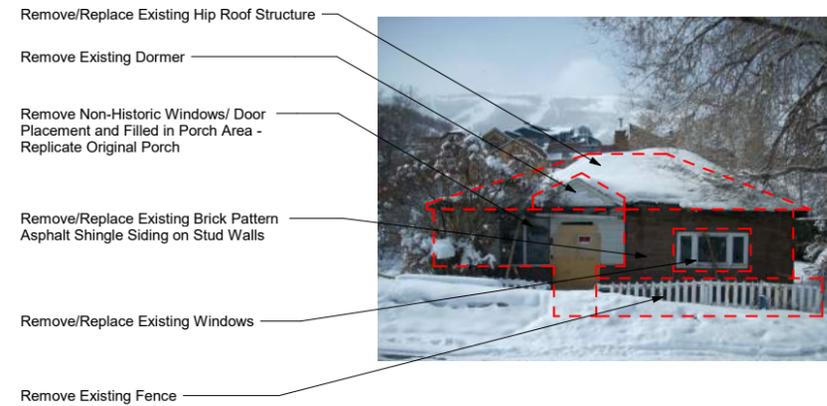
- Remove/Replace Existing Hip Roof Structure
- Remove/Replace Existing Windows
- Remove/Replace Existing Brick Pattern Asphalt Shingle Siding on Stud Walls

**3 Existing Looking South**  
SCALE:N.T.S.



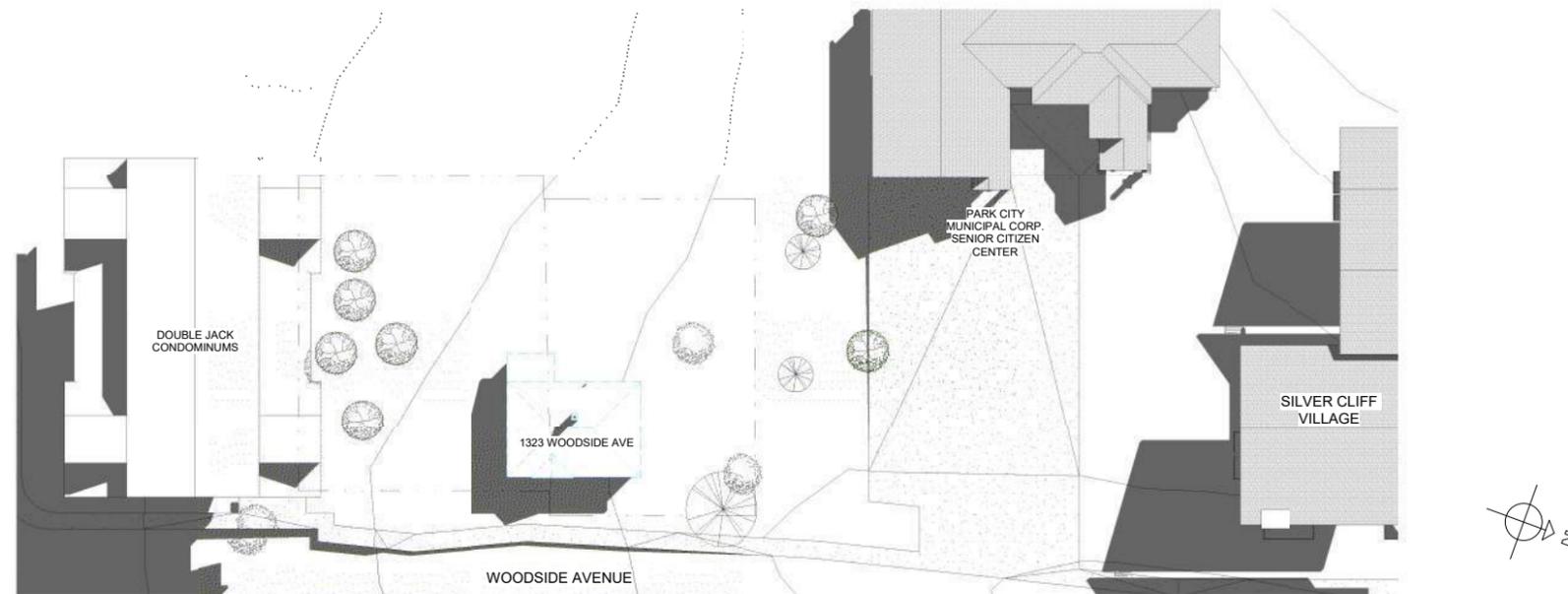
- Remove Existing Chimney/Flues
- Remove/Replace Existing Hip Roof Structure; Remove added Shed Roof
- Remove Existing Windows
- Remove Existing Vertical Siding on Stud Walls - Replace with Historic Brick Pattern Asphalt Shingle Siding or Horizontal Lap Siding
- Remove Existing Plumbing Vent
- Remove Non-Historic Door and Added Shed

**4 Existing Looking East**  
SCALE:N.T.S.

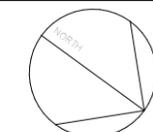


- Remove/Replace Existing Hip Roof Structure
- Remove Existing Dormer
- Remove Non-Historic Windows/ Door Placement and Filled in Porch Area - Replicate Original Porch
- Remove/Replace Existing Brick Pattern Asphalt Shingle Siding on Stud Walls
- Remove/Replace Existing Windows
- Remove Existing Fence

**2 Existing Looking West**  
SCALE:N.T.S.



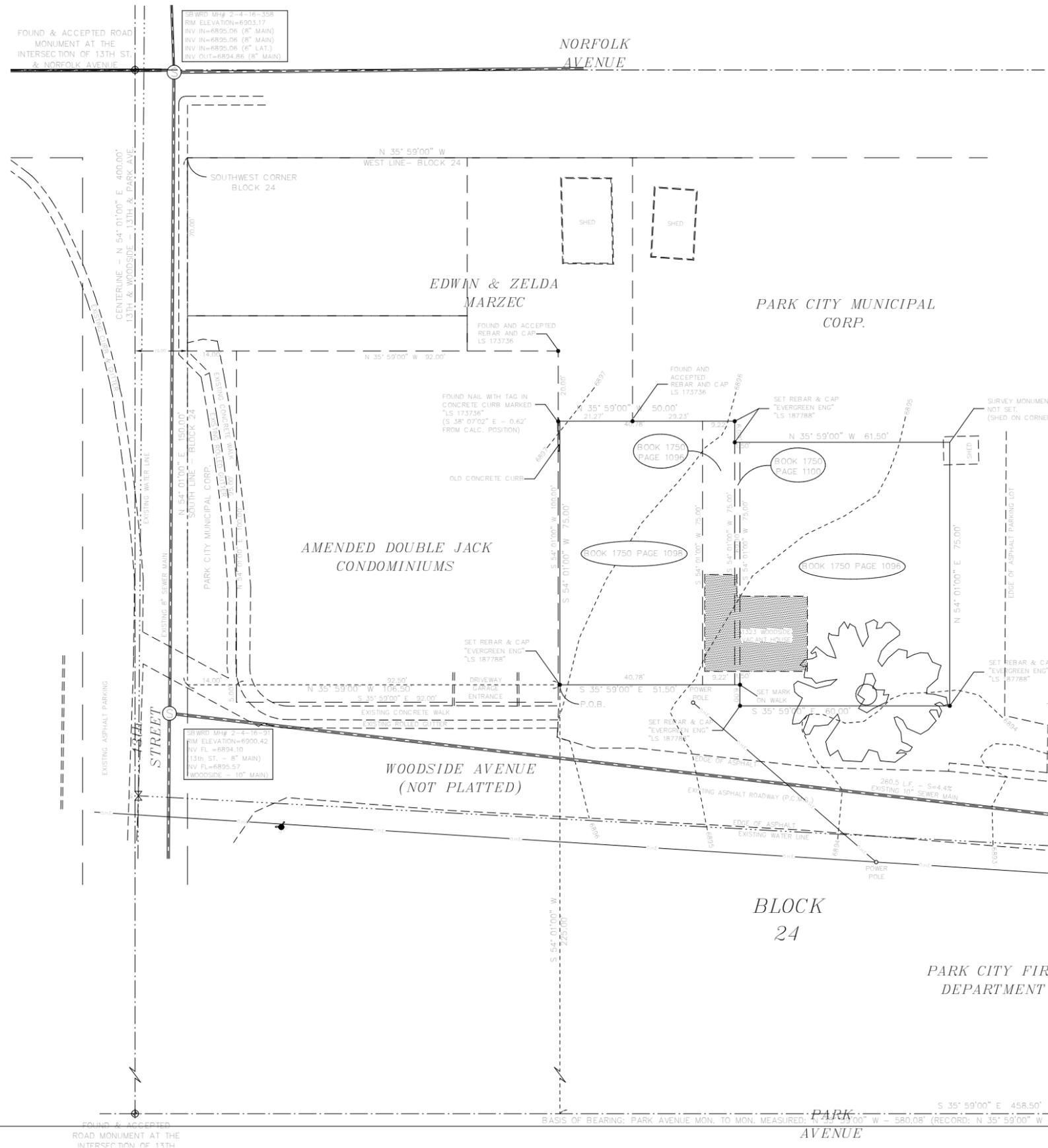
**1 Site plan/ photo documentation**  
SCALE: 1" = 20'-0"



GRAPHIC SCALE



( IN FEET )  
1 inch = 16 ft.



**DEED DESCRIPTION(S)**

BOOK 1750 PAGE 1100:  
BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 156.50 FEET FROM THE  
SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH; THENCE SOUTH 54° 01' WEST 69.0 FEET;  
THENCE NORTH 35° 59' WEST 1.5 FEET; THENCE NORTH 54° 01' EAST 69.0 FEET; THENCE SOUTH 35° 59' EAST 1.5 FEET TO THE POINT  
OF BEGINNING.

**COMBINED PARCEL DESCRIPTION**

COMMENCING AT THE INTERSECTION OF 14TH STREET AND PARK AVENUE, SNYDERS ADDITION TO PARK CITY SURVEY,  
ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER  
AND RUNNING THENCE SOUTH 35° 59' 00" EAST ALONG THE CENTERLINE OF SAID PARK AVENUE, 458.50 FEET AND SOUTH  
54° 01' 00" WEST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING (SAID POINT OF BEGINNING ALSO BEING  
NORTH 54° 01' 00" EAST, 150.00 FEET AND NORTH 35° 59' 00" WEST, 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK  
24, SNYDERS ADDITION TO PARK CITY SURVEY); THENCE SOUTH 54° 01' 00" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH  
35° 59' 00" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 54° 01' 00" EAST A DISTANCE OF 6.00 FEET; THENCE NORTH  
35° 59' 00" WEST A DISTANCE OF 61.50 FEET; THENCE NORTH 54° 01' 00" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH  
35° 59' 00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 54° 01' 00" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH  
35° 59' 00" EAST A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING.  
CONTAINS: 8,353.50 SQUARE FEET OR 0.19 ACRES.

**SURVEYOR'S CERTIFICATE**

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND  
THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A  
SURVEY OF THE HEREBY DESCRIBED PROPERTY.  
I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS  
BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.



**NOTES:**

- 1. BASIS OF BEARING: NORTH 35° 59' 00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND  
PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
- 2. PROPERTY CORNERS: SET REBAR WITH CAP MARKED "EVERGREEN ENG" "LS 187788" AT EXTERIOR BOUNDARY CORNERS AS  
SHOWN HEREON.
- 3. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
- 4. DATE OF SURVEY: MAY 25, 2007
- 5. THIS PROPERTY IS WITHIN ZONE RC. SEE THE PARK CITY MUNICIPAL CORPORATION MUNICIPAL CODE, "TITLE 15 LAND  
MANAGEMENT CODE - CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT" FOR DEVELOPMENT REQUIREMENTS.
- 6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A  
TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR  
ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
- 7. ALL BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
- 8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYOR'S CONSENT MAKES THIS SURVEY INVALID.

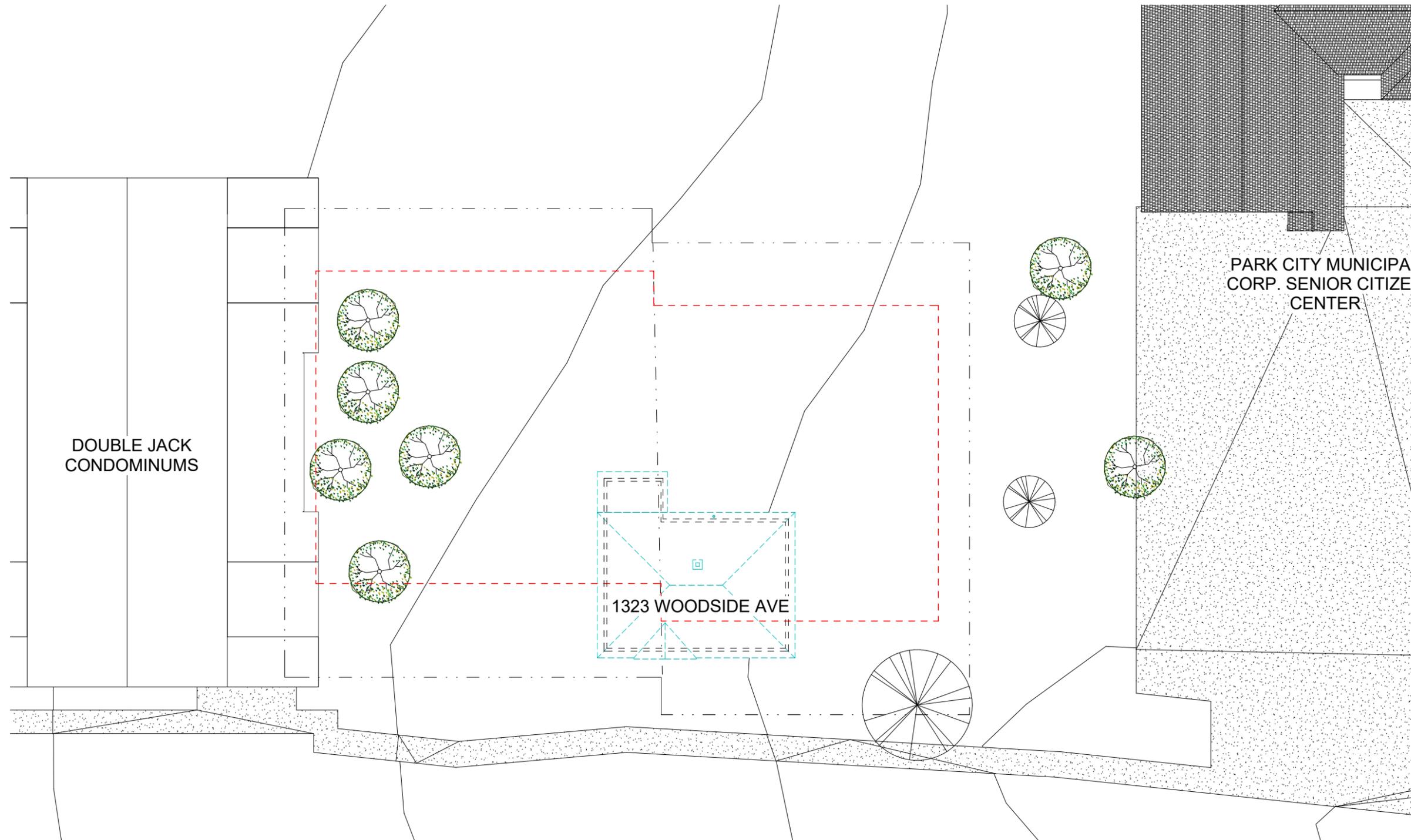


Existing Survey  
HPP-003  
November 1st, 2016

1353 Park Avenue

**GENERAL NOTES**

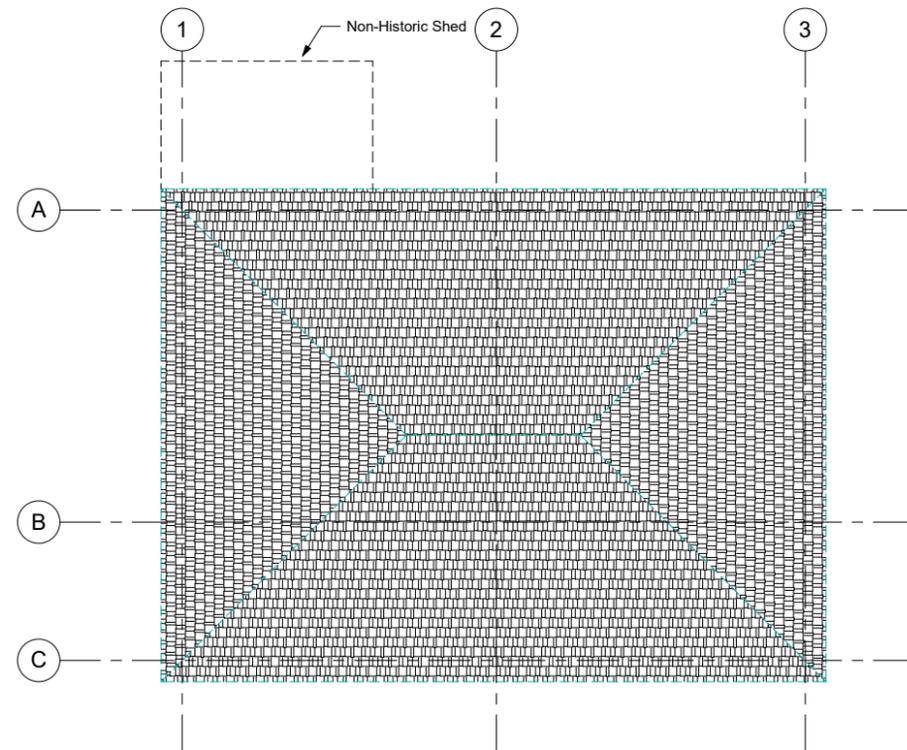
- 1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
- 2. Items to be Removed Shown Dashed.
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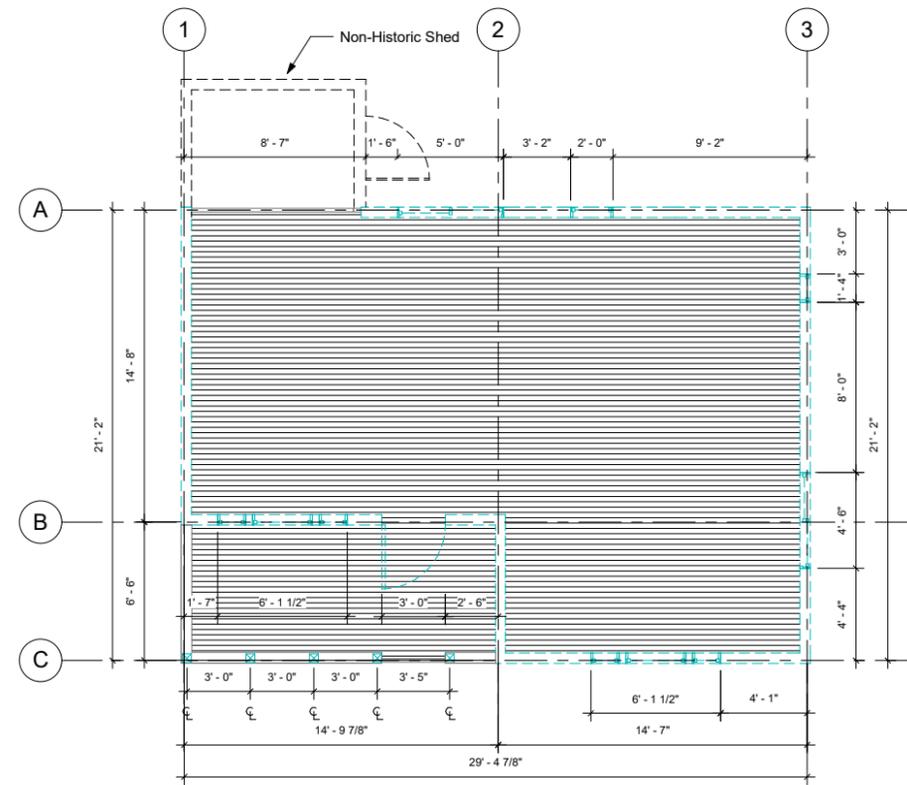
**PROPOSED DEMO/PRESERVATION SITE PLAN**  
SCALE: 1/8" = 1'-0"

1





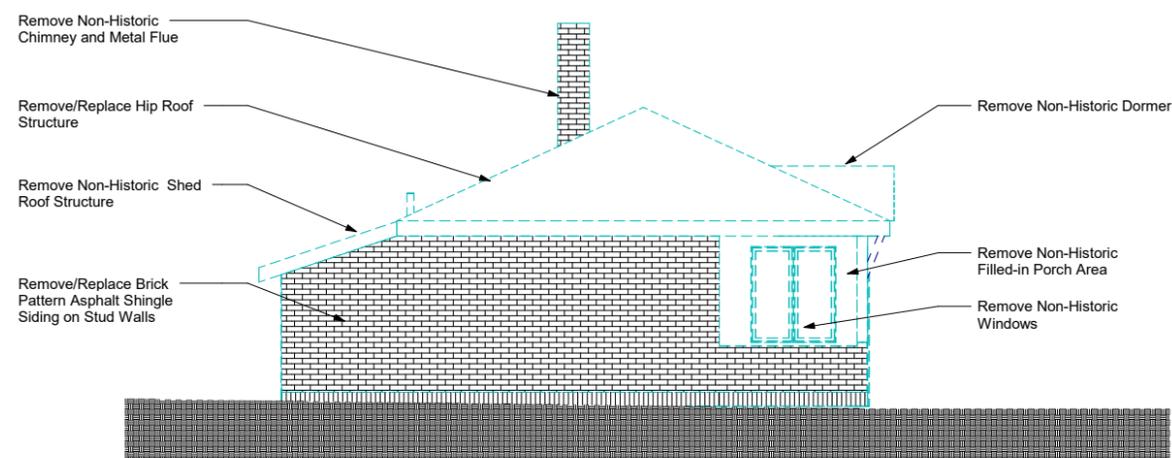
2 Roof Plan  
SCALE: 1/4" = 1'-0"



