



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF MAY 1, 2024**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatebrox, Puggy Holmgren, John Hutchings, Jack Hodgkins, Douglas Stephens, Alan Long

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Lillian Zollinger, City Planner; Dave Thacker, Chief Building Official

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 PM and conducted a roll call. All board members were present. Board Members Hodgkins and Long attended virtually.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from April 3, 2024.

MOTION: Board Member Beatebrox moved to APPROVE the Historic Preservation Board Meeting Minutes from April 3, 2024. Board Member Hutchings seconded the motion.

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

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reported that there is a Resolution scheduled for City Council review on May 2, 2024, declaring May as Historic Preservation Month in Park City. The Resolution is to honor the work of the Historic Preservation Board, the Park City Historical Society, and Friends of Ski Mountain Mining History.

4. PUBLIC COMMUNICATIONS

Jeff Love was in the process of finishing a historic renovation on his Park City property. In March of 2023, the Historic Preservation Board awarded him a grant of \$18,500 to rebuild the bay window above his garage. The project took longer than anticipated to

complete, and he submitted the paperwork in January. After reviewing the Grant Program Agreement, he decided to decline the funds. This decision was made in part due to the issuance of a 1099 for the full grant amount as it is considered taxable income. Additionally, the agreement covers a five-year term. If the owner sells in the first year, 100% of the grant must be repaid. In the second year, that decreases to 80%, then 60% in the third year, and 20% in year four. The Trust Deed specifies that the grantee shall pay the City a recapture amount of the grant plus interest of 12% compounded monthly, accruing from the date of the disbursement of the grant.

Mr. Love stated that he only lived in his last two homes for three years each. He has no plans to sell his current home but is unsure if he will stay there for five years. Considering the tax consequences, he would have to own the house for four years to break even. It was his belief that 12% interest is very high and he would like the City to consider improving those terms for future applicants. He also recommended that the Historic Preservation Grant Program Agreement be attached to the application so applicants are aware of the terms prior to beginning the process. Had he been fully aware of the requirements, he would not have applied for the grant.

Mr. Love reported that he spoke with representatives of Saint Luke's Episcopal Church, who were unaware of the grant program. He believes they are an ideal recipient because they would not have tax implications, the property needs to be painted, a new roof, and plumbing repairs, and they have limited resources. A church representative has spoken with Senior Historic Preservation Planner, Caitlyn Tubbs. Mr. Love thanked the Historic Preservation Board for their consideration.

Board Member Stephens stated that the 20% per year figure was modeled after the Investment Tax Credit recapture. He did not recall 12% interest being discussed. Board Member Hutchings indicated that his Historic Preservation Board grant also included the 12% interest recapture. He believes some interest is justified because it is City money. Board Member Beatiebrox stated that it adds to the implied burden of the tax implications. Mr. Love commented that it makes it less appealing for individuals, but more appealing for non-profits.

Board Member Stephens reported that the City's intention is always to encourage restoration. They are trying to avoid house flipping. Mr. Love responded that ownership should not matter because once you receive the money, you have fulfilled the mission of preservation.

Mr. Love asked if it was possible to pass his grant to Saint Luke's. Planning Director Ward stated that it could be scheduled for discussion. Planner Hobbs has the next round of grants scheduled for Board review, so they can take it into consideration during that discussion. Chair Scott clarified that the grant program is now reviewed quarterly.

Mr. Love stated that his home is on the National Register of Historic Places, which he was initially uneasy about until he learned about the available tax credits. There are over

100 Summit County properties on the National Register of Historic Places, most in Park City. The state and federal tax credits are very helpful, and he found the process easier and credits more beneficial than the Historic Preservation Board Grant. Chair Scott thanked him for his feedback.

5. WORK SESSION

A. 81 Daly Avenue – Relocation and Reconstruction of a Historic Structure– The Historic Preservation Board Will Hold a Work Session and Review a Proposal to Relocate and Reconstruct a Significant Historic Structure in the Historic Residential-1 (HR-1) Zoning District. PL-23-05683.

City Planner, Lillian Zollinger, reported that Senior Historic Preservation Planner, Caitlyn Tubbs, was out of town, so she was filling in. Planner Zollinger works with non-historic structures in the Historic District. 81 Daly Avenue is a significant historic structure that was built circa 1911. A Panelization Plan was approved in 2004, and it was deconstructed in 2005. Four of the panels were removed and wrapped in a tarp until 2019. In 2011, the Chief Building Official determined that the panels were dangerous and unsalvageable. It was also found that the panels were not dismantled or stored as required. The historic structure is no longer on the property. The applicant is requesting to relocate and reconstruct the structure.

Typically, three criteria need to be met for the Historic Preservation Board to make a decision, but for this property, only the third criterion applies. The Historic Preservation Board must find the proposal meets LMC Section 15-11-13(A)(3)(c) by determining unique conditions that warrant the proposed relocation on the Site:

1. The historical context of the Historic Structure has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or its present setting.
2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.
3. The historical integrity and significance of the Historic Structure will not be diminished by relocation and/or reorientation.
4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The structure no longer exists, so the purpose of the work session is to obtain the Historic Preservation Board's input on what they would like to see moving forward.

The applicant, Martin Paris commented on the claim that the panels were not being stored as required and asserted that they were maintained with fidelity and inspected once per year by licensed contractors. He added that the panels were already in poor condition when he purchased the property. They were dismantled in 2005 by former Planning Commissioner, Ron Ivie, and the Planning Department ordered that the building be demolished in 2019.

Mr. Paris indicated that he is the largest property owner on Daly Avenue and he has owned his property for over two decades. It was his opinion that the property does not meet the requirements to be listed in the Historic Site Inventory. The original 807-square-foot structure was built between 1905 and 1911. It was modified in the mid-1900s and increased to 1,230 square feet. The house designated on the Historic Site Inventory in 2009 was substantially larger than the original structure. He asserted that the renovations performed in the mid-1900s destroyed the property's essential historic form. He further stated that the remaining historic panels, as well as additional panels from the mid-1900s renovation, were destroyed without following policies and procedures. It was his position that the historic structure no longer exists and should be removed from the Historic Site Inventory.

The Planning Department requires that any new structure be 800 square feet like the original, unimproved home. Mr. Paris will comply with that requirement but is requesting a 15-foot setback for the new structure.

Chair Scott thanked Mr. Paris for the information. He summarized the issue and Mr. Paris' position that the active home on the Historic Sites Inventory for 81 Daly Avenue does not exist. Board Member Beatlebrox responded that it is on the record and the fact that Joe Grover lived on the site makes it historically significant. She expressed concern that it was not properly panelized and the panels had to be destroyed. She understood that Mr. Paris would like to restore the original structure with a modified setback.

Planning Director Ward clarified that the City has a record of the original dimensions, and Mr. Paris understood that the original structure must be reconstructed. The question before the Board is relocation. Many historic structures on Daly Avenue are located at the rear of the property, and one historic site on Daly Avenue currently has an addition being constructed in front of the historic structure. The Historic Preservation Board must decide if the criterion is met by reconstructing the historic structure forward on the site so that an addition can be built behind it. After that decision is made, the next work session will cover the proposed reconstruction and which historic structure it needs to conform with. In order for the applicant to create a design for approval, the Historic Preservation Board must first decide if relocating the structure is within the Code requirements.

Board Member Beatlebrox recalled that a different historic structure was allowed to be moved forward on its lot due to natural materials encroaching on the structure. Mr. Paris added that there are many examples of historic structures being moved forward, including

his building at 71 Daly Avenue, which was moved forward 40 feet by the previous owner. He added that structures are being removed on the City-owned lot at 330 Daly Avenue for the purpose of development.

It was noted that the Historic Preservation Committee is not currently aware of the expectations placed on the project when panelization was approved. The permit issued at that time was a Conditional Building Permit to remove siding and do exploratory work, not for panelization or demolition. Board Member Stephens recalled that Demolition by Neglect was a topic at that time, and that may have been a factor with this property. He believes the Board needs to understand the original expectations before deciding how to proceed. Planning Director Ward indicated that Staff is in the process of trying to locate that information, and it will be attached to the Staff Report for the next work session.

Mr. Paris recollected that it was panelized with the expectation that it would be rebuilt. It was designated as a historically significant site in 2009 based on the 1995 photo, and it was his belief at that time that the 1283-square-foot structure would be rebuilt. He had owned the property for 15 years when was told that the original 800-square-foot structure must be rebuilt.

Chair Scott noted that more research needs to be done to determine the requirements put in place when depanelization was approved. Board Member Stephens stated that there would be similar verbiage on other surveys from the time. A home may be listed as significant even though major alterations were made, with the understanding that the historic house was still present underneath those renovations. The structure is meant to be taken back to its original state. Planning Director Ward clarified that the current historic site form acknowledges the existing conditions.

Board Member Stephens expressed concern about the panels. At a minimum, the expectation was for the panels to be retained and reused. He stated that it was because of the conditions on Daly Avenue that stricter guidelines on panelization were implemented. Now the Board must address both the potential relocation of the structure and the possibility that the panels were neglected. Board Member Beatlebrox mentioned that the Board has never considered reconstruction because there have always been historical materials available. Chair Scott mentioned that one home in the Historic District was reconstructed on a different lot.

