



**PARK CITY HISTORIC PRESERVATION BOARD MEETING  
SUMMIT COUNTY, UTAH  
October 6, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Historic Preservation Board of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, October 6, 2021.

**MEETING CALLED TO ORDER AT 5:00 PM.**

Notice of Electronic Meeting and How to Comment Virtually

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to [www.parkcity.org](http://www.parkcity.org).

**1.ROLL CALL**

**2.MINUTES APPROVAL**

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 4, 2021.  
Consideration to Approve the Historic Preservation Board Meeting Minutes from September 1, 2021.

[08.04.2021 PC HPB Meeting Minutes - Pending Approval](#)

[09.01.2021 PC HPB Meeting Minutes - Pending Approval](#)

**3.PUBLIC COMMUNICATIONS**

**4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5.REGULAR AGENDA**

- 5.A. Historic District Grant Program  
(A) Public Hearing; (B) Continuation to November 3, 2021

## Continuation Report

- 5.B. 1002.5 Norfolk Avenue – Historic District Design Review – The Applicant Proposes Temporary Relocation and Disassembly and Reassembly to Accommodate a New Addition to a Landmark Historic Structure. PL-21-04761 (A) Public Hearing; (B) Approval  
Staff Report  
Exhibit A: Draft Final Action Letter  
Exhibit B: Existing Conditions  
Exhibit C: Physical Conditions Report and Historic Preservation Plan  
Exhibit D: Historic Site Inventory Form  
Exhibit E: Proposed Plans  
Exhibit F: Structural Engineers Report  
Exhibit H: Proposed Disassembly and Reassembly Plans  
Exhibit G Chief Building Official and Planning Director Determination
- 5.C. 1129 Park Avenue – Historic District Design Review – The Historic Preservation Board Approved Material Deconstruction and Lifting of the Significant Historic Structure. During Initial Construction, the Applicant Discovered the Structure is not Sound and Proposes Reconstruction. PL-21-04978  
(A) Public Hearing; (B) Action  
  
Staff Report  
Exhibit A: Draft Final Action Letter  
Exhibit B: Historic Site Form  
Exhibit C: Chief Building Official Determination  
Exhibit D: As-Built Floor Plans, Roof Plans, and Elevations  
Exhibit E: 2021 Photographs
- 5.D. 1274 Park Avenue – Historic District Design Review – The Applicant Proposes Material Deconstruction of the Significant Historic Structure to Accommodate Structural Upgrades and an Addition. PL-20-04632  
(A) Public Hearing; (B) Action  
  
Staff Report  
Exhibit A: Draft Final Action Letter  
Exhibit B: Historic Site Form  
Exhibit C: Preservation Easement  
Exhibit D: Alpine Retreat @ Park City Condominium Plat  
Exhibit E: Amended Alpine Retreat @ Park City Condominium Plat  
Exhibit F: Physical Conditions Report
- 5.E. 427 Main Street – Historic District Design Review – The Planning Department Issued a Historic District Design Review for Emergency Repair Work to Remove a Chimney with a Condition of Approval the Applicant Come Before the Historic Preservation Board to Determine Material Deconstruction or Reconstruction. PL-21-04957  
(A) Public Hearing; (B) Action



Staff Report  
Exhibit A: Draft Final Action Letter  
Exhibit B: Structural Engineer Report  
Exhibit C: Waiver Letter for Emergency Repair Work  
Exhibit D: Applicant Description  
Exhibit E: Historic Site Form

## **6.ADJOURN**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or [planning@parkcity.org](mailto:planning@parkcity.org) at least 24 hours prior to the meeting.

**\*Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**



**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF AUGUST 4, 2021**

**THE AUDIO EQUIPMENT IN COUNCIL CHAMBERS MALFUNCTIONED AND DID NOT CAPTURE THE ENTIRETY OF THE MEETING. AREAS HIGHLIGHTED BELOW WERE NOT AUDIBLE.**

**BOARD MEMBERS IN ATTENDANCE:** Chair Randy Scott, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Douglas Stephens, Tana Toly

**EX OFFICIO MEMBERS:** Rebecca Ward, Assistant Planning Director; Spencer Cawley, Planner; Aiden Lillie, Planner; Tricia Lake, Attorney

**1. ROLL CALL**

Chair Randy Scott called the meeting to order at 5:00 p.m. and noted that all Board Members were present.

**2. MINUTES APPROVAL**

**A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 2, 2021.**

**MOTION:** Board Member [REDACTED] moved to APPROVE the Minutes of June 2, 2021, as written. Board Member [REDACTED] seconded the motion. The motion passed unanimously.

**3. PUBLIC COMMUNICATIONS**

No ecomments were submitted and no hands were raised on Zoom.

**4. STAFF/BOARD COMMUNICATIONS AND DISCLOSURES**

Board Member Puggy Holmgren requested staff provide an update on landscaping requirements for historic sites.

Chair Randy Scott inquired about the barn associated with 1125 Park Avenue and staff responded the barn had not been designated a historic site. Staff is working to prepare a work session on accessory structures to

**5. REGULAR AGENDA**

**A. 1060 Park Avenue – Historic District Design Review – The Applicant Proposes Removal of Historic Material to Accommodate a New Addition to the Rear of a Significant Historic Structure in the Historic Residential medium (HRM) Zoning District. PL-21-04866.**

Planner Cawley reported 1060 Park Avenue is a one-story WWII Era cottage built circa 1946 and is designated a significant historic site in Park City's Historic Sites Inventory. The applicant requests Board approval for the material deconstruction of a portion of the rear façade to accommodate an addition.

The applicant proposes stabilizing the structure by reinforcing the concrete masonry units and replacing the roof to meet code. The applicant's Engineer's Report concludes the exterior walls and interior bearing walls are built with concrete masonry units and are not reinforced and recommends removing the existing roof to expose the hollow sections of the concrete masonry units to reinforce the walls, install rebar, and grout the masonry cells.

The applicant also plans to install straps to connect the corners of the concrete masonry unit walls to concrete foundation walls to strengthen the lateral capacity.

The roof is to be reframed to match existing conditions and designed at 100% capacity to meet code.

Condition of Approval 3 requires the applicant to provide the City with a financial guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. Condition of Approval 5 requires the applicant to complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval, prior to issuance of a building permit.

Planner Cawley further outlined Conditions of Approval required for the addition to conform with the Historic District Design Guidelines.

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

**MOTION:** Board Member X moved to APPROVE the material deconstruction of 1060 Park Avenue, PL-21-04866, based on the following:

**Findings of Fact**

**Background**

1. 1060 Park Avenue is a one-story World War II era cottage built around 1946

- during the Mining Decline & Emergence of Recreation Industry Era (1931-1962).
2. 1060 Park Avenue is a designated Significant Historic Structure on the Park City Historic Sites Inventory.
  3. On August 1, 2000, an application for the Determination of Historical Significance was submitted for 1060 Park Avenue. The application was withdrawn on September 8, 2000.
  4. On April 16, 2019, the Applicant submitted a Determination of Historical Significance Application to remove 1060 Park Avenue as a Significant Site from the Park City Historic Sites Inventory. The City Council Denied the application on June 27, 2019.
  5. On May 13, 2021, the City Council adopted [Ordinance No. 2021-22](#), approving the Gasparac Plat Amendment. 1060 Park Avenue is Lot A of the Subdivision. This plat amendment assigned a new address to Park Avenue Lot B. The Applicant indicates Lot B is set aside for the purpose of constructing a future Single-Family Dwelling. The Applicant has not yet recorded the plat with Summit County.
  6. On June 25, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application. The Applicant proposes to stabilize the Significant Historic Structure by reinforcing the concrete masonry units and then replacing the roof. The Historic Structure will meet code, salvaging and using as much historic material as possible. The Applicant also proposes the Material Deconstruction of 47.5 square feet of the rear façade to accommodate a rear addition.
  7. The deconstruction is on a non-character-defining façade.
  8. The Analysis section of the Staff Report dated August 4, 2021, is incorporated herein.

#### Conclusions of Law

1. The proposal complies with Land Management Code § 15-11.12.5, *Historic Preservation Board Review for Material Deconstruction*; § 15-11-9, *Preservation Policy*; and § 15-13-2, *Design Guidelines for Historic Residential Sites*.

#### Conditions of Approval

1. The Applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
4. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
5. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.

6. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material is allowed only when it can be shown that all historic material is no longer safe and/or serviceable and cannot be repaired to safe and/or serviceable condition.
7. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials.
8. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Final Guarantee or ACE could take place.
9. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils that encroach onto neighboring properties.
10. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
11. Re-grade the Site so that all water drains away from the Structure and does not enter the foundation.
12. Any re-grading of the site shall blend with the grade of adjacent sites and shall not create the need for incompatible retaining walls.
13. Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines.
14. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Significant Historic Structure could be restored.
15. The addition shall be visually subordinate to the Historic Structure when viewed from the Right-of-Way.
16. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designated and constructed.
17. In-line additions shall be avoided.
18. If the Significant Historic Structure requires penalization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

Board Member X seconded the motion. The motion passed with the unanimous consent of the Board.

**B. 909 Woodside Avenue – Disassembly and Reassembly – The Applicant Proposes Disassembly and Reassembly to Accommodate new Additions and Structural Upgrades to a Significant Historic Structure. PL-21-04753.**

Planner Lillie reported that the property at 909 Woodside Avenue is a significant historic site in Park City's Historic Sites Inventory. This application previously received Board approval for material deconstruction and lifting of the structure; however, as the applicant began construction, it was determined that the structure would not survive lifting. As a result, the applicant is now proposing that the structure be disassembled and reassembled to accommodate a basement garage and new foundation.

Planner Lillie stated that staff recommends approval of panelization for this project, and showed images of the proposed panels to the Board. Planner Lillie commented that staff has not received any public input on the proposal.

In response to an inquiry, Planner Lillie clarified that there are two panels, identified as Panels A and B. It was confirmed that the front and south side of the structure were deemed historic. The non-historic portions of the structure were deemed non-historic based on the construction methods.

Planner Lillie also confirmed that this structure first appeared in the 1889 Sanborn Map. A Board Member commented that the Sanborn Maps do not specify when the second story was added but acknowledged that this does not matter since the footprint was not altered.

It was noted that there are only 18 inches between the south wall and the neighboring property. A question was raised regarding current easements. Pursuant to the guidelines, the structure must be put back to where it was with a fire-rated assembly for a wall-less than three feet from the property line. Board Member Holmgren noted that because the wall is directly on the concrete, it must be panelized since there is no way the structure can be raised.

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

Board Member Stephens commented that they have been seeing more panelization in general and stated that they should not be using panelization and historic restoration in the same terms. He agreed that the best way to preserve the home is to remove the walls in panels due to the unusual construction methods used. These comments were echoed and it was noted that if the Board is being asked to approve panelization for three sides, that would present a different issue. They have seen creative ways to keep a structure sound but it was agreed that the construction methods compromise the integrity of the structure and panelization is the only solution.

It was noted by Board Member Holmgren that she has seen the terms "disassembly and reassembly" more than the term panelization. Planner Lillie commented that the Land Management Code uses the terms "disassembly and reassembly."

**MOTION:** Board Member Beatlebrox moved to APPROVE the Disassembly and Reassembly of the Significant Historic Structure at 909 Woodside Avenue, PL-21-04753, based on the following:

### **Findings of Fact**

#### **Background**

1. 909 Woodside Avenue is a 1 ½ story frame side passage type house built circa 1889.
2. 909 Woodside Avenue is a Significant Historic Structure on the Park City Historic Sites Inventory.
3. On March 3, 2021, the Historic Preservation Board approved Material Deconstruction of a rear portion of the façade to accommodate an addition and lifting the structure to accommodate a basement addition.
4. As the Applicant began construction, they discovered the walls were detached from the floor joists, the Structure was in poorer condition than initially determined, and lifting or moving the Structure would result in failure of the Structure.
5. As a result, on June 10, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application for panelization of the Significant Historic Structure.

#### **Panelization**

6. On July 27, 2021, Shen Engineers, Inc. submitted an updated report outlining the condition of the Historic Structure upon further investigation.
7. The report determined that the home was remodeled at some point, probably when the concrete foundation was poured. At that time, the walls were cut above the floor at different elevations, and then concrete walls were poured under the wall. The result is that the exterior walls are disconnected from the floor system. Also, the main floor is overbuilt with a second floor, probably to adjust the floor height or to level the floor.
8. On June 28, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 909 Woodside Avenue and determined that due to the detachment of the walls from the floor joists and the considerably poor condition of the building, to lift or move the Structure would cause it to fail and collapse.

9. The Chief Building Official and Planning Director determined the panelization of the Historic Structure can only be made safe and/or serviceable through panelization of the existing historic structure and rebuilding the house.
10. The Analysis section of the Staff Report dated August 4, 2021, is incorporated herein.

### **Conclusions of Law**

1. The proposal complies with Land Management Code Disassembly And Reassembly Of A Historic Building Or Historic Structure; § 15-11-9, Preservation Policy; § 15-13- 2; and Design Guidelines For Historic Residential Sites; and § 15-11-14.

### **Conditions of Approval**

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
5. The Historic Structure shall be returned to the original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the



Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.

6. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
7. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
8. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
9. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
10. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
11. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
12. In-line additions shall be avoided.
13. Panelization shall be done using recognized preservation methods.
14. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
15. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
16. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
17. Structures shall be disassembled in the largest workable pieces possible.
18. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be

used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.

19. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
20. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
21. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is a risk of damage during the disassembly/storage/reassembly process.
22. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.— shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
23. The original orientation and siting shall be replicated as closely as possible.
24. New foundations and additions shall follow the Design Guidelines.
25. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

Board Member Hutchings seconded the motion. The motion passed with the unanimous consent of the Board.

**C. 1002.5 Norfolk Avenue – Disassembly and Reassembly – The Applicant Proposes Disassembly and Reassembly and Material Deconstruction to Accommodate New Additions to a Landmark Historic Structure. PL-21-04761.**

Planner Lillie reported that the proposal for the above application would allow for the accommodation of structural upgrades in the rear addition of this structure. She presented a photograph of the property and noted that it was constructed circa 1893. The most recent image of the subject property was shown and Planner Lillie explained that staff's first recommendation is that the Board approves material deconstruction of a portion of the rear façade to accommodate an addition that would extend the living area.

Planner Lillie explained that approval by the Board would include several conditions, including the completion of a Historic Preservation Plan by the applicant, as well as a financial guarantee that the addition shall be undertaken in such a manner that if

removed in the future, the essential form and integrity of the structure could be restored. Another condition of approval was that the addition be officially subordinate to the historic structure. The applicant must also complete the Historic District Design Review and approval prior to issuance of a Building Permit.

Planner Lillie explained that a clear transitional element must be included as part of the design and inline additions shall be avoided.

Staff's second recommendation was to approve lifting and potentially a temporary shifting of the structure. She reported that staff recommended denying the application for disassembly and reassembly of the structure. Planner Lillie presented an image illustrating the tight lot lines, which formed the basis for the request for disassembly and reassembly. She reported that the Chief Building Official, the Planning Director, and staff visited the property in February 2021 and determined that panelization would be unnecessary since the structure is neither hazardous nor dangerous pursuant to the International Building Code. They also determined that site and structural conditions would not preclude lifting or moving the structure.

Planner Lillie reported that the lot size constraints were discussed during the site visit and it was determined that the structure would need to be lifted higher and for a longer period to allow for construction of the addition. As such, staff recommended that the Board consider either approving lifting the structure higher for a longer period, temporarily shifting the structure to one side of the lot or panelization. She presented drawings prepared by the applicant that demonstrate the panelization plan.

Planner Lillie reported that staff had not received public input on the application.

In response to an inquiry from Board Member Toly regarding restrictions behind the structure, it was noted that the lot is surrounded by homes. Planner Lillie presented a diagram of the lot.

Board Member Hutchings asked about power lines in front of the home and requested information regarding the type of equipment being proposed for the excavation work. Jonathan DeGray, on behalf of the applicant, reported that they will use a track hoe. He stated that a full-size track hoe would be preferable. He further stated that they have tried to come up with a plan where the builder does not have to work in tight quarters. He estimated that the building will have to be lifted 15 to 18 feet so that a track hoe can maneuver beneath it. It was noted that by Board Member Holmgren that 18 feet would likely be the minimum to accommodate the track hoe.

Mr. DeGray stated that the primary access issue is width and the current configuration of the structure on the lot creates logistics concerns for the safety of the structure. A question was raised regarding other equipment options so that they would not have to be so aggressive with lifting the structure. Mr. DeGray offered that with a reasonable lift and current side yard dimensions, they would probably be limited to a mini-hoe, which

would slow the project down considerably. He stated that the elevation of the addition would be equal to the area seen during the site walk-through. With the half-level below that, he opined that the excavation would be approximately 6 to 8 feet from the foundation.

In response to a question regarding the plan to move the structure, Mr. DeGray stated that the building will likely have to move to the left, which would increase the width of the side yard on the right from approximately six feet to nine feet. He commented that the structure will still be elevated and be three feet closer to the adjacent structure. It was noted that engineering will be required to stabilize the house.

Board Member Stephens suggested removing the front porch only, which would allow them to minimally raise the structure and move it to the west. This could allow a mini track-hoe to access the back by the east side of the property. Mr. DeGray stated that if the Board was amenable to allowing the removal of the roof on the west side, that would give them an additional four feet. Board Member Hutchings acknowledged that this might be an easier option since this section is back and away from the front of the home and would be easier to reconstruct.

The Board discussed other options, including removing the porch and panelizing the section on the west side, then moving the structure four feet towards the west. It was noted by Terrence Scheckter, the homeowner, that due to the steepness of the street, the builder would like to be able to pull their trucks onto the property to offload onto a level grade. Chair Scott noted that the Board's purview is to find the best way to preserve this historic structure. He stated that panelization is not the best way to accomplish that.

It was noted that in balancing construction logistics with preservation, the option of removing the porch and panelizing a section would serve the purpose of providing additional access to the builder while avoiding the lifting of the home for an extended period of time.

Mr. DeGray agreed with this approach and noted that the panels are already identified in the plans. It was requested that the Board approve a motion allowing the house to be lifted with the additional condition that the applicant could panelize the portion on the west side as discussed. It was suggested that approval include the removal of the rear porch from its 1907 position and reconstructing it to the 1900 footprint.

In response to an inquiry from Board Member Toly regarding moving the location of the house, it was confirmed that the home will ultimately be returned to its current location. It was noted that the applicant would like to include the ability to move the house temporarily to the west during construction, with the idea that the house would then be replaced in its original location.

Board Member Toly raised the issue of the impact of construction on 10<sup>th</sup> Street. Mr. DeGray stated that those issues will be addressed in their Construction Mitigation Plan, however, he expected that some type of full closure of the street would be required if they could not get a truck off the street. The primary goal would be to have trucks backed into the lot.

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

Board Member Toly stated that she would not agree to panelization. There was discussion regarding whether the applicant would be required to submit a new proposal in line with the prior discussions. Attorney Lake suggested that it might be best to have the Planning Department provide an updated recommendation based on the discussions presented at this meeting. The Board could vote on the existing recommendations for approving the material deconstruction and deny disassembly and reassembly. The Planning Department could then come back with the updated recommendation for consideration.

Planner Lillie stated that in the past they have had the Board approve conditions that were not recommended, such as lifting a structure as opposed to panelization. She expressed confidence that the Board could approve this item with updated Conditions of Approval.

Chair Scott recognized a member of the public, *David Weinberg*, who stated that he and his wife, Christine Lane are the owners of 1002 Norfolk, which is the home to the left of the house in question. He stated that they will be impacted by the reconstruction but recognized that reconstruction is inevitable to improve the appearance of the home, which they strongly favor. Mr. Weinberg asked about the impact of the construction process on their property and their lives. He expressed the feeling that there is not three feet between the existing home at 1002.5 and the property line and opined that it is more likely not more than 1.5 feet. He stressed that they are not trying to stand in the way of this project, but want to ensure that their property is not damaged and any impact on their quality of life is minimized.

Chair Scott thanked Mr. Weinberg for his comments and stated that the Board was focused on the preservation and restoration of the historical structure. Construction issues and lot lines would be best addressed to the Building Department.

Board Member Stephens commented that if there is confusion regarding the location of the property line, the proposed solution might not be appropriate. It was clarified that the home would not be any closer to the adjacent home because the width of the panel would determine how far the home would be moved.

It was noted by Planner Lillie that the Board should entertain two different motions. The first would be to approve the material deconstruction and deny the proposed

disassembly and reassembly. The second motion would be to approve temporary relocation and panelization of a portion of the structure at 1002.5 Norfolk subject to the Findings of Fact and Conclusions of Law set forth in the staff report.

**MOTION:** Board Member John Hutchings moved to APPROVE the Material Deconstruction of the Landmark Historic Structure at 1002.5 Norfolk Avenue, PL-21-04761, in accordance subject to the following:

### **Findings of Fact**

#### **Background**

1. 1002.5 Norfolk Avenue is a one-story cross-wing house built around 1893.
2. 1002.5 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory.
3. On May 12, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

#### **Material Deconstruction**

4. The Applicant proposes the Material Deconstruction of a portion of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand the living area.
5. Additions to Historic Structures shall be considered only on non-character-defining facades, usually tertiary facades. The proposed Material Deconstruction is for the rear façade.
6. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
7. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition, subject to the Conditions of Approval below.

### **Conclusions of Law**

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; and § 15-11-9, Preservation Policy; § 15-13-2; and Design Guidelines For Historic Residential Sites.

**Conditions of Approval**

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
5. The Historic Structure shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
6. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
7. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to submission of a building permit.

8. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
9. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
10. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
11. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
12. In-line additions shall be avoided.

Board Member Beatebrox seconded the motion. The motion passed with the unanimous consent of the Board.

There was further discussion regarding whether the Board could vote to approve panelization and temporary relocation of the structure or if the Planning Department should submit a new recommendation. It was noted that the Land Management Code requires a Structural Engineering Report that specifies that temporary relocation can be accomplished. It was agreed that the Board's further action on this matter would be addressed at the September 1, 2021 meeting.

**MOTION:** Board Member Holmgren moved to CONTINUE consideration of staff's recommendations regarding lifting and temporary relocation, PL-21-04761, to September 1, 2021. Board Member Hodgkins seconded the motion. The motion passed with the unanimous consent of the Board.

## 6. ADJOURN

The Historic Preservation Board Meeting adjourned at 7:15 p.m.

Approved by \_\_\_\_\_  
Randy Scott, Chair  
Historic Preservation Board





**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF SEPTEMBER 1, 2021**

**BOARD MEMBERS IN ATTENDANCE:** Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Douglas Stephens, Tana Toly

**EX OFFICIO MEMBERS:** Gretchen Milliken, Planning Director; Aiden Lillie, Planner; Rebecca Ward, Planner; Mark Harrington, City Attorney

**1. ROLL CALL**

**MOTION:** Board Member Stephens moved to appoint Board Member Beatlebrox as Chair Pro Tempore for the September 1, 2021, Historic Preservation Board Meeting. Board Member Hodgkins seconded the motion. The motion passed with the unanimous consent of the Board.

In the absence of Chair Randy Scott, Chair Pro Tempore Lola Beatlebrox called the meeting to order at 5:07 p.m. and conducted a roll call.

The Historic Preservation Board meeting was conducted virtually via Zoom. The public was able to submit comments during the meeting.

**Determination of the Health and Safety Risk under the OPMA**

Chair Pro Tem Beatlebrox read the Determination of Health and Safety Risk under OPMA. Notice of electronic meeting and how to comment virtually.

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to [www.parkcity.org](http://www.parkcity.org)

## **2. MINUTES APPROVAL**

### **A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 2, 2021.**

Chair Pro Tem Beatlebrox noted that the first item on the Park City Historic Preservation Board Meeting agenda was approval of minutes. Board Member Hodgkins pointed out that the Meeting Minutes for June 2, 2021, were approved the previous month. He wondered why they were back on the agenda. Chair Pro Tem Beatlebrox suggested that the minutes be approved again for clarity. Planning Director, Gretchen Milliken apologized for the confusion and explained that she would look into the issue.

**MOTION:** Board Member Hodgkins moved to APPROVE the Minutes of June 2, 2021, as written. Board Member Holmgren seconded the motion. The motion passed unanimously.

### **B. Consideration to Approve the Historic Preservation Board Meeting Minutes from July 7, 2021.**

**MOTION:** Board Member Holmgren moved to APPROVE the Minutes of July 7, 2021, as written. Board Member Stephens seconded the motion. The motion passed unanimously.

### **C. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 4, 2021.**

Board Member Hodgkins noted that there were some highlighted areas in the Meeting Minutes. Director Milliken explained that there may have been audio issues when recording the meeting. Chair Pro Tem Beatlebrox recalled that there was difficulty with the audio during that portion of the August 4, 2021 meeting.

Board Member Stephens wondered if approval of the minutes should be postponed in order for Board Members to fill in the highlighted areas based on their recollections. That would result in a more complete document. City Attorney, Mark Harrington approved of the suggestion. Board Member Hodgkins believed he made the motion to approve the 1060 Park Avenue agenda item. Board Member Holmgren noted that she seconded the motion on that item.

**MOTION:** Board Member Stephens moved to CONTINUE approval of the Minutes of August 4, 2021, to a date uncertain. Board Member Hutchings seconded the motion. The motion passed unanimously.

## **3. PUBLIC COMMUNICATIONS**

No eComments were submitted and no hands were raised on Zoom.

#### **4. STAFF/BOARD COMMUNICATIONS AND DISCLOSURES**

##### **A. Landscaping in the Historic Districts.**

City Planner, Aiden Lillie, reported that the Historic District Grant Program applications closed on August 15, 2021. The Planning Department had been reviewing the applications and those that qualified under the competitive grant would be shared with the Historic Preservation Board at the October 6, 2021, meeting. Planner Lillie would present the applications at that time and the Board would make a recommendation to City Council. She noted that City Council would have final approval.

City Planner, Rebecca Ward, reported that there were two other items to discuss as part of the Staff/Board Communications and Disclosures. There was a Staff Report related to Landscaping in the Historic Districts. Staff planned to schedule a Work Session to discuss the possibility of improving the preservation of landscaping for Historic Sites.

The other item related to an emergency repair work waiver that was granted for 427 Main Street. Planner Ward explained that the bricks on the non-functioning chimney at the location had begun started to fall. There were pedestrian accesses and parking spaces below the chimney. It was required that the area be secured and the property owner complete a Structural Engineer's Report as soon as possible. Additionally, the Parking Department blocked spaces near the chimney. Planner Ward showed various photos of the building as well as the chimney. She shared the following additional details regarding the building:

- 427 Main Street is designated as a Landmark Historic Structure on the Historic Sites Inventory;
- The site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the Park City Main Street Historic District; and
- 427 Main Street was constructed in 1939 and reflects the Public Works Administration Moderne, with a symmetrical façade, smooth wall surfaces, heavy massing, framed entrance with Art Deco motifs, and a monumental scale.

Planner Ward reported that the Structural Engineer's Report determined the following:

- The flashing failed and moisture is entering the wall;
- Mortar and bricks are cracking apart during freeze and thaw cycles;
- Falling pieces of brick could be a safety hazard;
- The damage at the top is substantial and voids can be seen through the entire wall thickness;
- There is a small section of reinforcing with angle iron at the top and mid-section that is not sufficient;
- The chimney appears to have no vertical bars or horizontal bars; and

- The chimney will continue to support its own dead load as is, but it is unknown if it will continue to hold in a seismic event without reinforcement.

It was noted that the Planning Director issued a waiver letter so that construction to take down the chimney could begin. There would be future discussions with the Historic Preservation Board about whether or not the chimney contributed to the historic integrity of the structure and whether it should be reconstructed. Planner Ward noted that the chimney appeared to have been built at the same time as the building.

Director Milliken explained that if the chimney does fall, it could damage surrounding buildings or hurt someone passing by. The chimney needed to be taken down now and a decision could be made at a later date regarding reconstruction. Board Member Stephens wondered if action the Historic Preservation Board was needed during tonight's meeting. Director Milliken noted that this was simply an informational item. Due to the current condition of the chimney, the emergency removal had been approved. Board Member Stephens assumed that the chimney would be removed, the bricks would be retained, and that there would be a decision made about the reconstruction in the future. Director Milliken confirmed that that was the case.

Chair Pro Tem Beatlebrox asked if the chimney was operational. Planner Ward reported that it was a non-functioning chimney. The property owner was aware that there was a possibility the chimney would need to be rebuilt. One of the conditions of the emergency repair work was that as much of the material as possible must be salvaged.

Board Member Hodgkins believed the chimney was integral to the design of the building, considering the size and mass and how it stands alone. The fact that the chimney was built with the building suggested that it should be rebuilt. Board Member Toly believed the building was recently sold to new owners. She asked if there were any plans to renovate the building. Planner Ward was not sure. Chair Pro Tem Beatlebrox thanked staff for sharing information with the Historic Preservation Board.

## **5. CONTINUATIONS**

Chair Pro Tem Beatlebrox noted that item 7A on the Regular Agenda was a continuation.

## **6. WORK SESSION**

### **A. Woodside Phase II – Work Session – The City Proposes to Deconstruct an Early 1900s Shed to Construct Affordable Housing on 1302 Norfolk Avenue.**

Planner Lillie presented the Staff Report and explained that the item related to the City's Proposal to Deconstruct and store two early 1900s sheds, to later be incorporated into the Affordable Housing Building proposed for the Affordable Housing Development, Woodside Park Phase II. Planner Lillie explained that the two sheds are on City-owned

property, but they were not mentioned on the Historic Sites Inventory. The updated project was still in the early conceptual stages. Planner Lillie stated that the intention of the Work Session was to inform Historic Preservation Board Members, receive input about what Board Members would like to see at the site and receive recommendations related to the historic materials that were currently on the site.

Planner Lillie shared an aerial photograph of the site from 1941. She reported that on May 17, 2016, the Planning Department applied for a Determination of Significance for 1302 Norfolk Avenue and recommended designating the Structure a Significant Historic Structure on the Park City Historic Sites Inventory. This was for the house and neither of the sheds were mentioned. Planner Lillie noted that the relevant Meeting Minutes were included in the Staff Report for reference.

On June 6, 2017, the Historic Preservation Board voted unanimously to designate 1302 Norfolk Avenue to the Historic Sites Inventory as Significant. However, there was an appeal. One reason the City wanted to acquire the site was to redesignate it. That item was included on the Regular Agenda and would be presented by Planner Ward later in the meeting. Planner Lillie shared a photograph to highlight the existing condition of the sheds. She commented that they were not in the best condition as there had been some water damage and some of the structural boards seem to have collapsed.

Terracon Consultants, Inc. prepared an Asbestos, Lead, and Hazardous Materials Survey on August 24, 2021. They concluded that lead-containing coatings were identified during the assessment that took place on August 19, 2021. Asbestos-containing materials, universal waste, or other hazardous materials were not identified during the assessment. Planner Lillie reported that the lead-containing coatings were located on the south shed, also referred to as Shed #1. The beige part on the wood wall exterior and the beige part around the door, both interior and exterior, contained lead concentrations greater than or equal to 0.04 mg/cm<sup>2</sup>.

Staff concluded that the shed materials were historic and requested that the Historic Preservation Board share recommendations about whether those materials should be preserved and incorporated into the Woodside Park Phase II project. Planner Lillie noted that the lead-containing coatings would be mitigated. Additionally, she stated that Staff had given thought to the accessory dwellings that remained undesignated in Park City. They would like to move forward and get those sites the designation they deserve. Planner Lillie reported that the issue would be discussed at a future Work Session.

Board Member Hutchings asked if the intent was to rebuild the sheds or incorporate the materials into a new building. Planner Lillie explained that the materials would be disassembled and then stored on-site at first. There was not currently a specific plan for storage, but the idea was that the materials would be protected. The materials could then be incorporated into either a single-family dwelling or a multi-unit structure. It was also possible that the materials could be incorporated into an accessory structure. However,

the intent was to receive input from the Historic Preservation Board about how the materials should be incorporated.

Board Member Hutchings believed that from a historical preservation perspective, it would be best if the shed rebuild was incorporated into the site design. Board Member Stephens felt that if the materials were incorporated into a single-family residence, they would lose all context. To have the materials incorporated into a building would make no historical or contextual sense. If they could be incorporated into some kind of outdoor building, like a shed, that would make more contextual sense.

Chair Pro Tem Beatlebrox asked how Board Members would feel about having the materials moved to incorporate them into a new footprint. Board Member Stephens commented that they may be able to take the two sheds and make one shed out of the materials. He noted that it might be difficult to take off and reuse all of the materials as it seemed that they had become warped over time. Board Member Stephens pointed out that the sheds were not listed on the Historic Sites Inventory. If this were a private applicant rather than the City, the private applicant would likely ask whether the sheds could be demolished rather than asking to repurpose them.

Board Member Hodgkins was under the impression that the Historic Preservation Board was considering all structures that were 50 years old. He felt the sheds seemed to fit into the mining era. Whether or not they were included on the Historic Sites Inventory list did not seem important as they would likely be eligible for it. Board Member Hodgkins stated that the Historic Preservation Board had previously discussed changes to the Land Management Code and had talked about receiving a heads up for buildings that were 40 years old to look at preserving some of the early ski history structures as well. He was uncertain why it was a foregone conclusion that the sheds needed to come down. Board Member Stephens noted that he did not say it was. However, he did state that they were not listed on the Historic Sites Inventory.

Board Member Hodgkins wondered if it was possible for the sheds to remain. Chair Pro Tem Beatlebrox noted that they were in poor condition. She believed the Historic Preservation Board may want to see an outdoor building created out of the material that was able to be salvaged, rather than the materials incorporated into a private home. Board Member Stephens commented that since this project was still in the conceptual stage, it might be possible to keep the sheds in the same location for the time being while the future use is determined. Board Member Holmgren believed the sheds were an important part of Park City's history.

Planner Lillie addressed earlier comments made by Board Member Hodgkins. The way the Land Management Code was written, sites that were not included on the Historic Sites Inventory did not have demolition protections. She referenced his comment that structures 50 years or older would come to the Historic Preservation Board. That information may have come from the time when the contributory portion of the Historic Sites Inventory was put in place in 2018 when the ski era structures were discussed.

Board Member Hodgkins felt that was correct. Planner Lillie explained that when the issue went before City Council, the demolition protections were removed for contributory sites. The contributory was a site that could be placed on the inventory but it was still eligible for demolition. She asked Mr. Harrington to share additional information.

Mr. Harrington suggested that another Work Session take place to refresh Board Members on the current status of the Historic Sites Inventory. He clarified that protections were not removed from contributory sites. The third level of protection had been created to capture the ski areas buildings. However, this did not give them the same level of protection as a Significant or Landmark Site. Some of the terminology had shifted, but they had never protected more than two classes of properties from demolition. Due to changes in State law, they had to adopt an affirmative list. That list had to be adopted by City Council as a zoning overlay by Ordinance. They were severely limited in how that list could be expanded going forward.

Mr. Harrington explained that staff brought the matter to the Historic Preservation Board under the Purposes Section of the code that allowed the Board to provide direct input to the City for City properties. He felt that the Board would be able to share input and also ask for more information. There was nothing imminent on the application as it was in a formative phase. As a result, there would be plenty of opportunities for the Historic Preservation Board to meet with the project manager and receive additional information as it related to the sheds. Planner Lillie thanked Mr. Harrington for the clarification and noted that the current Work Session was intended for direction purposes. Earlier comments made by Board Members about the materials being placed in context on the site were beneficial.

Chair Pro Tem Beatlebrox wondered if a formal motion needed to be made with a recommendation or if a set of statements would be preferable. Mr. Harrington noted that it would be up to the Historic Preservation Board. If the Board needed more background information to make a recommendation, there was time for that.

Board Member Toly believed the City already had an architecture plan for what they wanted to do as it related to affordable housing in the area. Mr. Harrington explained that they were forced to revisit the plan due to an appeal. He did not believe that a new application had been fully submitted. Board Member Toly felt it would be beneficial to know what the plan was for affordable housing in the area. Chair Pro Tem Beatlebrox agreed. The Board needed more information in order to proceed.

Planner Lillie noted that there was currently no application. They were in the process of focusing on the plat for the property and were not at the stage that required architectural drawings. The Project Manager wanted to start with the Work Session to see what the Historic Preservation Board direction would be as it related to the sheds. She would request more information from the Project Manager. Board Member Stephens asked that Staff keep the Historic Preservation Board informed of all progress. He also suggested that the Board take a site visit, if possible, to determine if it would be possible to retain the

materials for either one or two sheds. There were discussions about affordable housing. Board Member Toly noted that it was an important issue.

Board Member Hodgkins liked the suggestion made by Board Member Stephens to visit the site. He also wanted to understand why the structures could not remain. Saving the materials and discussing possible reconstruction were alternatives to consider when the structure could not remain. He did not feel the reasons why the structures could not remain had been adequately addressed. Board Member Stephens did not feel the Board had enough information at the current time to make a decision.

Chair Pro Tem Beatlebrox suggested the following language:

- The Park City Historic Preservation Board would like to conduct a site visit on a date uncertain, to assess the sheds as a Board. The Historic Preservation Board would also like to have an informational meeting, where more of the plans and ideas are shared by the applicant.

Board Member Toly wondered if it was possible to go into the sheds. Planner Lillie reported that when she first visited the site two months prior the sheds were untouched and she was able to enter. Currently, they are boarded up. However, she could inquire to see if they could enter the sheds during the Board visit. Planner Lillie reported that she took photographs of the shed interiors during her first visit. There were modern 2x4s placed inside as well as insulation in the interior. She explained that she first visited the structure to determine whether or not it was historic. She was able to see construction methods and materials that dated the structure. Additionally, the findings of the lead-coatings and old photographs also determined that the sheds were historic. Those photographs would be shared with the Board.

Planner Lillie thanked the Board Members for their input. She would bring additional information to the Historic Preservation Board in the future. Another Work Session would be held with the Project Manager to provide the Board with further details.

## **7. REGULAR AGENDA**

### **A. 1302 Norfolk Avenue – Historic Design Review – The Applicant Proposes Disassembly and Reassembly and Temporary Relocation to Accommodate a New Addition to a Landmark Historic Structure. PL-21-04761.**

Planner Lillie reported that the Staff Report outlined the reasons for the continuation. The applicant was unable to provide a Licensed Structural Engineer's Report stating that the Historic Building could be successfully relocated by the deadline for the current meeting. The applicant had since been able to obtain the report.



Chair Pro Tem Beatlebrox opened the public hearing. There were no public comments. The public hearing was closed.

**MOTION:** Board Member Holmgren moved to CONTINUE 1302 Norfolk Avenue – Historic Design Review, to October 6, 2021. Board Member Hodgkins seconded the motion. The motion passed unanimously.

**B. Land Management Code Amendments – Park City Historic Sites Inventory – The Historic Preservation Board will Consider Amendments to Land Management Code Section 15-11-10, the Park City Historic Sites Inventory, to Update Address Changes to the Landmark Historic Sites on Rossie Hill Drive, and to Update the Status of 1302 Norfolk Avenue, which was Formerly Under Appeal. PL-21-04939.**

Planner Ward presented the Staff Report and explained that the item involves a Land Management Code amendment. The proposed amendments would update the Historic Sites Inventory, which the City Council codified in 2017. The updates would:

- Reflect new addresses for the Rossie Hill Landmark Historic Structures;
- Update the current status of 1302 Norfolk Avenue.

No substantive changes were proposed. Planner Ward reported that in 2020, the City Council approved the Lilac Hill East Subdivision, which subdivided the area with the Rossie Hill Landmark Historic Structures into five lots. She noted that on the map shown to Board Members, the green lots were the historic lots and the orange lots would be accessed from a private driveway off of Rossie Hill Drive. The Summit County GIS specialist redid the addressing for those properties:

- What was formally 622 was now 755 Rossie Hill Drive;
- What was formally 652 was now 729 Rossie Hill Drive;
- What was formally 660 was now 741 Rossie Hill Drive.

Staff recommended a Land Management Code amendment to Section 15-11-10 to reflect the new addresses for those properties. The other update related to 1302 Norfolk Avenue. Planner Ward shared background information. In 2016, the Planning Department nominated 1302 Norfolk Avenue to the Historic Sites Inventory. On January 24, 2017, the property owner applied to demolish the structure. Staff denied the Demolition Permit pending Historic Preservation Board action. The property owner requested a review by the Utah Property Rights Ombudsman to determine if the structure should be demolished. The advisory opinion found that the Demolition Permit application was entitled to approval.

On June 7, 2017, the Historic Preservation Board designated 1302 Norfolk Avenue as a Significant Historic Site on the Historic Sites Inventory. On June 17, 2017, the property

owner appealed the designation. To prevent demolition of the structure, the City purchased the property and was now the current owner. As the City moved forward with the affordable housing development on the adjacent property, Staff recommended clarifying that the Significant Historical Structure was no longer under appeal.

Staff recommended that the Historic Review Board consider the following actions:

- Review the proposed Land Management Code amendment to update the Historic Sites Inventory in Section 15-11-10;
- Conduct a public hearing; and
- Consider forwarding a positive recommendation to the Planning Commission for consideration on September 22, 2021, and to the City Council for consideration on October 28, 2021.

Board Member Hutchings asked about the significance of the address changes. Planner Ward explained that those homes were under construction and all of the current approvals were under the new addresses. This would provide consistency moving forward and make it easier to trace documents. The Historic Sites Inventory would now reflect the current property addresses.

Chair Pro Tem Beatebrox opened the public hearing. There were no public comments. The public hearing was closed.

**MOTION:** Board Member Toly moved to forward a positive recommendation to the Planning Commission for consideration on September 22, 2021, and to the City Council for consideration on October 28, 2021. Board Member Hutchings seconded the motion. The motion passed unanimously.

## 8. ADJOURN

**MOTION:** Board Member Hutchings moved to adjourn. Board Member Stephens seconded the motion. The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at 6:10 p.m.

Approved by \_\_\_\_\_  
Randy Scott, Chair  
Historic Preservation Board

## Historic Preservation Board Staff Report

**Subject:** Historic District Grant Program  
**Author:** Planning Department  
**Date:** October 6, 2021  
**Type of Item:** Administrative

### Summary Recommendation

Continue the item to November 3, 2021.



## Historic Preservation Board Staff Report



**Subject:** Temporary Relocation and Disassembly  
and Reassembly  
**Address:** 1002.5 Norfolk Avenue  
**Designation:** Landmark Site  
**Author:** Aiden Lillie, Planner I  
**Date:** October 6, 2021  
**Type of Item:** Administrative

### Summary Recommendation

Staff recommends the Historic Preservation Board review the Historic District Design Review Application for 1002.5 Norfolk Avenue, conduct a public hearing, and approve Temporary Relocation and Partial Disassembly and Reassembly of the Landmark Historic Structure subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

### Description

**Applicant:** Terence Scheckter, represented by Jonathan DeGray  
**Location:** 1002.5 Norfolk Avenue  
**Zoning District:** Historic Residential-1 Zoning District  
**Historic Designation:** Landmark Historic Site  
**Historic Era:** Mature Mining Era, 1894-1930  
**Reason for Review:** The Historic Preservation Board reviews and approves Temporary Relocation and Disassembly and Reassembly of Historic Structures. Land Management Code (LMC) [§ 15-11-13](#) and [§ 15-11-14](#)

### Acronyms

|      |                                 |
|------|---------------------------------|
| HDDR | Historic District Design Review |
| HPB  | Historic Preservation Board     |
| HR-1 | Historic Residential-1          |
| HSI  | Historic Sites Inventory        |
| LMC  | Land Management Code            |

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

### Executive Summary

The Applicant is proposing Temporary Relocation and Disassembly and Reassembly for the Landmark Historic Site to accommodate structural upgrades and a rear addition.

### Background

On May 12, 2021 the Planning Department received a Historic District Design Review application. On August 4, 2021 the Historic Preservation Board reviewed the Application for Material Deconstruction and Disassembly and Reassembly. The Historic Preservation board approved Material Deconstruction of a portion of the rear façade to

accommodate an addition and continued the proposed Disassembly and Reassembly and Temporary Relocation discussion ([Staff Report](#), [Minutes](#) Page 13). The property located at 1002.5 Norfolk Avenue is designated as a Landmark Site on the Park City Historic Sites Inventory (HSI) (see Historic Site Form (Exhibit D). 1002.5 Norfolk Avenue is a one-story cross-wing house built around 1893. The subject property is in the Historic Residential-1 Zoning District.

The following is a list of Planning Department applications for the proposed project:

| Permit Number | Application Type                | Review Authority          | Review Status |
|---------------|---------------------------------|---------------------------|---------------|
| PL-21-04761   | Historic District Design Review | Planning Department Staff | Under Review* |

\*Staff is reviewing the design of the proposed addition for compliance with LMC [§ 15-13](#).

*Circa 1941 Summit County Tax Photograph*







*1002 ½ Norfolk Avenue. Southeast oblique. November 2013.*



*1002 ½ Norfolk Avenue. South elevation. November 2013.*

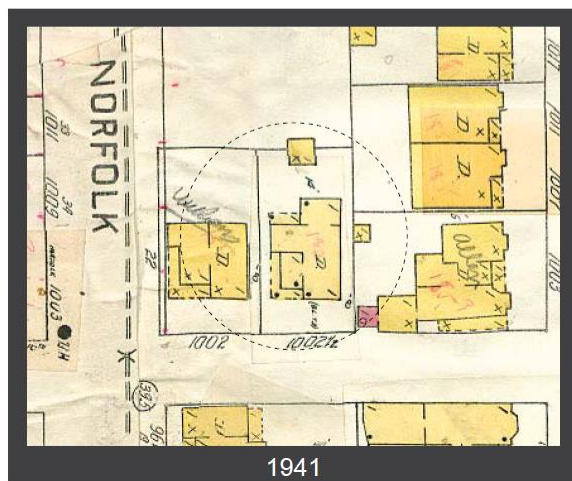
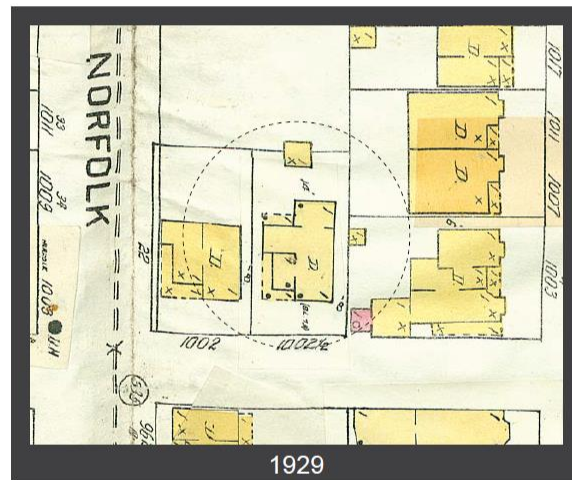
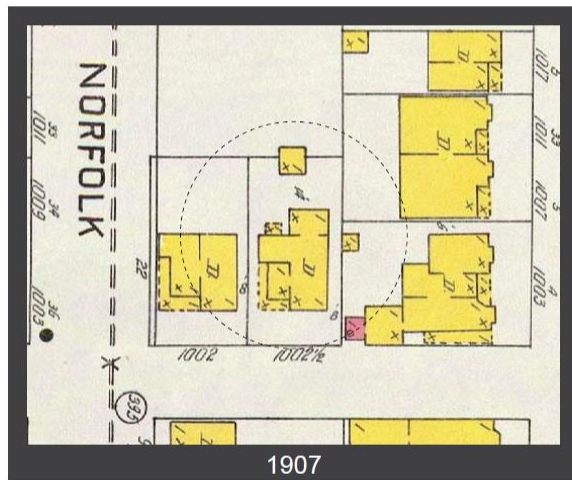
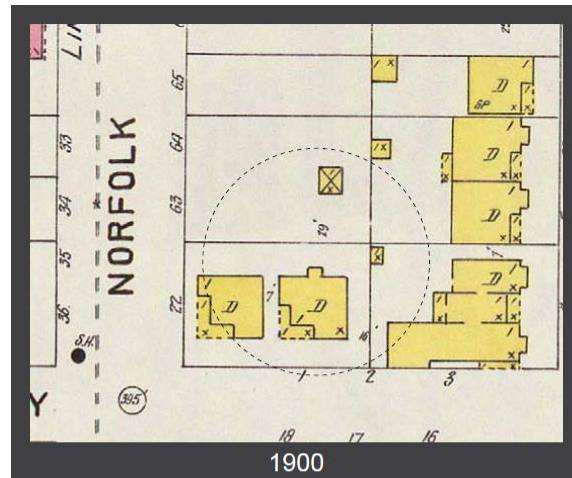
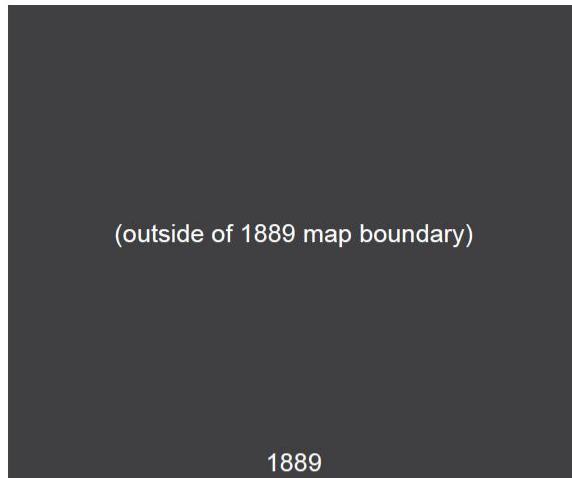


Figure 1: Sanborn Fire Insurance Maps (circ. 1889 -1941)

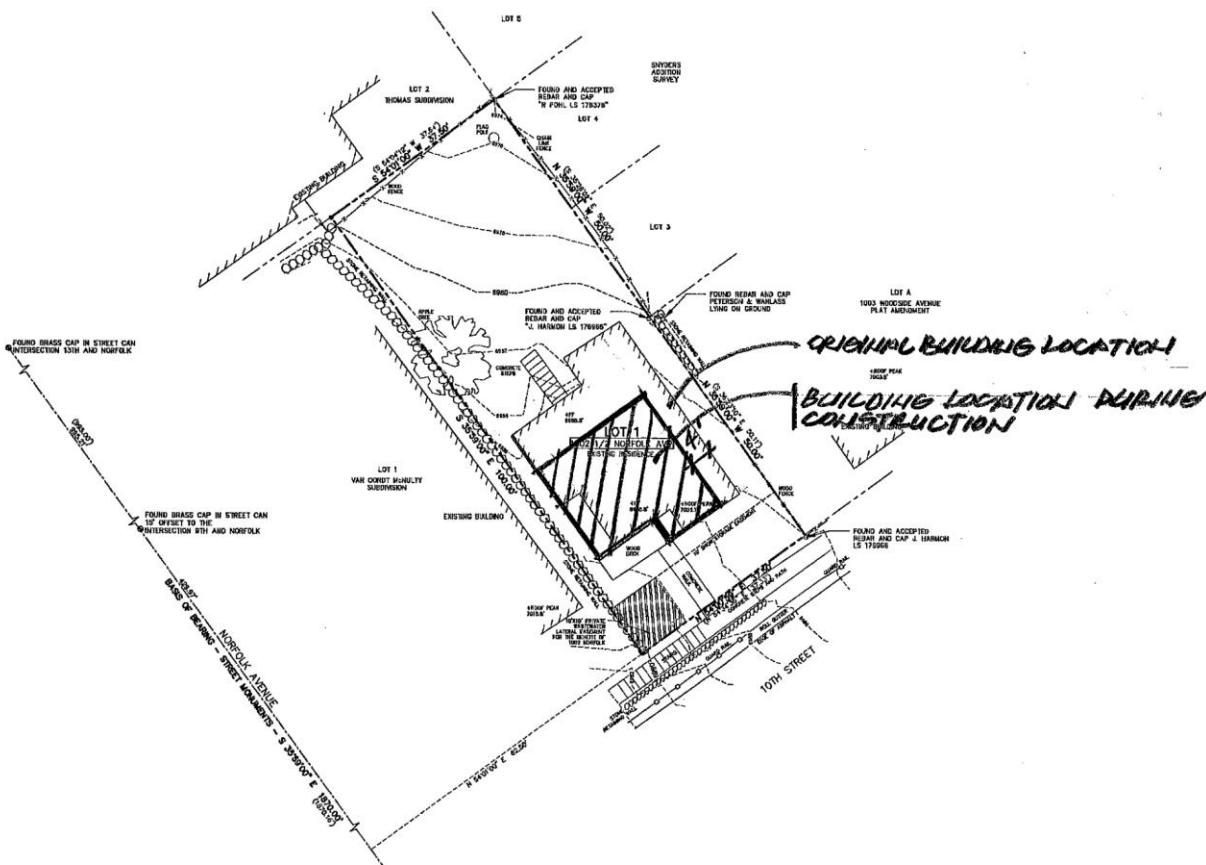
## Analysis



(I) **Staff recommends the Historic Preservation Board approve Temporary Relocation of the Landmark Historic Structure.**

The Applicant proposes temporary Relocation to protect the Landmark Structure during the construction of a rear addition. After the addition is constructed, the Landmark Structure is proposed to be returned to its original location.

The proposed location is depicted below:



The Historic Preservation Board reviews Relocation of Historic Structures on its existing Landmark Site.<sup>1</sup> The Historic Preservation Board shall find that the project complies with the following criteria<sup>2</sup>:

- a) For either a Landmark or Significant Site all the following shall be met:
  - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has

<sup>1</sup> LMC [§ 15-11-13\(A\)](#)

<sup>2</sup> LMC [§ 15-11-13\(A\)\(1\)](#)



- demonstrated that a professional building mover will move the building and protect it while being stored; and
- b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
- b) Landmark structures shall only be permitted to be relocated on its existing site if:
- a. the relocation will abate demolition; or
  - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

On September 28, 2021, the Planning Director and Chief Building Official determined that the Temporary Relocation would abate a hazardous condition at the present setting and enhance the preservation of the structure (Exhibit G).

On August 25, 2021, a licensed structural engineer, Henry Shen of Shen Engineers, Inc., wrote a report of findings based on a February 19, 2021 site investigation (Exhibit F). Shen concluded the following, "Considering the age and rotted condition of the building, and the differential settlement of 6", if the building is to be lifted, it will require the building be braced prior to lifting it. We propose to provide a bracing plan for review and approval by the chief building official once the interior of the building is demolished. This will allow us to do a proper evaluation of the structure and a bracing plan based on actual existing conditions".

If the Historic Preservation Board determines temporary Relocation is necessary as outlined by LMC [§ 15-11-13](#), then [§ 15-13-4](#) requires the following standards, outlined as Conditions of Approval 1-7, in the Draft Action Letter (Exhibit A):

- The Applicant must submit a preservation plan and construction mitigation plan which demonstrate that a licensed, professional building mover will move the building and protect it while being stored. Both plans shall include documentation from a structural engineer certifying that the temporary Relocation will not have a detrimental effect on the structural soundness of the Landmark Structure. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
- The historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/ reorientation process.
- If rehabilitation of the historic structure is delayed, temporary improvements, that are to be approved by the Planning Department, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.
- The preservation plan detailing the steps and procedures for relocation or reorientation of a historic building shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.

- A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.
- Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.
- The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.
- On September 23, 2021, the Planning Director and Chief Building Official provided a letter stating that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure (Exhibit G).

**(II) Staff recommends the Historic Preservation Board approve partial Disassembly and Reassembly of a portion of the West Elevation of the Landmark Historic Structure.**

The Applicant proposes partial Disassembly and Reassembly of the West elevation to accommodate construction equipment for a rear addition.

LMC [§ 15-11-14](#), requires the Historic Preservation Board to find the proposal complies with the following:

- (1) A licensed structural engineer has certified that the Historic Structure cannot reasonably be moved intact:
  - a. Shen Engineers, Inc. visited 1002.5 Norfolk Avenue on Feb. 19, 2021 and determined the following on August 25, 2021 (Exhibit F):
    - i. The exterior and interior walls are 1x12 installed vertically. They have no capacity for wind, seismic or gravity loads.

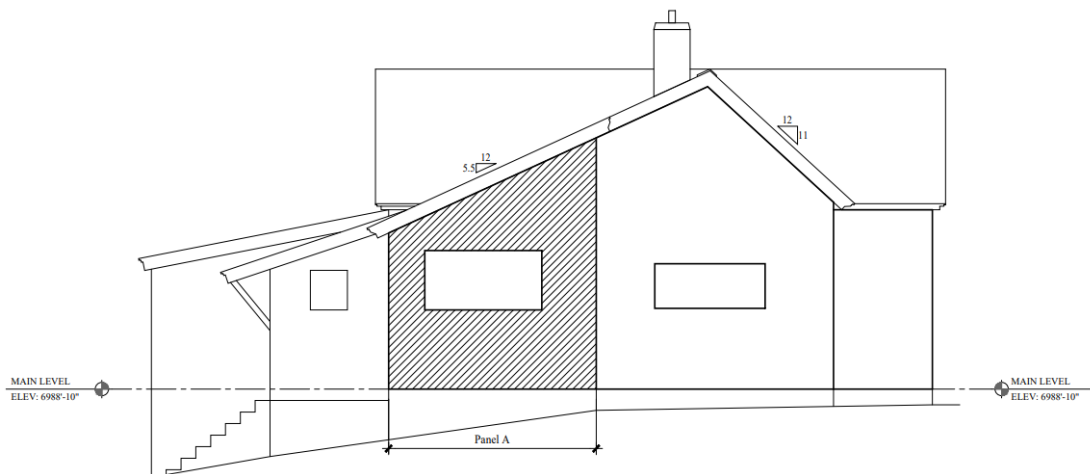
In addition to the Engineer's Report, the Land Management Code also requires at least one of the following:

- (a) The proposed disassembly and reassembly will abate demolition of the Historic Structure on the site; or
- (b) The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
- (c) The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:

1. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
2. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
3. All other alternatives have been shown to result in additional damage or loss of historic materials.

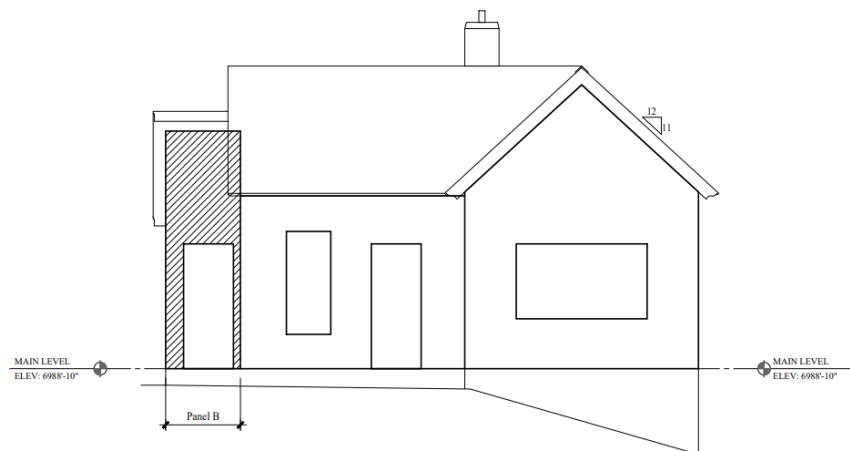
Previous alternatives have been shown to result in additional damage and/ or loss of historic materials. On September 28, 2021, the Planning Director and Chief Building Official determined that partial Panelization will help enhance the preservation of the structure (Exhibit G). The Historic Preservation Board has the authority to approve this proposal by taking input from the Planning Director and Chief Building Official and determining that the unique conditions warrant the proposed partial Disassembly and Reassembly.

The images below show the proposed sections to be panelized (Exhibit H):

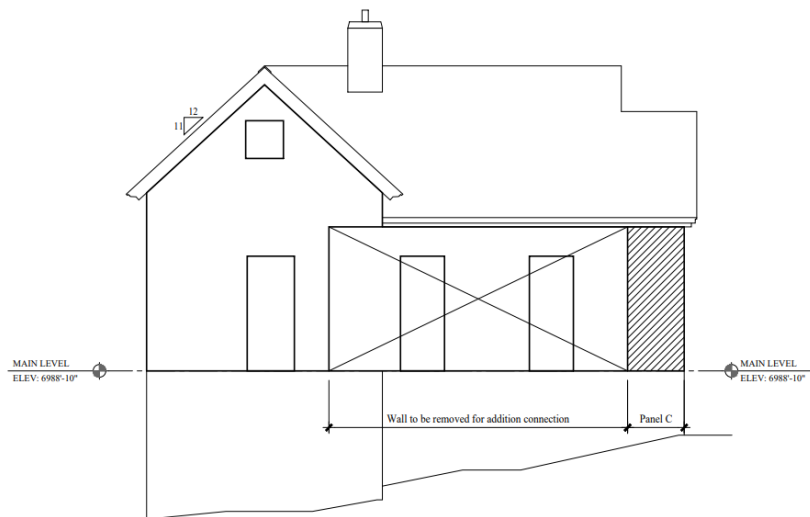


1  
EXJ

PANEL A @ WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3  
EX.1  
PANEL B @ SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4  
EX.1  
PANEL C @ NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

If the Historic Preservation Board determines panelization is necessary as outlined by LMC [§ 15-11-14](#), then LMC [§ 15-13-4\(B\)](#) requires the following standards, outlined as Conditions of Approval 19– 31 in the Draft Action Letter (Exhibit A):

### Disassembly & Reassembly of All or Part of a Historic Structure

- Panelization shall be done using recognized preservation methods.
- The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
- The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.

- Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
- Structures shall be disassembled in the largest workable pieces possible.
- To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
- Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
- The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
- Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
- Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

## **Reassembly**

- The original orientation and siting shall be replicated as closely as possible.
- New foundations and additions shall follow the Design Guidelines.
- The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.<sup>3</sup>

## **Department Review**

The Design Review Team, and Planning and Legal Departments reviewed this application.

## **Public Input**

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

## **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Existing Plans and Elevations

Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Historic Site Inventory Form

Exhibit E: Model of Proposed Plan

Exhibit F: Structural Engineers Report

Exhibit G: Planning Director and Chief Building Official Determination

Exhibit H: Proposed Disassembly and Reassembly Plans

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<sup>3</sup> LMC [§ 15-11-14\(A\)](#).



**HISTORIC PRESERVATION BOARD  
PARK CITY, SUMMIT COUNTY, UTAH**

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**RE: TEMPORARY RELOCATION; AND PANELIZATION DETERMINATION**

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The Historic Preservation Board of Park City, Utah, met on Wednesday, October 6, 2021 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

**ACTION**

**Project Address:** 1002.5 Norfolk Avenue  
**Project Number:** PL-21-04761  
**Type of Item:** Administrative – Historic District Design Review  
**Hearing Date:** October 6, 2021

The Historic Preservation Board conducted a public hearing and (I) approved the Temporary Relocation of the Landmark Historic Structure; and (II) approved panelization of the West elevation based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

**Findings of Fact**

**Background**

1. 1002.5 Norfolk Avenue is a one-story cross-wing house built around 1893.
2. 1002.5 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory.
3. On May 12, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

**Temporary Relocation**

4. The Applicant proposes the temporary Relocation of the Landmark Historic Structure to protect the Landmark Structure during the construction of a rear addition. After the addition is constructed, the Landmark Structure is proposed to be returned to its original location.
5. On August 25, 2021, a licensed structural engineer, Henry Shen of Shen

Engineers, Inc., wrote a report of findings based on a February 19, 2021 site investigation (Exhibit F). Shen concluded the following, "Considering the age and rotted condition of the building, and the differential settlement of 6", if the building is to be lifted, it will require the building be braced prior to lifting it. We propose to provide a bracing plan for review and approval by the chief building official once the interior of the building is demolished. This will allow us to do a proper evaluation of the structure and a bracing plan based on actual existing conditions".

6. The Historic Preservation Board approved the temporary Relocation to protect the Landmark Historic Structure during the construction of a rear addition, subject to the Conditions of Approval below.

## Panelization

7. On February 19, 2021, Shen Engineers, Inc. visited 1002.5 Norfolk Avenue and completed a Physical Conditions Report.
8. The report determined the following:
  - a) It is assumed the main roof existing joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. If so, they need to be upgraded or replaced with new roof joists. It is suggested to reframe the roof ridge and valley beams and installing new roof joists.
  - b) The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
  - c) The existing main and crawl space floor joists are 2x6 @ 24" on center spanning 12'-0". Most of them were totally rotted out. They have to be replaced.
  - d) All the existing headers need to be upgraded. We will review each one of them when design is available.
  - e) The whole exterior and interior walls are 1x12 installed vertically. They have no capacity for wind, seismic or gravity loads. Most of the 1x12 plank walls are rotted.
  - f) The north side of the existing building is supported by sand-stone foundation walls. The south side of the existing building doesn't have any footing. On the basement area, the footing is sand stone. On non-basement portion, the existing foundation walls were built with wood piles and sand stone. 90% of them were rotted out. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
  - g) Due to the age and rotted condition of the building, the differential settlement of 6". To move the building and straighten it

would cause the structure to fail and collapse. Based on these observations, we feel the building cannot be reasonably moved intact.

9. On February 19, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 1002.5 Norfolk Avenue.
10. The Chief Building Official and Planning Director determined that this unique condition and the quality of the Historic Preservation Plan warrant the proposed panelization.
11. The Historic Preservation Board approved panelization of the Landmark Historic Structure.

### **Conclusions of Law**

1. The proposal complies with Land Management Code § 15-11-14, *Disassembly and Reassembly Of A Historic Building Or Historic Structure*; and Land Management Code § 15-11-13, *Relocation And/Or Reorientation of a Historic Building or Historic Structure*, and § 15-11-9, *Preservation Policy*; § 15-13-2; and *Design Guidelines For Historic Residential Sites*.

### **Conditions of Approval**

1. The Applicant must submit a preservation plan and construction mitigation plan which demonstrate that a licensed, professional building mover will move the building and protect it while being stored. Both plans shall include documentation from a structural engineer certifying that the temporary Relocation will not have a detrimental effect on the structural soundness of the Landmark Structure. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
2. The historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.
3. If rehabilitation of the historic structure is delayed, temporary improvements, that are to be approved by the Planning Department, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.
4. The preservation plan detailing the steps and procedures for relocation or reorientation of a historic building shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.
5. A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.
6. Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.



7. The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.
8. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
9. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
10. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
11. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
12. The Historic Structure shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
13. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to submission of a building permit.
14. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
15. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
16. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
17. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
18. In-line additions shall be avoided.
19. Panelization shall be done using recognized preservation methods.
20. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
21. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
22. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
23. Structures shall be disassembled in the largest workable pieces possible.
24. To ensure accurate reassembly, all parts of the Building, Structure, or element shall

be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.

25. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
26. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
27. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
28. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
29. The original orientation and siting shall be replicated as closely as possible.
30. New foundations and additions shall follow the Design Guidelines.
31. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

If you have any questions, concerns, or comments regarding this letter, please email [aiden.lillie@parkcity.org](mailto:aiden.lillie@parkcity.org) or call 435-615-5067.