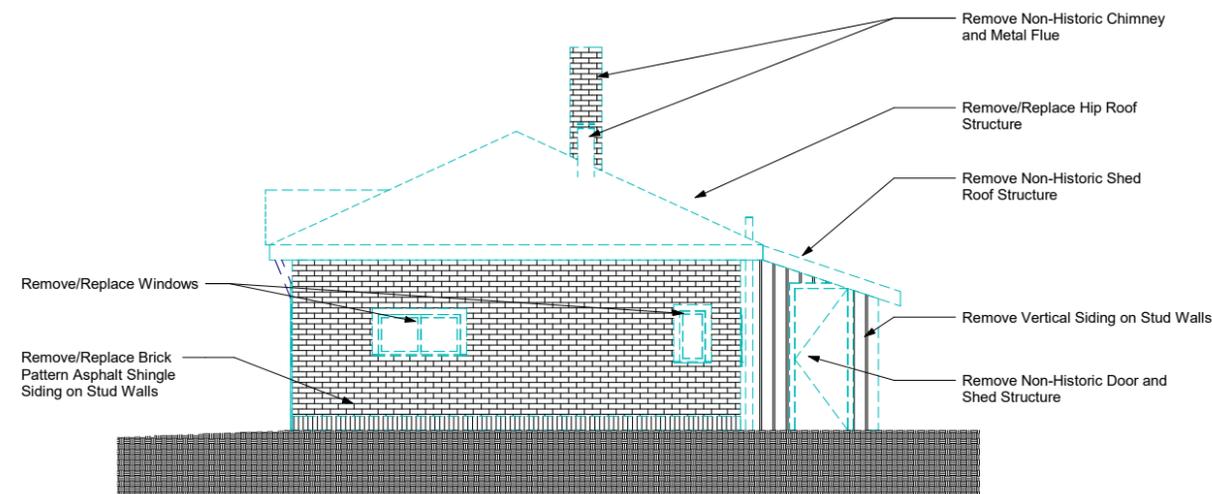
1 Level 1 Floor Plan  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

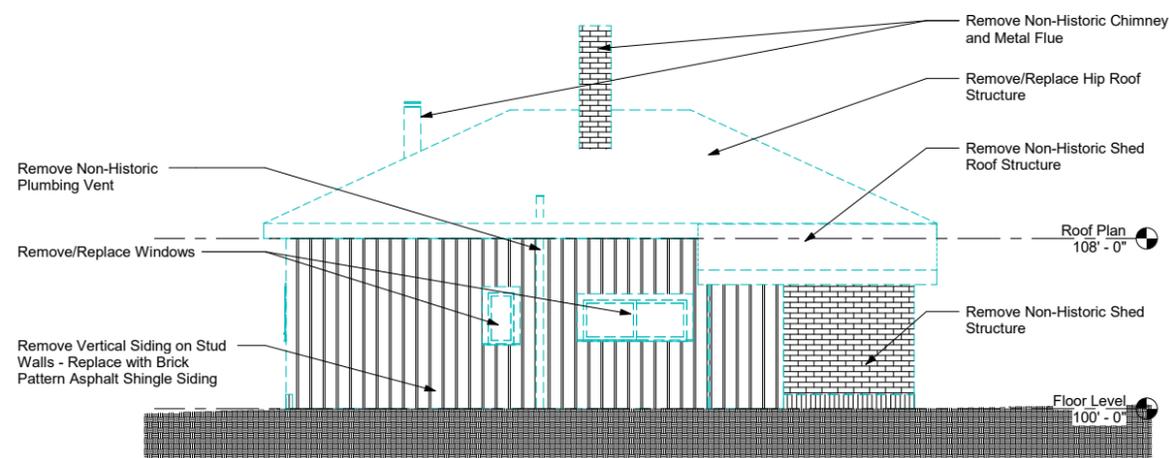
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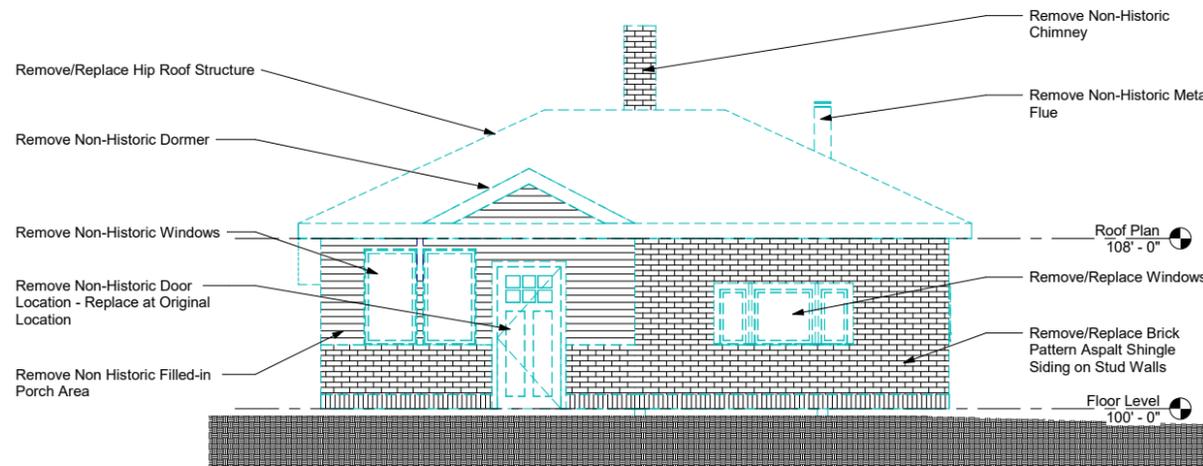
**4 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

Exhibit G - 1353 Park Avenue  
Historic Preservation Plan

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: HANNAH M. TYLER APPLICATION #: PL-16-03376  
DATE RECEIVED: 11/15/2016  
PLANNING DIRECTOR CHIEF BUILDING OFFICIAL  
APPROVAL DATE/INITIALS: \_\_\_\_\_ APPROVAL DATE/INITIALS: \_\_\_\_\_

### PROJECT INFORMATION

LANDMARK  SIGNIFICANT DISTRICT: \_\_\_\_\_

NAME: 1323 Woodside Avenue (Old site location per Demolition Permit)  
ADDRESS: 1353 Park Avenue (New site location)  
Park City, UT 84060

TAX ID: SA-273-x OR

SUBDIVISION: Snyder's Addition to Park City OR

SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: 24

### APPLICANT INFORMATION

NAME: Craig Elliott

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

EMAIL: cellriott@elliottworkgroup.com



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

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

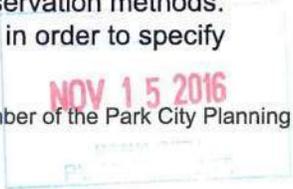
Please note the following:

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

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

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

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](http://www.parkcity.org). Updated 10/2014.



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



**Site Design**

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

Element/Feature: Site

- This involves:
- Preservation
  - Restoration
  - Reconstruction
  - Rehabilitation

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

The new 1353 Park Avenue site will be restore to accommodate the reconstruction of 1323 Woodside Avenue historic house. The existing non- historic Fire Station building presented on the site will be demolish, per demolition permit.

**Structure**

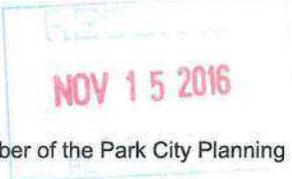
Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Structural System

- 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 poor condition of the structural system made the building deemed unsafe. The structural system will be reconstructed to bring the historic house to a safe condition. Reference Preservation Package Plans (attached).



**Roof**

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

Element/Feature: Roof

- This involves:
- Preservation
  - Reconstruction
  - Restoration
  - Rehabilitation

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

The roof system was collapsing by the time it was disassemble. The proposed work will reconstruct the original roof lines bringing the historic house to a safe condition. Reference Preservation Package Plans (attached).

**Chimney**

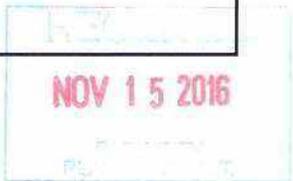
Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

- This involves:
- Preservation
  - Reconstruction
  - Restoration
  - Rehabilitation

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

The non-historic chimney and metal flue will be remove and replace by a new ventilation system. Reference Preservation Package Plans (attached).



**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: Primary Facade

- 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 poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and it's original architectural value. The existing non-historic dormer will be removed and the filled in porch will be restore to it's original layout by removing the non-historic windows. The windows on the Primary facade will be replaced by new ones and the siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).

Element/Feature: Secondary Facade

- 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 poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and it's original architectural value. The filled in porch will be restore to it's original layout by removing the non-historic windows on the South -East corner. The non-historic shed on the South-West corner of the house will be removed. The windows on the South facade will be replaced by new ones and the siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).



Element/Feature: Secondary Facade

- 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 poor condition of the exterior walls made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and its original architectural value. The windows on the North facade will be replaced by new ones and the siding will be replaced by horizontal lap siding. Reference Preservation Package Plans (attached).

Element/Feature: Rear Facade

- 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 poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and its original architectural value. The non-historic shed will be removed. Part of the rear wall and two windows will be removed to accommodate the new addition of the house. The siding will be replaced by horizontal lap siding. Reference Preservation Package Plans (attached).



**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: 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:

A new concrete foundation will be added to the historic house to assure a safe structural system.

**Porches**

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

Element/Feature: Porch

- This involves:
- Preservation
  - Restoration
  - Reconstruction
  - Rehabilitation

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

The existing inclose porch will be restore to its original use by removing the non- historic walls and windows.



**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: **Entrance 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:

A new wood door will be install where the original door was ones located.

Element/Feature: **Shed 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:

The non-historic shed door will be remove to accommodate the new addition of the house.



### 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.

Original windows  
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:

The original windows will be replace for new wood windows. The window on the North Facade will be replace by two casement wood windows to meet egress requirements. Reference Preservation Package Plans (attached).

Non-historic windows  
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:

The non-historic windows on the porch will be remove to restore the original facade of the house. The rear facade widows will be removed to accommodate the new addition of the house. Reference Preservation Package Plans (attached).



**Mechanical System, Utility Systems, Service Equipment & Electrical**

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

Element/Feature: Mechanical System

- 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 mechanical system will be install in the house. New utility systems and service equipment will be install in the new site location.

**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: Shed

- 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 non-historic shed will be remove to accommodate the new addition of the house. Reference Preservation Package Plans (attached).

NOV 15 2016

**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**

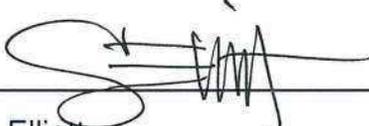
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling 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: 11/01/2016  
Name of Applicant: Craig Elliott



**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: Trim

- This involves:
- Preservation
  - Restoration
  - Reconstruction
  - Rehabilitation

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

The existing trim will be replace by new trim that follows the original house architecture.

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:



# Site History

1323 Woodside Avenue  
Park City, UT 84060

Historic Preservation Plan

## Building Description

The building is a one story structure with a modified pyramid roof. The exterior is a mismatch of brick asphalt shingle siding, lap siding and vertical groove plywood siding. The roofing is a deteriorated asphalt shingle. After further investigation, the brick asphalt shingle siding and the existing windows (With the exception of the windows in the filled in porch area) appear to be the original components to the house. The roof has partially collapsed and the south-east corner of the building has split open. The existing condition is very poor and is rapidly deteriorating.

## Original Date of Construction

1925

## History

<u>Year</u>	<u>Owner</u>
1924	Ontario Silver Mining Co.
1936	Laura Trotman
1941	Robert Wall
1946	Clyde/Araminta Henrikson
1977	Clyde/Araminta Henrikson & Jack Merrill Henrikson
1980	Woodside LTD Trust
1983	David R and Carol C Downs
2006	Katherine/Paul Marsh
2008	Woodside One L.L.C.
2008	Elliott Workgroup Development, L.L.C.



Exhibit H - 1353 Park Avenue  
Physical Conditions Report



# PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03376  
DATE RECEIVED: 11/15/17

### PROJECT INFORMATION

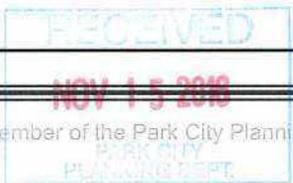
NAME: 1323 Woodside Avenue (Old site per Demolition Permit)  
ADDRESS: 1353 Park Avenue (New proposed site location)  
Park City, UT 84060  
TAX ID: SA-273-x (1353 Park Avenue) OR  
SUBDIVISION: Snyder's addition to Park City OR  
SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: 24  
HISTORIC DESIGNATION:  LANDMARK  SIGNIFICANT  NOT HISTORIC

### APPLICANT INFORMATION

NAME: Craig Elliott  
MAILING ADDRESS: P.O. Box 3419  
Park City UT 84060  
PHONE #: (435 ) 649 - 0092 FAX #: ( ) -  
EMAIL: celllott@elliottworkgroup.com

### APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Johanna Monson  
PHONE #: (435 ) 649 - 0092  
EMAIL: jmonson@elliottworkgroup.com



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

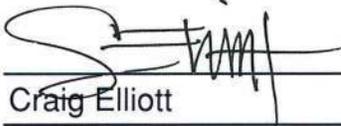
**ACKNOWLEDGMENT OF RESPONSIBILITY**

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

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

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

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

Signature of Applicant: 

Name of Applicant: Craig Elliott

Mailing Address: P.O. Box 3419  
Park City UT 84060

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

Email: celllott@elliottworkgroup.com

Type of Application: HDDR

**AFFIRMATION OF SUFFICIENT INTEREST**

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

Name of Owner: Park City Municipal Corporation

Mailing Address: P.O.Box 1480  
Park City UT 84060

Street Address/ Legal: 1323 Woodside Avenue, Park City UT 8460

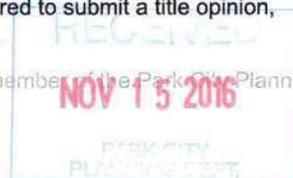
Description of Subject Property: Residential not in use

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.



# 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: Landscaping

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

No natural landscape present on new site. A non-historic building located on the center of the property is present. Asphalt driveway and parking exist covering the site. For old site landscaping reference Preservation Package submitted on February 19, 2009. No retaining walls, exterior steps or fences found on new site.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

[Empty box for describing deficiencies]

Photo Numbers: 1,2 Illustration Numbers: \_\_\_\_\_



## 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: **Structural System** \_\_\_\_\_

This involves:  An original part of the building Estimated date of construction: 1925  
 A later addition

Describe existing feature:

The building was boarded up and deemed unsafe. Any interior investigation of the building was not allowed. No records of the existing structural system exist. It is assumed to be a wood framed building.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

\_\_\_\_\_

Photo Numbers: 5, 6, 7 & 8 Illustration Numbers: \_\_\_\_\_



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.

### 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.

Roof  
Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  A later addition  
Estimated date of construction: 1925

Describe existing feature:

Hip roof structure with asphalt shingles. Roof have either collapsed or are in the process of collapsing. By comparing historic photos to the existing structure, it appears that, several roof lines have been altered. The historic roof at the East side of the house was modified by adding a pitched roof over the porch area. On the west side of the house a non-historic shed structure was added by extending the roof at the same angle as the historic pitch. The historic hip roof is at a 5.5:12 pitch. At the west side of the roof a brick chimney and a metal vent were added.  
Reference Preservation Package.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The roof have either collapsed or be in the process of collapsing by the time it was disassemble and save in storage for new reconstruction.

Photo Numbers: 3,4 Illustration Numbers: 1a



#### 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: \_\_\_\_\_

Describe existing feature:

At the West side of the roof a brick chimney and a metal vent are found.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The chimney and vent were collapsing by the time the house was disassemble.

Photo Numbers: 3,4,8 Illustration Numbers: \_\_\_\_\_



**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: Primary Facade

This involves:  An original part of the building 1925  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The primary facade adjacent to Woodside Avenue has a brick pattern asphalt shingle siding on stud wall. The historic porch area has been framed in and converted to interior space. Non-historic windows and door have been added and this area is currently boarded up.  
The facade presents a historic three partition window with wood framing. The windows are believed to be casements windows.  
The primary facade measures 29'-5" length by 8'-0" height.  
Reference submitted Preservation.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The primary facade is in poor condition. Exterior studs where place to hold the existing facade and avoiding it to collapsed.

Photo Numbers: 5 Illustration Numbers: 1a



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-8060 or visit us online at www.parkcity.org. Updated 10/2014.

Element/Feature: Secondary Facade 1

This involves:  An original part of the building 1925  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The South facade consists of brick asphalt shingle siding on the stud wall. On the South - East corner the non-historic windows and filled in porch area have been added to convert this area into interior space. No other penetration has been made into this facade. On the South-West corner of the facade a non-historic shed structure was added with asphalt shingle siding on the stud wall. Historic facade measures 21'-2" by 8'-0". Non-historic shed measures 6'-6" in length. Reference Preservation Package.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The secondary facade is in poor condition. Exterior studs where place to hold the existing facade and avoiding it to collapsed.

Photo Numbers: 6 Illustration Numbers: 3a



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.

Element/Feature: Secondary Facade 2

This involves:  An original part of the building 1925  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The North facade consists of brick asphalt shingle siding on the stud wall. Two historic windows exist on this facade, a casement and a slider window with wood framing. No other modified elements are present. The North facade measures 21'-2" by 8'-0" Reference Preservation Package.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Possible decay of the facade structure because of the unsave condition of the building.

Photo Numbers: 7 Illustration Numbers: 4a



**6. Foundation**

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

Element/Feature: Foundation

This involves:  An original part of the building  A later addition  
Estimated date of construction: 1925

Describe existing feature:

No known foundation exists for this building. The Historic site Form states that there is no existing foundation.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

[Empty box for describing deficiencies]

Photo Numbers: 17 Illustration Numbers: \_\_\_\_\_



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.

### 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: **Porch**

This involves:  An original part of the building  A later addition Estimated date of construction: 1925

Describe existing feature:

The historic porch is located on the South - East corner of the building. The porch has been framed in and converted to interior space. Door and windows have been added. 96 square feet of adjacent space was capture to increase the footprint of the building. The historic pony wall exist of brick asphalt shingles on stud wall. The dimension of the original porch was 14'-10" by 6'-6". Reference Preservation Package.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The modify historic porch is in poor condition. Studs were added to the exterior of the porch to support the structure of the building.

