



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
July 3, 2025**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: <https://us02web.zoom.us/j/88167820277>

1. REGULAR AGENDA - 12:00PM

- 1.A. **176 Main Street – Historic District Design Review** – The Applicant Proposes to Construct an Addition on a Landmark Historic Structure in the Historic Residential - 2B Zoning District. PL-25-06472.
(A) Public Hearing; (B) Action

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 at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 176 Main Street
Application: PL-25-06472
Author: Meredith Covey, Planner I
Date: July 3, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review at 176 Main Street, (II) conduct a public hearing, and (III) consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Centennial House, LLC
Applicant Representative: Bryan Markkanen, Drift Studio

Location: 176 Main Street
Landmark Historic Site

Zoning District: Historic Residential – 2B

Adjacent Land Uses: Residential, Commercial

Reason for Review: The Planning Director, or their Designee, reviews and takes Final Action for Historic District Design Reviews in accordance with LMC [§ 15-1-8](#)

HDDR Historic District Design Review
HPB Historic Preservation Board
HR-2B Historic Residential – 2 Subzone B
HSI Historic Sites Inventory
LMC Land Management Code
SFD Single-Family Dwelling

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

Background

176 Main Street is a Landmark Historic Site¹ constructed circa 1901 and is also known as the Durkin Boarding House and the Centennial House ([Historic Site Form](#)). The Landmark Historic Site is an 8,324-square-foot five-sided Lot in the Historic Residential – 2 Sub-

¹ LMC [§ 15-11-10\(D\)\(1\)\(af\)](#)

Zone B (HR-2B) Zoning District with access from Main Street (Exhibit B – Approved Plat).²



Figure 1: 1940s Tax Photo of 176 Main

² 176 Main Street was originally an 8,324-square-foot metes-and-bounds parcel. On March 12, 2025, the Planning Commission approved the Centennial Plat Amendment to create a Lot for the Landmark Historic Site ([Staff Report](#), [Minutes](#)). The plat is not yet recorded, but recordation is required prior to building permit submittal.



Figure 2: 176 Main Street viewed from Main Street



Figure 3: 176 Main Street looking Southeast



Figure 4: Staff highlighted 176 Main in blue on an image from the Summit County Parcel Viewer

The site has constraints. A portion of 176 Main Street and the proposed addition are within a floodplain area established by the Federal Emergency Management Agency (FEMA)(Exhibit D – Proposed Plans). New construction on the Lot will need to comply with the floodplain regulations required by the Engineering Department.

Additionally, there is an existing 20-foot-wide Utility Easement (Entry No. [1167000](#)), a 20-foot-wide Flume Easement (Entry No. [431129](#)), and a five-foot-wide Trail Easement (Entry No. [431129](#)) at the rear of the property.