Sincerely,

Randy Scott  
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director  
Aiden Lillie, Project Planner

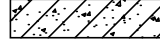
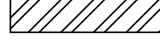
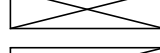
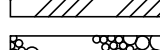
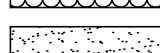
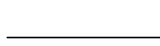
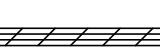
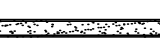
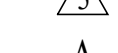
# SCHECKTER RESIDENCE

## HISTORIC DISTRICT DESIGN REVIEW

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

## CONSULTANTS

## LEGEND

|                                                                                     | OFFICE<br>103                                                                       | ROOM NAME<br>ROOM NUMBER |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------|
|    |                                                                                     | FLOOR, POINT ELEV.       |
|    |                                                                                     |                          |
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## CODE ANALYSIS

## APPLICABLE CODES

|           |           |
|-----------|-----------|
| 2015 IRC  | 2018 IBC  |
| 2018 IPC  | 2018 IMC  |
| 2017 NEC  | 2018 IFGC |
| 2018 IECC | 2018 IFC  |

OCCUPANCY: R2

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

| AREA CALCULATIONS (S/F) |          |      |       |
|-------------------------|----------|------|-------|
| LIVING AREA             | EXISTING | NEW  | TOTAL |
| LOWER LEVEL             |          | 1519 | 1519  |
| MAIN LEVEL              | *656     | 863  | 1519  |
| UPPER LEVEL             |          | 561  | 561   |
| TOTAL                   | *656     | 2943 | 3599  |
|                         |          |      |       |
| PATIO/PORCH AREA        |          | 435  |       |
| LOD/DISTURBED AREA      |          | 1495 |       |
| LOT AREA                |          | 3739 |       |
| ALLOWABLE FOOTPRINT     |          | 1519 |       |
| PROPOSED FOOTPRINT      |          | 1519 |       |

\* Historic Footprint: 656 S/F  
Removal of non-compliance portion of house: 246 S/F  
Total Existing Footprint: 902 S/F

## ABBREVIATIONS

|            |                               |        |                    |          |                        |
|------------|-------------------------------|--------|--------------------|----------|------------------------|
| A/C.       | AIR CONDITIONING              | F.D.   | FLOOR DRAIN        | PR.      | PAIR                   |
| ACoust.    | ACOUSTICAL                    | FND    | FOUNDATION         | R.D.     | ROOF DRAIN             |
| ADD.       | ADDENDUM                      | FIN.   | FINISH             | REG.     | REGULAR                |
| ADJ.       | ADJUSTABLE                    | FLR.   | FLOOR              | R.S.     | ROUGH-SAWN             |
| ALLOW.     | ALLOWANCE                     | F.R.   | FIRE RATED         | RAD.     | RADIUS                 |
| ALUM.      | ALUMINUM                      | FTG.   | FOOTING            | REINF.   | REINFORCING            |
| APPROX.    | APPROXIMATE                   | G      | GAS                | REQ'D.   | REQUIRED               |
| B.D.       | BOARD                         | G.I.   | GALVANIZED IRON    | REVISED  | REVISED                |
| B.U.       | BUILT-UP                      | GA.    | GAUGE              | RM.      | ROOM                   |
| B.W.       | BOTHWAYS                      | GALV.  | GALVANIZED         | R.O.     | ROUGH OPENING          |
| BLDG.      | BUILDING                      | GRD.   | GRADE              | S & R    | SHELF AND ROD          |
| BLK.       | BLOCK                         | G.W.B. | GYPSUM WALL BOARD  | S.C.     | SOLID CORE             |
| BRK.       | BRICK                         | G.L.B. | GLU-LAM BEAM       | SCHEDULE | SCHEDULE               |
| C.I.       | CAST IRON                     | H.B.   | HOSE BIBB          | SHT.     | SHEET                  |
| C.J.       | CONTROL JOINT                 | HD.    | HEAD               | SIM.     | SIMILAR                |
| C.M.U.     | CONCRETE MASONRY UNIT         | H.M.   | HOLLOW METAL       | SPEC.    | SPECIFICATION          |
| CLG.       | CEILING                       | HOR.   | HORIZONTAL         | STD.     | STANDARD               |
| COL.       | COLUMN                        | I.D.   | INSIDE DIAMETER    | STL.     | STEEL                  |
| COMP.      | COMPACTED/COMPOSITE           | INT.   | INTERIOR           | STRUCT.  | STRUCTURAL             |
| CONC.      | CONCRETE                      | IRRIG. | IRRIGATION         | SYS.     | SYSTEM                 |
| CONST.     | CONSTRUCTION                  | INSUL. | INSULATION         | T & B    | TOP AND BOTTOM         |
| CONTR.     | CONTRACTOR                    | JAB.   | JAMB               | T & G    | TONGUE AND GROOVE      |
| CONT.      | CONTINUOUS                    | JB.    | JOINT              | T.O.F.   | TOP OF                 |
| D.F.       | DRINKING FOUNTAIN/DOUGLAS FIR | M.R.   | MOISTURE RESISTANT | T.O.F.   | TOP OF FOOTING         |
| DIA.       | DIAMETER                      | MAN'FR | MANUFACTURER       | T.O.W.   | TOP OF WALL            |
| DIM.       | DIMENSION                     | MAX.   | MAXIMUM            | TYP.     | TYPICAL                |
| DN.        | DOWN                          | MECH.  | MECHANICAL         | T.S.     | STEEL TUBE COLUMN      |
| DWG.       | DRAWING                       | MIN.   | MINIMUM            | U.N.O.   | UNLESS NOTED OTHERWISE |
| DTL.       | DETAIL                        | (N)    | NEW                | VERT.    | VERTICAL               |
| EA.        | EACH                          | N.C.   | NOT IN CONTRACT    | V.T.R.   | VENT THRU ROOF         |
| E.F.       | EXHAUST FAN                   | N.T.S. | NOT TO SCALE       | W.       | WATER                  |
| E.F.S.     | EXT. INSUL. FINISH SYSTEM     | N.O.   | NUMBER             | WD.      | WOOD                   |
| E.I.       | EXPANSION JOINT               | O.C.   | ON CENTER          | W/TH     | WITH                   |
| ELEC.      | ELECTRIC/ELECTICAL            | O.D.   | OUTSIDE DIAMETER   | WP.      | WATERPROOF             |
| ELEV.      | ELEVATION                     | OP.D.  | OVERFLOW DRAIN     | W.R.     | WATER RESISTANT        |
| EQ.        | EQUAL                         | OP'NG  | OPENING            | W.H.     | WATER HEATER           |
| E.T.       | EXPANSION TANK                | PLYWD. | PLYWOOD            | W.S.     | WATER SOFTNER          |
| EXIST. (E) | EXISTING                      | PNT.   | PAINT              | W.W.F.   | WELDED WIRE FABRIC     |
| EXT.       | EXTERIOR                      | PNTD.  | PAINTED            | W.W.M.   | WOVEN WIRE MESH        |

## GENERAL NOTES

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

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

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

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

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

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

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

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK WILL REQUIRE A

SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

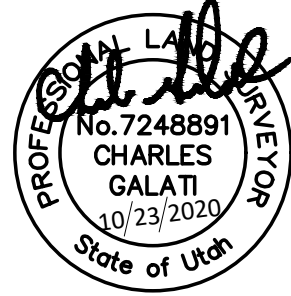
## INDEX TO DRAWINGS

| #  | SHEET # | SHEET DESCRIPTION                                  |
|----|---------|----------------------------------------------------|
| 1  | Aa      | COVER SHEET                                        |
|    |         | SURVEY                                             |
| 2  | Iof 1   | EXISTING CONDITIONS SURVEY                         |
|    |         | ARCHITECTURAL                                      |
| 3  | AB.1    | AS-BUILTS MAIN LEVEL PLAN & ROOF PLAN              |
| 4  | AB.2    | AS-BUILTS ELEVATIONS                               |
| 5  | EX.1    | PANELIZATION PLAN                                  |
| 6  | AI-01   | 3D MODEL - BIRDEYE IMAGES                          |
| 7  | AI-02   | 3D MODEL - GROUND VIEW IMAGES                      |
| 8  | AI-03   | STREETSCAPE                                        |
| 9  | A0.1    | ARCHITECTURAL SITE PLAN                            |
| 10 | A0.2    | LANDSCAPE PLAN                                     |
| 11 | A1.1    | LOWER LEVEL PLAN AND MAIN LEVEL PLAN               |
| 12 | A1.2    | UPPER LEVEL PLAN, LOW ROOF PLAN AND HIGH ROOF PLAN |
| 13 | A2.1    | SOUTH & WEST ELEVATIONS                            |
| 14 | A2.2    | NORTH & EAST ELEVATIONS                            |
| 15 | A3.1    | BUILDING SECTIONS                                  |
| 16 | A3.2    | BUILDING SECTIONS                                  |
| 17 | A6.1    | DOOR, WINDOW AND ROOM SCHEDULES                    |



LOT 1 MATSUMOTO SUBDIVISION

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



SURVEYOR'S CERTIFICATE

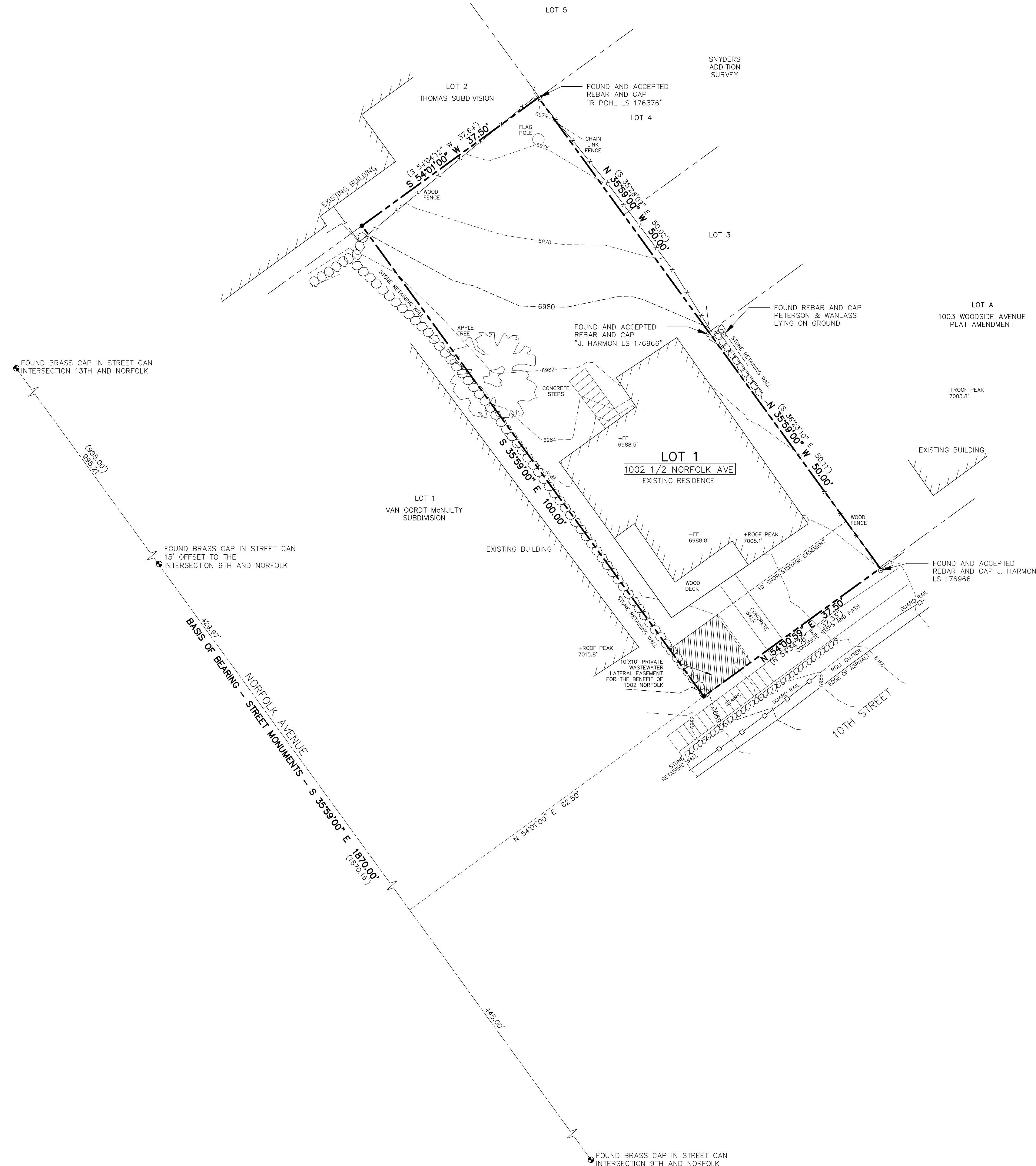
I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this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

LEGAL DESCRIPTION

LOT 1, Matsumoto Subdivision, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

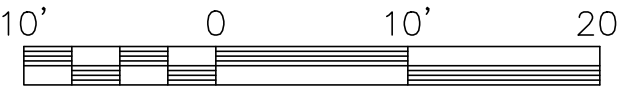
NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed October 20, 2020 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topographic survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and only easements per subdivision plat were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, MATSUMOTO SUBDIVISION ENTRY No. 767077, Records of Survey Entry No. S-1156, S-3144, S-4303, S-4724, S-9028 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Found Street Monument 9th Norfolk, Elevation=7032.4' as shown.
9. Measured bearings and distances, when different than record, are shown in parenthesis. ( )
10. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
11. Property monuments were found or set as shown.



LEGEND

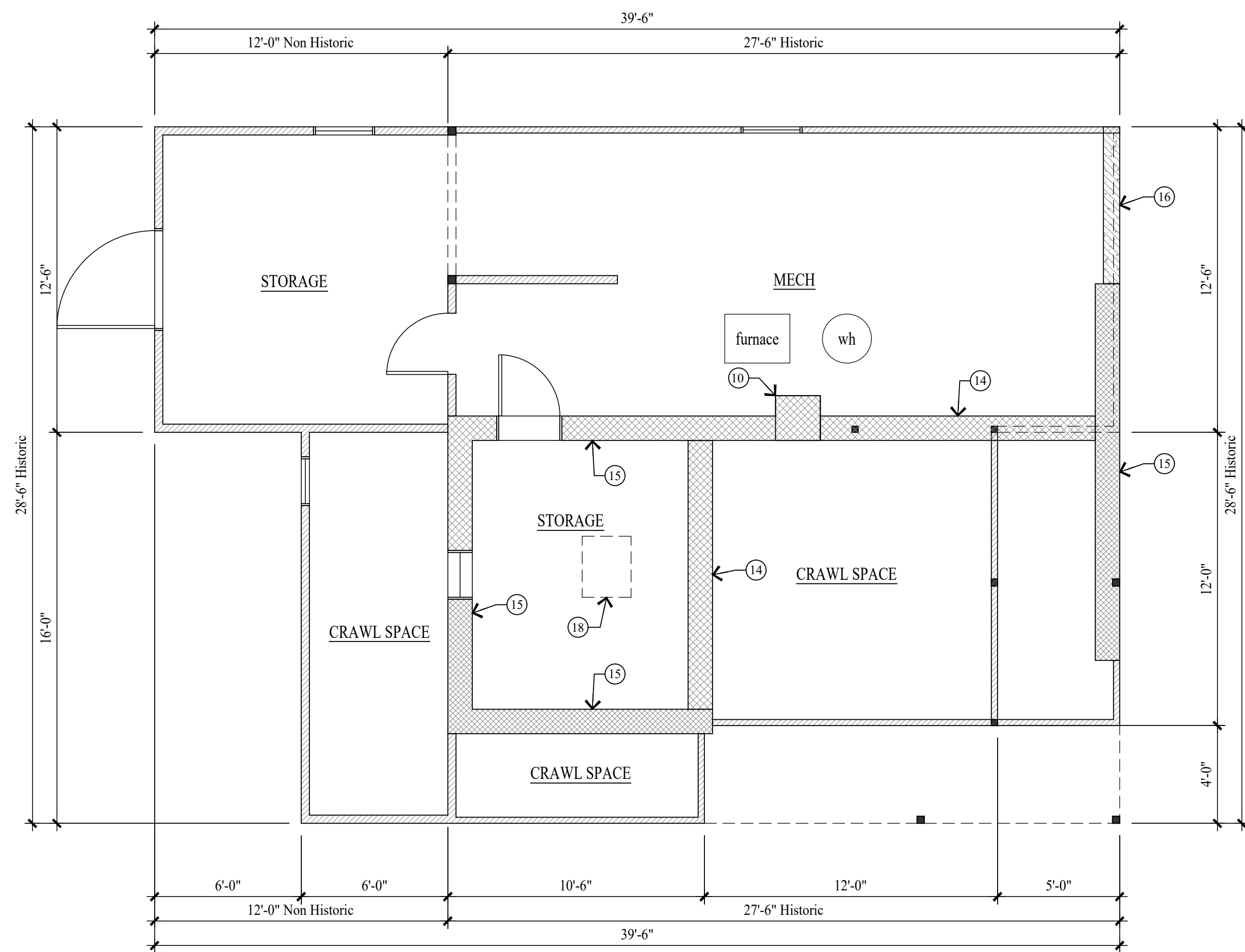
- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



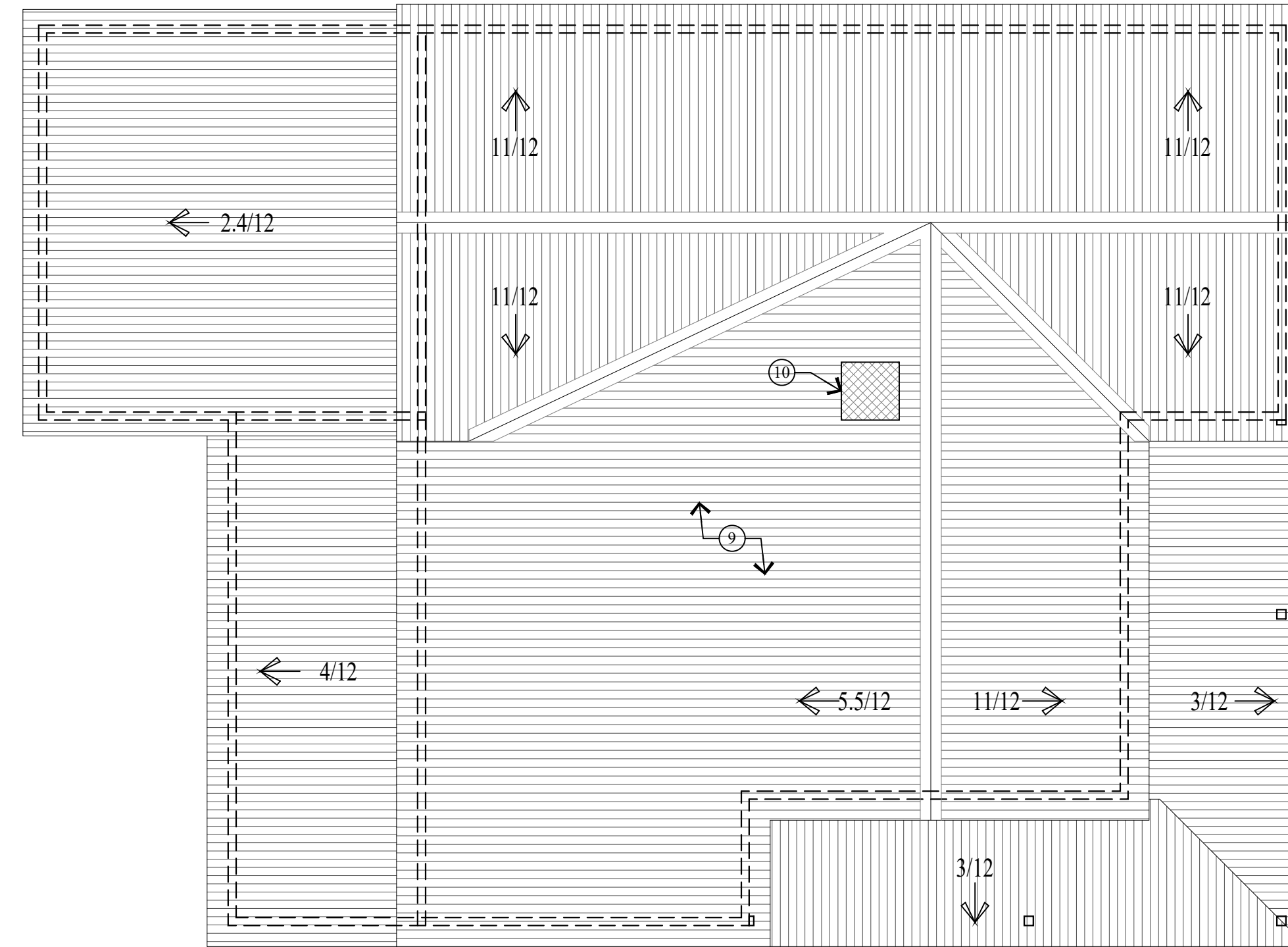
|                                                                                                                                |                                                           |                                                                                                                                                                                                                                                      |                                                   |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <br>(435) 649-9467<br>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS<br>323 Main Street P.O. Box 2664 Park City, Utah 84060-2664 | <b>STAFF:</b><br>CHARLES GALATI<br>TOM LUND<br>TIM WILSON | <b>EXISTING CONDITIONS &amp; TOPOGRAPHIC MAP</b><br>1002 1/2 NORFOLK AVENUE<br><br><b>FOR: TERENCE SCHECKTER</b><br><b>JOB NO.:</b> 24-9-20<br><b>FILE:</b> X:\SnydersAddition\dwg\sr\svy2020\240920- lot 1 matsumoto 1002.5 norfolk\lot 1 matsumoto | <b>SHEET</b><br><b>1</b><br><b>OF</b><br><b>1</b> |
|                                                                                                                                | <b>DATE:</b> 10/23/20                                     |                                                                                                                                                                                                                                                      |                                                   |
|                                                                                                                                |                                                           |                                                                                                                                                                                                                                                      |                                                   |



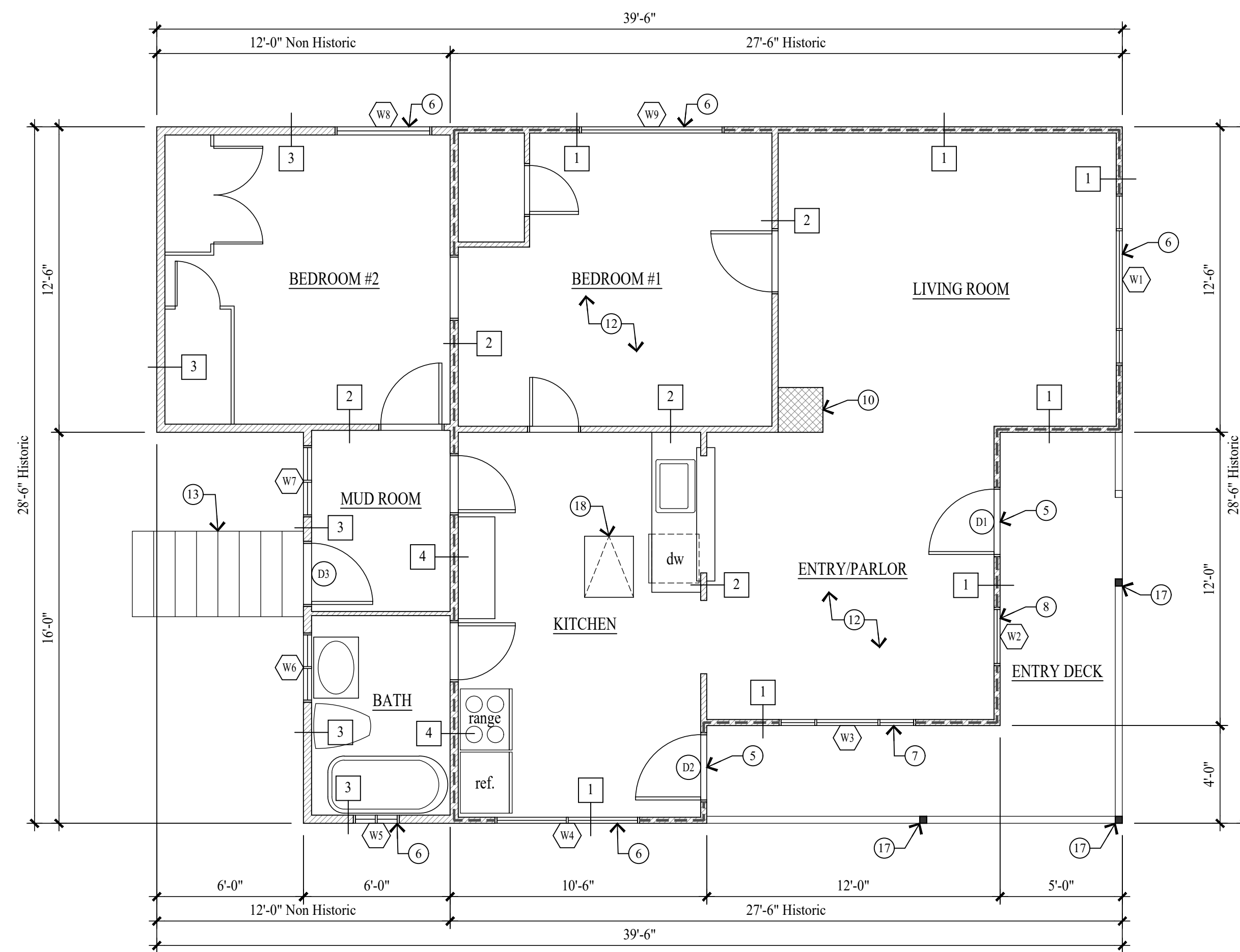
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTR  
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



BASEMENT LEVEL PLAN  
SCALE: 1/4" = 1'-0"



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



MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0"

MAIN LEVEL FOOTPRINT = 902 S/F  
HISTORIC FOOTPRINT = 656 S/F

## WALL LEGEND

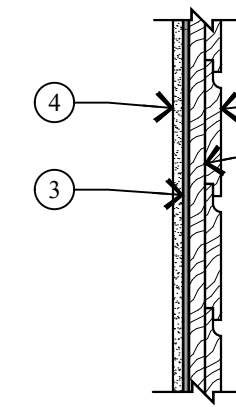
-  EXISTING WALL  
 EXISTING HISTORIC WALL  
 EXISTING MASONRY / STONE / CONC.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

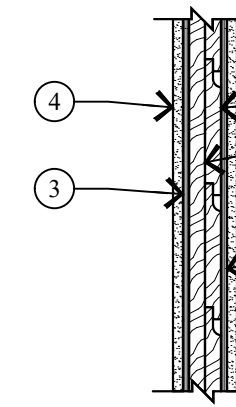
## KEY NOTES

- 1 1x8 HORIZONTAL LAP SIDING.
- 2 1x12 VERTICAL SKIP PLANK.
- 3 WALL PAPER.
- 4 1/2" GYPSUM BOARD / PAINT / WOOD PANELING.
- 5 EXTERIOR DOORS WERE REPLACED AFTER 1949.
- 6 WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1949.
- 7 WINDOWS ARE WOOD CASEMENT W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- 8 WINDOW IS WOOD DOUBLE HUNG W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- 9 CORRUGATED METAL ROOF ON COMPOSITE SHINGLES/PLY WOOD SHEATHING OVER WOOD SHINGLE/PLYWOOD 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- 10 THE MASONRY CHIMNEY IS ORIGINAL TO THE HISTORIC STRUCTURE. THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
- 11 2x BLOCKING @ 16" O.C.
- 12 FLOOR ASSEMBLY: CARPET/VINYL OVER 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- 13 CONCRETE STAIRS BUILT AFTER 1949 IN POOR SHAPE.
- 14 HALF HIGHT STACKED STONE WALL.
- 15 FULL HIGHT STACKED STONE WALL.
- 16 CONCRETE AND STACKED STONE WALL, HIGHT VARIES
- 17 THE 4x4 POST W/ DECORATIVE BRACKETS ARE NOT ORIGINAL TO THE HISTORIC STRUCTURE AND IN POOR CONDITION.
- 18 BASEMENT ACCESS DOOR.

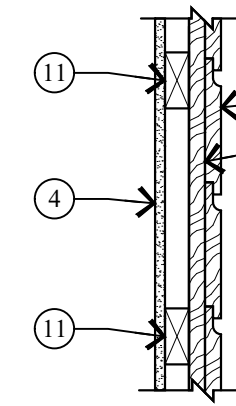
## WALL TYPES



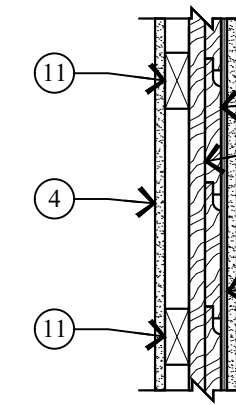
|   |                 |
|---|-----------------|
| 1 | WALL TYPE       |
|   | SCALE: 1"=1'-0" |



|   |                 |
|---|-----------------|
| 2 | WALL TYPE       |
|   | SCALE: 1"=1'-0" |



|   |                 |
|---|-----------------|
| 3 | WALL TYPE       |
|   | SCALE: 1"=1'-0" |



|   |                 |
|---|-----------------|
| 4 | WALL TYPE       |
|   | SCALE: 1"=1'-0" |

PROJECT DESCRIPTION:

# SHECKTER RESIDENCE

## HISTORIC DISTRICT DESIGN REVIEW

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

REVISIONS:

DATE: MAY 12, 2021

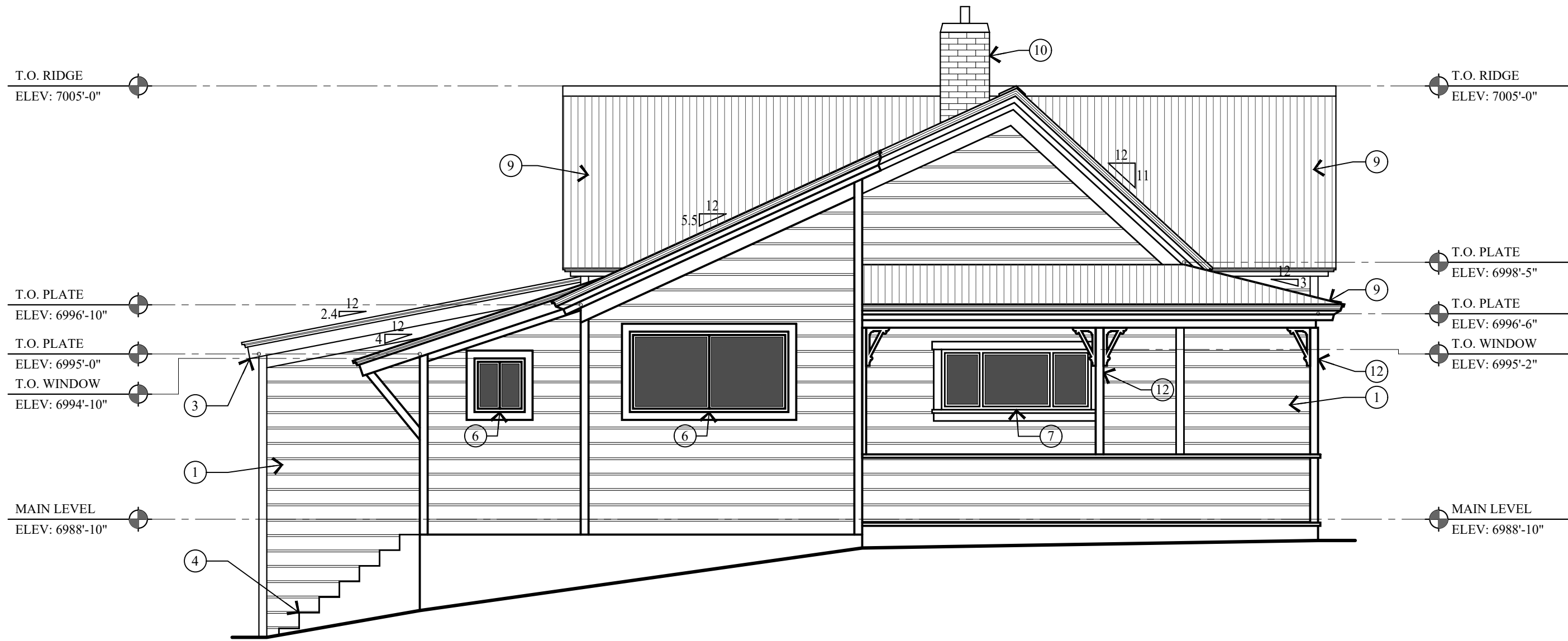
PROJECT NUMBER:  
2011-01

SHEET NUMBER:

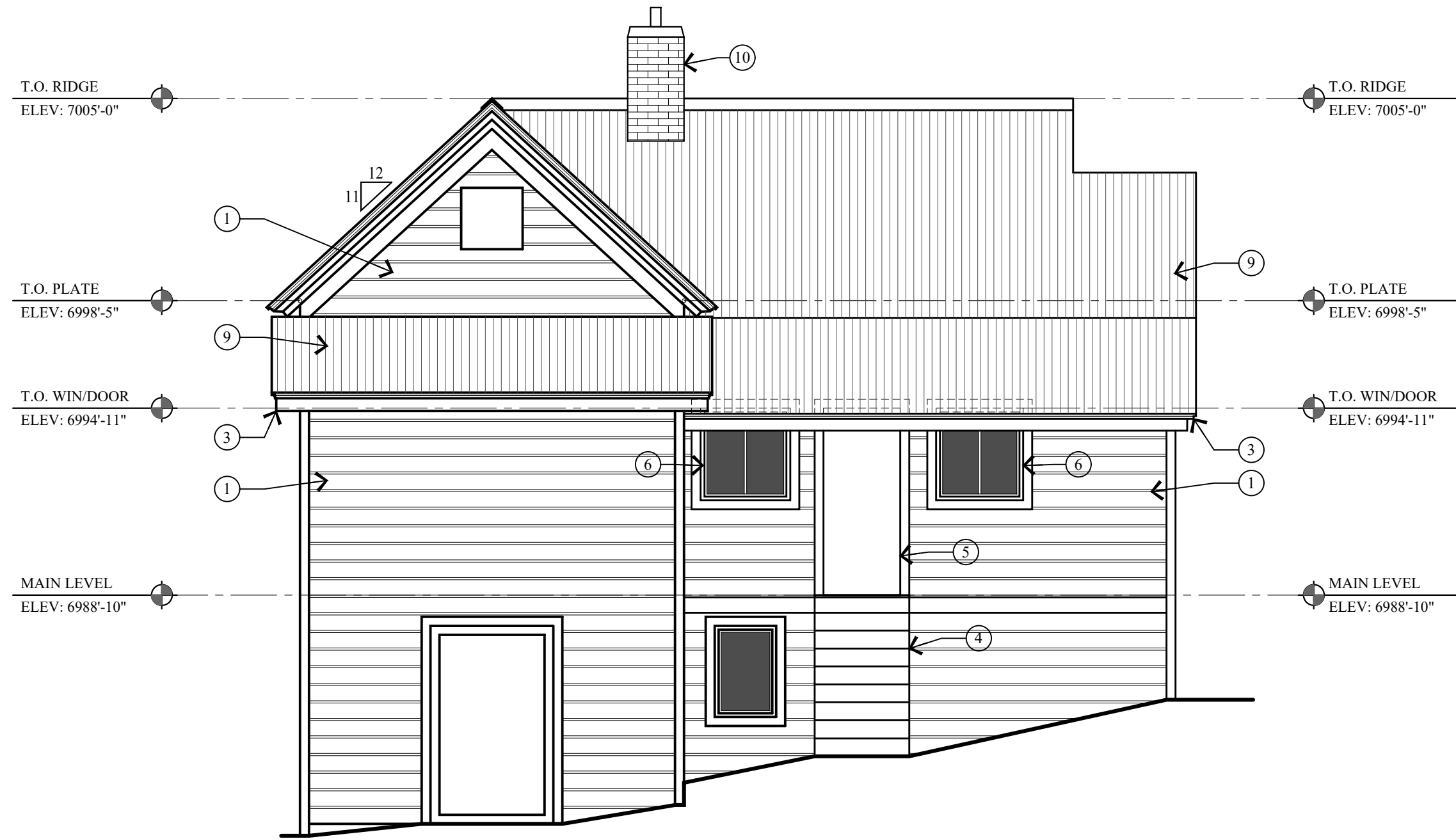
AB.1



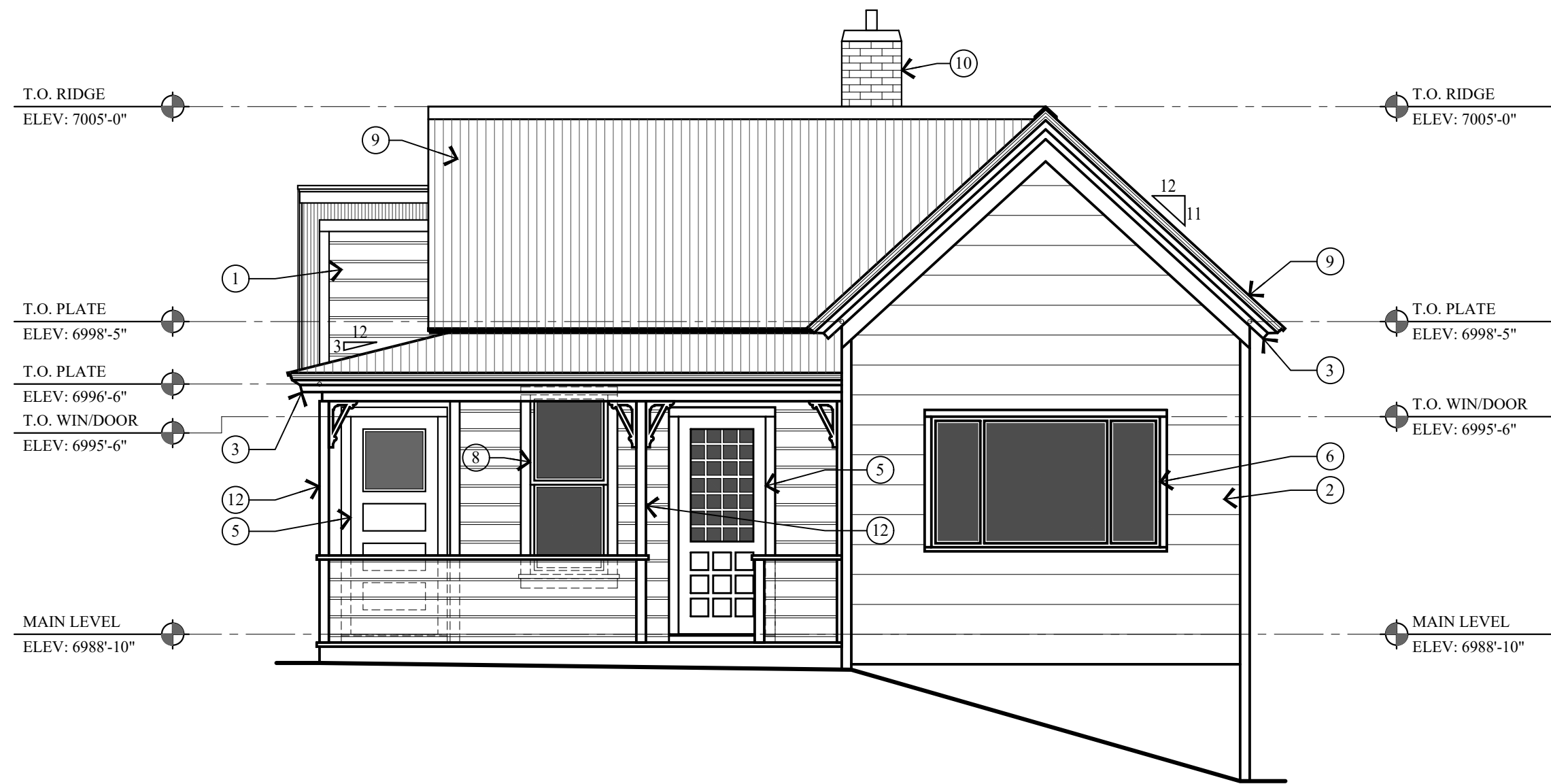
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.  
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



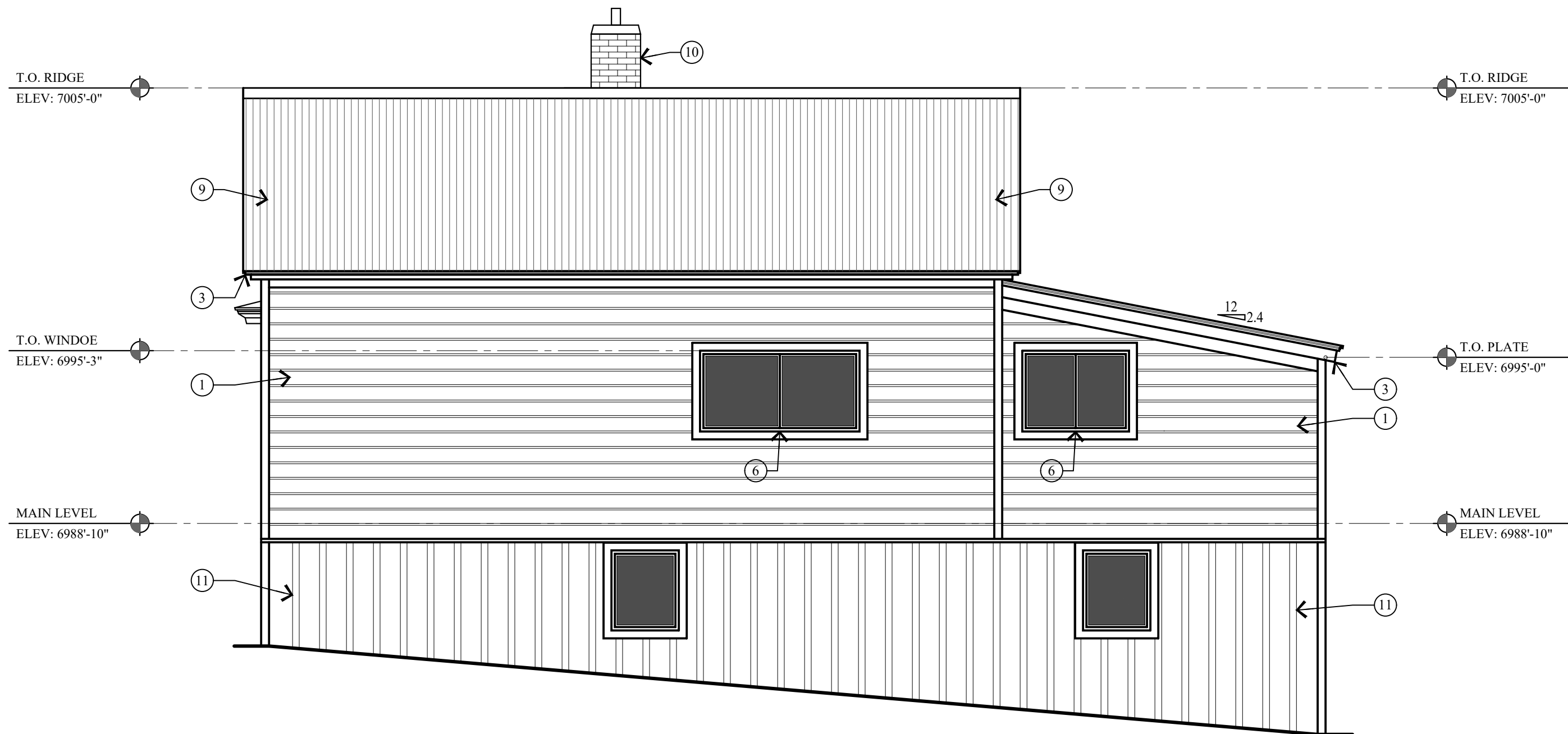
1 WEST ELEVATION  
AB.2 SCALE: 1/4" = 1'-0"



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



3 SOUTH ELEVATION  
AB.2 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION  
AB.2 SCALE: 1/4" = 1'-0"

## KEY NOTES

- 1x8 HORIZONTAL LAP SIDING.
- COMPOSITE SHINGLE SIDING OVER 1x8 HORIZ. LAP SIDING.
- ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- CONCRETE STAIRS BUILT AFTER 1949 IN POOR SHAPE.
- EXTERIOR DOORS WERE REPLACED AFTER 1949.
- WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1949.
- WINDOWS ARE WOOD CASEMENT W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- WINDOW IS WOOD DOUBLE HUNG W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- CORRUGATED METAL ROOF ON COMPOSITE SHINGLES/PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- THE MASONRY CHIMNEY IS ORIGINAL TO THE HISTORIC STRUCTURE. THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
- 1x3 VERT. BATTEN ON 1x10 VERT. BOARD ON 1x12 HORIZ.
- THE 4x4 POST W/ DECORATIVE BRACKETS ARE NOT ORIGINAL TO THE HISTORIC STRUCTURE AND IN POOR CONDITION.

PRODUCT DESCRIPTION:

SHECKTER RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

AS-BUILTS  
ELEVATIONS

REVISIONS:

DATE:

MAY 12, 2021

PROJECT NUMBER:

2011-01

SHEET NUMBER:

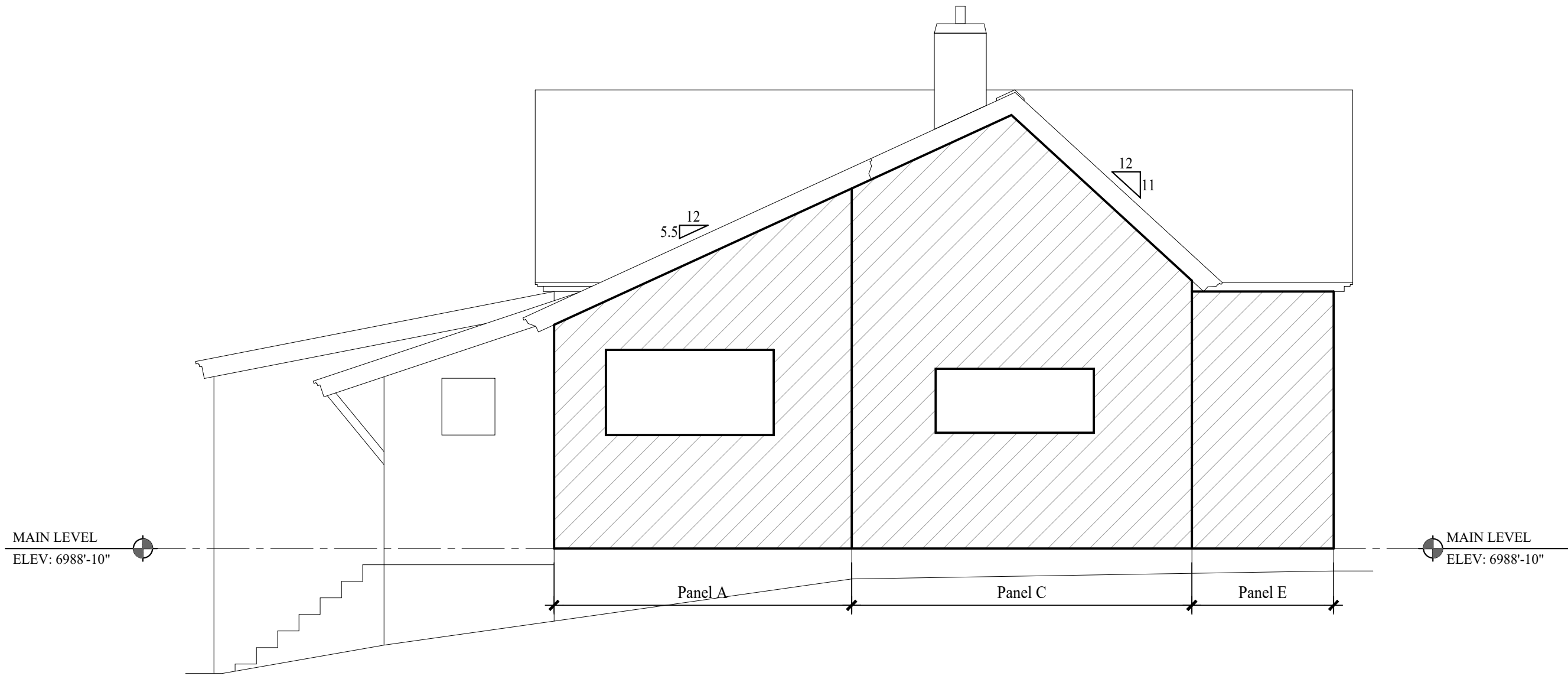
AB.2

Jonathan DeGray  
A r c h i t e c t

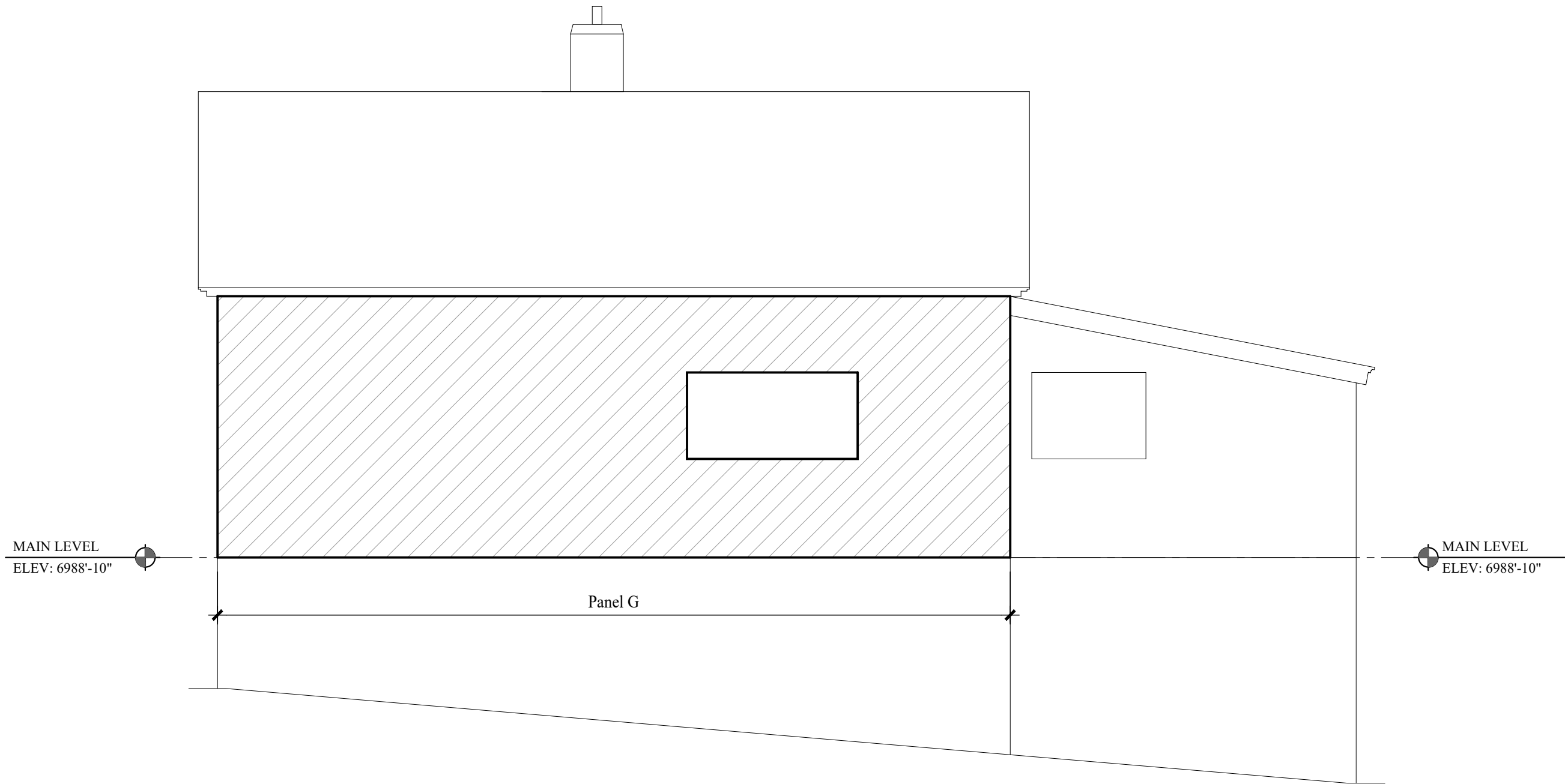
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-648-7263, E-mail: degrayarch@gwestoffice.net



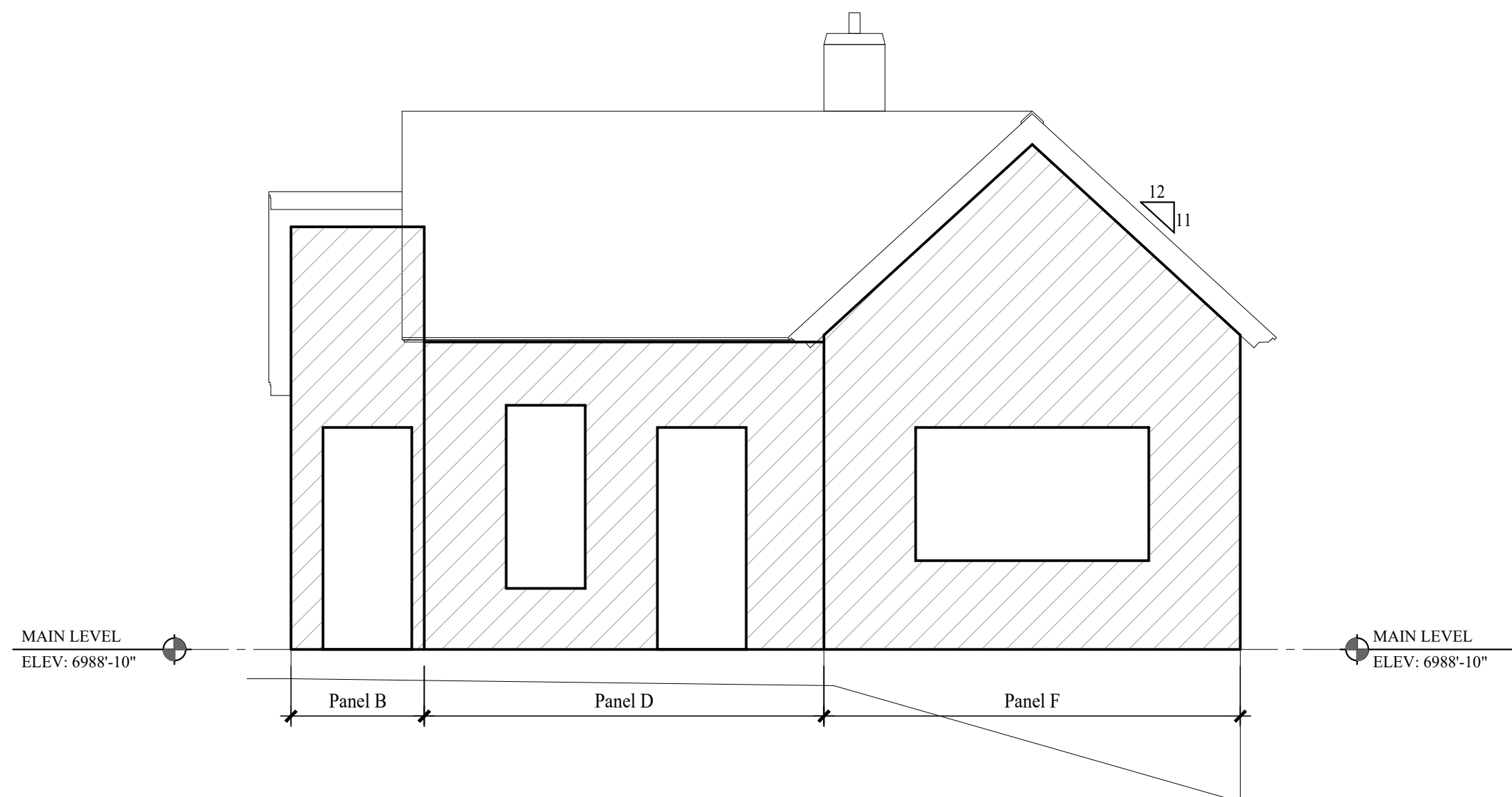
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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



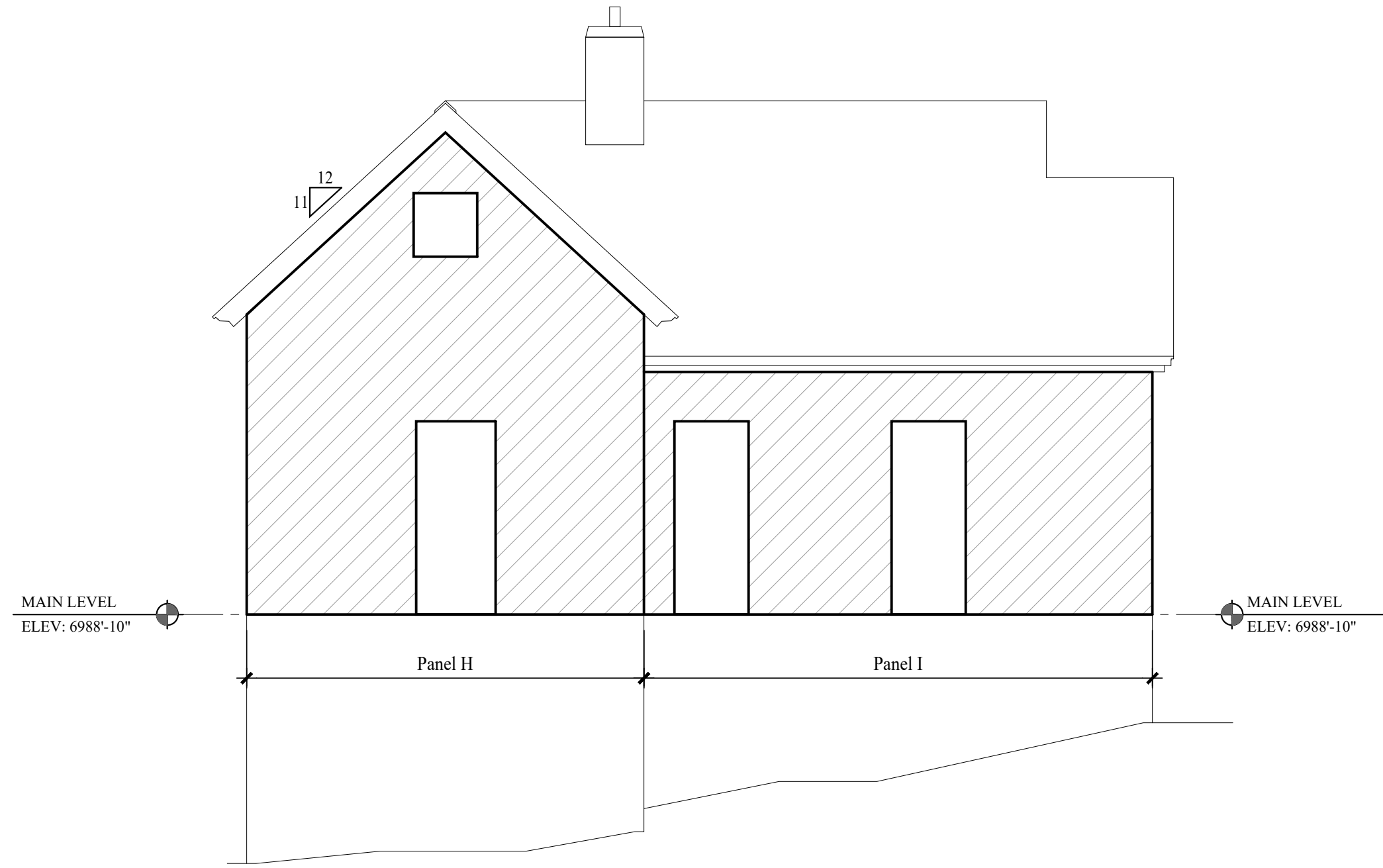
1 PANELS @ WEST ELEVATION  
EX.1 SCALE: 1/4" = 1'-0"



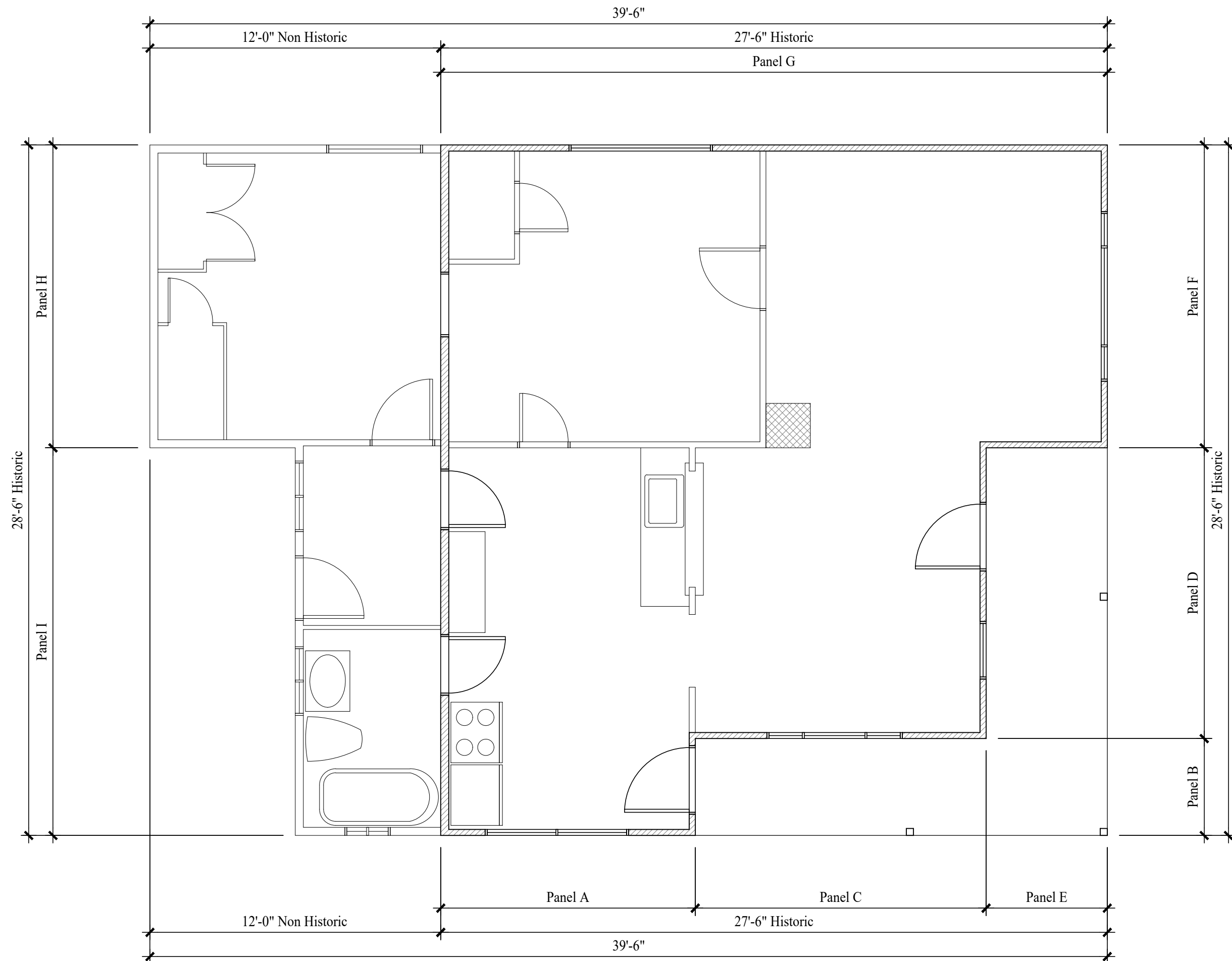
2 PANELS @ EAST ELEVATION  
EX.1 SCALE: 1/4" = 1'-0"



3 PANELS @ SOUTH ELEVATION  
EX.1 SCALE: 1/4" = 1'-0"



4 PANELS @ NORTH ELEVATION  
EX.1 SCALE: 1/4" = 1'-0"



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

Jonathan DeGray  
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-648-7263, E-mail: degrayarch@qwestoffice.net

SHEET DESCRIPTION:  
PROJECT DESCRIPTION:  
SHEKTER RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW  
1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

PANELIZATION PLAN

REVISIONS:

DATE:  
MAY 12, 2021

PROJECT NUMBER:  
2011-01

SHEET NUMBER:

EX.1

PLANNING DEPARTMENT  
 445 MARSAC AVE ° PO BOX 1480  
 PARK CITY, UT 84060  
 (435) 615-5060 ° (435) 615-4906 FAX



## PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

|                     |               |
|---------------------|---------------|
| For Office Use Only |               |
| PROJECT PLANNER     | APPLICATION # |
|                     | DATE RECEIVED |

### PROJECT INFORMATION

HISTORIC SITE? ☐ NO ☐ YES ☒ LANDMARK ☐ SIGNIFICANT ☐ DISTRICT

|                                |          |          |
|--------------------------------|----------|----------|
| NAME: Terence Scheckter        |          |          |
| ADDRESS: 1002.5 Norfolk Avenue |          |          |
| TAX ID #: MTSMT0-1             |          |          |
| OR                             |          |          |
| SUBIVISION: Matsumoto          |          |          |
| OR                             |          |          |
| SURVEY:                        | LOT #: 1 | BLOCK #: |

### CONTACT INFORMATION

|                                   |
|-----------------------------------|
| NAME: Jonathan DeGray Architect   |
| PHONE #: 435-649-7263             |
| EMAIL: degrayarch@qwestoffice.net |

### Instructions for Completing the PHYSICAL CONDITION REPORT

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

### WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). If your descriptions require additional space, please attach a continuation sheet OR you may create a separate document by restating each numbered item followed by your full response. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

### PHOTOGRAPHS

Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.



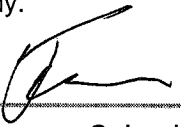
**ACKNOWLEDGMENT OF RESPONSIBILITY**

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: Terence Scheckter, Checker Property Aquisitions

Mailing Address: 3172 NASA St., Brea, CA 92821

Phone #: 714-878-3062

Fax#:

Email: tscheckter@tsw.com

Type of Application:

**AFFIRMATION OF SUFFICIENT INTEREST**

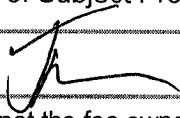
I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Terence Scheckter, Checker Properties Aquisitions

Mailing Address: 3174 NASA St. , Brea, CA 92821

Street Address / Legal: 1002.5 Norfolk Ave.

Description of Subject Property: Existing Historic Home

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.