Photo Numbers: 5,6 & 9 Illustration Numbers: 1b, 3b



**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: **Mechanical system**

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The building was boarded up and deemed unsafe. Any interior investigation of the building was not allowed. No records of the existing mechanical system exist.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

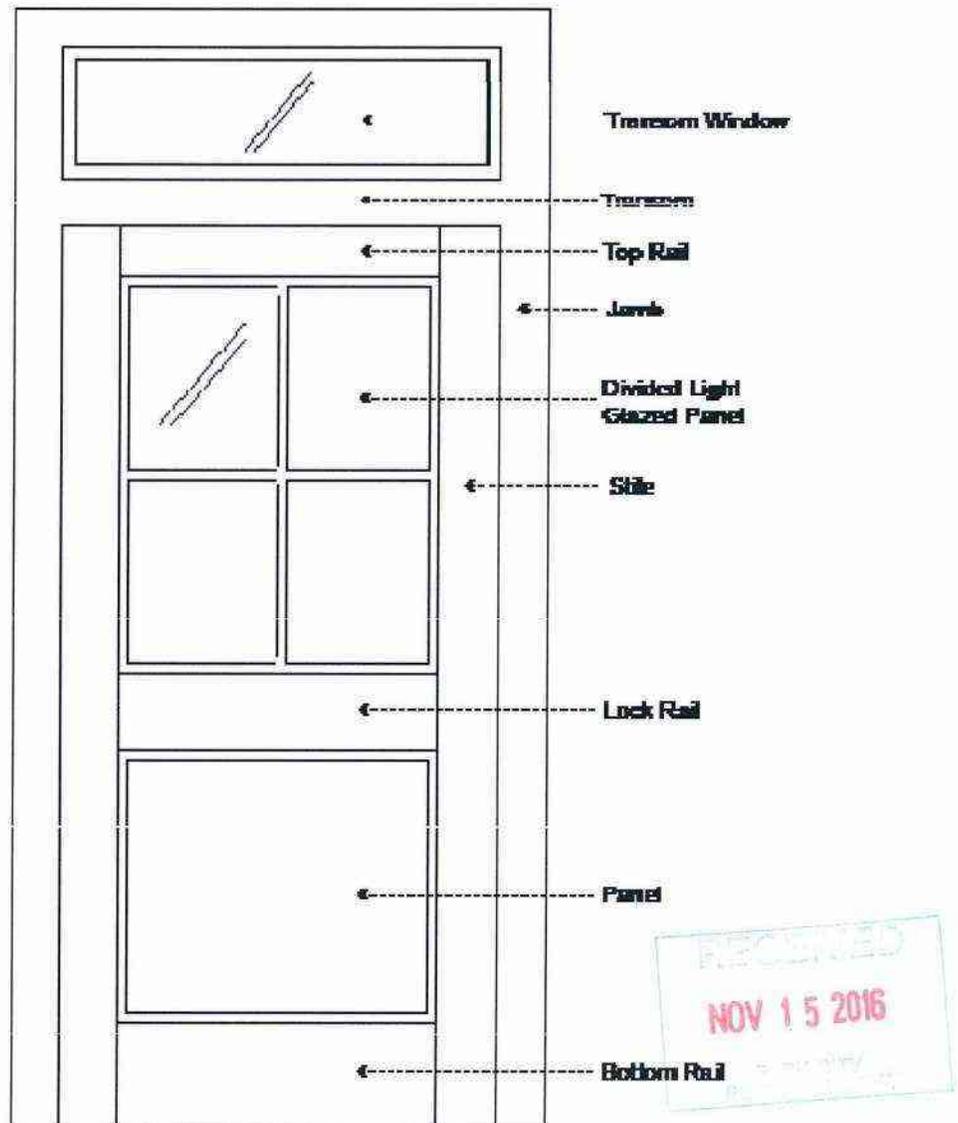


## 9. Door Survey

### 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: 2  
 Number of historic doors on the structure: 1  
 Number of existing replacement/non-historic doors: 1  
 Number of doors completely missing: 1

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	Poor	Entrance door is boarded up	9	
2	Poor	Non historic shed door	10	
	Fair			

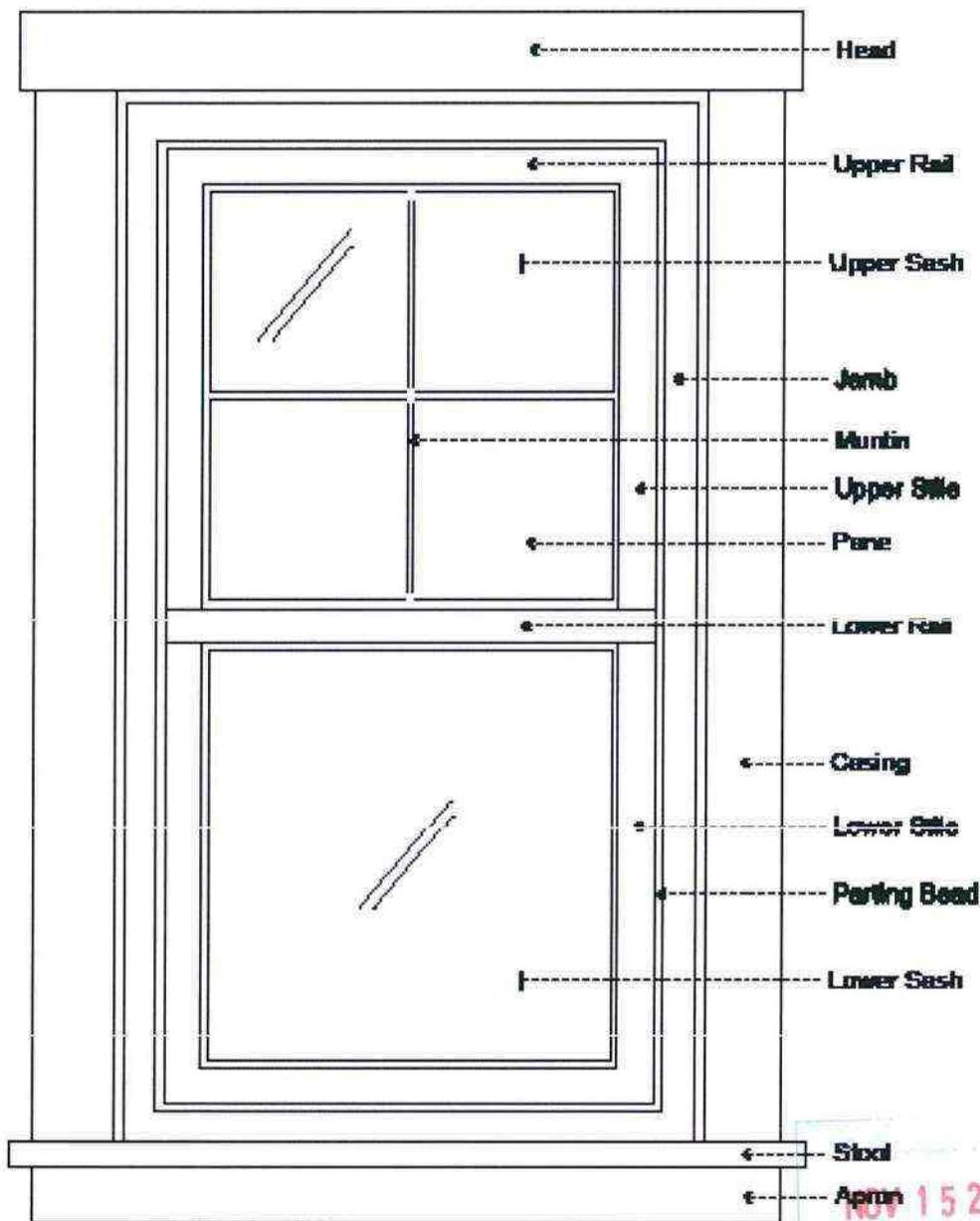


If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5050 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

## 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) 635-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

*Window Survey Form*

Total number of window openings on the exterior of the structure: 11  
 Number of historic windows on the structure: 7  
 Number of existing replacement/non-historic windows: 4  
 Number of windows completely missing: 3

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

Number of windows to be replaced: 11

<i>Window #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
1	Poor	fixed window	11	x
2	Poor	inoperable window	11	x
3	Poor	inoperable window	11	x
4	Poor	inoperable slider window	12	x
5	Poor	inoperable casement window	13	x
6	Poor	non-historic	14	
7	Poor	non-historic	14	
8	Poor	missing	6	
9	Poor	missing	6	
10	Poor	missing	8	
11	Poor	non visible slider	8	
	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](http://www.parkcity.org). Updated 10/2014.

NOV 15 2016

### 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: 1925

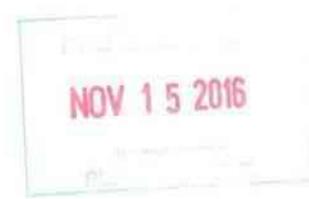
Describe existing feature:

The building was boarded up and deemed unsfe. Any interior of the building was not allowed .

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

[Empty box for describing deficiencies]

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_



**Supplemental Sheets**

Supplemental Page \_\_\_ of \_\_\_

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

Element/Feature: **Rear Facade**

This involves:  An original part of the building 1925  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The West facade consists of non-historic vertical wood siding on the stud wall. On the South-West corner a non-historic door and shed structure were added with a combination of vertical wood siding and brick asphalt shingles siding on the stud wall. One slider window and a casement window exists on the vertical siding. A non-historic plumbing vertical vent exist on the center of the facade. The West facade measures 29'-5" by 8'-0". Reference Preservation Package.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The rear facade is in poor condition with not maintain vertical siding. The structure of the facade is compromised by the unsafe interior of the house.

Photo Numbers: 8 Illustration Numbers: 2a



Element/Feature: Trim

This involves:  An original part of the building 1925  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

No visible trim found around windows and doors. The windows have a 2" square edge wood frame.  
The eaves and soffits of the roof had a 1"x4" square wood fascia with no details.  
No corner boards or pilasters are found in this building.  
Reference Preservation Package.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The trim of the house was collapsing by the time the house was disassemble.

Photo Numbers: 15 & 16 Illustration Numbers: \_\_\_\_\_



Element/Feature: Shed

This involves:  An original part of the building  
 A later addition Estimated date of construction: \_\_\_\_\_

Describe existing feature:

The shed on the South-West corner was added to the building. No chronological information is available. The shed consist of a combination of brick asphalt shingle and vertical wood siding with a single pitch roof attached to the original building. The shed measures 9'-8" length by 6'-6" with. The porch framed in is consider by the Historic Site Form a major addition.

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

The building was deemed unsafe.

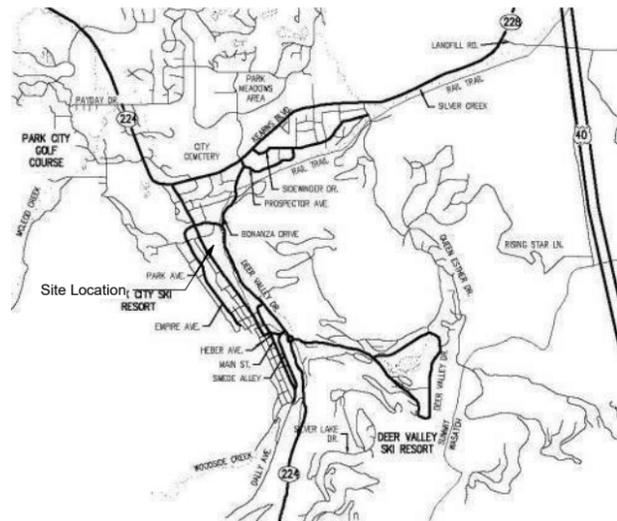
Photo Numbers: 10 Illustration Numbers: \_\_\_\_\_



Exhibit F - Historic District Design Review  
Existing and Proposed Plans

# 1353 Park Avenue

1353 Park Avenue  
 (old 1323 Woodside Ave)  
 Park City, Utah  
 Historic District Design Review  
 November 1st, 2016



## PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Park City Municipal Corporation 445 Marsac Avenue, P.O. Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0092 Contact: Steve Bruemmer	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

## SERVICE CONTACTS

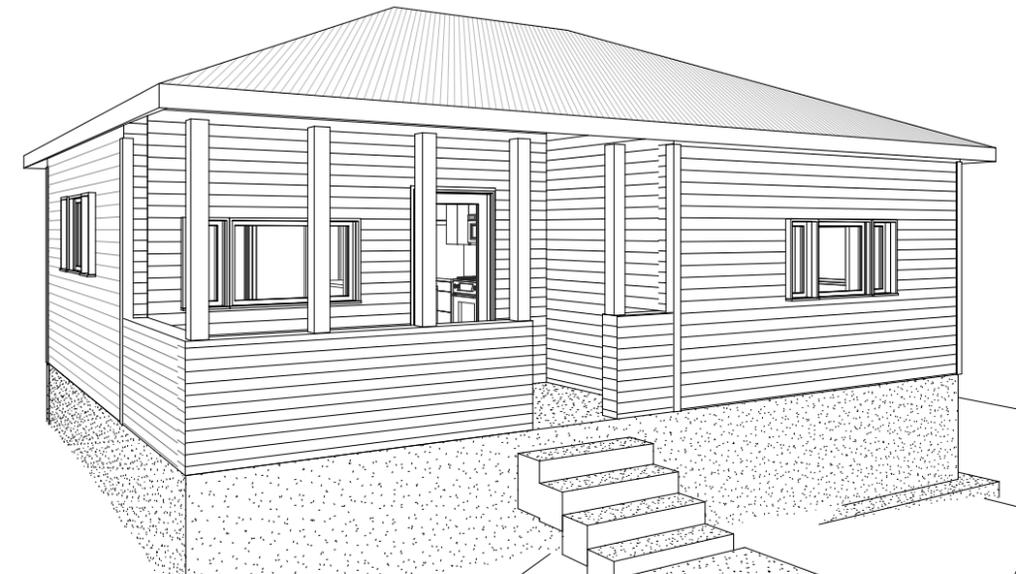
Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Bitner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1460 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993

## DRAWING INDEX

Historic District Design Review	
HDDR-005	EXISTING PLANS
HDDR-006	EXISTING ELEVATIONS
Historic District Design Review	
HDDR-001	COVER SHEET
HDDR-002	SURVEY
HDDR-003	EXISTING SITE PLAN
HDDR-004	PHOTOS - EXISTING CONDITIONS
HDDR-007	SURVEY- NEW LOCATION
HDDR-008	PROPOSED SITE PLAN
HDDR-009	PHOTOS - NEW LOCATION
HDDR-010	PROPOSED FLOOR PLANS
HDDR-011	PROPOSED SECTION & STREETScape
HDDR-012	PROPOSED ELEVATIONS
HDDR-013	WINDOWS & DOORS TYPES/ DETAILS

## BUILDING DESCRIPTION

The resident located at 1323 Woodside in Park City, was built in 1925 on the Woodside Avenue site (Per Demolition Permit). The proposed location in 1353 Park Avenue, has a relatively flat site with no natural landscape. The historic House is a "foursquare" form one story structure with hipped roof. Many element of the house where altered like the roof and porch (See Preservation Package). The porch area has it's original form as well as the roof. A new addition on the back follows the historic era and improves the interior space. In response to statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide for visual aesthetic complement to the character and function of the community shall be paramount to any proposed improvement. All new design on this house has been design to comply with the Design Guidelines regulation.



November 1st, 2016

**elliott  
workgroup**  
architecture  
364 Main Street PO Box 3419 Park City, Utah 84060  
435.649.0092 801.415.1839 www.elliottworkgroup.com

1353 Park Avenue

1353 Park Avenue  
 (old 1323 Woodside Ave)  
 Park City, Utah

COVER SHEET

# HDDR-001



**Evergreen Engineering, Inc.**  
 Civil Engineering • Land Surveying • Land Planning  
 P.O. Box 2681 • Park City, UT • 84060  
 Phone: 435-649-4687 • Fax: 435-649-9219  
 E-mail: office@evergreen-eng.com

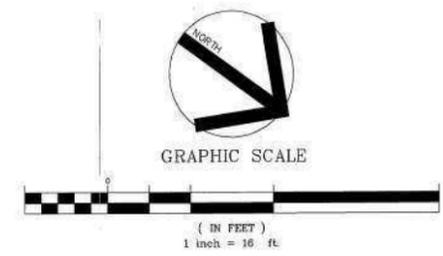
REVISIONS	DATE	BY	COMMENTS

--

SURVEYED BY:	GRW/ADM
DRAWN BY:	GRW
CHECKED BY:	GRW

**EXISTING CONDITIONS SURVEY**  
**1321-1323 WOODSIDE AVENUE**  
 DATE: 07/24/07  
 DWG: B2AROS.DWG  
 BY: MR. PAUL MARSH

SHEET 1 OF 1



**DEED DESCRIPTION(S)**

BOOK 1750 PAGE 1100:  
 BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 156.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54°01' WEST 75.00 FEET; THENCE NORTH 35°59' WEST 1.5 FEET; THENCE NORTH 54°01' EAST 69.0 FEET; THENCE SOUTH 35°59' EAST 1.5 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1098:  
 BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54°01' WEST 75.00 FEET; THENCE NORTH 35°59' WEST 40.78 FEET; THENCE NORTH 54°01' EAST 75.00 FEET; THENCE SOUTH 35°59' EAST 40.78 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1096:  
 BEGINNING AT A POINT NORTH 54°01' EAST 156 FEET AND SOUTH 35°59' EAST 332 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 35°59' EAST 60 FEET; THENCE SOUTH 54°01' WEST 75 FEET; THENCE NORTH 35°59' WEST 60 FEET; THENCE NORTH 54°01' EAST 75 FEET TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 147.28 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54°01' WEST 75 FEET; THENCE NORTH 35°59' WEST 9.22 FEET; THENCE NORTH 54°01' EAST 75.00 FEET; THENCE SOUTH 35°59' EAST 9.22 FEET TO THE POINT OF BEGINNING.

**COMBINED PARCEL DESCRIPTION**

COMMENCING AT THE INTERSECTION OF 14TH STREET AND PARK AVENUE, SNYDERS ADDITION TO PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE SOUTH 35°59'00" EAST ALONG THE CENTERLINE OF SAID PARK AVENUE, 458.50 FEET AND SOUTH 54°01'00" WEST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING (SAID POINT OF BEGINNING ALSO BEING NORTH 54°01'00" EAST, 150.00 FEET AND NORTH 35°59'00" WEST, 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY SURVEY); THENCE SOUTH 54°01'00" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 35°59'00" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 54°01'00" EAST A DISTANCE OF 6.00 FEET; THENCE NORTH 35°59'00" WEST A DISTANCE OF 61.30 FEET; THENCE NORTH 54°01'00" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH 35°59'00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 54°01'00" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 35°59'00" EAST A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING. CONTAINS: 8,353.50 SQUARE FEET OR 0.19 ACRES.

**SURVEYORS CERTIFICATE**

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.



GREGORY R. WOLBACH \_\_\_\_\_ DATE: \_\_\_\_\_

- NOTES:**
1. BASIS OF BEARING: NORTH 35°59'00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
  2. PROPERTY CORNERS: SET REBAR WITH CAP MARKED "EVERGREEN ENG" "LS 187788" AT EXTERIOR BOUNDARY CORNERS AS SHOWN HEREON.
  3. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
  4. DATE OF SURVEY: MAY 25, 2007
  5. THIS PROPERTY IS WITHIN ZONE RC. SEE THE PARK CITY MUNICIPAL CORPORATION MUNICIPAL CODE: "TITLE 15 LAND MANAGEMENT CODE - CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT" FOR DEVELOPMENT REQUIREMENTS.
  6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
  7. ALL BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
  8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

SBWRD MH# 2-4-16-358  
 RM ELEVATION=6903.17  
 INV IN=6895.06 (8" MAIN)  
 NV IN=6895.06 (8" MAIN)  
 INV IN=6895.06 (6" LAT.)  
 INV OUT=6894.86 (8" MAIN)

SBWRD MH# 2-4-16-91  
 RM ELEVATION=6900.42  
 INV FL =6894.10  
 NV FL=6895.57  
 (WOODSIDE - 10" MAIN)

SBWRD MH# 2-4-16-90  
 RM ELEVATION=6892.41  
 INV FL =6884.28 (10" MAIN)

FOUND & ACCEPTED ROAD MONUMENT AT THE INTERSECTION OF 13TH ST. & PARK AVENUE

FOUND & ACCEPTED ROAD MONUMENT AT THE INTERSECTION OF 14TH ST. & PARK AVENUE

NORFOLK AVENUE

EDWIN & ZELDA MARZEC

PARK CITY MUNICIPAL CORP.

AMENDED DOUBLE JACK CONDOMINIUMS

PARK CITY MUNICIPAL CORP. SENIOR CITIZEN CENTER

SILVER CLIFF VILLAGE

WOODSIDE AVENUE (NOT PLATTED)

WOODSIDE AVENUE (NOT PLATTED)

BLOCK 24

PARK CITY FIRE DEPARTMENT

SERNYAK SUBDIVISION

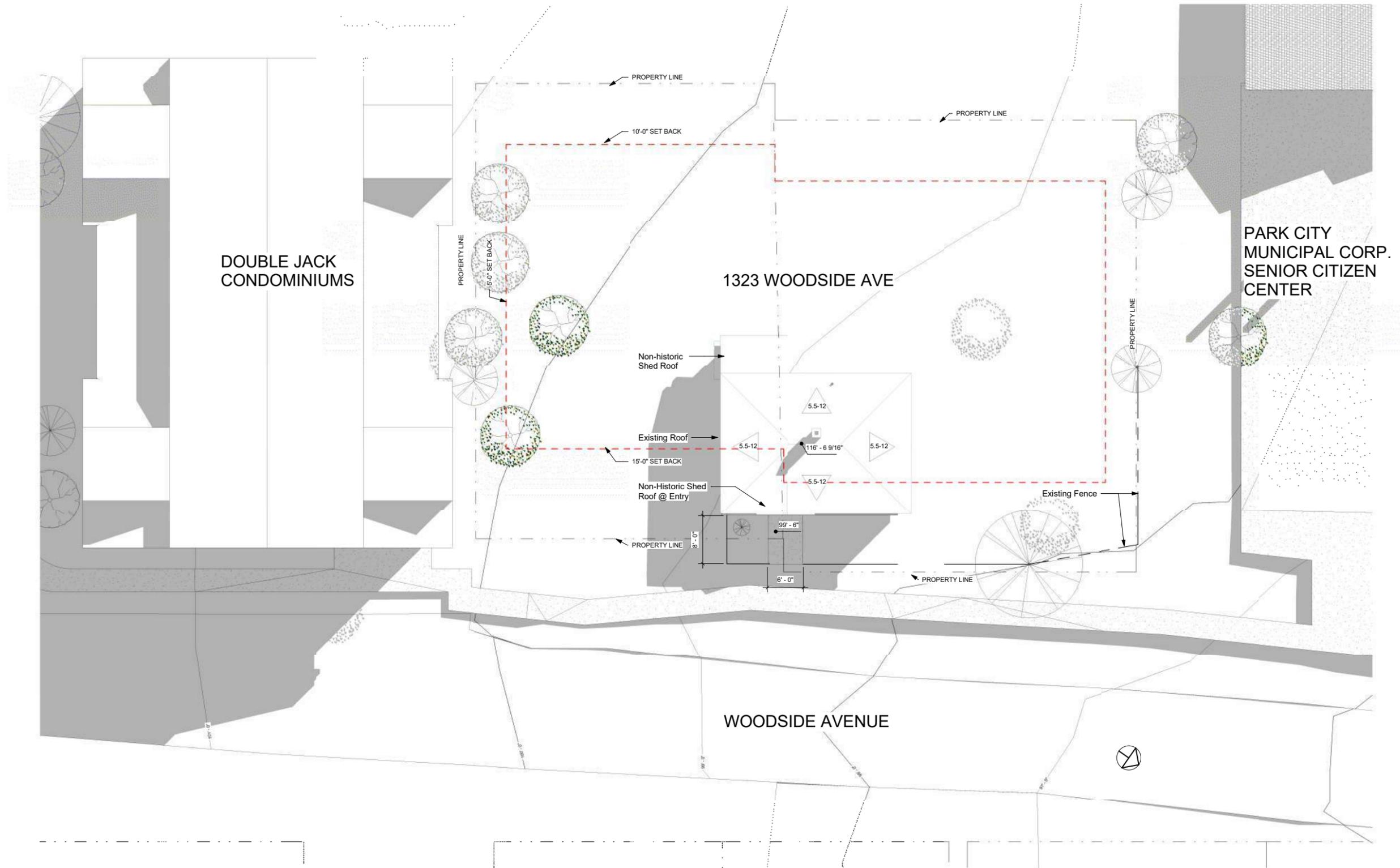
PARK AVENUE

1353 Park Avenue

PLOTTED: JUNE 5, 2007

November 1st, 20

Packet Pg. 291



1 1323 Woodside Ave. Site Plan  
 SCALE: 1/8" = 1'-0"



7 Neighborhood Looking West  
SCALE: 1" = 1'-0"



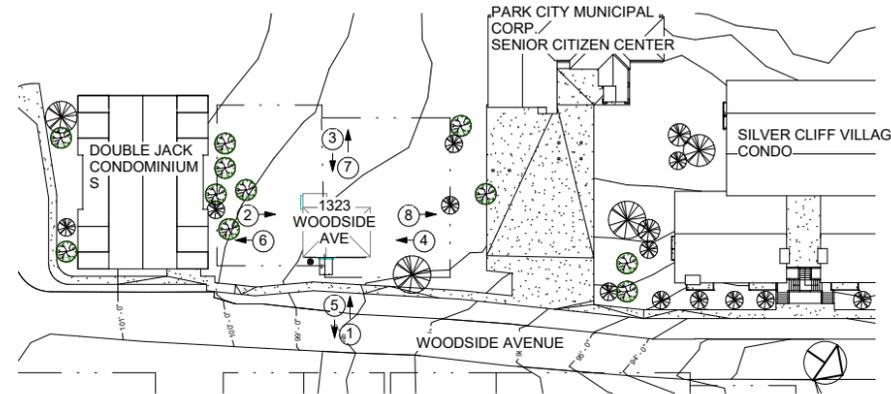
3 Existing Looking East  
SCALE: N.T.S.