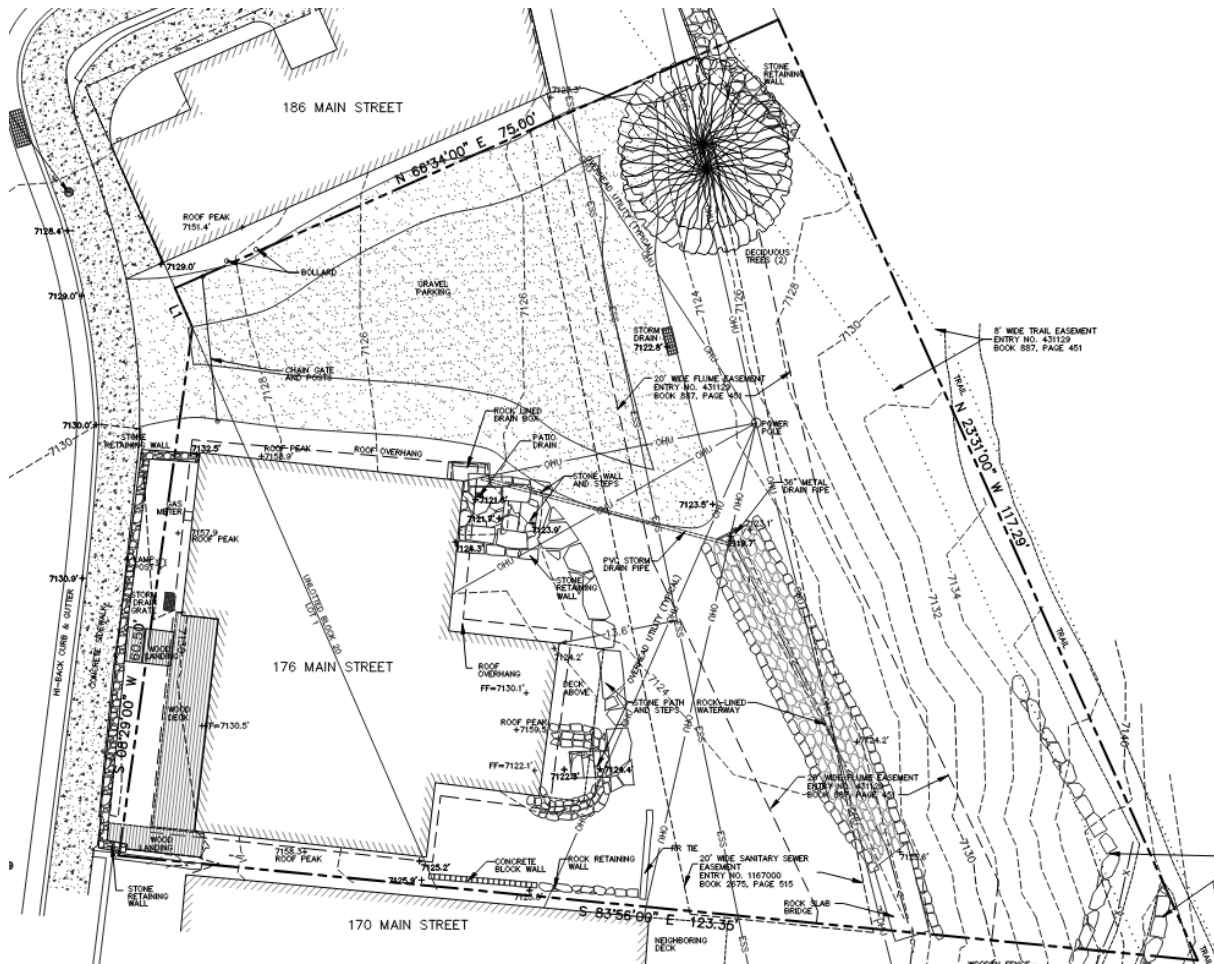


Figure 5: Existing Conditions Survey provided by the Applicant showing easements

176 Main Street has been vacant for some time. The Applicant submitted a Physical Conditions Report and Historic Preservation Plan outlining the condition of the Structure, including damage from elements, animals, squatters, and lack of maintenance (Exhibit C – Existing Conditions and Historic Preservation Plan).

The existing Structure has undergone renovations, including an addition on the east (rear) façade sometime before 1970. Sometime between 1978 and 1983, architectural elements were installed, including two dormer windows on the north (side) façade, a cupola on the west (front) façade, and ornamentation on the west (front) façade.



Figure 6: 176 Main prior to 1978, images provided by the Applicant

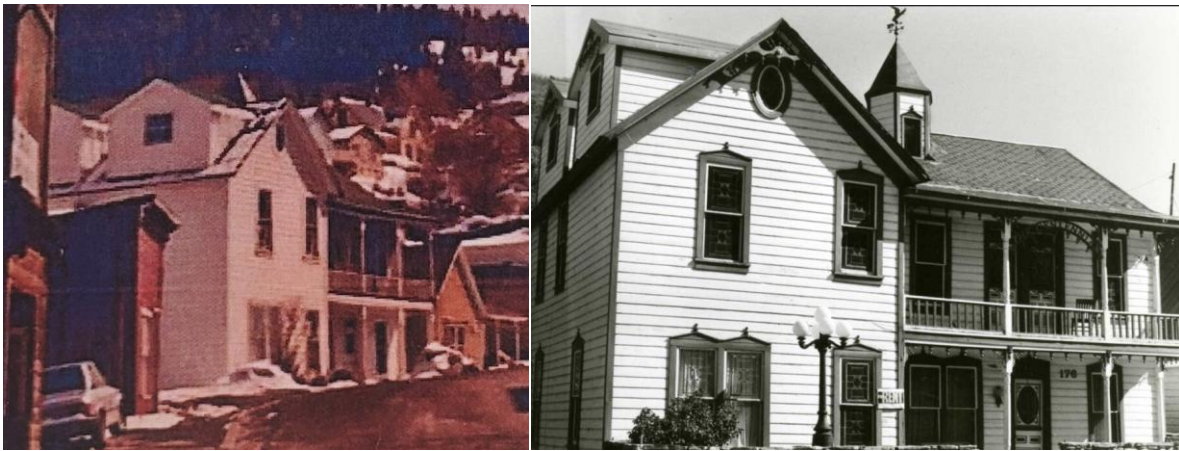


Figure 7: 176 Main after 1978, images provided by the Applicant

The Applicant proposes:

- Deconstructing the Landmark Historic Structure and salvaging as many historic materials as possible.
- Constructing a new foundation.
- Reconstructing the Landmark Historic Structure using salvaged and replacement material to restore the 1907 form.
- Constructing an addition on the secondary (north) and tertiary (east) façades, as well as a basement addition.



Figure 8: Proposed elevation of 176 Main when viewed from Main Street

On May 7, 2025, the Historic Preservation Board (HPB) reviewed the Applicant's proposal and requested additional information ([Staff Report](#), [Audio Recording](#)). The HPB continued the item to the June 4, 2025.

On June 4, 2025 the HPB reviewed the Applicant's updated proposal ([Staff Report](#), [Audio Recording](#)) and approved the request for Material Deconstruction and Reconstruction with Conditions of Approval outlined in the Final Action Letter (Exhibit H). At the June 4, 2025 HPB meeting the Applicant also provided a report from an Industrial Hygienist detailing the condition and status of the Landmark Historic Structure materials (Exhibit F).

Analysis

(I) The proposal, as conditioned, complies with LMC Chapter 15-2.3 *Historic Residential – 2 (HR-2) Zoning District*.

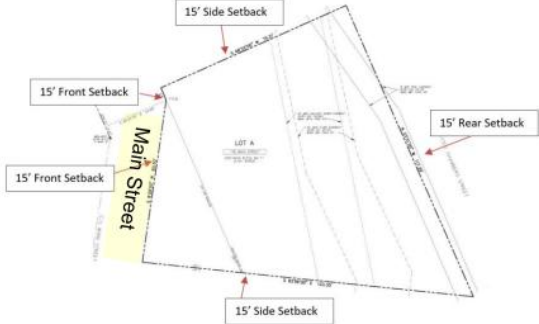
LMC § [15-2.3-1](#) outlines the purpose of the HR-2 Zoning District is to:

1. allow for adaptive reuse of Historic Buildings and/or Structures by allowing commercial and office Uses in Historic Buildings and/or Structures in the following Areas:
 1. Upper Main Street;
 2. Upper Swede Alley; and
 3. Grant Avenue;

2. encourage and provide incentives for the preservation and renovation of Historic Buildings and/or Structures;
3. establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planned Developments in the HR-2, Subzone A;
4. encourage the preservation of Historic Buildings and/or Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District;
5. define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic Buildings and/or Structures and the Historic character of surrounding residential neighborhoods and consistent with the Design Guidelines for Historic Districts and Historic Sites and the HR-1 regulations for Lot size, coverage, and Building Height;
6. provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic Buildings and/or Structures on Upper Main Street, Swede Alley, and Grant Avenue;
7. ensure improved livability of residential areas around the historic commercial core;
8. encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the Historic character of the surrounding residential neighborhood;
9. encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives;
10. minimize visual impacts of the automobile and parking by encouraging alternative parking solutions; and
11. minimize impacts of Commercial Uses on surrounding residential neighborhood.

The proposed plans at 176 Main include the rehabilitation of a Landmark Historic Structure with a compatible addition to be used as a Single Family Dwelling (SFD). The proposed plans at 176 Main are compliant with the established purpose of the district.