## 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.*

### Elements/Features: *Property description*

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

Estimated date of construction:

Describe existing feature:

***Narrow building lot on sloped terrain. Property slopes approximately 10' downhill from 10<sup>th</sup> Street & east property line (elevation 6984') to the rear north property line (elevation 6974') and from 10<sup>th</sup> Street & west property line (elevation 6990') to the rear north property line (elevation 6980'). The house faces 10<sup>th</sup> Street and slopes downhill from the west property line (elevation 6990') to the east property line (elevation 6984') approximately 6'. There is no significant vegetation on the property, mostly natural grasses. The west property line has a 16" dia. deciduous tree in poor shape.***

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers:

Illustration Numbers: 1 of 1, A0.1

### Elements/Features: *Concrete stairs and fence*

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

Estimated date of construction: **After 1949**

Describe existing feature:

***The concrete stairs on the north elevation are leaning, cracked, failing and in poor shape. The wooden slat fence on the north property line is in fair shape. The 1x8 vertical slat fence on the east property line was built in 2020.***

Existing Condition: ☒ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: 1, 2

Illustration Numbers: **AB.1, AB.2**

**Photo 1:** Concrete stair, north elevation



**Photo 2:** Wooden slat fence along the north property line. West elevation





## 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.

### Elements/Features: *Historic structure and additions*

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

Estimated date of construction: **1900 - After 1949**

Describe existing feature:

***The existing structure at 1002.5 Norfolk Avenue was built before 1900. The house is a one-story cross-wing or T form. The Sanborn maps indicates the rear addition was built after 1949. The shed roof over the entry porch on the south and west elevations is original to the house. The 4x4 post with decorative brackets are not original to the house and in poor condition. The 1900 structure has no foundation and the posts and bearing walls sit on stacked stone, brick and soil. The addition after 1949 has no foundation and the posts and bearing walls sit on stacked stone and soil. The historic floor assembly: 1x3 tongue and groove plank over 2x6 floor joist at 24" o.c. The historic wall assembly: 1x8 horizontal lap siding on 1x12 vertical skip plank. The historic roof assembly: Wood shake shingles on 1x12 skip plank on 2x4 joist at 24" o.c. The non-historic roof is corrugated metal on composite shingles/plywood sheathing.***

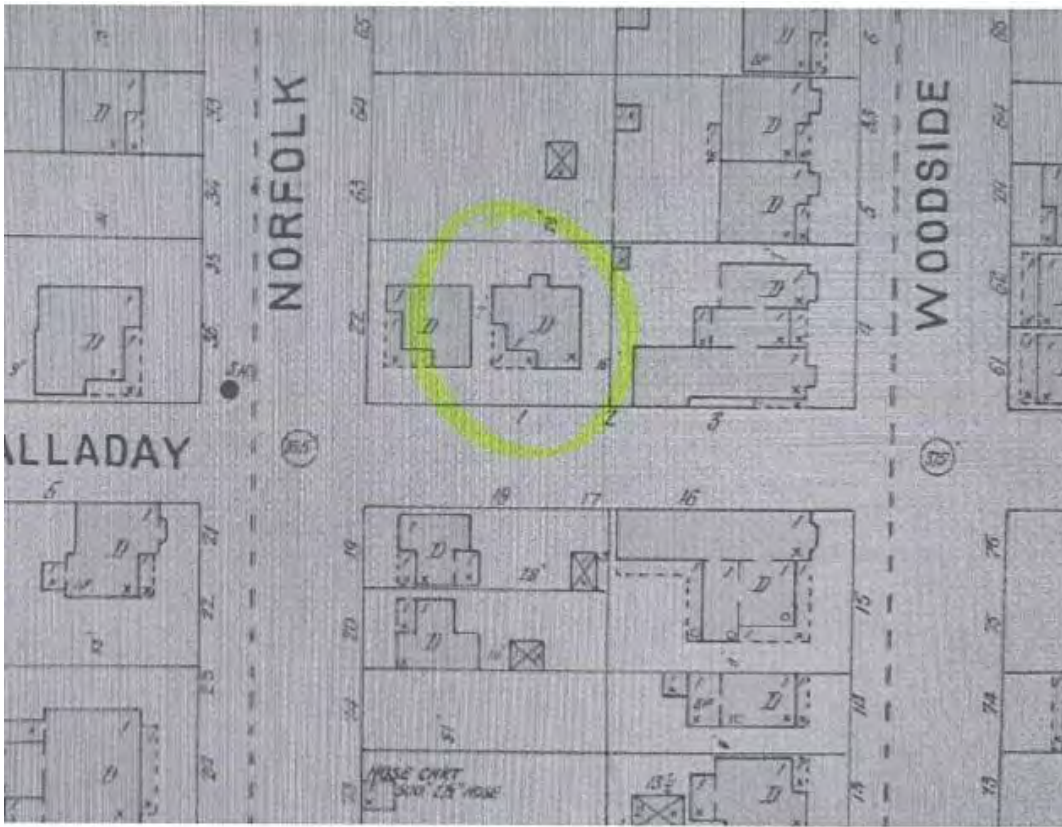
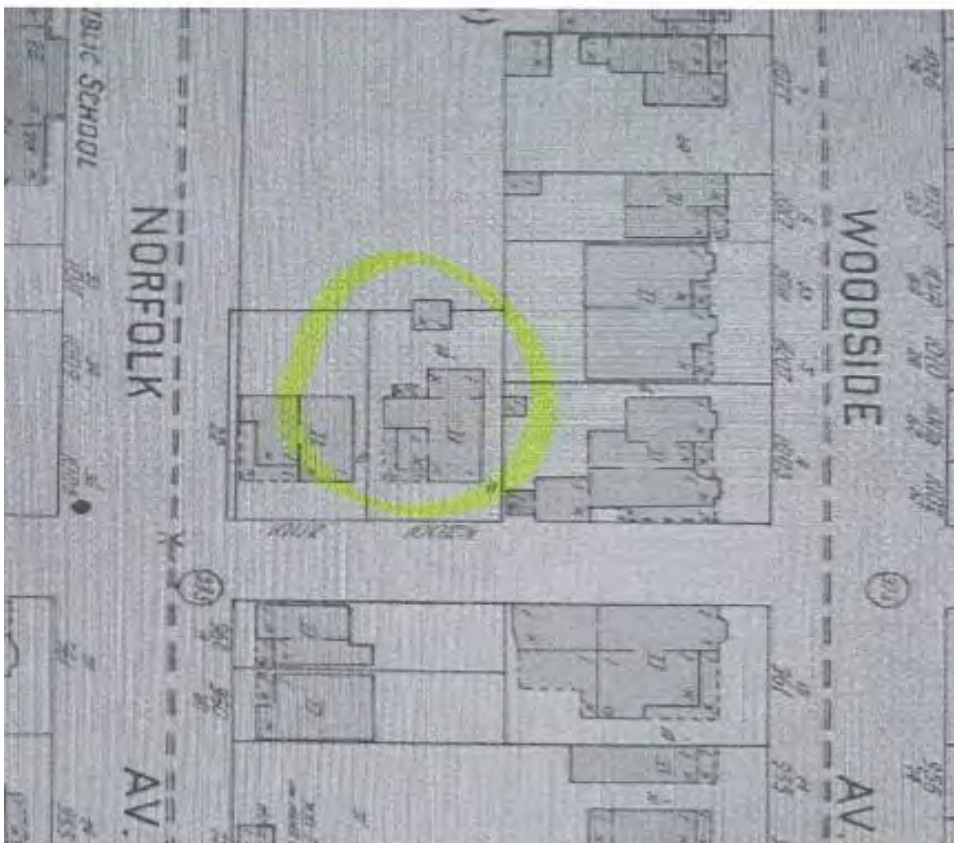
Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **3, 4, 5, 6, 7**

Illustration Numbers: **AB.1, AB.2**

### Photo 3: 1940's Tax photo



**Photo 4: 1900 Sanborn map****Photo 5: 1907 Sanborn map**



**Photo 6:** South elevation at 10<sup>th</sup> street



**Photo 7:** South West elevation at 10<sup>th</sup> street



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

### 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.

#### Elements/Features: Roof description

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

Estimated date of construction: 1900 - After 1949

Describe existing feature:

**The historic roof is a cross-wing or T form with 11/12 pitch. The main ridge runs north and south. The cross ridge runs west. The shed roof over the kitchen starts at the cross ridge and sheds to the north and has a 5/12 pitch. The shed roof over the entry porch has a 3/12 pitch and wraps around the west side of the house. The shed roof over the north bedroom sheds to the north and was built after 1949 and has a 2.4/12 pitch. The shed roof over the north mud room / bath sheds to the north and was built after 1949 and has a 4/12 pitch. The historic roof assembly: Wood shake shingles on 1x12 skip plank on 2x4 joist @ 24" o.c. The non-historic roof is corrugated metal on composite shingles/plywood sheathing. All flashing, drip metal, fascia and soffit are in poor shape and needs repair.**

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 2, 3, 6, 7, 8, 10, 12

Illustration Numbers: AB.1, AB.2

### 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.

#### Elements/Features: Masonry chimney

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

Estimated date of construction: 1900

Describe existing feature:

**The masonry chimney is original to the historic structure. The chimney no longer functions as a smoke flue. The chimney is used for mechanical venting. The masonry chimney has been modified over the years and is in poor condition.**

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 8, 9, 15

Illustration Numbers: AB.1, AB.2



**Photo 8:** *Masonry chimney, South elevation*



**Photo 9:** *Masonry chimney, North elevation*





## 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.

### Elements/Features: Exterior elevations

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

Estimated date of construction: 1900 – After 1949

Describe existing feature:

**The South Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank. The main gable wall has composite shingle siding over the 1x8 horizontal lap siding. The living room window is aluminum frame with insulated glass, replaced after 1949. The entry/parlor window is wood double hung (no longer operable) the trim around the windows replaced after 1949 and in poor shape. The front entrance door and the kitchen entrance door were replaced after 1949. The trim around the entry doors were replaced after 1949. The 4x4 post with decorative brackets supporting the shed roof over the entry porch are not original to the house and in poor condition.**

**The West Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank. The window in the entry / parlor is wood casement (no longer operable) replaced after 1949. The kitchen and bathroom windows are aluminum frame with insulated glass, replaced after 1949.**

**The North Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank. The windows are aluminum frame with insulated glass, replaced after 1949. The door was replaced after 1949. The concrete stairs built after 1949 are failing and in poor shape. The access door to the basement / crawl space is not original to the house and in poor shape.**

**The East Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank. The windows are aluminum frame with insulated glass, replaced after 1949. All exterior trim replaced after 1949 and in poor shape. All flashing, drip metal, fascia and soffit are in poor shape.**

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 1, 2, 3, 6, 7, 9, 10, 11, 12, 13, 14, 27

Illustration Numbers: AB.1, AB.2

**Photo 10:** *North elevation*



**Photo 11:** *North elevation*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



**Photo 12:** *South / West elevation*



**Photo 13:** *South / East elevation*





**Photo 14:** *East / North elevation*



## 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.

### Elements/Features: *Foundation*

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

Estimated date of construction: **1900 – After 1949**

Describe existing feature:

***The 1900 structure has no foundation and the posts and bearing walls sit on stacked stone, brick and soil. The addition after 1949 has no foundation and the posts and bearing walls sit on stacked stone and soil.***

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **1, 10, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26**

Illustration Numbers: **AB.1, AB.2**

### Photo 15: *Masonry chimney and stacked stone wall*





**Photo 16:** *Stacked stone wall*



**Photo 17:** *Stacked stone wall*



**Photo 18:** *East bearing wall sits on soil*



**Photo 19:** *East bearing wall sits on soil*





## 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.

### Elements/Features: *Porches*

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

Estimated date of construction: **1900 - After 1949**

Describe existing feature:

**The shed roof over the entry porch has a 3/12 pitch and wraps around the west side of the house. The 4x4 post with decorative brackets supporting the shed roof are not original to the house and in poor condition. All exterior trim was replaced after 1949. The historic roof assembly: Wood shake shingles on 1x12 skip plank on 2x4 joist @ 24" o.c. The non-historic roof is corrugated metal on composite shingles/plywood sheathing. All flashing, drip metal, fascia and soffit are in poor shape.**

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 2, 6, 7, 12, 20, 21, 22, 23, 24, 27

Illustration Numbers: AB.1, AB.2

#### **Photo 20: 4x4 post with decorative brackets**



**Photo 21:** *4x4 post with decorative brackets*



**Photo 22:** *Porch at west elevation*





**Photo 23:** *Porch at south elevation, sits on stacked stone and soil*



**Photo 24:** *Porch at west elevation, sits on stacked stone and soil*





## 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.

### Elements/Features: *Mechanical and Electrical system*

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

Estimated date of construction: **After 1949**

Describe existing feature:

***The mechanical and electrical system are dated and not code compliant.***

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **15, 16, 17, 25, 26, 27**

Illustration Numbers: **AB.1**

### Photo 25: Water heater and furnace



**Photo 26:** *Water heater and electrical panel*



**Photo 27:** *Electrical meter at entry porch*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

## 9. Door Survey

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

Number of historic doors on the structure: **0**

Number of existing replacement/non-historic doors: **0**

Number of doors completely missing: **0**

| <i>Door #:</i> | <i>Existing Condition<br/>(Excellent, Good, Fair,<br/>Poor):</i> | <i>Describe any deficiencies:</i> | <i>Photo #:</i> | <i>Historic (50<br/>years or<br/>older):</i> |
|----------------|------------------------------------------------------------------|-----------------------------------|-----------------|----------------------------------------------|
| D1             | Poor                                                             |                                   | 6,7,12,20,23    |                                              |
| D2             | Poor                                                             |                                   | 2,7,12,22,24,31 |                                              |
| D3             | Poor                                                             |                                   | 1,10,11         |                                              |

## 10. Window Survey

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

Number of historic windows on the structure: **0**

Number of existing replacement/non-historic windows: **9**

Number of windows completely missing: **0**

| <i>Win. #:</i> | <i>Existing Condition<br/>(Excellent, Good, Fair,<br/>Poor):</i> | <i>Describe any deficiencies:</i> | <i>Photo #:</i> | <i>Historic (50<br/>years or<br/>older):</i> |
|----------------|------------------------------------------------------------------|-----------------------------------|-----------------|----------------------------------------------|
| W1             | Poor                                                             |                                   | 6,13            |                                              |
| W2             | Poor                                                             |                                   | 6,7,12          |                                              |
| W3             | Poor                                                             |                                   | 2,7,12,22,24,32 |                                              |
| W4             | Poor                                                             |                                   | 2,7,12,22,30,31 |                                              |
| W5             | Poor                                                             |                                   | 37,38           |                                              |
| W6             | Poor                                                             |                                   | 10,11,36        |                                              |
| W7             | Poor                                                             |                                   | 10,11           |                                              |
| W8             | Poor                                                             |                                   | 13,14           |                                              |
| W9             | Poor                                                             |                                   | 13,14,35        |                                              |



## 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.)

### Elements/Features: *Interior photos*

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

Estimated date of construction: **1900 – After 1949**

Describe existing feature:

**See photos**

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38**

Illustration Numbers: **AB.2**

### Photo 28: *Wall between bedrooms*



**Photo 29:** *Wall between bedrooms*



**Photo 30:** *Window in kitchen*





**Photo 31:** *Entrance door at kitchen*



**Photo 32:** *Window at entry / parlor*



**Photo 33:** *Entry door and window at front entry*



**Photo 34:** *Door into bedroom 1 from the living room*



**Photo 35:** *Bedroom 1 looking into bedroom 2*





**Photo 36:** *Bath*



**Photo 37: Bath**



**Photo 38: Bath**





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



## HISTORIC PRESERVATION PLAN

For Official Use Only

PLANNER: \_\_\_\_\_ APPLICATION #: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

### PROJECT INFORMATION

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

|                                |          |                |
|--------------------------------|----------|----------------|
| NAME: Terence Scheckter        |          |                |
| ADDRESS: 1002.5 Norfolk Avenue |          |                |
|                                |          |                |
| TAX ID #: MSTMTO-1             |          |                |
| SUBIVISION: Matsumoto          |          |                |
| SURVEY: _____                  | LOT #: 1 | BLOCK #: _____ |

### CONTACT INFORMATION

|                                   |
|-----------------------------------|
| NAME: Jonathan DeGray Architect   |
| PHONE #: 435-649-7263             |
| EMAIL: degrayarch@qwestoffice.net |

## 1. 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 Design

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:

**Narrow building lot on sloped terrain. Property slopes approximately 10' downhill from 10<sup>th</sup> Street & east property line (elevation 6984') to the rear north property line (elevation 6974') and from 10<sup>th</sup> Street & west property line (elevation 6990') to the rear north property line (elevation 6980'). The house faces 10<sup>th</sup> Street and slopes downhill from the west property line (elevation 6990') to the east property line (elevation 6984') approximately 6'. There is no significant vegetation on the property, mostly natural grasses. The west property line has a 16" dia. deciduous tree in poor shape.**

## 2. Structural

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

Element/Feature: Structure

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☒ Rehabilitation

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

**The existing structure built before 1900 is a one-story cross-wing or T form. It is our intention to strip the existing historic structure down, removing all the contemporary material and then see what we have. We would propose to proceed as follows:**

- 1. Stabilize the historic structure and then panelize the exterior walls.**
- 2. Construct a new foundation.**
- 3. Re-build the structure to meet the structural requirements of the code and attached the historic panels to new structure.**

### 3. Roof

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

Element/Feature: Roof

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☒ Rehabilitation

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

***The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance.***

### 4. 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: Masonry Chimney

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☒ Rehabilitation

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

***The masonry chimney is original to the historic 1900 structure. The chimney no longer functions as a smoke flue. The masonry chimney will be reused and rebuilt from the roof structure up.***

### 5. Exterior Walls

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

Element/Feature: Exterior walls

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:

***It is our intention to strip the existing historic structure down, removing all the contemporary material and then stabilize the historic structure and panelize the exterior walls. Re-build the structure to meet the structural requirements of the code and attached the historic panels to new structure.***

## 6. Foundation

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

Element/Feature: Foundation

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☐ Rehabilitation

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

***A new foundation will be built that is code compliant.***

## 7. 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:

***It is our intention to strip the existing historic structure down, removing all the contemporary material and then repair and reconstruct as needed.***

## 8. Doors

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

Element/Feature: Doors

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☒ Rehabilitation

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

***All historic doors will be evaluated case by case by the planning staff to determine if the doors will re-built or replaced.***



## 9. Windows

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

Element/Feature: Windows

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☒ Rehabilitation

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

**All historic windows will be evaluated case by case by the planning staff to determine if they will re-built or replaced.**

## 10. 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 & Electrical systems

This involves: ☐ Preservation ☐ Restoration  
☒ Reconstruction ☐ Rehabilitation

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

**All Mechanical and Electrical systems will be new and code compliant.**

## 11. 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: Addition

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 addition will be built on the rear of the historic form and be distinctive from the exiting home.**

## 12. 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.

**1. Architect: Jonathan DeGray Architect, 435-649-7263, [degrayarch@qwestoffice.net](mailto:degrayarch@qwestoffice.net).**

**2. Structural Engineer: Shen Engineers, Henry Shen, 801-466-2625, [sheneng@msn.com](mailto:sheneng@msn.com)**

**3. Contractor: None chosen at this phase in the project.**

## 13. 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.

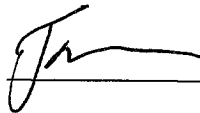
## 14. Financial Guarantee

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

## 15. Acknowledgement 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: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Terence Scheckter, Checker Properties Aquisitions

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1002 1/2 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: MTSMT0-1

Current Owner Name: MATSUMOTO KATHERINE

Parent Parcel(s): SA-96

Current Owner Address: PO BOX 951, PARK CITY, UT 84060-0951

Legal Description (include acreage): LOT 1 MATSUMOTO SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT, 0.09AC

## 2 STATUS/USE

### Property Category

- ☒ building(s), main
- ☐ building(s), attached
- ☐ building(s), detached
- ☐ building(s), public
- ☐ building(s), accessory
- ☐ structure(s)

### Evaluation\*

- ☒ Landmark Site
- ☐ Significant Site
- ☐ Not Historic

### Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

### Use

Original Use: Residential  
Current Use: Residential

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

## 3 DOCUMENTATION

### Photos: Dates

- ☒ tax photo:
- ☒ prints: 1995 & 2006
- ☐ historic: c.

### Drawings and Plans

- ☐ measured floor plans
- ☐ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans:
- ☐ other:

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

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

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

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

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular type

No. Stories: 1

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

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

**General Condition of Exterior Materials:**

- ☐ Good (Well maintained with no serious problems apparent.)
- ☒ Fair (Some problems are apparent. Describe the problems.): Several spots have peeling paint and exposed wood. These include the casing around the horizontal window opening on the side gable end wall and the
- ☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☐ Uninhabitable/Ruin

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

**Foundation:** Tax cards from 1949, 1959 and 1968 note that there is no foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

**Walls:** The exterior walls are clad in wooden drop (novelty) siding and what appears to be wooden or asbestos shingles on the side gable end wall.

**Roof:** The roof is sheathed in corrugated metal. The tax cards for 1958 and 1968 note that the roof is galvanized aluminum, presumably the current roof. A brick chimney is set just off the ridge line.

**Windows:** The visible windows include a one-over-one double-hung and a group of three set in a horizontal opening. The set of three appear to be replacements windows in possible aluminum or vinyl sash.

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

**Location:** ☒ Original Location ☐ Moved (date \_\_\_\_\_) Original Location:

**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The frame cross-wing has a historic era shed-roofed porch set in its L and an addition to the rear that appears to be under the main roof line. It was completed after the c. 1940 tax photograph and before the 2006 photograph.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set below the finished road grade on a lot that also slopes off to the side. The house faces 10th Street rather than Norfolk Avenue; it is located one lot to the east of 1002 Norfolk Avenue. A metal and wooden staircase runs along the border of the lot. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

**Association** (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

## 5 SIGNIFICANCE

**Architect:** ☒ Not Known ☐ Known: (source: )

**Date of Construction:** c. 1900<sup>1</sup>

**Builder:** ☒ Not Known ☐ Known: (source: )

<sup>1</sup> Summit County Recorder.

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

1. Historic Era:

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

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

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

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

## 6 PHOTOS

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

**Photo No. 1:** Southwest oblique. Camera facing northeast, 2006.

**Photo No. 2:** South elevation (primary façade). Camera facing north, 1995.

**Photo No. 2:** South elevation (primary façade). Camera facing north, tax photo.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



**SERIAL NO.**  
**RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res. Street No. \_\_\_\_\_  
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X %

| Stories  | Dimensions | Cu. Ft. | Sq. Ft.    | Actual Factor | Totals         |
|----------|------------|---------|------------|---------------|----------------|
| <u>1</u> | x x        |         | <u>856</u> | \$ -          | \$ <u>2418</u> |
|          | x x        |         |            | \$            | \$             |
|          | x x        |         |            | \$            | \$             |

No. of Rooms 5 Condition Good

| Description of Building                                                                                                                                                 | Add        | Deduct      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|
| Foundation—Stone Conc. None <input checked="" type="checkbox"/>                                                                                                         |            | <u>152</u>  |
| Ext. Walls <u>Siding</u>                                                                                                                                                |            |             |
| Insulated—Floors Walls Clgs.                                                                                                                                            |            |             |
| Roof—Type <u>Gab.</u> Mat. <u>Asph/Flt</u>                                                                                                                              |            |             |
| Dormers—Small Med. — Lg.                                                                                                                                                |            |             |
| Bays—Small Med. — Lg.                                                                                                                                                   |            |             |
| Porches—Front <u>112"</u> @ <u>1.25</u>                                                                                                                                 | <u>140</u> |             |
| Rear @                                                                                                                                                                  |            |             |
| <u>2</u> Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>                                                                                 | <u>45</u>  |             |
| Basement Apts.—Rooms Fin.                                                                                                                                               |            |             |
| Attic Rooms Fin. Unfin.                                                                                                                                                 |            |             |
| Plumbing—{ Class — Tub — Trays —<br>Basin — Sink — Toilet —<br>Urns — Ftns. — Shr. —<br>Dishwasher — Garbage Disp. —                                                    |            | <u>25</u>   |
| Heat—Stove H. A. <input checked="" type="checkbox"/> Steam S. — Blr. —<br>Oil — Gas — Coal —                                                                            | <u>205</u> |             |
| Air Conditioned Incinerators                                                                                                                                            |            |             |
| Radiant—Pipeless                                                                                                                                                        |            |             |
| Finish—{ Hd. Wd. — Floors—{ Hd. Wd. <input checked="" type="checkbox"/><br>Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/><br>Conc. — |            |             |
| Cabinets <u>1</u> Mantels —                                                                                                                                             |            | <u>125</u>  |
| Tile—{ Walls — Wainscot. —<br>Floors —                                                                                                                                  |            |             |
| Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. —                                                                                                          |            |             |
| <u>Lumber Lined—H.S.H.—5 c. 25"</u>                                                                                                                                     |            | <u>125</u>  |
| Total Additions and Deductions                                                                                                                                          | <u>390</u> | <u>1137</u> |

Net Additions or Deductions -380 \$ -47

Age 38 Yrs. by { Est. Owner ☒  
 Tenant ☒  
 Neighbors ☒  
 Records ☒ REPRODUCTION VALUE \$ 2321  
 Depr. 0-2-3-4-5-6 51/49 % \$  
 Reproduction Val. Minus Depr. \$ 1162

Remodeled Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
 Garage—S 8 C Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_

Remarks \_\_\_\_\_ Total Building Value \$ \_\_\_\_\_

Appraised 10/27/49 1949 By CHAS. A. J.





Location Block 9 SA - E 37 1/2' of Lots 29-30-31+32

Kind of Bldg. Res. St. No. 1002 1/2 Norfolk Ave.

Class 3 Type 1 2 3 4 Cost \$ 1726 X 100 %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals  |
|---------|------------|---------|---------|--------|---------|
|         | x x        |         | 856     |        | \$ 1726 |
|         | x x        |         |         |        |         |
|         | x x        |         |         |        |         |

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings

Foundation—Stone — Conc. — None ✓

Ext. Walls Siding

Insulation—Floors — Walls — Clgs. —

Roof Type Gable Mtl. @ Alum. N. Change

Dormers—Small — Med. — Large —

Bays—Small — Med. — Large —

Porches—Front — 112 @ 125 140

Rear — @ —

Porch — @ —

Metal Awnings — Mtl. Rail —

Basement Entr. — @ —

Planters — @ —

Cellar—Bsmt. — 1/4 1/2 3/4 Full — Floor Wood 50

Bsmt. Apt. — Rooms Fin. — Unfin. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub 1 Trays —  
Basin — Sink 1 Toilet 1 350  
Wtr. Sfr. — Shr. St. — O.T. —  
Dishwasher — Garbage Disp. —

Built-in-Appliances —

Heat—Stove H.A. ✓ Steam — Stkr. — Blr. —  
Oil — Gas — Coal ✓ Pipeless — Radiant — 378

Air Cond. —

Finish—Fir ✓ Hd. Wd. —

Floor—Fir ✓ Hd. Wd. — Other —

Cabinets 1 Mantels —

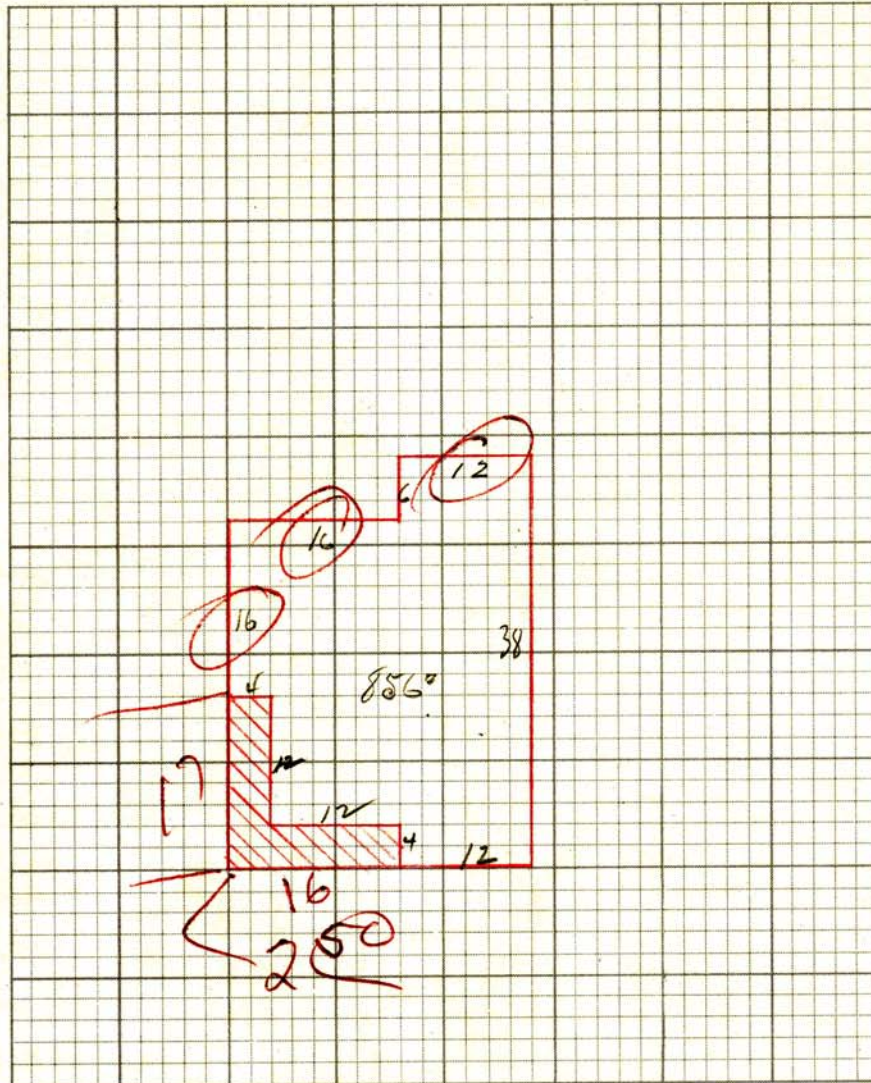
Tile—Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. —; Metal D. — S. —

Total Additions 918 918

| Year Built           | Avg. Age    | Reproduction Value     | Obsol. or Rem. | %       |
|----------------------|-------------|------------------------|----------------|---------|
| 47                   |             |                        |                |         |
| Inf. by { Owner      | Tenant      | Bldg. Value            |                |         |
| Neighbor             | Record      | Depr. Col. 1 2 3 4 5 6 | 40 %           |         |
| Remodel Year         | Est. Cost   | Repr. Val. Minus Depr. |                | \$ 1058 |
| Garage—Class         | Depr. 2% 3% | Carport—Factor         |                |         |
| Cars                 | Floor       | Walls                  | Roof           | Doors   |
| Size—                | x           | Age                    | Cost           | x %     |
| Other                |             |                        |                |         |
| Total Building Value |             |                        |                | \$ 58   |

Appraised 4-22-58 By 1302



| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Factor | Cost | Depr. Value |
|---------------------------|-----|------|------|--------|------|-------------|
|                           |     | x    |      |        |      |             |
|                           |     | x    |      |        |      |             |
|                           |     | x    |      |        |      |             |
|                           |     | x    |      |        |      |             |
|                           |     | x    |      |        |      |             |
| TOTAL                     |     |      |      |        |      |             |

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



FA 96  
Serial Number

OF  
Card Number

Owners Name Park City  
Location Res  
Kind of Bldg 1002 1/2 Norfolk Ave  
Class 3 Type 1 20 Cost \$ 3894 % 100

| Stories | Dimensions | Sq. Ft. | Factor | Totals  | Totals |
|---------|------------|---------|--------|---------|--------|
| 1       | x x        | 856     |        | \$ 3894 | \$     |
|         | x x        |         |        |         |        |
|         | x x        |         |        |         |        |

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation—Stone — Conc. — Sills —

Ext. Walls Siding

Roof Type gable Mt. 11/2 300

Dormers—Small — Med. — Large —

Bays—Small — Med — Large —

Porches—Front 11/2 @ 250 280

Rear — @ —

Porch — @ —

Planters — @ —

Ext. Base. Entry — @ —

Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full — Floor — 80

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub. 1 Trays —

Basin — Sink 1 Toilet 1 550

Wtr. Sfr. — Shr. St. — O.T. — 460

Dishwasher — Garbage Disp. —

Heat—Stove — H.A. — FA — HW — Stkr — Elec. —

Oil — Gas — Coal — Pipeless — Radiant — 352

Air Cond. — Full — Zone —

Finish—Fir. — Hd. Wd. — Panel —

Floor—Fir. — Hd. Wd — Other —

Cabinets — Mantels. —

Tile—Walls — Wainscot — Floors — 120

Storm Sash—Wood D. — S. —; Metal D. 2 S. 1

Awnings — Metal — Fiberglass —

Total Additions 1592

Year Built 1911 Avg. 1. Replacement Cost 5484

Age 2. Obsolescence

Inf. by Owner Tenant - Adj. Bld. Value

Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

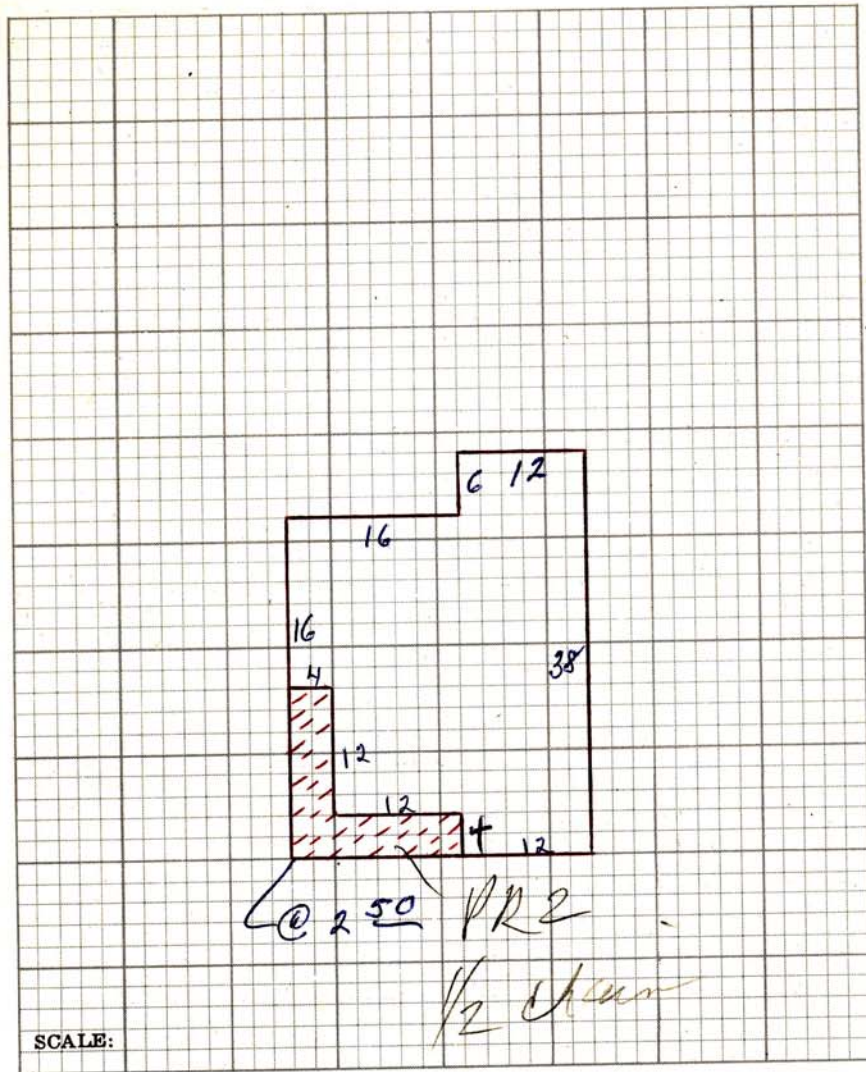
Total Value from reverse side

Total Building Value \$

Appraised ① 10-21 19 68 By 1581 2/27

Appraised ② 19 By NOV 7 - 1968 1328





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

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

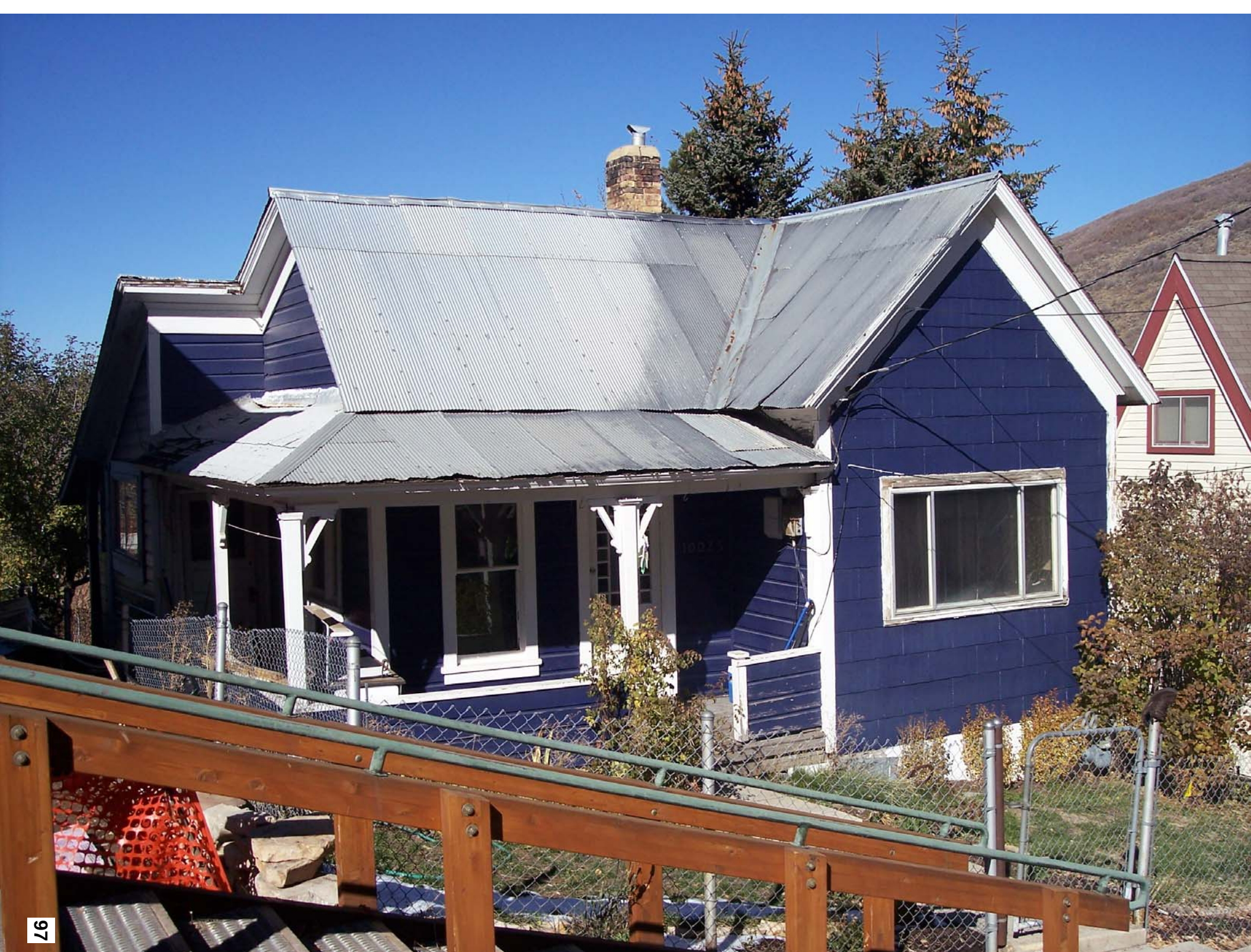
REMARKS \_\_\_\_\_



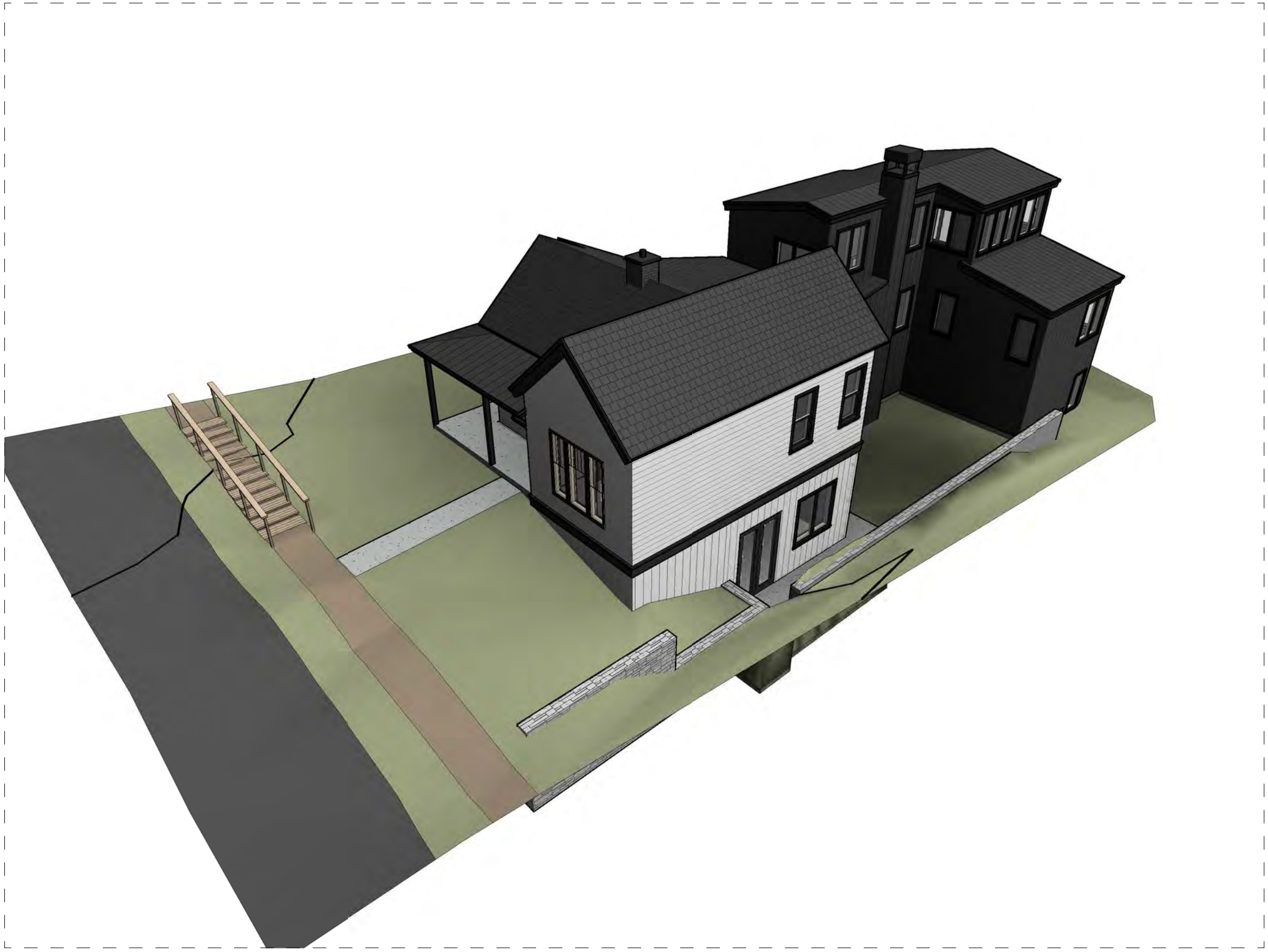








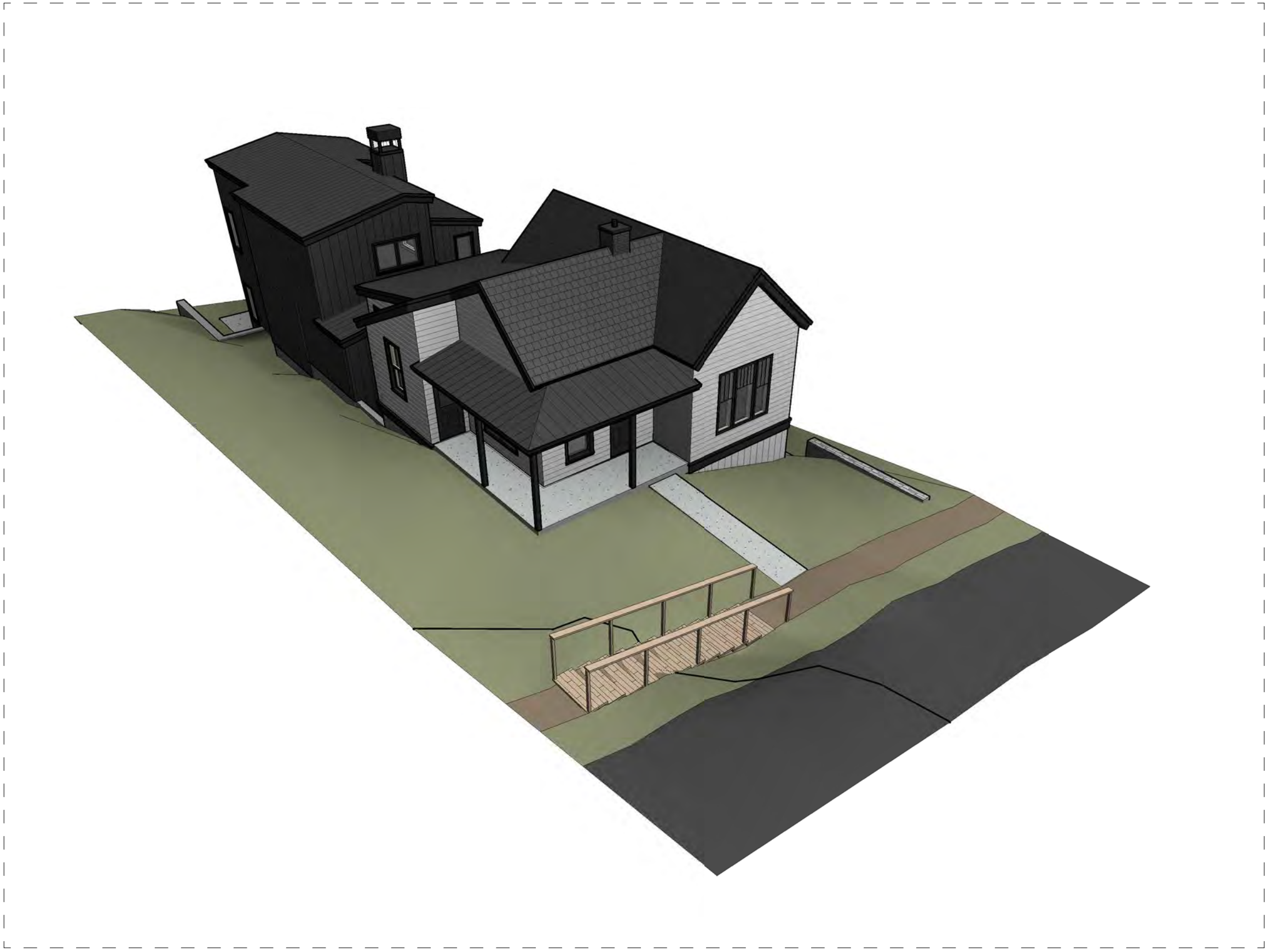




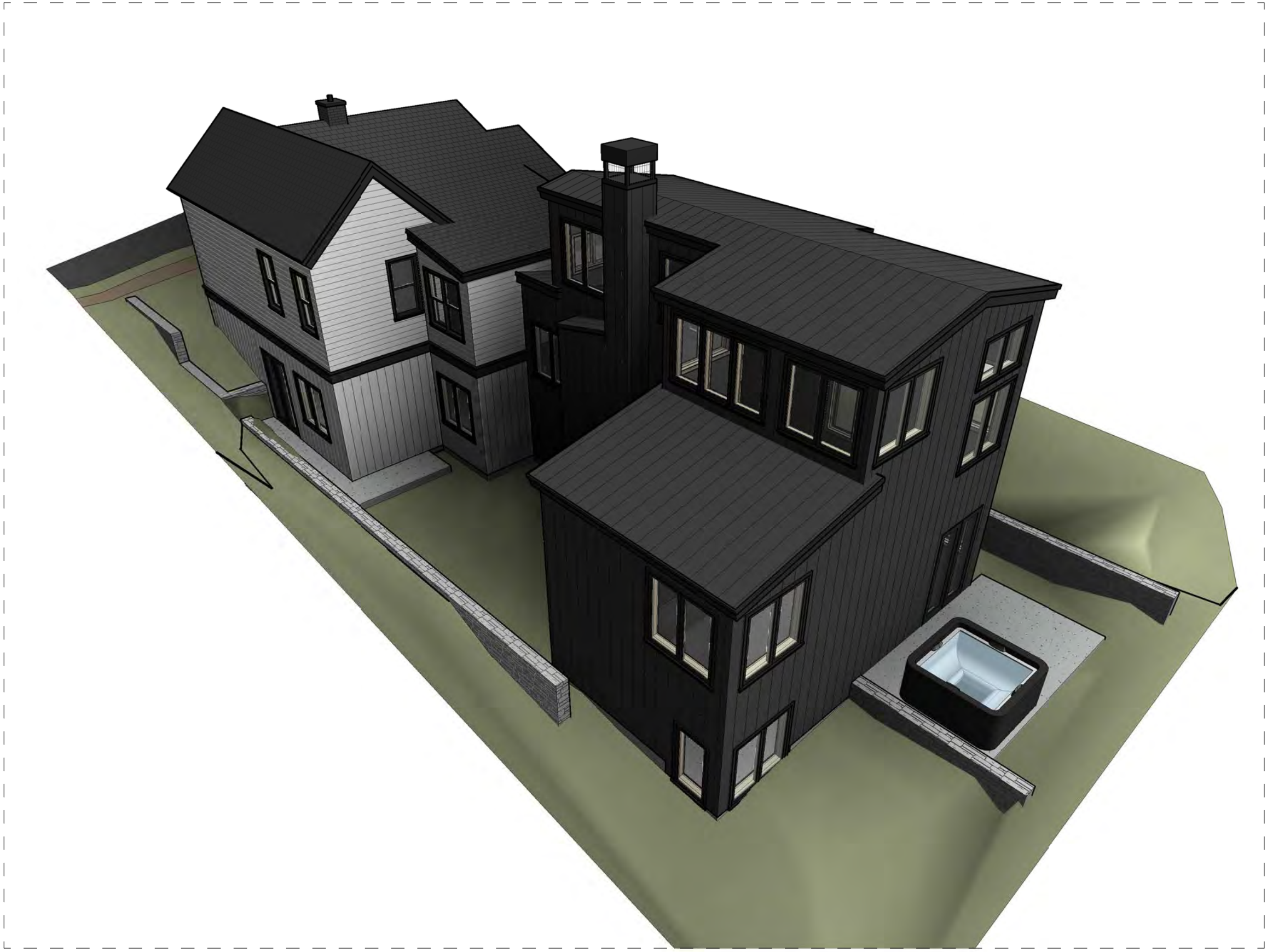
SE



NW



SW



NE

**Jonathan DeGray**  
**A r c h i t e c t**  
P.O. Box 4674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel: 435-649-7263, E-mail: [degrayarch@comcast.net](mailto:degrayarch@comcast.net)

PROJECT DESCRIPTION:  
**1002.5 NORFOLK RESIDENCE**  
1002.5 NORFOLK AVENUE  
PARK CITY, UTAH 84060

SHEET DESCRIPTION:  
**BIRDSEYE IMAGES**

REVISIONS:

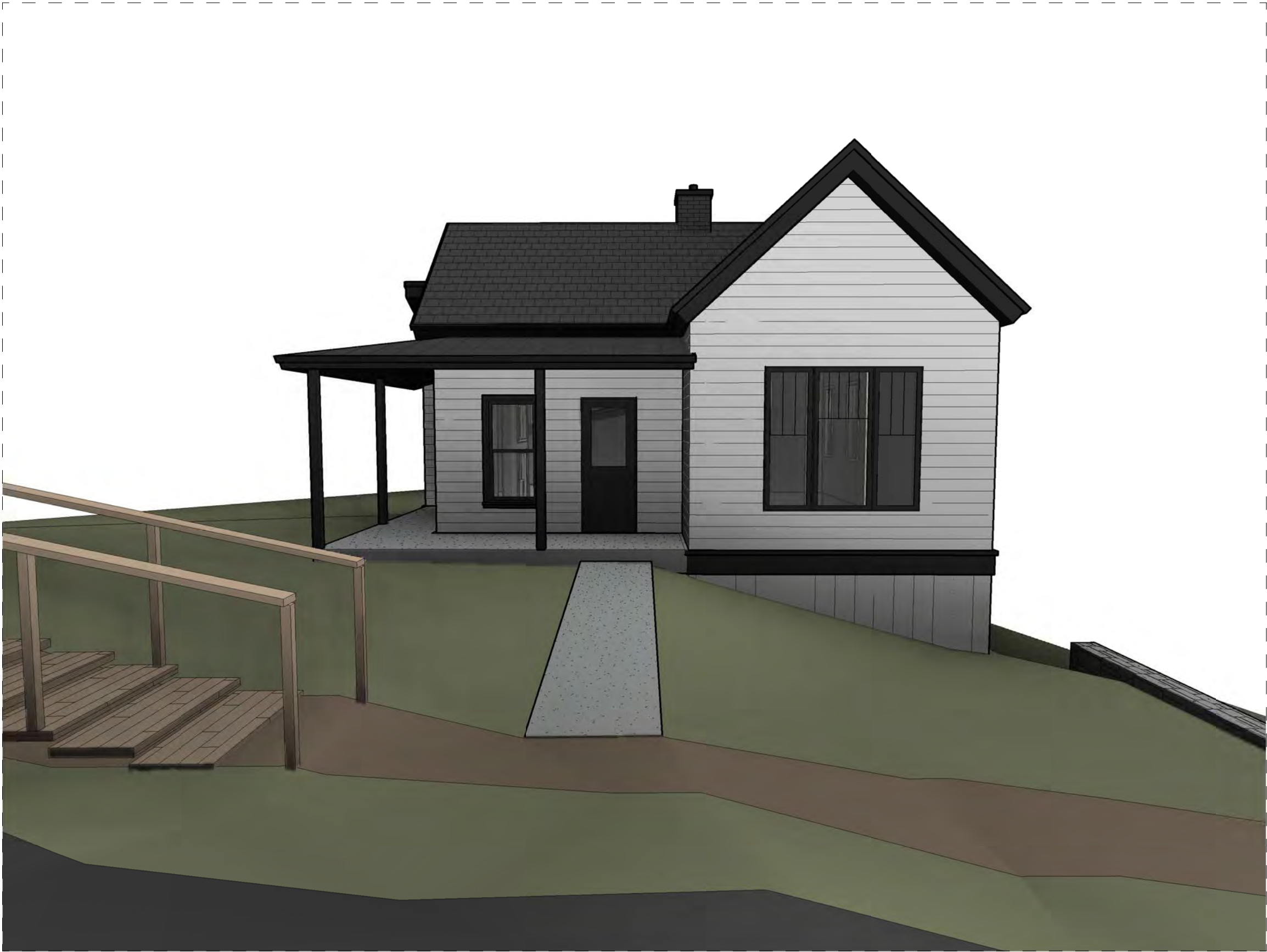
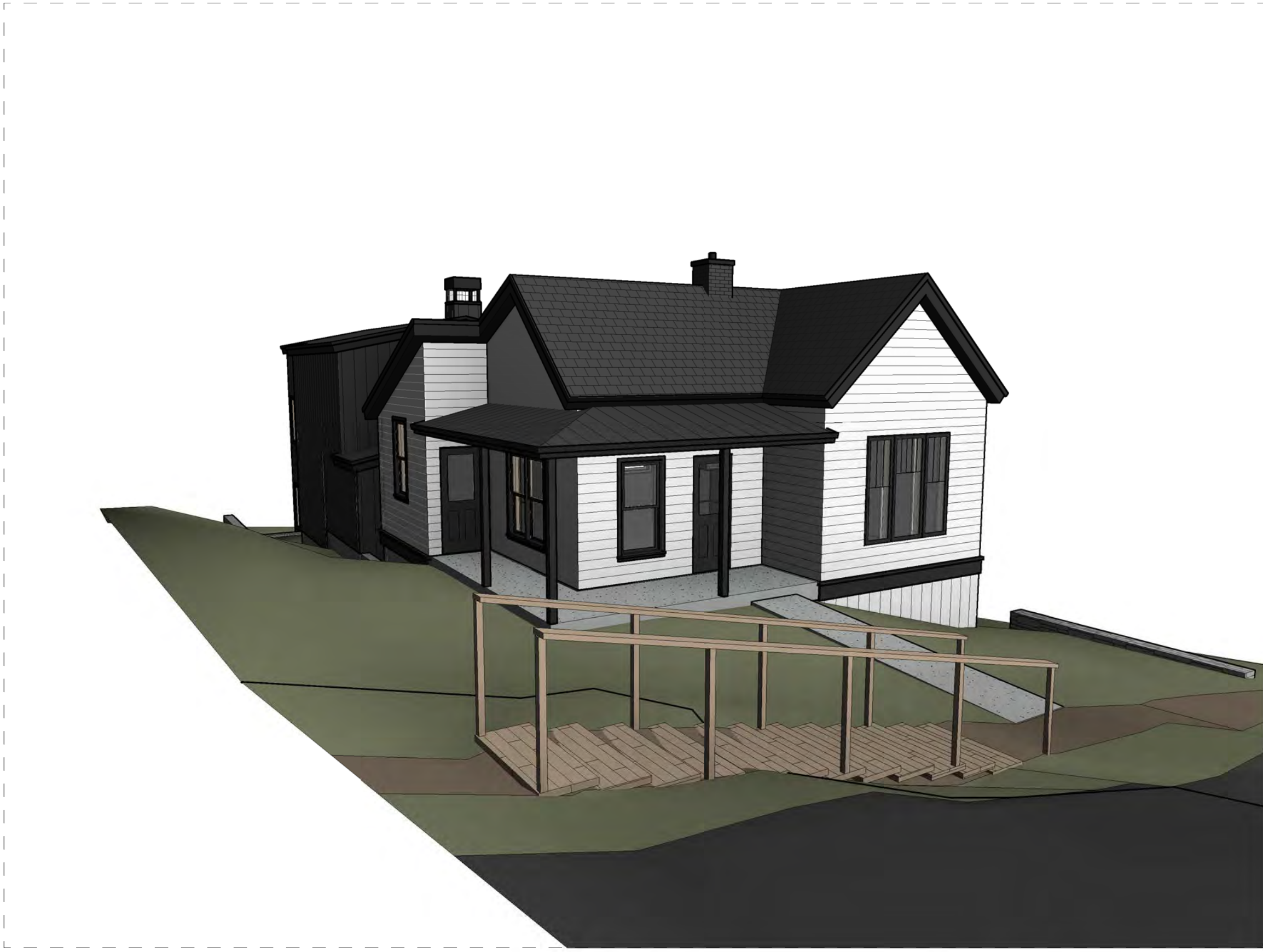
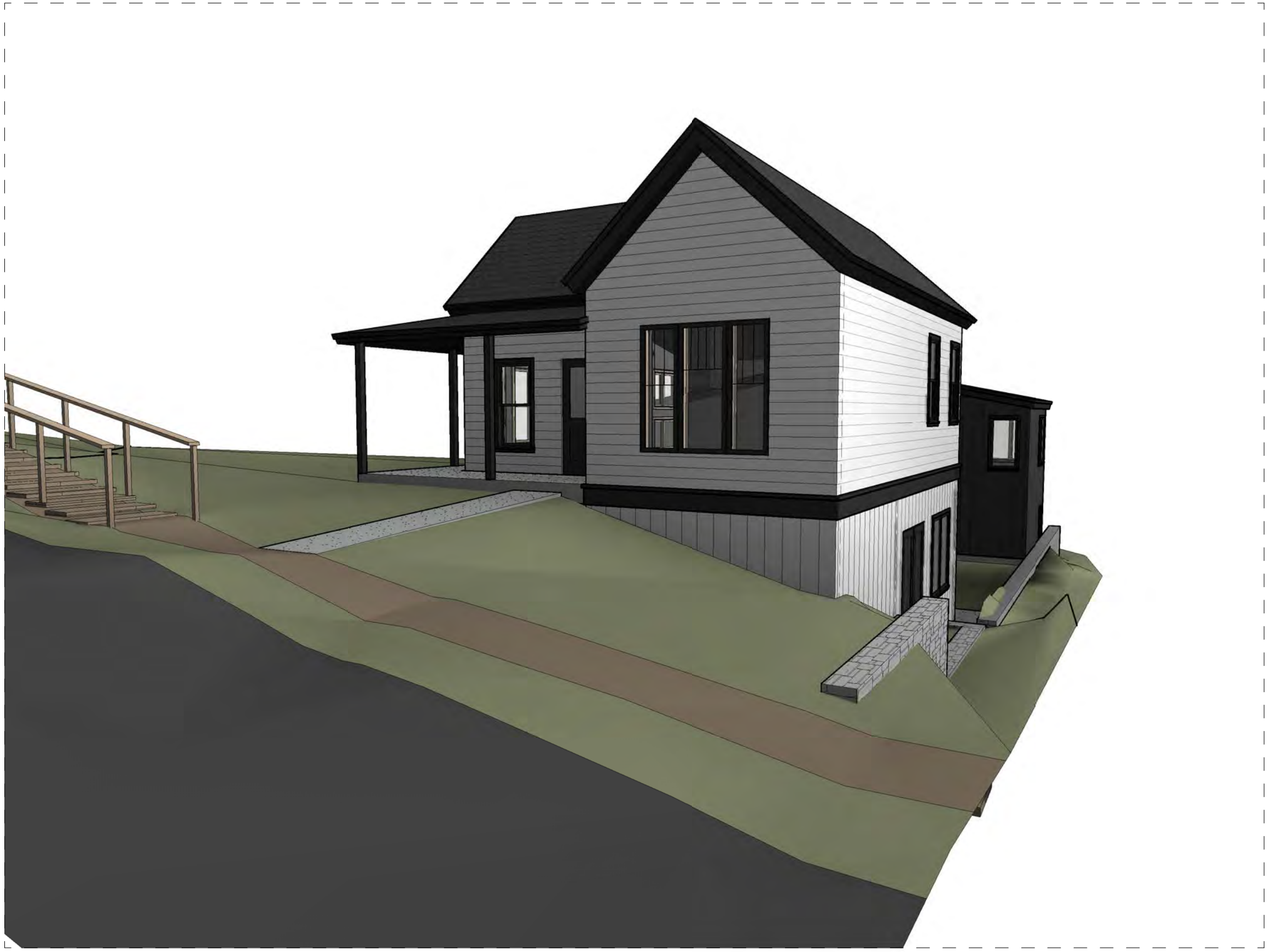
DATE:

PROJECT NUMBER:

SHEET NUMBER:

**AI-01**





Jonathan DeGray  
A r c h i t e c t  
P.O. Box 4674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel: 435-649-7263, E-mail: deggray@jonathandegray.com

PROJECT DESCRIPTION:  
1002.5 NORFOLK RESIDENCE  
1002.5 NORFOLK AVENUE  
PARK CITY, UTAH 84060

SHEET DESCRIPTION:  
GROUND VIEW IMAGES

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

AI-02



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EXISTING STREETScape



PROPOSED STREETScape

Jonathan DeGray  
Architect  
P.O. Box 4674, 614 Main Street, Suite 202, Park City, Utah 84060  
Tel: 435-646-7263, Email: [degray@jonathandegray.com](mailto:degray@jonathandegray.com)

PROJECT DESCRIPTION:  
1002.5 NORFOLK RESIDENCE  
1002.5 NORFOLK AVENUE  
PARK CITY, UTAH 84060

SHEET DESCRIPTION:  
STREETSCAPE

REVISIONS:

DATE:

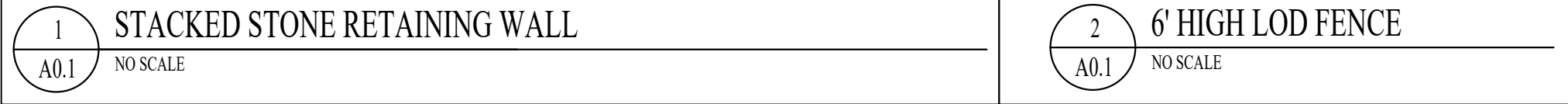
PROJECT NUMBER:

SHEET NUMBER:

AI-03



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## GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1'-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

### GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1
3. MINIMUM SLOPE FOR DRAINAGE = 2%
4. DRAIN AWAY FROM BUILDING
5. CONTAIN DRAINAGE ON PROPERTY
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT

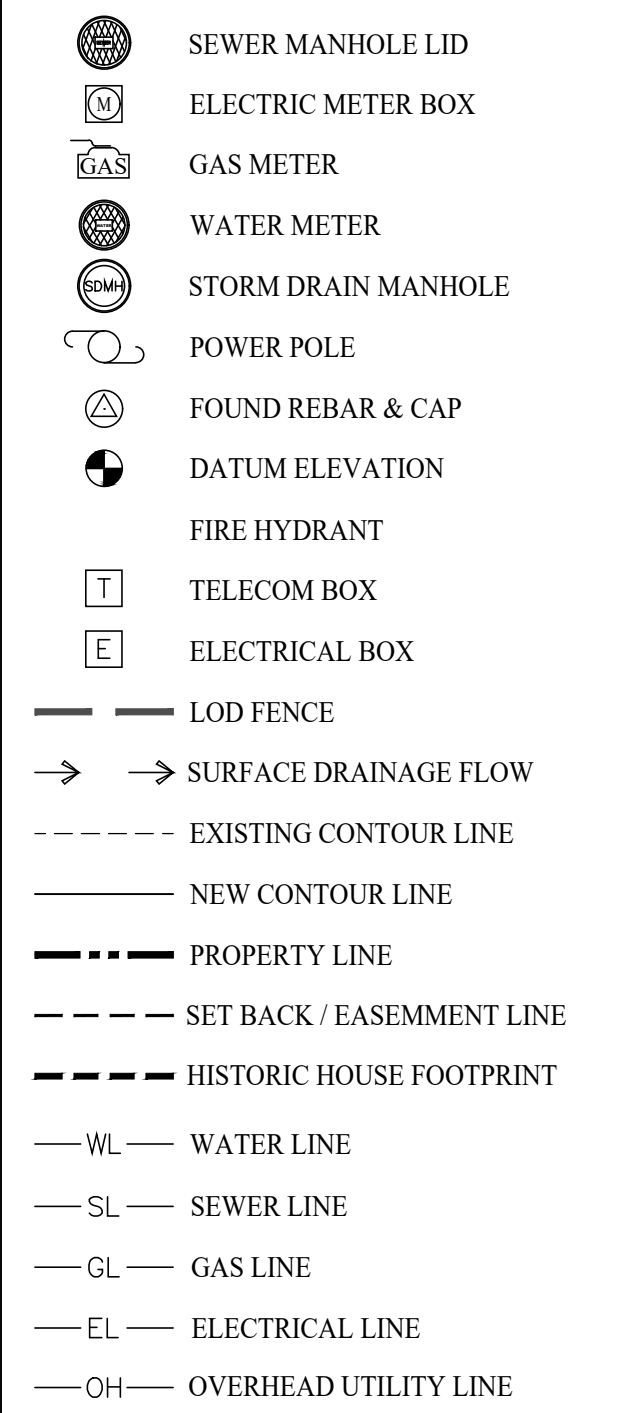
### UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

## SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE  
PUSHED ONTO THE STREET.

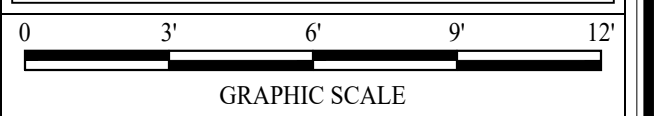
## LEGEND



NOTE:

1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

DISTURBED AREA: 1495 S/F



**PROJECT DESCRIPTION:**

**SHEET DESCRIPTION:**  
**A DC**

REVISIONS:

DATE:

MAY 12, 2021

PROJECT NUMBER:  
2011-01

SHEET NUMBER:

## A0.1

101



**Shen Engineers, Inc.** Structural/Seismic Consultants

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

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

---

Aug. 25, 2021

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

Subject: Physical Condition Report of Park City House at  
1002.5 Norfolk Ave.  
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on Feb. 19, 2021 with the architect Jon DeGray. The conclusions on the house are as follows:

1. We are not able to figure out the existing roof joists since the roof is non-exposed. From the exposed eave joists, we assume the main roof existing joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. If so, they need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.
2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The existing main and crawl space floor joists are 2x6 @ 24" on center spanning 12'-0. Most of them were totally rotted out. They have to be replaced.
4. All the existing headers need to be upgraded. We will review each one of them when design is available.
5. The whole exterior and interior walls are 1x12 installed vertically. They have no capacity for wind, seismic or gravity loads. The building walls will need to be re-framed from the interior with new stud wall framing that is code compliant, 2x4 or 2x6 at 16" o.c.
6. The north side of the existing building is supported by sand-stone foundation walls. The south side of the existing building doesn't have any footing. On the basement area, the footing is sand stone. On non-basement portion, the existing foundation walls were built with wood piles and sandstone. We suggest removing the existing foundation sandstone and frame walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

7. Considering the age and rotted condition of the building, and the differential settlement of 6", if the building is to be lifted, it will require the building be braced prior to lifting it. We propose to provide a bracing plan for review and approval by the chief building official once the interior of the building is demolished. This will allow us to do a proper evaluation of the structure and a bracing plan based on actual existing conditions.