8 Neighborhood Looking North  
SCALE: 1" = 1'-0"



2 Existing Looking North  
SCALE: N.T.S.



4 Existing Looking South  
SCALE: N.T.S.



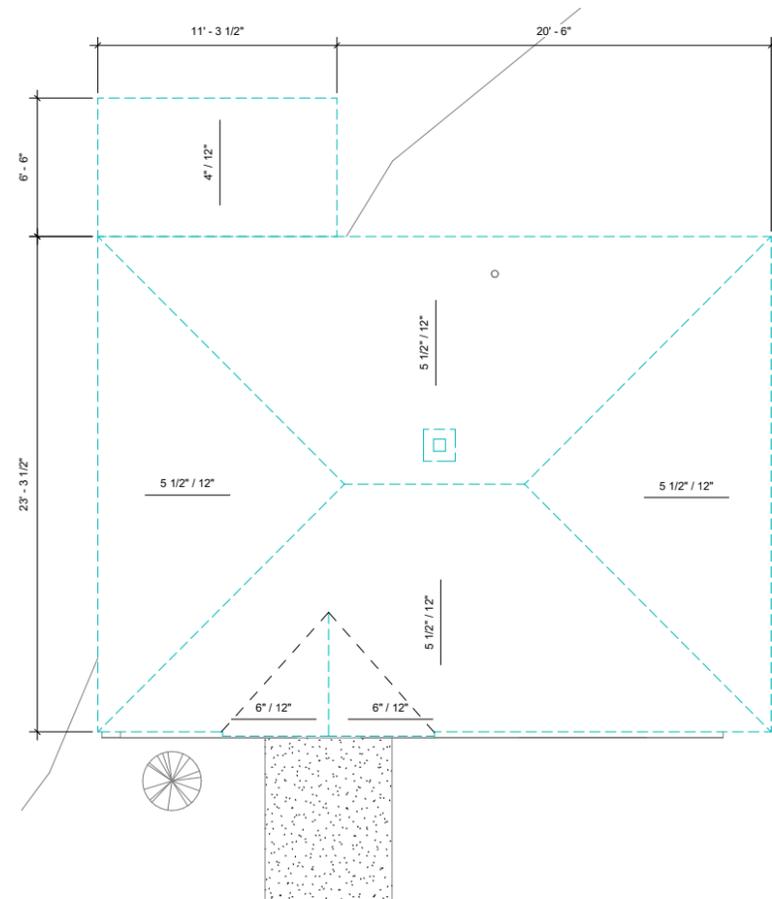
6 Neighborhood Looking South  
SCALE: 1" = 1'-0"



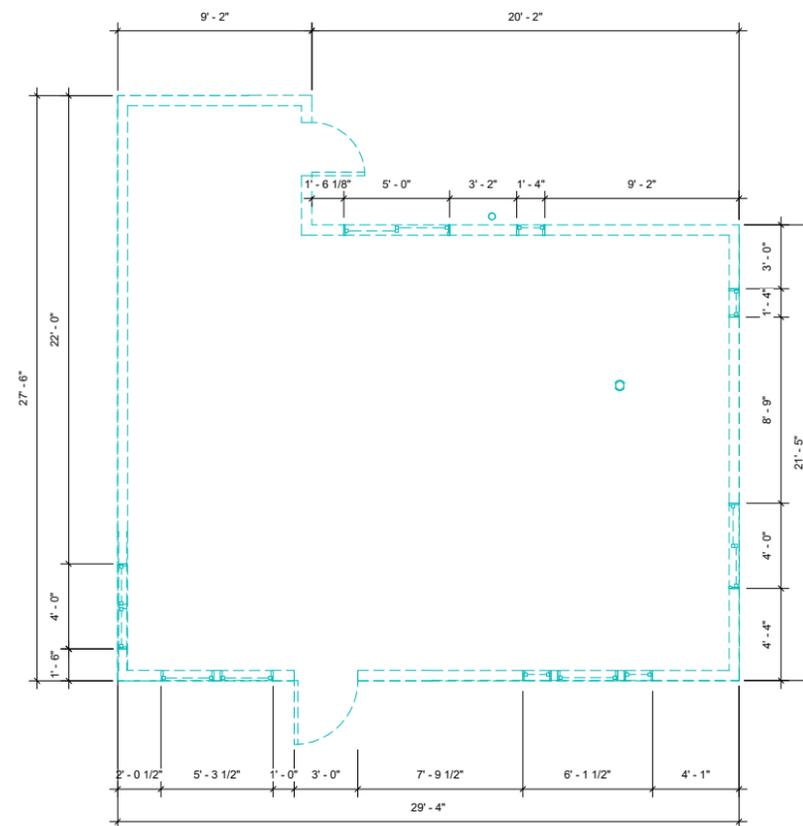
1 Existing Looking West  
SCALE: N.T.S.



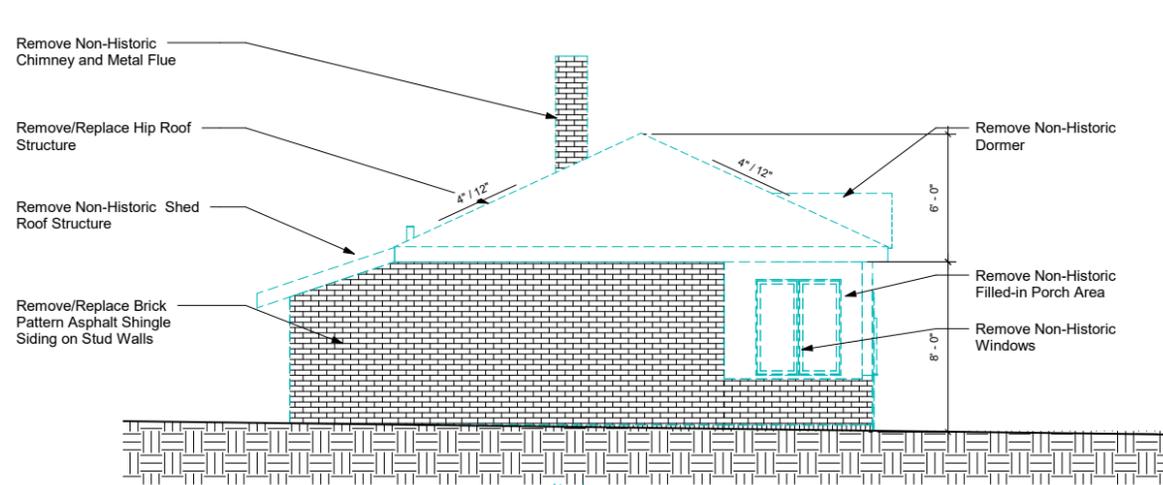
5 Neighborhood Looking East  
SCALE: 1" = 1'-0"



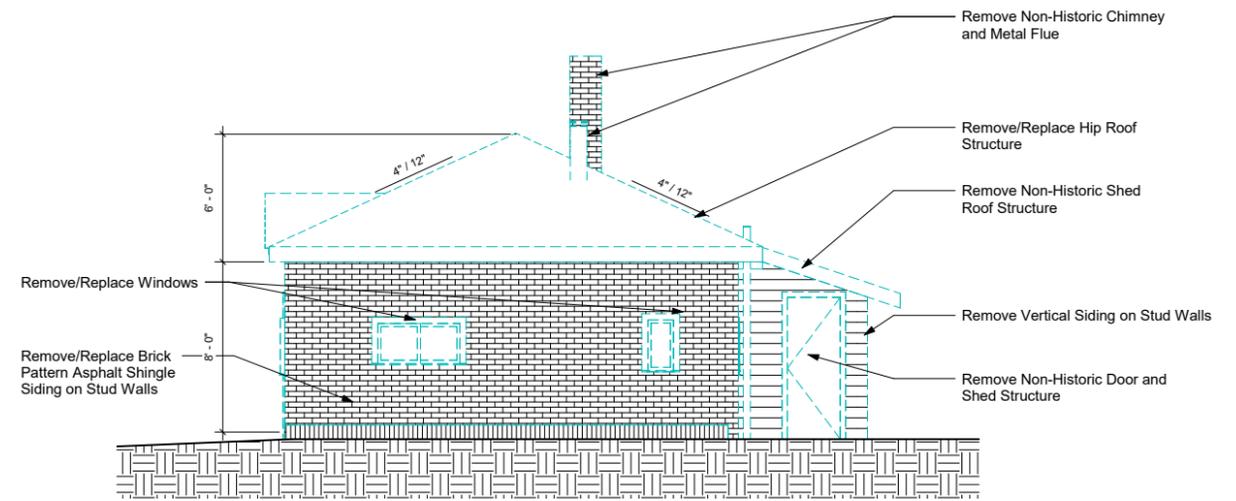
2 Existing Roof Plan  
SCALE: 1/4" = 1'-0"



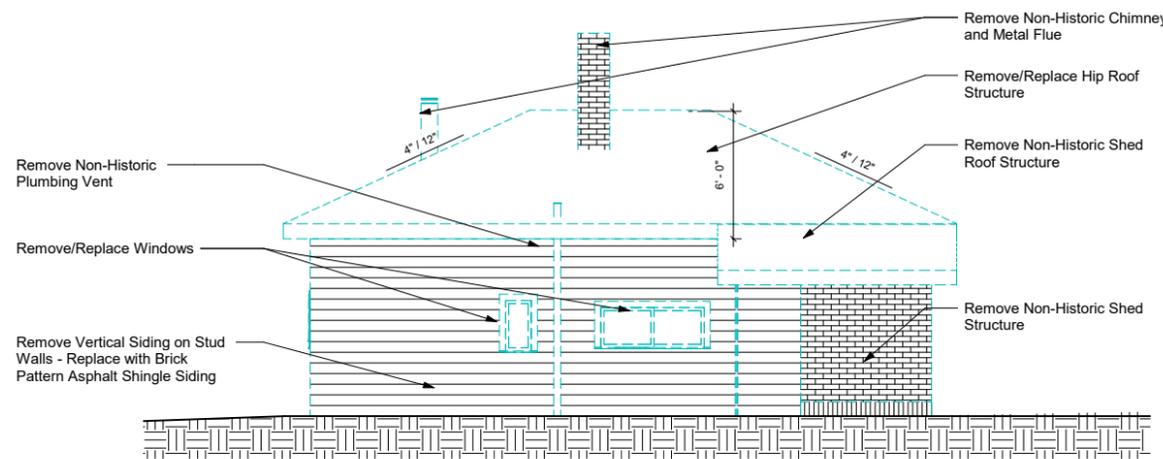
1 Existing Floor Plan  
SCALE: 1/4" = 1'-0"



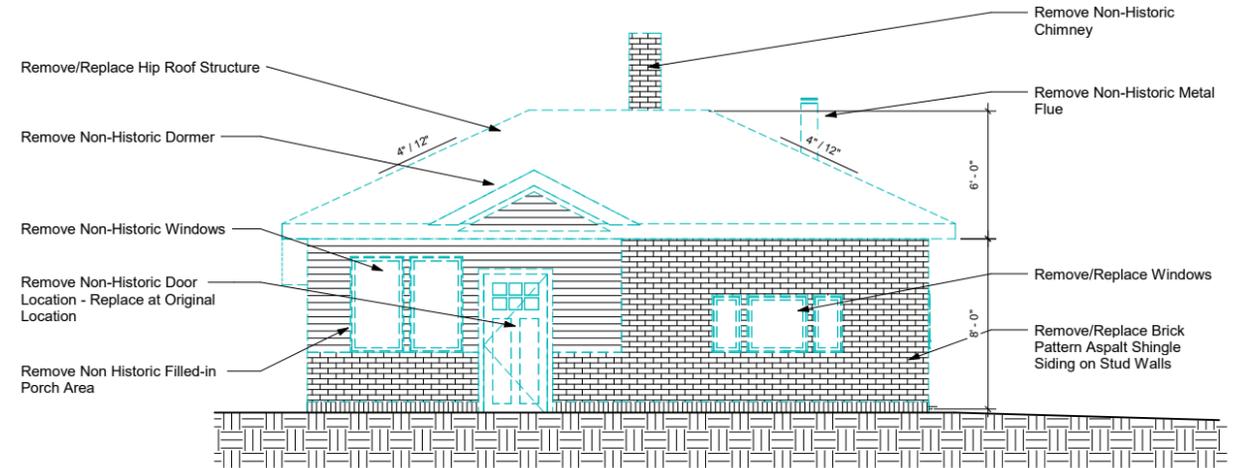
4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



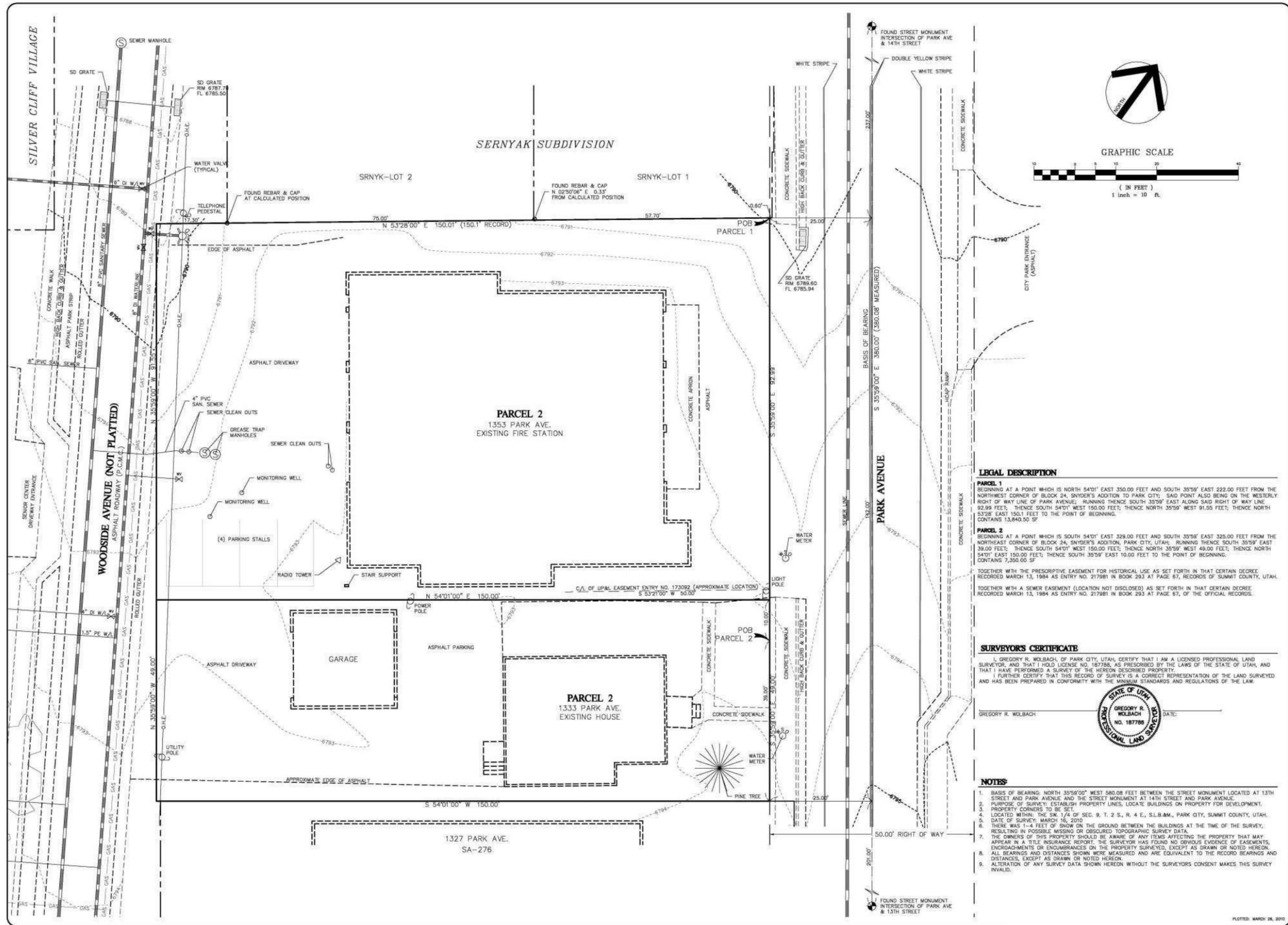
2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



**LEGAL DESCRIPTION**

**PARCEL 1**  
 BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 350.00 FEET AND SOUTH 35°59' EAST 222.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDER'S ADDITION, PARK CITY, UTAH; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF PARK AVENUE; RUNNING THENCE SOUTH 35°59' EAST ALONG SAID RIGHT OF WAY LINE 92.99 FEET; THENCE SOUTH 54°01' WEST 150.00 FEET; THENCE NORTH 35°59' WEST 91.55 FEET; THENCE NORTH 53°28' EAST 150.1 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 13,840.50 SF

**PARCEL 2**  
 BEGINNING AT A POINT WHICH IS SOUTH 54°01' EAST 329.00 FEET AND SOUTH 35°59' EAST 325.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 24, SNYDER'S ADDITION, PARK CITY, UTAH; RUNNING THENCE SOUTH 35°59' EAST 39.00 FEET; THENCE SOUTH 54°01' WEST 150.00 FEET; THENCE NORTH 35°59' WEST 49.00 FEET; THENCE NORTH 54°01' EAST 150.00 FEET; THENCE SOUTH 35°59' EAST 10.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 7,350.00 SF

TOGETHER WITH THE PREScriptive EASEMENT FOR HISTORICAL USE AS SET FORTH IN THAT CERTAIN DECREE RECORDED MARCH 13, 1984 AS ENTRY NO. 217981 IN BOOK 293 AT PAGE 67, RECORDS OF SUMMIT COUNTY, UTAH.  
 TOGETHER WITH A SEWER EASEMENT (LOCATION NOT DISCLOSED) AS SET FORTH IN THAT CERTAIN DECREE RECORDED MARCH 13, 1984 AS ENTRY NO. 217981 IN BOOK 293 AT PAGE 67, OF THE OFFICIAL RECORDS.