In response to a question from Board Member Beatlebrox, Planning Director Ward indicated that a financial guarantee was recorded on a different property because the Code was modified to address specific concerns. In the later work session, the Planning Commission will recommend Code updates to ensure that the standards are clear and consistent. The issue with 81 Daly Avenue is that the current Code presumes there is an existing structure for reconstruction and relocation. In this case, there is no existing structure or materials. Board Member Beatlebrox asked about the City's recourse if reconstruction of the original Joe Grover home is approved but the guidelines are not followed. Planning Director Ward clarified that the current Code requires both the

financial guarantee and Historic Preservation Plan to be recorded against the property.

Board Member Stephens asked if the use of historic millwork could be required in the reconstruction. If the Historic Preservation Board does not require the use of appropriate building materials, he feels they would be misleading the public because it would not be an accurate restoration. Chair Stephens suggested that it would no longer be a historically significant property if it did not contain historic material. Planning Director Ward indicated that it is currently a Significant Historic Site, so there would need to be a process to remove it from the Historic Sites Inventory in that case. Board Member Beatlebrox reiterated that it is especially significant because Joe Grover, an important and influential Park City resident, lived there. Planning Director Ward stated that the Historic Preservation Board would need to find that "the form, features, detailing, placement, orientation, location will be accurately depicted by means of new construction." That could be based on the as-built drawings, historic records, and photographs, and any conditions the Board deems appropriate could be added.

MOTION: Board Member Holmgren moved to CONTINUE the work session to a date uncertain. Board Member Beatlebrox seconded the motion.

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

Mr. Paris expressed his desire to begin work on the property as soon as possible and asked for clarification on when the Board will reconsider the request. Chair Scott indicated that Staff needs to conduct further research. Ideally, it will be on the following month's agenda, but it could take longer. Mr. Paris indicated that Staff recently performed a Government Records Access and Management Act ("GRAMA") search related to the property and presented their findings to him. He stated that his preference is to build the original house to the exact requirements expected, and his goal is to build a historically accurate structure. Chair Scott thanked him for his time.

B. Lift and Panelization Standards – The Historic Preservation Board will Conduct a Work Session and Review Proposed Standards for Material Documentation, Maintenance, and Storage in LMC 15-13-6 when a Historic Structure is Lifted or Deconstructed. PL-24-060036.

Planner Zollinger presented the proposed Panelization and Lift Standards. When an applicant proposes panelization, they are required to comply with a specific set of requirements. Staff seeks to improve the recordation and preservation of historic materials, and as such needs codified and consistent standards that all applicants must adhere to when documenting the disassembly of an historic structure. She requested the Historic Preservation Board's input on the draft standards. It was clarified that Standard 2 through Standard 5 apply to panelization, and Standard 6 applies to lifting.

Regarding Item 2 (a) (i), Board Member Beatlebrox stated that a survey should already

be available and should not be included as a requirement for panelization. Planning Director Ward clarified that the survey is required to demonstrate the relationship of the structure on the site. Many historic structures do not meet setback requirements, so the City needs a survey that shows the relationship of the original structure to the site. A survey is required for an application of this scope, but the Planning Department application process precedes the Building Department application, so it must be required for planning review.

A suggestion was made to include detailed drawings of the major materials being used on the house, in particular the siding material to verify the profile and size. It was confirmed that Item 3 covers that requirement. It was further confirmed that physical photographs are not required. Copies or digital images are acceptable.

In response to a question, Planning Director Ward confirmed that the financial guarantee requirement will not change. She further stated that there is no time limit in the Code, but the Planning Department standard is 45 days, and any extension requires additional approval. Chief Building Officer, Dave Thacker, clarified that they worked previously to establish that standard as some historic structures were lifted for a long period of time. The 45-day period begins on the date of permit issuance. Should they exceed that without applying for an exception, at that point it would be an enforcement issue.

Regarding Item 6 (b), a concern was raised that the language needs to be broad enough to give the Building Department authority to review and approve every aspect of the lift. Mr. Thacker indicated that typically a certified structural engineer ensures that all aspects are engineered, but the more clear, concise language would be advisable.

In response to a question regarding the 30-day examination requirement in Item 7 (b), Planner Zollinger clarified that Item 7 pertains primarily to panelization, as there is a 45-day maximum allowed for lifting. She suggested the examination requirement for lifted structures be set at the halfway point. She does not believe 30 days is excessive for panelization. There have been issues with improper documentation, which could be addressed with more frequent reporting. Chair Scott indicated that, if the materials are properly stored, the owner might not have access to them every 30 days. Planning Director Ward responded that documentation would be very important if the materials were moved offsite.

The following changes were discussed and agreed upon:

- Panelization and Lifting will be two separate sections.
- Applicable Standards from Item 2 of the draft will be copied to the Lifting section.
- Item 4 and Item 5 will be combined into a single section on Storage of Historic Materials.

- Item 6 (b) will be reviewed to ensure the language gives the Building Department sufficient authority to review and approve bracing and security measures.
- Item 7 (b) will be added to both Panelization and Lifting sections and indicate the specific Maintenance and Reporting timelines for each.
- The extra parenthesis in Item 7 (b) (ii) will be removed.

Board Member Stephens indicated that there should be a deadline for panelization to prevent loss of materials as happened with 81 Daly Avenue. Planning Director Ward responded that deadlines are currently addressed in the financial guarantee section of the Historical Preservation Plan, but it would be advisable to codify the requirement for a site-specific timeline. Timeframes currently are not addressed until the Building Permit application is submitted, and she agrees that it should be brought into Code so there is an expectation at the beginning of the process.

6. **ADJOURN**

MOTION: Board Member Hutchings moved to ADJOURN. Board Member Stephens seconded the motion.

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

The Historic Preservation Board Meeting adjourned at approximately 6:37 PM.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