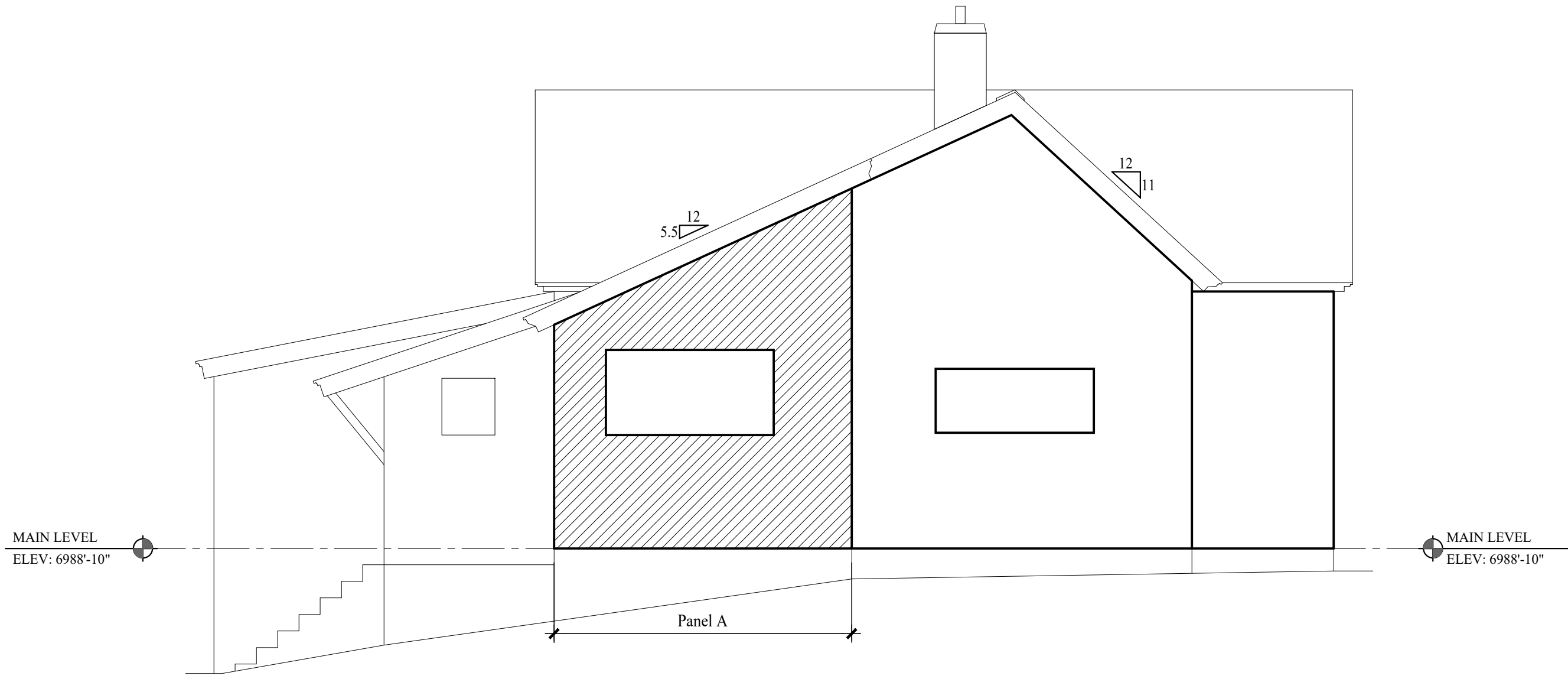
We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

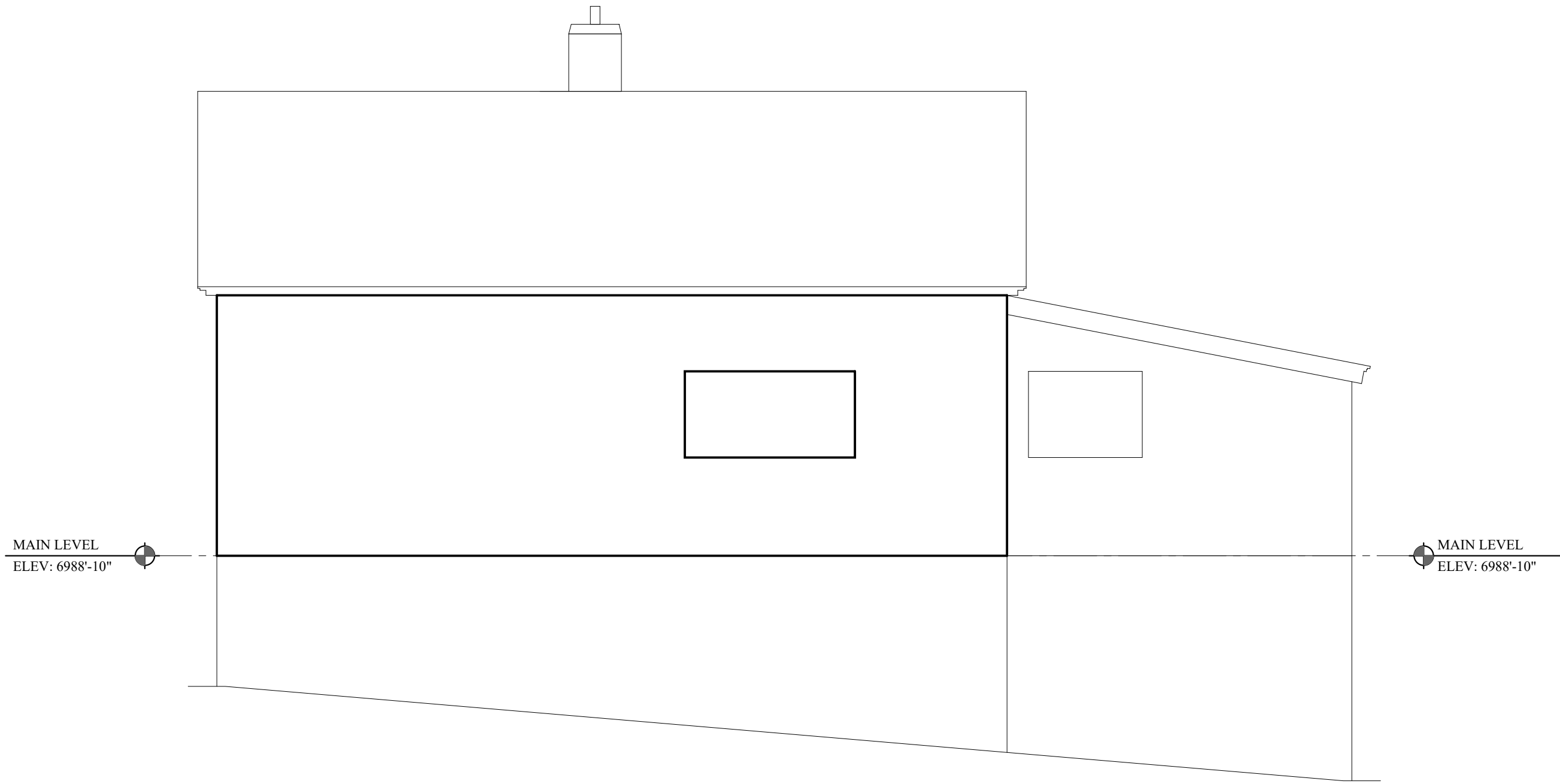
*Henry Shen*

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

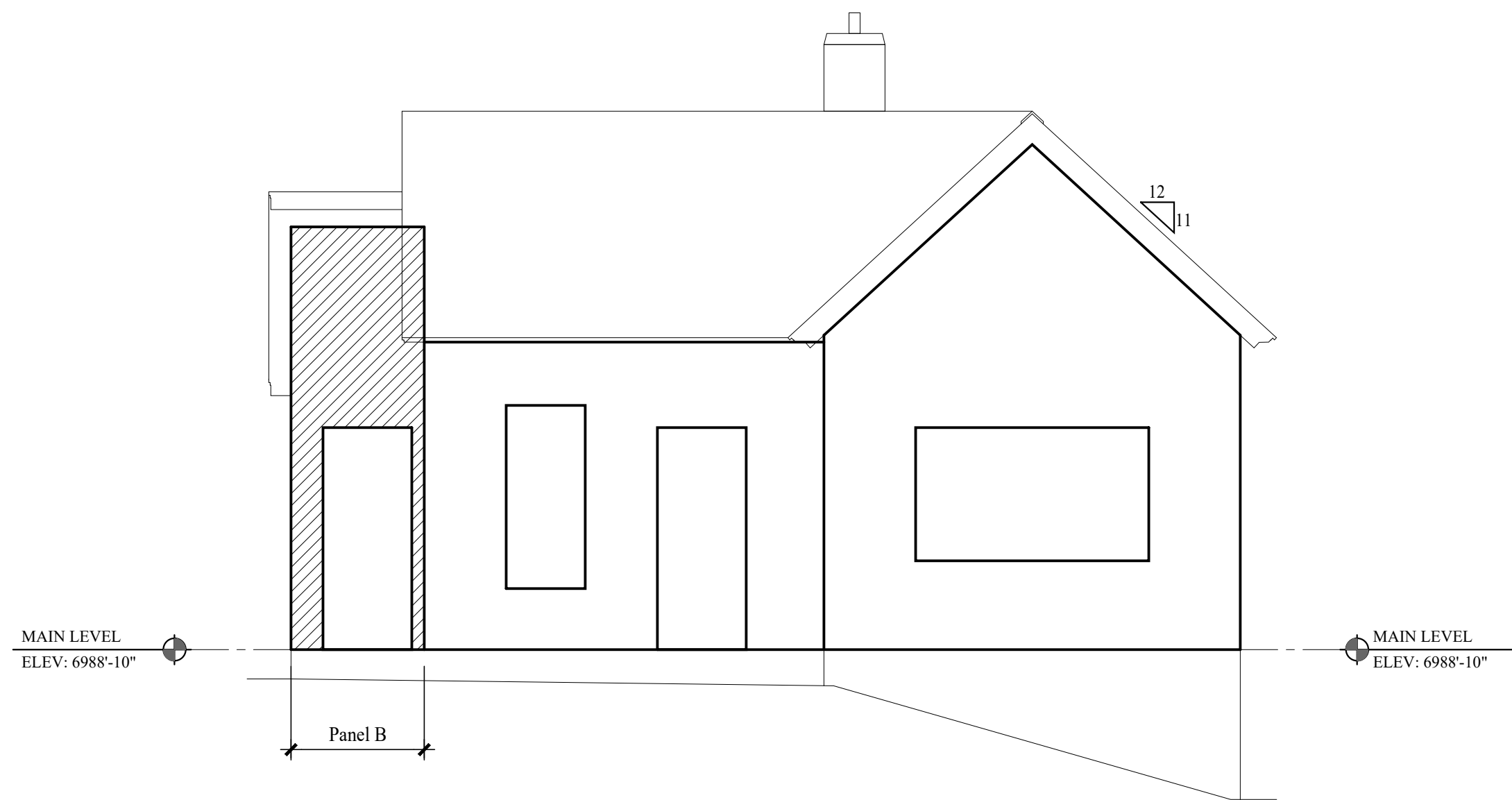
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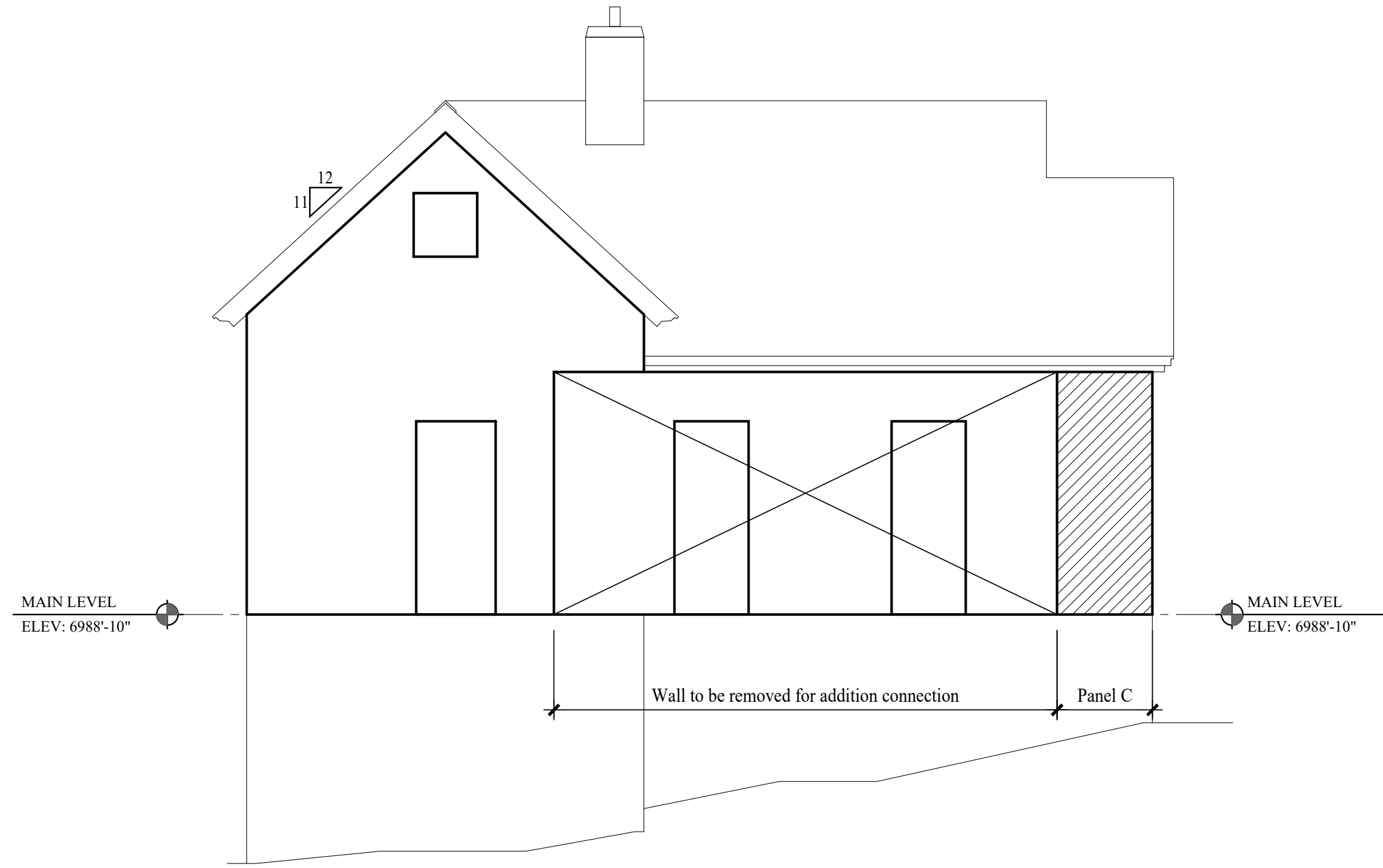
1  
EX.1 PANEL A @ WEST ELEVATION  
SCALE: 1/4" = 1'-0"



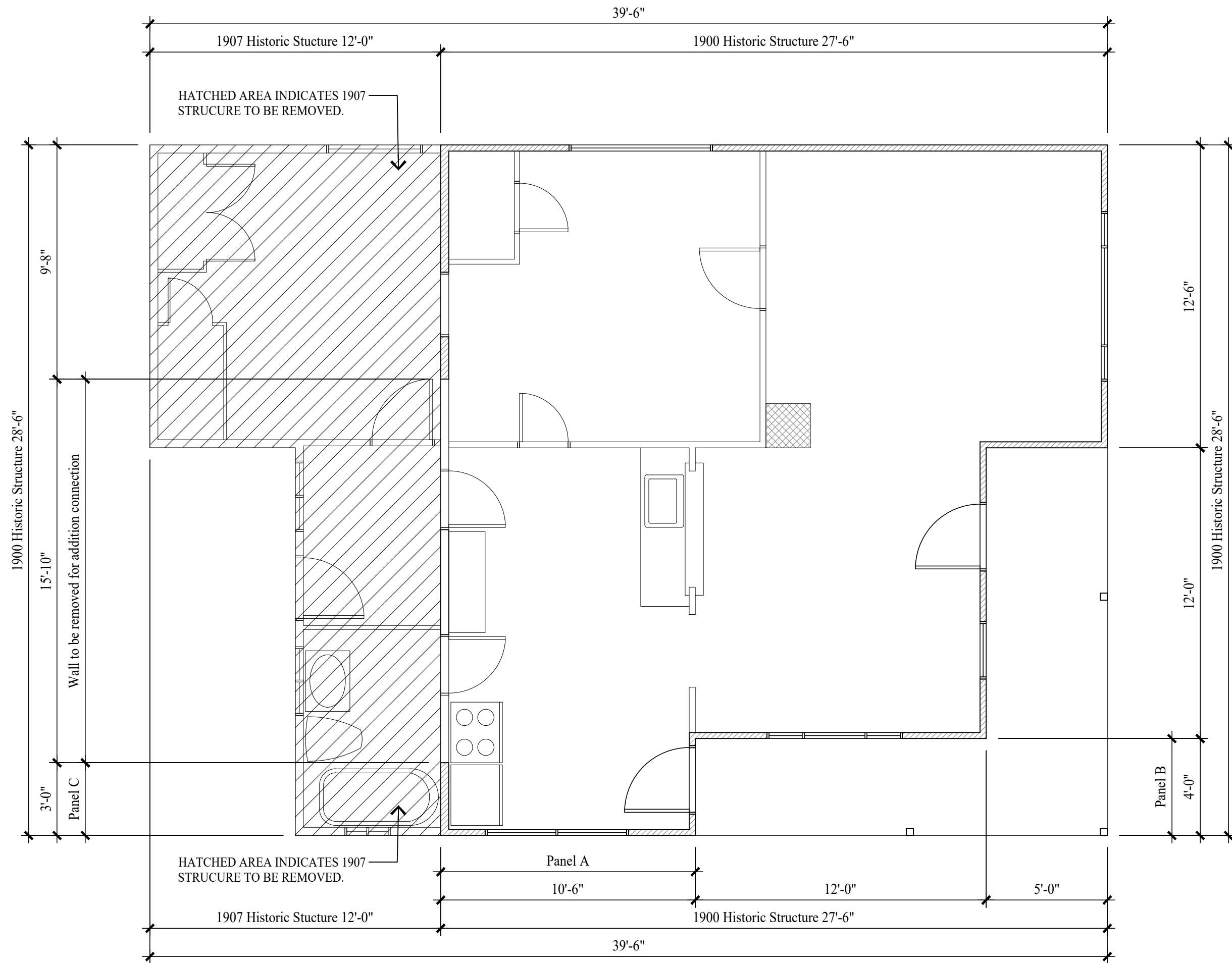
2  
EX.1 NO PANELS @ EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3  
EX.1 PANEL B @ SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4  
EX.1 PANEL C @ NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

Jonathan DeGray  
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-648-7263, E-mail: degrayarch@qwestoffice.net

SHEET DESCRIPTION:  
PROJECT DESCRIPTION:  
SHEKTER RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

PANELIZATION PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

MAY 12, 2021

PROJECT NUMBER:

2011-01

SHEET NUMBER:

EX.1



# NOTICE OF OFFICIAL DETERMINATION

Project Address: 1002.5 Norfolk Avenue

Project Description: PL-21-04761

Date: September 28, 2021



PLANNING DEPARTMENT

## ACTION TAKEN:

The Applicant submitted a Historic District Design Review application to rehabilitate and construct an addition to 1002.5 Norfolk Avenue. 1002.5 Norfolk Avenue is designated a Landmark Historic Site on the Park City Historic Sites Inventory. Due to site constraints, the Applicant proposes Temporary Relocation and Panelization of a portion of the West Elevation to accommodate construction of the addition in the rear of the property.

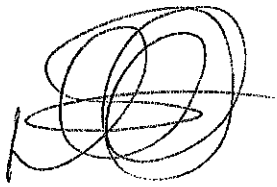
Land Management Code Section 15-11-13 establishes the criteria for Relocation And/Or Reorientation Of A Historic Building Or Historic Structure as follows:

1. For either a Landmark or Significant Site all the following shall be met:
  1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
  2. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated on its existing site if:
  1. the relocation will abate demolition; or
  2. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

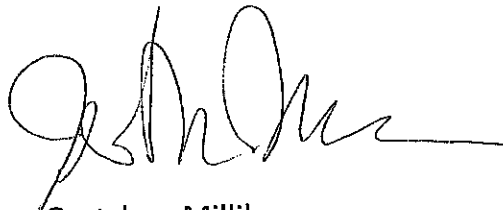
On February 19, 2021, the Chief Building Official and Planning Director visited the site of 1002.5 Norfolk Avenue and determined that the physical conditions of existing materials will not prevent temporarily moving the Structure; and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition.

On August 4, 2021, the Historic Preservation Board determined that Temporary Relocation and Partial Panelization is a more appropriate course of action for the Landmark Structure. The Chief Building Official and Planning Director support this treatment of the historic structure. The Temporary Relocation and partial Panelization will abate a hazardous condition and enhance the preservation of the structure.

Sincerely

A handwritten signature consisting of several overlapping loops and a horizontal line extending to the right.

Dave Thacker  
Chief Building Official

A handwritten signature with a large, stylized 'G' and 'M' followed by a horizontal line.

Gretchen Milliken  
Planning Director

## Historic Preservation Board Staff Report



**Subject:** 1129 Park Avenue  
**Application:** PL-21-04978  
**Author:** Rebecca Ward  
**Date:** October 6, 2021  
**Type of Item:** Administrative – Reconstruction

*The Historic Preservation Board is scheduled to visit 1129 Park Avenue at 4:00 PM on October 6, 2021.*

### Summary Recommendation

(I) Review the applicant's proposal, (II) conduct a public hearing, and (III) consider approving the Reconstruction of 1129 Park Avenue, a Significant Historic Structure, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Draft Final Action Letter, Exhibit A).

### Description

Applicant: Wendy Smith, represented by Jonathan DeGray, Architect  
Location: 1129 Park Avenue  
Zoning District: Historic Residential (HR-1) District  
Historic Designation: Significant  
Historic Era: Mature Mining Era, 1894-1930  
Reason for Review: The Historic Preservation Board reviews Reconstruction of Historic Structures<sup>1</sup>

### Acronyms

HDDR Historic District Design Review  
HPB Historic Preservation Board  
HSI Historic Sites Inventory  
LMC Land Management Code

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

### Background

1129 Park Avenue was built sometime before 1901. Please see the Historic Site Form for more information (Exhibit B).

On May 13, 2021, the City Council enacted [Ordinance No. 2021-23](#), approving the Jupiter Moons Plat Amendment to create a 4,699.50-square-foot Lot for 1129 Park Avenue to accommodate a Duplex, with access from Woodside Avenue. A Duplex is a Conditional Use in the Historic Residential – 1 Zoning District. On June 9, 2021, the Planning Commission approved a Conditional Use Permit for a Duplex on the site ([Staff](#)

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<sup>1</sup> LMC [§ 15-11-15](#)



[Report](#); [Minutes](#), p. 24).

On June 2, 2021, the Historic Preservation Board approved lifting the Significant Historic Structure for a new foundation and the Material Deconstruction of a portion of the rear façade to accommodate an addition ([Staff Report](#); [Minutes](#), p. 3). The Board denied the retention of the covered front entry porch, which was constructed after 1949, and approved restoration of the Significant Historic Structure to reflect the early 1900s Structure.

During initial work, the Applicant uncovered the original log construction of the Significant Historic Structure and discovered the following:

*Once interior demolition exposed the perimeter walls of the historic form, it was found that the log wall construction was sitting directly on soil. The bottom logs and floor system framing are rotted. Similar to the conditions found at 909 Woodside, there is no connection between the walls and floor system that would allow sufficient structural integrity for the building to be lifted as a unit.*

*Furthermore, because of the way the walls have been built, stacked logs sandwiched between framed walls, panelization of walls as units is unlikely to be successful due to the weight and lack of connection between logs and between logs and the framed walls.*

*Based on these observations, we propose to reconstruct the historic form per the drawings in the permit application set.*

Planning staff visited the site on August 26, 2021 and took the photographs below.

The interior western rear wall and northern side wall:



The eastern side wall:



The rear exterior façade showing the original log construction of the Significant Structure:



As a result of the initial work and instability of the Significant Structure, the Applicant was required to temporarily stabilize the Structure:



The Applicant now requests to modify the Historic District Design Review to Reconstruct the Significant Historic Structure based on the As-Built Floor Plans, Roof Plans, and Elevations<sup>2</sup> (Exhibit D), rather than lift or panelize the Structure.

### **Analysis**

Land Management Code (LMC) [§ 15-15-1](#) defines *Reconstruction* as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving Structure for the purpose of replicating its appearance at a specific period of time and in its Historic location. The Historic Preservation Board reviews Reconstruction of an Existing Historic Structure.<sup>3</sup>

**(I) Staff recommends the Historic Preservation Board approve the Reconstruction of the Significant Historic Structure based on the criteria in Land Management Code Section 15-11-15.**

LMC [§ 15-11-15](#) outlines the three criteria the Historic Preservation Board considers for Reconstruction of an Existing Historic Structure: (a) the Chief Building Official determines the Significant Historic Structure is hazardous or dangerous pursuant to Section 116.1 of the International Building Code; (b) the Significant Historic Structure cannot be made safe and/or serviceable through repair; and (c) the form, features, detailing, placement, orientation, and location of the Significant Historic Structure will be accurately depicted by means of new construction based on as-built measured drawings, historic records, and/or current or Historic photographs.

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<sup>2</sup> The front entry porch, constructed after 1949, will not be reconstructed. See Analysis Section below.

<sup>3</sup> LMC [§ 15-11-15](#).



**a. The Chief Building Official determined the Significant Historic Structure is hazardous or dangerous pursuant to Section 116.1 of the International Building Code.**

The Chief Building Official determined the following:

*Based on the findings of an inspection performed by the Chief Building Official and Deputy Planning Director on August 26, 2021, the 1129 Park Avenue structure has been determined to be considered dangerous pursuant to section 116.1 of the 2018 International Building Code:*

*“...the structure is dangerous to human life and or the public welfare....” (Exhibit C).*

**b. The Significant Historic Structure cannot be made safe and/or serviceable through repair.**

The Chief Building Official determined the following:

*Due to the state of the material and structural members the building cannot be made safe or serviceable through repair. The structure is primarily a log structure, and the base layer logs are deteriorated and not attached to a floor or foundation creating the impossibility of lifting or panelizing the structure.*

*Staff’s recommendation would be to demolish and reconstruct the building based on the as-built measured drawings and historical records/photographs (Exhibit C).*

**c. The form, features, detailing, placement, orientation, and location of the Significant Historic Structure will be accurately depicted by means of new construction based on as-built measured drawings, historic records, and/or current or Historic photographs.**

### **As-Built Measured Drawings**

As part of the Historic District Design Review application (PL-21-04817), the Applicant submitted as-built floor plans, roof plans, and elevations (Exhibit D). The as-built plans show the covered front entry porch, which was constructed after 1949.

On June 2, 2021, the Historic Preservation Board determined the front entry porch was inconsistent with LMC [§ 15-13-2\(b\)\(2\)\(g\)\(6\)](#), which outlines regulations for historic porches, and required removal of the front entry porch for consistency of the restoration of the Significant Historic Structure to the early 1900s Structure (Minutes, p. 5 – 6). As a result, staff recommends Condition of Approval 1 that the Reconstruction of the Significant Historic Structure shall not include the front entry porch that was constructed

sometime after 1949.

### **Historic Records**

The [Historic Site Form](#) establishes that the Significant Historic Structure is clad in non-beveled, drop-novelty wood siding and restrained ornamentation, and has a metal roof. As part of the Historic District Design Review application, the Applicant submitted a Historic Preservation Plan (Plan) outlining the process to restore to the early 1900s Structure. The Planning Director and Chief Building Official reviewed and approved the Plan. Condition of Approval 9 requires the Applicant to submit an updated Historic Preservation Plan reflecting reconstruction. The Condition requires the Plan to be approved by the Planning Director and Chief Building Official prior to any demolition of the Significant Historic Structure.

### **Photographs**

The [Historic Site Form](#) includes a tax photo and 1995 and 2006 photos.

The Applicant submitted photographs of 1129 Park Avenue taken in 2021 as part of the Historic District Design Review application (Exhibit E).

### **(II) Land Management Code Section 15-13-4 outlines requirements for Reconstruction of Historic Structures.**

Staff recommends Conditions of Approval based on the requirements of LMC [§ 15-13-4\(B\)\(3\)](#), *Reconstruction*:

Condition of Approval 1: Reconstruction shall be guided by the as-built floor plans, roof plans, and elevations, but the covered front entry porch constructed after 1949 shall not be Reconstructed (Exhibit D).

Condition of Approval 2: Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances, steps and doors, and the historic spatial relationships of the early 1900s Structure.

Condition of Approval 3: Reconstruction shall include measures to preserve and reuse any remaining historic materials found to be safe and/or serviceable.

Condition of Approval 4: The Reconstructed Significant Structure shall accurately duplicate the appearance in materials, design, color, and texture.

Condition of Approval 5: The Reconstructed Significant Structure shall duplicate the setting, placement, and orientation of the original Structure.

Condition of Approval 6: The Reconstruction shall re-establish the Historic relationship

between the building and historic site features.

Condition of Approval 7: The Significant Historic Structure shall not be reconstructed on a location other than the original site.

Condition of Approval 8: Significant Vegetation shall be protected and preserved during and after construction.

### **Department Review**

The Planning and Legal Departments reviewed this application.

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 22, 2021. Staff mailed courtesy notice to property owners within 100 feet on September 22, 2021. The *Park Record* published notice on September 22, 2021.<sup>4</sup>

### **Public Input**

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

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Form

Exhibit C: Chief Building Official Determination

Exhibit D: As-Built Floor Plans, Roof Plans, and Elevations

Exhibit E: Photos of Significant Historic Structure – 2021

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<sup>4</sup> LMC [§ 15-1-21](#).





## Planning Department

October 6, 2021

Wendy Smith  
1919 Webster Street  
Palo Alto, CA 94301  
(650) 303-3038

CC: Jonathan DeGray

### NOTICE OF HISTORIC PRESERVATION BOARD ACTION

#### Description

|                       |                                                                                         |
|-----------------------|-----------------------------------------------------------------------------------------|
| Address:              | 1129 Park Avenue, a Significant Historic Site on the Park City Historic Sites Inventory |
| Zoning District:      | Historic Residential – 1                                                                |
| Application:          | Modification to Historic District Design Review (PL-21-04817)                           |
| Project Number:       | PL-21-04978                                                                             |
| Action:               | APPROVED WITH CONDITIONS (See Below)                                                    |
| Date of Final Action: | October 6, 2021                                                                         |
| Project Summary:      | The Applicant proposes Reconstruction of the Significant Historic Structure             |

#### Action Taken

On October 6, 2021, the Historic Preservation Board formed a quorum, conducted a public hearing, and approved the Modification to the Historic District Design Review for Reconstruction of the Significant Historic Structure according to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. 1129 Park Avenue was built sometime before 1901 and appears on the 1889 Sanborn Insurance map, the first map for this area.
2. On May 13, 2021, the City Council enacted Ordinance No. 2021-23, approving the Jupiter Moons Plat Amendment to create a 4,699.50-square-foot Lot for 1129 Park Avenue to accommodate a Duplex, with access from Woodside Avenue.
3. A Duplex is a Conditional Use in the Historic Residential – 1 Zoning District.



## Planning Department

4. On June 9, 2021, the Planning Commission approved a Conditional Use Permit for a Duplex on the site.
5. On June 2, 2021, the Historic Preservation Board approved lifting the Significant Historic Structure for a new foundation and the Material Deconstruction of a portion of the rear façade to accommodate an addition.
6. The Historic Preservation Board denied retention of the covered front entry porch, which was constructed after 1949.
7. During initial work, the Applicant uncovered the original log construction of the Significant Historic Structure and discovered the following:

*Once interior demolition exposed the perimeter walls of the historic form, it was found that the log wall construction was sitting directly on soil. The bottom logs and floor system framing are rotted. Similar to the conditions found at 909 Woodside, there is no connection between the walls and floor system that would allow sufficient structural integrity for the building to be lifted as a unit.*

*Furthermore, because of the way the walls have been built, stacked logs sandwiched between framed walls, panelization of walls as units is unlikely to be successful due to the weight and lack of connection between logs and between logs and the framed walls.*

*Based on these observations, we propose to reconstruct the historic form per the drawings in the permit application set.*

8. The Applicant requested modification to the June 2, 2021 Historic Preservation Board approval of the lifting of the Significant Historic Structure and Material Deconstruction of a portion of the rear façade to request Reconstruction of the Significant Historic Site.
9. The Chief Building Official determined the Significant Historic Structure is hazardous or dangerous pursuant to Section 116.1 of the International Building Code:

*Based on the findings of an inspection performed by the Chief Building Official and Deputy Planning Director on August 26, 2021, the 1129 Park Avenue structure has been determined to be considered dangerous pursuant to section 116.1 of the 2018 International Building Code:*



## Planning Department

*“...the structure is dangerous to human life and or the public welfare....”*

10. The Chief Building Official determined the Significant Historic Structure cannot be made safe and/or serviceable through repair:

*Due to the state of the material and structural members the building cannot be made safe or serviceable through repair. The structure is primarily a log structure, and the base layer logs are deteriorated and not attached to a floor or foundation creating the impossibility of lifting or panelizing the structure.*

*Staff's recommendation would be to demolish and reconstruct the building based on the as-built measured drawings and historical records/photographs.*

11. The form, features, detailing, placement, orientation, and location of the Significant Historic Structure will be accurately depicted by means of new construction based on as-built measured drawings, historic records, and current or Historic photographs.

### Conclusions of Law

1. The proposal meets the criteria outlined in Land Management Code Section 15-11-15, *Reconstruction Of An Existing Historic Building Or Historic Structure*.
2. The proposal meets the criteria outlined in Land Management Code Section 15-13-4, *Reconstruction*, as conditioned below.

### Conditions of Approval

1. Reconstruction shall be guided by the as-built floor plans, roof plans, and elevations, but the covered front entry porch constructed after 1949 shall not be Reconstructed (See Attachment 1).
2. Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances, steps and doors, and the historic spatial relationships of the early 1900s Structure.
3. Reconstruction shall include measures to preserve and reuse any remaining historic materials found to be safe and/or serviceable.
4. The Reconstructed Significant Structure shall accurately duplicate the appearance in materials, design, color, and texture.
5. The Reconstructed Significant Structure shall duplicate the setting, placement, and orientation of the original Structure.
6. The Reconstruction shall re-establish the Historic relationship between the building and historic site features.





**Planning Department**

7. The Significant Historic Structure shall not be reconstructed on a location other than the original site.
8. Significant Vegetation shall be protected and preserved during and after construction.
9. The Applicant shall submit an updated Historic Preservation Plan reflecting reconstruction. The Planning Director and Chief Building Official must review and approve the updated Plan prior to any demolition of the Significant Historic Structure.

If you have questions or concerns regarding this Final Action Letter, please call Rebecca Ward or email [rebecca.ward@parkcity.org](mailto:rebecca.ward@parkcity.org).

Sincerely,

Randy Scott, Historic Preservation Board Chair

CC: Rebecca Ward

# HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

## 1 IDENTIFICATION

Name of Property: **Jens Rasmussen House**

Address: **1129 Park Avenue**

Twtnshp

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Patricia Welch (trustee)**

USGS Map Name & Date: **Park City West**

Current Owner Address: **416 E Mountain View Drive**

**Quad/2011**

**Sandy, UT 84070**

Tax Number: **SA-50**

Legal Description (include acreage): **S 23 FT LOT 8; N 1/2 LOT 26; S1/2 LOT 24ALL LOT 25 BLK 5 SNYDERS**

**ADDITION DQC-465 KWD449 M85-348-350 M139-698; 0.13 AC**

## 2 STATUS/USE

### Property Category

☒ building(s)

☐ structure

☐ site

☐ object

### Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

### Use

Original Use: **single dwelling**

Current Use: **single dwelling**

## 3 DOCUMENTATION

### Photos: Dates

☒ digital: **Nov. 2013 (2)**

☒ prints: **2006, 1995, 1940s**

☐ historic:

### Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

### Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: October 2015

## 4 ARCHITECTURAL DESCRIPTION

Building Style/Type: hall-parlor house type No. Stories: 1  
Foundation Material: not verified Wall Material(s): drop-novelty wood siding

Additions: none ☒ minor major (describe below) Alterations: none ☒ minor major (describe below)

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1129 Park is a hall-parlor type house undergone minor changes. The hall-parlor is one of the main three house types built during the historic Park City mining era, and was the earliest of those three, usually occurring towards the beginning of that time period. The side gable roof is sheathed with standing seam metal, which replaced the aluminum material mentioned on the tax cards. A gabled porch extends from the center of the roof; this element was not present in the c. 1940 tax photo and does not appear on any Sanborn maps up to 1941. The house is clad with drop-novelty wood siding. The windows on the front façade were originally two six-over-six double hung sash windows arranged symmetrically with the door in the center are present as shown on the c. 1940 tax photo, but are currently aluminum picture windows, with the window on the left being wider than the nearly square window on the right. The door is an out of period wood door with several lites, and has a metal screen door in front of it. The foundation is not visible and its material is unknown. The lot is very narrow, with the house touching its neighbor to the left. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

## 5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1885**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)

|                                                              |                                                       |                                                    |                                                          |
|--------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Agriculture                         | <input type="checkbox"/> Economics                    | <input checked="" type="checkbox"/> Industry       | <input type="checkbox"/> Politics/<br>Government         |
| <input type="checkbox"/> Architecture                        | <input type="checkbox"/> Education                    | <input type="checkbox"/> Invention                 | <input type="checkbox"/> Religion                        |
| <input type="checkbox"/> Archeology                          | <input type="checkbox"/> Engineering                  | <input type="checkbox"/> Landscape<br>Architecture | <input type="checkbox"/> Science                         |
| <input type="checkbox"/> Art                                 | <input type="checkbox"/> Entertainment/<br>Recreation | <input type="checkbox"/> Law                       | <input type="checkbox"/> Social History                  |
| <input type="checkbox"/> Commerce                            | <input type="checkbox"/> Ethnic Heritage              | <input type="checkbox"/> Literature                | <input type="checkbox"/> Transportation                  |
| <input type="checkbox"/> Communications                      | <input type="checkbox"/> Exploration/<br>Settlement   | <input type="checkbox"/> Maritime History          | <input checked="" type="checkbox"/> Other: <b>Mining</b> |
| <input type="checkbox"/> Community Planning<br>& Development | <input type="checkbox"/> Health/Medicine              | <input type="checkbox"/> Military                  |                                                          |
| <input type="checkbox"/> Conservation                        |                                                       | <input type="checkbox"/> Performing Arts           |                                                          |

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house appears on the 1889 Sanborn Insurance map, which was the first map for this area, which makes it difficult to determine an exact year of construction. The property was owned by the Park City Townsite Corporation at that time, and may have been used to house workers until it was purchased by Jens Rasmussen in 1890.

Jens Rasmussen appears on the 1900 census for Parley's Park, Utah, which is north of Park City. He lived there with his wife Christina and their eight children. He and his family moved from Denmark to Park City in 1890. It is unknown if he and his family ever lived in this house, but it is possible that this was their first home after their immigration to the U.S. They sold this house in 1909 to Isaac Sundstrom.

Isaac Sundstrom appears on the 1910 census, living in this house with his wife Erika and their three sons. The census lists him as a laborer that did odd jobs, and Erika worked as a dressmaker. They were both born in Sweden, with Isaac immigrating to the U.S. in 1883, and Erika in 1893. In 1929 the property went up for a tax sale but was redeemed by Isaac and Erika's son Albert. The house does not appear on the 1930 census, indicating that it was vacant at that time, but was occupied by Albert and his wife Mable, and their three children at the time of the 1940 census. Albert worked as a motorman for a mining company. The property stayed in the Sundstrom family until 2012, when it was sold to the current owner, Patricia Welch.





*1129 Park Avenue. Northeast oblique. November 2013.*



*1129 Park Avenue. East elevation. November 2013.*

# TITLE SEARCH FORM

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

Address: 1129 Park Avenue

City: Park City, UT

Current Owner: Patricia Welch (trustee)

Address: (see historic site form for address)

Tax Number: SA-50

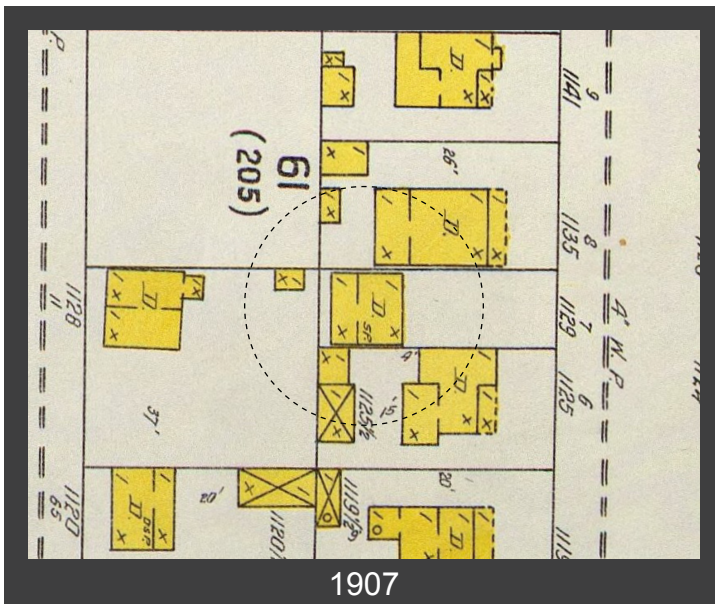
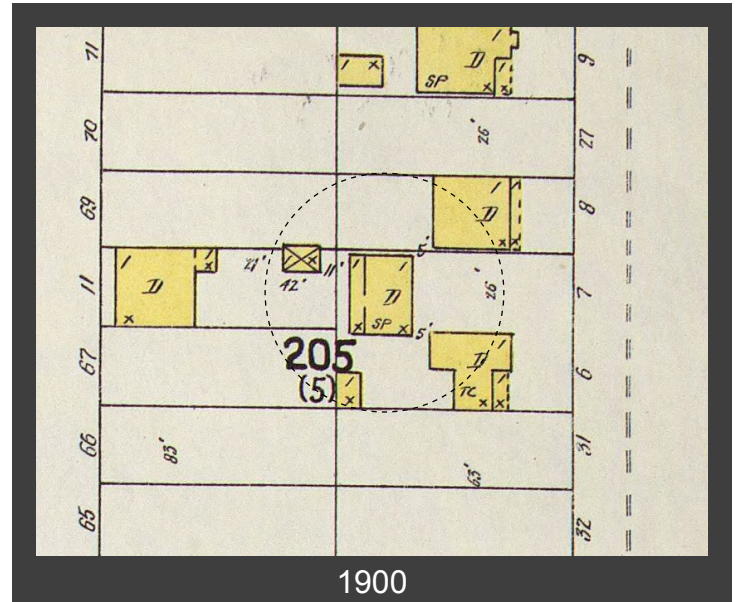
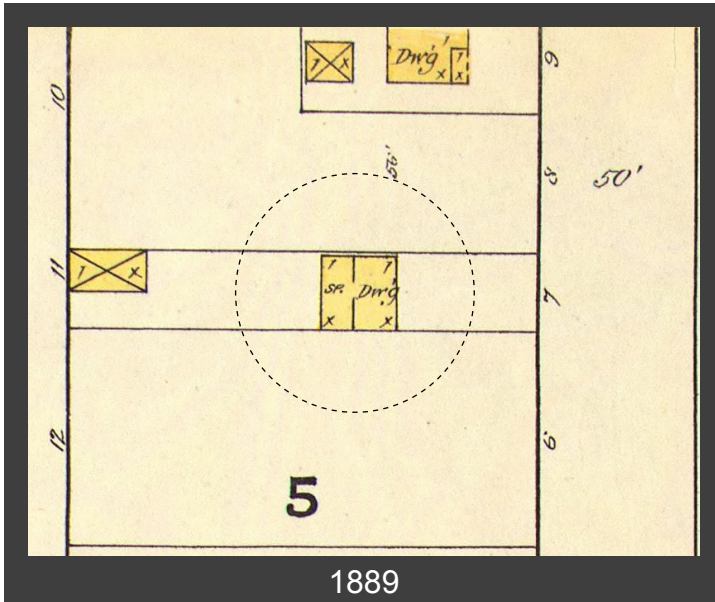
Legal Description (include acreage): SA BK5 S23ft. L8, S1/2L24, L25 (see historic site form for complete legal description)

| TRANSACTION DATES | GRANTOR (SELLER)              | GRANTEE (BUYER)                    | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS                                  |
|-------------------|-------------------------------|------------------------------------|---------------------|---------------|-------------------------------------------|
| 11/14/1883        | Geo. G. Snyder                | David C. McLaughlin                | W                   |               | [L 1-10, 12-32]                           |
| 7/8/1890          | D.C. & H.M. McLaughlin        | Jens Rasmussen                     | W                   |               | "8,25"                                    |
| 7/26/1909         | Jens Rasmussen & wife         | Isaac Sundstrom & wife             | W.D.                |               | "8,25"                                    |
| 4/12/1915         | Isaac Sundstrom               | Erika Sundstrom                    | W.D.                |               | "8,25, N1/2 26"                           |
| 12/21/1929        | County Treasurer              | Summit Co.                         | Tax Sale            |               | "Redeemed 10-23-1930 by Albert Sundstrom" |
| 4/25/1940         | Summit County                 | Albert Sundstrom                   | Q.C.D.              |               | "S23ft. 8, S1/2 24, all 25, N1/2 26"      |
| 10/8/1976         | District Court, Summit County | Mable Sundstrom, et al, plaintiffs | Decree              |               | [Decree Quieting Title]                   |
| 12/14/2012        | Mable Sundstrom, et al        | Patricia Welch (trustee)           |                     |               |                                           |
|                   |                               |                                    |                     |               |                                           |
|                   |                               |                                    |                     |               |                                           |
|                   |                               |                                    |                     |               |                                           |
|                   |                               |                                    |                     |               |                                           |
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|                   |                               |                                    |                     |               |                                           |
|                   |                               |                                    |                     |               |                                           |
|                   |                               |                                    |                     |               |                                           |
|                   |                               |                                    |                     |               |                                           |

Researcher: John Ewanowski, CRSA Architecture

Date: 4/22/2014





## Jens Peter Rasmussen Dies in Gorgorza

At his home in Gogorza last Tuesday, Jens Peter Rasmussen died from heart failure. The sufferer had been ailing for a year or more, and had been confined to his bed for three weeks.

Mr. Rasmussen was born in Denmark on October 12th, 1858. He came to Utah in 1889, making his home at Gogorza the far greater portion of the time since then. He was a kindly, industrious citizen, being held in high esteem by all who knew him, and to his widow and children sympathy is extended in their bereavement.

Deceased is survived by his widow Mrs. Christina Marie Rasmussen, and eight children, Christina R., Mrs. Marie Roach, Erastus L., James R., Aaron K., Osmer and Osmund, all living in Parley's Park, and Orson Rasmussen of Oakland, California. Also one sister, Mrs. Andrea McLaughlin, of Salt Lake City.

Short funeral services will be held at Gogorza Sunday at 10 o'clock. Remains will be taken to Salt Lake for burial, services being held in the Twenty-fifth ward meeting house at 2 o'clock, p. m.

Remains may be viewed at his home.

Park Record 9/22/1922

## Mrs. Sundstrom Dies

Last Sunday morning, at the family residence on lower Woodside avenue, Mrs. Erika Johnson Sundstrom, closed her eyes in death, and entered eternal sleep, shortly before the noon-day hour, October 27th. The lady had been afflicted with bronchitis; heart trouble followed and for about two months has been ailing, getting gradually weaker until the Reaper claimed her. Born in Tempt, Sweden, September 16, 1861, she had passed the three-score and eight milestone in life's journey. Coming to America in

1882, she lived in Murray until 1904 when she arrived in Park City and has been a respected citizen in this chosen section for a quarter of a century. She was a member of the L. D. S. church, and Wednesday last, services were held at 11 o'clock, conducted by Bishop Oblad, and were attended by many friends and neighbors. Pallbearers were sons, grandsons, and Mr. Tony Polychronis. Interment in City Cemetery, in charge of Mortician G. M. Archer.

Survivors are in addition to her husband, Isaac Sundstrom, one daughter, Mrs. Frank Kyriopoulos of Salt Lake; three sons, Gustave, Oscar and Albert of Park City; seven grandchildren, and one great-grandchild.

We wish to express our sincere thanks, and deep appreciation to our many friends for kind service rendered, during the illness and following the loss of our beloved wife and mother. We accept the beautiful floral offerings as expressive of your sympathy, and for these we tender our gratitude.

MR. ISAAC SUNDSTROM AND  
FAMILY,

MR. AND MRS. FRANK KYRIOPOUL-  
OUS AND FAMILY.

Park Record 11/1/1929

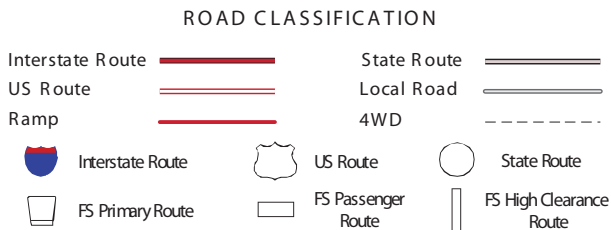
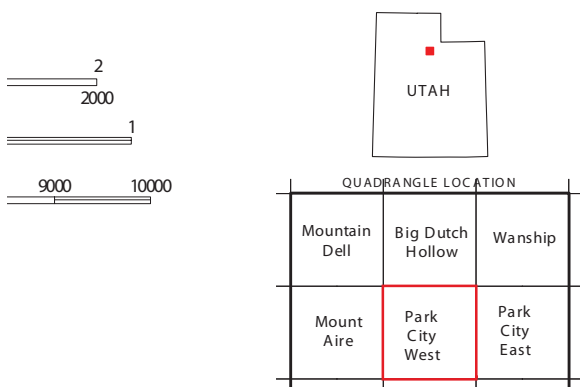
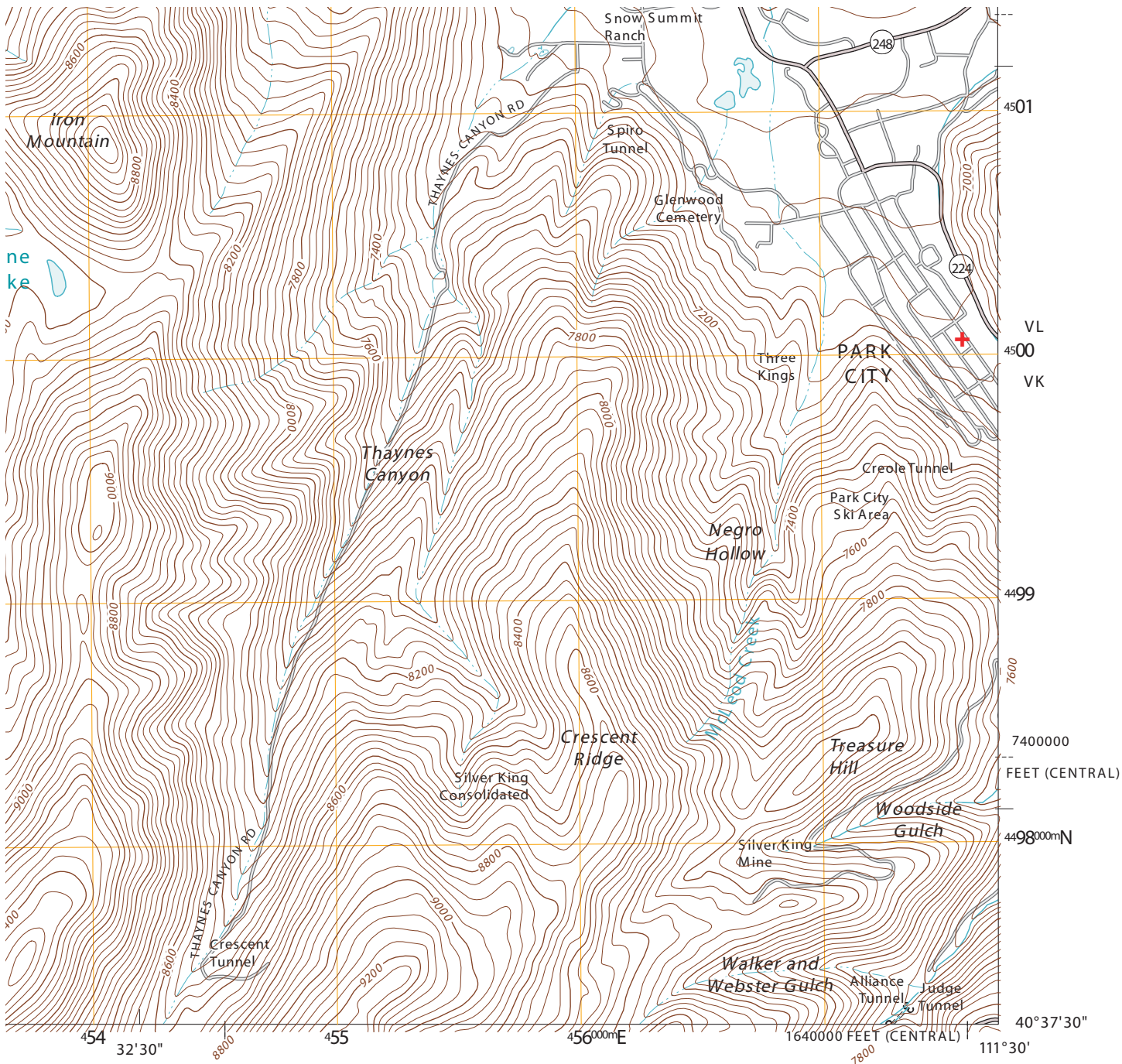


1129 Park Avenue, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940



Check with local Forest Service unit for current travel conditions and restrictions.

**+** location on USGS Park City West 1:24000 Quadrangle Map (2011)

## NOTICE OF OFFICIAL DETERMINATION



**Property Address:** 1129 Park Avenue  
**Project Description:** Reconstruction of a Significant  
Historic Structure  
**Author:** Dave Thacker,  
Chief Building Official/Fire Code Official  
**Date:** Sept. 30, 2021

To whom it may concern,

Based on the findings of an inspection performed by the Chief Building Official and Deputy Planning Director on August 26, 2021, the 1129 Park Avenue structure has been determined to be considered dangerous pursuant to section 116.1 of the 2018 International Building Code:

“...the structure is dangerous to human life and or the public welfare....”

Due to the state of the material and structural members the building cannot be made safe or serviceable through repair. The structure is primarily a log structure, and the base layer logs are deteriorated and not attached to a floor or foundation creating the impossibility of lifting or panelizing the structure.

Staff’s recommendation would be to demolish and reconstruct the building based on the as-built measured drawings and historical records/photographs.

Thank you,

Dave Thacker  
Chief Building Official  
Park City Municipal Corporation  
[dave.thacker@parkcity.org](mailto:dave.thacker@parkcity.org)  
435.615.5115



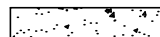
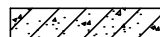
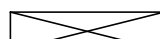
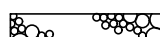
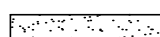
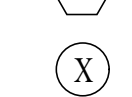
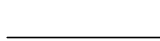
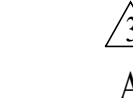
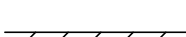
# 1129 PARK AVE SMITH RESIDENCE

## HISTORIC DISTRICT DESIGN REVIEW

1129 PARK AVENUE, PARK CITY, UTAH 84060

---

### LEGEND

| LEGEND                                                                              |                              | OFFICE<br>103                                                                       | ROOM NAME<br>ROOM NUMBER |
|-------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------|--------------------------|
|    | BRICK & STONE                |    | FLOOR, POINT ELEV.       |
|    | EARTH                        |    | CENTER LINE              |
|    | CONCRETE                     |    | ROUND, DIA.              |
|    | CONCRETE MASONRY UNIT        |    | CHANNEL                  |
|    | STEEL (LARGE SCALE)          |    | ANGLE                    |
|    | RIGID INSULATION             |    | DETAIL                   |
|    | ROUGH WOOD                   |    | SECTION CUT, DETAIL      |
|    | BLOCKING                     |    | BUILDING SECTION         |
|    | ALUMINUM (LARGE SCALE)       |    | KEYED NOTES              |
|    | GRAVEL                       |   | WINDOW TYPE              |
|    | FINISHED WOOD                |  | DOOR NUMBER              |
|   | BATT OR BLOWN INSULATION     |  | REVISION                 |
|  | PLASTER, SAND, GROUT, MORTAR |  | INTERIOR WALL ELEV.      |
|  | STEEL (SMALL SCALE)          |  | WALL TYPE                |
|  | BITUMINOUS PAVING            |                                                                                     |                          |
|  | PLYWOOD                      |                                                                                     |                          |
|  | GYPSUM BOARD                 |                                                                                     |                          |

## CODE ANALYSIS

| CODE ANALYSIS    |  |
|------------------|--|
| APPLICABLE CODES |  |
|                  |  |

|           |           |
|-----------|-----------|
| 2015 IRC  | 2018 IBC  |
| 2018 IPC  | 2018 IMC  |
| 2017 NEC  | 2018 IFGC |
| 2018 IECC | 2018 IFC  |

OCCUPANCY: R2

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

| AREA CALCULATIONS (S/F) |          |     |       |
|-------------------------|----------|-----|-------|
| LIVING AREA             | EXISTING | NEW | TOTAL |
| MAIN LEVEL              | 874      |     | 874   |
|                         |          |     |       |
|                         |          |     |       |
|                         |          |     |       |
|                         |          |     |       |
|                         |          |     |       |
| GARAGE                  |          |     |       |
| DECK AREA               |          |     |       |
| PATIO AREA              |          |     |       |
| LOD/DISTURBED AREA      |          |     |       |
| LOT AREA                |          |     |       |
| ALLOWABLE FOOTPRINT     |          |     |       |
| PROPOSED FOOTPRINT      |          |     |       |

## INDEX TO DRAWINGS

[illegible]

## ABBREVIATIONS

# ABBREVIATIONS

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

## GENERAL NOTES

- ## GENERAL NOTES
- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DULICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.</p> <p>2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.</p> <p>3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.</p> <p>4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.</p> <p>5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.</p> <p>6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.</p> | <p>7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.</p> <p>8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.</p> <p>9. ALL 2 1/2 in. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QWESTAR GAS COMPANY. PROVIDE A LETTER FROM QWESTAR APPROVING SYSTEM.</p> <p>10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.</p> <p>11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.</p> <p>12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.</p> <p>13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Jonathan DeGray**  
A r c h i t e c t

11129 PARK AVE SMITH RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW  
11129 PARK AVENUE, PARK CITY, UTAH 84060

COVER SHEET

REVISIONS:

DATE:  
DECEMBER 01, 2020

PROJECT NUMBER:  
2010-02

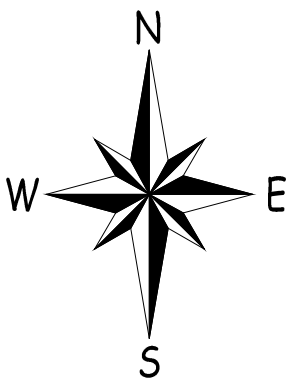
SHEET NUMBER:

Aa









| SYMBOL LEGEND |                                    |
|---------------|------------------------------------|
|               | DEED LINE                          |
|               | SURVEY BOUNDARY                    |
|               | FIELD FENCE                        |
|               | FOUND REBAR WITH CAP<br>(AS NOTED) |
|               | SET REBAR WITH CAP<br>(7736336)    |

### SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A. ANDERSON - PLS. DATE



### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE SUBJECT PROPERTY. SURVEY WAS PERFORMED IN OCTOBER OF 2020.

### DESCRIPTION

LOT 1:  
BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11<sup>TH</sup> STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 36.70 FEET ALONG SAID BLOCK LINE; THENCE S54°01'00" W 150.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK; THENCE N35°59'00" W 25.00 FEET; THENCE N54°01'00" E 75.00 FEET; THENCE N35°59'00" W 9.87 FEET; THENCE N56°35'57" E 4.96 FEET; THENCE N62°48'15" E 4.87 FEET TO A HOUSE CORNER; THENCE N52°32'49" E 16.23 FEET ALONG THE BUILDING LINE TO THE FRONT OF THE EXISTING HOUSE TO THE WEST; THENCE N36°20'15" E 4.40 FEET TO A POINT ON SAID RETAINING WALL; THENCE N52°40'59" E 44.83 FEET ALONG SAID RETAINING WALL TO THE POINT OF BEGINNING.  
CONTAINING 0.10 ACRES

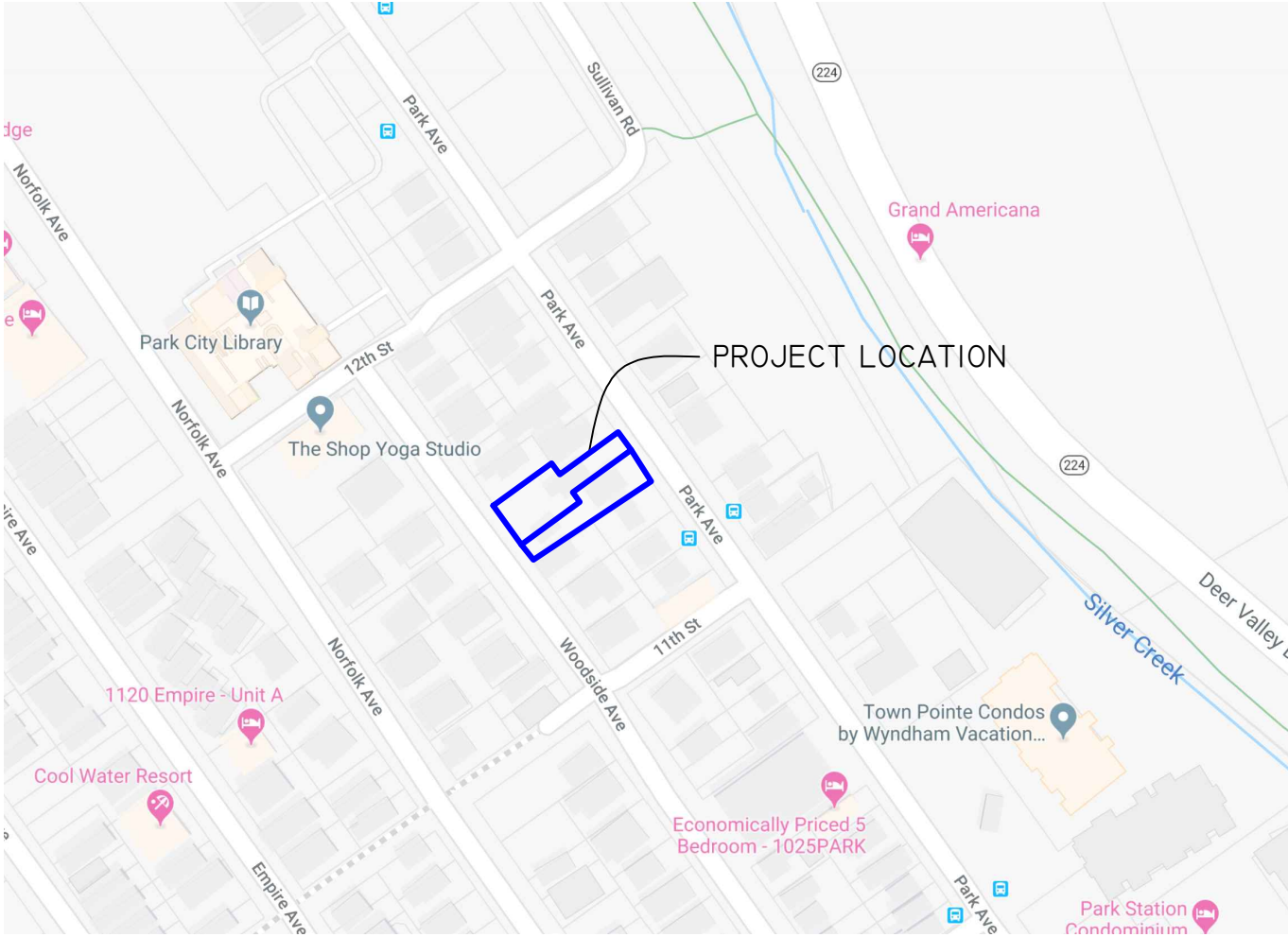
LOT 2:  
BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11<sup>TH</sup> STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S52°40'59" W ALONG SAID RETAINING WALL 44.83 FEET; THENCE S36°20'15" W 4.40 FEET TO A CORNER OF THE EXISTING HOUSE; THENCE S52°32'49" W ALONG SAID HOUSE LINE 16.23 FEET; THENCE S62°48'15" W 4.87 FEET; THENCE S56°35'57" W 4.96 FEET; THENCE S35°59'00" E 9.87 FEET; THENCE S54°01'00" W 75.00 FEET; THENCE N35°59'00" W 50.00 FEET; THENCE N54°01'00" E 75.00 FEET; THENCE S35°59'00" E 14.50 FEET; THENCE N54°01'00" E 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PARK AVE; THENCE S35°59'00" E 23.80 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.13 ACRE

EASEMENT:  
BEGINNING AT A POINT 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11<sup>TH</sup> STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7 AND 0.80 FEET S35°59'00" E 3.53 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 8.97 FEET; THENCE S54°01'00" W 3.71 FEET; THENCE N54°03'25" W 9.13 FEET; THENCE N56°35'57" E 3.40 FEET TO THE POINT OF BEGINNING.  
CONTAINING 32 SQUARE FEET

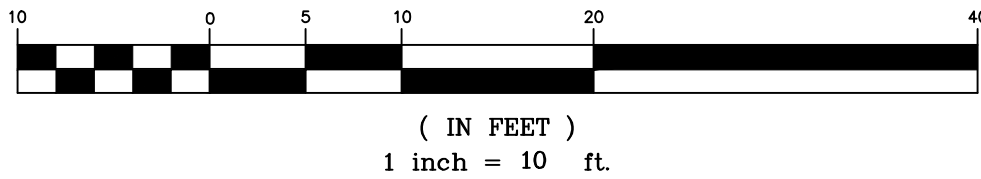
### BASIS OF BEARINGS

BASIS OF BEARINGS: S35°59'00"E MEASURED BETWEEN FOUND STREET MONUMENTS AS SHOWN HEREON.