**SURVEYORS CERTIFICATE**

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

GREGORY R. WOLBACH: \_\_\_\_\_ DATE: \_\_\_\_\_  
 STATE OF UTAH  
 GREGORY R. WOLBACH  
 NO. 187788  
 PROFESSIONAL LAND SURVEYOR

**NOTES**

1. BASIS OF BEARING: NORTH 35°59'00" WEST 560.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PURPOSE OF SURVEY: ESTABLISH PROPERTY LINES, LOCATE BUILDINGS ON PROPERTY FOR DEVELOPMENT. PROPERTY CORNERS TO BE SET.
3. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
4. DATE OF SURVEY: MARCH 16, 2010
5. THERE WAS 1-4 FEET OF SNOW ON THE GROUND BETWEEN THE BUILDINGS AT THE TIME OF THE SURVEY, RESULTING IN POSSIBLE MISSING OR OBSCURED TOPOGRAPHIC SURVEY DATA.
6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

1353 Park Avenue

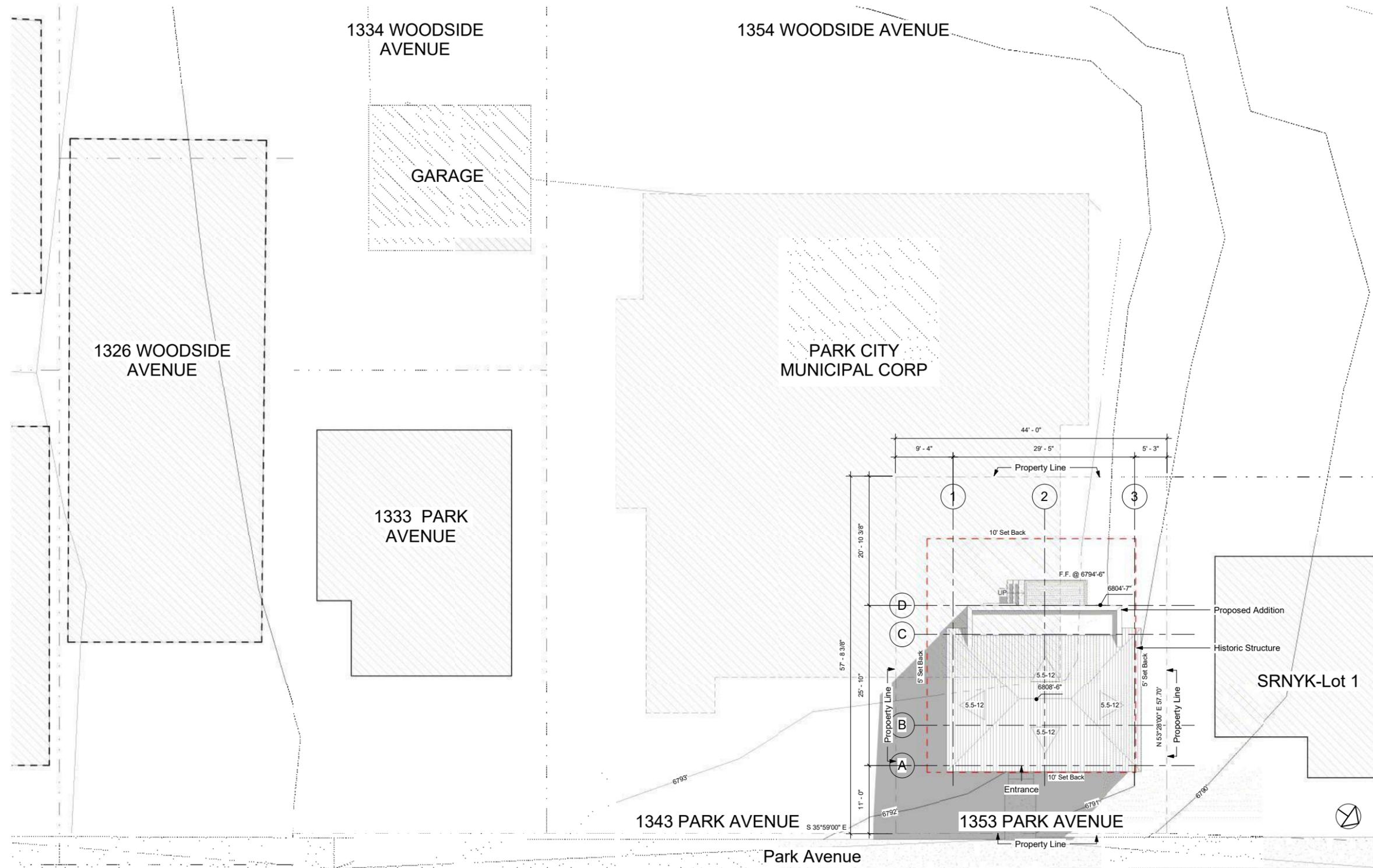
**Evergreen Engineering, Inc.**  
 Civil Engineering • Land Surveying • Land Planning  
 1670 Bonanza Drive • Suite 104 • Park City, UT 84302  
 Phone: (435) 849-4657 • Fax: (435) 849-8279  
 E-mail: office@evergreen-eng.com

REVISIONS  
 COMMENTS  
 DATE BY

SURVEYED BY: GRW/ADM  
 DRAWN BY: ADM  
 CHECKED BY: GRW/ADM

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**1333/1353 PARK AVE.**  
 DWG: EEBPARK-ROS.DWG  
 JOB NO: 1003  
 FOR: ELLIOTT WORKGROUP

SHEET 1 OF 1



1 1353 Park Avenue Site Plan  
SCALE: 1/8" = 1'-0"



1 1353 Park Ave. Looking North  
SCALE: 1" = 1'-0"



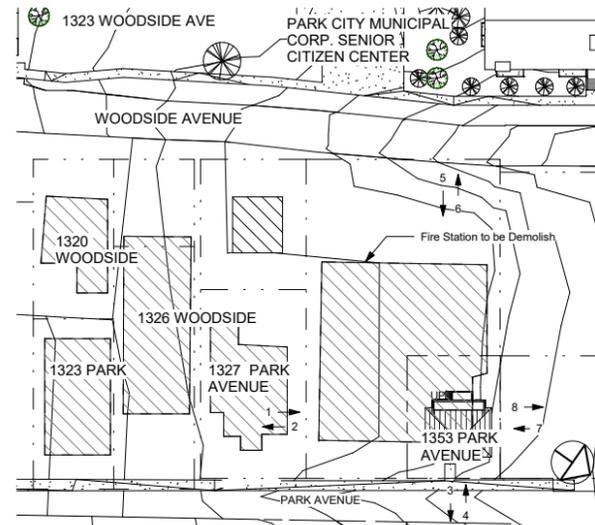
5 1353 Park Ave. Looking East  
SCALE: 1" = 1'-0"



6 1353 Neighborhood Looking West  
SCALE: 1" = 1'-0"



2 1353 Neighborhood Looking South  
SCALE: 1" = 1'-0"



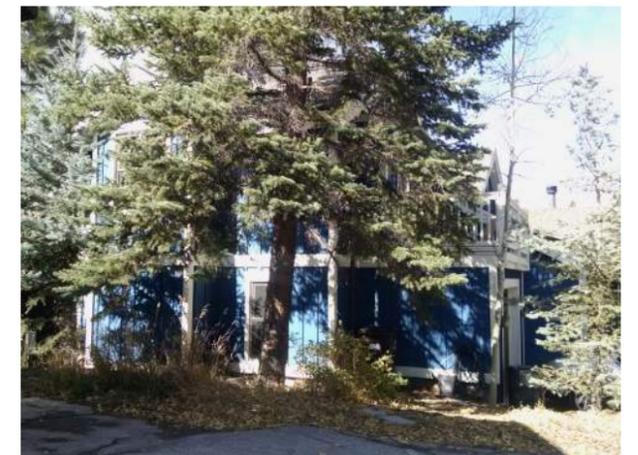
7 1353 Park Ave. Looking South  
SCALE: 1" = 1'-0"



3 1353 Park Avenue Neighborhood Looking East  
SCALE: 1" = 1'-0"



4 1353 Park Ave. Looking West  
SCALE: 1" = 1'-0"



8 1353 Park Ave. Neighborhood Looking North  
SCALE: 1" = 1'-0"

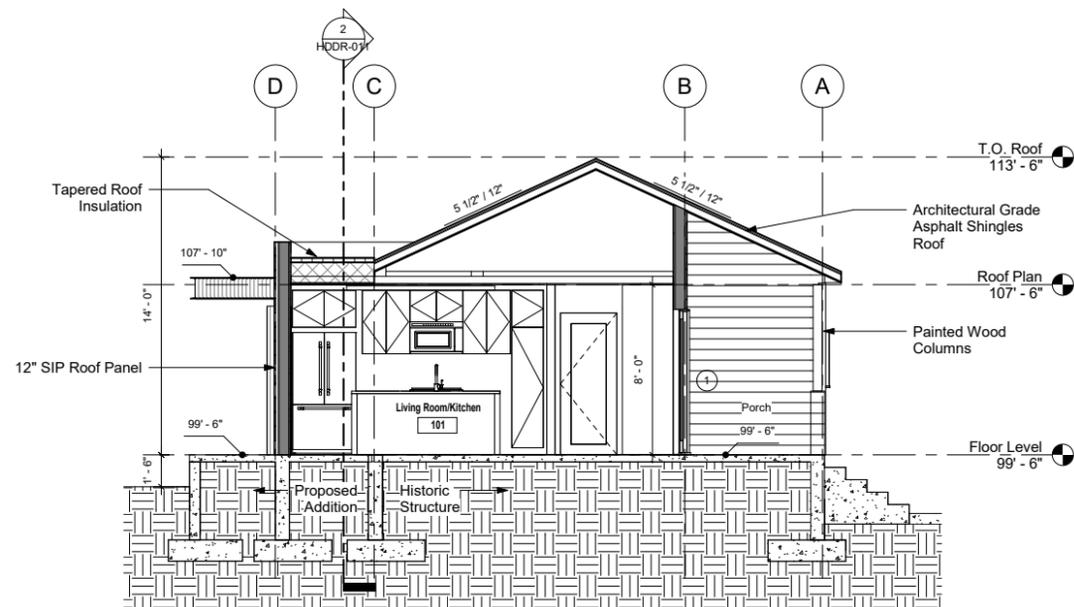




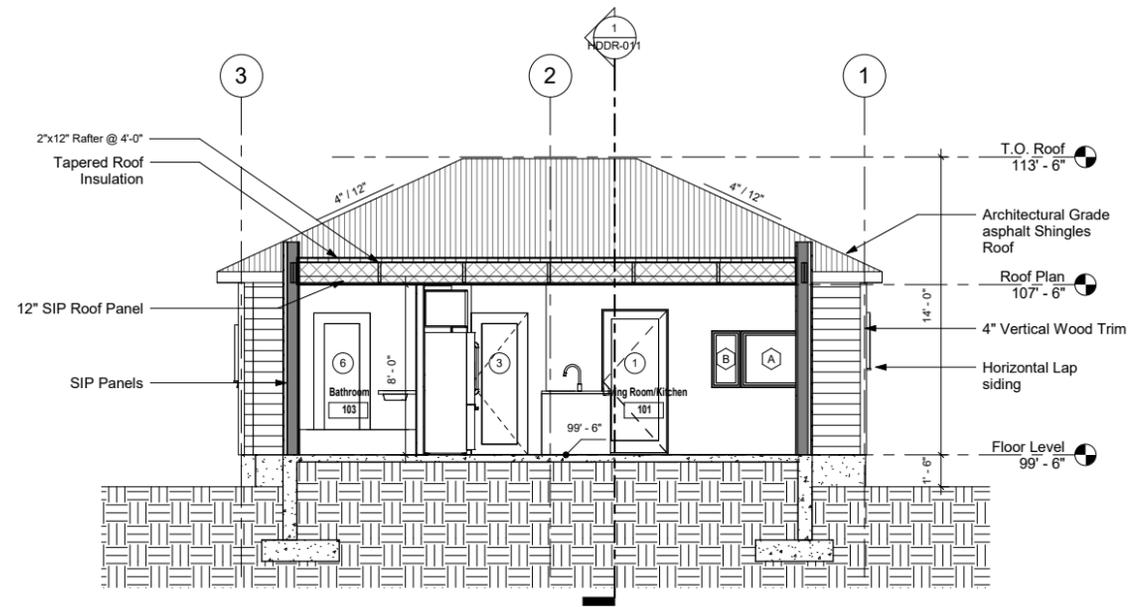
4 Streetscape 1353 Park Avenue  
SCALE: 1" = 10'-0"



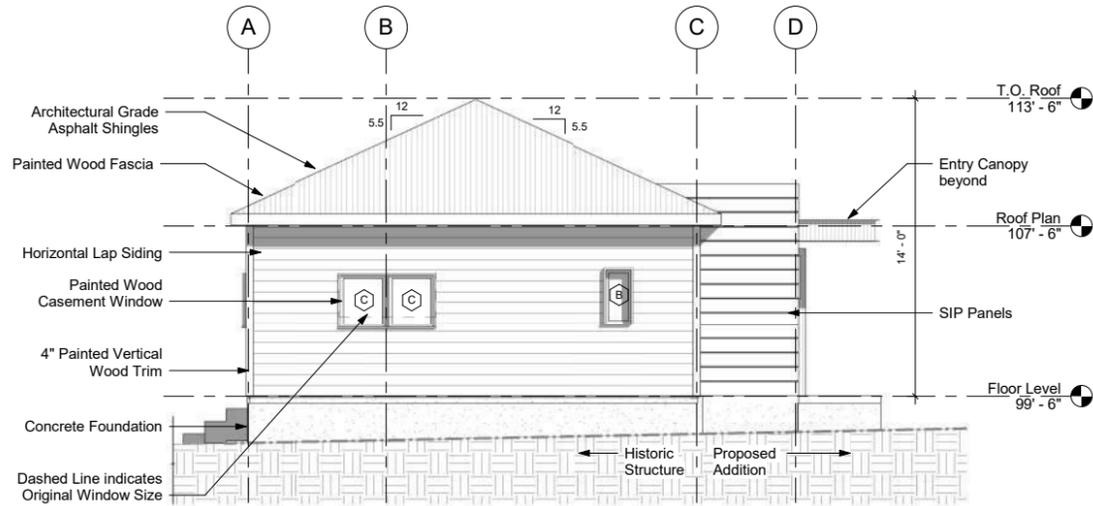
3 Streetscape 1323 Woodside Ave.  
SCALE: 1" = 10'-0"



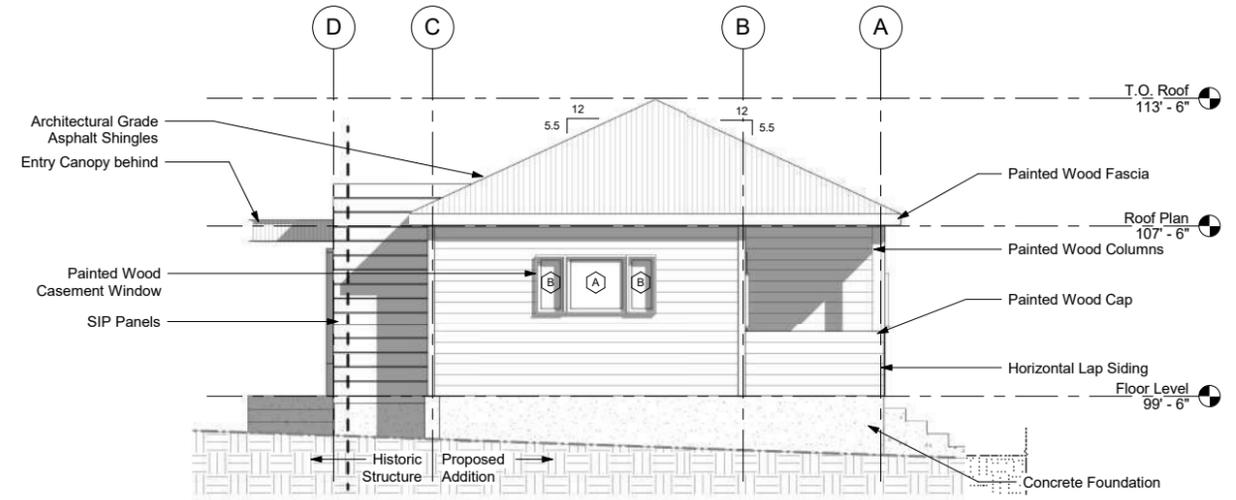
1 Section 1  
SCALE: 1/4" = 1'-0"



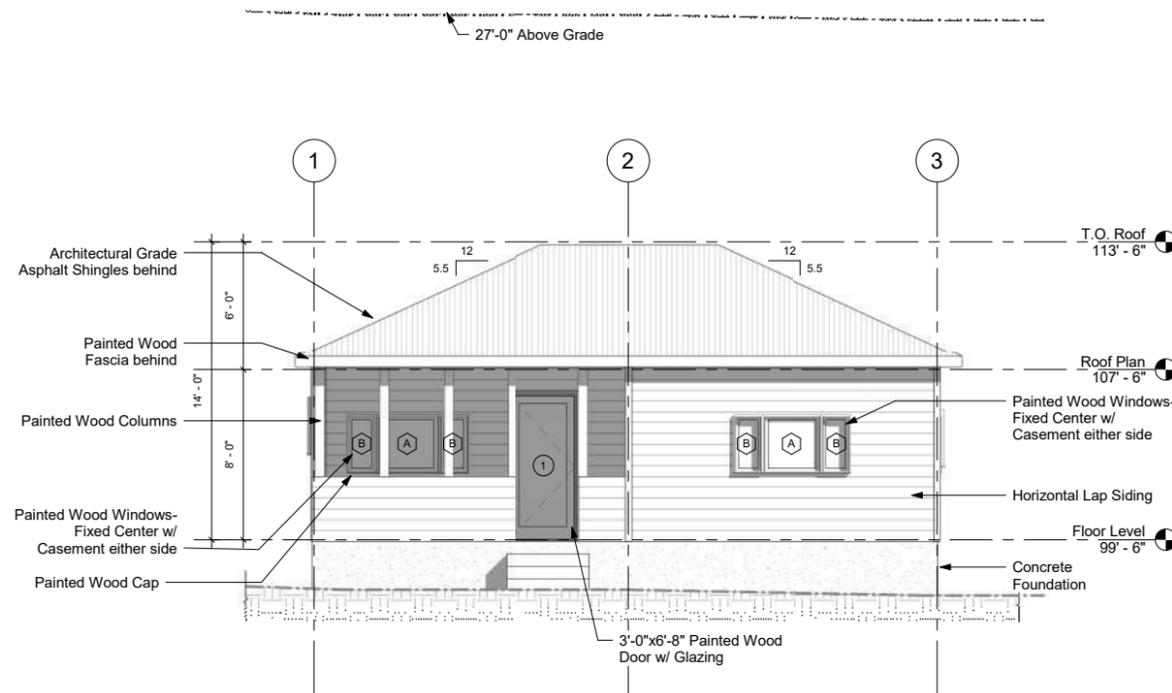
2 Section 2  
SCALE: 1/4" = 1'-0"



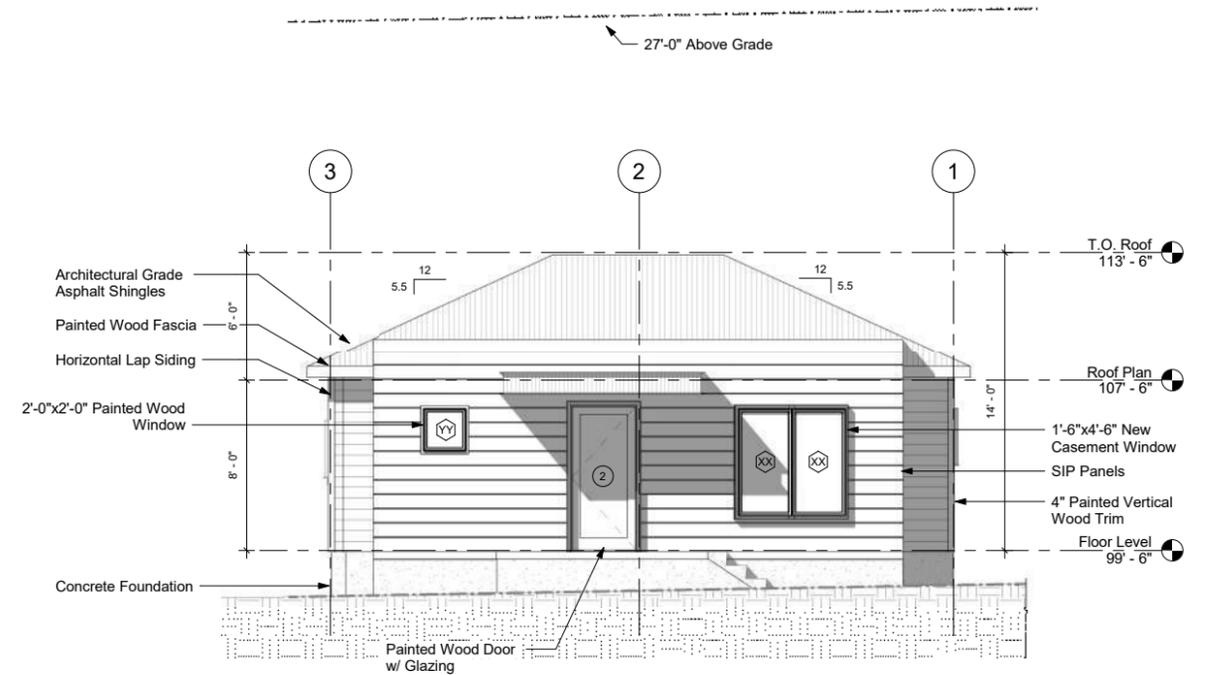
4 New South Elevation  
SCALE: 1/4" = 1'-0"