81 DALY AVENUE

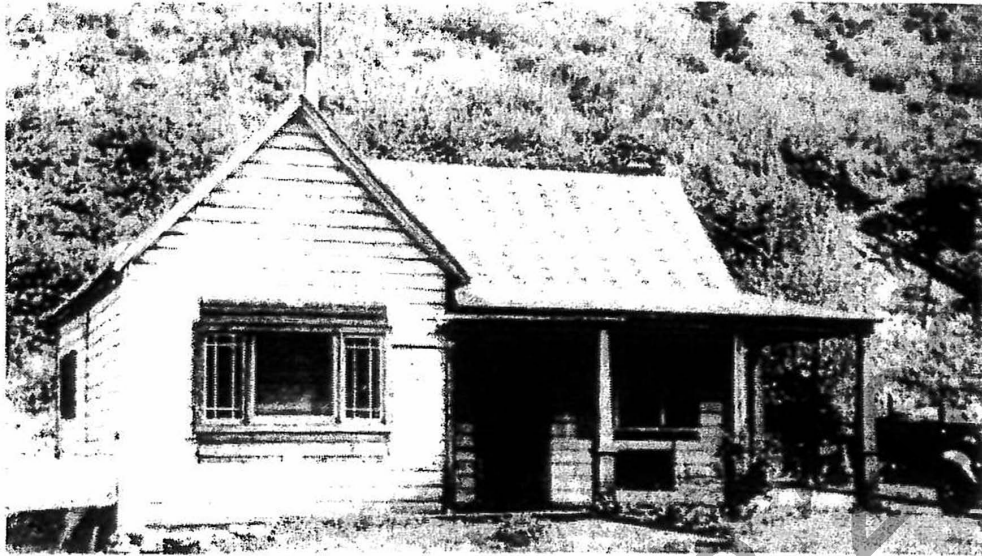
PARK CITY UTAH 84060

HISTORIC PRESERVATION BOARD
MEETING OF MAY 1, 2024

MARTIN PARIS

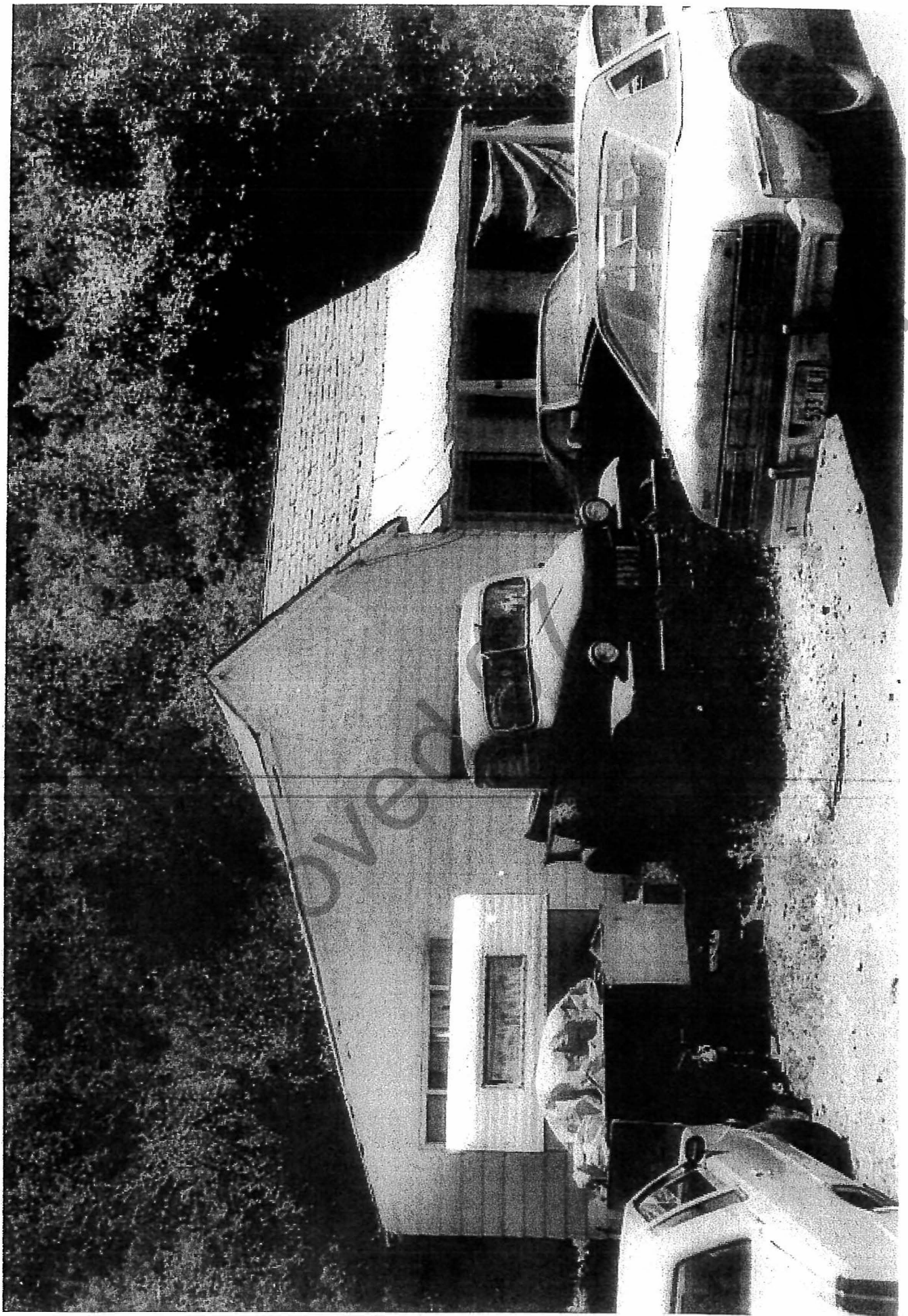
Approved 07.03.2024

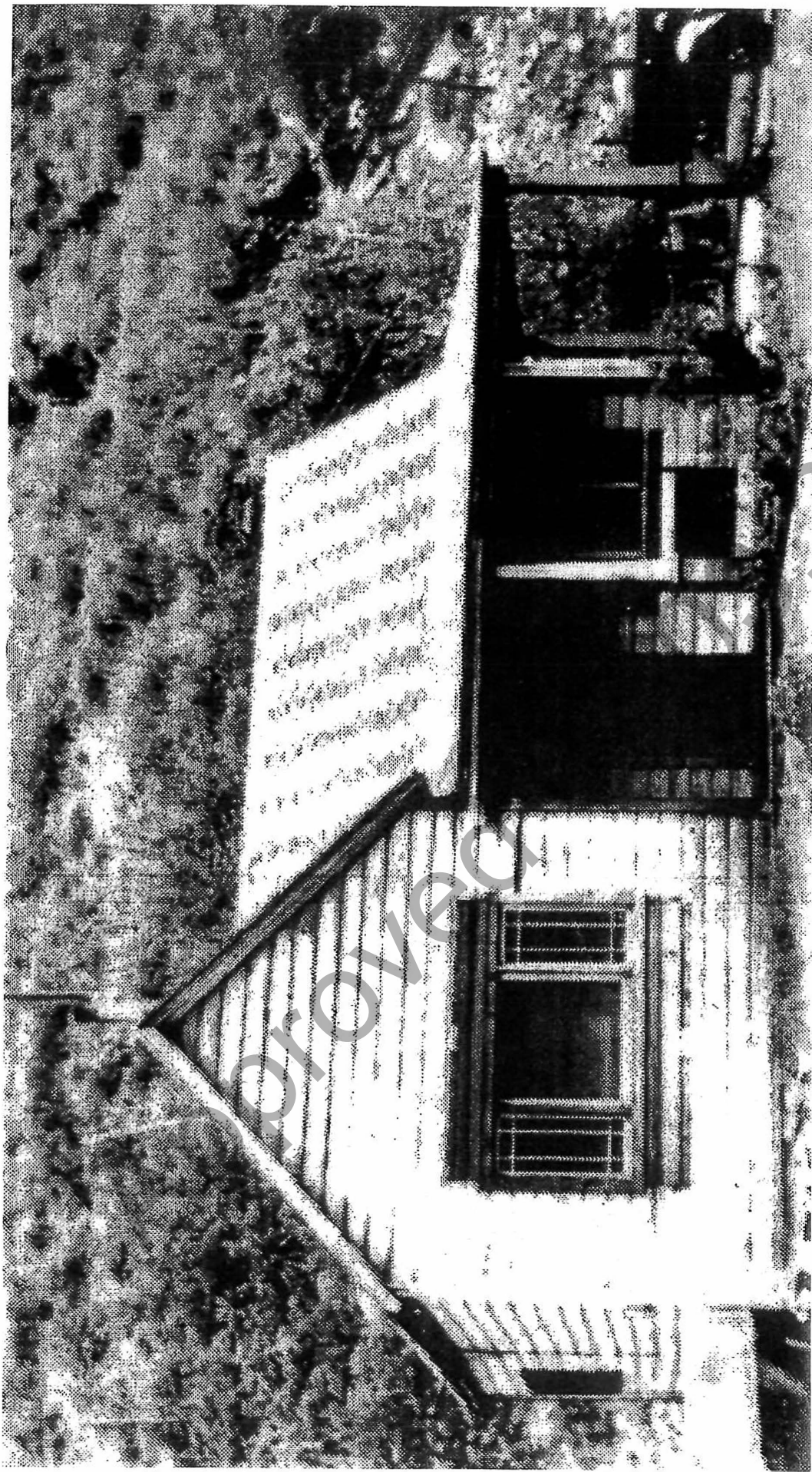
The original building of ⁸⁰⁷ ~~807~~ sq feet taken in the 1930's/1940's is shown below::

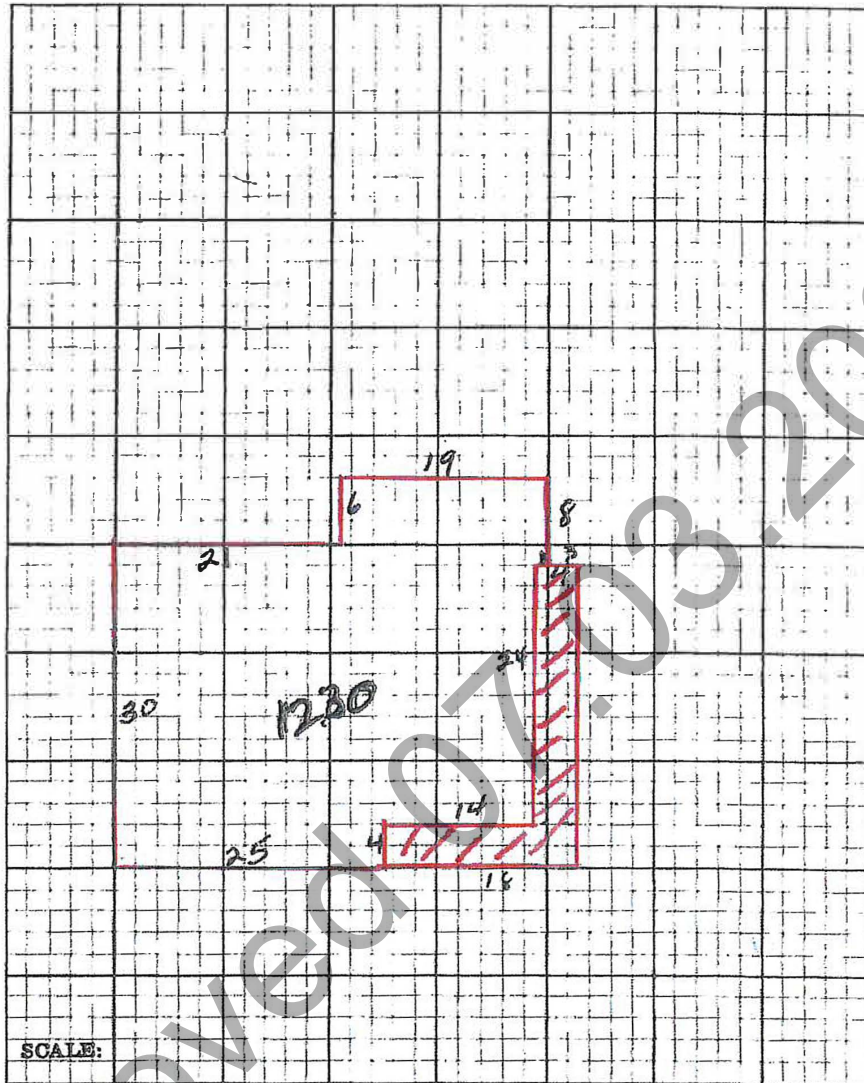


The enlarged building of the late 1940's/early 1950's is shown below:







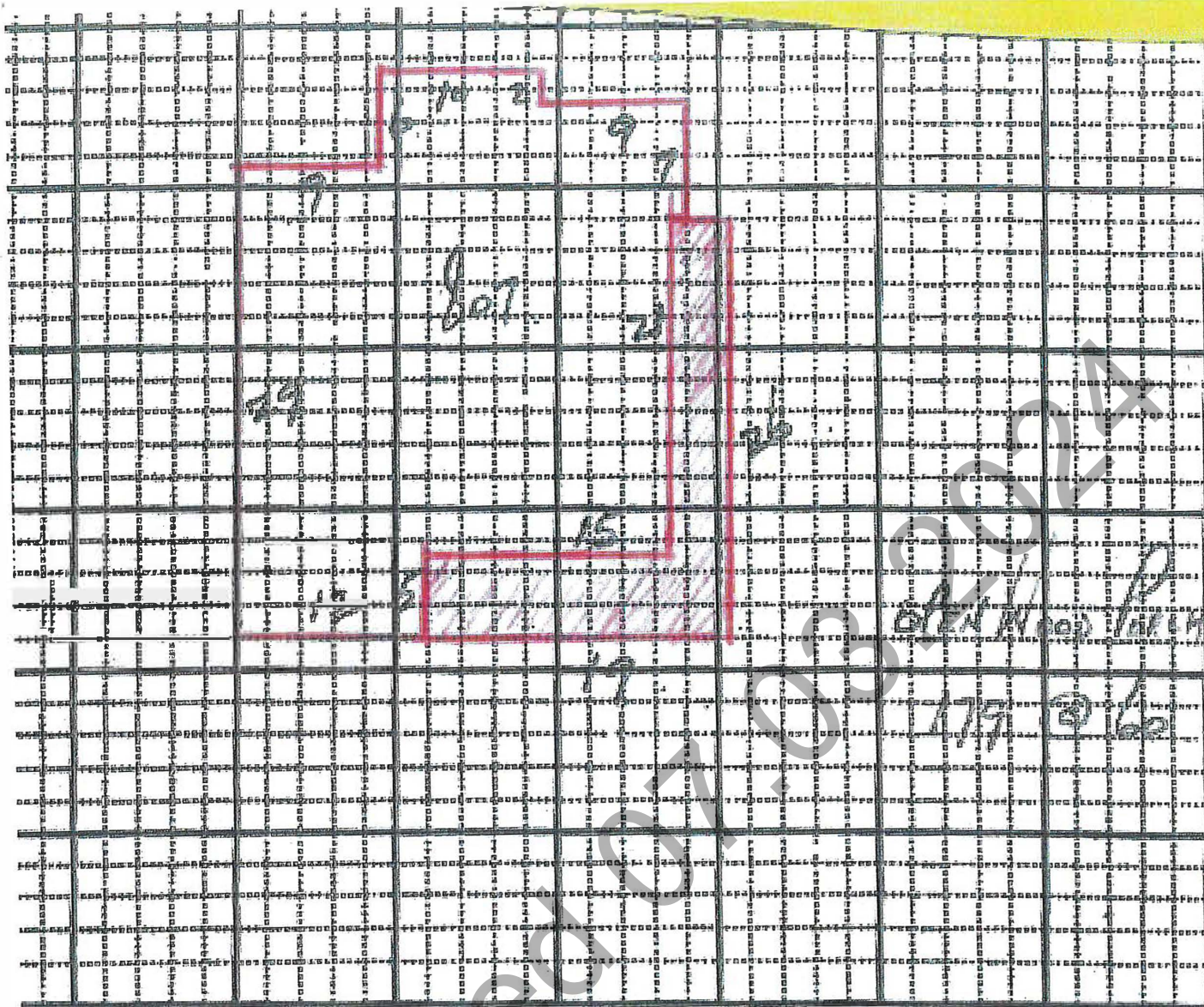


SCALE:

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

Garage — Class 1 Depr. 2% 3%
 Cars 1 Floor Conc Walls Satz Roof RR Doors 1
 Size 14 x 20 Age 1950 Cost 321 x 47%
 1940 Base Cost: 150 x 46 % Depr. 69
 Total 145

REMARKS Average Year of Construction Computation:
1911 \$ 4564 = 16 % x 55 Year = 4180
1965 \$ 1424 = 24 % x 1 Year = 24
Average Year of Construction 1924 4204



RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>807</u>	\$	\$ <u>1618</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>126</u>
Ext. Walls— <u>BRICK TEX</u>		
Insulated—Floors—Walls—Cigs		
Roof—Type <u>CSAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small—Med.—Lg.		
Bays—Small—Med.—Lg.		
Porches—Front <u>179 @ .60</u> <u>1-7</u>		
Rear <u>@</u>		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>10</u>
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin.—Unfin.		
Plumbing— <u>Class</u> <u>Tub</u> <u>Trays</u> Basin <u>Sink</u> <u>Toilet</u> Urns <u>Ftns</u> <u>Shr</u> Dishwasher <u>Garbage Disp.</u>	<u>245</u>	
Heat—Stove <u>H. A.</u> <u>Steam</u> <u>S.</u> <u>Br.</u> Oil <u>Gas</u> <u>Coal</u>		
Air Conditioned <u>Incinerators</u>		
Radiant—Pipeless		
Finish— <u>Hd. Wd.</u> <u>Fir.</u> Floors— <u>Hd. Wd.</u> <u>Fir.</u> <u>Conc.</u>		
Cabinets— <u>1</u> Mantels <u>40</u>		
Tile— <u>Walls</u> <u>Wainscot.</u> <u>Floors</u>		
Lighting—Lamp <u>Drop</u> <u>Fix.</u> <u>CELOTEX LINED</u>		<u>80</u>
Total Additions and Deductions	<u>392</u>	<u>246</u>

Net Additions or Deductions 246 + 146

REPRODUCTION VALUE
 Est. Owner ✓ Depr. 1-2-3-4-5-6 51/49 % \$ 1764
 Age 30 Yrs. by Est. Tenant Reproduction Val. Minus Depr. \$ 864
Neighbors
Records

Remodeled Est. Cost Remodeling Inc. % \$
 Garage—S 8 O 0 Depr. 2% 8% Obsolescence \$
 Cars Walls Out Bldgs. \$
 Roof Size x Age \$
 Floor Cost Depreciated Value Garage \$

Remarks AV. AGE RECORDED Total Building Value \$

ON OLD CARD 30YRS. (1941)

Appraised Oct 1949 By Off & AJ

Tony Clifton <martinparis@gmail.com>

date of 81 daly designation

Jessica Nelson <jessica.nelson@parkcity.org>
To: martin paris <martinparis@gmail.com>

Wed, Dec 2, 2020 at 8:38 AM

Mr. Paris,

With much assistance from Caitlyn, I now have the date that 81 Daly was adopted into the Historic Sites Inventory. The Historic Preservation Board adopted it on February 4th of 2009. The reason it was so difficult to find is because it was part of a larger item. Please let us know if you have additional questions.

Packet from Feb 4th 2009 HPB meeting adopting the historic sites inventory

<https://www.parkcity.org/Home/ShowDocument?id=49956>

Minutes for that meeting with recorded vote

<https://www.parkcity.org/Home/ShowDocument?id=14942>

Regards,

Jessica

From: martin paris [mailto:martinparis@gmail.com]

Sent: Wednesday, October 21, 2020 4:49 PM

To: Jessica Nelson

Subject: Re: FW: date of 81 daly designation

thank you for the update. i learned during my visit to the planning department yesterday that you were dealing with various serious family matters. i was saddened to hear that this was the case. i hope things work out well for you.

please understand that i have no business at the moment that is of crushing, time sensitive urgency. feel free to prioritize your personal issues above any tasks on your to-do list which involve my various projects.

i am extremely grateful for the personalized attention you have given me and for how you have diligently tried to do the very best you can (and in the most cost effective way) to resolve my various issues. you should feel no time pressures from me and focus instead on your family issues.

Historic Preservation Board Staff Report



Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Date: February 4, 2009
Type of Item: Administrative

Planning Department

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit A) adopting the Park City Historic Sites Inventory.

Topic:

Project Name: Park City Historic Sites Inventory
Applicant: Planning Department
Proposal: Adopt the Park City Historic Sites Inventory (HSI)

Background:

On August 4, the City Council adopted Ordinance 08-33 imposing a temporary moratorium on the demolition of any structure located within the municipal boundaries built before 1962. When the moratorium was imposed, City Council asked staff to develop a strategy for modifying the current way in which buildings are designated as historic so that more of the buildings that give Park City its unique character would be subject to the protections found in the LMC for Historically Significant Buildings.

At an October 2, 2008 work session, the City Council provided direction for staff to move forward in two areas:

- 1) Prepare amendments to Title 15-11-12 Determination of Historical Significance to accommodate "Landmark" and "Significant" designations to broaden the definition of historic properties.
- 2) Prepare an updated Historic Sites Inventory based on the new criteria to be presented to the HPB for adoption once the proposed changes to the LMC are adopted.