### VICINITY MAP



### GRAPHIC SCALE



LAND SURVEYING  
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032  
(801) 592-5975

EXISTING CONDITIONS  
SUMMIT COUNTY  
IN THE NW1/4 OF SEC 16, T2S, R4E, SLB8M

PREPARED FOR:  
WENDY SMITH

PROJECT NO:  
20-10-280

PROJECT:  
PARK AVENUE EXISTING CONDITIONS

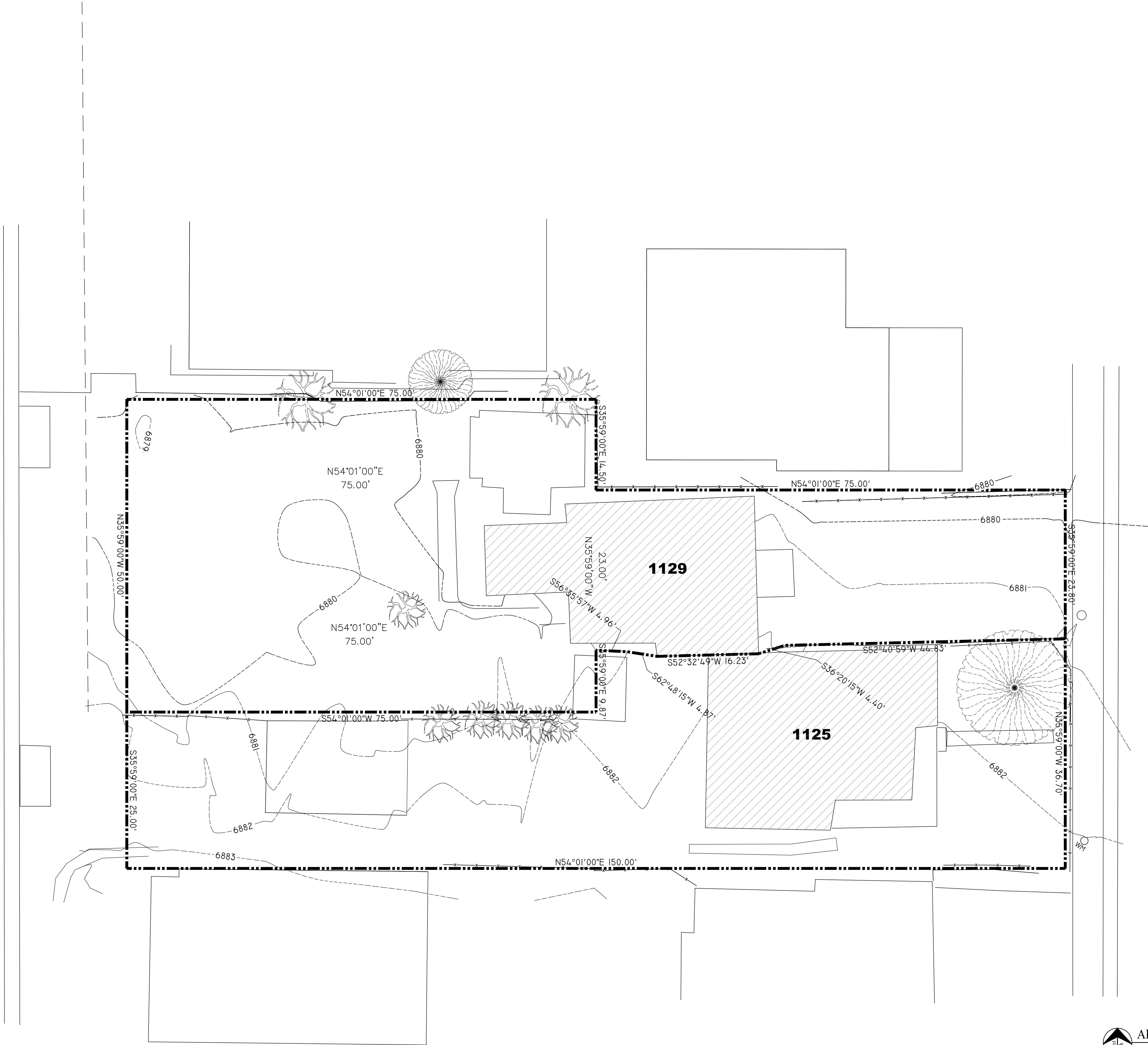
SHEET:  
1 OF 1

129



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WOODSIDE AVE



PARK AVE



ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"

## LEGEND

- FOUND REBAR & CAP
- Ⓜ ELECTRIC METER BOX
- Ⓜ GAS METER
- Ⓜ WATER METER
- Ⓜ SEWER MANHOLE
- Ⓜ POWER POLE
- Ⓜ FIRE HYDRANT
- LOD FENCE
- → SURFACE DRAINAGE FLOW
- - - - EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- SS — SANITARY SEWER MAIN
- WL — WATER LATERAL LINE
- GL — GAS LINE
- PL — POWER LINE
- FD — FOUNDATION DRAIN LINE

ARCHITECTURAL SITE PLAN

1129 PARK AVE SMITH RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

1129 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

REVISIONS:

DATE:

DECEMBER 01, 2020

PROJECT NUMBER:

2010-02

SHEET NUMBER:

A0.1

Jonathan DeGray  
A r c h i t e c t

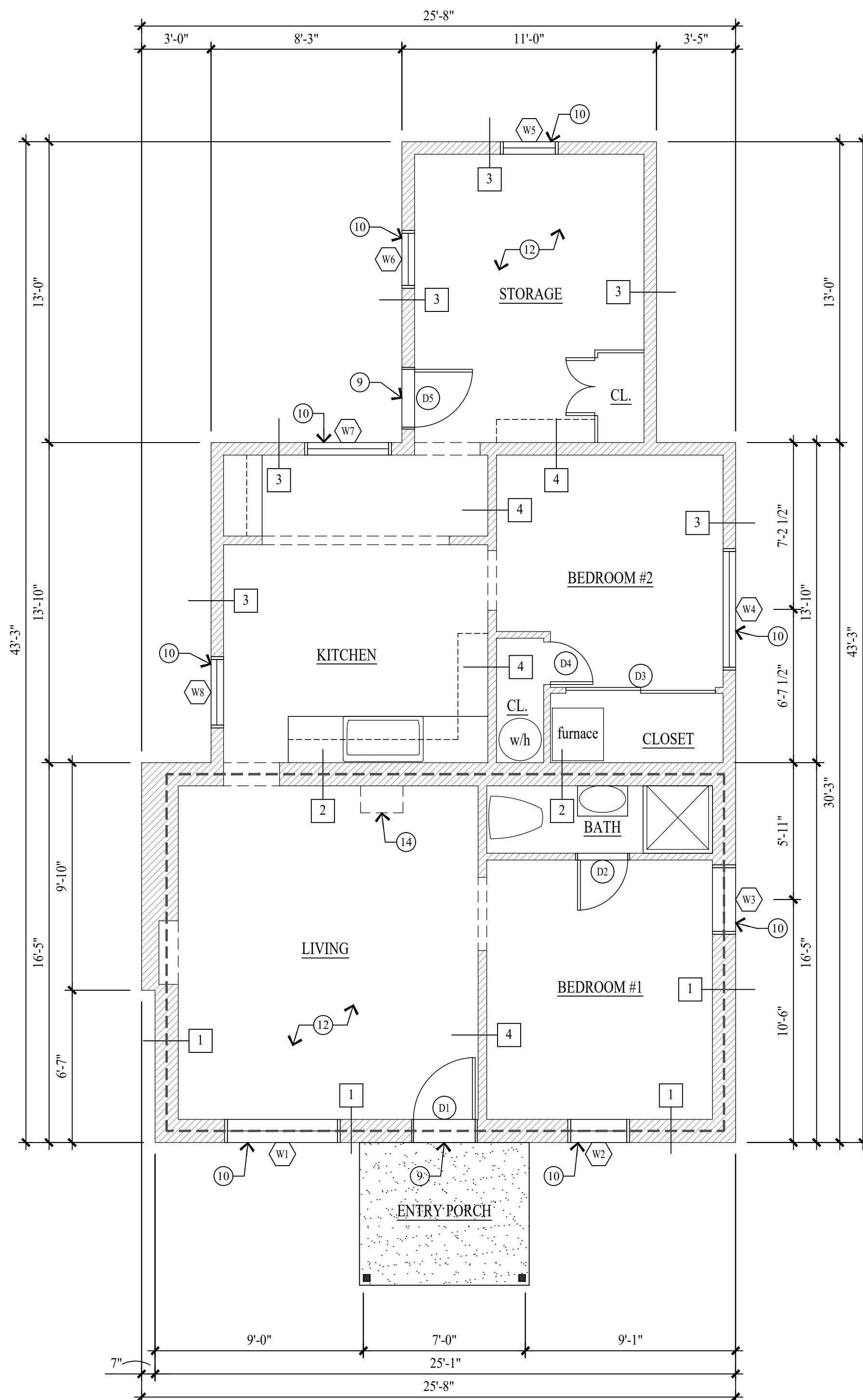
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-648-7263, E-mail: degrayarch@qwestoffice.net



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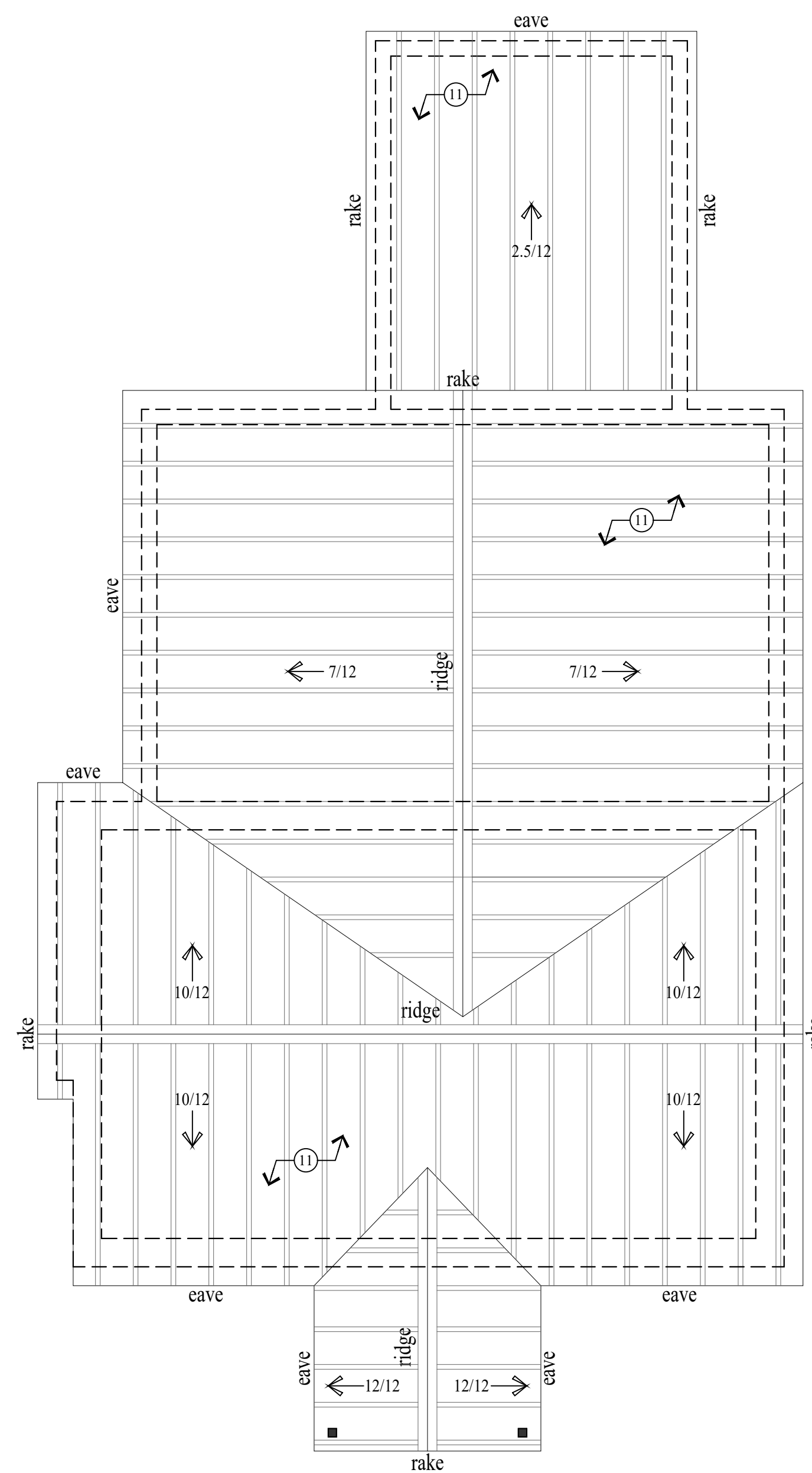
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## MAINLEVEL PLAN

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

MAIN LEVEL FOOTPRINT = 874 S/F



### ROOF PLAN

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

## WALL LEGEND



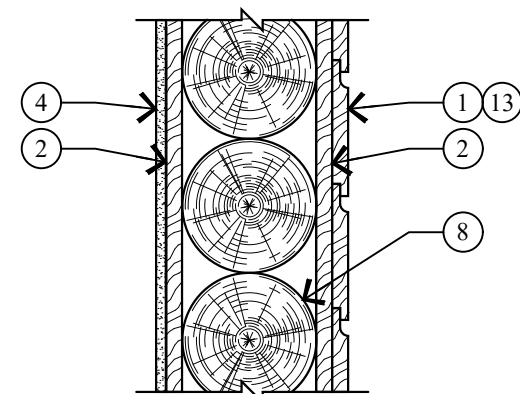
EXISTING WALL  
EXISTING HISTO

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

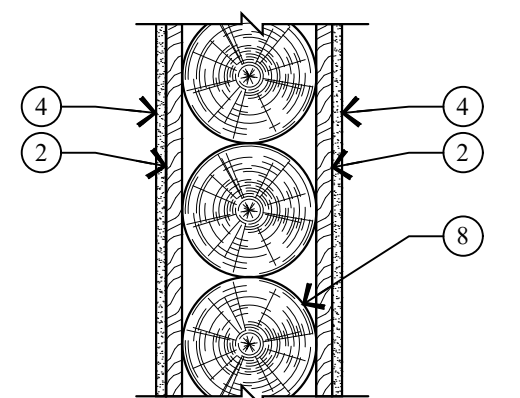
## KEY NOTES

- ① 1x8 HORIZONTAL LAP SIDING.
- ② 1x12 VERTICAL SKIP PLANK.
- ③ EXTERIOR PLYWOOD SHEATHING.
- ④ 1/2" GYPSUM BOARD / WALL PAPER / WOOD PANELING / PAINT.
- ⑤ 1x2 VERTICAL BLOCKING @ 12" O.C.
- ⑥ 2x4 STUDS @ 24" O.C.
- ⑦ BATT INSULATION.
- ⑧ 7"-8" DIA. STACKED LOG WALL (HISTORIC).
- ⑨ EXTERIOR DOORS WERE REPLACED AFTER 1949
- ⑩ WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1949.
- ⑪ STANDING SEAM METAL ROOF ON PLYWOOD SHEATHING ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- ⑫ FLOOR ASSEMBLY: CARPET/VINYL OVER 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- ⑬ T1-11 PLYWOOD SIDING REPLACED THE 1x8 HORIZONTAL LAP SIDING AFTER 1949 ON THE SOUTH AND NORTH ELEVATION.
- ⑭ DASHED LINE INDICATES THE MASONRY CHIMNEY ABOVE. THE CHIMNEY NO LONGER FUNCTIONS AND TERMINATES BEFORE THE ROOF.

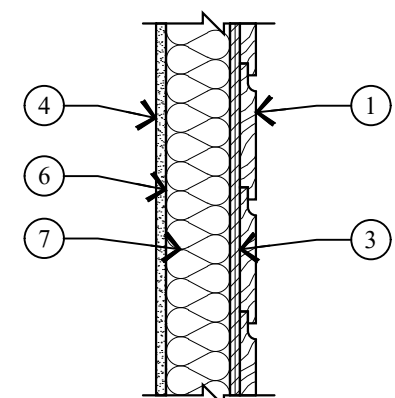
## WALL TYPES



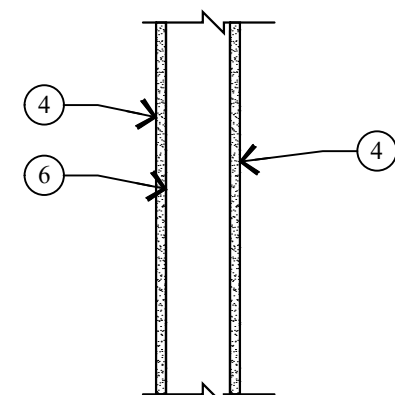
|   |                 |
|---|-----------------|
| 1 | WALL TYPE       |
|   | SCALE: 1"=1'-0" |



|   |                 |
|---|-----------------|
| 2 | WALL TYPE       |
|   | SCALE: 1"=1'-0" |



|   |                 |
|---|-----------------|
| 3 | WALL TYPE       |
|   | SCALE: 1"=1'-0" |



|   |                 |
|---|-----------------|
| 4 | WALL TYPE       |
|   | SCALE: 1"=1'-0" |

Jonathan DeGray  
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-649-7263, E-mail: [degrayarch@qwestoffice.net](mailto:degrayarch@qwestoffice.net)

1129 PARK AVE SMITH RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

1129 PARK AVENUE, PARK CITY, UTAH 84060

DESCRIPTION:  
AS-BUILT  
FLOOR PLAN & ROOF PLAN

REVISIONS

DATE:

DECEMBER 01, 2020

PROJECT NUMBER:

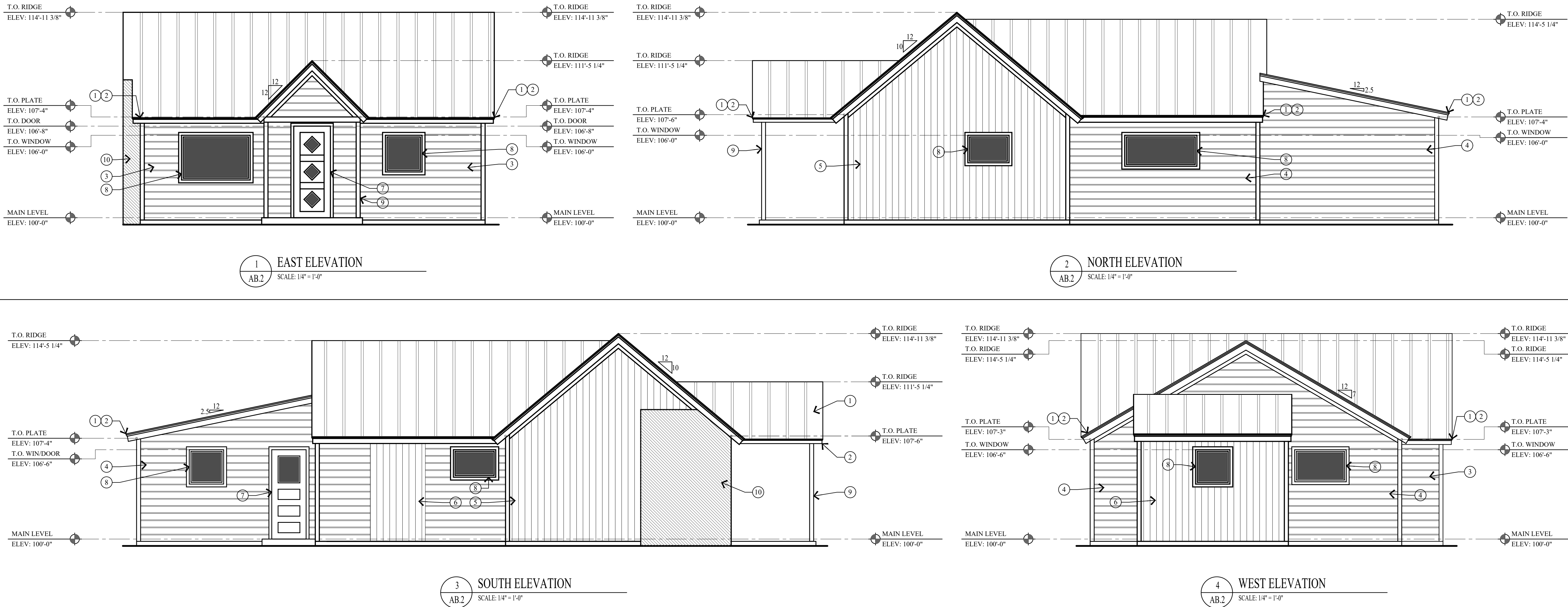
2010-02

SHEET NUMBER

AB.1



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## KEY NOTES

- 1 STANDING SEAM METAL ROOF ON PLYWOOD SHEATHING OVER 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- 2 ALL 1x TRIM, FASCIA, SOFFIT, FLASHING AND DRIP METAL ARE IN NEED OF REPAIR
- 3 1x8 HORIZONTAL LAP SIDING ON 1x12 VERTICAL SKIP PLANK ON 7"-8" DIA. STACKED LOG WALL ON 1x12 VERTICAL SKIP PLANK.
- 4 1x8 HORIZONTAL LAP SIDING ON EXTERIOR SHEATHING ON 2x4 STUDS @ 24" O.C.
- 5 T1-11 PLYWOOD SIDING ON 1x12 VERTICAL SKIP PLANK ON 7"-8" DIA. STACKED LOG WALL ON 1x12 VERTICAL SKIP PLANK.
- 6 T1-11 PLYWOOD SIDING ON ON EXTERIOR SHEATHING ON 2x4 STUDS @ 24" O.C.
- 7 EXTERIOR ENTRY DOORS WERE REPLACED AFTER 1949.
- 8 WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1941.
- 9 THE COVERED ENTRY PORCH WAS BUILT AFTER 1949.
- 10 THE HATCHED AREA INDICATES WERE THE HOUSE CONNECTS TO THE ADJACENT HOUSE TO THE SOUTH (1125 PARK AVE).

PROJECT DESCRIPTION:  
1129 PARK AVE SMITH RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

1129 PARK AVENUE, PARK CITY, UTAH 84060

AS-BUILTS  
ELEVATIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:  
DECEMBER 01, 2020

PROJECT NUMBER:  
2010-02

SHEET NUMBER:

AB.2

Jonathan DeGray  
A r c h i t e c t

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



**Photo 1:** *Entry porch, East elevation*



**Photo 2:** *Entry porch, East elevation, Adjacent House Connection*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

**Photo #4:** *West and South elevation*



**Photo #5:** *North elevation*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



**Photo #6: South elevation**



**Photo #7: West elevation**



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



**Photo 8: Covered entry porch, East elevation**

## 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.

### Elements/Features: *Mechanical and Electrical system*

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

Estimated date of construction: **After 1949**

Describe existing feature:

***The mechanical and electrical system is dated and not code compliant.***

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **9, 10**

Illustration Numbers:

**Photo 9:** *Furnace*



**Photo 10:** *Electrical meter and panel*



## Historic Preservation Board Staff Report



**Subject:** 1274 Park Avenue  
**Application:** PL-20-04632  
**Author:** Rebecca Ward  
**Date:** October 6, 2021  
**Type of Item:** Administrative – Material Deconstruction

### Summary Recommendation

(I) Review the applicant's proposal, (II) conduct a public hearing, and (III) consider approving Material Deconstruction of 1274 Park Avenue, a Significant Historic Structure, as follows:

- replace windows and doors, remove aluminum siding and restore and reconstruct drop-lap wood siding,
- lift the Structure to accommodate upgrades to the foundation and to permanently raise the Structure six inches for positive drainage away from the Structure, and
- remove a portion of the rear façade to accommodate an addition

based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Draft Final Action Letter, Exhibit A).

### Description

**Applicant:** David Beador, represented by Bruce Taylor with Summit Design Architecture  
**Location:** 1274 Park Avenue  
**Zoning District:** Historic Residential Medium  
**Historic Designation:** Significant  
**Historic Era:** Mature Mining Era, 1894-1930  
**Reason for Review:** The Historic Preservation Board reviews Material Deconstruction of Historic Structures<sup>1</sup>

### Acronym

LMC Land Management Code

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

### Background

1274 Park Avenue was constructed circa 1911. Based on the Historic Site Form (Exhibit B), the Significant Structure was originally a hall-parlor house but was modified between 1907 and 1929 to resemble a gable front with an addition to the south side. The home is clad with aluminum siding, except for the front façade, which is clad with board-and-batten siding under the wraparound porch.

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<sup>1</sup> LMC [§ 15-11-12.5](#).





On June 24, 1999, the property owners and the City entered into a Preservation Easement for the front and side facades, with modifications approved by the Historic District Commission on September 14, 1998 (Exhibit C).

The 1998 Historic District Commission approval allowed for removal of the aluminum siding and for the restoration of drop-lap wood siding. It appears the restoration of wood siding was never completed.

The Applicant now requests Material Deconstruction approval for restoration and reconstruction of siding, replacing doors and windows, and structural upgrades with a new foundation. The Applicant also proposes an addition. Access to the Significant Historic Structure will continue to be from the rear via Sullivan Road.

1274 Park Avenue, while a detached Single-Family Dwelling, is part of the Alpine Retreat @ Park City Condominium, a six-unit condominium that includes two Significant Historic Structures, 1266 and 1274 Park Avenue (Exhibit D). 1274 Park Avenue is Unit 1 of the Alpine Retreat @ Park City Condominium.

On March 6, 2020, the Alpine Retreat Homeowners Association approved expansion of 1274 Park Avenue, Unit 1, to include a ground-floor 336-square-foot garage and 15-square-foot entry foyer/mudroom/laundry area, and 521 square feet of upper-level space that includes a wet bar, sitting area, bathroom, closet, and sleeping area.

On July 9, 2020, the City Council adopted [Ordinance No. 2020-33](#), approving an amended Alpine Retreat @ Park City Condominium Plat to reflect the additional square footage for 1274 Park Avenue (Exhibit E).

The property was then sold and the new owner is completing the Historic District Design Review process prior to beginning the expansion. Pending Historic Preservation Board approval for the proposed modifications to the Significant Historic Structure, staff will review the proposal for compliance with Land Management Code (LMC) [§ 15-13-2](#), *Design Guidelines For Historic Residential Sites*.

### **Analysis**

**(I) Staff recommends the Historic Preservation Board approve the Material Deconstruction to replace the windows and doors, to remove aluminum siding and restore drop-lap wood siding, to lift the Significant Historic Structure for upgrades to the foundation, and to remove a portion of the rear façade to accommodate an addition and garage, which will be accessed from the rear of the Significant Historic Structure from Sullivan Road.**

The Historic Preservation Board reviews removal of Historic Material to accommodate additions, new construction, and structural upgrades.<sup>2</sup>

#### **a. The Applicant proposes replacing windows and doors.**

The front façade has two single-pane wood and stained-glass historic windows. The Applicant does not propose any changes to these windows. The side and rear façade windows are less than 50 years old, and the Applicant proposes replacing these vinyl and aluminum double-hung and sliding windows with code-compliant aluminum wood-clad windows, subject to Historic District Design Review approval.



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<sup>2</sup> LMC [§ 15-11-12.5\(A\)\(2\)](#).

Condition of Approval 16 requires protection, preservation, and restoration of the historic stained-glass windows.

The Applicant proposes replacing three non-historic doors. The Historic District Design Review process will ensure that doors compliant with the Significant Historic Structure and Historic District Design Guidelines are installed.

**b. The Applicant proposes removing aluminum siding to restore and reconstruct drop-lap wood siding.**

1274 Park Avenue is primarily clad in non-original aluminum siding. Aluminum siding is not allowed in the Historic Districts.<sup>3</sup> The removal of the aluminum siding and the repair, restoration, and partial reconstruction of the original drop-lap wood siding is allowed pursuant to the Preservation Easement, which protects the front and side facades, but allows for modifications based on the 1998 Historic District Commission approval, including removal of the aluminum siding and restoration of the original drop-lap wood siding (Exhibit C). It appears the aluminum siding was not removed after the 1998 approval. The Applicant proposes to complete the removal of the aluminum siding and to restore and reconstruct the original drop-lap wood siding.

LMC [§ 15-13-2\(B\)\(2\)\(a\)](#) requires repair of deteriorated or damaged historic exterior materials using recognized preservation methods. When historic exterior materials cannot be repaired, they must be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish, reflected in Condition of Approval 3.

**c. The Applicant proposes to lift the Significant Historic Structure for upgrades to the foundation.**

The Historic Site Form for 1274 Park Avenue states the foundation material is unknown. The Applicant's Physical Conditions Report determined the Structure does not have a continuous foundation with portions of stacked rock, and other portions with poured concrete. The Significant Historic Structure is at grade and drainage issues have damaged the Structure. Please see the Physical Conditions Report for additional details and photographs (Exhibit F).

The Applicant proposes lifting the Significant Historic Structure to accommodate upgrades to the foundation. The Applicant also proposes raising the Structure slightly, six inches, for improved drainage to protect the Historic Structure.

The new foundation shall not raise or lower the Significant Historic Structure more than two feet from its original floor elevation and the historic placement, orientation, and grade of the Historic Structure must be retained.<sup>4</sup>

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<sup>3</sup> LMC [§ 15-13-2\(B\)\(2\)\(a\)\(7\)](#).

<sup>4</sup> LMC [§ 15-3-2\(B\)\(2\)\(b\)](#).



Condition of Approval 7 requires the site to be re-graded so that water drains from the Significant Historic Structure and does not enter the foundation. Condition of Approval 8 requires a plinth or trim board at the base of the Significant Historic Structure to be added to visually anchor the Structure to the updated foundation.

Condition of Approval 17 requires the Applicant to submit a structural engineer report verifying the Structural integrity of the Significant Historic Structure for Planning Director and Chief Building Official review and approval prior to submitting a building permit application.

**d. The Applicant proposes to remove a portion of the rear façade to accommodate an addition.**

Additions to a Significant Historic Structure are considered only on non-character defining facades, usually tertiary facades.<sup>5</sup> The Preservation Easement for 1274 Park Avenue protects the front and side facades but allows for changes to the rear façade. The Applicant proposes removing a portion of the rear façade to accommodate an addition.

Additions must be visually subordinate to the Significant Historic Structure when viewed from the primary public right-of-way and not obscure, detract from, or modify historic roof forms. In-line additions should generally be avoided, and a transitional element is required.<sup>6</sup> The rear façade is 31 feet wide, and the proposed addition includes a six-foot wide and nine-foot-long transitional element that is set back three feet from the historic side façade.

During the plat amendment process, the Applicant worked with adjacent property owners regarding the location of the addition to protect significant vegetation and to align with the entry to Unit 5, the neighboring unit within the condominium (See the July 9, 2020 City Council [Staff Report](#) for more information).

**(II) Staff recommends additional Conditions of Approval required in Land Management Code Section 15-11-9.**

LMC [§ 15-11-9](#) requires the Applicant to complete a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan in a form approved by the City and in an amount determined by the Chief Building Official. Condition of Approval 15 requires the Financial Guarantee to be completed prior to the submittal of a building permit application.

**Department Review**

The Planning and Legal Departments reviewed this application.

**Notice**

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<sup>5</sup> LMC [§ 15-13-2\(B\)\(4\)\(a\)](#).

<sup>6</sup> LMC [§ 15-13-2\(B\)\(4\)\(b\)](#).

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 22, 2021. Staff mailed courtesy notice to property owners within 100 feet on September 22, 2021. The *Park Record* published notice on September 22, 2021.<sup>7</sup>

### **Public Input**

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

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Form

Exhibit C: Preservation Easement

Exhibit D: Alpine Retreat @ the Park Condominium Plat

Exhibit E: Amended Alpine Retreat @ the Park Condominium Plat

Exhibit F: Physical Conditions Report

---

<sup>7</sup> LMC [§ 15-1-21](#).



## Planning Department

October 6, 2021

Bruce Taylor, Summit Design Architecture  
bct\_aia@msn.com  
(435) 649-2055

CC: David Beador

### NOTICE OF HISTORIC PRESERVATION BOARD ACTION

#### Description

|                       |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:              | 1274 Park Avenue, a Significant Historic Site                                                                                                                                                                                                                                                                                                               |
| Zoning District:      | Historic Residential Medium                                                                                                                                                                                                                                                                                                                                 |
| Application:          | Historic District Design Review                                                                                                                                                                                                                                                                                                                             |
| Project Number:       | PL-20-04632                                                                                                                                                                                                                                                                                                                                                 |
| Action:               | APPROVED WITH CONDITIONS (See Below)                                                                                                                                                                                                                                                                                                                        |
| Date of Final Action: | October 6, 2021                                                                                                                                                                                                                                                                                                                                             |
| Project Summary:      | Material Deconstruction to replace side and rear façade non-historic windows, non-historic doors, to remove aluminum siding and restore and reconstruct drop-lap wood siding, to lift the Structure to accommodate upgrades to the foundation and to raise the Structure six inches, and to remove a portion of the rear façade to accommodate an addition. |

#### Action Taken

On October 6, 2021, the Historic Preservation Board formed a quorum, conducted a public hearing, and approved the Material Deconstruction according to the following findings of fact, conclusions of law, and conditions of approval.

#### Findings of Fact

1. 1274 Park Avenue was constructed circa 1911.
2. Based on the Historic Site Form, the Significant Structure was originally a hall-parlor house but was modified between 1907 and 1929 to resemble a gable front with an addition to the south side.





## Planning Department

3. The home is clad with aluminum siding, except for the front façade, which is clad with board-and-batten siding under the wraparound porch.
4. On June 24, 1999, the property owners and the City entered into a Preservation Easement for the front and side facades, with modifications approved by the Historic District Commission on September 14, 1998 (Summit County Recorder Entry No. 546937).
5. The 1998 Historic District Commission approval allowed for removal of the aluminum siding and for the restoration of drop-lap wood siding. The approval expired on September 14, 1999, and it appears the restoration of wood siding was never completed.
6. Access to the Significant Historic Structure will continue to be from the rear via Sullivan Road.
7. 1274 Park Avenue, while a detached Single-Family Dwelling, is part of the Alpine Retreat @ Park City Condominium, a six-unit condominium that includes two Significant Historic Structures, 1266 and 1274 Park Avenue.
8. 1274 Park Avenue is Unit 1 of the Alpine Retreat @ Park City Condominium.
9. On March 6, 2020, the Alpine Retreat Homeowners Association approved expansion of 1274 Park Avenue, Unit 1, to include a ground-floor 336-square-foot garage and 15-square-foot entry foyer/mudroom/laundry area, and 521 square feet of upper-level space that includes a wet bar, sitting area, bathroom, closet, and sleeping area.
10. On July 9, 2020, the City Council adopted [Ordinance No. 2020-33](#), approving an amended Alpine Retreat @ Park City Condominium Plat to reflect the additional square footage for 1274 Park Avenue.
11. The Applicant requests Material Deconstruction approval to replace non-historic windows and doors, to remove aluminum siding and restore and reconstruct the drop-lap wood siding, to lift the Significant Historic Structure for upgrades to the foundation and to raise the Historic Structure six inches, and to remove a portion of the rear façade to accommodate an addition.
12. The front façade has two single-pane wood and stained-glass historic windows. The Applicant does not propose any changes to these windows. The side and rear façade windows are less than 50 years old, and the Applicant proposes replacing these vinyl and aluminum double-hung and sliding windows with code-compliant aluminum wood-clad windows, subject to Historic District Design Review approval.
13. 1274 Park Avenue is primarily clad in non-original aluminum siding. Aluminum siding is not allowed in the Historic Districts.



## Planning Department

14. The removal of the aluminum siding and the repair, restoration and reconstruction of the original drop-lap wood siding is allowed pursuant to the Preservation Easement, which protects the front and side facades, but allows for modifications based on the 1998 Historic District Commission approval, including removal of the aluminum siding and restoration of the original drop-lap wood siding.
15. The Applicant proposes to complete the removal of the aluminum siding to restore the original drop-lap wood siding.
16. LMC § 15-13-2(B)(2)(a) requires repair of deteriorated or damaged historic exterior materials using recognized preservation methods. When historic exterior materials cannot be repaired, they must be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish.
17. The Applicant proposes to lift the Significant Historic Structure for upgrades to the foundation.
18. The Historic Site Form for 1274 Park Avenue states the foundation material is unknown.
19. The Applicant's Physical Conditions Report determined the Structure does not have a continuous foundation with portions of stacked rock, and other portions with poured concrete. The Significant Historic Structure is at grade and drainage issues have damaged the Structure.
20. The Applicant proposes lifting the Significant Historic Structure to accommodate upgrades to the foundation.
21. The new foundation shall not raise or lower the Significant Historic Structure more than two feet from its original floor elevation and the historic placement, orientation, and grade of the Historic Structure must be retained.
22. The Applicant proposes to remove a portion of the rear façade to accommodate an addition.
23. Additions to a Significant Historic Structure are considered only on non-character defining facades, usually tertiary facades.
24. The Preservation Easement for 1274 Park Avenue protects the front and side facades but allows for changes to the rear façade.
25. Additions must be visually subordinate to the Significant Historic Structure when viewed from the primary public right-of-way and not obscure, detract from, or modify historic roof forms.
26. In-line additions should generally be avoided, and a transitional element is required.



## Planning Department

27. The rear façade is 31 feet wide, and the proposed addition includes a six-foot wide and nine-foot-long transitional element that is set back three feet from the historic side façade.

### Conclusions of Law

1. The proposal complies with Land Management Code Section 15-11-12.5, *Historic Preservation Board Review For Material Deconstruction*.
2. The proposal complies with Land Management Code Section 15-13-2, *Design Guidelines For Historic Residential Sites*.

### Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to the approval.
2. The applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. A soils report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
5. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
6. The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
7. The site shall be re-graded so all water drains away from the Structure and does not enter the foundation.
8. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.





## Planning Department

9. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
10. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
11. Historic structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
12. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines it is necessary. This would be based upon the need to immediately stabilize an existing historic property, or specific site conditions such as access or lack thereof, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plans are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alternatives within five days of any relocation or alteration to the cribbing and/or shoring.
13. The applicant shall request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
14. The applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
15. The applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
16. The historic stained-glass windows on the front façade shall be protected, preserved, and restored.
17. The Applicant shall submit a structural engineer report verifying the Structural integrity of the Significant Historic Structure for Planning Director and Chief



**Planning Department**

Building official review and approval prior to submitting a building permit application.

If you have questions or concerns regarding this Final Action Letter, please call 385-290-0789 or email [rebecca.ward@parkcity.org](mailto:rebecca.ward@parkcity.org).

Sincerely,

Randy Scott, Historic Preservation Board Chair

CC: Rebecca Ward

# HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

## 1 IDENTIFICATION

Name of Property: **Mary Payne House**

Address: **1274 Park Avenue**

Twtnshp

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Alpine Retreat @ Park City LLC**

USGS Map Name & Date: **Park City West**

Current Owner Address: **1404 Anvil Drive**

**Quad/2011**

**Draper, UT 84020**

Tax Number: **ARPC-1**

Legal Description (include acreage): **UNIT 1 ALPINE RETREAT @ PARK CITY CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 1791 SQ FT TOGETHER WITH AN UND 16.67% INT IN THE COMMON AREA; ? AC**

## 2 STATUS/USE

### Property Category

☒ building(s)

☐ structure

☐ site

☐ object

### Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

### Use

Original Use: **single dwelling**

Current Use: **single dwelling**

## 3 DOCUMENTATION

### Photos: Dates

☒ digital: **Nov. 2013 (3)**

☒ prints: **2006, 1995, 1940s**

☐ historic:

### Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

### Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: October 2015



## 4 ARCHITECTURAL DESCRIPTION

Building Style/Type: T/L cottage type No. Stories: 1.5  
Foundation Material: not verified Wall Material(s): board-and-batten / vinyl siding

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

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1274 Park was originally a hall-parlor house, but was modified to the point that it resembled a gable front in the historic period. The hall-parlor is one of the three main house types built during the historic Park City mining era. The modifications occurred between 1907 and 1929 and consist of a large gabled addition being built on the front of the house and a small addition to the south side. These changes are speculated to have occurred around 1912, when this property and adjacent property were purchased and merged by Mary Payne. The truncated gable roof is sheathed with composition shingles, as is the hipped roof covering the porch. A brick chimney is located on the west corner of the house and is a newer addition not seen in the c. 1940 tax photo. The walls are mostly clad with either aluminum or vinyl siding, except for the area underneath the porch structure, which is covered with board-and-batten siding. Some of the windows are obscured by large trees and cannot be identified, but a few can be seen. There is a picture window with a transom to the left of the door and a sliding window centered just above the porch structure in the gable. This window was shortened and altered to be a sliding window since the 1940s tax photo. The door appears to be a wood frame door with a multi pane upper light. The porch wraps from the front façade to the south of the house, and the porch roof is supported by lathe turned wood posts. The foundation is not visible in available images, and its material is unknown. A wooden picket fence separates the lot from the sidewalk. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

## 5 HISTORY

Architect/Builder: unknown

Date of Construction: c. 1911

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)

|                                                              |                                                       |                                                    |                                                          |
|--------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Agriculture                         | <input type="checkbox"/> Economics                    | <input checked="" type="checkbox"/> Industry       | <input type="checkbox"/> Politics/<br>Government         |
| <input type="checkbox"/> Architecture                        | <input type="checkbox"/> Education                    | <input type="checkbox"/> Invention                 | <input type="checkbox"/> Religion                        |
| <input type="checkbox"/> Archeology                          | <input type="checkbox"/> Engineering                  | <input type="checkbox"/> Landscape<br>Architecture | <input type="checkbox"/> Science                         |
| <input type="checkbox"/> Art                                 | <input type="checkbox"/> Entertainment/<br>Recreation | <input type="checkbox"/> Law                       | <input type="checkbox"/> Social History                  |
| <input type="checkbox"/> Commerce                            | <input type="checkbox"/> Ethnic Heritage              | <input type="checkbox"/> Literature                | <input type="checkbox"/> Transportation                  |
| <input type="checkbox"/> Communications                      | <input type="checkbox"/> Exploration/<br>Settlement   | <input type="checkbox"/> Maritime History          | <input checked="" type="checkbox"/> Other: <b>Mining</b> |
| <input type="checkbox"/> Community Planning<br>& Development | <input type="checkbox"/> Health/Medicine              | <input type="checkbox"/> Military                  |                                                          |
| <input type="checkbox"/> Conservation                        |                                                       | <input type="checkbox"/> Performing Arts           |                                                          |

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

No information could be found on the early owners of this property, up until 1912, when this lot and the adjacent lot were purchased by Mary Payne and merged into one. It is suspected that it was during this time that the house underwent the modifications that created its current form.

Mary Payne appears on the 1920 and 1930 census, living in this house with some of her children. She was born in New York in 1855. She was married to John Payne in 1869, and came to Park City in 1881. John died between 1910 and 1920. Mary lived until 1936, at which time the property passed onto her son Frank, who lived in the house during the 1940 census. Frank was a deputy sheriff and also a miner, and was the secretary for a miners union for a time. The house was sold in 1946 to Delmas Brierly. The property is currently owned by Alpine Retreat @ Park City LLC.



*1274 Park Avenue. Northwest oblique. November 2013.*



*1274 Park Avenue. West elevation. November 2013.*





*1274 Park Avenue. Southwest oblique. November 2013.*



# TITLE SEARCH FORM

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

Address: 1274 Park Avenue

City: Park City, UT

Current Owner: Alpine Retreat @ Park City LLC

Address: (see historic site form for address)

Tax Number: ARPC-1

Legal Description (include acreage): Unit 1 Alpine Retreat @ P.C. Condo., platted

6/12/2001 (SA BK57 L17-L19) (see historic site form for complete legal description)

| TRANSACTION DATES | GRANTOR (SELLER)                  | GRANTEE (BUYER)                | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS                                  |
|-------------------|-----------------------------------|--------------------------------|---------------------|---------------|-------------------------------------------|
| 11/14/1883        | Geo. G. Snyder                    | David C. McLaughlin            | W.                  |               | [L 1-44]                                  |
| 1/30/1905         | 3rd J. Dist. Court                | John Johnson                   | Decree              |               | "N1/2 18, 19, S1/2 20"                    |
| 1/30/1905         | 3rd J. Dist. Court                | Hugh McDonald                  | Decree              |               | "17, S 1/2 18"                            |
| 2/23/1912         | Louisa Johnson                    | Mary Payne                     | Deed                |               | "N1/2 18, 19, S1/2 20"                    |
| 4/11/1912         | Hugh McDonald                     | Mary Payne                     | W.D.                |               | "17, S 1/2 18"                            |
| 11/18/1940        | 3rd District Court                | Mary E. Payne, Estate          | Decree of Dist.     |               | "17, 18, 19, S1/2 20, 23, 24, 26, 27, 28" |
| 8/13/1946         | Loretta Hintz, et al              | Delmas E. Brierly, et ux       | Q.C.D.              |               | [as guardians of G. Payne, incompetent]   |
| 5/9/1951          | Delmas E. Brierly, et ux          | Philip G. Thomas, et ux        | Q.C.D.              |               | [L 17-20, 25-26]                          |
| 4/29/1960         | Philip G. & Katherine M.C. Thomas | Stanley M. & Edna E. Fisher    | Special W.D.        |               | "17, 18, 19, S1/2 20, S1/2 25, 26"        |
| 4/23/1992         | Edna E. Fisher, widow             | Sue F. Boyle & Edna E. Fisher  | W.D.                |               | "17, 18, 19, S1/2 20, S1/2 25, 26"        |
| 6/7/2000          | Edna E. Fisher                    | Gary D. & Sue E. Boyle         | W.D.                |               | [BOYLE-1 plat]                            |
| 5/25/2001         | Gary D. & Sue E. Boyle            | Alpine Retreat @ Park City LLC | W.D.                |               | [L 14-19, S1/2L20, N1/2L25, 26-31]        |
|                   |                                   |                                |                     |               |                                           |
|                   |                                   |                                |                     |               |                                           |
|                   |                                   |                                |                     |               |                                           |
|                   |                                   |                                |                     |               |                                           |

Researcher: John Ewanowski, CRSA Architecture

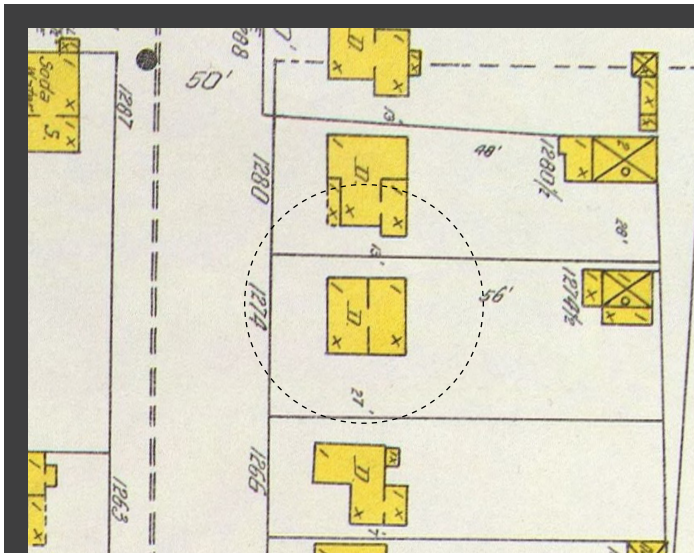
Date: 4/23/2014

Outside of extents of 1889 Sanborn

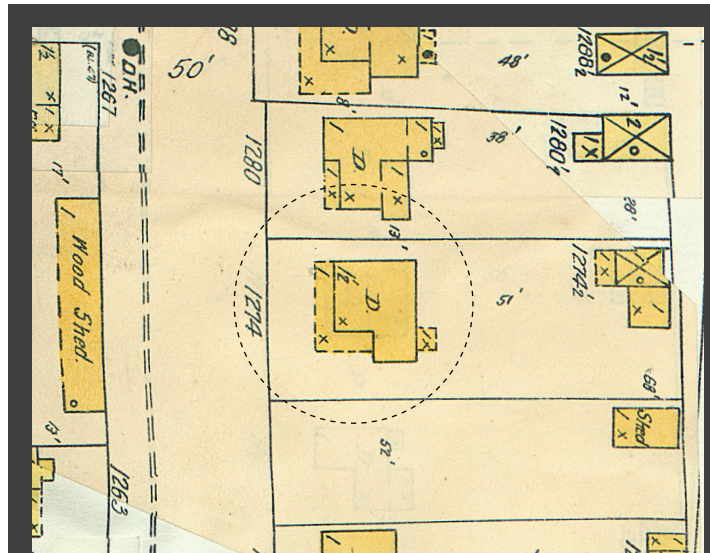
1889

Outside of extents of 1900 Sanborn

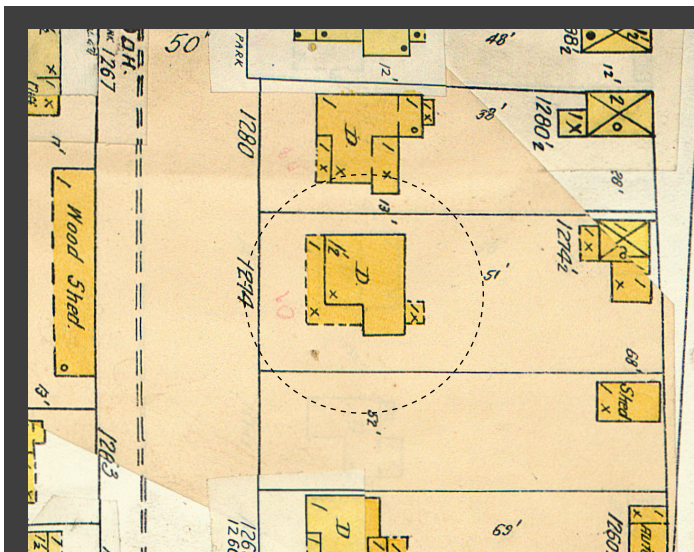
1900



1907



1929



1941

## Death of Mrs. Mary Payne

Mrs. Mary Payne was born in Westport, New York, October 21, 1854. Was married to John Payne there in 1869, came to Park City November 1, 1881, died in our city, Monday, November 2, 1936, from causes incident to age.

"Smooth the locks of silver hair,  
On our mother's brow with tenderest care,

Gather the robe in final fold  
Around the form so still and cold;  
Lay on her bosom, pure as snow,  
The fairest, sweetest flowers that grow,  
Kiss her and leave her our hearts delight;

Her pain is over she sleeps tonight."

After a long, busy and useful life she died as she had lived—honored, trusted and loved. She reared her own monument while she lived in the hearts of all who knew her. Her life was completed if work all done and well done constitutes completion. Her Christian life was beautiful from its beginning to its close, and through all the vicissitudes and sorrows that she met in the way, her faith in God never wavered.

Mrs. Payne is survived by three sons, J. Frank, Sam and Clarence Payne of this city; three daughters, Mrs. Frances O'Hagen, Butte Montana; Mrs. Ellen Billings, Whittier, California, and Mrs. Loretta Heintz, this city; two nieces, Mrs. Ed. Pettit and Mrs. John Simmons, this city; sixteen grandchildren and one great-grandchild.

She was a devoted member of the Catholic church.

Funeral services will be held Friday morning from St. Mary's church at 10 o'clock. Burial will be in the Glenwood cemetery. Rosary will be recited by Rev. Thomas Butler Thursday evening at 9 o'clock at the family residence on lower Park Avenue.

Park Record 11/5/1936

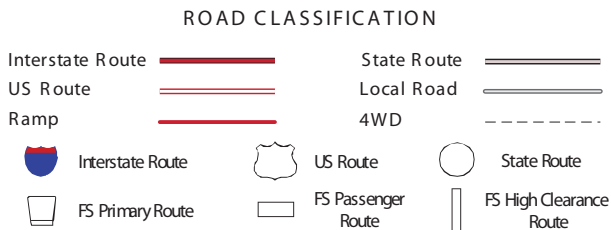
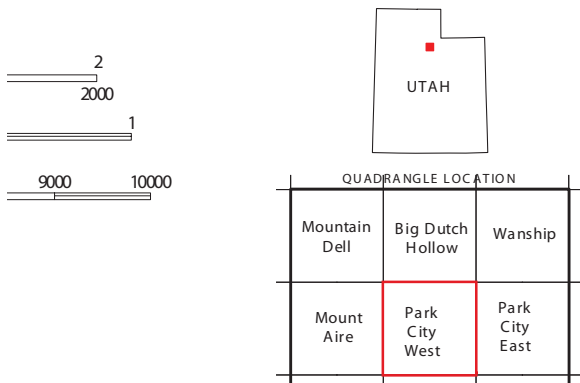
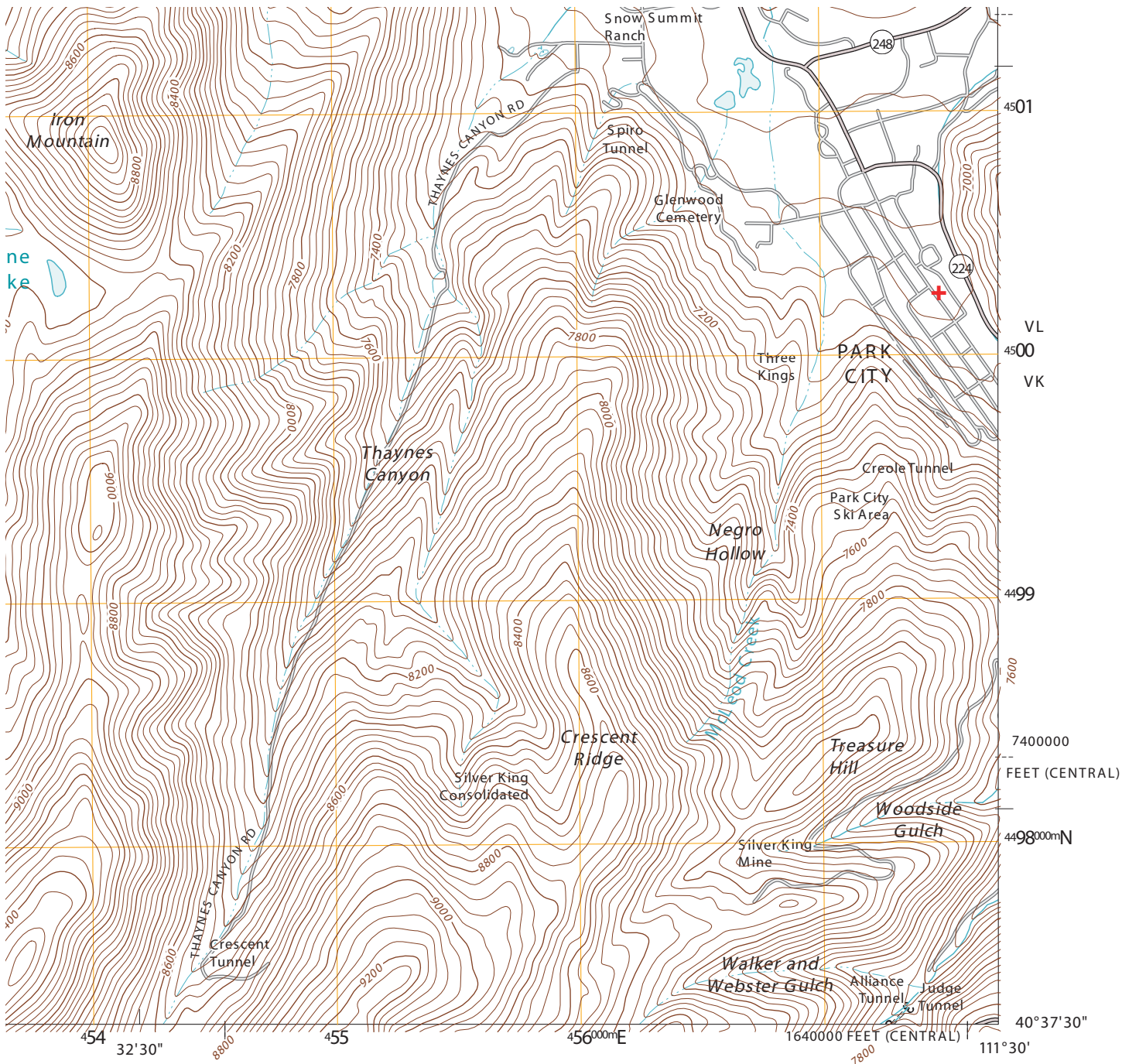


1274 Park Avenue, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940



Check with local Forest Service unit for current travel conditions and restrictions.

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

**GRANT OF PRESERVATION EASEMENT**

1274 Park Avenue

This Preservation Easement is granted this 24 day of JUNE, 1999, by and between GARY D. and SUE F. BOYLE and EDNA E. FISHER ("Grantors"), and PARK CITY MUNICIPAL CORPORATION, ("Grantee").

**WITNESSETH:**

Grantors are the owners in fee simple of certain real property in Summit County, in the State of Utah, which property is commonly known as 1274 Park Avenue, said property including an historically important structure and associated yard area, located within the Boyle Property Replat of a portion of Block 57 of the Snyder's Addition to the Park City Survey, all of which is more particularly described as follows:

All of Lots 14, 15, 16, 17, 18, 19, 26, 27, 28, 29, 30 and 31 and the south half  
of Lots 20 and 25, Block 57 of the Snyder's Addition to the  
Park City Plat, on file and of record at the Summit County Recorder's Office.

**WHEREAS**, the Grantee is organized as a governmental unit under the laws of the State of Utah and is a qualifying recipient of qualified conservation contributions under Sections 170(b), (f), and (h) of the Internal Revenue Code of 1986 as amended (hereinafter the "Code");

**WHEREAS**, the Grantee is authorized to accept preservation and conservation easements to protect property significant in Utah history and culture under the provisions of Section 57-18 of the Utah Land Conservation Easement Act (hereinafter the "Act");

**WHEREAS**, the Grantor is owner in fee simple of certain real property in Summit County, Utah, which property is hereinafter referred to as a portion of the Boyle Property Replat, (hereinafter "the Premises"), said Premises including a structure commonly known as 1274 Park Avenue (hereinafter "the Building"), and is more particularly described below;

**WHEREAS**, the Building is located in the vicinity of structures which are listed on the National Registry of Historic Places (July 12, 1984 thematic nomination);

**WHEREAS**, the Grantee recognizes the historical, cultural, and aesthetic value and significance of the Building, and has the purpose of conserving and preserving the aforesaid value and significance of the Building;

**WHEREAS**, the grant of a preservation and conservation easement by Grantor to Grantee on the real property referred to herein will assist in preserving and maintaining the Building and its architectural, historical, and cultural features;

00546937 BK01283 Pg00630-00648

ALAN SPRIGGS, SUMMIT CO RECORDER  
1999 AUG 19 16:10 PM FEE \$ .00 BY DMG  
REQUEST: PARK CITY MUNICIPAL CORP



**WHEREAS**, the grant of a preservation and conservation easement by Grantor to Grantee on the Building will assist in preserving and maintaining the aforesaid value and significance of the Building;

**WHEREAS**, to that end, Grantor grants to Grantee, and Grantee desires to accept, a preservation and conservation easement on the Premises pursuant to the Utah Land Conservation Easement Act;

**NOW, THEREFORE**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby irrevocably grant and convey unto the Grantee a preservation and conservation easement in gross in perpetuity (which easement is more particularly described below and is hereinafter "the Easement") in and to that certain real property and the exterior surfaces of the Building located thereon, owned by the Grantor, and more particularly described as:

the front and side Facades (18" deep) of the Building, with modifications approved by the Historic District Commission and stated in the records of the September 14, 1998 meeting, and attached herein (see Exhibits A, B, and C).

The Easement, to be of the nature and character hereinafter further expressed, shall constitute a binding servitude upon said Premises of the Grantor, and to that end Grantor covenants on behalf of itself, its successors, and assigns, with Grantee, its successors, and assigns, such covenants being deemed to run as a binding servitude, in perpetuity, with the land, to do upon the Premises each of the following covenants and stipulations, which contribute to the public purpose in that they aid significantly in the preservation of the Building and surrounding land area, and which help maintain and assure the present and future historic integrity of the Building:

In furtherance of the intent of the parties to this instrument, Grantor covenants and agrees on behalf of himself, his successors and assignees that obligations and restrictions attach to the Premises as follows:

1. "Facade" shall mean the exterior surfaces of the improvements located on the property, including, without limitation, the exterior walls and roofs or the improvements, which are visible from the public street adjacent to the Premises. The photographs incorporated in Exhibit "A" hereto depict the condition and appearance of the Facade as of the effective date of this instrument.
2. Without the express written permission of the Grantee signed by a duly authorized representative thereof no construction, demolition, alteration, remodeling, addition or extension shall be undertaken on the Premises which would affect the Facade or otherwise alter the appearance of the Premises, or would adversely affect the structural soundness of the Premises. Renovation, remodeling, and alterations as approved by the Historic District Commission on September 14, 1998 are allowed once a building permit has been obtained. Grantee hereby consents to the renovation

of the Premises as depicted in Exhibit B. The reconstruction, repair, maintenance, repainting or refinishing of presently existing parts or elements of the Facade, to which damage due to casualty loss, deterioration or wear and tear has occurred, will be permitted without prior approval of Grantee, provided that such reconstruction, repair, maintenance, repainting or refinishing is performed in a manner which will not alter the appearance of the Premises from that set forth in Exhibit A hereto, as modified by Exhibit B. In all events, Grantor, in painting the Facade, agrees to obtain the prior written consent of Grantee.

3. Grantor agrees to, at all times, maintain the Premises in a good and sound state of repair, subject only to the provision of Paragraph 4 hereof.

4. If the Premises, or any part thereof, is damaged or destroyed as a result of natural casualty or fire, where such is not caused by the negligence of either Grantor or Grantee, their agents, representatives or employees, Grantor may elect to reconstruct or restore the Premises to the condition depicted in Exhibits A and B, if such repair or reconstruction can be accomplished within the limits of available insurance proceeds and any additional funds which Grantee might elect to advance as a loan to Grantor at terms to be determined at the time. In the event repair or reconstruction cannot be accomplished within the limits of available insurance proceeds and funds advanced by Grantee, Grantor grants to Grantee the right to select and remove from the Facade salvageable architectural fragments without charge. In the event the Premises are damaged by casualty loss to an extent that the parties mutually decide that repair or reconstruction of the Premises is impracticable, the Grantee may permit the erection of a new structure with a Facade that duplicates or replicates the Facade depicted in Exhibits A and B hereto. Grantor and Grantee agree that the Easement created and covenants contained herein shall survive complete or partial destruction of the improvements located on the Premises. The interest in real property created hereby may, however, be reconveyed to Grantor at the sole discretion of Grantee.

5. No utility transmission lines, except those required for the existing or improved improvements and uses on the Premises may be erected on the Premises.

6. No dumping of ashes, sawdust, bark, trash, rubbish or any other unsightly or offensive materials which are viewable from public roads or streets shall be permitted on the Premises.

7. Grantor agrees that representatives of Grantee shall be permitted, at all reasonable times to inspect the Premises. Inspections will normally take place from the adjacent public street. If evidence of deterioration is present, Grantor agrees that representatives of Grantee shall be permitted to enter and inspect the interior of the improvements on the Premises to insure maintenance of structural soundness. Inspection of the interior will be at a time mutually agreed upon by Grantor and Grantee, and Grantor covenants not to unreasonably withhold his consent in determining a date and time for such inspection.

8. No violation or breach of any covenant contained in this Preservation Easement and

no action to enforce the same, shall defeat, render invalid or impair the lien of any mortgage, or deed of trust taken in good faith and for value and perfected by recording prior to the time of recording of an instrument giving notice of such violation or breach, or the title or interest of the holder thereof or the title acquired by any purchaser upon foreclosure of any such mortgage or deed of trust.

9. In the event of a violation by Grantor of any covenant herein, the Grantee may, thirty (30) days after written notice to Grantor, institute actions to require the restoration of the Premises to their condition as depicted in Exhibits A and B hereto. Grantee shall also have available all legal and equitable remedies to enforce Grantor obligations hereunder.

In the event of a violation by Grantor deemed by the Grantee to be an emergency which endangers the condition or appearance of the Facade, Grantee may immediately proceed to seek injunctive relief, with best efforts to provide notice to Grantor.

10. Grantor agrees that a reference to this instrument and its restrictions will be inserted by Grantor in any subsequent deed, sales or purchase contract, financing instrument, or other legal instrument by which Grantor is divested of either the fee simple title or equitable title to a possessory ownership interest in the Premises, or any part thereof. Said reference shall be as follows: "The Facade of the property conveyed herein is subject to a Preservation Easement which restricts the ability of any owner or other possessor of the Premises to alter its appearance or historic character, except as approved by the Park City Historic District Commission and stated in the record of the September 14, 1998 meeting and attached as Exhibit B. This easement is recorded on Page \_\_\_\_\_, Book \_\_\_\_\_, in the records of the Summit County Recorder, State of Utah." This instrument may be recorded by any party in the land records of Summit County Utah.

11. In the event that the Grantee shall, at any time in the future, become the fee simple owner of the Premises, Grantee for itself, its successors and assigns, covenants and agrees, in the event of subsequent conveyances of the Premises to another, create a new easement containing the same restrictions and provisions as are contained herein, and either retain such easement in itself or convey such easement to a local or national non-profit organization whose purposes, inter alia, are to promote historic preservation.

12. Grantor agrees to allow the maintenance of a plaque on the street Facade of the Premises giving notice of this Grant of Preservation Easement.

13. Grantor shall be prohibited from subsequently transferring this Preservation Easement, whether or not for consideration, unless the Grantee, as a condition of the subsequent transfer requires that the conservation purposes, which the grant is originally intended to advance, continue to be carried out.

14. If Grantor subsequently desires to avail himself of benefits offered under Section 170 of the Internal Revenue Code, and if those benefits are not available without reformation of the Grant



then this Grant shall be reformed to be consistent with IRS regulations, as applied to Grantor, and the parties hereto shall execute any and all writings necessary to effectuate the intent of this paragraph.

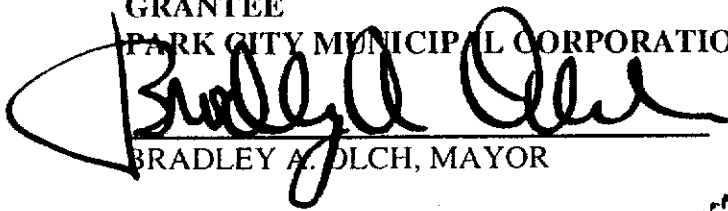
15. This Preservation Easement may be amended at any time solely by the Grantor and Grantee or their successors or assigns.

16. Each and every covenant and restriction imposed and agreed to as aforesaid shall not only apply to and be binding upon Grantor but also upon Grantor's successors and assigns, and all other successors in interest to Grantor, and shall continue as a servitude running in perpetuity with the land and shall survive any termination of Grantor's or Grantee's existence. All rights reserved herein to Grantee shall run for the benefit of, and may be exercised by, its successors or assigns, or by its designee duly authorized in a deed of appointment executed by its duly authorized officer.

IN WITNESS WHEREOF, Grantors have executed and delivered, and said Grantee has caused same to be accepted and signed this 21 day of JUNE, 1999.