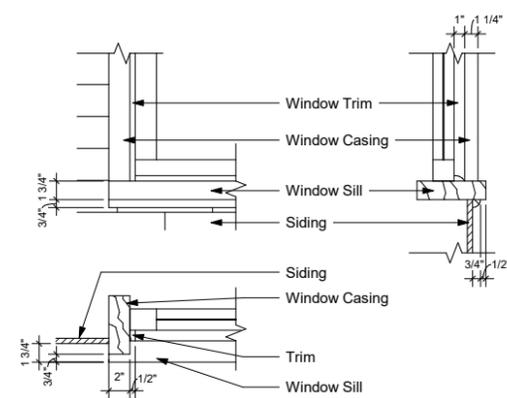
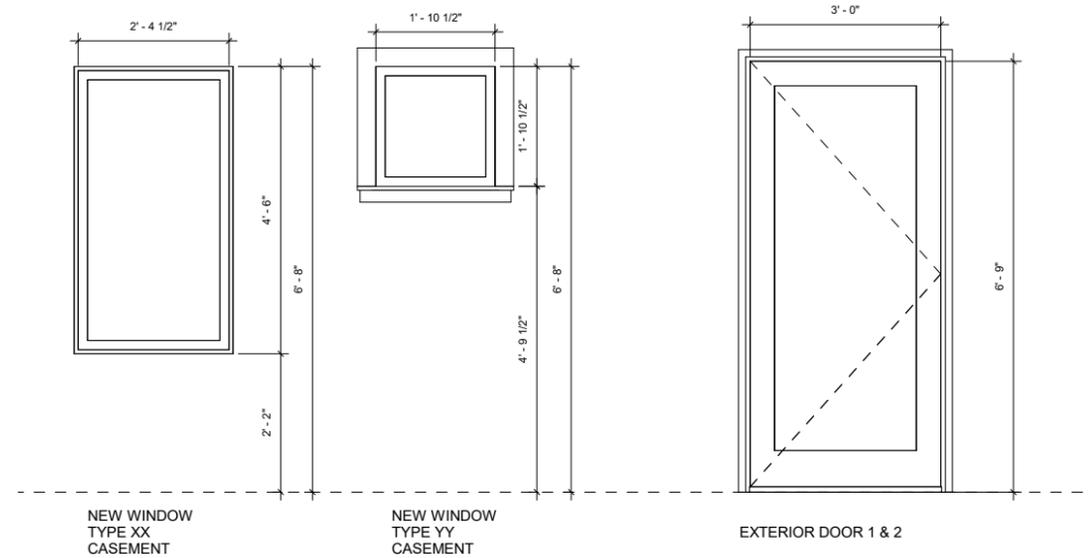
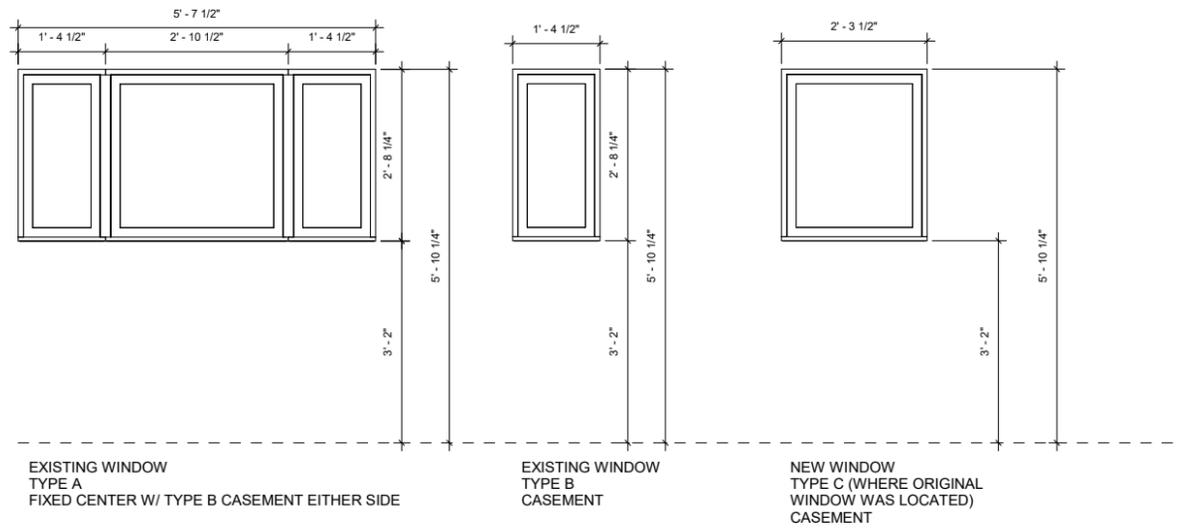
2 New North Elevation  
SCALE: 1/4" = 1'-0"



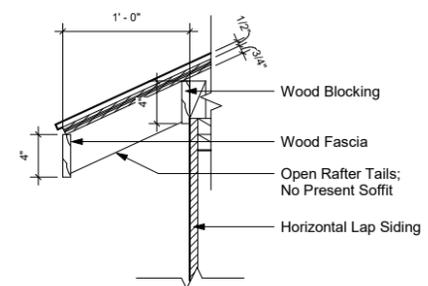
3 New West Elevation  
SCALE: 1/4" = 1'-0"



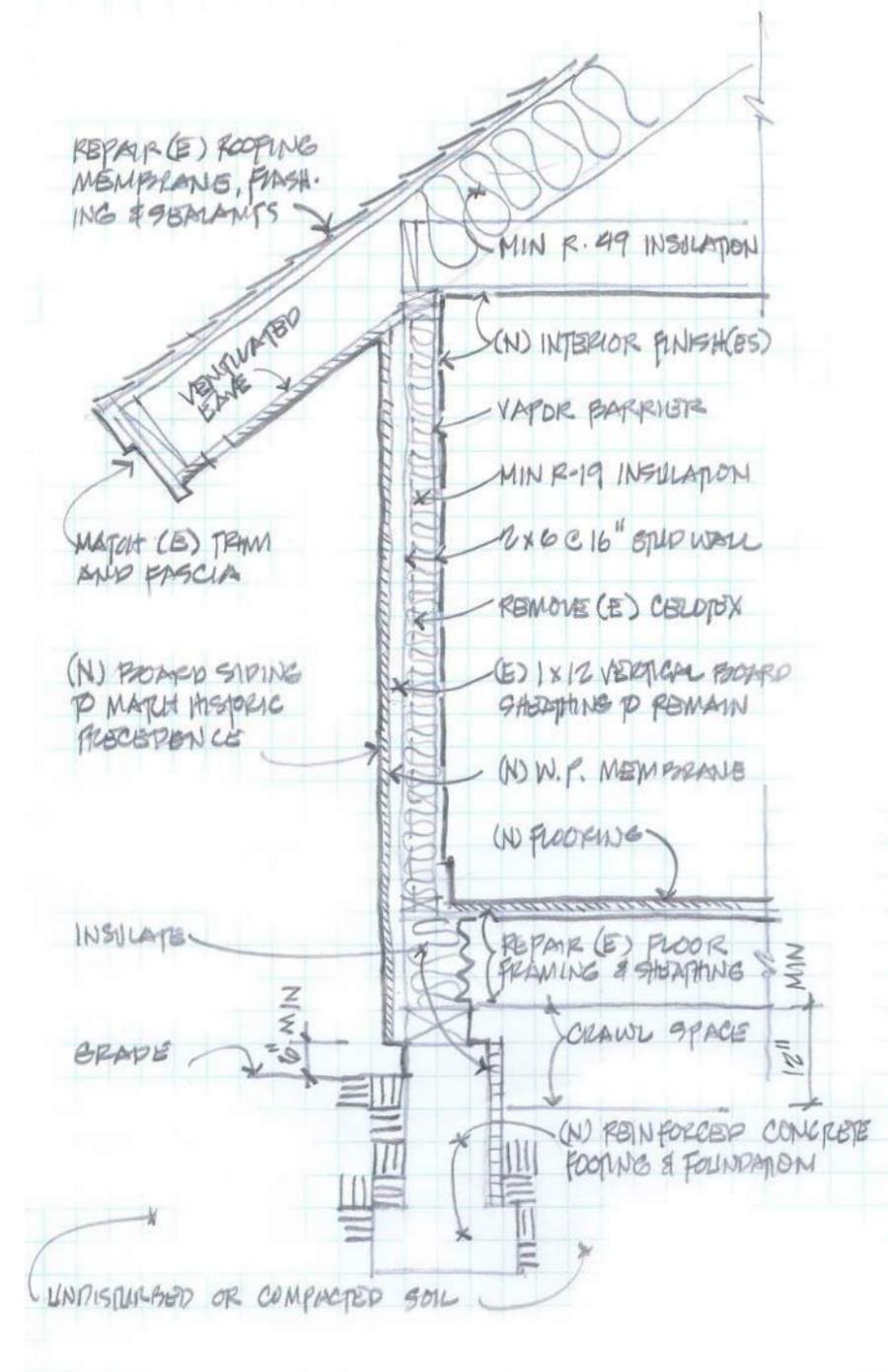
1 New East Elevation  
SCALE: 1/4" = 1'-0"



2 Window Detail  
SCALE: 1 1/2" = 1'-0"



1 Fascia / Eave Detail  
SCALE: 1 1/2" = 1'-0"



3 Section Detail  
SCALE: NTS: 1'-0"

Exhibit I: December 1, 2016 City Council Staff Report  
regarding Conceptual Drawings – Woodside Park  
Affordable Housing Project Phase II



**DATE: December 1, 2016**

**TO HONORABLE MAYOR AND COUNCIL**

The City Council is being asked to provide preliminary direction on a preferred concept for affordable housing on City property between Woodside and Empire Avenues. The City Council will consider the financial analysis and presentation, during which staff and Elliott Work Group will walk Council through each of the housing options and explain the main policy variables, which should be considered, when evaluating the project, including:

- Rent versus for sale units;
- Product mix, size and type;
- Density;
- Level of subsidy; and
- Design, zoning, neighborhood compatibility.

Currently staff is supportive of Option 2, which is a mixed project of ownership (townhomes or stacked flats) and rental units (stacked flats) in that:

- Our housing study identifies there is a need for both;
- It is compatible with the neighborhood context;
- It appears to be financially viable (meaning not above our bonding capacity), meaning we can develop it ourselves, which we believe it will give us more control over the outcomes, and will be less expensive.

**Respectfully:**

Jonathan Weidenhamer, Economic Development Manager



## City Council Staff Report

**Subject:** Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues (location of the current Senior Center Parcel (1361 Woodside))

**Authors:** Jonathan Weidenhamer  
Nate Rockwood  
Anne Laurent

**Department:** Economic Development, Budget, Community Development

**Date:** December 1, 2016

**Type of Item:** Administrative

### Summary Recommendation

Provide preliminary direction on a preferred concept for affordable housing on City property between Woodside and Empire Avenues. City Council should consider the financial analysis and presentation, during which staff and Elliott Work Group will walk Council through each of the housing options and explain the main policy variables, which should be considered, when evaluating the project, including:

- Rent versus for sale units;
- Product mix, size and type;
- Density;
- Level of subsidy; and
- Design, zoning, neighborhood compatibility.

Currently we are supportive of Option 2, which is a mixed project of ownership (townhomes or stacked flats) and rental units (stacked flats) in that:

- Our housing study identifies there is a need for both;
- It is compatible with the neighborhood context;
- Mountainlands Community Housing has expressed preliminary support for a mixed project; and
- It appears to be financially viable (meaning not above our bonding capacity), meaning we can develop it ourselves, which we believe it will give us more control over the outcomes, and will be less expensive.

### Acronyms

AMI Area Median Income  
PCMC Park City Municipal Corporation  
RDA Lower Park Avenue Redevelopment Authority

### Background

August 25, 2016 City Council Meeting (p.3: [link](#))

The staff report from the August 25, 2016 City Council meeting, where significant direction was provided on the scope of Phase 1 or Woodside Park (the former fire station parcel) has detailed background and overview of:

- Housing affordability;
- Housing mix;
- Housing budget;
- Public engagement;
- Specific funding analysis on that parcel.

### Funding

As part of the Council adopted 5-year capital improvement plan, the City has allocated \$40 million towards achieving its affordable housing goals. This \$40 million is a funding mixture to be achieved by leveraging future 15-year property tax increment in the LPA RDA, leveraging sales tax revenue from the Additional Resort Communities Sales Tax and sales of asset generated by the sales of individual affordable housing units or the sale of a larger collection of rentable units to a management company.

Currently only a portion of the potential affordable housing projects are developed to a point to which they can be evaluated in the context of the \$40 million budget. An understanding the funding sources and expenditure types will aid City Council in evaluating current and future proposals. Because of the high cost of land and construction in Park City and the comparatively low sales ranges established by the community development staff, the total subsidy required for affordable housing units in the City will be significant. With preliminary pro forma analysis of many on the potential projects underway staff has prepared a funding allocation flow plan specific to the \$40 million budget and Councils adopted housing goals by type. This financial flow analysis allows Council and staff to make informed financial decision on building and unit type, sales or rental rates, and density (unit count) in the contexts of the larger housing financial plan and housing unit goal. This plan will also be used to lay out a recommended path forward in regards to project timing, debt issuance and recommend potential for sales and rental unit types and prices.

### Housing Policy Levers Related to the financial models

As we move forward implementing Council's housing goals, developing concepts for Lower Park Avenue, the Yard and other pending housing projects, City Council will need to consider multiple concepts that balance the following levers:

- Rent versus for sale units;
- Product mix, size and type;
- Density;
- Level of subsidy; and
- Design, zoning, neighborhood compatibility.

### Rent versus For Sale Units

Housing staff is finalizing a housing study which among other things will quantify the city's rental need. Preliminary findings suggest that there are large deficiencies in both rental and for sale units (below 100% Average Median Income (AMI)). These findings **may** trigger somewhat of a shift in focus to building a mix of owner and 12-month lease rental units, in that rental is a market that has not been met in many years.

Historically, City Council has directed staff to focus on ownership units for two primary reasons (these are not the opinions of each and every individual elected official; rather the following are the general, historical sentiments towards municipal investment in for-purchase versus for-rent properties):

1. Maintaining community vibrancy through creation of affordable units that would be occupied on a year-round basis. A few of the underlying concepts related to ownership:
  - a. Longevity in the community is higher amongst those who own property than those who rent property;
  - b. Those who own property in the community may have a greater, vested interest in long term community outcomes and may be more likely to become involved in the community.
2. A belief that the business community should provide and/or contribute to the creation of employee housing units for seasonal employees.
3. Municipal investment in rental housing should be considered once strong inroads have been made into the affordable ownership market.
4. Other organizations, particularly those who can take advantage of the tax credits associated with rental unit development, may be better situated to develop rental units.
5. Municipal investment in ownership units makes the most sense because:
  - a. The private sector is unlikely to develop these units; and
  - b. Municipal funding can do more with fewer dollars by subsidizing ownership units and reinvesting the sale price into other affordable units. In essence, building a significant quantity of rental units would severely diminish funding and may limit the City's ability to directly fund additional large affordable housing developments moving forward.

With regard to municipal investment in both ownership and rental units, there are many tradeoffs, assumptions, and differing viewpoints related to this topic, including:

- Meeting with Scoot Loomis on November 7, and his professional opinion that building a mix of owner and rental units is suitable for this location;
- Housing for year round residents is a critical need;
- HPCA wants units for employees;
- Staff are not targeting seasonal units, however if a seasonal worker is willing to assume a 12 month lease, it would be challenging from precluding them and maintain fair housing practices;
- Employees that live in town and therefore don't commute into town for work align with our transportation goals;

- Year round residents that don't work in town align with community goals, but are inconsistent with our transportation goals; and
- Staff anticipates future near-term opportunities to provide rental units in Bonanza Park and Prospector neighborhoods.

### Product mix, size, type

Understanding that focusing on a mix of 12-month lease rental and for sale units has a very direct impact on size and type of unit:

- Ownership units will be more inclined to be single family and townhome orientation; However, there can easily be small, efficiency, for rent accessory units within the townhomes;
- For rent units often end up being configured as apartment or "stacked flats", where double loaded corridors with shared areas for elevators with common parking areas. If the goal is "for sale" affordable housing units, the amount and market interest in stacked flats should be evaluated more in depth;
- Stacked flats are the most efficient use of space, and can therefore be the densest;
- Staff is of mixed opinions on where the best location is for each type;
- Ownership & HOA's for a mixed for rent/for sale product can get tricky in terms of special assessments; and
- Mixing market units with affordable, can further underwrite the housing program; and
- Market units would need to be located within the boundaries of the LPA RDA.

### Density

City Council has very aggressive goals for increasing the quantity of deed restricted affordable housing units. Of late, City Council has been willing to consider projects that have a mix of ownership and rental units. Forgoing an opportunity to pursue dense projects may be inconsistent with stated affordable housing goals.

### Level of Subsidy

The \$40 million, as budgeted, anticipates zero return on land acquisitions and an 80 percent recovery on construction costs. Each of the project options returns approximately 75 percent of the construction cost if all units were priced at 60% AMI as for sale units. Staff is currently evaluating the return on construction cost if units were restricted as rentals as sold to a management firm. It is not recommended that the City retain rental units as this would not allow the City to reinvest funds into the next affordable housing project.

As discussed above, staff is currently outlining a potential funding allocation plan specific to the \$40 million which will be useful when setting the AMI levels or market rate options. It is anticipated that Lower Park and the Yard will be the first large-scale projects addressing housing needs. The project in Lower Park RDA has more flexibility to include market rate units in the project which may be used to offset other large affordable housing that are in the funding pipeline. For example, market rate units in a portion of the Lower Park project could potentially raise the subsidy level on the project

above 100% and allow more sale of asset funding to be used on another large project outside the RDA boundaries. By reviewing options in the context of the financial flow analysis, Council will be able to weigh these options in better context to the overall funding sources and housing goals.

#### Design, zoning, neighborhood compatibility

Neighborhood compatibility will be at the forefront of the regulatory process. While the MPD and Affordable MPD process allow for 4 story buildings and parking flexibility, what the Planning Director and Commission ultimately determine as compatible will affect these projects considerably. A full review will not take place until the submission of a complete application. All final approvals are subject to applicable regulatory approvals through the standard application process.

#### Absorption

Staff anticipates the market will easily absorb any of the presented densities of affordable housing. With regard to any market rate units in this project, if priced appropriately, the proximity of these units to the Park City Mountain base area will help minimize the amount of time the City has to carry these units.

While not anticipated to be an issue at this early stage, the City continues to develop affordable housing units of any type – and market rate units to support the affordable units – paying attention to and forecasting absorption rates will become increasingly important. Need, price, and state of the US economy, and state of the local real estate market are all factors staff will evaluate to provide absorption forecasts for future municipal projects.

#### **Analysis**

While different staff members hold differing opinions on where the best location is for each housing type, staff members agree that delivering a mix of rental and for sale units of different building types, sizes, and levels of affordability is preferred.

#### Summary of Options:

Summary of Options	Option 1	Option 2	Option 3
<b>Unit Types</b>	3 Stacked Flat (apartment buildings) w/ Underground Parking	1 Stacked flat (apt.building) w/ Underground Parking & 3 Multi-Unit Townhouse Buildings	2 Apartment Buildings w/ Underground Parking & 1 Multi-Unit Townhouse Building
<b>Rental/For Sale</b>	Rental	Mixed	Mixed
<b>Height</b>	3 Stories	3 Stories	3 Stories
<b>Building Density</b>	Each Building has 27 Housing Units	The Apartment Building has 27 Affordable Housing Units; There are 17 townhomes total, each with an additional studio apartment.	The 2 Apartment Buildings have 27 Affordable Housing Units each; There are 7 Townhouses, each with an additional Studio Apartment.
<b>Overall Density</b>	81 units	63 units	68 units
<b>Total Cost</b>	\$21.3 million	\$15.5 million	\$17.7 million
<b>ROI Total Cost</b>	75%	74%	74%
<b>Subsidy per Unit</b>	\$66,770	\$63,301	\$68,644
<b>Pros</b>	Highest unit count option	Provides Variety in Housing Types	Provides Variety in Housing Types
	Project Scale Fits into Surrounding Buildings	Townhouse Construction Cost is Lower	Townhouse Construction Cost is Lower
	Parking is Primarily Under Cover	Townhouse Type is Good for Ownership	Townhouse Type is Good for Ownership
		Project Scale Fits into Surrounding Buildings	Project Scale Fits into Surrounding Buildings
		Parking is Primarily Under Cover	Parking is Primarily Under Cover
		Phased Construction is Possible	Phased Construction is Possible
		Soils Cost could be Lower due to Less Underground Parking	Soils Cost could be Lower due to Less Underground Parking
<b>Cons</b>	Most Expensive Project Due to Underground Parking and Common	Unit Count is Lowest	Unit Count is Lower
	Soil Costs could be Higher due to Underground Parking	Driveway Adjacent to Plaza Area Diminishes Quality of Plaza Space.	
	Unit Types Similar		
	For Sale Units Construction Cost is Higher		

Currently staff is unanimous in its support of Option 2, which is a mixed project of ownership (townhomes or stacked flats) and rental units (stacked flats):

- Our housing study identifies there is a significant need for both rental and ownership units , meaning we don't believe lack of absorption is a risk;
- It is compatible with the neighborhood context;
- The stacked flats can be either rental or for sale;
- The stacked flats can be either market or affordable;
- Mountainlands Community Housing has expressed preliminary support for a mixed project; and
- It appears to be financially viable (meaning not above our bonding capacity) to develop it ourselves, which we believe it will give us more control over construction timing and the overall project outcome, and will be less expensive in terms of not needing to pay a third party developer a profit.