On January 7, 2009, the Planning Commission, at a public hearing, discussed the proposed LMC amendments to Title 15-11-12 and forwarded a positive recommendation for adoption by the City Council.

On January 22, 2009, the City Council, at a public hearing, discussed the proposed amendments and approved a resolution adopting LMC amendments to Land Management Code, Section 15-11-12 to establish the Park City Historic Sites Inventory.



The Land Management Code, Section 15-11-12: Park City Historic Sites Inventory specifies that the Planning Department shall maintain an inventory of Historic Sites located with Park City. The inventory is an important community development resource because Historic Sites:

- are eligible for specific Land Management Code exceptions;
- are eligible for Historic Preservation Board matching grants for preservation, rehabilitation, restoration, and reconstruction; and
- may not be demolished without City approval of a Certificate of Appropriateness for Demolition (CAD) Permit.

The Historic Sites Inventory was conducted by the City's Historic Preservation Consultant, and her staff Solutions using criteria set forth in Land Management Code, Section 15-11-12(A): Criteria for Designating Sites to the Park City Historic Sites Inventory.

Four hundred five (405) sites--with a total of five hundred twenty five (525) buildings, accessory buildings, and/or structures--are identified as meeting the criteria for designation to the Historic Sites Inventory. Of these sites, one hundred ninety-two (192) sites meet the criteria for designation as "Landmark" Sites and two hundred thirteen (213) sites meet the criteria for designation as "Significant" Sites. The official inventory of Historic Sites is attached to this report as Exhibit B and is also included on the City's website at <http://www.parkcity.org/citydepartments/planning/hsi/HSI.pdf>. Individual Historic Site Forms, along with digitized support documents, are on file with the Planning Department.

The current Historic Building Inventory includes three hundred fifty-nine (359) sites with a total of four hundred sixteen (416) buildings and/or structures.

Analysis and Discussion:

Sites were evaluated for compliance with the criteria set forth in Land Management Code, Section 15-11-12: Park City Historic Sites Inventory--(A) Criteria for Designating Sites to the Park City Historic Sites Inventory.

If the Historic Preservation Board agree that the Building(s), Accessory Building(s), and/or Structures that are the subject of the proposed HSI comply with the criteria outlined below, they will become the Historic Sites Inventory. In the future, if there are other sites which are the subject of an Application which comply with the criteria below, they will be added to the HSI.

15-11-12. PARK CITY HISTORIC SITES INVENTORY.

The Historic Preservation Board may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic Sites in the community.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (Main, Attached, Detached or Public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
- (b) It retains its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and
- (c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one of the following:
 - (i) an era that has made a significant contribution to the broad patterns of our history,
 - (ii) The lives of persons significant in the history of the community, state, region, or nation, or
 - (iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (Main, Attached, Detached or Public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

(b) It retains its essential historical form; meaning there are no major alterations that have destroyed the essential historical form. Major alterations that destroy the essential historical form include:

- (i) Changes in pitch of the main roof of the primary façade if:

- (a) the change was made after the period of historic significance, or
- (b) the change is NOT due to any structural failure, or
- (c) the change is NOT due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous owner.

(ii) Addition of upper stories or the removal of original upper stories occurred after the period of historic significance, or

(iii) Moving it from its original location to one that is dissimilar to the original, or

X [(iv) Addition(s) that significantly obscures the essential historical form when viewed from the primary public right-of-way.] X

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one of the following:

(i) An era of historic importance to the community, or

(ii) Lives of persons who were of historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.

Process:

An Owner/Applicant, as provided in the Land Management Code, may file an Application for the removal or addition of a Site from the Historic Sites Inventory at any time for review by the Historic Preservation Board.

Any Final Action regarding the adoption of the Historic Sites Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation Board's action pursuant to the Land Management Code, Section 15-1-18: Appeals and Reconsideration Process.

Notice:

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. In addition, courtesy notice to property owners of the proposed sites on the HSI (not required by the Land Management Code) regarding this meeting was mailed on January 30, 2009.

The proposed Historic Sites Inventory was also posted on the City website (www.parkcity.org) on January 28, 2009.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. As of writing of this report, there has been no public input.

Alternatives:

- Conduct a public hearing on the Historic Sites Inventory described herein and approve the adoption of the attached resolution adopting the inventory as presented.
- Conduct a public hearing and reject the attached resolution adopting the inventory, providing specific findings for this action.
- Continue action on the resolution to a date certain.

Significant Impacts:

There are no significant fiscal impacts on the City as a result of approving the attached resolution adopting the Park City Historic Sites Inventory.

By approving the attached resolution adopting the Park City Historic Sites Inventory, the HPB will increase the number of properties subject to the protections found in the LMC for Historic Sites. In addition, the HPB will be following a specific policy directive expressed by the City Council on August 4, 2008.

Consequences of *not* taking the Recommended Action:

Not taking the recommended action may result in the demolition of historic structures. If the Historic Sites Inventory is not adopted before the expiration of the TZO on February 7, 2009, structures that would meet the criteria for designation as Landmark or Significant Sites under the LMC amendments may be demolished.

Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit A) adopting the Park City Historic Sites Inventory.

Exhibits:

Exhibit A - HPB Resolution No. 09-01

Exhibit B - Park City Historic Sites Inventory

Exhibit A - HPB Resolution No. 09-01

**A RESOLUTION ADOPTING THE PARK CITY HISTORIC SITES INVENTORY
PURSUANT TO LAND MANAGEMENT CODE SECTION 15-11-12**

WHEREAS, the Historic Preservation Board is charged with designating Sites to the Park City Historic Sites Inventory; and

WHEREAS, the Planning Department is charged with the responsibility of maintaining an inventory of Historic Sites in Park City

WHEREAS, the Historic Preservation Board has determined that the buildings, accessory buildings, and/or structures designated as either Landmark Sites or as Significant Sites on the Historic Sites Inventory meet the criteria set forth in section 15-11-12 of the Land Management Code; and

WHEREAS, the Historic Preservation Board duly noticed and conducted a public hearing at a regularly scheduled meeting on February 4, 2009;

NOW THEREFORE, be it resolved by the Historic Preservation Board of Park City:

SECTION 1. INVENTORY ADOPTED. Sites in their entirety including buildings, accessory buildings, and/or structures designated as Landmark Sites or Significant Sites in the Park City Historic Sites Inventory are hereby adopted as the official inventory of historic sites pursuant to Land Management Code, Section 15-11-12, or any successor provision.

SECTION 2. INVENTORY TO BE FILED WITH THE CITY RECORDER. The Historic Sites Inventory shall be kept on file and available to the public at the City Recorder's Office. The support documentation may be kept in the Planning Department so long as it is referenced by the inventory on file with the City Recorder and made available for public inspection upon request during regular business hours.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately.

PASSED AND ADOPTED this 4th day of February, 2009.

HISTORIC PRESERVATION BOARD

Approved as to form:

Todd Ford, Chairperson

Mark Harrington, City Attorney

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 81 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-608

Current Owner Name: TIRESIAS VENTURES LLC Parent Parcel(s):

Current Owner Address: 2907 OCEAN FRONT WALK VENICE, CA 90291

Legal Description (include acreage): LOTS 11 & 12 & N 22 FT LOT 13 BLK 73 MILLSITE PARK CITY (LESS BEG SW COR LOT 10; TH S 68°27' E 100.0 FT; S 21°33' W 5.9FT; N 66°13' W 100.08 FT; N 21°33' E 2.0 FT TO BEG); 0.22 AC

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:
- ☐ 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: T/L cottage

No. Stories: 1

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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

General Condition of Exterior Materials:

- ☐ Good (Well maintained with no serious problems apparent.)
- ☒ Fair (Some problems are apparent. Describe the problems.):
- ☐ 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: Not verified.

Walls: Drop siding shown in tax photo, aluminum siding in 1995 photograph

Roof: Cross-wing roof form sheathed in asphalt shingles (1995 photo).

Windows: Aluminum frame side sliders (1995 photograph)

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): This assessment is based on the most recent photographs (1995) of the actual main building. The T/L cottage was significantly altered by the application of aluminum siding and an addition that extended out from the front gable. Sometime prior to 2006 and according to members of the Planning Department, plans were approved to partially reconstruct the property and recent photographs (assessor and views taken from adjacent properties) indicate the historic material has been removed from the site or is located on site covered by a blue tarp. The historic integrity of the site should be re-evaluated following completion of the reconstruction/rehabilitation and the additions.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting—as seen in 1995—is altered from what is seen in the tax photo in that the entire front yard is being used as a parking area. Currently, of course the lot is devoid of any structures.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Based on the 1995 photograph, much of the physical evidence from the period that defines the typical Park City mining era home had been altered and, therefore, lost. It is not clear how much of the original material is being preserved in order to be incorporated into the reconstruction.

Feeling (Describe the property's historic character.): Based on the 1995 photographs, the physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries. At present, the components propped against a tree provide no historic character.

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; however, the changes seen in the 1995 photographs are significant and diminish the sites association with the past. At present the components left on site provide a link only in that they are materials from the mining era.