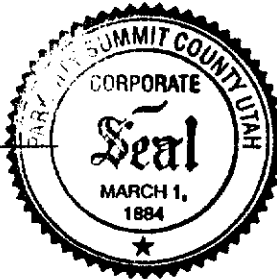
GRANTEE

PARK CITY MUNICIPAL CORPORATION

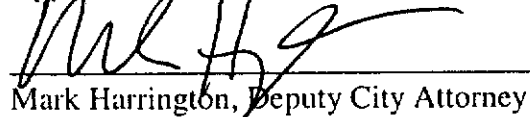
  
BRADLEY A. OLCH, MAYOR

Attest:

  
Janet M. Scott, City Recorder



Approved As To Form:

  
Mark Harrington, Deputy City Attorney

GRANTOR:

  
Gary D. Boyle

STATE OF UTAH                    )  
                                          :SS  
COUNTY OF SUMMIT            )

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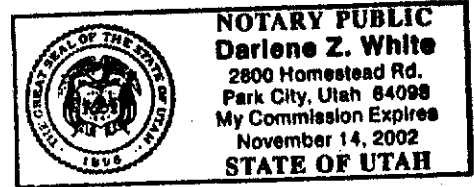
Historic Preservation Easement - Page 5 of 6

On this 24 day of June, 1999, personally appeared before me Dary D. Boyle personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding Agreement, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Darlene Z. White  
NOTARY PUBLIC

GRANTOR:

Sue F. Boyle  
Sue F. Boyle



STATE OF UTAH )  
:SS

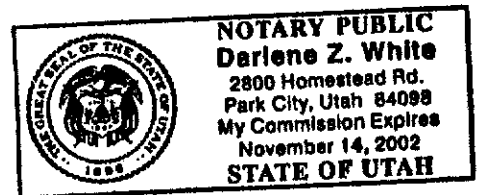
COUNTY OF SUMMIT )

On this 24 day of June, 1999, personally appeared before me Sue F. Boyle personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding Agreement, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Darlene Z. White  
NOTARY PUBLIC

GRANTOR:

Edna E. Fisher  
Edna E. Fisher



STATE OF UTAH )  
:SS

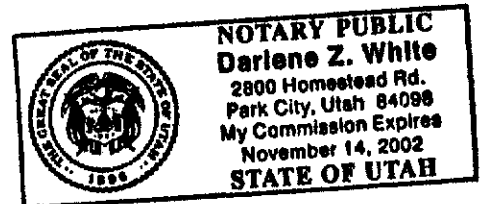
COUNTY OF SUMMIT )

On this 24 day of June, 1999, personally appeared before me Edna E. Fisher personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding Agreement, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Darlene Z. White  
NOTARY PUBLIC

00546937 Bk01283 Pg00635

Historic Preservation Easement - Page 6 of 6



## **SCHEDULE OF EXHIBITS**

- A. Photographs
- B. Approved plans of proposed additions to Protected Property
- C. Verification Affidavit

**00546937 Bx01283 Pg00636**



EXHIBIT A



1274 PARK AVENUE - SOUTH ELEVATION



1274 PARK AVENUE - WEST ELEVATION

00546937 Bk01283 Pg00637

EXHIBIT B

00546937 Bk01283 Pg00638



COPY

September 15, 1998

Department of Community Development  
Engineering • Building Inspection • Planning

Gary & Sue Boyle  
3778 W. Blacksmith Road  
Park City, UT 84098

**NOTICE OF HISTORIC DISTRICT COMMISSION ACTION**

**Project Address:** 1274 Park Avenue

**Project Description:** Design review for modifications to existing historic house

**Date of Meeting:** September 14, 1998

**Action Taken By Historic District Commission:** Approved in accordance with the Findings of Fact and Conclusions of Law as outlined in the staff report; and Conditions of Approval as written below:

**Conditions of Approval:**

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Community Development Department is a condition precedent to the issuance of any building permit. Contact Tricia Parish in the Building Department at 615-5114 for further information.
2. The final building plans and construction details shall reflect substantial compliance with the drawings as submitted and reviewed by the HDC on September 14, 1998.
3. All exterior lighting shall be reviewed and approved prior to full Planning Department approval for issuance of building permits.
4. Window trim widths shall be at least 3 ½ inches in width, and shall be approved by Staff prior to full Planning Department approval for issuance of building permits. Replacement windows shall be wood, metal-clad, double-hung, one-over-one windows having a proportional ratio of 2:1.
5. The porch shall retain the existing turned wooden posts, and consist of a wooden deck, wood jigsaw porch brackets, and wood hand railing having simple detailing. All porch elements shall be approved by the Planning Department prior to the issuance of final building permits.
6. The front door shall be a transomed, wood, half-light door with a decorative screen door in front of it. The rear and side doors shall also be wood, half-light doors. All door designs shall be approved by the Planning Department prior to the issuance of final building permits.

00546937 Bk01283 Pg00639

Park City Municipal Corporation • 445 Marsac Avenue • P.O. Box 1480 • Park City, UT 84060-1480  
Community Development (435) 615-5055 • Engineering (435) 615-5055 • Building (435) 615-5100  
Planning (435) 615-5060 • FAX (435) 615-4906



Sue & Gary Boyle  
September 15, 1998  
page 2

7. Remove existing metal siding. Repair covered original wood siding and return missing trim elements (ex: corner boards, fascia boards, etc) as determined by CDD.
8. The existing chain link fence surrounding the property shall be replaced by a paint grade wood picket fence to be approved by the Planning Department prior to the issuance of final building permits.
9. The roofing material and overall building colors shall be approved by the Planning Department prior to the issuance of final building permits.
10. All standard conditions of approval shall apply.
11. This approval shall expire if construction has not commenced prior to September 14, 1999.

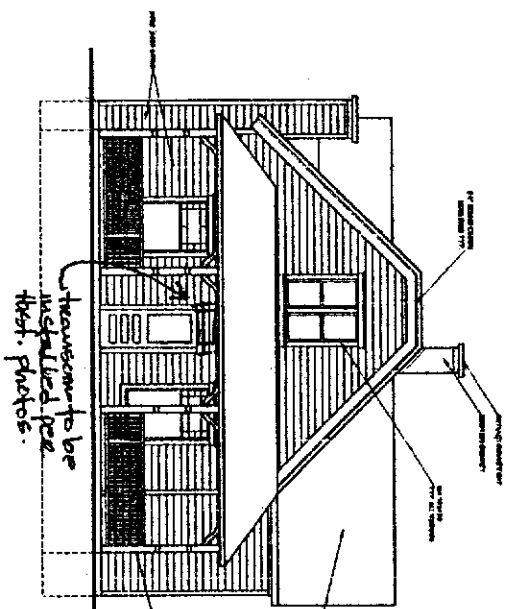
Any person who submitted written comment on a proposal, the owner of any property within three hundred (300) feet of the boundary of the subject site, or the owner of the subject property may appeal to the City Council any action pertaining to the approval or denial. The petition must be filed in writing with the City Recorder within ten (10) calendar days of a Historic District Commission decision.

Sincerely,

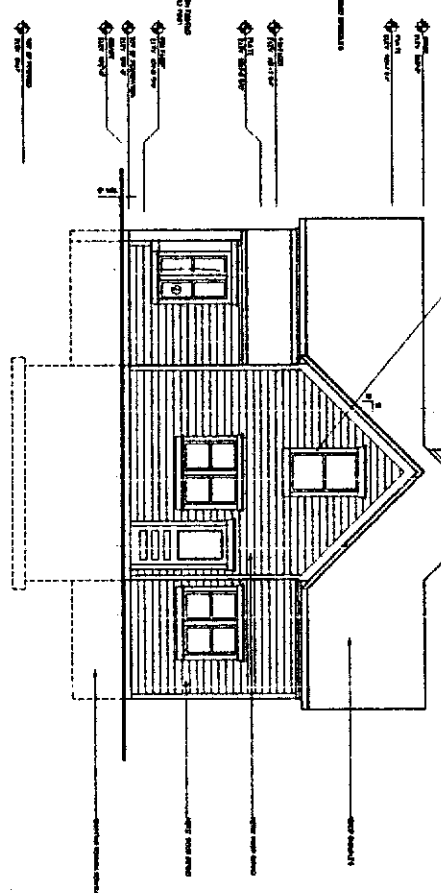


Derek C. Satchell  
Preservation Planner

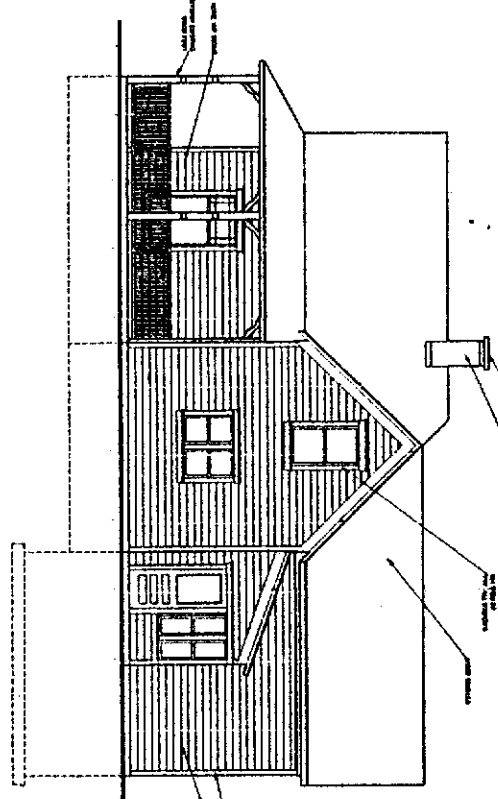
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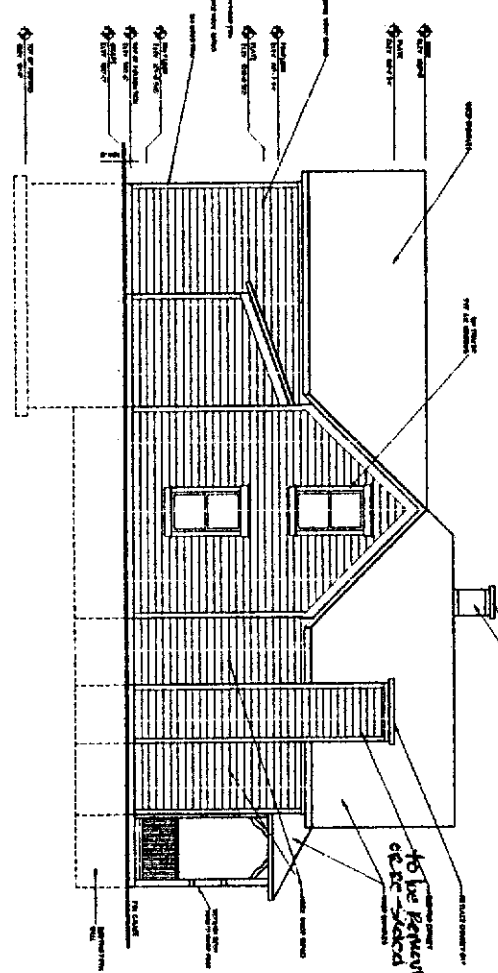
WEST ELEVATION  
SCALE 1/4" = 1'-0"



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



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



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

00546937 Bk01283 Pg00641

RECEIVED  
JUL 29 1999  
PARK CITY  
PLANNING DEPT.

FIELD VERIFY ALL  
DIMENSIONS & CONDITIONS

SHEET NO.  
A2.1

Remodels and New Structures for:  
**BOYLE CONDOS #1**  
1266-1274 Park Avenue  
Park City, Utah

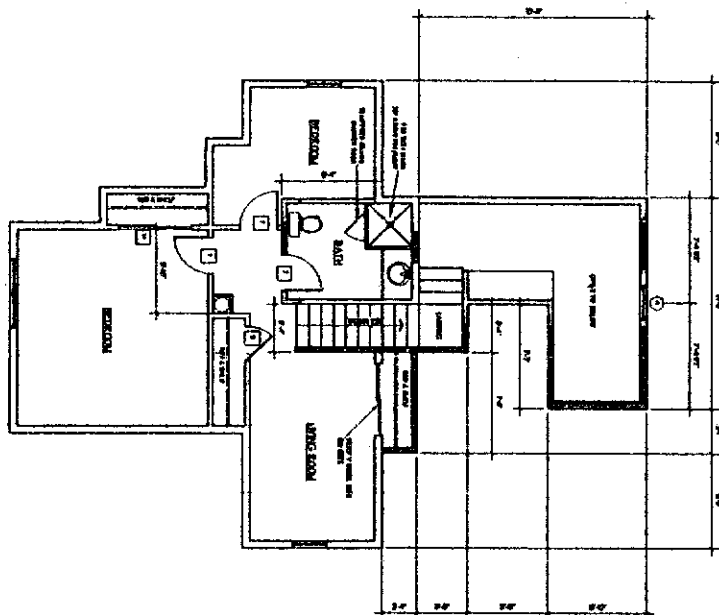
1274  
PARK  
AVE.

DATE  
JUL 26 1999

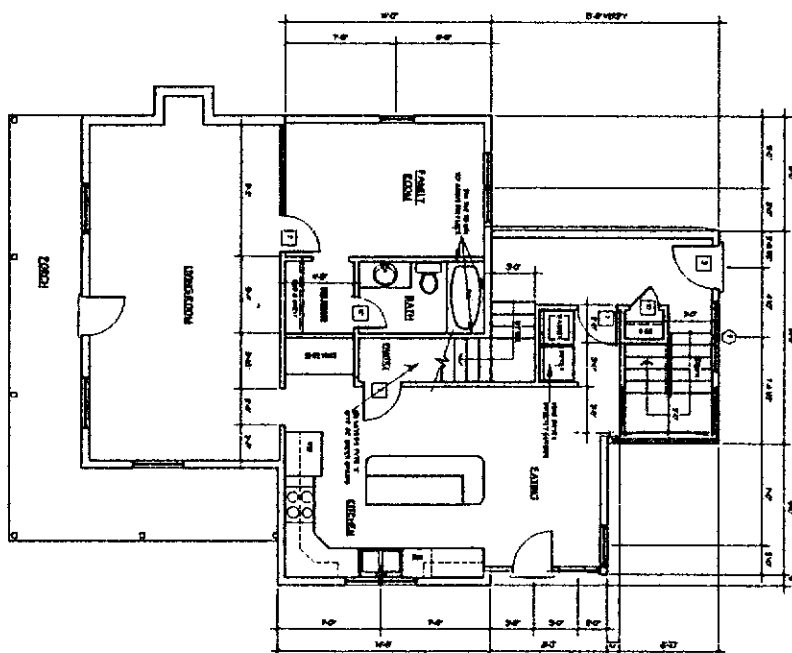


**LLOYD DESIGN GROUP**  
ARCHITECTS  
511 EAST BROADWAY  
(801) 328-3245

**AIA**  
PLANNERS  
SALT LAKE CITY, UT  
PAX (801) 328-3246



UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



MAIN FLOOR PLAN  
SCALE 1/8" = 1'-0"

**RECEIVED**  
JUL 29 1999  
PARK CITY  
PLANNING DEPT.

00546937 Bk01283 Pg00642

|                          |                                                                                                        |                      |                                                                                                                                                                       |                                                                     |
|--------------------------|--------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| SHEET NO.<br><b>A1.1</b> | Remodels and New Structures for:<br><b>BOYLE CONDOS #1</b><br>1266-1274 Park Avenue<br>Park City, Utah | DATE<br>MAY 20, 1999 |  <b>LLOYD DESIGN GROUP<br/>ARCHITECTS</b><br>511 EAST BROADWAY<br>(801) 328-3245 | <b>AIA<br/>PLANNERS</b><br>SALT LAKE CITY, UT<br>PAR (801) 328-3246 |
|--------------------------|--------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|



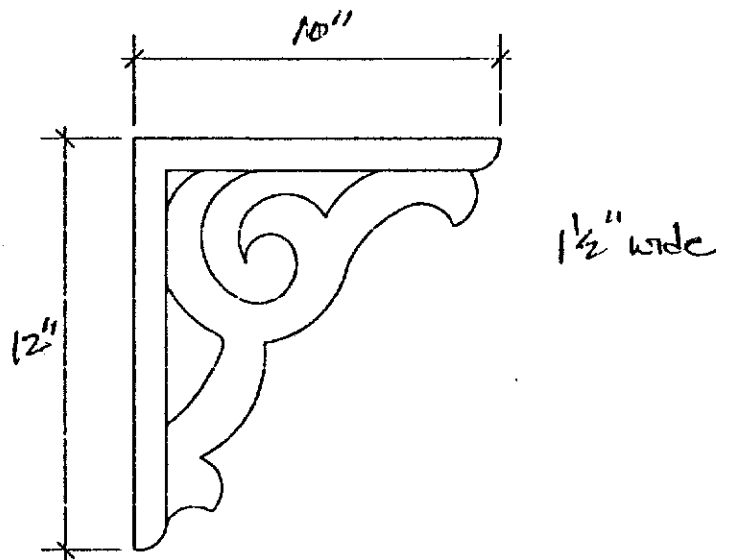


**JUL 29 1999**  
**PARK CITY**  
**PLANNING DEPT.**

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|                          |                                                                                                     |                             |                             |      |                                                                                                                                                                                            |                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| SHEET NO.<br><b>A4.3</b> | Remodels and New Structures for:<br><b>BOYLE CONDOS</b><br>1266-1274 Park Avenue<br>Park City, Utah | REVISIONS                   | AS Y 27, 1999               | DATE |  <b>LLOYD DESIGN GROUP<br/>ARCHITECTS</b><br>511 EAST BROADWAY<br>BOULDER, CO 80501<br>(303) 440-3245 | <b>AIA<br/>PLANNERS</b><br>SALT LAKE CITY, UT<br>FAX (801) 328-3244 |
|                          |                                                                                                     | (Empty table for revisions) | (Empty table for revisions) |      |                                                                                                                                                                                            |                                                                     |

RECEIVED  
JUL 29 1999  
PARK CITY  
PLANNING DEPT.



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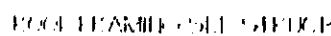
## POST BRACKET

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

For 1274 Park Ave only.

J

JUL 29 1999  
PARK CITY  
PLANNING DEPT.



1/4" ROUND CROWN MILD

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JOSEPH WALL

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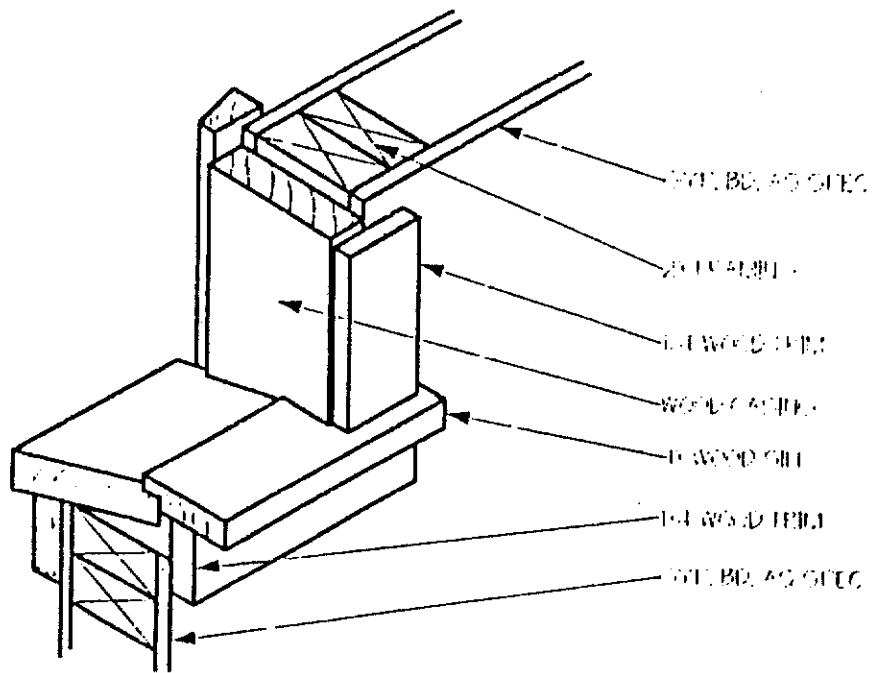
FACIA DETAIL

$$\vdash_A A \vdash : \vdash B \Rightarrow \vdash C$$

G



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## TRIM DETAIL

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

H

RECEIVED  
JUL 29 1999  
PARK CITY  
PLANNING DEPT.

## EXHIBIT C

### Easement Monitoring Inspection Form/Affidavit

#### Park City Municipal Corporation

P.O. Box 1480 Park City, Utah 84060

### EASEMENT INSPECTION FORM

BUILDING/SITE: Lot 1 of the Boyle Property Replat, 1274 Park Avenue, Park City, Utah

ADDRESS: 1274 Park Avenue, Park City, Utah

CURRENT OWNER: Gary D. and Sue F. Boyle and Edna E. Fisher

ADDRESS: 3778 Blacksmith Road, Park City, UT 84098

PHONE: 435-649-7552

INSPECTION DATE: May 7, 1999

#### PROTECTED FEATURES OR RESTRICTIONS:

Facade easement for existing east (front), north and south building elevations, including but not limited to the following features:

- Overall existing two-story frame, front-gabled residential dwelling with wrap-around porch, with the modifications as approved by the Historic District Commission on September 14, 1998 (See Exhibit B);

#### West (Front) Facade

- Original bead-board front porch ceiling;
- Existing painted wood turned porch posts (4 total);
- Half-light front door (having two panels below), with transom above;
- Four (4) large fixed picture windows (having stained glass transoms above) at the first floor level;
- Existing exterior wall cornice, soffit, fascia and roof eaves; and
- All original building material and/or features which may be present, but are visually obscured by the existing non-historic aluminum siding.

#### North facade-

- All original building material and/or features which may be present, but are visually obscured by the existing non-historic aluminum siding.

#### South facade-

- Original bead-board front porch ceiling;
- Existing painted wood turned porch posts (1 total);
- One (1) large fixed picture window (having stained glass transoms above) at the

00546937 Bk01283 Pg00647

**EXHIBIT C**

**Sample Easement Monitoring Inspection Form/Affidavit**

**Page 2**

first floor level;

- Existing exterior wall cornice, soffit, fascia and roof eaves; and
- All original building material and/or features which may be present, but are visually obscured by the existing non-historic aluminum siding.

**General Condition and Potential Problem Areas**

Fair condition overall. Potential problem areas consists of the following:

- Replace and repair portions of crown molding, frieze, boxed soffit, and eave where necessary;
- Rebuild front porch with wood decking, porch posts, jig-saw porch brackets, bead-board porch ceiling, etc;
- Remove non-original aluminum siding. Repair and caulk original drop-lap wood siding which may exist beyond;
- Repair and/or replace in-kind existing original wood corner boards;
- Remove all metal exterior storm windows;
- Replace all non-original windows with wood double-hung, one-over-one sashes. All new window locations and sizes on the side elevations of the house (which is not part of the September 14, 1998 HDC approval) shall be reviewed and approved by the Historic District Commission prior to any installations.
- Repair existing original half-light, wood paneled front door and single-light transom;
- Repair all existing original wood window and door casing and trim; and
- Repair existing brick chimney located at the center of the main roof ridge line;

**INSPECTION:**

Did Inspector meet with the property owner or his representative during the inspection visit? Yes

If yes, name of owner or representative: Sue Boyle

Inspected by: Kirsten A. Whetstone, City Planner and Derek Satchell, Preservation Planner

Affiliation: Park City Municipal Corporation

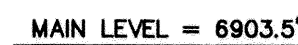
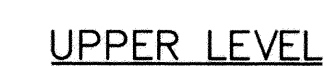
Date: May 10, 1999

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S.F. REPRESENTS SQUARE FEET.  
F.P. REPRESENTS FIREPLACE

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY LLOYD DESIGN GROUP ARCHITECTS.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL UNIT EXTERIOR WALLS ARE 0.5 FEET THICK, ALL GARAGE LEVEL WALLS ARE 67 FEET THICK.
4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
6. BENCHMARK: SEE SHEET 1 OF 6 FOR LOCATION AND ELEVATION.
7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
8. UNLESS OTHERWISE INDICATED, ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
9. 0000 INDICATES STREET ADDRESS.
10. ALPINE RETREAT @ PARK CITY IS SERVICED BY A PRIVATE COMMON SEWER LATERAL. THE ALPINE RETREAT OWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THAT LATERAL.
11. UNITS 1 AND 2 HAVE INDIVIDUAL SEWER LATERALS, UNITS 3, 4, 5, AND 6 ARE SERVICED BY ONE COMMON SEWER LATERAL.
12. FACADE EASEMENT AGREEMENTS FOR 1266 AND 1274 PARK AVENUE EXIST AND HAVE BEEN RECORDED AT SUMMIT COUNTY.

SECTION "A"

SECTION "B"

## UNIT 1



UNIT SQUARE FOOTAGE TABLE

| UNIT NUMBER | 1    | 2    | 3    | 4    | 5    | 6   |
|-------------|------|------|------|------|------|-----|
| UPPER LEVEL | 708  | 0    | 852  | 847  | 852  | 0   |
| MAIN LEVEL  | 1028 | 1229 | 1093 | 1093 | 993  | 441 |
| LOWER LEVEL | 55   | 498  | 0    | 0    | 0    | 0   |
| TOTAL       | 1791 | 1727 | 1945 | 1940 | 1845 | 441 |

RECORD OF SURVEY MAP  
**ALPINE RETREAT  
@ PARK CITY**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium of Alpine Retreat © Park City.

SHEET 2 OF 6

# 591068

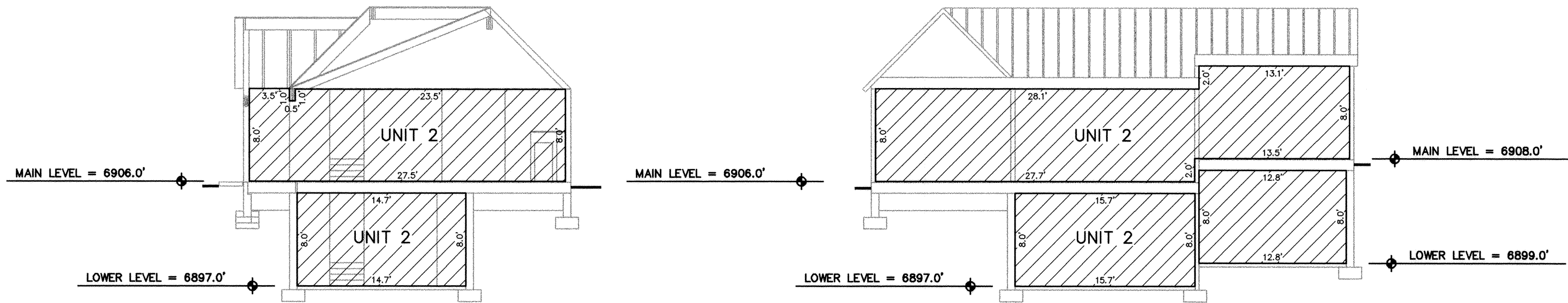
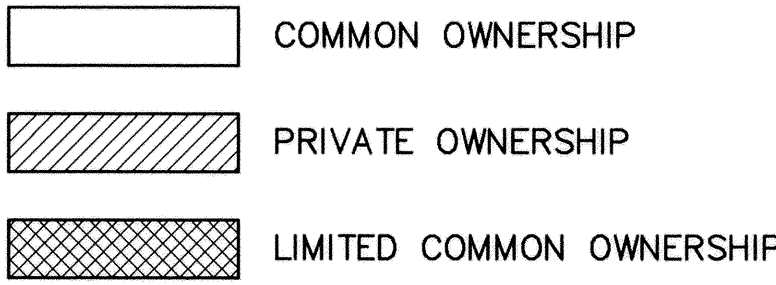
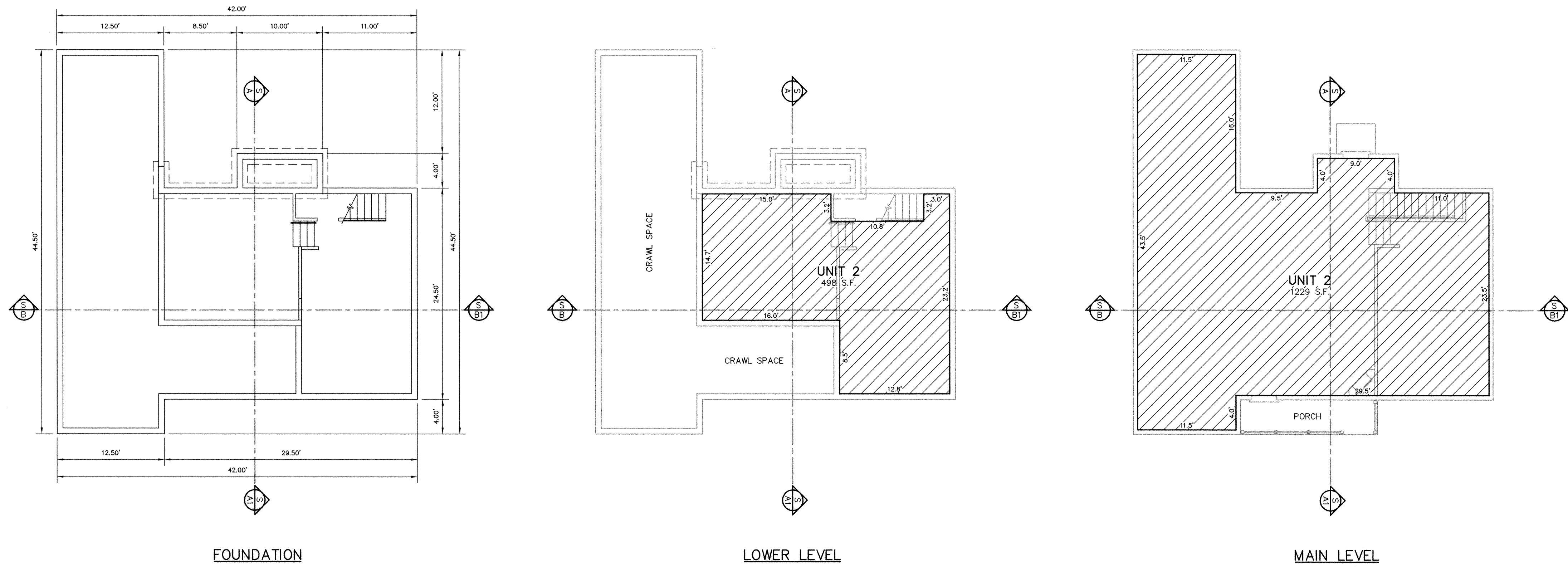
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STATE OF UTAH, COUNTY OF SUMMIT AND FILED  
AT THE REQUEST OF ASSOCIATED TITLE  
DATE 6/12/2001 TIME 15:54 BOOK --- PAGE ---  
\$186.<sup>00</sup> Alan Jensen  
FFF RECORDER

JOB NO. 8-2-00      FILE: \BOYLE\D\BOYLEP2

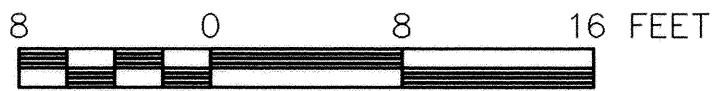
Alpine Retreat





LEGEND  
S.F. REPRESENTS SQUARE FEET.  
F.P. REPRESENTS FIREPLACE

- NOTES:
- PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY LLOYD DESIGN GROUP ARCHITECTS.
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| UNIT SQUARE FOOTAGE TABLE |      |      |      |      |      |     |
|---------------------------|------|------|------|------|------|-----|
| UNIT NUMBER               | 1    | 2    | 3    | 4    | 5    | 6   |
| UPPER LEVEL               | 708  | 0    | 852  | 847  | 852  | 0   |
| MAIN LEVEL                | 1028 | 1229 | 1093 | 1093 | 993  | 441 |
| LOWER LEVEL               | 55   | 498  | 0    | 0    | 0    | 0   |
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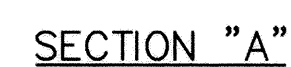
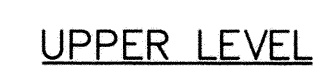
RECORD OF SURVEY MAP  
**ALPINE RETREAT  
@ PARK CITY**  
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium of Alpine Retreat @ Park City.

SHEET 3 OF 6

#591068 RECORDED  
STATE OF UTAH, COUNTY OF SUMMIT AND FILED  
AT THE REQUEST OF ASSOCIATED TITLE  
DATE 6/12/2001 TIME 15:54 BOOK 111 PAGE 111  
FEE \$186.00 RECORDER Alan Jensen

JOB NO. 8-2-00 FILE: \BOYLE\D\BOYLEP3





- |                                                                                     |                          |
|-------------------------------------------------------------------------------------|--------------------------|
|  | COMMON OWNERSHIP         |
|  | PRIVATE OWNERSHIP        |
|  | LIMITED COMMON OWNERSHIP |

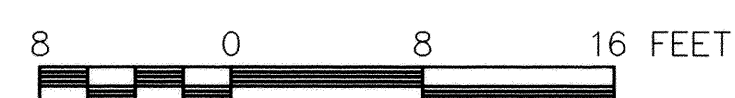
### LEGEND

S.F. REPRESENTS SQUARE FEET.

F.P. REPRESENTS FIREPLACE

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UNIT SQUARE FOOTAGE TABLE

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|-------------|------|------|------|------|------|-----|
| UPPER LEVEL | 708  | 0    | 852  | 847  | 852  | 0   |
| MAIN LEVEL  | 1028 | 1229 | 1093 | 1093 | 993  | 441 |
| LOWER LEVEL | 55   | 498  | 0    | 0    | 0    | 0   |
| TOTAL       | 1791 | 1727 | 1945 | 1940 | 1845 | 441 |

RECORD OF SURVEY MAP  
ALPINE RETREAT  
@ PARK CITY

## A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium of Alpine Retreat @ Park City.

Recorded concurrently herewith is the Declaration of Condominium of Alpine Retreat @ Park City.

SHEET 4 OF 6

# 591068

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT AND FILED  
AT THE REQUEST OF ASSOCIATED TITLE  
DATE 6/12/2001 TIME 15:54 BOOK - PAGE -

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Alan Lewis  
RECORDER

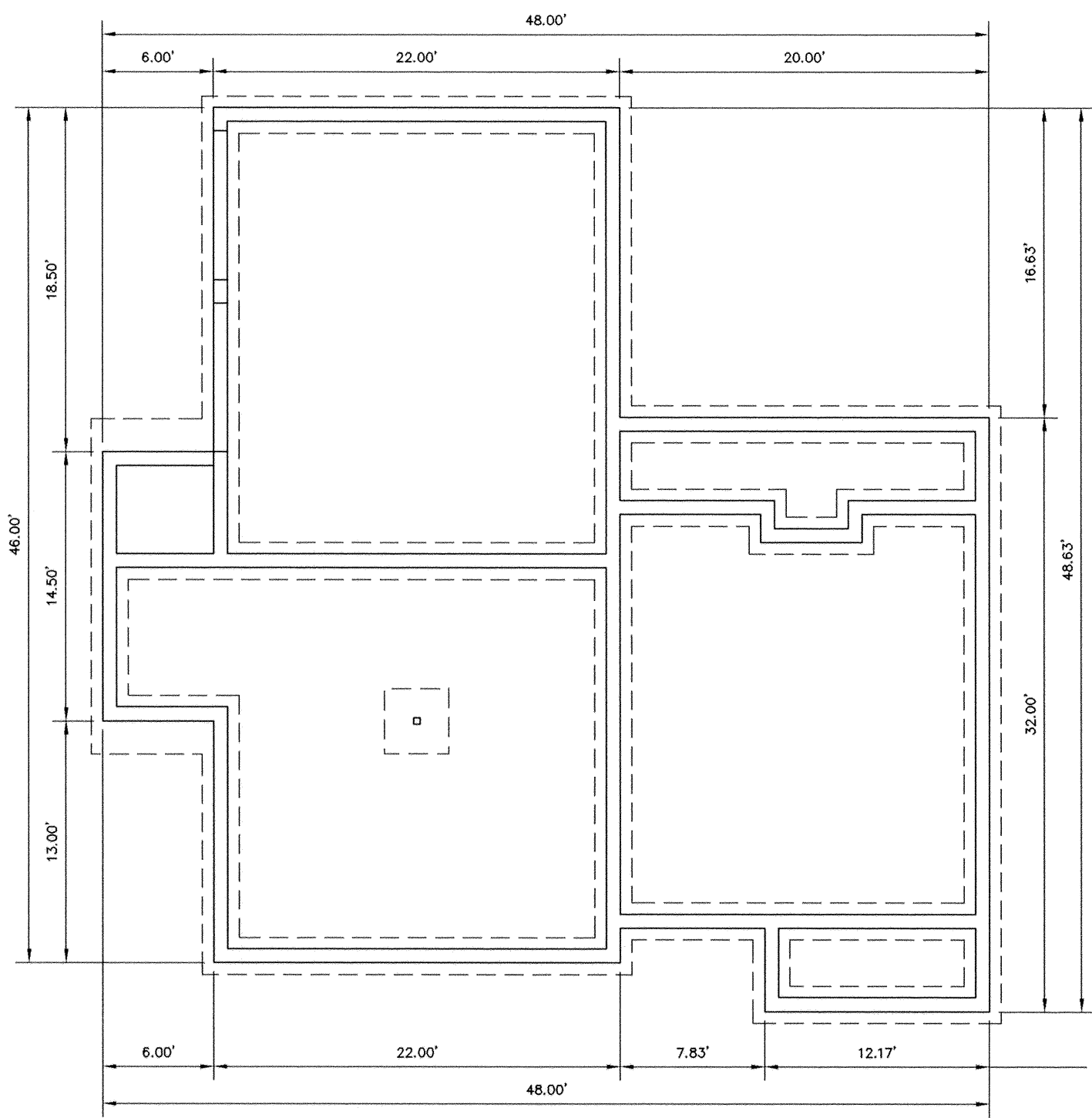
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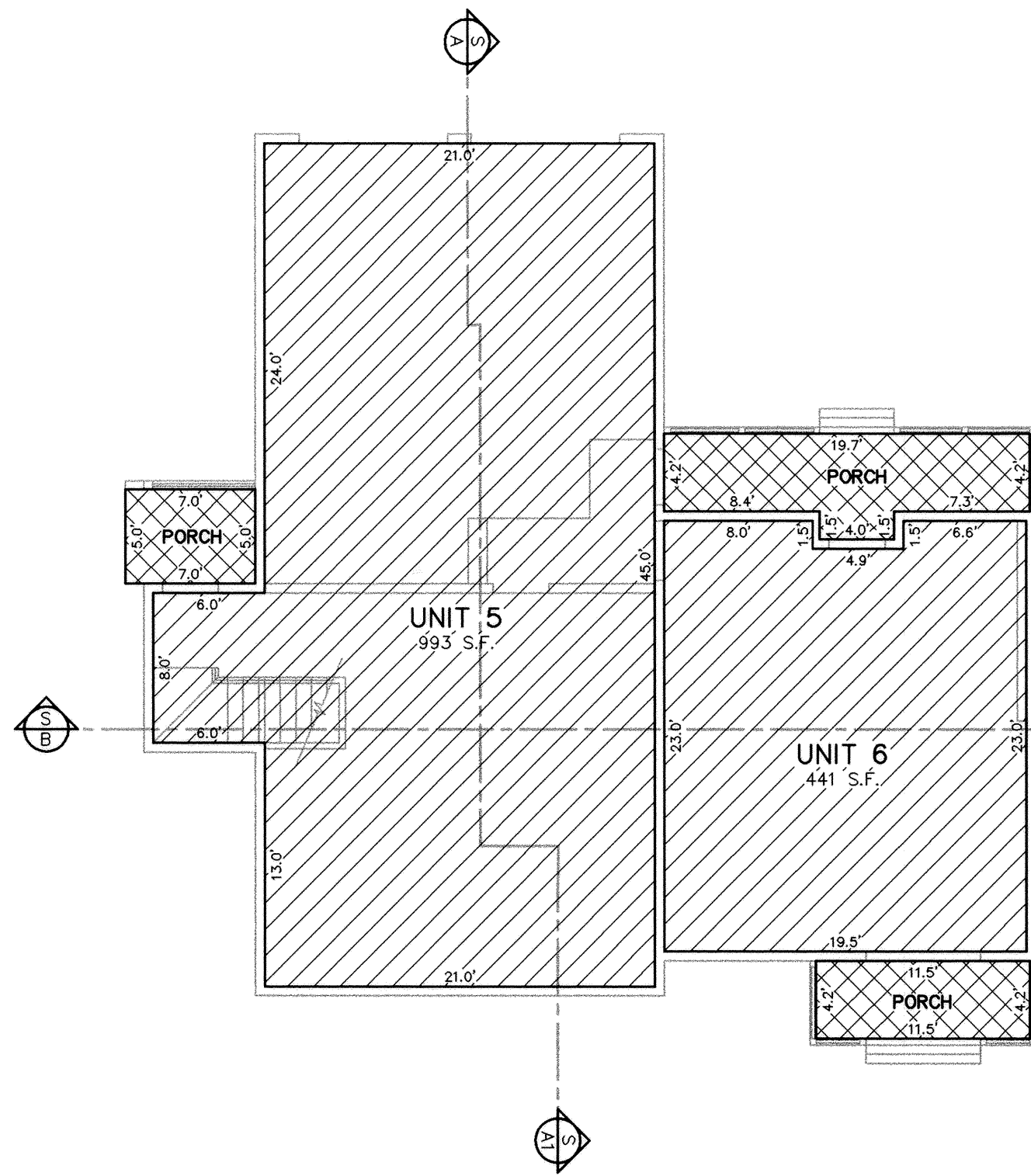




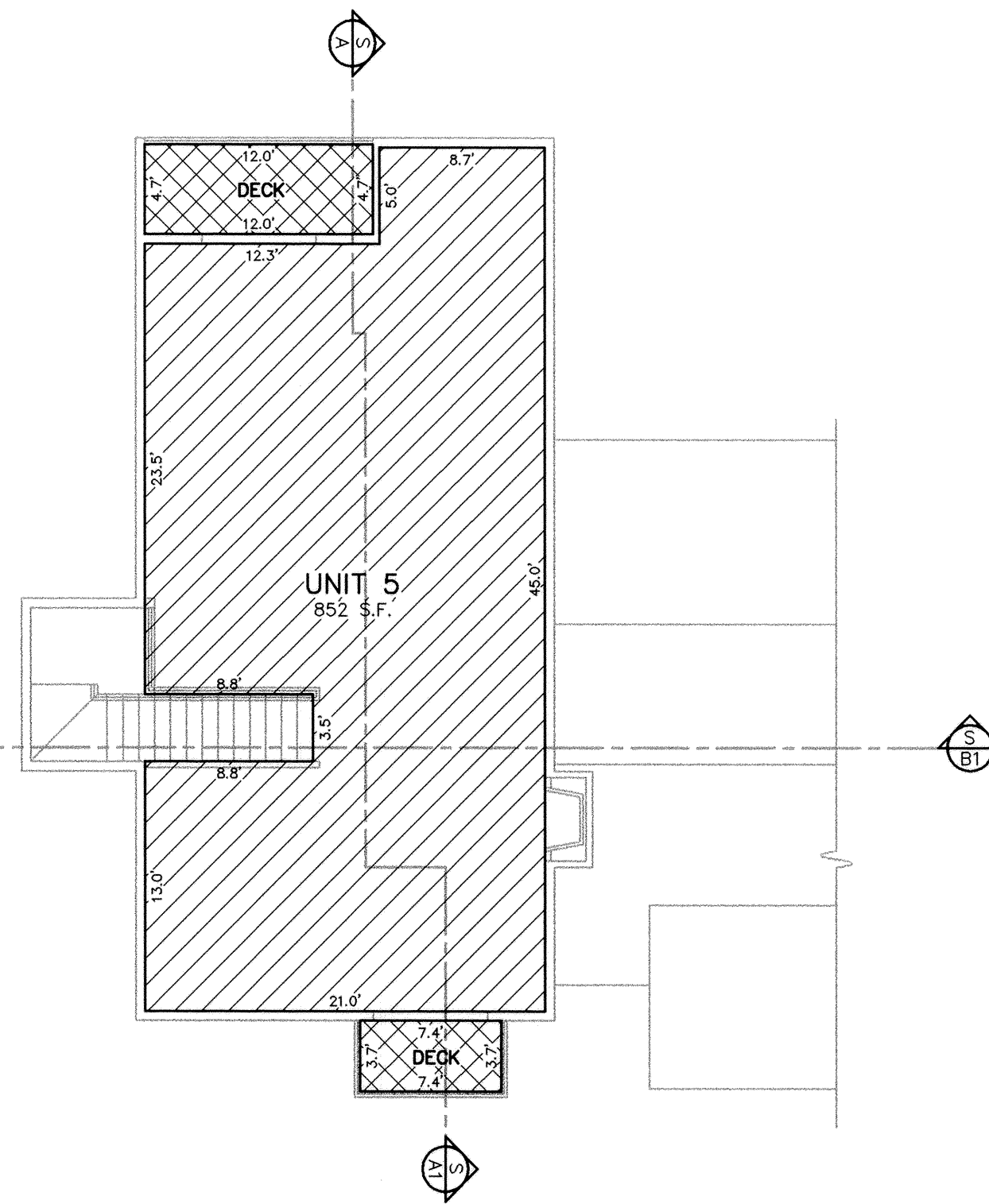




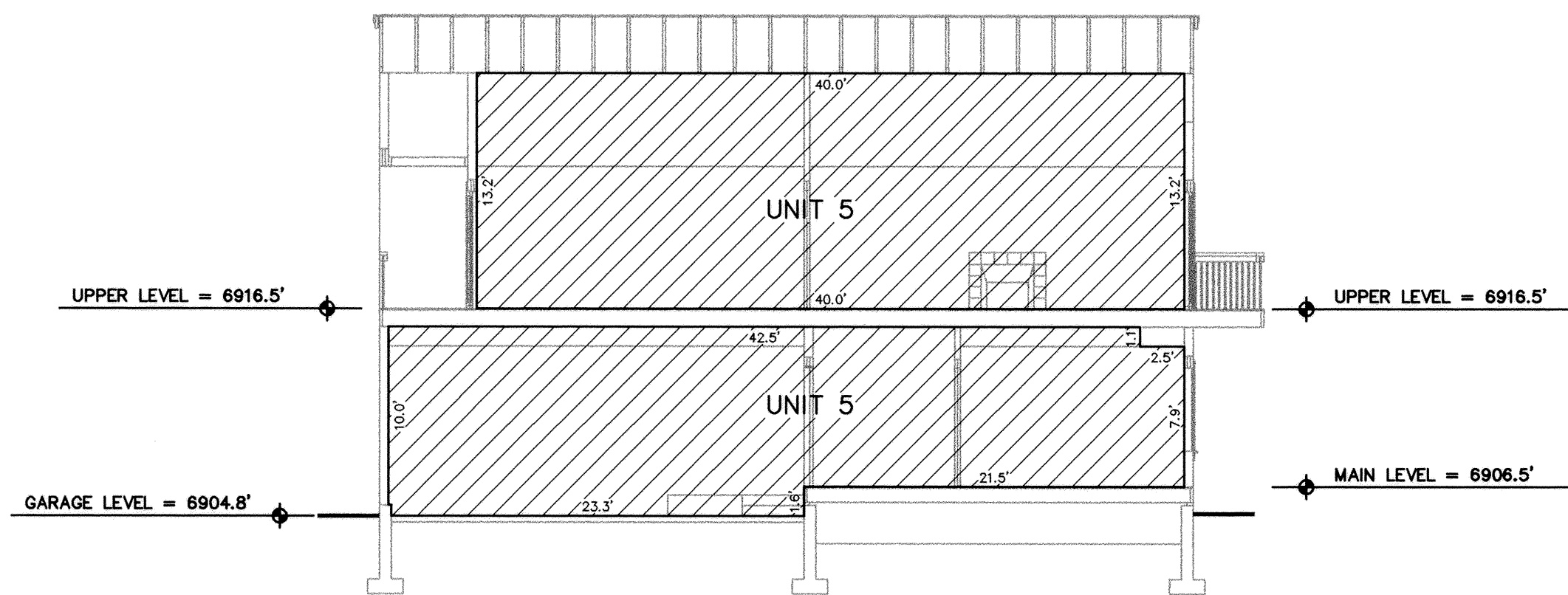
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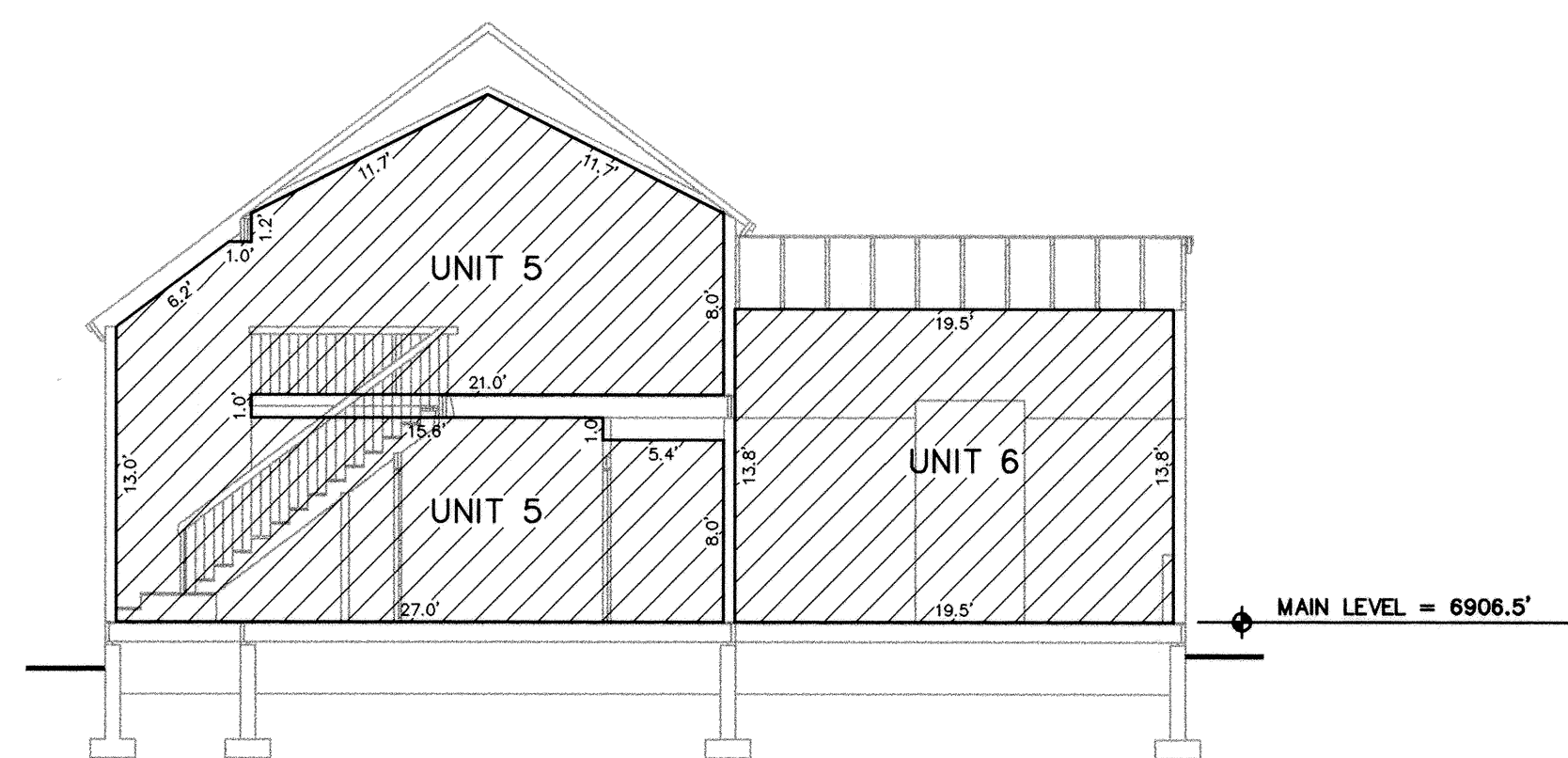
MAIN LEVEL



UPPER LEVEL



SECTION "A"



SECTION "B"

- COMMON OWNERSHIP  
PRIVATE OWNERSHIP  
LIMITED COMMON OWNERSHIP

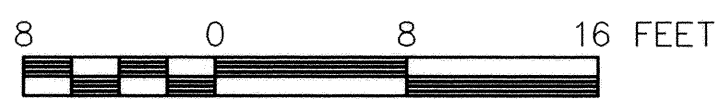
LEGEND

S.F. REPRESENTS SQUARE FEET.  
F.P. REPRESENTS FIREPLACE

NOTES:

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UNITS 5 & 6



UNIT SQUARE FOOTAGE TABLE

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|-------------|------|------|------|------|------|-----|
| UPPER LEVEL | 708  | 0    | 852  | 847  | 852  | 0   |
| MAIN LEVEL  | 1028 | 1229 | 1093 | 1093 | 993  | 441 |
| LOWER LEVEL | 55   | 498  | 0    | 0    | 0    | 0   |
| TOTAL       | 1791 | 1727 | 1945 | 1940 | 1845 | 441 |

RECORD OF SURVEY MAP  
**ALPINE RETREAT  
@ PARK CITY**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium of Alpine Retreat @ Park City.

SHEET 6 OF 6

#591068  
RECORDED  
STATE OF UTAH, COUNTY OF SUMMIT AND FILED  
AT THE REQUEST OF ASSOCIATED TITLE  
DATE 6/12/2001 TIME 15:54 BOOK PAGE  
\$186.00 FEE  
Alan Spangis RECORDER

JOB NO. 8-2-00 FILE: \BOYLE\D\BOYLEP6

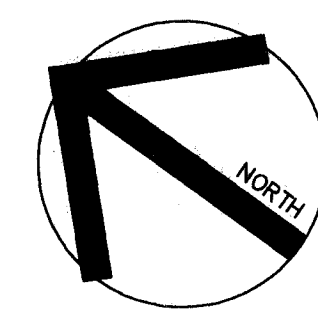
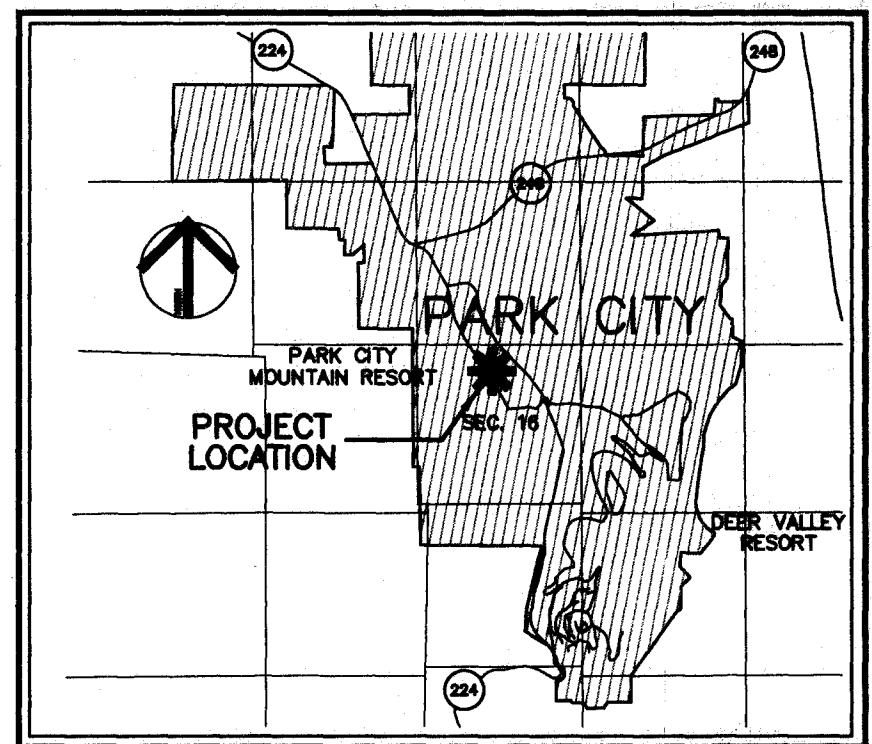


CONDOMINIUM PLAT AMENDMENT  
**ALPINE RETREAT @ PARK CITY UNIT 1, AMENDED**

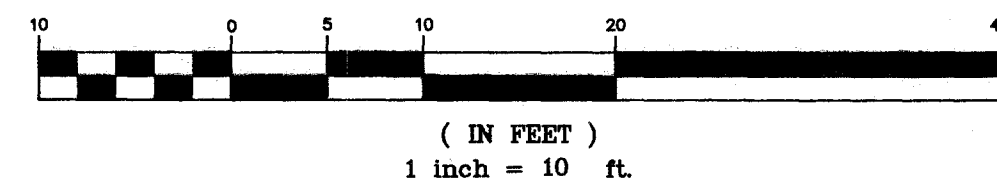
- A UTAH CONDOMINIUM PROJECT -  
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,  
PARK CITY, SUMMIT COUNTY, UTAH

**SULLIVAN DRIVE**  
(EXISTING ASPHALT ROADWAY)

**VICINITY MAP**  
N.T.S.



GRAPHIC SCALE



\*\*NOTE: SULLIVAN DRIVE IS NOT A DEDICATED CITY STREET AND MAY BE CLOSED OR BLOCKED FROM TIME TO TIME.

**LEGAL DESCRIPTION**

UNIT 1, CONTAINED WITHIN THE ALPINE RETREAT @ PARK CITY, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED JUNE 12, 2001 AS ENTRY NO. 591068 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM RECORDED JUNE 12, 2001 AS ENTRY NO. 591069 IN BOOK 1376 AT PAGE 780 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), RECORDS OF SUMMIT COUNTY, UTAH.

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

**NOTES**

1. LOCATED WITHIN: ALPINE RETREAT @ PARK CITY.
2. THIS PLAT REPRESENTS AN AMENDMENT OF UNIT 1 AND LOT "COMMON AREA" OF "ALPINE RETREAT @ PARK CITY" ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, RECORDATION NUMBER 591068.
3. THIS PLAT CONVERTS COMMON AREA TO PRIVATE AREA IN UNIT 1, AS SHOWN HEREON.
4. ADDITIONAL UNITS AND EASEMENTS ARE SHOWN HEREON FOR REFERENCE ONLY. FOR INFORMATION ON ANY EASEMENT OR LOT OTHER THAN UNIT 1, PLEASE SEE THE OFFICIAL PLAT "ALPINE RETREAT @ PARK CITY" ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, RECORDATION NUMBER 591068.
5. ALL BEARINGS AND DISTANCES SHOWN ARE THE EQUIVALENT OF RECORD, UNLESS NOTED OTHERWISE.
6. ALL CONDITIONS OF APPROVAL OF ALPINE RETREAT @ PARK CITY, A UTAH CONDOMINIUM SHALL CONTINUE TO APPLY.
7. THIS PLAT AMENDMENT IS SUBJECT TO THE FINAL ACTION BY THE CITY COUNCIL AND ORDINANCE 2020-33.
8. THE ADDITION TO UNIT 1 SHOWN HEREON SHALL NOT BE USED AS A LOCKOUT UNIT OR ACCESSORY APARTMENT.
9. UNIT 1 IS SUBJECT TO A FACADE EASEMENT RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, ENTRY NO. 546937.
10. STEEL PLANS AND BUILDING DESIGN MUST RESOLVE SNOW RELEASE ISSUES TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL.
11. THE CURB CUT ON SULLIVAN ROAD SHALL BE NO WIDER THAN 30 FEET.
12. LMC 15-2.4-9 REQUIRES A CONDITIONAL USE PERMIT TO ALTER ACCESS ON SULLIVAN ROAD AND MUST BE OBTAINED PRIOR TO APPLYING FOR A BUILDING PERMIT.
13. 1274 PARK AVENUE IS A SIGNIFICANT HISTORIC STRUCTURE IN THE HISTORIC DISTRICT AND IS SUBJECT TO A HISTORIC DISTRICT DESIGN REVIEW AND ARCHITECTURAL REVIEW PRIOR TO APPLYING FOR A BUILDING PERMIT.
14. ANY FUTURE DEVELOPMENT SHALL COMPLY WITH THE GRANT OF PRESERVATION EASEMENT: 1274 PARK AVENUE, RECORDED AUGUST 16, 1999 (SUMMIT COUNTY RECORDER ENTRY 546937).

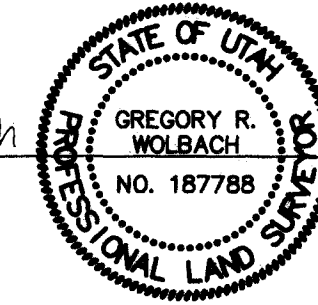
**NOTES FROM ORIGINAL PLAT**

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY LLOYD DESIGN GROUP ARCHITECTS.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL UNIT EXTERIOR WALLS ARE 0.5 FEET THICK. ALL GARAGE LEVEL WALLS ARE 0.67 FEET THICK.
4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
6. BENCHMARK: SEE SHEET 1 OF 6 FOR LOCATION AND ELEVATION.
7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
8. UNLESS OTHERWISE INDICATED ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
9. 0000 INDICATES STREET ADDRESS.
10. ALPINE RETREAT @ PARK CITY IS SERVICED BY A PRIVATE COMMON SEWER LATERAL. THE ALPINE RETREAT OWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THAT LATERAL.
11. UNITS 1 AND 2 HAVE INDIVIDUAL SEWER LATERALS, UNITS 3, 4, 5, AND 6 ARE SERVICED BY ONE COMMON SEWER LATERAL.
12. FACADE EASEMENT AGREEMENTS FOR 1266 AND 1274 PARK AVENUE EXIST AND HAVE BEEN RECORDED AT SUMMIT COUNTY.
13. PRIOR TO INDIVIDUAL SALE OF UNITS 3, 4, 5, AND 6 ALL UTILITY REQUIREMENTS OF ALL UTILITY PROVIDERS SHALL BE MET AT THE EXPENSE OF THE ALPINE RETREAT HOMEOWNER'S ASSOCIATION.

**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.  
I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PERFORMED A SURVEY OF "UNIT 1" AND LOT "COMMON AREA", AS SHOWN AND DESCRIBED HEREON, AND HAVE MADE A PLAT AMENDMENT, HEREAFTER TO BE KNOWN AS "ALPINE RETREAT @ PARK CITY UNIT 1, AMENDED", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.  
I FURTHER CERTIFY THAT THIS PLAT AMENDMENT 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  
GREGORY R. WOLBACH  
NO. 187788  
DATE: October 26, 2020



**OWNERS DEDICATION AND CONSENT TO RECORD - HOA**

KNOW ALL MEN BY THESE PRESENTS THAT THE ALPINE RETREAT HOMEOWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION (THE "ASSOCIATION"), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF ALPINE RETREAT @ PARK CITY, A UTAH CONDOMINIUM PROJECT, CERTIFIES THAT IT HAS CAUSED THIS SURVEY TO BE MADE AND THIS AMENDED PLAT PREPARED, THE ASSOCIATION, ON BEHALF OF ALL OF THE UNIT OWNERS, DOES HEREBY CONSENT TO THE RECORDED OF THIS AMENDED PLAT, HEREAFTER TO BE KNOWN AS "ALPINE RETREAT @ PARK CITY UNIT 1, AMENDED".  
ALSO, THE OWNERS DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

THE ALPINE RETREAT HOMEOWNERS ASSOCIATION, INC.  
A UTAH NON-PROFIT CORPORATION

BY: Loren Pierce, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF Summit  
I, Loren Pierce, PRESIDENT  
THE ALPINE RETREAT HOMEOWNERS ASSOCIATION, INC.  
A UTAH NON-PROFIT CORPORATION

ON THE 5th DAY OF November, 2020, PERSONALLY APPEARED BEFORE ME Loren Pierce, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS PRESIDENT OF THE ALPINE RETREAT HOMEOWNERS ASSOCIATION, INC., AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS (OR RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID Loren Pierce ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/18/2024  
RESIDING IN Utah COUNTY, Summit STATE

**OWNERS DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "ALPINE RETREAT @ PARK CITY UNIT 1, AMENDED", CERTIFY THAT I HAVE CAUSED THIS SURVEY TO BE MADE AND THIS AMENDED PLAT TO BE PREPARED. I DO HEREBY CONSENT TO THE RECORDED OF THIS AMENDED PLAT.

SILVER SHAFT, LLC, A UTAH LIMITED LIABILITY COMPANY. BY: Loren Pierce, MANAGER

**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF Summit  
I, Loren Pierce, MANAGER  
SILVER SHAFT, LLC, A UTAH LIMITED LIABILITY COMPANY  
ON THE 5th DAY OF November, 2020, PERSONALLY APPEARED BEFORE ME Loren Pierce, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF SILVER SHAFT, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID Loren Pierce ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/18/2024  
RESIDING IN Utah COUNTY, Summit STATE

SIGNING IN A REPRESENTATIVE CAPACITY: AN AUTHORIZED OFFICER, AGENT, PARTNER, TRUSTEE, MEMBER OR OTHER REPRESENTATIVE MAY SIGN ON BEHALF OF THEIR REPRESENTATIVE BUSINESS, BE IT A CORPORATION, PARTNERSHIP, TRUST, LIMITED LIABILITY COMPANY OR OTHER ENTITY PROVIDING THEY HAVE BEEN GIVEN AUTHORITY TO SIGN IN THEIR REPRESENTATIVE CAPACITY.

THE NOTARY MUST REQUIRE THE SIGNER TO PRESENT SATISFACTORY DOCUMENTARY EVIDENCE AND ADMINISTER AN OATH OR AFFIRMATION.

SHEET 1 OF 1  
PLOT DATE: OCTOBER 26, 2020  
DRAWING: ALPINE-R02.dwg  
© 2020 Evergreen Engineering, Inc.