**Other Analysis**

- Option 1 may be too dense for the neighborhood and is limited to stacked flats and doesn't provide a variety of housing types;
- Parking, or lack thereof in almost all cases limits number of units. In the case where a structured parking solution is available, it should be explored. Especially in this case when a mass excavation option (i.e. dig one hole) can accommodate a financially efficient parking garage is available;

- Access to the stacked flats building along Empire is a challenge. Taking access to an underground parking structure from Empire limits the impacts taking access from Empire would have on the developable footprint; and
- We did explore two or three market rate single family homes at Empire, but the stacked flat option for rental or ownership and for market or affordable provides significantly higher bang for the buck.

### Financial Comparison

Exhibit C, shows a financial comparison of each of the three options with AMI level controlled for comparison at 60% for sale units. (Staff is continuing to work on a comparison methodology of for rental units).

The comparison at 60% AMI, shows relatively similar ROI of 75%. Option one, is the densest with an estimated unit count of 81 and an estimated construction cost of just over \$21 million. Option two, is less dense at 63 units and an estimated construction cost of \$15.5 million and a per unit subsidy of \$63,301 (lowest). Option three falls in-between with a unit count of 68 for a total construction cost of \$17.7 million and a per unit subsidy of \$68,644 (highest). All three options are within the RDA's bonding capacity and return. All options show a good ROI and low per unit subsidy.

The "recommended with Mix of 60% & 80% AMI" option, details option two with a mix of AMI which allows the project to meet the targeted 80% ROI on construction costs. Each option could potentially be adjusted to meet the 80% ROI level.

### **General Plan Review**

Goal 7 of the Park City General Plan 2014 Volume 1 ([Link to General Plan](#)) is: *Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents* (p. 70). Relevant Community Planning and City Implementation Strategies are:

- 7.1 *Identify sites within primary residential neighborhoods in which one or more of the following could be accommodated* (p. 72).
  - 7.1.1 *Decreased minimum and maximum lot size requirements that might allow for affordable/attainable infill housing.*
  - 7.1.2 *Increased density that might allow for affordable/attainable housing.*
  - 7.1.3 *Smaller residential units to create market rate attainable housing in Park City and/or "step down" housing options for seniors in the community.*
- 7.7 *Utilize RDA funding for new housing opportunities and retrofit existing, aging residential housing stock* (p. 73).
- 7.8 *Leverage the State required 20 percent of RDA funds for affordable housing to secure greater resources for housing needs city-wide* (p. 73).
- 7.9 *Explore opportunities to create "step down" housing for empty nesters as well as progression of housing types that might include assisted living and long-term care units. Public Private Partnership (PPP) opportunities should be considered* (p. 73).

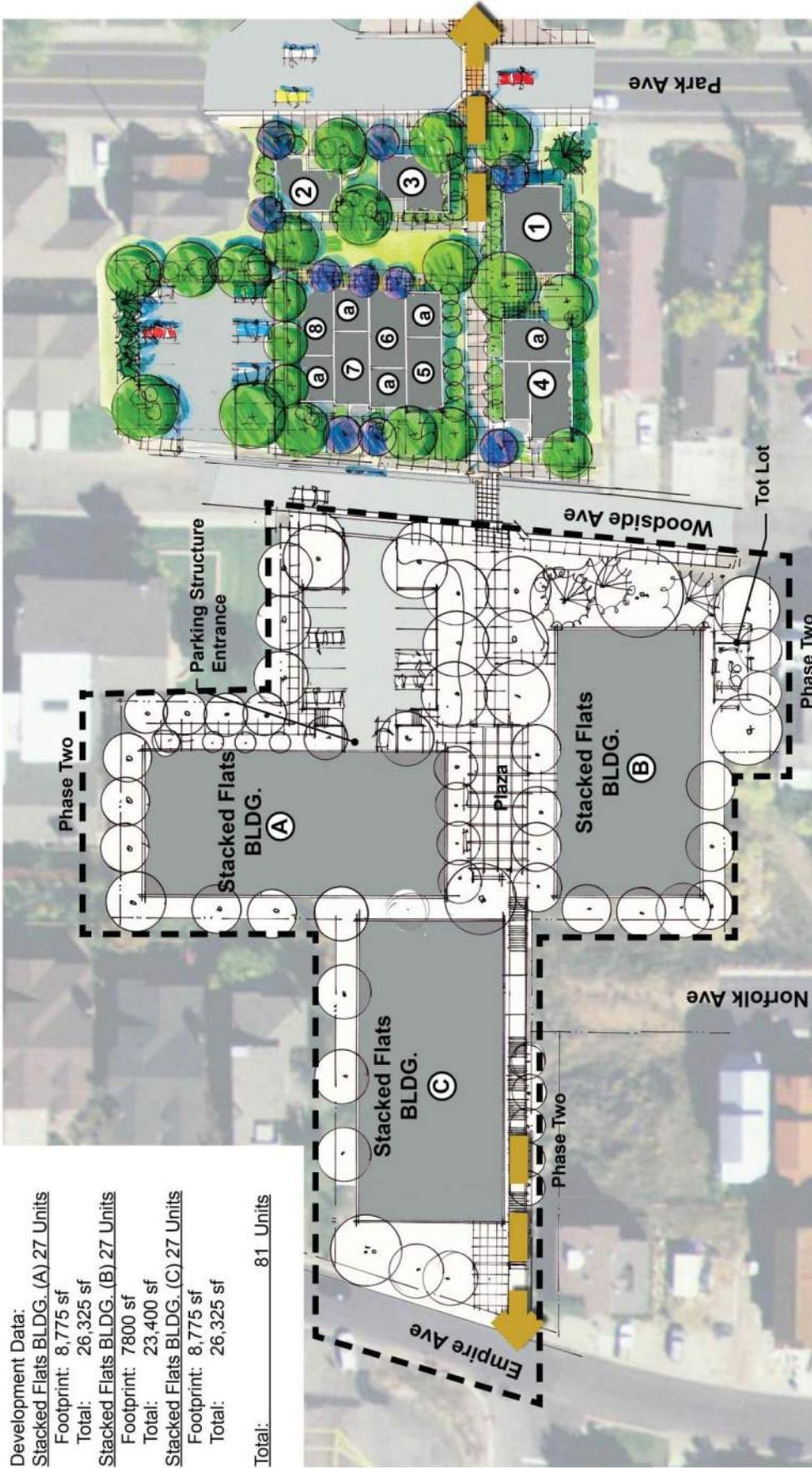
Goal 8 is: *Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City* (p.74). Relevant Community Planning and City Implementation Strategies are:

- 8.1 Increased *affordable housing opportunities through implementation of strategies within the housing toolbox.*
- 8.4 Update *incentives for density bonuses for affordable housing developments to include moderate and mixed-income housing.*
- 8.5 Evaluate *the Land Management Code to remove unnecessary barriers to affordable housing.*
- 8.15 *Identify and acquire property for future development of affordable housing.*
- 8.17 *Prioritize housing acquisitions that support multiple City goals, such as historic preservation and/or carbon reduction.*

**Exhibits**

- A Alternatives
- B Pros & Cons
- C Financial Comparison Tables

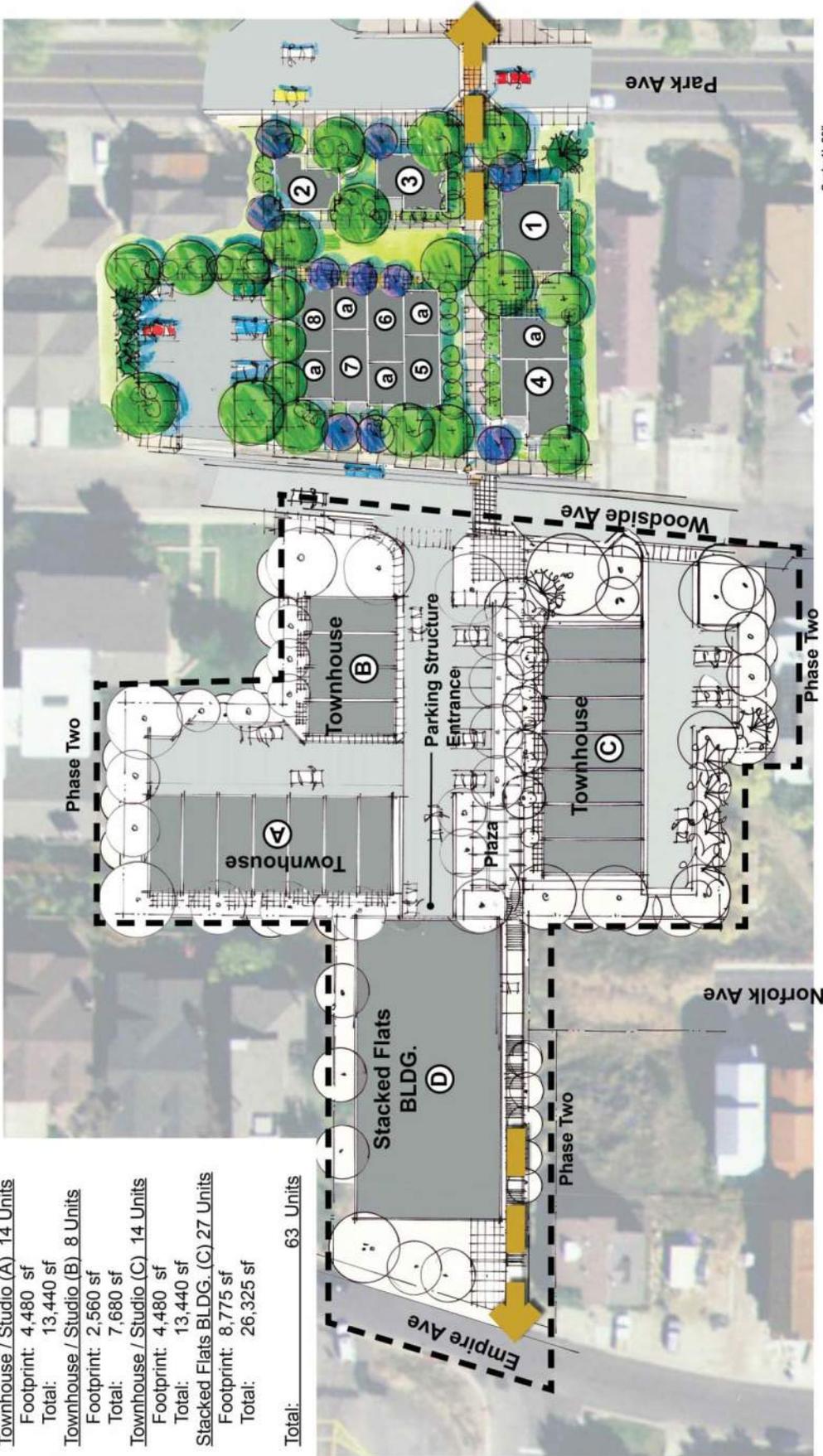
Development Data:  
 Stacked Flats BLDG. (A) 27 Units  
 Footprint: 8,775 sf  
 Total: 26,325 sf  
 Stacked Flats BLDG. (B) 27 Units  
 Footprint: 7800 sf  
 Total: 23,400 sf  
 Stacked Flats BLDG. (C) 27 Units  
 Footprint: 8,775 sf  
 Total: 26,325 sf  
 Total: 81 Units



**Woodside Park**  
 Park City, Utah

**Phase Two**  
**Option (1)**

Development Data:  
 Townhouse / Studio (A) 14 Units  
 Footprint: 4,480 sf  
 Total: 13,440 sf  
 Townhouse / Studio (B) 8 Units  
 Footprint: 2,560 sf  
 Total: 7,680 sf  
 Townhouse / Studio (C) 14 Units  
 Footprint: 4,480 sf  
 Total: 13,440 sf  
 Stacked Flats BLDG. (C) 27 Units  
 Footprint: 8,775 sf  
 Total: 26,325 sf  
 Total: 63 Units

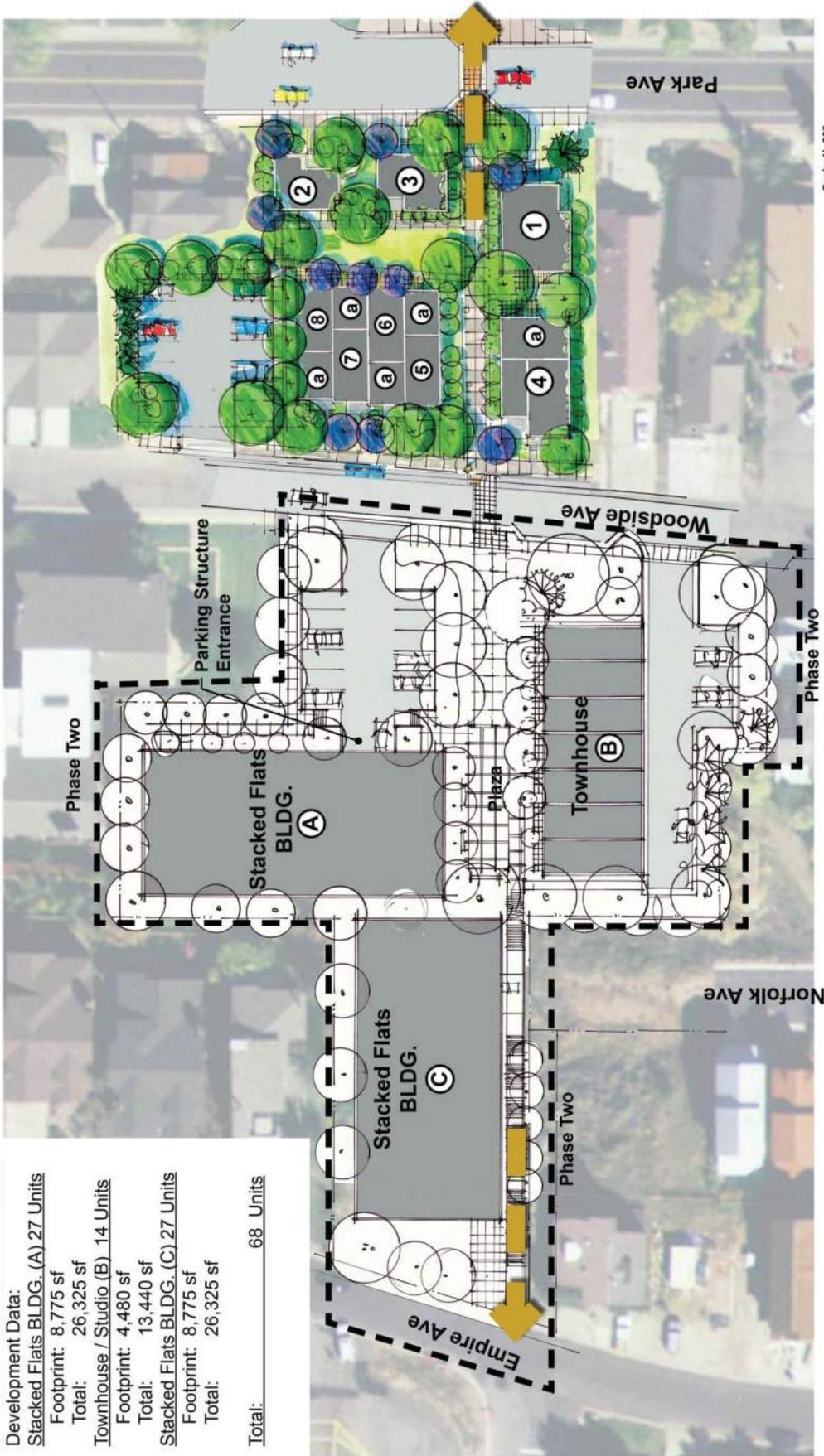


**Woodside Park**  
 Park City, Utah

**Phase Two**  
**Option (2)**

ELLIOTT  
 WORKGROUP  
 11-01-16

Development Data:  
 Stacked Flats BLDG. (A) 27 Units  
 Footprint: 8,775 sf  
 Total: 26,325 sf  
 Townhouse / Studio (B) 14 Units  
 Footprint: 4,480 sf  
 Total: 13,440 sf  
 Stacked Flats BLDG. (C) 27 Units  
 Footprint: 8,775 sf  
 Total: 26,325 sf  
 Total: 68 Units



**Woodside Park**  
 Park City, Utah

**Phase Two**  
**Option (3)**

Scale: 1"=20'  
 0 10 20 40

ELLIOTT  
 WORKGROUP  
 11-01-16



## ELLIOTT WORKGROUP

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### Lower Park Avenue Phase 2 Analysis

November 1, 2016

#### Option 1

- Three Apartment Buildings with Underground Parking
- Buildings are Three Stories Tall and are configured as Stacked Flat Apartments
- Each Building has twenty-seven Affordable Housing Units
- **Total Unit Count is Eighty-One**

##### Pros:

- Unit Count is the Highest with this Project
- Project Scale Fits into Surrounding Buildings
- Parking is Primarily Under Cover
- Phased Construction is Possible

##### Cons:

- Most Expensive Project Due to Underground Parking and Common Areas
- Soil Costs could be Higher due to Underground Parking
- Unit Types Similar
- For Sale Units Construction Cost is Higher

#### Option 2

- One Apartment Buildings with Underground Parking and Three Multi-Unit Townhouse Buildings
- Buildings are Three Stores Tall
- The Apartment Building has twenty-seven Affordable Housing Units and is configured as Stacked Flats, and there are Seventeen Townhouses with Seventeen Studio Apartments
- **Total Unit Count is Sixty-One**

##### Pros:

- Provides Variety in Housing Types
- Townhouse Construction Cost is Lower
- Townhouse Type is Good for Ownership
- Project Scale Fits into Surrounding Buildings
- Parking is Primarily Under Cover
- Phased Construction is Possible
- Soils Cost could be Lower due to Less Underground Parking
- Provides Best Access into Apartment Building Underground Parking

##### Cons:

- Unit Count is Lowest
- Driveway Adjacent to Plaza Area Diminishes Quality of Plaza Space.

Option 3

- Two Apartment Buildings with Underground Parking and One Multi-Unit Townhouse Building
- Buildings are Three Stores Tall
- The Two Apartment Buildings have twenty-seven Affordable Housing Units each and are configured as Stacked Flats, and there are Seven Townhouses with Seven Studio Apartments
- **Total Unit Count is Sixty-Eight**

Pros:

- Provides Variety in Housing Types
- Townhouse Construction Cost is Lower
- Townhouse Type is Good for Ownership
- Project Scale Fits into Surrounding Buildings
- Parking is Primarily Under Cover
- Phased Construction is Possible
- Soils Cost could be Lower due to Less Underground Parking

Cons:

- Unit Count is Lower

Option 1

Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues - 60% AMI - 3 Stacked Buildings

Building	AMI %	Unit Type	Total Sq./Ft	Bedroom per Unit	# of Units per Type	Sq./Ft per Unit	Cost per Sq./ft W/O Land** (average)	Estimated Construction Per Unit	Cost of Land Per Unit	Total Cost per Unit	Sale of Housing Unit	Total Subsidy	Total Subsidy Without Land
A	60%	One Bedroom	3,600	1	9	400	\$ 236	\$ 94,486	\$ -	\$ 94,486	\$ 173,835	\$ (79,349)	\$ (79,349)
	60%	Two Bedroom	7,800	2	12	650	\$ 236	\$ 153,540	\$ -	\$ 153,540	\$ 198,779	\$ (45,239)	\$ (45,239)
	60%	Three Bedroom	6,000	3	6	1,000	\$ 236	\$ 236,216	\$ -	\$ 236,216	\$ 223,677	\$ 12,539	\$ 12,539
		Circ. Stor. & Effic Factor	8,925				\$ 206	\$ 1,840,478	\$ -	\$ 1,840,478		\$ 1,840,478	\$ 1,840,478
		Garage	8,775				\$ 136	\$ 1,195,295	\$ -	\$ 1,195,295		\$ 1,195,295	\$ 1,195,295
B	60%	One Bedroom	3,600	1	9	400	\$ 236	\$ 94,486	\$ -	\$ 94,486	\$ 173,835	\$ (79,349)	\$ (79,349)
	60%	Two Bedroom	7,800	2	12	650	\$ 236	\$ 153,540	\$ -	\$ 153,540	\$ 198,779	\$ (45,239)	\$ (45,239)
	60%	Three Bedroom	6,000	3	6	1,000	\$ 236	\$ 236,216	\$ -	\$ 236,216	\$ 223,677	\$ 12,539	\$ 12,539
		Circ. Stor. & Effic Factor	6,000				\$ 236	\$ 1,417,296	\$ -	\$ 1,417,296		\$ 1,417,296	\$ 1,417,296
		Garage	8,900				\$ 136	\$ 1,212,322	\$ -	\$ 1,212,322		\$ 1,212,322	\$ 1,212,322
C	60%	Two Bedroom	17,550	2	27	650	\$ 236	\$ 153,540	\$ -	\$ 153,540	\$ 198,779	\$ (45,239)	\$ (45,239)
		Circ. Stor. & Effic Factor	8,775				\$ 206	\$ 1,809,545	\$ -	\$ 1,809,545		\$ 1,809,545	\$ 1,809,545
		Garage	8,775				\$ 156	\$ 1,370,795	\$ -	\$ 1,370,795		\$ 1,370,795	\$ 1,370,795
		Moving Senior Center Cost					\$ 147,630		\$ -	\$ 147,630		\$ 147,630	\$ 147,630
<b>TOTAL</b>			<b>102,500</b>		<b>81</b>	<b>102,500</b>		<b>21,359,270</b>	<b>-</b>	<b>21,359,270</b>	<b>15,950,905</b>	<b>5,408,365</b>	<b>5,408,365</b>