The property should be re-evaluated following completion of the proposed plans.

5 SIGNIFICANCE

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

Date of Construction: c. 1900

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

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

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.

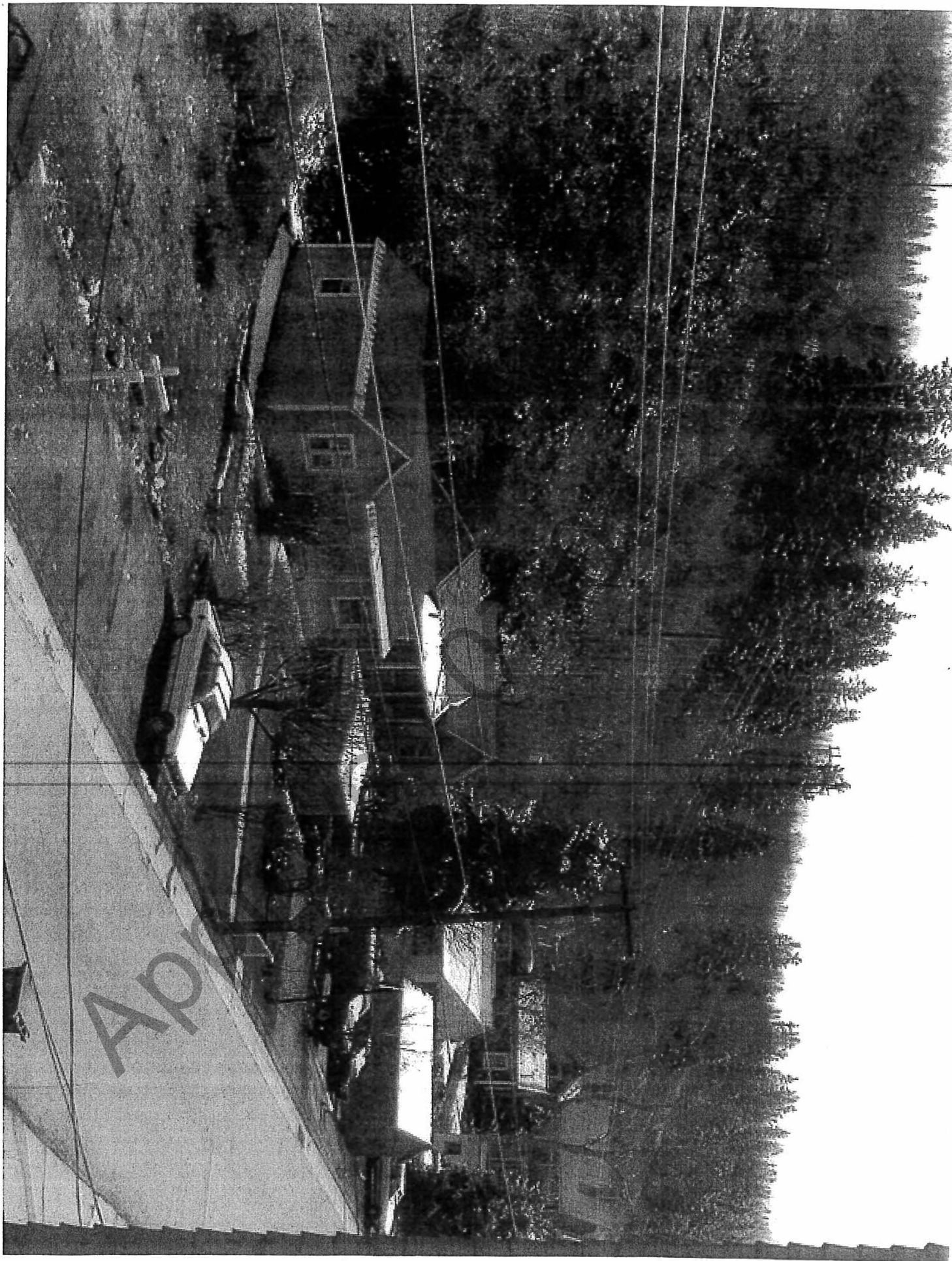
Photo No. 1: Northwest oblique - site. Camera facing southeast, 2008.

Photo No. 2: Northwest elevation (primary façade). Camera facing southeast, 1995.

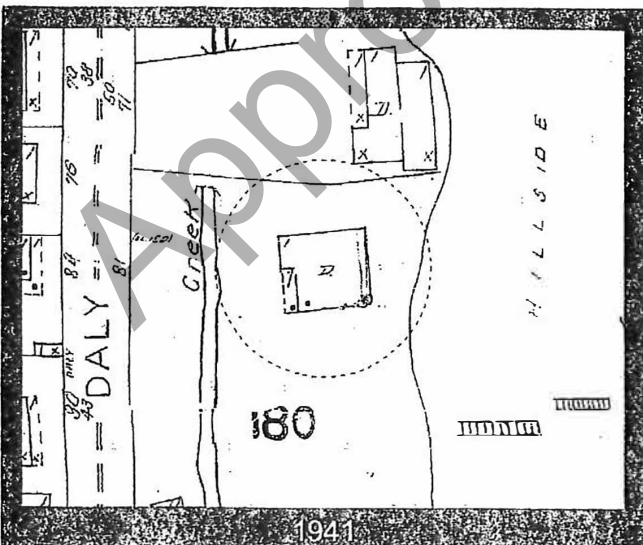
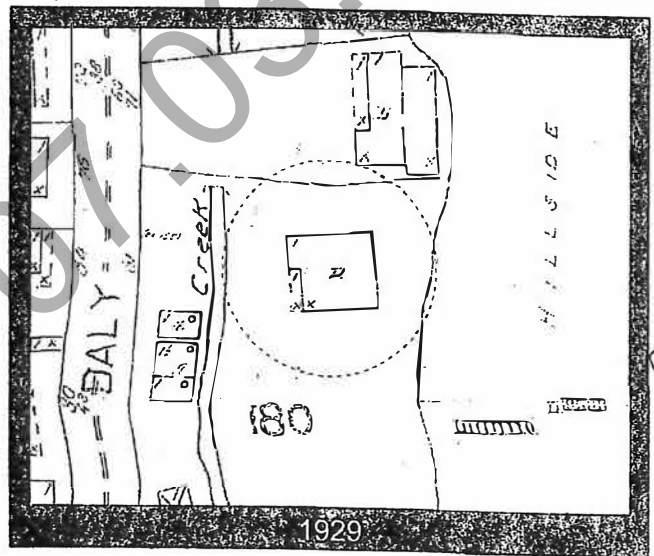
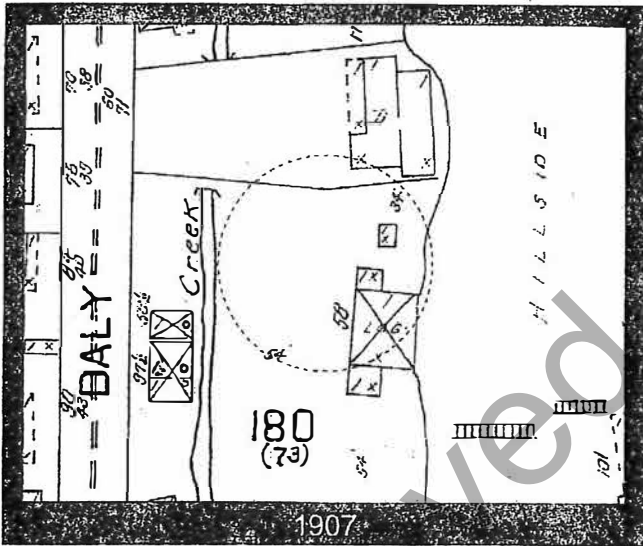
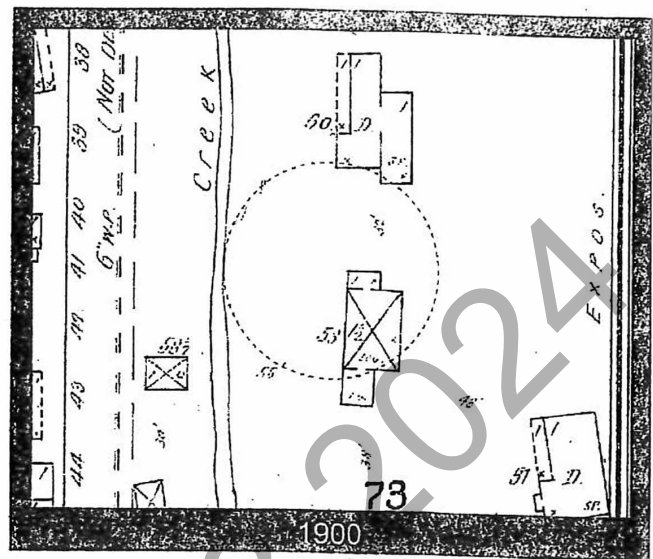
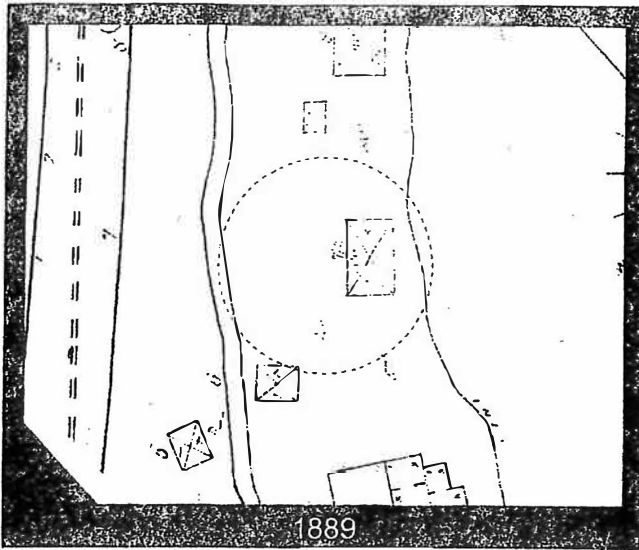
Photo No. 3: Northwest elevation (primary façade). Camera facing southeast, tax photo.