**Evergreen Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning  
1678 Sidewinder Drive, Unit C  
P.O. Box 2861 • Park City • Utah • 84060  
Phone: 801.557.5402  
E-mail: amoran@evergreen-eng.com



**PUBLIC SAFETY ANSWERING POINT APPROVAL**

APPROVED THIS 9 DAY OF December A.D. 2020  
Dallen Dandelin FOR JEFF WARD  
JEFF WARD,  
GIS COORDINATOR/ADDRESSING AUTHORITY

**CITY ENGINEER**

THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS 11th DAY OF November A.D. 2020  
[Signature]  
CITY ENGINEER

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 27th DAY OF October A.D. 2020  
BY: [Signature]  
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

**CITY PLANNING COMMISSION**

APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 10th DAY OF June A.D. 2020  
[Signature]  
CHAIRMAN

**APPROVAL AS TO FORM**

APPROVED AS TO FORM ON THIS 25th DAY OF November A.D. 2020  
[Signature]  
CITY ATTORNEY

**COUNCIL APPROVAL & ACCEPTANCE**

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9th DAY OF July A.D. 2020  
[Signature]  
MAYOR

**CERTIFICATE OF ATTEST**

I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 9th DAY OF July A.D. 2020  
[Signature]  
CLERK

**RECORDED**

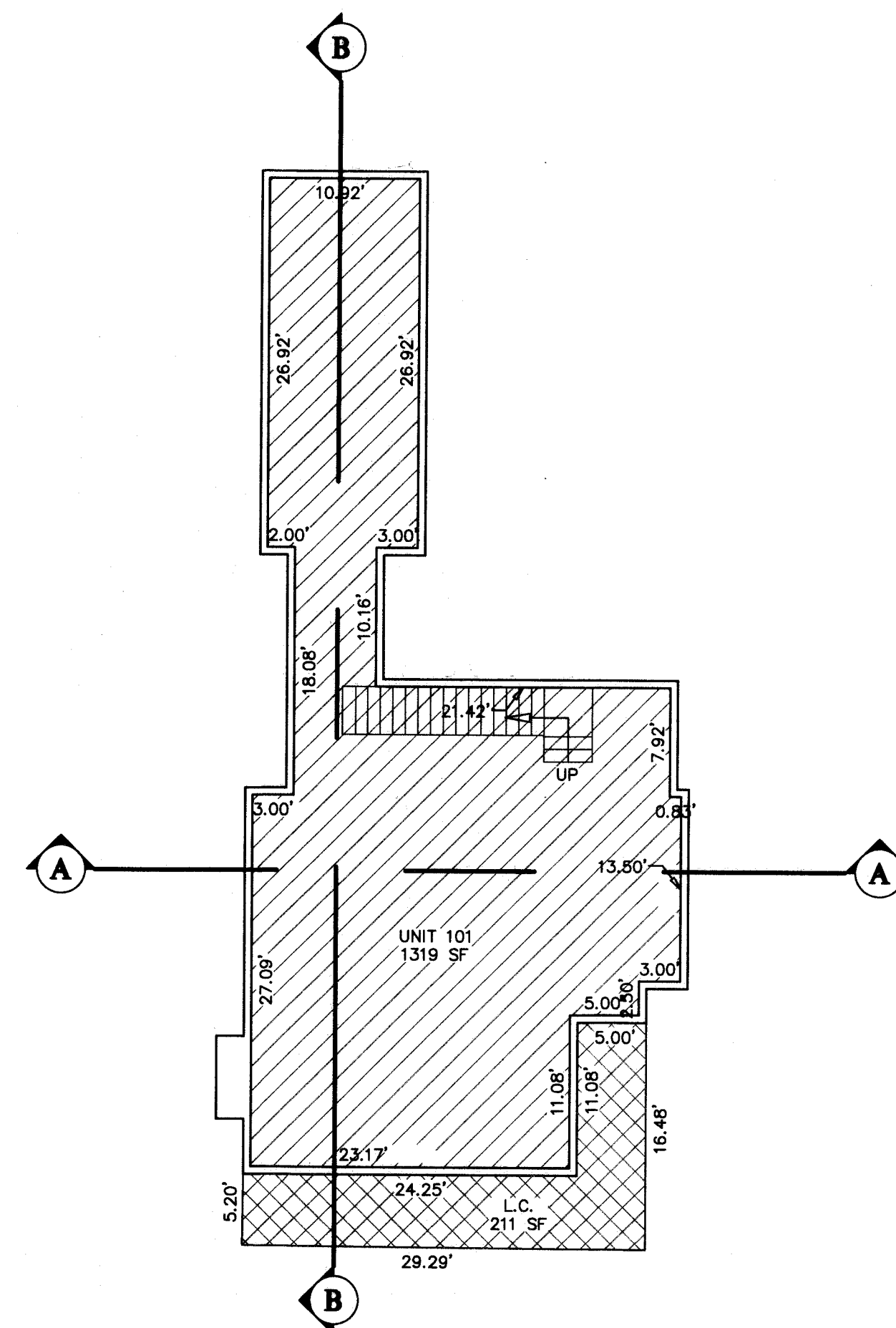
No. 1149847 Date: 12/09/2020  
STATE OF UTAH  
COUNTY OF SUMMIT  
RECORDED AND FILED AT THE REQUEST OF:  
Park City Title Company  
Dallen Dandelin COUNTY RECORDER

ALPINE RETREAT @ PARK CITY UNIT 1 AMENDED

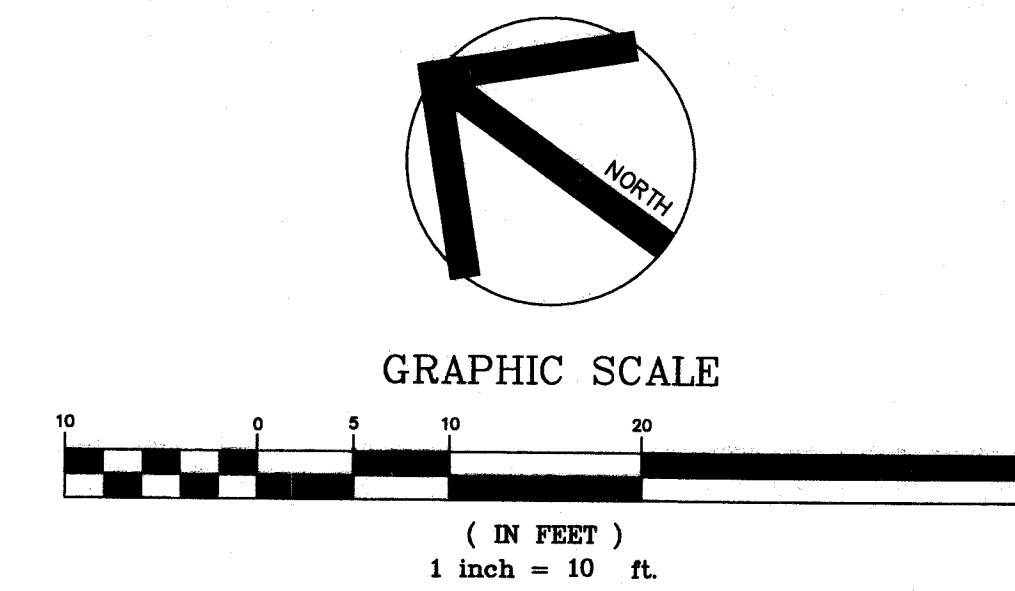
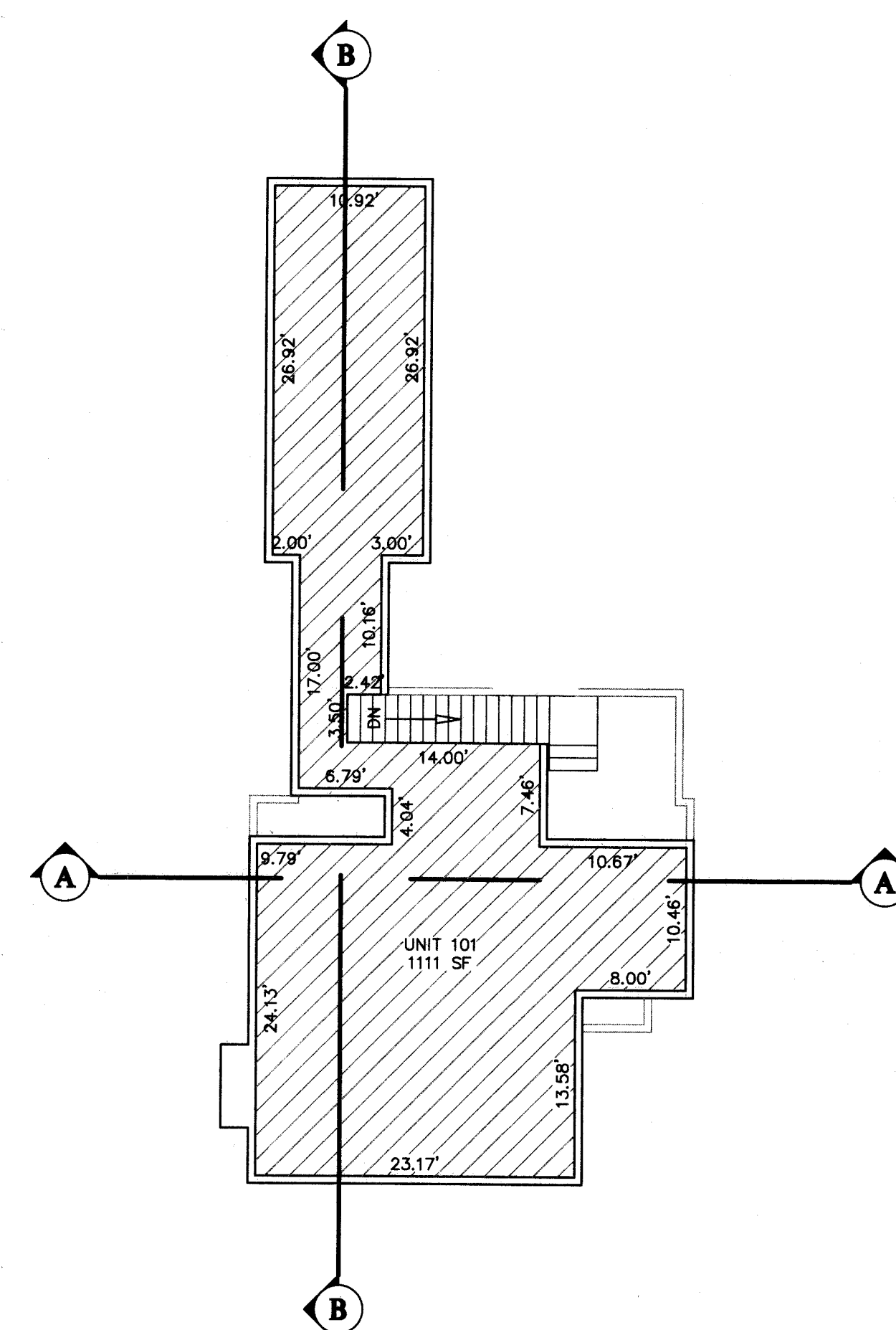


*CONDOMINIUM PLAT AMENDMENT*  
**TREAT @ PARK CITY UNIT 1,**  
*— A UTAH CONDOMINIUM PROJECT —*  
*LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 16,*  
*TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,*  
*PARK CITY, SUMMIT COUNTY, UTAH*

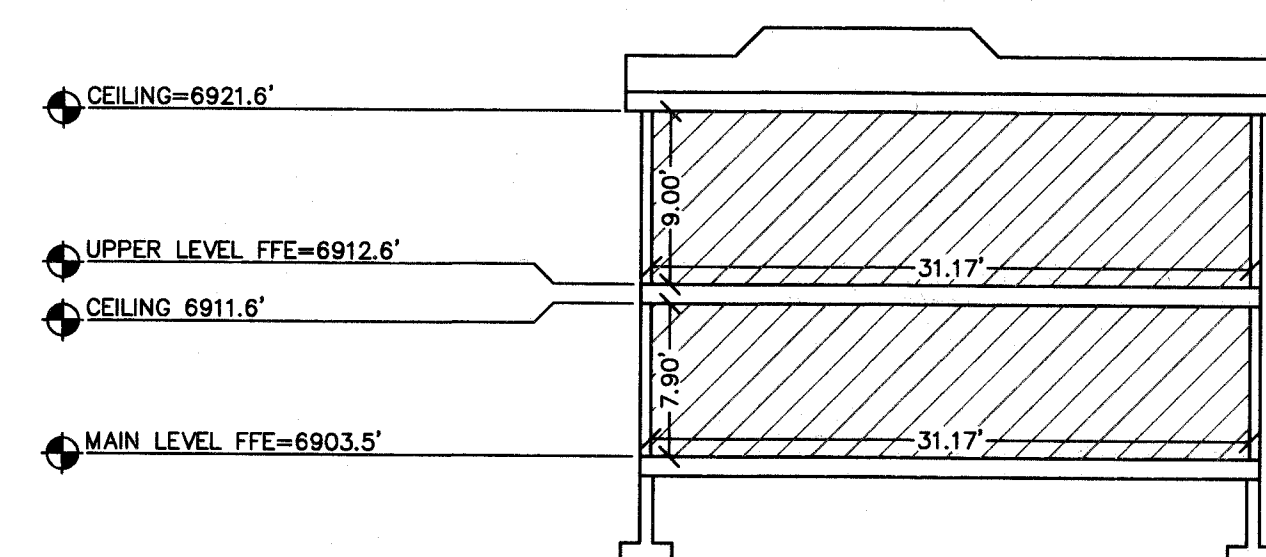
## MAIN LEVEL



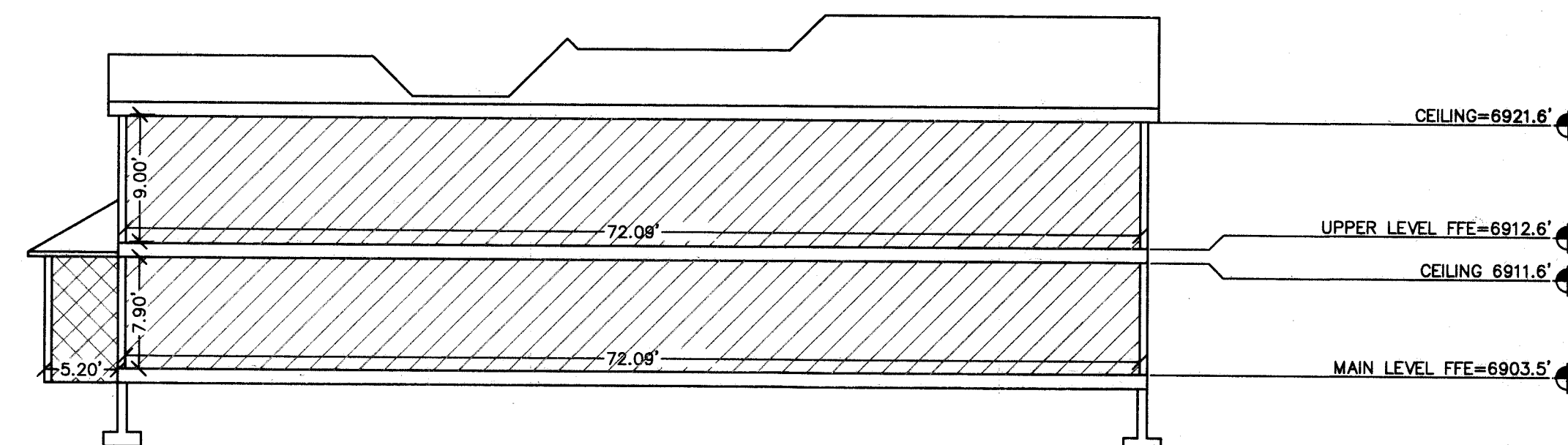
## UPPER LEVEL



**SECTION A-A**



**SECTION B-B**



### HATCHING LEGEND

|                                                                                       |                     |
|---------------------------------------------------------------------------------------|---------------------|
|  | COMMON AREA         |
|  | LIMITED COMMON AREA |
|  | PRIVATE AREA        |

PLOT DATE: OCTOBER 28, 2020

ENTRY NO. 01149847  
12/09/2020 03:37:18 PM B: 2624 P: 0940

Plat PAGE 1/1  
RHONDA FRANCIS, SUMMIT COUNTY RECORDER  
FEE 102.00 BY PARK CITY TITLE COMPANY

000000

\_\_\_\_\_

| FEES                                      | CITY |
|-------------------------------------------|------|
| ALPINE RETREAT @ PARK CITY UNIT 1 AMENDED |      |

# ALPINE RETREAT @ PARK CITY

## UNIT 1, AMENDED

### FLOOR PLANS & BUILDING SECTIONS

SHEET 2 OF 2



**Evergreen  
Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning  
1676 Shawnee Drive, Unit C  
Boulder, CO 80501  
Phone: 801-557-5438  
E-mail: [amor@evergreen-eng.com](mailto:amor@evergreen-eng.com)

[illegible]

DESIGNED BY:  
SUMMIT DESIGN

DRAWN BY:  
ADM

CHECKED BY:  
ADM



## PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: \_\_\_\_\_ APPLICATION #: \_\_\_\_\_  
DATE RECEIVED: \_\_\_\_\_

### PROJECT INFORMATION

NAME: LOREN PIERCE  
ADDRESS: 1274 PARK AVE.  
PARK CITY UT - 84060  
TAX ID: \_\_\_\_\_ OR  
SUBDIVISION: \_\_\_\_\_ OR  
SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_  
HISTORIC DESIGNATION: ☐ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

### APPLICANT INFORMATION

NAME: \_\_\_\_\_  
MAILING: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE #: ( ) - FAX #: ( ) -  
EMAIL: \_\_\_\_\_

### APPLICANT'S REPRESENTATIVE INFORMATION

NAME: ED ORSCHEL  
PHONE #: (435) 640-0348  
EMAIL: EDORSCHL@GMAIL.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: \_\_\_\_\_

Mailing \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: (      )      -      Fax #: (      )      -

Email: \_\_\_\_\_

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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street Address/ Legal \_\_\_\_\_

Description of Subject Property: \_\_\_\_\_

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

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant then the representative/president must attach 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](http://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: EXTERIOR CONDITION

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

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

Describe existing feature:

1274 PARK AVE HOME IS ON A FLAT LOT WITH MATURE LANDSCAPE FINISHES. THE HOME'S EXTERIOR IS MOSTLY MAINTAINED AND APPEARS IN GOOD CONDITION. IT IS PART OF AN HOA CALLED ALPINE RETREAT.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

WOOD SIDING FINISHES DO EXTEND INTO THE DIRT. IT APPEARS TO BE A HOME WITHOUT A CONTINUOUS FOUNDATION.

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.

1.



2.





3.



4.





5.



6.



## 2. Structure

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

Element/Feature: FOUNDATION

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

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

Describe existing feature:

PICTURES FROM THE ENTRANCE TO THE CRAWL SPACE SHOW POST NOT MECHANICALLY CONNECTED. IT ALSO SHOWS A COMBO OF STACKED ROCK & LATER POURED CONCRETE AS THE FOUNDATION.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

THE CRAWL SPACE UNDER MUCH OF THE FLOOR FRAMING HAS LIMITED ACCESS.

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



7.



8.



9.



10.



11.





### 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 FINISHED

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

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

Describe existing feature:

THE ROOFING MATERIAL IS COMPOSITION ASPHALT.  
THE CONDITION LOOKS TO BE GOOD. THERE IS A  
FLAT AREA AT THE TOP WHICH LOOKS TO BE A  
METAL ; MEMBRANE FINISH.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

NO SIGNS OF LEAKS WERE DETECTED

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

12.



13.





14.



15.





#### 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:

FIREPLACE CHIMNEY

This involves:

- ☐ An original part of the building  
☐ A later addition

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

Describe existing feature:

THE LIVING RM. FIREPLACE APPEARS TO  
ORIGINALLY BURN WOOD. IT NOW HAS A SEALED  
GAS FIREPLACE INSERTED. THE CHIMNEY ON THE  
EXTERIOR IS A BRICK/BLOCK CONSTRUCTION.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

THE BRICK/BLOCK APPEARS TO HAVE SOME  
WEATHERED AREA'S, NO<sup>V</sup>SIGN OF CRUMBLE  
(EXCESSIVE)  
OR CRACKING ARE PRESENT.

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

16.



17.



### 5. Exterior Walls

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

Element/Feature: EXTERIOR FINISHES

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

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

Describe existing feature:

THE SIDING IS A COMBO OF ALUMINUM BEVEL LAP STYLE AND WOOD BAT BOARD. THE SOFFIT & FASCIA ARE PAINTED WOOD. THE WINDOWS ARE CASED OUT WITH PAINTED WOOD.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

SOME DENTING & DAMAGE ARE SEEN ON THE ALUMINUM SIDING BUT MOST OTHER FINISHES ARE IN GOOD CONDITION.

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



## 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: FOUNDATIONS

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

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

Describe existing feature:

THIS HOUSE APPEARS TO HAVE ADDITIONS BUILT ON  
OVER ITS LIFE. NO ACCESS DOES NOT ALLOW ANY  
DETERMINATION OF COMPLETE FOUNDATION.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

FOUNDATION MAY NOT HAVE GOOD CONNECTION TO  
FRAME OF HOME.

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

## 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.

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

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

Describe existing feature:

COVERED PORCH ON FRONT & SOUTH SIDE  
ELEVATION APPEARS TO BE IN GOOD CONDITION  
THE PORCH HAS A CONCRETE BASE WITH WOOD  
POST & ROOF.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

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

18.



19.





20.



21.



22.



23.



**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: HVAC & HOT WATER

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

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

Describe existing feature:

A GAS FORCED AIR FURNACE IS ON THE  
MAIN LEVEL IN A MECH RM.  
A 50 GALLON GAS TANK WATER HEATER IS  
IN THE SAME SPACE.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

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



24.



25.



26.



27.

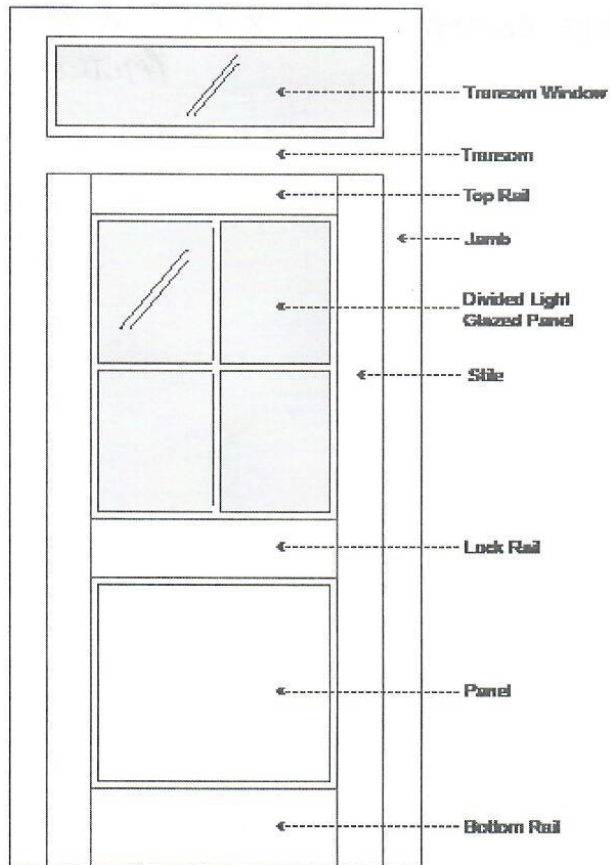


## 9. Door Survey

### Basic Requirements

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

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



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



### Door Survey Form

Total number of door openings on the exterior of the structure: 3  
 Number of historic doors on the structure: 0  
 Number of existing replacement/non-historic doors: ?  
 Number of doors completely missing: 0

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

Number of doors to be replaced: \_\_\_\_\_

| Door #: | Existing Condition<br>(Excellent, Good, Fair, Poor): | Describe any deficiencies:      | Photo #: | Historic (50<br>years or older): |
|---------|------------------------------------------------------|---------------------------------|----------|----------------------------------|
| #1      | Fair                                                 | FRONT DOOR 2'8"x7'9"            |          | NO                               |
|         | Good                                                 | 2 PANEL 1/2 LIGHT FIR           |          |                                  |
|         | Fair                                                 | STAINED INTERIOR / PAINTED EXT. |          |                                  |
| #2      | Fair                                                 | KITCHEN SOUTH SIDE              |          | NO                               |
|         | Fair GOOD                                            | 2'8"x80" 2 PANEL 1/2 LIGHT FIR  |          |                                  |
| #3      | Fair                                                 | FRONT PORCH CLOSET DOOR         |          | NO                               |
|         | Fair GOOD                                            | 3'x80" 6 PANEL PAINTED          | METAL    |                                  |
|         | Fair                                                 |                                 |          |                                  |
|         | Fair                                                 |                                 |          |                                  |
|         | Fair                                                 |                                 |          |                                  |
|         | Fair                                                 |                                 |          |                                  |
|         | Fair                                                 |                                 |          |                                  |
|         | Fair                                                 |                                 |          |                                  |

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



29.



30.

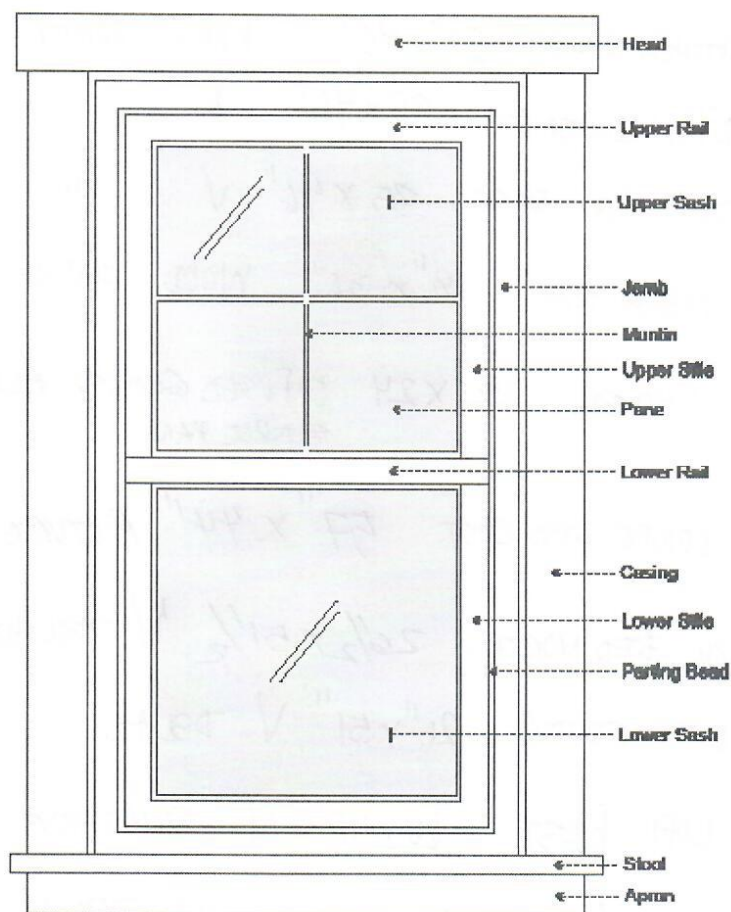




## 10. Window Survey

### Basic Requirements

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



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

### Window Survey Form

Total number of window openings on the exterior of the structure: 14  
 Number of historic windows on the structure: 3  
 Number of existing replacement/non-historic windows: 11  
 Number of windows completely missing: 0

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

Number of windows to be replaced: \_\_\_\_\_

| Window #: | Existing Condition<br>(Excellent, Good, Fair, Poor): | Describe any deficiencies:           | Photo<br>#: | Historic (50<br>years or older): |
|-----------|------------------------------------------------------|--------------------------------------|-------------|----------------------------------|
| 1-3       | Fair                                                 | SINGLE PANE WOOD<br>w/ STAINED GLASS |             | Y?                               |
| 4-14      | Fair GOOD                                            | VIYNL WINDOWS                        |             | N                                |
|           | Fair                                                 | SOME DBL HUNG / PICTURE              |             |                                  |
|           | Fair                                                 | SOME SLUE BY                         |             |                                  |
|           | Fair                                                 | ONE ALUMINUM                         |             |                                  |
|           | Fair                                                 |                                      |             |                                  |
|           | Fair                                                 |                                      |             |                                  |
|           | Fair                                                 |                                      |             |                                  |
|           | Fair                                                 |                                      |             |                                  |
|           | Fair                                                 |                                      |             |                                  |
|           | Fair                                                 |                                      |             |                                  |
|           | Fair                                                 |                                      |             |                                  |
|           | Fair                                                 |                                      |             |                                  |
|           | Fair                                                 |                                      |             |                                  |

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

31.



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33.



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35.



36.



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

This involves:

- ☐ An original part of the building  
☐ A later addition

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

Describe existing feature:

INTERIOR FINISHES APPEAR CLEAN &  
MAINTAINED.  
SEE PICTURES

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) 615-5000 or visit us online at [www.parkcity.org](http://www.parkcity.org) Updated 10/2014.



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50.



51.





52.



53.







## Historic Preservation Board Staff Report

**Subject:** 427 Main Street  
**Application:** PL-21-04957  
**Author:** Rebecca Ward  
**Date:** October 6, 2021  
**Type of Item:** Administrative – Material Deconstruction



### Recommendation

(I) Review the application; (II) conduct a public hearing; and (III) consider approving the Material Deconstruction and permanent removal of the non-functional chimney, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Action Letter (Exhibit A).

### Description

**Applicant:** Mimi Kim, represented by Gretchen Amerongen  
**Location:** 427 Main Street  
**Zoning District:** Historic Commercial Business  
**Adjacent Land Uses:** Commercial and residential  
**Reason for Review:** The Historic Preservation Board reviews removal of Historic Material

### Acronyms

LMC Land Management Code

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

### Summary

The Applicant proposes Material Deconstruction to permanently remove the chimney of 427 Main Street, a Landmark Historic Structure.

### Background

#### **The Non-Functional Chimney and Emergency Repair Work**

427 Main Street, a Landmark Historic Structure, also known as the War Veteran's Memorial Building, has a chimney located at the rear of the Structure along Park Avenue. On Friday, August 20, 2021, the Applicant reached contacted staff to report concerns that the chimney was not stable and that bricks were crumbling and falling.

The Parking Department blocked parking along Park Avenue near the chimney, and the Building Department visited the site and provided direction for the Applicant to secure the site. The Building Department required the Applicant to obtain a structural engineer report.

On August 23, 2021, the Applicant submitted a Historic District Design Review application, requesting a waiver letter for Emergency Repair Work.

On August 30, 2021, the Applicant submitted a structural engineer report. Please see the Analysis Section and Exhibit B for more information.

As a result, the Planning Director issued a Historic District Design Review waiver letter for Emergency Repair Work with the following conditions:

- The non-functional chimney be removed as soon as possible.
- As much material as possible be salvaged and stored, pending the Historic Preservation Board determination regarding the non-functional chimney and its contribution to the Landmark Historic Status.
- The roof be restored as soon as possible.
- The area be secured to protect the public until the non-functional chimney is completely removed.
- The Historic Preservation Board will make the final determination on whether the non-functional chimney is required to be reconstructed (Exhibit C).

On September 1, 2021, staff briefed the Historic Preservation Board on the matter ([Minutes](#), p. 3).

The Applicant now requests that the Historic Preservation Board approve permanent removal of the non-functional chimney (Exhibit D).

**427 Main Street (the War Veteran's Memorial Building), a Landmark Historic Structure**





427 Main Street is a 1 ½-story concrete central block with wings and was constructed circa 1939, reflecting the Public Works Administration Moderne with a symmetrical façade, smooth wall surfaces, heavy massing, framed entrance with Art Deco motifs, and a monumental scale. The site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the Park City Main Street Historic District and is associated with the era of mining decline (Exhibit E). The Historic Site Form for 427 Main Street does not mention the chimney.

Staff thanks the Park City Museum for providing staff with access to their photo archives. Staff found the images below and it appears the chimney was constructed as part of the original Structure and has remained over the years.

To provide context for some of the photos below, 427 Main Street extends from Main Street to Park Avenue in the rear and is adjacent to the Blue Church along Park Avenue:



424 Park Avenue, the Blue Church, also a Landmark Historic Structure and formerly known as the Park City LDS Meetinghouse, was constructed circa 1897 and is located to the south of 427 Main Street on Park Avenue, helping identify the chimney on the streetscape over the years:



Staff highlighted the chimney in green in each photo.

Date unknown, but appears to be an early post card:





Photo taken in 1949 along Park Avenue:



Photo taken in the 1960s from Marsac Avenue:

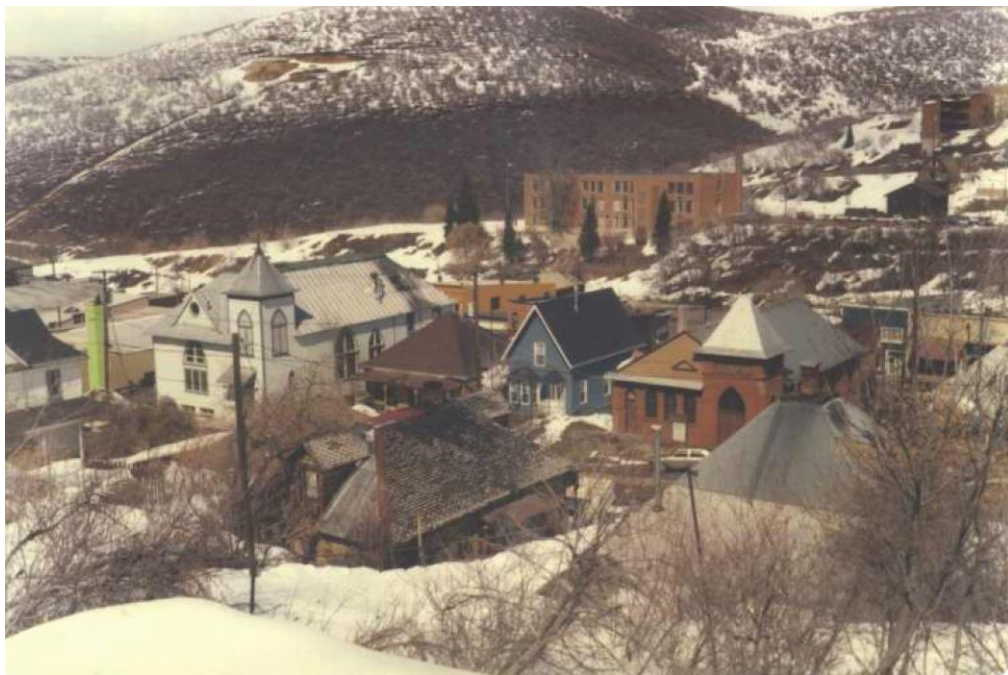




Photo taken along Park Avenue in the 1970s:



Date unknown, taken from Woodside Avenue:



Date unknown, but construction of adjacent 425 Main was completed in 1988 according to the Summit County Assessor information:



Recent photograph:





While prominent when viewed from Park Avenue, the chimney is not always visible from Main Street:



*Images Courtesy of the Park City Museum.*



## **Analysis**

Land Management Code (LMC) [§ 15-15-1](#) defines Material Deconstruction as the disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair.

The Historic Preservation Board reviews Material Deconstruction that removes Historic Material.<sup>1</sup>

### **(I) The Historic Preservation Board should determine whether the chimney contributes to the Historic Integrity of the Landmark Historic Structure.**

Historic Integrity is the ability of a Site to retain its identity and convey its Significance in the history of Park City. The Historic Preservation Board reviews seven aspects or qualities defined by the National Park Service to determine Historic Integrity:<sup>2</sup>

#### **1. Location** – the place where the Historic Site was constructed.

*As shown above, the chimney is most visible from the vantage points of Park Avenue, Woodside Avenue, and Marsac Avenue, but is not a prominent feature along Main Street.*

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

*This Historic Site Form provides the following on the design of the formed concrete building:*

*427 Main Street is composed of two symmetrical wings, and a taller central entrance block that features three bays in between fluted columns. Each bay contains a glazed double door, a large fixed window, and two art deco-style bas relief panels. Each wing has four double-hung windows on the upper floor. Directly below these windows on the ground floor are three more double-hung windows and a door. On the north wing, the door is farthest from the central entrance, and on the south wing it is below the third window in from the entrance. An entrance lobby has been added to the south and of the building, presumably to allow for handicap access. The building is composed of concrete, and it has a flat roof.*

*The Form does not mention the chimney in the Architectural Description, nor does the*

---

<sup>1</sup> LMC [§ 15-11-12.5\(A\)\(2\)\(a\)](#).

<sup>2</sup> LMC [§ 15-15-1](#).

*Form mention brick as a building material.*

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

*The chimney is a prominent element when viewed from certain vantage points, including Park Avenue, Woodside Avenue, and Marsac Avenue. However, it is not always visible from Main Street.*

*427 Main Street, Park City, Summit County, Utah*

*Historic Site Form—continuation sheet*



*427 Main Street. Northeast oblique. October 2013.*

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

*The bricks are not mentioned in the Historic Site Form but reflect masonry of the 1930s and 1940s.*

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



*427 Main Street (main entrance). East elevation. October 2013.*

*The prominent Landmark Historic Structure features include the two art deco-style bas relief panels above the entryway.*

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

*Please see the photos above.*

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



*The Memorial Building was originally the site of M.S. Aschheim's mercantile store, which was eventually renamed to Blyth Fargo.*

*The Great Fire of 1898 destroyed the building and R.C. Chambers, the general manager of the Ontario Mining Company, bought the property and rebuilt the structure. The grand opening of a new store, managed by Solon Spiro, was in 1899.*

*A second fire in 1927 destroyed the rebuilt building and only about half of the damages were covered by insurance. The site remained vacant and by 1933, was used to store snow.*

*In 1936, Park City was beginning to emerge from the Great Depression and the site was considered for new construction. The Park City American Legion post had been raising funds to build a memorial building in Old Town. The War Veteran's Memorial Building was approved in 1937 and a Public Works Administration grant of \$42,615 was awarded for the project. Construction began in 1939 and was completed in January of 1940.*

*The building included a gym, bowling alley, table games, and was later renovated in the mid-1970s. The building was sold to a private owner in 1983 and is home to bars, Park City Live, a music venue in the old gym (Exhibit E).*

*At some point in time, the chimney became non-functional and is not an element significant to the history and uses associated with the site.*

**(II) Staff recommends the Historic Preservation Board approve permanent removal of the non-functional chimney.**

LMC [§ 15-3-3\(B\)\(2\)\(i\)\(1\)](#), *Design Guideline For Historic Commercial Sites*, states Historic chimneys and their decorative features are important character-defining features of Historic Structures and shall be preserved and maintained. Historic Materials that have deteriorated or contain structural defects may be replaced. Applicants must show the severity of deterioration or existence of defects by demonstrating the Historic Material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

On August 30, 2021, the Applicant submitted a structural engineer report evaluating the structural integrity of the chimney (Exhibit B). The report found the flashing had failed and moisture is entering the wall, causing the mortar and bricks to crack apart during freeze and thaw cycles; the falling pieces of brick could be a safety hazard to those walking below; and the chimney does not have sufficient reinforcement with no vertical bars or horizontal bars. The lower portions of the chimney seem to be unaffected and damaged bricks should be replaced with new bricks. The chimney will continue to support its own dead load as is, but it is unknown if it will continue to hold in a seismic event without reinforcing.

The structural engineer submitted photographic evidence of the chimney conditions, and a few are included below:



Figure 1: Large Crack in Cap Flashing and Damagved Bricks





Figure 3: Wall Cracking





Figure 4: Large Crack in Cap Flashing and Damaged Bricks

The Applicant started removing the non-functional chimney pursuant to the Emergency Repair Work approval and discovered that only about 8 – 10% of the bricks are salvageable. Staff finds that the structural engineer report outlines that the non-functional chimney has substantially deteriorated and contains structural defects. As a result, staff recommends the Historic Preservation Board approve the removal of the non-functional chimney.

### **Department Review**

The Planning and Legal Departments reviewed this application.

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 22, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 21, 2021. The *Park Record* published notice on September 22, 2021. LMC [§ 15-1-21](#).

### **Public Input**

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

### **Alternatives**

- The Historic Preservation Board may approve Material Deconstruction for the permanent removal of the chimney;
- The Historic Preservation Board may deny the Material Deconstruction for the permanent removal of the chimney and require the Applicant to reconstruct the chimney; or
- The Historic Preservation Board of Planning Commission may request additional information and continue the discussion to a date uncertain.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Structural Engineer Report

Exhibit C: Waiver Letter for Emergency Repair Work

Exhibit D: Applicant Description

Exhibit E: Historic Site Form



## Planning Department

October 6, 2021

Gretchen Amerongen  
427 Main Street  
Park City, Utah 84060  
661-904-8332

CC: Mimi Kim

### NOTICE OF HISTORIC PRESERVATION BOARD ACTION

#### Description

Address: 427 Main Street, a Landmark Historic Site

Zoning District: Historic Commercial Business

Application: Historic District Design Review

Project Number: PL-21-04957

Action: Choose an item.

Date of Final Action: October 6, 2021

Project Summary: The Applicant proposes permanent removal of the non-functional chimney

#### Action Taken

On October 6, 2021, the Historic Preservation Board conducted a public hearing and [APPROVED/DENIED] the permanent removal of the non-functional chimney according to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. 427 Main Street, a Landmark Historic Structure, also known as the War Veteran's Memorial Building, has a chimney located at the rear of the Structure along Park Avenue.
2. On Friday, August 20, 2021, the Applicant reached contacted staff to report concerns that the chimney was not stable and that bricks were crumbling and falling.





## Planning Department

3. The Parking Department blocked parking along Park Avenue near the chimney, and the Building Department visited the site and provided direction for the Applicant to secure the site.
4. The Building Department required the Applicant to obtain a structural engineer report.
5. On August 23, 2021, the Applicant submitted a Historic District Design Review application, requesting a waiver letter for Emergency Repair Work.
6. On August 30, 2021, the Applicant submitted a structural engineer report.
7. The Planning Director issued a Historic District Design Review waiver letter for Emergency Repair Work with the following conditions:
  - a. The non-functional chimney be removed as soon as possible.
  - b. As much material as possible be salvaged and stored, pending the Historic Preservation Board determination regarding the non-functional chimney and its contribution to the Landmark Historic Status.
  - c. The roof be restored as soon as possible.
  - d. The area be secured to protect the public until the non-functional chimney is completely removed.
  - e. The Historic Preservation Board will make the final determination on whether the non-functional chimney is required to be reconstructed.
8. On September 1, 2021, staff briefed the Historic Preservation Board on the matter.
9. The Applicant requests that the Historic Preservation Board approve permanent removal of the non-functional chimney.
10. 427 Main Street is a 1 ½-story concrete central block with wings and was constructed circa 1939, reflecting the Public Works Administration Moderne with a symmetrical façade, smooth wall surfaces, heavy massing, framed entrance with Art Deco motifs, and a monumental scale. The site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the Park City Main Street Historic District and is associated with the era of mining decline.
11. The Historic Site Form for 427 Main Street does not mention the chimney.
12. Historic photos show that the chimney was part of the original structure and remained over the years.
13. Land Management Code (LMC) [§ 15-15-1](#) defines Material Deconstruction as the disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from



## Planning Department

a historic site or structure or to remove those historic construction materials or building components that are beyond repair.

14. The Historic Preservation Board reviews Material Deconstruction that removes Historic Material.
15. Historic Integrity is the ability of a Site to retain its identity and convey its Significance in the history of Park City. The Historic Preservation Board reviews seven aspects or qualities defined by the National Park Service to determine Historic Integrity:

- 1. Location** – the place where the Historic Site was constructed.

*The chimney is most visible from the vantage points of Park Avenue, Woodside Avenue, and Marsac Avenue, but is not a prominent feature along Main Street.*

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

This Historic Site Form provides the following on the design of the formed concrete building:

*427 Main Street is composed of two symmetrical wings, and a taller central entrance block that features three bays in between fluted columns. Each bay contains a glazed double door, a large fixed window, and two art deco-style bas relief panels. Each wing has four double-hung windows on the upper floor. Directly below these windows on the ground floor are three more double-hung windows and a door. On the north wing, the door is farthest from the central entrance, and on the south wing it is below the third window in from the entrance. An entrance lobby has been added to the south end of the building, presumably to allow for handicap access. The building is composed of concrete, and it has a flat roof.*

*The Form does not mention the chimney in the Architectural Description, nor does the Form mention brick as a building material.*



## Planning Department

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

*The chimney is a prominent element when viewed from certain vantage points, including Park Avenue, Woodside Avenue, and Marsac Avenue. However, it is not always visible from Main Street.*

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

*The bricks are not mentioned in the Historic Site Form but reflect masonry of the 1930s and 1940s.*

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

*The prominent Landmark Historic Structure features include the two art deco-style bas relief panels above the entryway.*

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

*The historic photos indicate the chimney is visible from certain vantage points, but not from Main Street.*

**7. Association** – The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place





## Planning Department

where the activity occurred and is sufficiently intact to convey that relationship to an observer.

*The Memorial Building was originally the site of M.S. Aschheim's mercantile store, which was eventually renamed to Blyth Fargo.*

*The Great Fire of 1898 destroyed the building and R.C. Chambers, the general manager of the Ontario Mining Company, bought the property and rebuilt the structure. The grand opening of a new store, managed by Solon Spiro, was in 1899.*

*A second fire in 1927 destroyed the rebuilt building and only about half of the damages were covered by insurance. The site remained vacant and by 1933, was used to store snow.*

*In 1936, Park City was beginning to emerge from the Great Depression and the site was considered for new construction. The Park City American Legion post had been raising funds to build a memorial building in Old Town. The War Veteran's Memorial Building was approved in 1937 and a Public Works Administration grant of \$42,615 was awarded for the project. Construction began in 1939 and was completed in January of 1940.*

*The building included a gym, bowling alley, table games, and was later renovated in the mid-1970s. The building was sold to a private owner in 1983 and is home to bars, Park City Live, a music venue in the old gym (Exhibit E).*

16. LMC [§ 15-3-3\(B\)\(2\)\(i\)\(1\)](#), *Design Guideline For Historic Commercial Sites*, states Historic chimneys and their decorative features are important character-defining features of Historic Structures and shall be preserved and maintained. Historic Materials that have deteriorated or contain structural defects may be replaced. Applicants must show the severity of deterioration or existence of defects by demonstrating the Historic Material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
17. On August 30, 2021, the Applicant submitted a structural engineer report evaluating the structural integrity of the chimney. The report found the flashing had failed and moisture is entering the wall, causing the mortar and bricks to



## Planning Department

crack apart during freeze and thaw cycles; the falling pieces of brick could be a safety hazard to those walking below; and the chimney does not have sufficient reinforcement with no vertical bars or horizontal bars. The lower portions of the chimney seem to be unaffected and damaged bricks should be replaced with new bricks. The chimney will continue to support its own dead load as is, but it is unknown if it will continue to hold in a seismic event without reinforcing.

### Conclusions of Law

1. The chimney [DOES/DOES NOT] contribute to the Historic Integrity of 427 Main Street, a Landmark Historic Structure, pursuant to the seven National Park Service criteria outlined in Land Management Code Section 15-15-1.
2. The chimney [HAS/HAS NOT] deteriorated and contains defects, is no longer safe and/or serviceable, and cannot be repaired to a safe and/or serviceable condition, pursuant to Land Management Code Section 15-15-1.
3. The Historic Preservation Board [APPROVED/DENIED] the Material Deconstruction of the chimney, pursuant to Land Management Code Section 15-11-12.5.
4. The Historic Preservation Board determined the Applicant [SHALL/IS NOT REQUIRED TO] Reconstruct the chimney, pursuant to Land Management Code Section 15-11-15.

### Conditions of Approval

1. [If the Historic Preservation Board approves the permanent removal of the chimney]: The Applicant shall complete the removal of the chimney and shall complete restoration of the roof by December 31, 2021.
2. [If the Historic Preservation Board denies the permanent removal of the chimney and the Applicant must reconstruct the chimney]: The Applicant shall reconstruct the chimney according to the requirements of Land Management Code Section 15-13-4(B)(3), *Reconstruction*, and shall complete a full Historic District Design Review approval through the Planning Department pursuant to Land Management Code Section 15-11-12.

If you have questions or concerns regarding this Final Action Letter, please call Rebecca Ward or email [rebecca.ward@parkcity.org](mailto:rebecca.ward@parkcity.org).

Sincerely,



**Planning Department**

Randy Scott, Historic Preservation Board Chair

CC: Rebecca Ward

DRAFT



August 30, 2021

RE: Chimney Structure located on the Back Side of the Building of 427 Main Street, Park City Utah 84060

Dear Park City Building Department:

The Chimney was observed on Friday Augusts 27<sup>th</sup> to report structural integrity.

It appears the flashing has failed, and moisture is entering the wall. This is causing the mortar and bricks to crack apart during the freeze and thaw cycles. The falling pieces of brick could be safety hazard to anyone walking below. The flashing should direct moisture to the surface of the exterior wall. A new flashing with two plies of felt for a cap flashing consisting of a 4-inch-wide strip of felt set in plastic cement and extending 1 inch above the first felt and a top coating of plastic cement. The felt shall extend over the base flashing 2 inches. The damage at the top is substantial and voids can be seen through the entire wall thickness. The lower portions of the wall seem to be unaffected. The damaged bricks should be replaced with new bricks

The Chimney is in Seismic Design Category D and should be reinforced and anchored. It appears there is a small section of reinforcing with angle iron at the top and mid-section that is not sufficient as it needs to run the entire length and to be anchored into the foundation. The chimney needs six No. 4 continuous vertical bars on each wall installed in the wythe section and tied with horizontal reinforcing every 18 inches. The chimney appears to have no vertical bars or horizontal bars. Adding the bars will be expensive as it will involve drilling through the brick and epoxying into the foundation. Adding exterior reinforcing such as L channel along the entire width will not look attractive and will be difficult to attach into the foundation. It would be more cost efficient to remove the entire structure as it not currently being used. The chimney will continue to support its own dead load as is, but it is unknown if it will continue to hold in a seismic event without reinforcing.

Please see images below to examine the extent of the damage.



Figure 1: Large Crack in Cap Flashing and Damagved Bricks



Figure 2: Inside Chimney





Figure 3: Wall Cracking



Figure 4: Large Crack in Cap Flashing and Damaged Bricks





Figure 5: Damaged Bricks and Wall Cracking



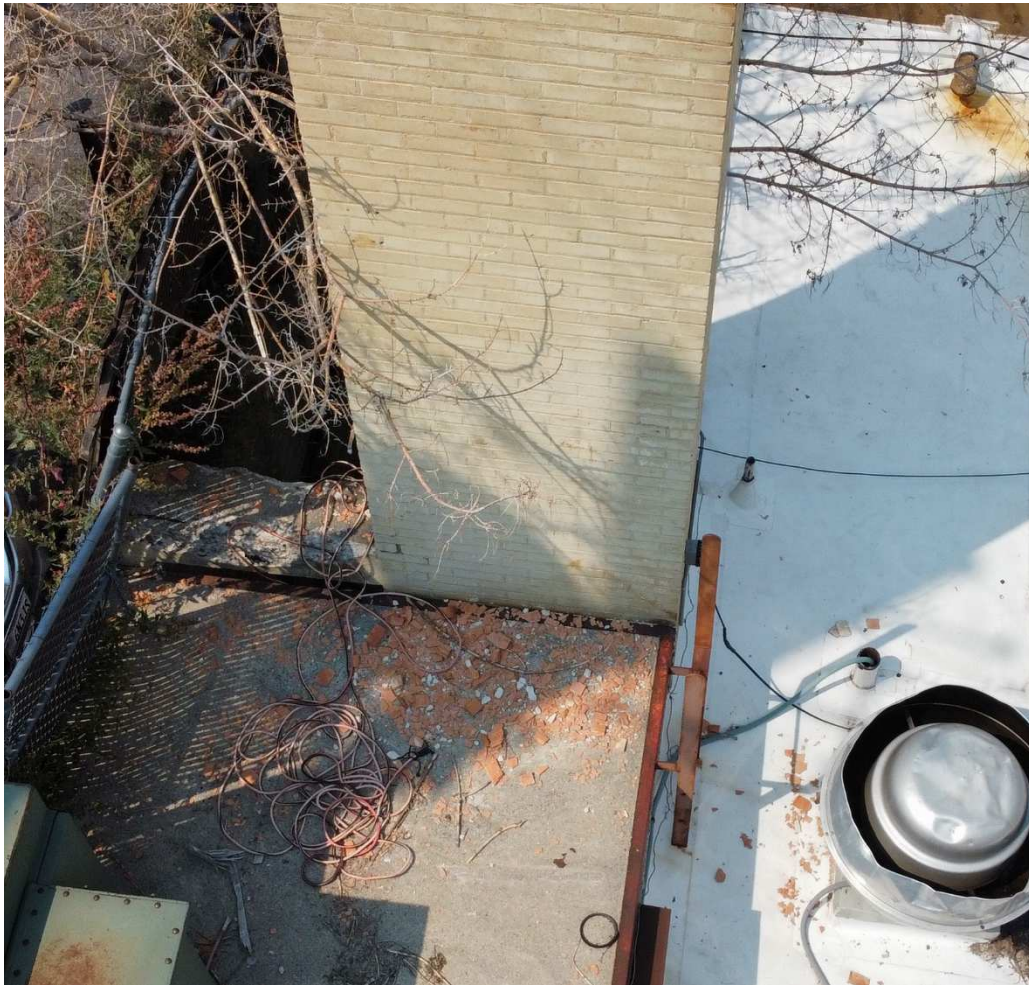


Figure 6: Damaged Brick resting on Roof

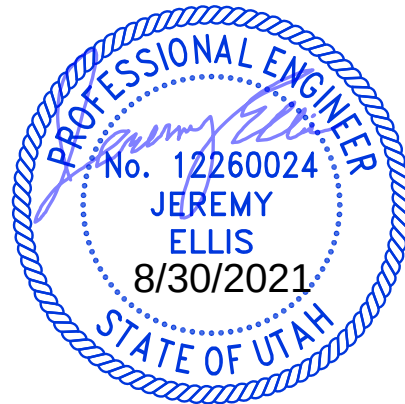


Figure 7: Mid-Section Reinforcing is not Enough for Seismic Loads

Respectfully,

Jeremy Ellis, P.E.

House Engineering LLC





## Planning Department

August 30, 2021

Gretchen Amerongen  
PO Box 3118  
Park City, Utah 84060  
661-904-8332

CC: Mimi Kim

### NOTICE OF PLANNING DIRECTOR ACTION

#### Description

|                       |                                                                                                                      |
|-----------------------|----------------------------------------------------------------------------------------------------------------------|
| Address:              | 427 Main Street, a Landmark Historic Site                                                                            |
| Zoning District:      | Historic Commercial Business<br>Historic Residential – 2A                                                            |
| Application:          | Historic District Design Review Pre-Application                                                                      |
| Project Number:       | PL-21-04957                                                                                                          |
| Action:               | APPROVED WITH CONDITIONS (See Below)                                                                                 |
| Date of Final Action: | August 30, 2021                                                                                                      |
| Project Summary:      | The Applicant proposes removing the non-functional chimney on the Park Avenue side of the building due to disrepair. |

#### Action Taken

On August 30, 2021, the Planning Director determined the removal of the non-functional chimney at the rear of the Landmark Historic Structure constitutes Emergency Repair Work having little or no negative impact to the historic character of the surrounding neighborhood or Historic District, according to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. 427 Main Street is designated a Landmark Historic Structure on the Park City Historic Sites Inventory.
2. The site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the Park City Main Street Historic District.





## Planning Department

3. The Landmark Historic Structure was constructed circa 1939 and reflects the Public Works Administration Moderne with a symmetrical façade, smooth wall surfaces, heavy massing, framed entrance with Art Deco motifs, and a monumental scale.
4. On August 20, 2021, the property manager reached out to the Planning Department regarding the non-functional chimney located at the rear of the Landmark Historic Structure and expressed concern because bricks were falling from the chimney.
5. On August 20, 2021, the Building Department evaluated the chimney and determined the area needed to be secured.
6. On August 20, 2021, the Parking Department blocked the parking spaces near the non-functional chimney along Park Avenue.
7. On August 23, 2021, the property manager submitted a Historic District Design Review Pre-Application.
8. Staff requested a structural engineer's report evaluating the chimney.
9. On August 30, 2021, the property manager submitted a structural engineering report.
10. The structural engineering report states the flashing has failed and moisture is entering the wall, causing the mortar and bricks to crack apart during freeze and thaw cycles; the falling pieces of brick could be a safety hazard to those walking below; and the chimney does not have sufficient reinforcement with no vertical bars or horizontal bars. The lower portions of the chimney seem to be unaffected and damaged bricks should be replaced with new bricks. The chimney will continue to support its own dead load as is, but it is unknown if it will continue to hold in a seismic event without reinforcing.
11. The structural engineer submitted photographic evidence of the chimney conditions.
12. The Planning Director reviewed the structural engineer's report and determined that the removal of the non-functional chimney constitutes Emergency Repair Work.
13. Land Management Code Section 15-15-1 defines Emergency Repair Work as work requiring prompt approval because of an imminent threat to the safety or welfare of the public or to the structure or site. The scope of the approval for Emergency Repair Work shall only be to the extent related to stabilizing or repairing the emergency situation. Staff shall give a verbal report regarding the emergency repairs at the next Historic Preservation meeting.
14. The Historic Preservation Board will make the final determination regarding the non-functional chimney and whether it shall be reconstructed.

### Conclusions of Law

1. The Planning Director waived the full Historic District Design Review application for the Emergency Repair Work of the non-functional chimney pursuant to Land Management Code Section 15-11-12(A)(3)(d) because the removal of the non-functioning chimney has little or no negative impact on the historic character of the surrounding neighborhood or Historic District.



## Planning Department

### Condition of Approval

1. The non-functional chimney shall be removed as soon as possible. As much material as possible shall be salvaged and stored, pending the Historic Preservation Board determination regarding the non-functional chimney and its contribution to the Landmark Historic Status.
2. The roof shall be restored as soon as possible.
3. The area shall be secured to protect the public until the non-functional chimney is completely removed.
4. On September 1, 2021, staff will inform the Historic Preservation Board regarding the Emergency Repair Work. The Historic Preservation Board will make the final determination on whether the non-functional chimney is required to be reconstructed.

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

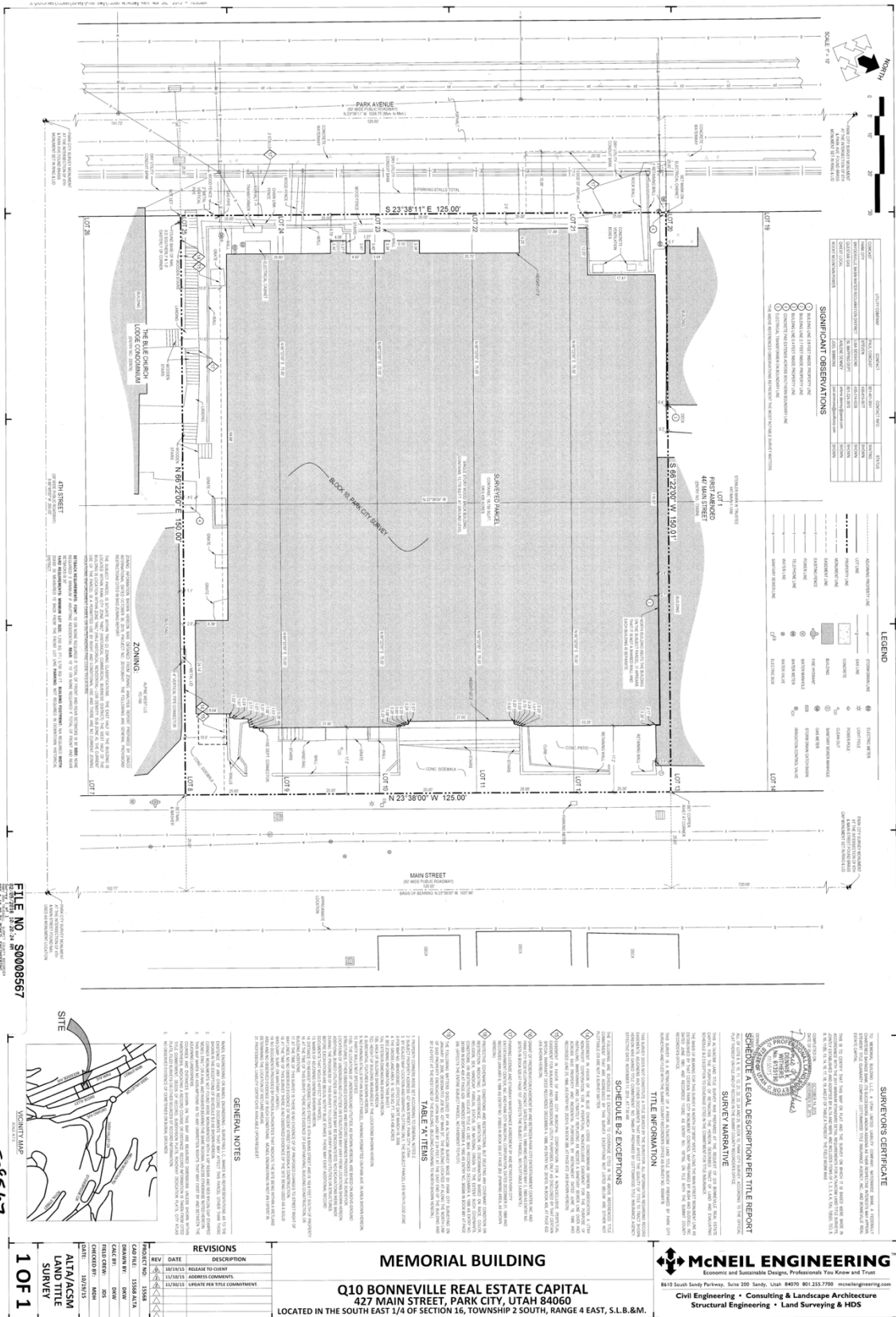
Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gretchen Milliken  
Planning Director

2) The project description is a request to remove the non-functional chimney on the Park Avenue side of the Memorial Building, as it has recently come to my attention that pieces are falling off of the chimney.





3)

4)





Request to remove  
the chimney



5) My understanding is that only the façade of 427 Main Street is designated as historic. However, I do not have any official paperwork outlining this designation.

# HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

## 1 IDENTIFICATION

Name of Property: **Summit County War Veterans Memorial Building**

Address: **427 Main Street**

Twtnshp

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Memorial Building LLC**

USGS Map Name & Date: **Park City East**

Current Owner Address: **32710 Franklin Road**

**Quad/2011**

**Franklin, MI 48025**

Tax Number: **PC-153**

Legal Description (include acreage): **ALL OF LOTS 8,9,10,11,12,21,22,23,24 & 25 BLK 10 PARK CITY SURVEY**

**M266-565 408-632 436-514 493-257 1221-813 1353-672-674-676 1758-1368 1772-953; 0.69 AC**

## 2 STATUS/USE

### Property Category

☒ building(s)

☐ structure

☐ site

☐ object

### Evaluation

☒ eligible/contributing\*

☐ ineligible/non-contributing

☐ out-of-period

### Use

Original Use: **civic**

Current Use: **auditorium**

## 3 DOCUMENTATION

### Photos: Dates

☒ digital: **Oct. 2013 (3)**

☒ prints: **2006, 1995, 1970s**

☐ historic:

### Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☒ other: **survey, 5/30/2006**

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

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☐ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

### Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

\* NHRP listed in 1979 as part of Park City Main Street Historic District

## 4 ARCHITECTURAL DESCRIPTION

Building Style/Type: central block with wings / PWA Moderne style No. Stories: 1.5

Foundation Material: concrete Wall Material(s): formed concrete

Additions: none x minor major (describe below) Alterations: none x minor major (describe below)

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Memorial Building is composed of two wings that are symmetrical about a taller, central entrance block. The central portion features three bays in between fluted columns. Each bay contains a glazed double door, a large fixed window, and two art deco-style *bas relief* panels. Each wing has four double-hung windows on the upper floor. Directly below these windows on the ground floor are three more double-hung windows and a door. On the north wing, the door is farthest from the central entrance, and on the south wing it is below the third window in from the entrance. An entrance lobby has been added to the south end of the building, presumably to allow for handicap access. The building is composed of concrete, and it has a flat roof.

## 5 HISTORY

Architect/Builder: Ray Ashton, Ashton & Evans / Bowers Construction<sup>2</sup> Date of Construction: completed 1940

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)

|                           |                         |                         |                        |
|---------------------------|-------------------------|-------------------------|------------------------|
| <u>Agriculture</u>        | <u>Economics</u>        | <u>C Industry</u>       | <u>C Politics/</u>     |
| <u>C Architecture</u>     | <u>Education</u>        | <u>Invention</u>        | <u>Government</u>      |
| <u>Archeology</u>         | <u>Engineering</u>      | <u>Landscape</u>        | <u>Religion</u>        |
| <u>Art</u>                | <u>C Entertainment/</u> | <u>Architecture</u>     | <u>Science</u>         |
| <u>Commerce</u>           | <u>Recreation</u>       | <u>Law</u>              | <u>Social History</u>  |
| <u>Communications</u>     | <u>Ethnic Heritage</u>  | <u>Literature</u>       | <u>Transportation</u>  |
| <u>Community Planning</u> | <u>Exploration/</u>     | <u>Maritime History</u> | <u>C Other: Mining</u> |
| <u>&amp; Development</u>  | <u>Settlement</u>       | <u>S Military</u>       |                        |
| <u>Conservation</u>       | <u>Health/Medicine</u>  | <u>Performing Arts</u>  |                        |

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The present-day site of the Memorial Building was originally the site of M.S. Aschheim's mercantile store, which was eventually renamed to Blyth Fargo. Mayer S. Aschheim (sometimes spelled "Ascheim" or "Asheim") was born in Germany on September 22, 1827, immigrating to California in 1850 by way of Panama. He opened the M.S. Aschheim Mercantile Company in 1878, purchasing the Montgomery's general store, which flourished in the growing city. He built a grand store building, completed in 1883. Aschheim controlled the business until selling out after the Great Fire, and it was sold to the Blythe-Fargo Company in 1905. Suffering from cancer, Aschheim moved back to Berlin to seek treatment but died in January 1907. M.S. Aschheim was highly esteemed in the community of Park City, and the *Park Record* wrote in his obituary that "Mr. Aschheim was a good man in every respect; kind, gentle and generous, and was very highly respected by the many who knew him."<sup>3</sup>

Fires have raged on the Memorial Building site on two different occasions. The first was in the Great Fire of 1898, which destroyed most of Main Street on June 19 of that year. There was some debate within the company on whether to rebuild, which was settled the following spring when R.C. Chambers—the powerful general manager of the Ontario Mining Company—bought the entire interest in the store and made plans to rebuild.<sup>4</sup> Work was commenced to tear down the ruins of the old building in May 1899, and an architect named Headland was commissioned to design the new building.<sup>5</sup> One feature of this new structure was the north wall of the old building, which had survived intact, and was incorporated into the new design. The grand opening of the new store, managed by Solon Spiro, occurred on September 20, 1899, and it was considered "one of the finest modern and best equipped department stores west of Chicago" by some of Park City's more

<sup>2</sup> "Park Float," *Park Record*, May 11, 1939.

<sup>3</sup> "M.S. Aschheim Dead," *Park Record*, January 19, 1907.

<sup>4</sup> "The Aschheim Mercantile Building," *Park Record*, April 15, 1899.

<sup>5</sup> "Park Float," *Park Record*, May 20, 1899.



optimistic citizens.<sup>6</sup> With M.S. Aschheim no longer running the shop, the store was bought and the name changed in 1905 to the Blyth-Fargo Company, which had a handful of stores in Wyoming and Idaho.<sup>7</sup> Blyth-Fargo was a successful company in Park City of the next twenty years under the management of Sherman Fargo.