\*\* Includes construction, site preparation, permits & fees, design & 15% contingency (construction and site cost per sq. ft. \$190) \* Cost of Senior Center also includes \$432,310 for making the building functional

ROI Construction Cost	75%	Percentage Subsidy	25%
ROI Total Cost	75%	Subsidy Per Unit	\$ 66,770
			\$ 66,770

Option 2 (Recommended)

Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues - 60% AMI - 1 Stacked Building and Townhouses

Building	AMI %	Unit Type	Total Sq./Ft	Bedroom per Unit	# of Units per Type	Sq./Ft per Unit	Cost per Sq./ft W/O Land** (average)	Estimated Construction Per Unit	Cost of Land Per Unit	Total Cost per Unit	Sale of Housing Unit	Total Subsidy	Total Subsidy Without Land
A	60%	Three Bedroom - Townhouse	10,200	3	6	1,700	\$ 239	\$ 406,215	\$ -	\$ 406,215	\$ 341,757	\$ 64,457	\$ 64,457
		Studio			6								
		Garage	1,375				\$ 139	\$ 191,056	\$ -	\$ 191,056		\$ 191,056	\$ 191,056
B	60%	Three Bedroom - Townhouse	8,500	3	5	1,700	\$ 239	\$ 406,215	\$ -	\$ 406,215	\$ 341,757	\$ 64,457	\$ 64,457
		Studio			5								
		Garage	1,375				\$ 139	\$ 191,056	\$ -	\$ 191,056		\$ 191,056	\$ 191,056
C	60%	Three Bedroom - Townhouse	11,900	3	7	1,700	\$ 239	\$ 406,215	\$ -	\$ 406,215	\$ 341,757	\$ 64,457	\$ 64,457
		Studio			7								
		Garage	1,750				\$ 139	\$ 243,162	\$ -	\$ 243,162		\$ 243,162	\$ 243,162
D	60%	Two Bedroom	17,550	2	27	650	\$ 239	\$ 155,317	\$ -	\$ 155,317	\$ 198,779	\$ (43,462)	\$ (43,462)
		Circ. Stor. & Effic Factor	8,775				\$ 209	\$ 1,833,534	\$ -	\$ 1,833,534		\$ 1,833,534	\$ 1,833,534
		Garage	8,775				\$ 159	\$ 1,394,784	\$ -	\$ 1,394,784		\$ 1,394,784	\$ 1,394,784
		Moving Senior Center Cost*					\$ 147,630		\$ -	\$ 147,630		\$ 147,630	\$ 147,630
<b>TOTAL</b>			<b>70,200</b>		<b>63</b>	<b>70,200</b>		<b>15,506,655</b>	<b>-</b>	<b>15,506,655</b>	<b>11,518,677</b>	<b>3,987,978</b>	<b>3,987,978</b>

\*\* Includes construction, site preparation, permits & fees, design & 15% contingency (construction and site cost per sq. ft. \$190) \* Cost of Senior Center also includes \$432,310 for making the building functional

ROI Construction Cost	74%	Percentage Subsidy	26%
ROI Total Cost	74%	Subsidy Per Unit	\$ 63,301
			\$ 58,647

Option 3 Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues - 60% AMI - 2 Stacked Buildings and Townhouses													
Building	AMI %	Unit Type	Total Sq./Ft	Bedroom per Unit	# of Units per Type	Sq./Ft per Unit	Cost per Sq./Ft W/O Land** (average)	Estimated Construction Per Unit	Cost of Land Per Unit	Total Cost per Unit	Sale of Housing Unit	Total Subsidy	Total Subsidy Without Land
A	60%	One Bedroom	3,600	1	9	400	\$ 237	\$ 94,726	\$ -	\$ 94,726	\$ 173,835	\$ (79,109)	\$ (79,109)
	60%	Two Bedroom	7,800	2	12	650	\$ 237	\$ 153,930	\$ -	\$ 153,930	\$ 198,779	\$ (44,849)	\$ (44,849)
	60%	Three Bedroom	6,000	3	6	1,000	\$ 237	\$ 236,815	\$ -	\$ 236,815	\$ 223,677	\$ 13,138	\$ 13,138
		Circ. Stor. & Effic Factor	8,925				\$ 207	\$ 1,845,827	\$ -	\$ 1,845,827	\$ -	\$ 1,845,827	\$ 1,845,827
		Garage	8,775				\$ 137	\$ 1,200,555	\$ -	\$ 1,200,555	\$ -	\$ 1,200,555	\$ 1,200,555
B	60%	Three Bedroom - Townhouse	11,900	3	7	1,700	\$ 237	\$ 402,586	\$ -	\$ 402,586	\$ 341,757	\$ 60,829	\$ 60,829
		Studio			7		\$ 47						
		Garage	1,750				\$ 137	\$ 239,427	\$ -	\$ 239,427	\$ -	\$ 239,427	\$ 239,427
C	60%	Two Bedroom	17,550	2	27	650	\$ 237	\$ 153,930	\$ -	\$ 153,930	\$ 198,779	\$ (44,849)	\$ (44,849)
		Circ. Stor. & Effic Factor	8,775				\$ 207	\$ 1,814,805	\$ -	\$ 1,814,805	\$ -	\$ 1,814,805	\$ 1,814,805
		Garage	8,775				\$ 157	\$ 1,376,055	\$ -	\$ 1,376,055	\$ -	\$ 1,376,055	\$ 1,376,055
		Garage	8,775				\$ 157	\$ 1,376,055	\$ -	\$ 1,376,055	\$ -	\$ 1,376,055	\$ 1,376,055
	Moving Senior Center Cost						\$ 147,630		\$ 147,630	\$ -	\$ 147,630	\$ 147,630	
<b>TOTAL</b>			<b>83,850</b>		<b>68</b>	<b>83,850</b>		<b>17,719,101</b>	<b>-</b>	<b>17,719,101</b>	<b>13,051,276</b>	<b>4,667,825</b>	<b>4,667,825</b>
** Includes construction, site preparation, permits & fees, design & 15% contingency (construction and site cost per sq. ft. \$190) * Cost of Senior Center also includes \$432,310 for making the building functional											Percentage Subsidy	26%	26%
ROI Construction Cost											Subsidy Per Unit	\$ 68,644	\$ 68,644
ROI Total Cost													

Option 2 (Recommended with Mix of 60% & 80% AMI) Lower Park Avenue Affordable Housing in the 1300 block of Woodside and Empire Avenues - 60% AMI - 1 Stacked Building and Townhouses													
Building	AMI %	Unit Type	Total Sq./Ft	Bedroom per Unit	# of Units per Type	Sq./Ft per Unit	Cost per Sq./Ft W/O Land** (average)	Estimated Construction Per Unit	Cost of Land Per Unit	Total Cost per Unit	Sale of Housing Unit	Total Subsidy	Total Subsidy Without Land
A	80%	Three Bedroom - Townhouse	10,200	3	6	1,700	\$ 239	\$ 406,215	\$ -	\$ 406,215	\$ 413,997	\$ (7,783)	\$ (7,783)
		Studio			6								
		Garage	1,375				\$ 139	\$ 191,056	\$ -	\$ 191,056	\$ -	\$ 191,056	\$ 191,056
B	60%	Three Bedroom - Townhouse	8,500	3	5	1,700	\$ 239	\$ 406,215	\$ -	\$ 406,215	\$ 341,757	\$ 64,457	\$ 64,457
		Studio			5								
C	80%	Three Bedroom - Townhouse	11,900	3	7	1,700	\$ 239	\$ 406,215	\$ -	\$ 406,215	\$ 413,997	\$ (7,783)	\$ (7,783)
		Studio			7								
		Garage	1,750				\$ 139	\$ 243,162	\$ -	\$ 243,162	\$ -	\$ 243,162	\$ 243,162
D	60%	Two Bedroom	17,550	2	27	650	\$ 239	\$ 155,317	\$ -	\$ 155,317	\$ 198,779	\$ (43,462)	\$ (43,462)
		Circ. Stor. & Effic Factor	8,775				\$ 209	\$ 1,833,534	\$ -	\$ 1,833,534	\$ -	\$ 1,833,534	\$ 1,833,534
		Garage	8,775				\$ 159	\$ 1,394,784	\$ -	\$ 1,394,784	\$ -	\$ 1,394,784	\$ 1,394,784
		Garage	8,775				\$ 159	\$ 1,394,784	\$ -	\$ 1,394,784	\$ -	\$ 1,394,784	\$ 1,394,784
	Moving Senior Center Cost*						\$ 147,630		\$ 147,630	\$ -	\$ 147,630	\$ 147,630	
<b>TOTAL</b>			<b>70,200</b>		<b>63</b>	<b>70,200</b>		<b>15,506,655</b>	<b>-</b>	<b>15,506,655</b>	<b>12,457,793</b>	<b>3,048,862</b>	<b>3,048,862</b>
** Includes construction, site preparation, permits & fees, design & 15% contingency (construction and site cost per sq. ft. \$190) * Cost of Senior Center also includes \$432,310 for making the building functional											Percentage Subsidy	20%	20%
ROI Construction Cost											Subsidy Per Unit	\$ 48,395	\$ 48,395
ROI Total Cost													

## Exhibit J: Solar Panel Glare Analysis and Response



# ELLIOTT WORKGROUP

## Response to Question of Glare from Solar Panels

Woodside Park MPD

August 1, 2017

Craig Elliott, AIA

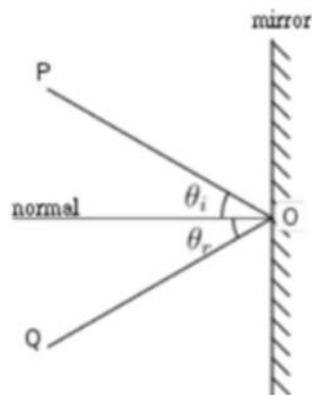
### Solar Glare and Reflectance

The glare and reflectance levels from PV systems are decisively lower than the glare and reflectance generated by standard glass and other common reflective surfaces in the surrounding areas of any given PV system. Possibilities of random glare and reflectance observed from the air has been primarily negated by the installation of multiple large projects installed near airports or on air force bases. Each of these large projects has passed FAA or Air Force standards and have been determined as “No Hazard to Air Navigation”.

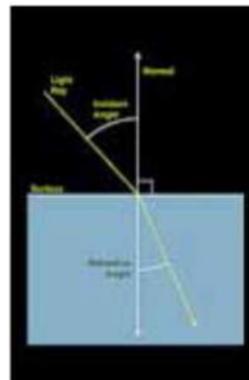
In general, since the whole concept of efficient solar power is to absorb as much light as possible while reflecting as little light as possible, standard solar panels produce less glare and reflectance than standard window and skylight glass. This is pointed out in US patent #6359212 (Method for testing solar cell assemblies and second surface mirrors by ultraviolet reflectometry for susceptibility to ultraviolet degradation), which explains the differences in the refraction and reflection of solar panels glass versus standard window and skylight glass. Specifically, on a more technical level, solar panels use “high-transmission, low-iron” glass, which absorbs more light, producing smaller amounts of glare and reflectance than normal glass.

### Reflection Angles-of-Incidence

The imaginary line at ninety degrees to a given reflective surface is called the Normal. The original beam of light is called the incident beam, and the angle at which it strikes the surface is called the incident angle. The quantity of reflected light is called the reflectance, and the angle at which it leaves the surface is the angle of reflectance. With transparent surfaces, the amount of light which bends slightly as it goes through the surface is called the refracted beam or “transmittance”. These basic concepts of reflection and refraction are pointed out in the two figures below.



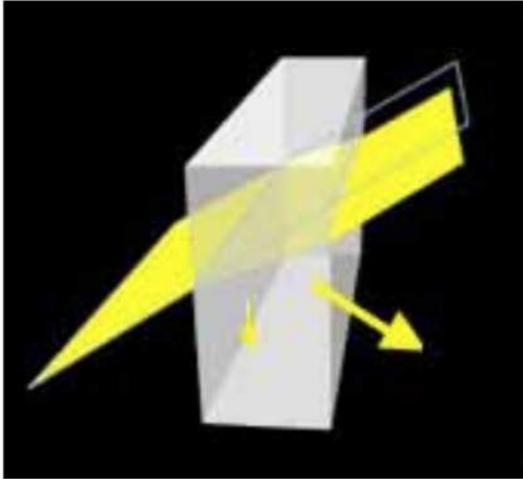
Reflection



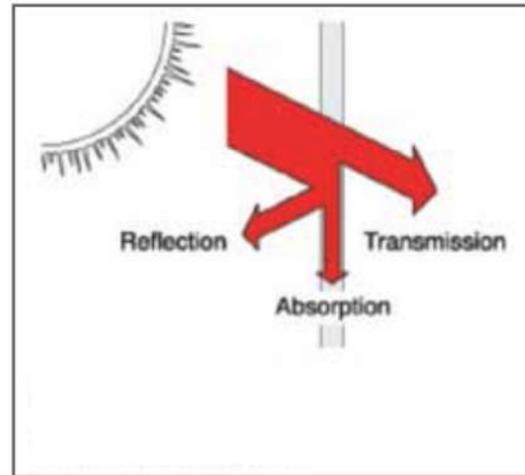
Refraction

### Incident Light and Reflected Percentages

When a beam of light falls on a piece of glass, some of the light is reflected from the glass surface, some of the light passes through the glass (transmitted), and some (very little) is absorbed by the glass. Since solar panels are designed to absorb as much light as possible, the reflection values are significantly lower than typical glazing.



Depiction of resultant percentages from incident components



Solar radiation through a glazing material is either reflected, transmitted, or absorbed

### Stippled Glass and Light Trapping

In addition to the superior refractive/reflective properties of solar glass versus standard glass, many PV suppliers use stippled solar glass for their panels. The basic concept behind stippling is for the surfaces of the glass to be textured with small types of indentations. As a result, stippling allows more light energy to be transmitted through the glass while diffusing the reflected light energy. Light Trapping is also used by more high-quality PV suppliers. Light Trapping is the practice of using additional techniques to stop light within the layers of the solar cell, allowing even less light to escape by reflection. These features are why a reflection of off a high-quality solar panel will look hazy and less-defined than the same reflection from standard glass.

### Conclusion

Based on the information above, the low angle of installation proposed for the solar panels on the carports would require an extremely low angle-of-incidence to cause any issues for surrounding properties. With the siting of the project and surrounding terrain, combined with the low levels of reflectance of solar panels, significant glare issues are not expected to occur for this project. Additionally, based on the reports referenced above for installation of solar systems adjacent to airports, glare is not expected in any meaningful amounts when viewed from properties looking down on the project.

*Excerpts and Graphics from: "PV Systems: Low Levels of Glare and Reflectance vs. Surrounding Environment" by Mark Shields 2010*

## Exhibit K: Multi-Unit Dwelling Sound Mitigation Analysis



# ELLIOTT WORKGROUP

## Response to Common Wall Questions

Woodside Park MPD

August 2, 2017

Craig Elliott, AIA

### Building Code Requirements

As the project construction documents are developed, wall and floor assemblies that meet International Building Code (IBC) requirements for Sound Transmission will be incorporated.

### Separation Walls and Floor Assemblies

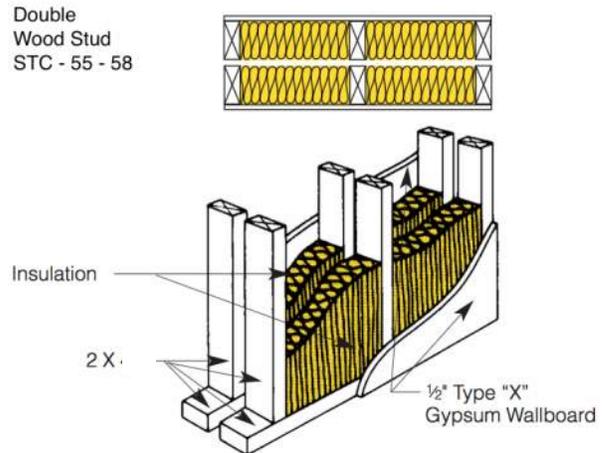
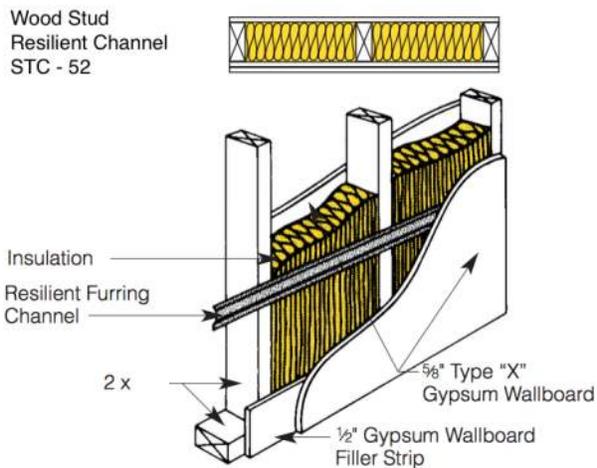
For Residential Occupancies, the IBC references “Separation Walls” which are defined as “Walls separating dwelling units in the same building...”. And the IBC also references “Horizontal Separation” which is defined as “Floor assemblies separating dwelling units in the same building...”. These separation walls and floor assemblies have a fire resistance requirement and a requirement for reducing sound transmission between the units.

### Sound Transmission

For Dwelling Units, the IBC defines the allowed standards of sound transmission or transmission of “Air-borne Sound”. The requirement is a minimum Sound Transmission Class (STC) rating of 50. STC is an integer rating of how well a building partition attenuates airborne sound. The STC rating figure very roughly reflects the decibel reduction in noise that a partition can provide.

### Wall Design

There are a large number of wall types that meet the underlying fire resistance and STC requirements. These ratings are determined by testing agencies such as Underwriters Laboratories Inc. (UL) and are tested for material manufacturers to prove the performance of their products in different systems. The proposed design is incorporating two wall assemblies that exceed the minimum STC requirements.



## Exhibit L: Parking Space Allocation Response



August 2, 2017

Rhoda J. Stauffer  
Affordable Housing Program

RESPONSES TO JULY 12<sup>TH</sup>, 2017 PLANNING COMMISSION COMMENTS

Planning Commission Comment:

*Provide explanation of Parking Space allocation.*

Response:

*One parking space will be assigned to each townhome, and to the new single family home on Park Avenue (five spaces assigned leaving a balance of eight spaces to be shared among all owners). Once all units are sold, the HOA will monitor parking.*

Exhibit M: Similar Affordable Housing Projects Response



August 2, 2017

Rhoda J. Stauffer  
Affordable Housing Program

## RESPONSES TO JULY 12<sup>TH</sup>, 2017 PLANNING COMMISSION COMMENTS

### Planning Commission Comment:

*Are there other examples of this type of affordable housing projects?*

### Response:

*There are examples of this type of affordable housing in a number of places, from Town of Barnstable, Massachusetts to the City and County of Honolulu, Hawaii. Studios attached to a main home have been a tool for affordable housing for a very long time. They started as “mother-in-law” units to house aging family members in the earliest days and since the early 2000’s have been utilized by a number of jurisdictions as a way to increase affordable units within existing neighborhoods.*

*There are a number of examples that can be reviewed: Massachusetts Smart Growth Toolkit; New Hampshire programs at [www.housingactionnh.org](http://www.housingactionnh.org); Town of Barnstable, New Hampshire; Santa Cruz, CA; State of GA Department of Community Affairs; Vermont Strong Communities Guide for Homeowners; State of Florida Report to the Legislature; just to name a few.*

Exhibit N: Multi-Unit Dwelling Ownership Response(s)



August 2, 2017

Rhoda J. Stauffer  
Affordable Housing Program

## RESPONSES TO JULY 12<sup>TH</sup>, 2017 PLANNING COMMISSION COMMENTS

### Planning Commission Comment:

*Provide explanation of multi-unit dwelling ownership/"studio" unit allocation.*

### Response:

*Ownership of the studio will be by the owner of the townhome within which that studio is framed (TH 1 will own studio 1; TH2 will own studio 2, etc.). The intent and the legal commitment (bound within the language of the deed restriction) will be to rent the studio to someone earning 30 to 60% of AMI (\$20,600 to \$43,418 annual household income) while working full-time within the PC School District boundaries. In 2017 terms, rent would be \$515 to \$1,024 per month (depending on actual income being served). Studios will be restricted to long-term rentals only, no less than 6 months at one time, but preference for yearly leases. Nightly rentals will be forbidden and renting to family members will also be forbidden.*



August 2, 2017

Rhoda J. Stauffer  
Affordable Housing Program

RESPONSES TO JULY 12<sup>TH</sup>, 2017 PLANNING COMMISSION COMMENTS

Planning Commission Comment:

*Provide Ownership/Deed Restriction Clarity.*

Response:

*Deed restrictions are legal documents that are recorded against the property and will detail all of the above. Annual compliance reports administered by the housing staff are detailed as required within the deed restrictions. Housing staff will review and agree to tenant qualification annually. Rent increases are calculated in accordance with CPI by the housing staff and provided to property owners on an annual basis.*