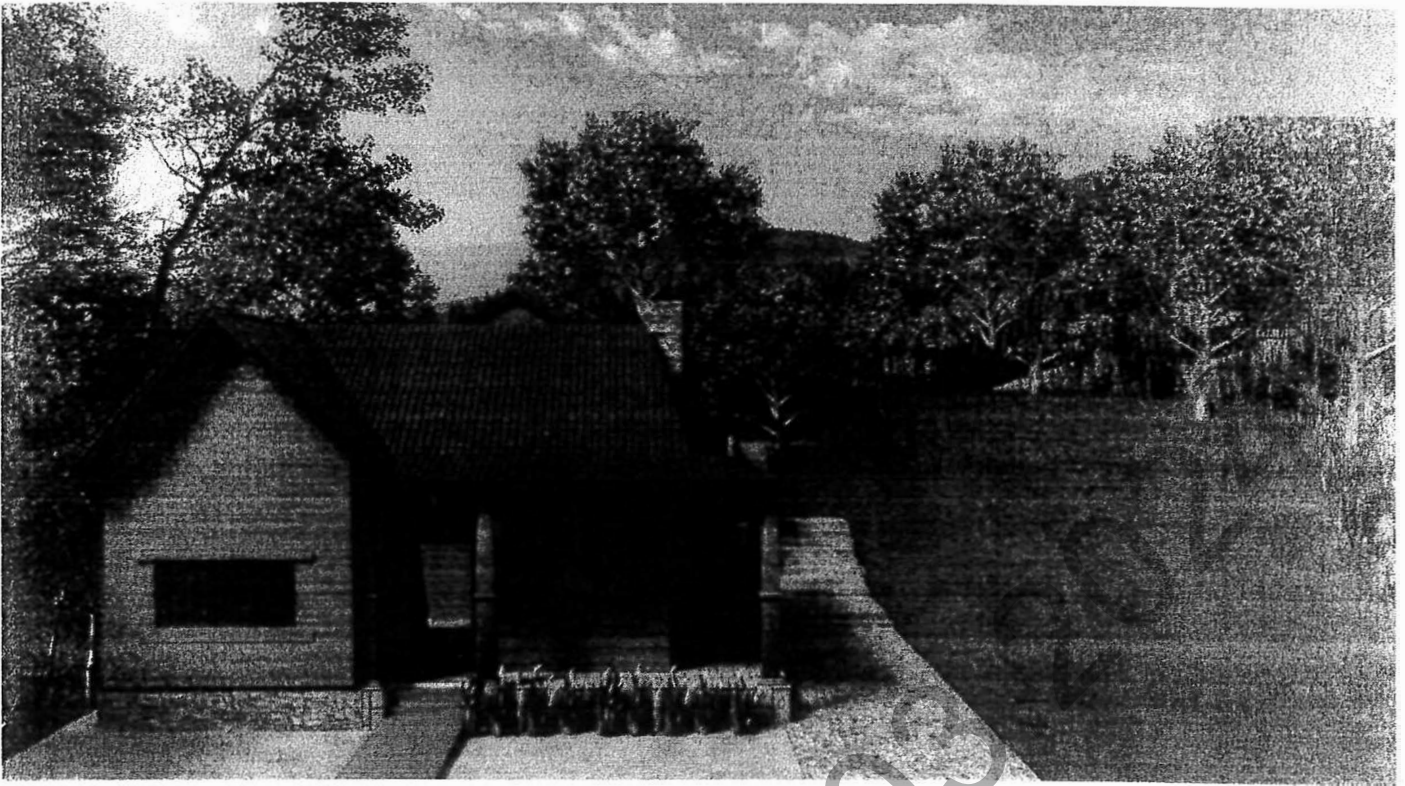
¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

(10)