A fire on March 20, 1927 destroyed the Blyth-Fargo building, causing between \$200,000 and \$250,000 in damages, only about half of which was covered by insurance. Once again, the only vestige of the building left standing was the north wall of Aschheim's old building.<sup>8</sup> The decision was made to not rebuild the Blyth-Fargo store, and the site remained vacated and in ruins for years. By 1933, the site was being used as a dump for snow,<sup>9</sup> and the old north wall was brought down in 1934.<sup>10</sup> By 1936, Park City was beginning to emerge from the Great Depression, and the site was considered for new construction. The *Park Record* noted, "That the ruins of the Blyth Fargo site are an eye sore on our Main street," and a fence was put up the following week to screen the site from passersby.<sup>11</sup>

Meanwhile, the American Legion post in Park City had been fundraising for years to build a memorial building in the center of the city. The Legion's proposal for building on the Blyth-Fargo site was rejected numerous times by the Summit County commissioners, due to a lack of funding in 1937. The project was finally approved later that year, the County bought the site, and a Public Works Administration (PWA) grant application was mailed to Washington. Utah delegates in the capital urged the PWA to contribute funding, and it was learned via telegram on June 23, 1938 that the PWA had authorized \$42,615.00 for the project.<sup>12</sup> The architects' plans were approved and construction began in early 1939, completed in January 1940. The architect was Ray Ashton of Ashton and Evans, and the contract was awarded to Frank Bowers of the Bowers Construction Company.<sup>13</sup>

The recreational components of the Memorial Building (gym, bowling alley, table games, etc.) were used at first, but the building was run down and required constant maintenance by the late 1960s.<sup>14</sup> Some refurbishment was done, but a major renovation was needed in the mid-1970s to keep the building inhabitable. In 1976, Summit County and Park City agreed on upkeep terms and priorities for a renovation, including fire safety, general safety, and electrical.<sup>15</sup> The building continued to be a liability for the County and was sold to Park City in 1983. It was sold to private interests in 1986 and has had a variety of tenants since. Today, it is home to a number of bars and Park City Live, a large music venue in the old gymnasium. It is owned by Memorial Building LLC.

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<sup>6</sup> "M.S. Aschheim Mer Co.," *Park Record*, September 16, 1899.

<sup>7</sup> "Blyth-Fargo Company," *Park Record*, October 21, 1905.

<sup>8</sup> "A Disastrous, Regrettable Fire," *Park Record*, March 18, 1927.

<sup>9</sup> "Stroller Notices," *Park Record*, January 27, 1933.

<sup>10</sup> "Down Comes Old Wall," *Park Record*, September 14, 1934.

<sup>11</sup> "Stroller Notices," *Park Record*, April 24, 1936.

<sup>12</sup> "Formal Opening of Summit County Memorial Building," *Park Record*, January 25, 1940.

<sup>13</sup> "Park Float," *Park Record*, May 11, 1939.

<sup>14</sup> "County Agrees To Co-Operate Fully on Memorial Building," *Park Record*, November 30, 1967.

<sup>15</sup> "City and County Agree On Fate Of Memorial Building," *Park Record*, December 16, 1976.

273



427 Main Street. Northeast oblique. October 2013.



# TITLE SEARCH FORM

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

Tax Number: PC-153

Address: 427 Main Street

City: Park City, UT

Legal Description (include acreage): PC BK10 L8,9,10,11,12,21,22,23,24,25

Current Owner: Memorial Building LLC

(see historic site form for complete legal description)

Address: (see historic site form for address)

| TRANSACTION DATES | GRANTOR (SELLER)             | GRANTEE (BUYER)             | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS                   |
|-------------------|------------------------------|-----------------------------|---------------------|---------------|----------------------------|
| 9/5/1878          | Frederick [illegible]        | William Montgomery          | W                   |               | [L6,7,8,9]                 |
| 11/3/1881         | John R. Funk                 | Barney Riley                | Mort.               | \$1000.00     | [L10,11,22,23]             |
| 5/3/1882          | Friedman Fischel             | Henry Newell                | Mort.               | \$676.31      | [L12,21]                   |
| 6/3/1882          | Edward P. Ferry              | Margaret J. Wheeler         | W                   |               | [L24,25]                   |
| 1/2/1884          | Alexander M. Smith           | Charles H. Creek            | W                   |               | [L8,9,10]                  |
| 11/12/1884        | Elizabeth E. Purman          | David C. McLaughlin         | Mortgage            | \$225.00      | [L24,25]                   |
| 5/22/1885         | Edwd. P. Ferry               | M. Aschheim                 | W                   |               | [L12,21]                   |
| 11/6/1886         | Elizabeth E. Weir            | Louis Boukofsky             | W                   |               | [L24,25]                   |
| 5/21/1886         | Louis Boukofsky              | Mayer S. Aschheim           | W                   |               | [L24,25]                   |
| 2/10/1892         | M.S. Aschheim                | M.S. Aschheim Mercantile Co | Q.C.                |               | [L10,11,12,21,22,23,24,25] |
| 6/19/1889         | David C. McLaughlin & wife   | Joseph J. Hunt              | W.D.                |               | [N 1/2 L9, L10]            |
| 9/20/1890         | Joseph J. Hunt               | Cornelius Hunt              | W.D.                |               | [N 1/2 L9, L10]            |
| [filed] 2/21/1938 | M.S. Aschheim Mercantile Co. | Blyth-Fargo Co.             | Ex min              |               |                            |
| 1/7/1938          | Blythe Fargo Co.             | Summit County               | W.D.                |               |                            |
| 6/28/1983         | Summit County                | Park City Municipal Corp    | Q.C.D.              |               |                            |
| 12/4/1986         | Park City Municipal Corp     | Macquoid Company            | W.D.                |               |                            |

Researcher: John Ewanowski, CRSA Architecture

Date: 2/28/2014

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

City: Park City, UT

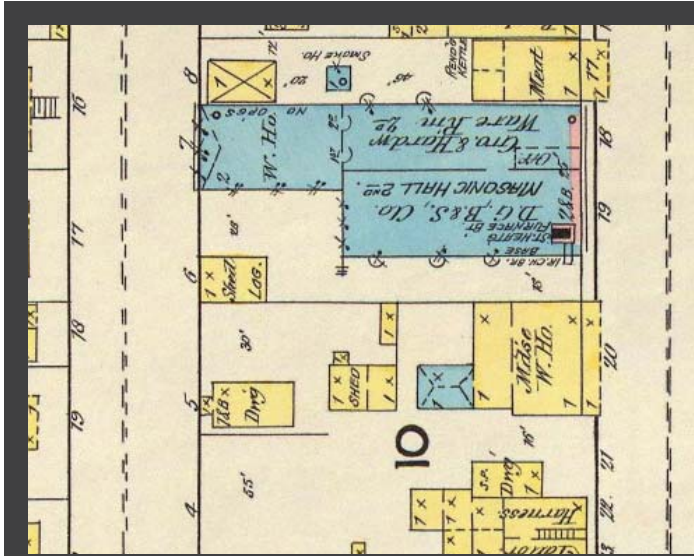
Address: \_\_\_\_\_  
(see historic site form for address)

Legal Description (include acreage): PC BK10 L8,9,10,11,12,21,22,23,24,25

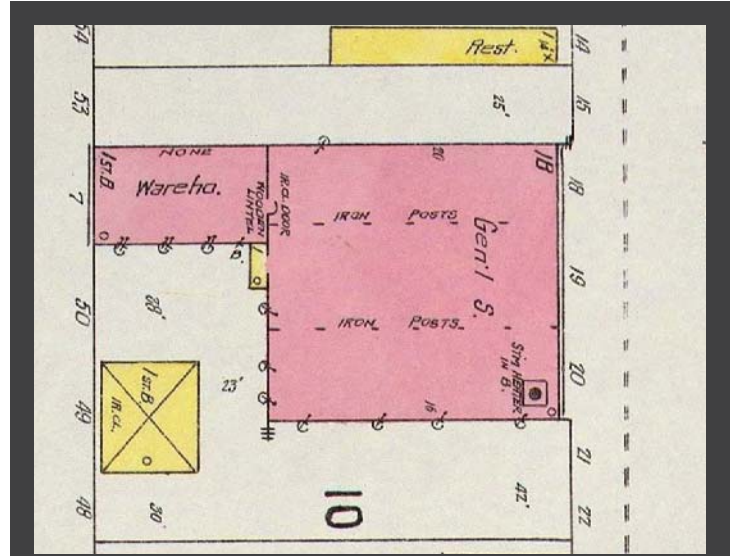
(see historic site form for complete legal description)

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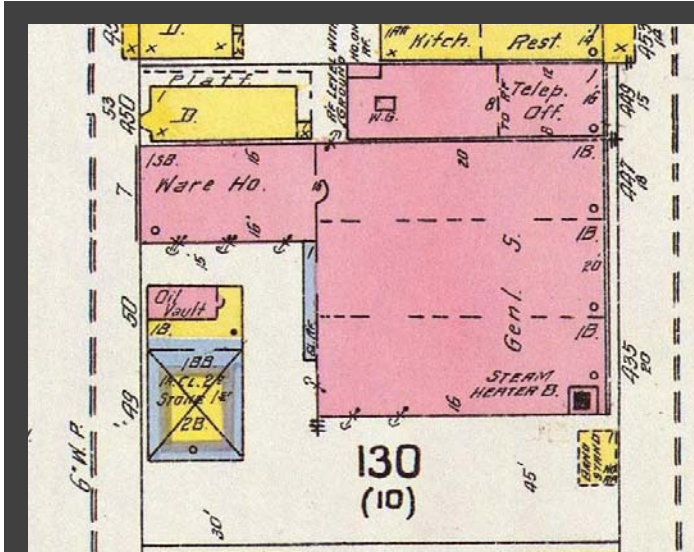
Date: 2/28/2014



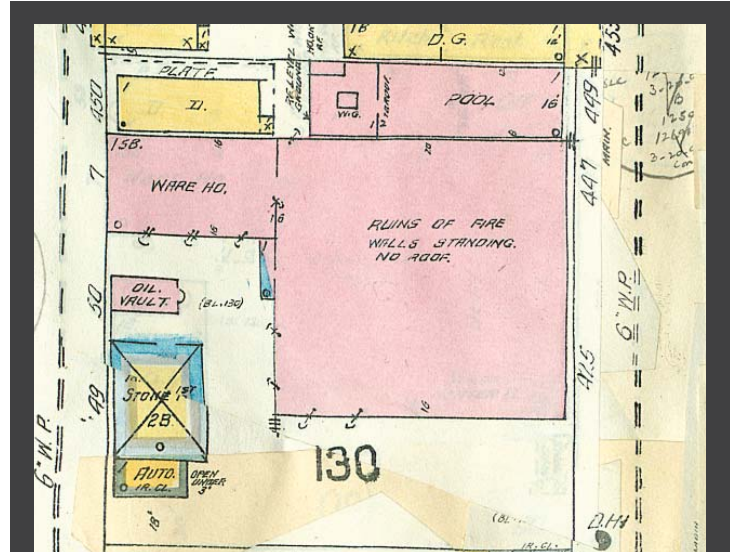
1889



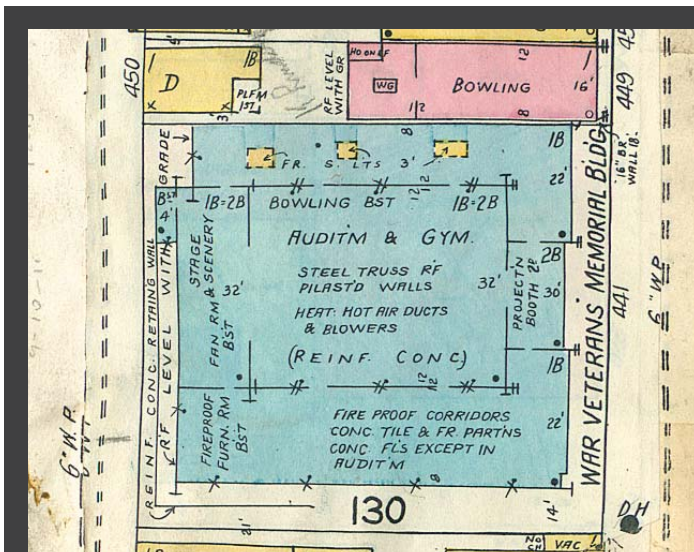
1900



1907



1929



1941



RESEARCHER: Philip J. NataranniP.C. 153 SITE NO. SU-10-51DATE: March 1978

MAY 5 1978

Demolition Date: \_\_\_\_\_

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: MainPlat Pcs Block 10 Lot 8-12Present Owner: Summit CountyName of Structure: War VeteransOwner Address: Coalville, Ut.Original Owner: Memorial Bldg.Summit County

CONDITION/USE

Date of Construction: 1939Present Use: Single family residential \_\_\_\_\_  
Multi-family residential \_\_\_\_\_  
Agricultural \_\_\_\_\_Public X Industrial \_\_\_\_\_  
Commercial \_\_\_\_\_ Vacant \_\_\_\_\_  
Park \_\_\_\_\_Original Use: PublicFuture Planned Use: PublicAdjacent Land Uses: CommercialOccupants: Park CityBuilding Condition: Good (Excellent Detailing)Municipal Corp.Integrity: 1 \_\_\_\_\_ 2 X 3 \_\_\_\_\_

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.2) Interview with Bea Kummer, March 7, 1978.3) Interview with Thayer Bush & Van McPolin, March 8, 1978.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side \_\_\_\_\_ Rear \_\_\_\_\_ Other \_\_\_\_\_BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct 1977Views: Front X Side \_\_\_\_\_ Rear \_\_\_\_\_ Other \_\_\_\_\_

CLASSIFICATION

Category: District X \_\_\_\_\_  
Building \_\_\_\_\_  
Site \_\_\_\_\_  
Multi-Resource \_\_\_\_\_Significance: ~~Contributory~~  
Contributory X \_\_\_\_\_  
Not Contributory \_\_\_\_\_Register Status:  
Landmark \_\_\_\_\_  
National \_\_\_\_\_  
State \_\_\_\_\_  
Century \_\_\_\_\_  
Local \_\_\_\_\_  
Potential X \_\_\_\_\_Funding: Yes \_\_\_\_\_ No \_\_\_\_\_ Tax Reform Act \_\_\_\_\_  
Type: \_\_\_\_\_Public Accessibility: Yes X No \_\_\_\_\_ Limited \_\_\_\_\_

Mapped \_\_\_\_\_ File \_\_\_\_\_

Areas of Significance

\_\_\_\_\_ Aboriginal Americans  
 \_\_\_\_\_ Agriculture  
X Architecture  
 \_\_\_\_\_ The Arts  
 \_\_\_\_\_ Commerce  
 \_\_\_\_\_ Communication  
 \_\_\_\_\_ Conservation  
 \_\_\_\_\_ Education  
 \_\_\_\_\_ Exploitation/Settlement  
 \_\_\_\_\_ Industry  
 \_\_\_\_\_ Military  
X Mining  
 \_\_\_\_\_ Minority Groups  
 \_\_\_\_\_ Political  
X Recreation  
 \_\_\_\_\_ Religion  
 \_\_\_\_\_ Science  
 \_\_\_\_\_ Socio-Humanitarian  
 \_\_\_\_\_ Transportation  
Public Works

Architect/Builder: W.P.A.

Building Type/Style: Art Deco -

Building Materials: Concrete

Restoration Potential: <sup>Public</sup> Good

Description of structure's physical appearance and significant architectural features  
(include additions, alterations, ancillary structures, and landscaping if applicable)

Two story concrete building representing the Art Deco style. The central portion of the front facade features Art Deco floral relief designs, which emphasize the vertical, and are typical of hard-edged low relief ornamentation found around door and window openings. Also characteristic of Art Deco and visible in this structure is a stepped or set-back facade.

ARCHITECTURE

Statement of Historical Significance: A W.P.A. building erected in honor of war veterans. The structure has served as a community center since its construction. In addition, its style represents that of a particular period, <sup>(Art Deco 1925-40)</sup> and of a particular phase in Park City's later development.

HISTORY

## The Aschheim Mercantile Building

Mr R C Chambers has bought the entire interest of M S Aschheim in the Aschheim Mercantile Company or Syndicate, as it is now called which gives that gentleman control of the stock and which means much for Park City.

The Syndicate which has been doing business in Salt Lake for the past eighteen months closed its books Friday last and will start most of its goods until the building at this time ready to receive them.

The plans for the new building to be erected here are at this time the best of the center for the city. The new building is a modern style of building. Summit Block in Salt Lake. The stairs will be on all of the floors. The upper story will be a large hall with pillars. The entrance will be on the front and the entrance to the upper story will be on the right side. The entrance will be fitted up with the latest improved fixtures and when completed will be one of the best arranged department stores in the state.

Mr Solomon Spiro is retained as manager and he will have full charge of the entire business. He leaves about the first of next month for New York to buy goods for this big establishment.

It is expected that early next week workmen will be tearing down the old walls and that as soon as material can be put on the ground work on the new building will be commenced and pushed to completion with all possible speed. Mr Spiro thinks the middle of July will see the building completed and ready for business.

## BLYTH-FARGO COMPANY.

### Passing Away of One of the Oldest Names in the Camp's History.

At a meeting of the directors of the M S Aschheim Mercantile company held on Monday last, a resolution was passed which changes the name of that corporation to the Blyth Fargo company. The management remains the same, however, and the officers and directors are the same as they have been for the past three and one-half years, when the business was purchased by the Blyth Fargo company.

This company has stores in Evanston, Granger and Kemmerer, Wyo., and Pocatello, Idaho, besides the one here, of which Sherman Fargo is manager, he also being secretary and treasurer of the company. The other officers are Thos Blyth president, and Lyman Fargo, vice-president.

Since this company has conducted the Aschheim establishment in this city, the business has prospered and grown wonderfully, and such a concern is a great credit to a city of this size. Mr Fargo, who personally directs the management of the store is a man of experience and ability, and spares no effort required to keep his stock in every department, complete and up-to-date.

We wish the Blyth Fargo company continued success and prosperity.

The Aschheim establishment is one of the camp's oldest landmarks, that company having done business here since 1880. It was founded by M S Aschheim, who for many years personally conducted its management, and was one of the camp's prominent citizens. The gentleman retired from business years ago but still pays an occasional visit to friends in this city.



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### M. S. Aschheim Dead.

Information was received today by Julius Frankel of the death of M. S. Aschheim, the pioneer merchant of this city, which occurred in Berlin, Germany, on the 8th inst., and the news will be received with regret by Mr. Aschheim's host of friends in this city.

Mayer S. Aschheim was born in Esln, Germany, on Sept. 22, 1827. He came to America in 1849, and went to California in 1850 by way of the Isthmus of Panama. In 1878 he came to Park City and established one of the first mercantile businesses in the then new camp. His business grew and flourished and until quite recently, when it was purchased by the Flyth-Fargo company, the business house was controlled by him.

Mr. Aschheim was a good man in every respect; kind, gentle and generous, and was very highly respected by the many who knew him. He had been failing in health for some time, and while suffering from cancer entered Prof. Bergmon's hospital in Berlin for treatment and there died.

---

*Park Record*, 1/19/1907

# A Disastrous, Regrettable Fire



As It Was

Not since the sweeping, destructive fire of June 18, 1898, when the greater portion of our city was destroyed, has any conflagration caused such universal regret and sympathy, than the fire of last Sunday morning, when the long established and modern department store of Blyth Fargo company was completely destroyed by fire. So sudden and fierce being the flames that not a single thing was saved from the burning structure.

This unexpected catastrophe, cast a depression over the entire community, because the Blyth Fargo store was the best and oldest business house in the city. Manager Sherman Fargo, one of our foremost and best business men, esteemed by everybody, and his entire force, ever alert and competent in their respective positions, attracted trade and made friendships, and Park City without the Blyth Fargo establishment will never seem the same—and it is the sincere hope and desire of every resident that it will be but a comparatively short time before this always progressive company will decide to rebuild and again be serving the public in the same efficient manner as it has for the past twenty-five years.

The origin of the fire is unknown, and considerable of a mystery, for no greater precautions against fire could have been taken than by the business house. The only feasible solution is defective wiring, notwithstanding it being only a few weeks ago the wiring was carefully inspected by an expert electrician and reported absolutely safe.

At two o'clock Sunday morning workmen, on their way home from work, stopped and looked in at the windows of the establishment, and noticed nothing of a suspicious nature, and about 3 o'clock Night Policeman Moulting passed the establishment on his rounds without detecting the smell of smoke or seeing any signs of fire. It was about 3:15 a.m. when a Chinese employee of the Park City restaurant directly across from the Blyth store noticed smoke coming out of the

went straight up, and fell straight down. The north and south walls remained standing, but between them everything was burned—and the fire is still smoldering.

The loss is estimated by Mr. Fargo at between \$200,000 and \$250,000—with about half that amount covered by insurance.

## A BRIEF RESUME OF THE BLYTH FARGO COMPANY

The business that eventually led up to the Blyth Fargo company was started in this city on the present site in 1873 by a Mr. Montgomery who opened a general trading store in a log cabin and did a good business even at that early date. In the late '70s M. S. Aschheim, who came here from New York City, purchased the business of Mr. Montgomery, and organized the M. S. Aschheim Mercantile company, the company building a large store, and stocking it with a full line of merchandise. From its very inception the M. S. Aschheim company became the center of trade for the many people who had been attracted from practically all parts of the United States because of the wonderful record of the Ontario mine and other promising properties of the district, and also for the people of the county in general. "Aschheim's" soon became a household word in this section of the state, and the name clung to the establishment even long after the Blyth Fargo company became the owners—keeping the name to this day is in large display on the north wall of the burned structure.

In the early '90s, a two story building known as the Fisher Hotel, was built just north of the Aschheim store, where the grocery department of the Aschheim store was later created. In 1903, this building was destroyed by fire. Later the large Aschheim store, as purchased by the present company, was erected, and was then, and up to last Sunday morning, the most complete and popular department store of this section of the state.

In June, 1898, when the business section of the city, and a large portion of the residential section, was destroyed by fire, the big Aschheim building, went with the rest of the business houses. It was rebuilt as soon as possible, and business resumed even on a larger scale than before.

In May, 1903, the Blyth Fargo company, then conducting large and prosperous mercantile institutions in Evanston, Wyoming and Pocatello, Idaho, purchased the building and business of the M. S. Aschheim company, and Sherman Fargo, then a well known business man of exceptional ability, installed as manager. The store was remodeled and enlarged. Its stock greatly increased, and from that day to last Saturday night, with four of his employees, who were re-

tained from the M. S. Aschheim force, the Blyth Fargo store has grown and prospered, with a twenty-five year record for progressiveness, fair-dealing and friendliness, unexcelled by any department store in the state of Utah.

A feature of the store's organization from its inception, demonstrating the harmony, friendliness and co-operation existing therein, are the names of the following eight employees, who were with this business house from fourteen to thirty-eight years, aggregating a service of 197 years. These employees and the number of years they have served follow: Wm. Dodge, 35 years, John E. Cunningham, 32 years; W. P. Westfield, 27 years; W. D. Wright, 25 years; Alfred Dodge, 23 years; James Byrne, 20 years; A. A. Robinson, 19 years; and Zolt Chlad, 14 years. The other fourteen employees, while not so long in the employ of the company as the others were, were all impregnated with the same spirit of service and co-operation—a large contented family, so to speak.

The north wall of the ruins as it stands to-day, recalls vividly to the mind of old-timers, the big fire of 1898—for it stood just the same on the morning after that great catastrophe, as it stands to-day—again awaiting the hand of man to reconstruct companion walls and to continue the honest service for the residents of the best mining city of the state. With this sign the always true and placid—namely, "Blyth Fargo Company."

The thought that withstood the fiery blasts of June, 1898—stands as majestically as ever, awaiting to again serve the old spring of pure mountain water in the basement, fanned and much sought after in the early days of our city's infancy, to bubble and sparkle as in the days when it was considered a great privilege to obtain the water for drinking and culinary purposes—and so those of our older residents in a reminiscent mood could contemplate the ruins of this old-time structure, and see in its mind's eye the valued service, the innumerable happy happenings, incidents, great and small, enacted within its confines that mean much for the good, the growth, the betterment for the city in which it is situated and the happiness and welfare of the residents thereof.

And now it is the sincere hope of The Blyth Fargo company, that the city authorities, by the prompt action of the city, will see to it that this old-time, famed mercantile establishment will at the completion of the new building, be as comfortable as from its now smoldering ashes to serve, prosper and grow again with our growing city.

## THE WATER SITUATION

It is really terrifying to business and property owners generally to know that, notwithstanding the fact that the water users of the city are without water after 7 o'clock at night, is the more important fact of the \$200,000 loss sustained by the city being empty all night long, and the city practically unprotected against fire. As was concerned, as was demonstrated last Sunday morning during the big \$200,000 fire. At

unwarranted extension of the same area is exposed and development of this is to be started. From appearance, the water has indications of wearing as depth is attained and the main objective is the line heads which should be opened up with depth.

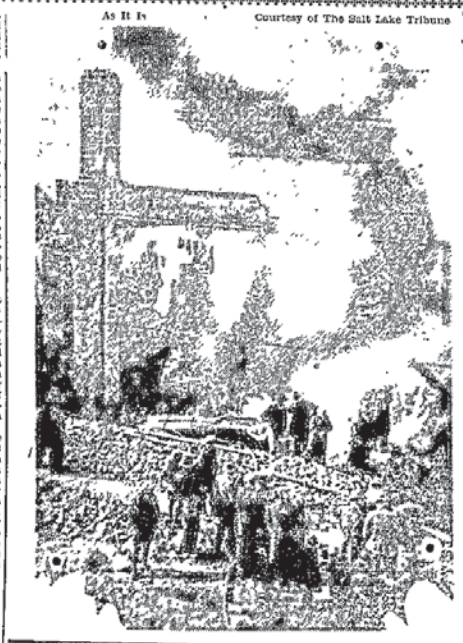
The present production from these points is greater than can be shipped due to the road conditions in the winter and according to Manager J. R. Featherston, a little more money is required. The company is equipped with all modern machinery, boarding house and outfit for the treatment of low grade ores.

A plan that has had some consideration and which would be of great advantage to mines of this section would be the extension of the East Utah company's tunnel through the Park Bingham company's Park City property, through into the Park Galena property. Not only would this give deep exploration but would solve the water problem and give economic mining of ore found above.

Several other companies are pushing work in this section including the Star of Utah, the Park Standard and Park King. The Park Bingham is planning the development of its property later in the spring.

## STOCK SALES FOR WEEK

| FRIDAY                                           |            |
|--------------------------------------------------|------------|
| Keystone, 500 at 38c.                            |            |
| New Quincy, 1500 at 29 1/2c.                     |            |
| Silver King Coalition, 400 at \$6.00.            |            |
| SATURDAY                                         |            |
| Keystone, 7200 at 34 and 35c.                    |            |
| Park Utah, 230 at \$7.50 and \$7.80.             |            |
| Silver King Coalition, 710 at \$8.00 and \$8.10. |            |
| New Quincy, 1000 at 21c.                         |            |
| MONDAY                                           |            |
| Park Utah, 210 at \$7.75.                        |            |
| Silver King Coalition, 100 at \$7.50.            |            |
| New Quincy, 2000 at 21c.                         |            |
| TUESDAY                                          |            |
| Keystone, 1000 at 35 1/2c.                       |            |
| New Quincy, 5500 at 29 1/2c and 31c.             |            |
| Park Utah, 230 at \$7.65 and \$7.80.             |            |
| WEDNESDAY                                        |            |
| Park Utah, 200 at \$7.45.                        |            |
| New Quincy, 3000 at 21 1/2c.                     |            |
| THURSDAY                                         |            |
| New Quincy, 5500 at 22 and 21 1/2c.              |            |
| Park Utah, 318 at \$7.50 and \$7.65.             |            |
| SHIPMENTS                                        |            |
| Park Utah Consolidated .....                     | 19,543,267 |
| Silver King Coalition .....                      | 2,676,946  |
| Ontario .....                                    | 1,035,000  |
| Total .....                                      | 10,458,200 |



As It Is

Courtesy of The Salt Lake Tribune

that time severe censure was heaped upon the city authorities because of the alarming condition, many claiming they were solely responsible for the water shortage of the city. This is entirely erroneous. The mayor and city council are not in the least to blame, and are absolutely helpless so far as the present city water supply is concerned. The plain fact is the city has no water supply of its own, neither has it a contract or even a signed agreement with the Silver King Coalition Mines company, as to any specified amount of water to be furnished by the city. The latter company has absolute title and right to every drop of water furnished Park City, thus demonstrating the folly of blaming the present city officers for water conditions over which they have no control. Neither is the Silver King Coalition Mines company to blame. The management is now, and has at all times, given to the city every bit of surplus water possible for the use of the city, and in emergencies, as last Sunday morning, at considerable expense and inconvenience, they shut down their property, that the city supply of water may be turned into the city reservoir. It is simply an unfortunate condition, and one which the mayor and city council, as well as the Silver King Coalition company, is trying their level best to remedy, and which will be remedied in time—but it takes time. The Silver King Coalition is now making changes and doing extensive work with a view to develop sufficient additional water to amply supply the needs of its big mill, and to keep not only the \$20,000 Gallon city reservoir in use at all times, but also the 200,000 gallon reservoir on the hillside north of town. Filled, when the latter is completed—which will be within the next few weeks. Everything has been done that it is possible to do, both by Mayor MacDonald and the city administration to purchase the surplus water of the Spito tunnel, but until pending litigation is settled, this cannot be accomplished—but is being hurried along in every way possible.

There are the plain facts, so let us all make the best of present conditions—all make harmoniously together to better them.

Regarding the emergency water supply of the Judges. Many wild stories were floated early in the week regarding this matter. The facts follow. Some time last year because of changes at the Judge, it was necessary to disconnect the piping that carried the water from the tunnel to the reservoir for emergency purposes. When the improvements were

completed, Master Machen McFarlane asked the city officials if they desired similar connections again made, and a prompt affirmative answer was given by the city. The assurance that all expenses pertaining thereto would be paid by the city. This connection is not yet the flow of water at the Judge was not available at last Sunday's awful emergency.

## NOTES

Mr. Thomas Blyth, of Evanston, Wyo., and Mr. Lyman Fargo, of Pocatello, Idaho, business partners of Mr. Sherman Fargo, were in Park City Monday afternoon, to look over the ruins of their former place of business, and to confer with their partner. While the matter of rebuilding was mentioned no action was discussed or considered, it being decided to wait until the matter of insurance had been adjusted. Naturally the unanimous desire of the community is that the gentlemen rebuild and resume business as before—but to a record reporter yesterday, Mr. Sherman Fargo stated no decision would be reached for several days, at least.

Oliver Brothers, occupying a part of the station building, moved considerable goods out of their store during the fire, as did the occupants of the Sutton apartments; Superintendent H. V. Astor, whose home is next to the Blyth Fargo warehouse on Park Avenue, and other residents in the city vicinity.

The Record force, when it looked as if the L. D. S. church was doomed, and realizing that without water to fight the large frame building would be consumed and the fire spread rapidly, removed the brand of the paper to a place of safety. The proprietors failed to do this during the big fire of 1898, and remembered the regret for not doing so. Fortunately, however, they were able to get nearly a complete file of back numbers from mining companies and others after resuming business. It would be an impossible matter now to replace the present file if destroyed. It is many weeks since February 27, 1900—when the first copy of The Record was printed.

The rock warehouse of the Blyth Fargo company, at the rear of the store was not in any way damaged by the fire—it is

(Continued on page eight.)



As It Is

Courtesy of The Salt Lake Tribune



## Stroller Notices

That an old saying is: "A snow year, a rich year."

卐 卐 卐

That if it proves true what a glorious year 1933 will be for us.

卐 卐 卐

That to make way for ordinary vehicle traffic, the sidewalks on Park Avenue had to be piled deep with snow.

卐 卐 卐

That the street is now the only roadway for both pedestrians and vehicles.

卐 卐 卐

That many men will be given many days work in clearing the deep snow from the main thoroughfares.

卐 卐 卐

That the large vacant space of the Blyth Fargo site, as well as the federal site, are being used for the dumping of snow.

卐 卐 卐

That only thirty-six days more before the inauguration of the national Democratic regime.

卐 卐 卐

That thirty days thereafter may see a decided uplifting of the present "dense depression."

卐 卐 卐

That St. Louis has a free "Hoover Cafe" that serves sixty-two thousand a month—with a dining room equipped to serve eleven hundred men an hour.

卐 卐 卐

That this vividly demonstrates the

Park Record, 1/27/1933

## Down Comes Old Wall

Work was commenced this morning tearing down the bulging walls of what remained of the Blyth-Fargo building, which has been standing as a grim reminder of better days since the destruction of this business block by fire on March 20, 1927.

The original store bought by the Blyth-Fargo company was built by M. S. Aschheim, the pioneer merchant of Park City, who conducted business here in 1873.

In 1883, a large brick building was erected by M. S. Aschheim—which went down with the rest of the business houses in the big fire of June, 1898—with the exception of the north wall, which became a part of the new Blyth-Fargo building after the big fire—and which still carries the sign "M. S. Aschheim"—and now a great portion of this wall will be taken down.

Mr. Sherman Fargo when in the city the first of the week gave permission to the representatives of FEBA to take the walls down, giving the bricks to the Recreation Committee. The bricks will be cleaned and used to lay foundations for the proposed tennis courts, and for the construction of a change room and warehouse on the proposed new ball park in the lower part of town.

The foundations and about eight feet of the south wall will be left standing, and about twenty feet of the north wall—for a starter for a new business block when the coming mining boom in Park City makes it necessary for more and bigger business houses.

Park Record, 9/14/1934

## Local War Memorial Building Assured

The Record in its issue of January 13th, made the announcement that the Fargo building site on Main street had been acquired by Summit county. It also stated that through the efforts of the American Legion of this city, ably assisted by County Commissioner Ed. J. McPolin, the site had been acquired by the county board. The Legion is also indebted to County Attorney Bartly McDonough, to the chairman of the commissioners J. P. Stevens and Elias A. Lemon in a remarkable loyalty for this public welfare project. Every civic organization of Park City has been solidly behind us giving unstinted support. The Woman's Athenaeum, the Kiwanis, the Junior Chamber of Commerce, the Boy Scout troops, have all been especially active. Every religious body has approved. The large taxpayers of this community, the business interests and the employers of labor have all looked on with an approving eye. The Legion believes that one of the reasons for our Posts continued existence in this community is to see this project completed.

It was just a little over a year ago that at a meeting of the officers of the Frank E. Peterson Post, No. 14, invited County Commissioner Ed McPolin and County Attorney Bartly McDonough to an executive meeting of the Post and the question of the erection of a War Memorial, which could be used as a civic center, was placed before them. The Legion's plan met with the approval of these members of the county board and a promise was made to arrange a meeting with the whole board and give the Legion an opportunity to present the proposition. In January, 1937, the officers and some of the members of the Legion met in a special session of the county board and received a courteous reception. Such an important matter could not be decided at once and it was only after due consideration and many subsequent meetings had been had that the project was finally approved and a one mill tax levied to secure funds and acquire a suitable site. A PWA project was applied for, which is now pending in Washington, D. C. It is hoped that the clearing of the site and preparations for construction can soon begin. The local Post of the American Legion is very much pleased at the progress already made with the project and are determined to see the Memorial completed. We are in constant communication with our congressional delegation in Washington and are promised their active support.

W. J. BARDSLEY,  
Commander Post No. 14,  
American Legion.

Park City, Utah, January 18, 1938.

Park Record, 1/20/1938

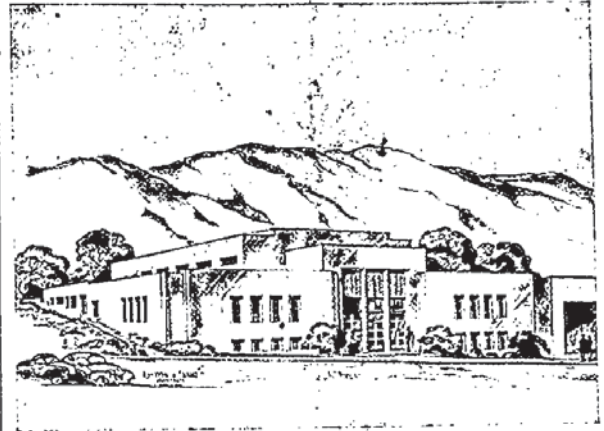


## PARK FLOAT

Members of the American Legion, Park City, Frank E. Peterson Post, are making elaborate plans for the laying of the corner stone at the War Veteran's Memorial building here Saturday morning, May 20th, at 10 a. m. Mr. Robert Guy Jr., commander of the American Legion will act as master of ceremonies. The county commissioners have been invited to be guests of honor, as well as Mr. John P. Stevens, former chairman of the county commission and Mr. Elias A. Lemon of Marion, former member of the county commission. Several prominent men have been invited to speak, including the architect, Mr. Ray Ashton, the contractor, Mr. Frank Bowers, of the Bowers construction company. The Park City High school band will play a number of patriotic numbers under the direction and leadership of Byron D. Jones, instructor of music. It is planned to lay the corner stone on the southeast corner of the building facing Main street. All civic and fraternal organizations in the city are invited to furnish a historical statement containing a brief history of the organization with the present officers and members of the organization as it is today, with pictures of the present officers if available, to be deposited in the box being prepared to be placed in the corner stone during the ceremony. The public is cordially invited to attend the ceremonies Saturday morning. It is planned to have the ceremonies both interesting and impressive.

Park Record, 5/11/1939

## Memorial Building Nearing Completion



Through the kindness of Legionnaire H. Fred Egan Tuesday afternoon The Record reporter was taken through the almost finished Veteran's War Memorial building.

It is truly a wonderful structure, and when furnished will prove a most delightful and commodious civic and social center for not only Park City but for the county in general—and will be the center of activity, not only as a meeting place, but for many recreational and social events, public dances, political and social gatherings of every description. It is impossible to form an idea of the magnitude, convenience and beauty of this public structure until one goes through it—and notes its extensiveness and ideal arrangements, and when completed and furnished, it can indeed be pointed to with just pride by Park City in particular and the county in general—when unlimited praise should and undoubtedly will be given to the legionnaires and progressive citizens who made it possible to build and equip such a beautiful and useful structure as a token of appreciation of the services of the war veterans.

The exterior of the building covers a space of 100x110 feet. The front entrance has three double swinging doors, and one large side entrance on the south. In the large hall on the main floor, are neatly arranged trophy cases; the main auditorium is 61x22 feet, with a large stage with all necessary accessories; and on the south is the men's lounge room; a large banquet room adjoins—so arranged that these two large rooms can be used as a dance hall or meeting place when necessary. Venetian blinds and drapes will be used for the windows. Back of the banquet room is a large kitchen, which will be modernly equipped in every detail; on this same side is the office and check room; adjoining are the living apartments for the caretakers, consisting of three rooms—conveniently arranged; on the north are the ladies' showers, and locker room; a first-aid room and utility room; two meeting rooms and ladies lounge—which

of course will all be modernly equipped. The downstairs section will be a rifle range, 50 and 75 foot target range, with targets, etc.; three bowling alleys, billiard room with two billiard tables and two pool tables; a boy scout room, which will be rustic finish; also an equipment room, especially arranged; boys lockers and showers, toilets, etc. Downstairs is also the boiler room, ventilating fan—all with the latest modern equipment.

The lounge rooms will be furnished for perfect comfort and ease—in all, a modern building, perfectly equipped in every detail.

The building occupies the site of the once Blyth Fargo establishment, which was one of the leading business establishments of the early days of Park City, dating back to the early 80's, when it was under the firm name of M. A. Aschheim, Park City's early pioneer merchant—and a progressive citizen of the early days.

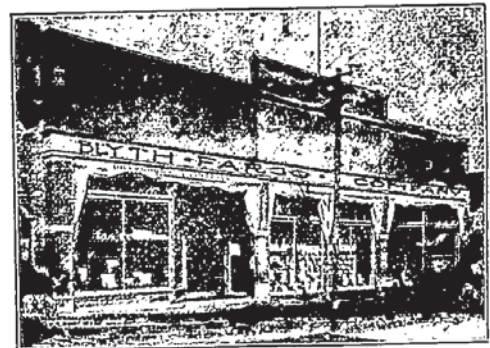
The Blyth Fargo store, which is published below, was destroyed by fire in March, 1927.

### BIDS CALLED FOR

The following appeared in Salt Lake papers this week:

Notice is hereby given that the Board of Commissioners, Summit county, Utah, will receive bids for furnishing all labor, material, transportation and services for furnishing and installing furniture and equipment for the Community Building at Park City, Utah; each bid to be in accordance with plans, specifications and other contract documents now on file with the Architects at 312 Beneficial Life Building, Salt Lake City, where they may be examined and copies obtained upon deposit of \$5.00 per set, which deposit will be refunded upon the return of such copies in good condition within five days after the bids are opened. \* \* \*

The Board of Commissioners reserves the right to reject any or all bids or waive any informality in a bid. The work hereunder must be fully completed on or before October 30, 1939.



Park Record, 9/21/1939

## Formal Opening of War Memorial Building Saturday, January 20th

The Frank E. Peterson Post No. 14 of the American Legion, Park City, Utah, through the courtesy of the Board of County Commissioners of Summit County, Utah, cordially invite the public to participate in the activities of the formal opening of the Summit County War Veterans Memorial Building, Saturday, January 20, 1940.

### SCHEDULE OF ACTIVITIES

- 10:30 A. M. Saturday Morning, January 20th—Flag Raising Ceremony. (If weather permits.)
- 11:00 A. M. Formal Program. (To be held in auditorium.)
- 1:00 P. M. to 9:00 P. M. Saturday Afternoon, January 20th—Informal visiting of the Citizens of Summit County. Refreshments.
- 2:30 P. M. to 3:30 P. M. Special time designated for visiting of building by children.
- 7:00 P. M. M. Men League Basketball Game. Free.
- 9:00 P. M. to 12:00 P. M. Saturday Evening, January 20th—Dancing. Free.

*Park Record*, 1/18/1940

# Formal Opening Of Summit County Memorial Building

It was a gala day last Saturday in Park City—the special occasion being the dedication of the Summit County War Veterans Memorial building—and a beautiful structure it is—as was proclaimed by 600 or more of our citizens, county officials and out-of-town visitors, who participated in the pleasing and impressive dedication services and viewing with enthusiasm the furnishings and arrangements and conveniences of the fifty rooms of the splendid structure. The exercises were held in the spacious and attractive auditorium which is 61x82 feet, including a large stage and modern accessories—and many were the favorable comments, not only on this principal portion of the structure, but on the entire interior, which will be from now on the center of civic and social activities of Park City in particular, and Summit county in general.

The exercises of the dedication commenced with the flag raising ceremonies at 10:35. The principles in this feature being Howard Clements, member of the Park City High school band, as bugler, Howard Coleman and Bernard Fegan, over-seas veterans, raising the flag to the top of the mast, and witnessed by a large throng in the street.

The formal program commenced at 11 a. m. by County Commissioner and chairman of the board of trustees of the building, Ed. J. McPolin, introducing Commander Carl Winters, as master of ceremonies, who explained to the audience the proper form of salute by uniformed legionnaires, service men and civilians, before the advancing of the colors and the repeating of the pledge of allegiance to the flag by the entire audience.

Invocation was then offered by Rev. E. White of the Community Church, followed by Messrs. Winters and McPolin introducing the platform speakers and guests of honor.

A large American flag, the gift of the local post of the American Legion, was presented by Commander Winters, to the board of trustees of the building, Chairman McPolin responding to the presentation.

On behalf of the Legion Auxiliary, Mrs. David Keith Buck presented Mrs. Rose Smith, the only gold mother in Summit county, with a beautiful button. The lady was greeted with applause, as she acknowledged the honor.

Mothers who had sons in the World war were asked to stand up. Fourteen responded.

On behalf of the Woman's Athenaeum of Park City, Mrs. Grace Kidder presented a grand piano to the board of directors for use in the building. Mr. McPolin acknowledged the pleasing gift, on behalf of the board.

## THE SPEAKERS

County Commissioner John P. Stevens of Henefer, was the first speaker. He spoke interestingly of the first move for

a memorial building, and why the county commissioners favored the movement, they realizing that Summit county was in need of such a structure, where all religions, business groups, civic groups, etc., could meet on common ground in a building suitable for all occasions, and for recreational activities.

Legionnaire H. Fred Egan expressed his thanks and appreciation to all who helped in any way in the promotion and completion of the splendid structure, expressing the sincere hope that harmony and friendly cooperation would always prevail, so the fullest value of the project could be obtained.

Mr. Douglas Merrill, the recently appointed recreational director and manager of the new building, expressed his pleasure at being one of the "official family," and asked for the cooperation of the community, extending an invitation to every resident of the county to participate in any and all activities, to whom his services would be gladly given.

Commissioner McPolin spoke briefly urging that every effort be made by the community in general to use the building with a similar enthusiasm manifested on the opening day.

Mr. Wright, an official of the P. W. A. told the audience it was a pleasure for the federal government to contribute \$57,500 toward the construction of the edifice—not only for the purpose of honoring those who fought and died—but aiding materially in giving employment to unemployed, thus benefitting the county and city.

R. J. Ashton, of Ashton & Evans, architects, gave a detailed description of the building, its problems before and during construction; the means taken to finance it; the reason for its design and furnishings; the heating system, etc., etc.

Justice of the State Supreme Court, Roger I. McDonough, a home-town boy and booster, told how justly proud he was of the honor in being first commander of the Park City American Legion post. He praised and commended the local members of the Legion, who kept the organization alive and active during years of depression and doubt, as well as through the happier and more prosperous periods. He described the early days of the local post, and its naming, and rejoiced with his fellow members in sponsoring and succeeding in the erection and equipping of the splendid structure, and more than proud of the fact of having a part in its dedication.

United States Attorney Dan B. Shields, another honored home-town boy, expressed his delight and satisfaction at the completion of the wonderful war memorial building, and praised the unceasing activity of members of the Legion, and the public-spiritedness of the citizens of the city and county, that made the splendid project possible.

Commander Winters then introduced

our beloved Governor, Henry H. Blood, the entire audience standing to do him honor.

In his opening remarks the Governor said: "The project of which we today celebrate the completion of this beautiful structure, exemplifies what we in this democratic nation mean when we say our government is a government for the people. The object of this building was to provide for the people as a whole, giving opportunities for recreation and development, which were formerly available only to a few."

The Governor touched a popular chord when he told the audience how pleased he was to note the presence of Mr. Byron Jones with his excellent Park City High school band—and declaring that this high school organization was achieving a high reputation throughout the nation, attracting much attention to Park City and its high school band, and its efficient leader and instructor.

He then expressed a fear wandering from his subject, by relating old-time and pleasing memories of the early days of Park City and his connection therewith—which were many.

Returning to his subject, he expressed the thought that the dedication of the building to be used for the purposes outlined was an auspicious way for the people of Park City and Summit county to start the new year. It will prove to be a fitting memorial and of great value in the upbringing and training of the younger generations of the future, and serve as a center of pleasure and cooperation in various other ways.

After the speaking, Master of Ceremonies Winters, read the names of all Summit county volunteers killed in the World war.

He was followed by Past Commander Robert Guy, who after relating some of the difficulties of financing and incidents during construction—solemnly dedicated the building as follows: "In the name of the Frank E. Peterson Post, No. 14, of the American Legion, I dedicate this memorial to the Veterans of Summit county, Utah."

After the selection of "God Bless America," by the high school band—the benediction was pronounced by Rev. Father M. Burke—ending the services.

## THE PROGRAM IN OUTLINE

Flag raising ceremony, (if weather permits;) selection, High School Band, directed by Byron D. Jones; advancing of the colors and pledging of allegiance to the flag; invocation, Rev. Edward White; introduction of guests, Post Commander Carl Winters and County Commissioner Ed. McPolin; presentation of gift, Frank E. Peterson Post No. 14, Post Commander Carl Winters; response, County Commissioner Ed. McPolin; presentation of gift, Ladies Athenaeum, Mrs. Grace Kidder, president; response, County Commissioner Ed. McPolin; selection, high school mixed chorus; address, Architect, Raymond J. Ashton;



address, Judge Roger I. McDonough; address, U. S. Attorney Dan B. Shields; selection, high school band; address, Governor Henry H. Blood; dedication of building, Robert Guy, Jr., chaplain, Frank E. Peterson Post No. 14; selection, "God Bless America," high school band; benediction, Rev. Father M. Burke.

#### NOTES

Arthur S. Horsley, state adjutant of the American Legion, and vice district commander, W. Bagshaw, were present at the ceremonies, and were scheduled to make addresses, but owing to the length of the program, several numbers had to be eliminated.

In commenting on the exercises of the day Mr. Horsley expressed the hope that the Memorial building would be the cause of the youth of the county doing much in the line of service in their home communities and country. He was sincere in his praise of the public spiritedness of the residents of the county, and commended the Legion on its progressive civic action and spirit.

Mr. Bagshaw also highly complimented the citizens of the county, and the local post of the Legion for the great contribution given the third district of the Legion, which he represented.

There were a number of county residents present at the dedication—among whom were County Clerk J. E. Wright and wife, County Attorney P. H. Neeley and wife, County Commissioner J. W. Guild and wife, County Commissioner Stevens, Amos Sargent, member of the board of trustees. While these officials, because of lack of time, were deprived of the pleasure of addressing the large audience, all were enthused with the ceremonies, were proud of the Memorial, loud in their praise of its completion; pledging their cooperation in the future as in the past—and had praise for the Legion and good wishes for all.

David L. Johnson, chairman of the board of county commissioners, was not present at the dedication, much to his disappointment. Urgent business matters prevented his attendance.

Among the invited guests seated on the stage with the Governor and speakers, were James Ivers, general manager of the Silver King Coalition; M. G. Heltzman, manager of operations of the Silver King Coalition; George Krueger, mine superintendent of the Park Utah company; George Cunningham, president of Board of Education; Mrs. Rose Smith, Rev. Father Burke, Rev. E. White, Mayor Earle W. Reseigh, Mrs. David Keith Buck, Mrs. Grace Kidder, Arthur S. Horsley, W. W. Bagshaw, and many others.

While in our city County Clerk J. E. Wright gave the pleasing information that the county's share of the expense of Memorial building, had been already more than half liquidated. The tax has been levied for the past three years of one mill, which means \$1.00 on each \$1,000.00 per year, has netted \$40,000—leaving only a balance of \$30,000—which will be paid within the next three years. The government's share was \$57,500. The total cost of the building and furnishings is \$127,500.

The high school band and high school mixed chorus, were two features of the program that won admiration and applause. Park City is proud of these organizations, as well as its talented leader, Byron Jones. Now, the community in general, with the help of our big mining companies, should make an earnest effort to accept the invitation of the music department of the great New York Exposition—and make it possible to send the band to participate in the concert programs some time during the coming summer. It would mean a great boost for Park City.

#### CHRONOLOGY VETERANS MEMORIAL

1919.

Proposal to construct a Dug-Out such as was used in France by the A. E. F., to be used as a common meeting place for all the 1919 ex-service men of the World war.

1920.

Local post of the Legion engaged Scott (Continued on Page Five)

### County Memorial Building

(Continued from Page One)

& Welch, architects of Salt Lake City to draw plans for an American Legion home. The sketch submitted called for a brick structure costing about \$30,000.

1922.

Proposal to build a cabin lodge, using timber from the Uintahs, to serve as a meeting place for the post.

1923.

Post holding meetings in the Old Daly office, located on Main street, where the building of the Utah Power and Light company's building is now located. Proposal made to Colonel Wall to use the corner as a place to construct a memorial building.

1924-1927.

A building fund was established and some contributions made by a few Legionnaires but the fund died a-borning. Proposal to take the Rasband dance hall and operate as a Legion project. The post to have a meeting place on the second floor.

1931.

The Frank E. Peterson Post No. 14, brought the department convention to Park City, hoping to create interest in the Legion's program thereby placing money in the building fund. The net result of this effort was a deficit of \$250.00.

1932-1935

With the help of the American Legion Auxiliary the deficit was wiped out and the local post made solvent again.

1936

The officers of the Park City post canvassed the situation and in executive session proposed to promote, as a public welfare project, a building which would serve as a Veterans Memorial, and as a civic center. It was known that the Laws of Utah allowed the board of county commissioners to levy a tax for the purpose of erecting memorials.

In the month of November the officers of the post called in consultation County Commissioner Ed. McPolin and County Attorney Bartly McDonough, soliciting their support of the Legion's proposal. They offered to lay the matter before the county commissioners at the next meeting of the board.

1937.

The Legion's proposal at the January meeting of the board was rejected by the board of county commissioners. In February a delegation of the officers and members met with the board of county commissioners placing the proposal personally before them and the project was again rejected. At a subsequent meeting of the board a delegation of all the civic bodies of the community met with the commissioners and secured an expression of approval of the project.

In April of 1937, a delegation of Legionnaires H. Fred Egan, Commander of the post; Dr. W. J. Bardsley, adjutant and Ernest Lange, made a trip to Henefer, the home of the chairman of the board of county commissioners, John P. Stevens, and after considerable urging secured his promise to call a special meeting of the board of county commissioners. This meeting was called and members of the Legion, Kiwanis, Athenaeum, city officials, Boy Scouts, and other civic bodies attended. After consideration, the project was approved by the commission and in due time a one mill levy was made to start the project. Application was made for a P. W. A. grant. In June the Blyth Fargo site was secured and the architects Ashton and Evans viewed the location and began drawing plans. Because of an economy drive in Washington the project lay sleeping for the balance of the year. During this slumber period the architects were preparing and revising plans to suit the needs of the community and to keep the project within the probable funds if and when made available.

1938.

During the early months of the year an extensive correspondence with the officers of the P. W. A. and with the Utah congressional delegation in Washington urging the approval of the project which was finally secured. It was on June 23, 1938, that telegrams were received from the Utah delegation that \$42,615.00 had been authorized for the Veterans Memorial. The funds were shortly made available.

1939.

The architects plans having been approved, the contracts for the structure let, construction work was on its way by January 1, 1939, and the memorial complete, except for the furnishings, during the year.

1940.

The furnishings and fixtures being in place the Veterans Memorial was dedicated by the Frank E. Peterson Post, No. 14, American Legion, January 20, 1940. Governor Henry H. Blood was the principal speaker at the dedication. Other distinguished guests were Supreme Justice Roger I. McDonough, first commander of Post No. 14; U. S. District Attorney Dan B. Shields, Spanish American War veteran; A. S. Horsley, adjutant of the Department of Utah; District Vice Commander William Bagshaw; John P. Stevens, former chairman of the board of county commissioners; the present members of the board of commissioners, David L. Johnson, J. W. Guild and Ed. McPolin. Carl Winters, commander of the local post was master of ceremonies.

W. J. BARDSLEY,  
Adjutant Post No. 14.

## County Agrees To Co-Operate Fully on Memorial Building

A delegation of interested Park City citizens met with three Summit County officials Nov. 20 to discuss plans and the areas of responsibilities for the recreational use of the Summit County Memorial Building in Park City. An exchange of ideas and information regarding the building's purpose and use was made at the meeting.

Though Pat Pirraglio has been involved in sponsoring and supervising sports with Park City children for the past 13 years, he felt that not enough was being done. He said that sports like baseball and volley ball games were at an all time low and that the equipment for these games were non-existent.

The children in the community were not participating in any recreational program except those sponsored by the local schools and churches and that the large gym in the Memorial Building was not being used except once in a great while.

He remarked that many of the teenagers have been hanging around Main street, parking in cars or just driving up and down the city streets with nothing to do.

Talking with other parents in the area he found that they too, were concerned! They came up with the idea to appropriate extra money which might enable the group to equip and repair the recreational facilities in the Memorial hall.

This group became the Park City Civic Committee and organized a benefit dance to raise money to refurbish game equipment and reactivate supervised use of the Memorial Building.

They advised the county officials that any new equipment purchased and put into the building would be a donation to Summit County from Park City. This equipment which would become the property of the county would be available to any group's (supervised) use whether they were from Park City, South Summit or North Summit communities.

Commissioner Durrant told the Park City delegation that the Memorial Building was a 1936 work project and built as a tribute to World War I veterans. It was donated to Summit County by the Federal Government in 1939. Its primary use was for the benefit of the adults in the county.

Over the years various activities have been held in the building and it became the hub of Park City children's recreation program. However, in recent years, because of the vandalism to the building and its equipment, any unsupervised activity was restricted.

(Continued on Page Four)

### Memorial Building

(Continued from Page One)

The building has been used mostly for occasional court trials, sporadic public meetings, a regular meeting place for various civic and social organizations in the city and the bowling alleys are in use once or twice a week for organized bowling leagues in Park City.

This year the County Commission budgeted \$12,000 for the Memorial Building. The custodian of the building is paid \$4920 annually; the remainder of the amount is for the maintenance, utilities and supplies.

Recently the building acquired a new roof, new concrete steps and the furnace and furnace room have been repaired. The custodian of the building has been the liaison between the County Commission and the building. He has been the only person to make recommendations and/or requests to the commission on the needs in the building. The County Commission has not been through the building on an inspection tour for quite some time because of the heavy schedule of other matters.

It was the consensus of the persons at the meeting that in the very near future the Park City Civic Committee and the County Commissioners should plan to inspect the building to see what should and could be done to improve the condition of the building.

It was suggested that a five-member Summit County Recreation Committee be organized with the selection of three members of Park City, one member from South Summit and one member from North Summit. The county-wide recreation committee would have the responsibility of the supervision of the Memorial Building. They would recommend to the County Commission the future needs of the building and expand the program of the building to the benefit of all the citizens in Summit County.

At the next monthly commissioners' meeting the subject of the Memorial Building will be

discussed and Commissioners Durrant and Porter will report on the November 20 meeting. They said they would suggest the selection of the five-member county recreation committee; will try to set a date for the inspection tour; and they will advise the Park City Civic Committee of the action taken by the County Commission.

County Attorney Orton's comment summed up the attitude of the group: "A good recreational program, such as suggested by the Park City Civic Committee, could be the prevention rather than the prosecution of law breaking."



# Commissioners Face "M" Building Problems

"I think the Memorial Building is the type of building that if we didn't have we'd wish we did," said County Commissioner Mel Flinders. "From a recreational standpoint, it meets many of the community's needs. It is also needed as a social center, and where's a better location? It might also become a cultural center; by that I mean a place to both observe culture and to learn. Musicals and dancing troupes might be brought in, and it could also be used for classes. A year or so ago, I remember, Ballet West was interested in using it as a training center. But the physical state of the building is poor, and that would have to be improved before it can be utilized to the best advantage."

"I hadn't been in charge of the Memorial Building long before I realized it was a political football," Flinders continued. "We've tried to upgrade the

building as best we can on the budget we've got; we've stretched the dollars as far as we can, but they'll go only so far. The outstanding fact is that there has been nothing new to speak of added since the building was built. We need more than a maintenance budget."

"Getting a grant is a long shot; we can't hang our hat on that. But Summit County is on the verge of prosperity, and I think the county can afford to upgrade the building."

"It is incumbent on the Board of Commissioners not to take away what exists," concluded Flinders, "but to see that the 'have-nots' get their share. Rather than take the Memorial Building away from Park City, I think we should give Kamas something comparable — maybe a library, or whatever the people there want."

The Record also asked the opinion of County Commissioner Elect Bill Wallin, who though not yet in office, will be shortly, and will be faced with the Memorial Building problem.

Wallin said, "I believe we've got to have some cooperative effort between city and county, but we should involve private enterprise, too. The bowling alley and pool room, for example, might be leased to private interests. That way they could remain available to the community without being an expense, and public dollars would be released for maintenance of the building. Space also might be leased for a snack bar, and perhaps some sort of health spa in unused areas downstairs."

Wallin agreed that as a means of generating funds to improve the building, facilities occasionally might be made available to convention groups, providing that

didn't interfere with other community uses. "The upstairs portion of the building is fairly well used already," he pointed out.

Wallin was against putting offices in the building. "I feel offices would be incompatible with the building's recreational uses," he said. "However, perhaps the Police Department could work successfully out of there, and help cut down on vandalism."

In addition to joint county-city-private enterprise funding of the Memorial Building, Wallin added that community members themselves might become involved in maintaining and upgrading the building. "Green Thumbers have helped with painting in the past," he said. "And just recently, members of the upholstery class have suggested that they might help in that area."

Please turn to page 6

## More Memorial

[Continued from Page One]

The public hearing held in Coalville last week brought out the fact that most people wanted Summit County and Park City to work something out in terms of upkeep on the Memorial Building. Most indicated that they would like to see management of the building turned over to Park City, but felt the county should help fix it up. Questionnaires distributed at the meeting have subsequently supported that view.

According to County Commissioner Dale Leavitt, the questionnaire results indicated that "the big majority of the people don't want the Memorial Building run the way it has been. They feel the county has absolutely failed to use the building the way it should. They feel Park City can utilize it better, and management should be in the hands of Park City."

Leavitt concluded, "The Commissioners hope to meet with Park City's mayor and city council in the future to talk about ways to accomplish this, to see if we can come up with some agreement as to how to handle the building in the future."

County Commissioner Alva Deardon said, "I would like to see Park City become a part of it, but I realize the building is run down as a result of county management, and we should assume responsibility for upgrading it. Now is an opportune time, as the county is financially in better shape to do something than ever. I think we'd all like to see it rejuvenated."

"The building was built and dedicated as a memorial, and I think we should respect it as such. I don't want to see it locked up, and as long as I'm on the commission, it never will be."



## City And County Agree On Fate Of Memorial Building

After months of trying to reach an agreement on the future of Park City's aging Memorial Building, the Park City Council and Summit County Commissioners have finally agreed on a tentative plan.

The council and commissioners came to preliminary agreement Monday on a five year contract that would turn responsibility for operating and maintaining the building over to Park City, with the county paying Park City \$27,000 yearly for renovation and upkeep.

Under the terms of this contract, which must still be translated into legal language by city attorney, Carl Nemelka and ratified by the councilmen and commissioners, Park City would be required to spend \$7,500 yearly on the building.

No change was proposed in the use of the building, which has served as a recreational center and meeting place since it was built as a memorial to war veterans in 1939. There had been speculation that offices or convention facilities might be planned for the building.

The commissioners and council also agreed to allocate three job slots under the federal CETA

program to the recreational program at the building. The salaries for these three positions, a total of approximately \$25,000, would be paid by the federal government.

Of the county's annual \$27,000, the agreement calls for \$10,000 to be spent on renovation and the balance on operation and maintenance. The city will spend \$5,000 per year on renovation and \$2,500 on recreation.

A list of priorities for the \$15,000 to be spent annually on renovation was agreed upon at the meeting, as follows, in order of importance:

1. Fire Safety—Exit signs and panic hardware.
2. General Safety—Fence in rear to keep children away from the roof.
3. Electrical—Complete rewiring.
4. New roof.
5. Furniture and fixtures.
6. Interior remodeling.
7. Exterior remodeling.
8. Bowling Alley—New pinsetters and resurfacing.
9. Gym floor.

The building needs an estimated \$300,000 in renovation. The agreement allocated only \$75,000

for renovation over the next five years.

Any funds leftover at the end of the year, should any exist, will be used for capitol improvements.

The final agreement is expected to pass the county commission and city council at their first 1977 meetings in January.

*Park Record*, 12/16/1976

427 Main Street, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



1970s



[illegible]

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|--------------------------|---------------------------|
| SURVEYED BY:<br>TM/SC/CG | DATE:<br>JANUARY 28, 2006 |
| GRAM: BY:<br>PENTES      |                           |

ALTA/ACSM LAND TITLE SURVEY  
427 MAIN ST.

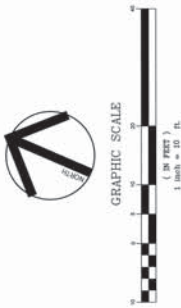
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427 MAIN ST. ALTA

SHEET 1 OF 1

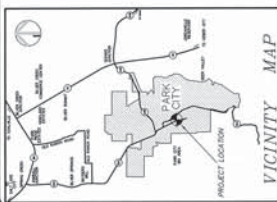
ALTA/ACSM LAND TITLE SURVEY  
427 MAIN ST.

LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

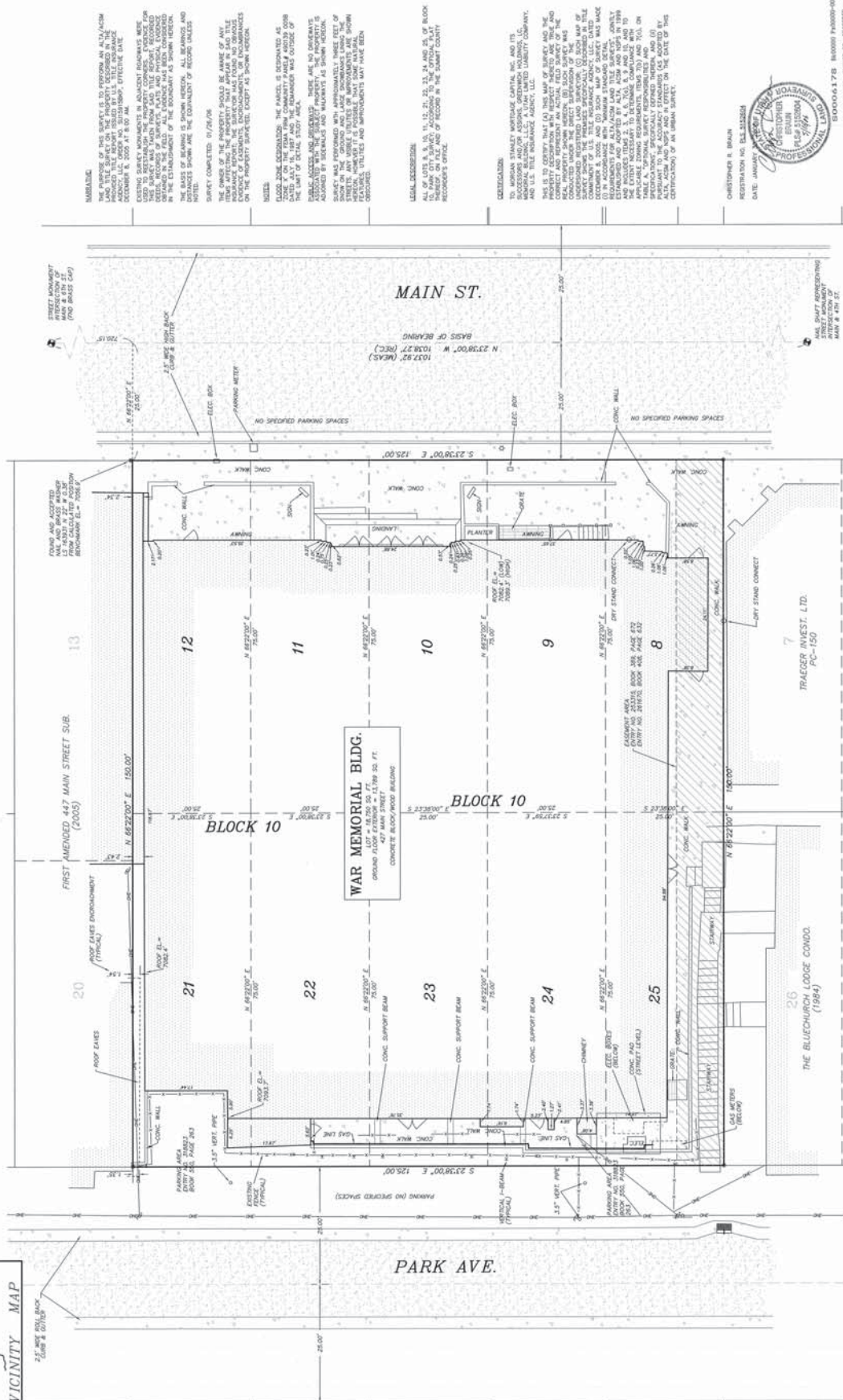


## LEGEND

- POWER POLE  
 □ SIGN POST  
 □ LIGHT POST  
 ● SET NAIL AND BRASS WASHER  
 1/2" BRUNN, PLS 5152604\*  
 \*SEE INSTRUCTIONS



VICINITY MAP

CHRISTOPHER R. BRAUN  
REGISTRATION NO. PL5-2112604

80006178 860000 P00000-00000  
ALAN SP91655; HANDEL CO. RECORDS  
2006 MAY 30 15:53 PM FEE \$10.00 BY 628  
REQUEST: FROM CITY SERVICES