Requirement	Analysis of Proposal
<i>Maximum Building Footprint:</i> The Maximum Building Footprint is established by Lot size according to the following formula: $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$ (Where FP = maximum	Complies: The Lot at 176 Main Street is 8,324 square feet. Pursuant to LMC § 15-2.3-4 Landmark Historic Sites and/or Structures that exceed the maximum Lot Area are valid Non-Complying Structures. Pursuant to LMC § 15-2.3-3, the maximum Building Footprint for this site is 2,607 square feet. The existing Building Footprint of the Landmark Historic

Building Footprint and A= Lot Area.)	Structure in its 1907 form is 1,293 square feet. The proposed addition is 642 square feet. The total Building Footprint for the Lot is 1,934 square feet and is compliant.
<i>Minimum Lot Width:</i> 25 feet	Complies – the Lot meets the minimum lot width requirement as it is 60 feet in width
<i>Maximum Lot Size:</i> The maximum Lot Area for a Single-Family Dwelling is 3,750 square feet.	Complies – The Lot at 176 Main Street is 8,324 square feet. Pursuant to LMC § 15-2.3-4 Landmark Historic Sites and/or Structures that exceed the maximum Lot Area are valid Non-Complying Structures.
<i>Setbacks</i>	Pursuant to LMC § 15-4-17, the Planning Director determines Setbacks for Lots with more than four sides. The Setbacks for this Site are as follows (see Exhibit B): 
Front and Rear Setbacks:	Complies – The Landmark Historic Structure encroaches in the Front Setback by 12 feet. However, pursuant to LMC § 15-2.3-4, existing Historic Structures that do not comply with current code are valid Non-Complying Structures. The proposed addition is set back 15 feet from the front Lot Line and 40 feet from the rear Lot Line.
<i>Side Setbacks:</i>	The Landmark Historic Structure encroaches in the Side Setback by 12 feet. However, pursuant to LMC § 15-2.3-4, existing Historic Structures that do not comply with current code are valid Non-Complying Structures. The proposed addition is set back 15 feet from the side Lot Line and is compliant. Pursuant to LMC § 15-2.3-3(J)(4) roof overhangs projecting not more than 2 feet into the Side Setback are permitted exceptions. The proposed roof overhangs encroach into the Side Setback by 2 feet and are compliant.

	Condition of Approval 34 requires that the Applicant reduce the roof eaves to be compatible with the roof overhangs on the Historic Structure. Pursuant to LMC § 15-2.3-3(J)(6) patios not more than 30 inches above Final Grade are permitted exceptions within the Side Setback. The proposed patio is less than 30 inches above Final Grade and is compliant.
<i>Snow Release:</i> Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.	Condition of Approval recommended: Condition of Approval 35 requires the Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site, pursuant to LMC § 15-2.2-3(K).

Building Height

Pursuant to LMC [§ 15-2.3-5](#), the Maximum Height in the HR-2 Zoning District is 27 feet from Existing Grade and 35 feet from the lowest floor plane to the highest top wall plate. The existing structure is 37.2 feet from Existing Grade, and a Non-Complying Structure. LMC [§ 15-2.3-4](#) establishes existing Historic Structures that do not comply with current height regulations as a valid Non-Complying Structure.

The proposed addition is no more than 27 feet above Final Grade and is compliant.

Pursuant to LMC [§ 15-2.3-5](#) Final Grade must be within 4 vertical feet from Existing Grade. The proposed Final Grade is within 4 vertical feet of Existing Grade and is compliant.

(II) The proposal, as conditioned, complies with LMC Chapter 15-3 *Off-Street Parking*.

LMC [§ 15-2.3-4](#) states additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment. The proposed addition does not create a Lockout Unit or Accessory Apartment and is compliant with LMC [§ 15-2.3-4](#). However, the Applicant proposes a single-car garage with a Parking Area that is 22 feet and 11 inches long and 11 feet wide. LMC [§ 15-3-3\(F\)](#) regulates that Parking Spaces must be at least 9 feet wide by 18 feet long. The proposed Parking Space is compliant.

(II) The proposal, as conditioned, complies with Land Management Code Sections 15-11-12 *Historic District or Historic Site Review* and 15-13-2 *Regulations for*

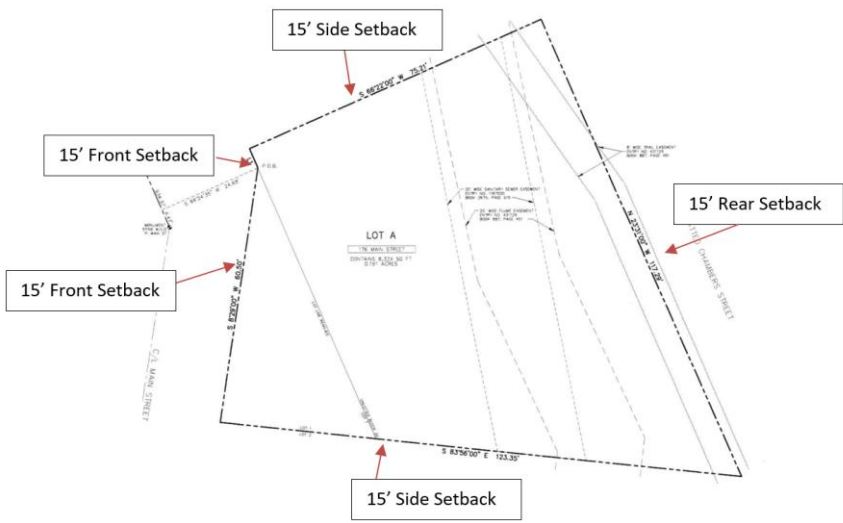
Historic Districts and Historic Sites.