Hilberdum 1

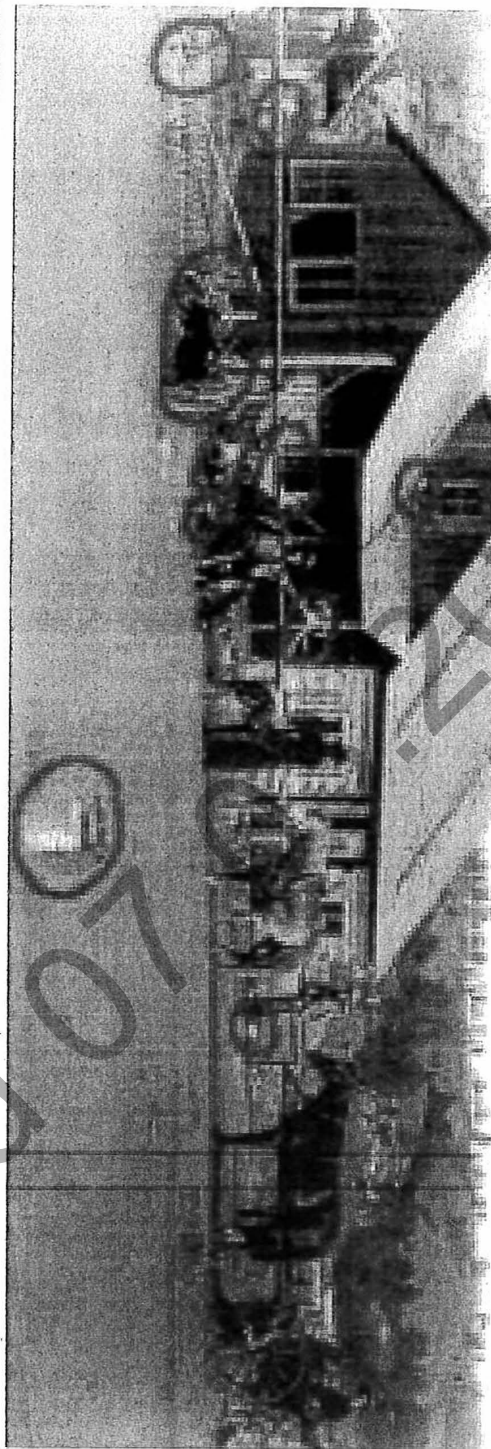




Approved 07.03

A. Lenden

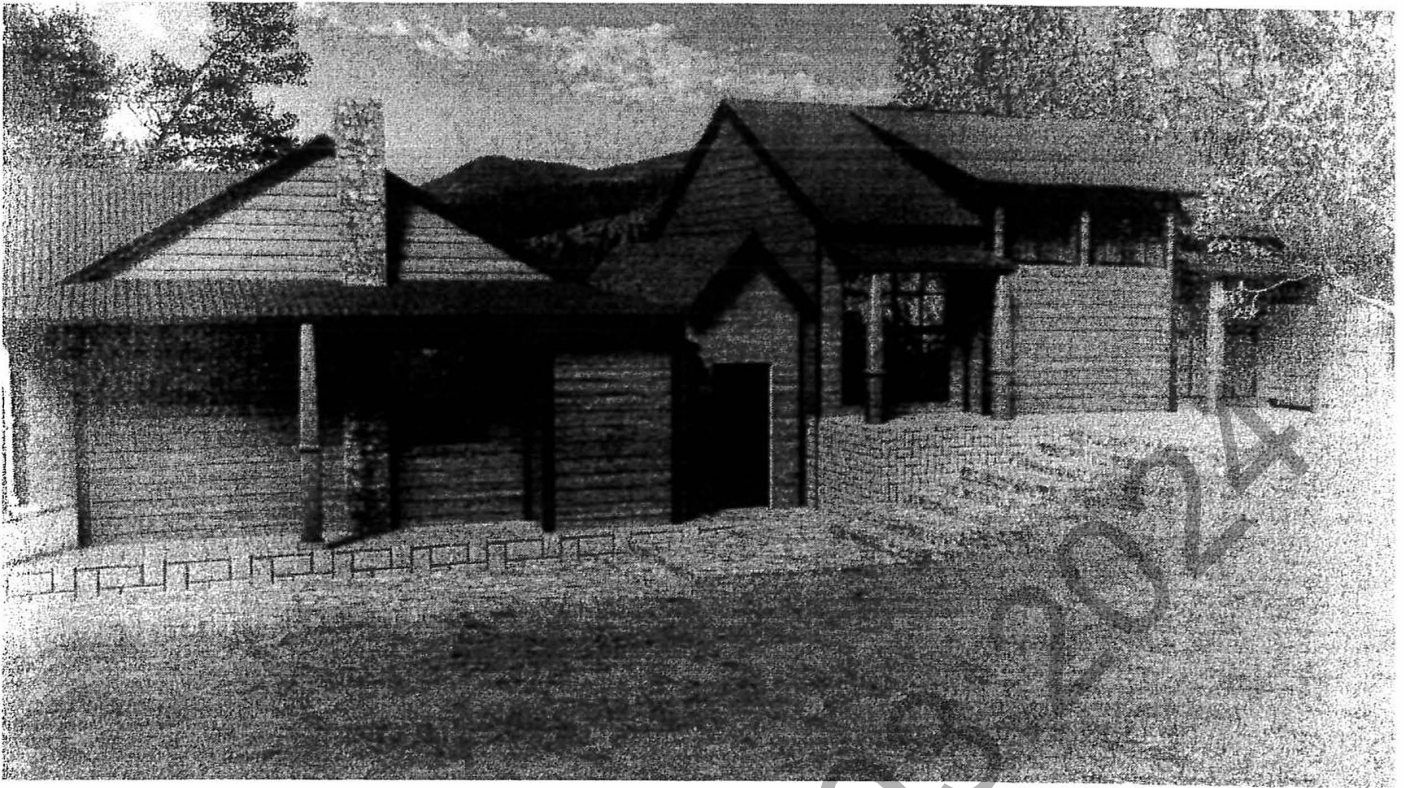
Ad



XX

Approved 07/01/2024

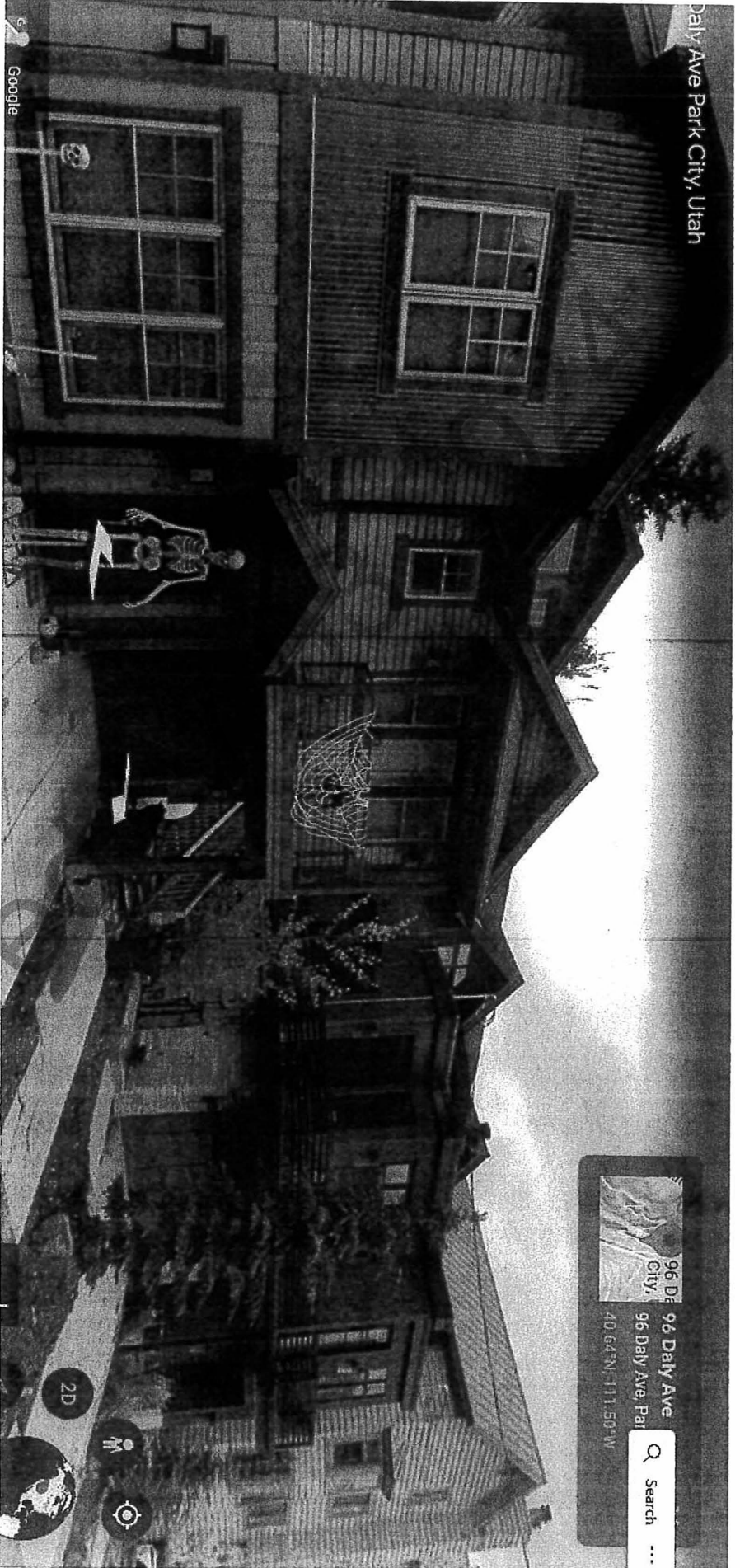
Aldenham
5



Approved 07.03.2024

Addendum 4

Daily Ave Park City, Utah



96 Daily Ave
City, 96 Daily Ave, Park City, UT 84302
40.64°N, 111.50°W

Search ...

Approved

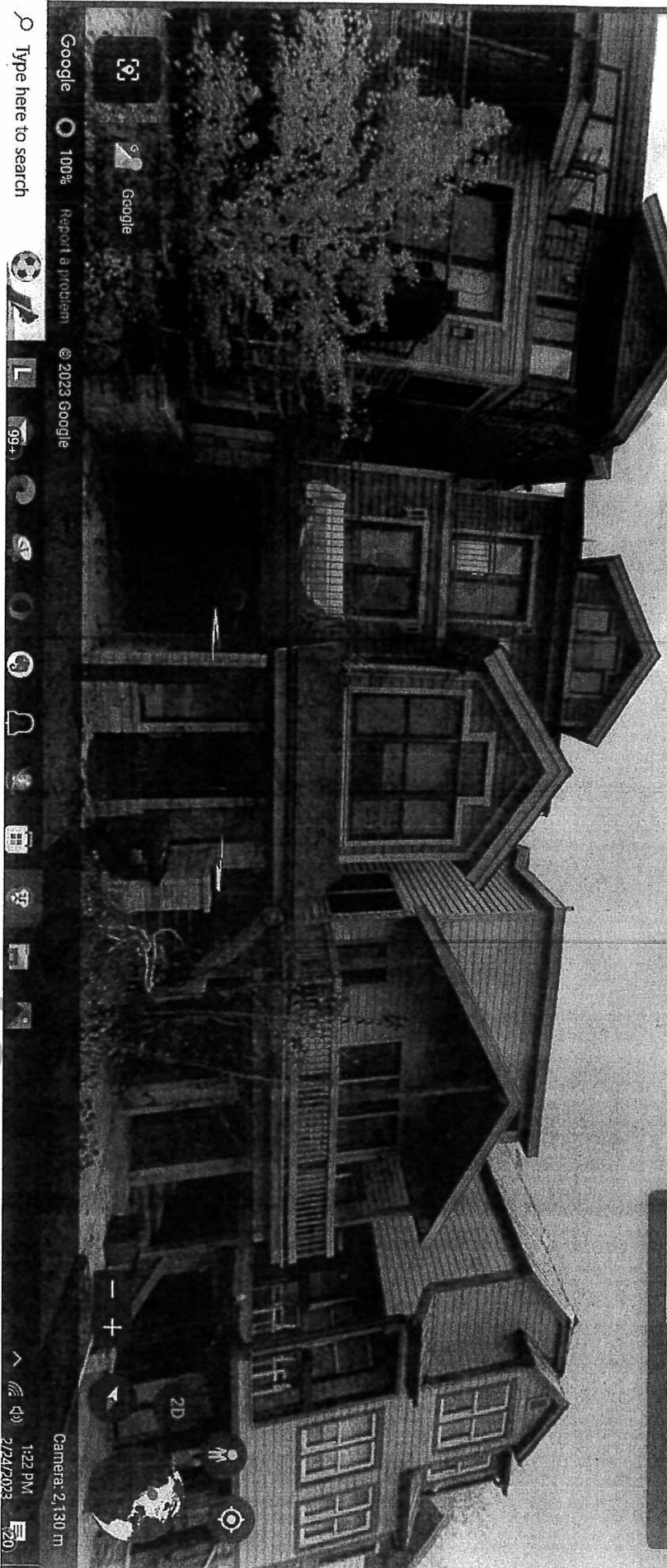
Added on 7

← 1185 Empire Ave Park City, Utah



Woodside Av
St. P
Woodside Ave 8
40.65°N, 111.50°W

Search ...



Google

Google 100% Report a problem © 2023 Google

Type here to search



Camera: 2,130 m

1:22 PM

2/24/2023

20

Approved

Waldenburn