LMC [§ 15-11-12](#) requires Planning Department review of proposals on Historic Sites for compliance with [§ 15-13-2](#) *Regulations for Historic Districts and Historic Sites*:

On June 4, 2025 the Historic Preservation Board reviewed the proposal and included Conditions of Approval outlining the requirements to preserve and integrate historic materials as well as protect the historic integrity of the site (Exhibit H). As conditioned the proposal complies with LMC [§ 15-13-2\(A\)\(5\)](#) that requires that historic features and elements shall be repaired rather than replaced.

The table below includes the criteria in [§ 15-13-2](#) *Regulations for Historic Districts and Historic Sites* with recommended Conditions of Approval that require as many historic materials as possible to be preserved, protected, and integrated into the Reconstructed Landmark Historic Site.

Site Design	
Building Setbacks Maintain the existing front and side yard setbacks of Historic Sites.	Complies: According to LMC § 15-4-17 , the Planning Director determines Setbacks for Lots with more than four sides. 176 Main Street is a five-sided Lot and the Setbacks for this Site are shown in the image below (Exhibit J). The Landmark Historic Structure encroaches in the Front Setback by 12 feet. However, pursuant to LMC § 15-2.3-4 , existing Historic Structures that do not comply with current code are valid Non-Complying Structures. The Applicant proposes to Reconstruct the Landmark Historic Structure in the same location indicated on the Existing Conditions Survey (Exhibit K). Any additions are required to be compliant with the Setbacks established in LMC Chapter 15-2.3 .

	
Building Orientation Preserve the original location of the main entry of the historic structure, if extant.	The main entry of the Historic Structure is to remain the same.
Topography and Grading Maintain the natural topography and original grading of the site when and where feasible. The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa. Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits. Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic structure may be removed, but should be replaced with native vegetation away from the historic building or structure.	Condition of Approval Recommended: The Applicant does not propose changing the natural topography and grading of the site. There is not a substantial change in the proportion of paved to open space proposed. The Applicant proposes to retain the creek that runs through the rear yard of the Lot. According to the Applicant's Existing Conditions Survey, there are two deciduous trees in the northeast corner of the Lot. No proposed construction is within or near this area. Condition of Approval 17 requires that this established vegetation be protected. The Applicant shall submit a landscape plan to be reviewed by the Planning Department prior to

	submitting a Building Permit that highlights the Historic Structure.
Retaining Walls Historic retaining walls shall be preserved to the greatest extent possible. New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.	Condition of Approval Recommended: The Existing Conditions Survey shows existing retaining walls next to the creek in the rear yard. There is a stone wall in front of the Landmark Historic Structure that is not a retaining wall. The Applicant proposes to remove this wall and replace it with a wood fence that reflects the conditions of the site in 1907, the year which the Applicant proposes to restore the site. Condition of Approval 18 requires that new retaining walls shall be consistent with historic retaining walls in design and shall comply with LMC § 15-3-2(B)(1)(d).
Primary Structures	
Exterior Walls Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade. When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Avoid interior changes that affect the exterior appearance of primary and secondary	Complies: The Applicant proposes to reconstruct the Structure to its 1907 form. This includes the removal of doors, windows, and porches that exist on the Structure currently. The elements proposed to be removed are not original to the Structure. All Historic materials and elements that are associated with the Structure and its 1907 form are proposed to be retained through repair or salvaging of materials. Condition of Approval 19 requires that when historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic

facades, including changing historic floor levels, changing windows to doors or doors to windows, and changing porch roofs to balconies or decks. Insulation may be added to increase the energy efficiency of the structure; however, this should be accommodated within the wall system and shall not impact the exterior dimensions of the structure.	material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Applicant does not propose any interior changes that affect the exterior appearance of primary façade. The Applicant proposes retaining the southern secondary façade and modifying the northern secondary façade to accommodate an addition. This is addressed below in analysis regarding additions. Condition of Approval 20 requires that insulation added to increase energy efficiency shall not impact the exterior dimensions of the Historic Structure.
Foundation The new foundation shall not raise or lower the Historic Structure more than two (2) feet from its original floor elevation. The Historic Site 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.	Given the location within a FEMA designated floodplain, the Applicant proposes constructing a new foundation as well as utilizing piers at the rear of the Structure to comply with floodplain regulations. The piers will not be visible from the front façade or primary public right-of-way. Condition of Approval Recommended: The Applicant's request to raise the Structure by 1 foot is compliant. Condition of Approval 10 requires that no more than 6 inches of the foundation shall be visible on the primary or secondary facades.
Doors Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.	Condition of Approval Recommended: The Applicant proposes maintaining door openings as seen on the 1907 form of the Structure. Condition of

Avoid changing the position, proportions, or dimensions of historic door openings. It is not appropriate to create additional openings or remove historic openings on primary or secondary façades that are visible from the primary public right-of-way.

When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.

Approval 16 requires that the Applicant submit a report detailing the conditions of the doors and their salvageability and proposed repair or replacement.

Condition of Approval 21 requires that the Applicant avoid changing the position, proportions, or dimensions of historic door openings and not create additional openings or remove historic openings on primary or secondary façades that are visible from the primary public right-of-way.

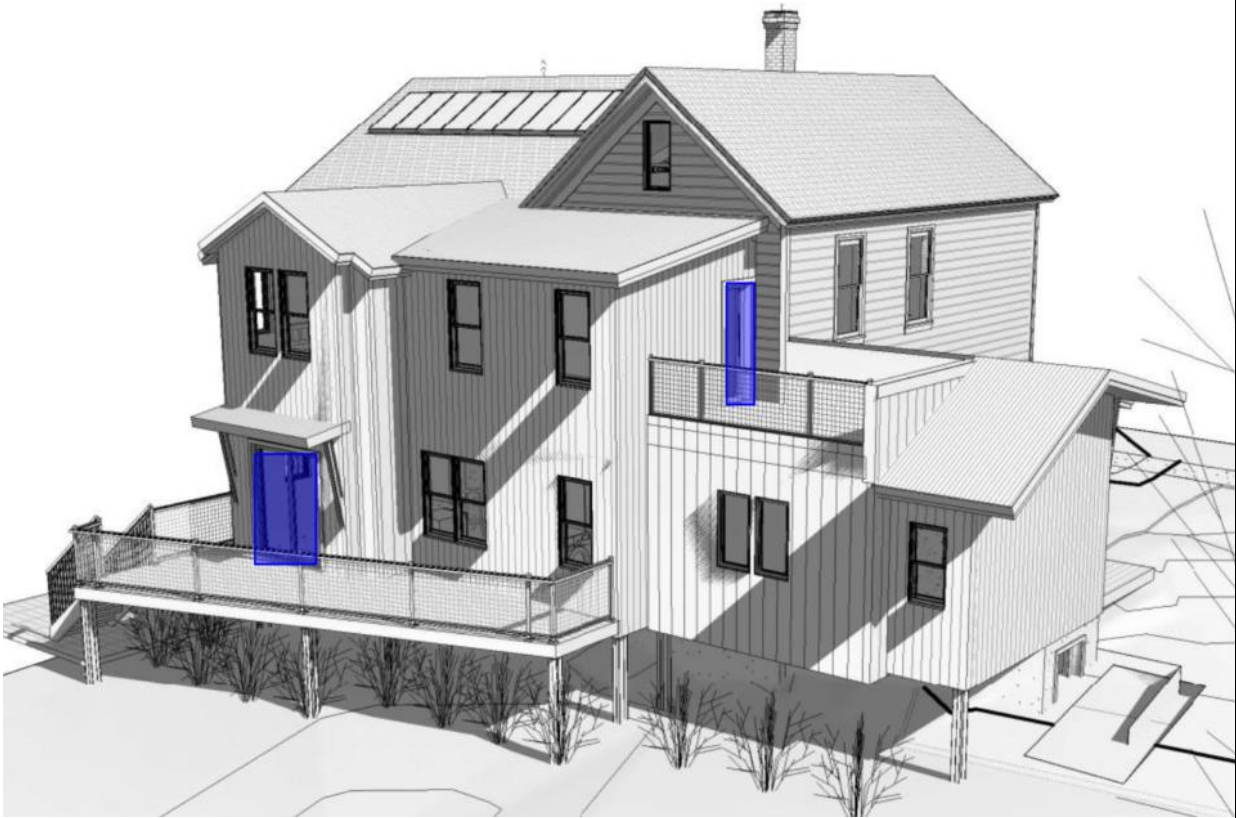
Replacement doors shall be similar to those seen historically in Park City. New doors shall comply with the regulations outlined in LMC § [15-13-2\(B\)\(2\)\(c\)](#).

Proposed Elevations – Doors proposed to be added are shown in blue, doors retained from existing conditions are shown in green



Front (west) Facade





Rear (east) and Side (north) Façade

Windows

Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.

Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.

When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern,

Condition of Approval Recommended:

The Applicant proposes to replace any windows that are not salvageable and to repair those that are able.

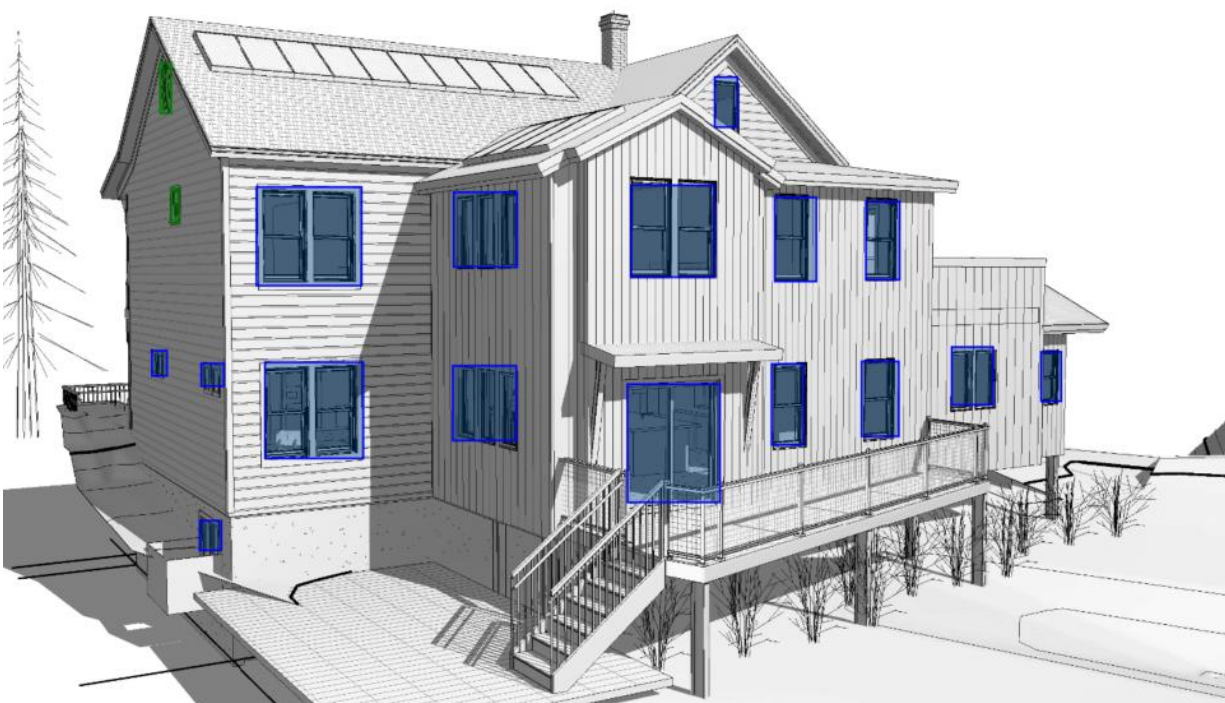
Condition of Approval 22 requires that the Applicant replace historic windows exactly in size, dimension, glazing pattern, depth, profile, and material.

The Applicant notes that the gabled Structure that faces east (rear façade) was likely part of an addition to the Structure though the year is unknown. The Applicant proposes to remove the doors and windows on this previous addition and replace with openings that comply with current Historic District Design Regulations.

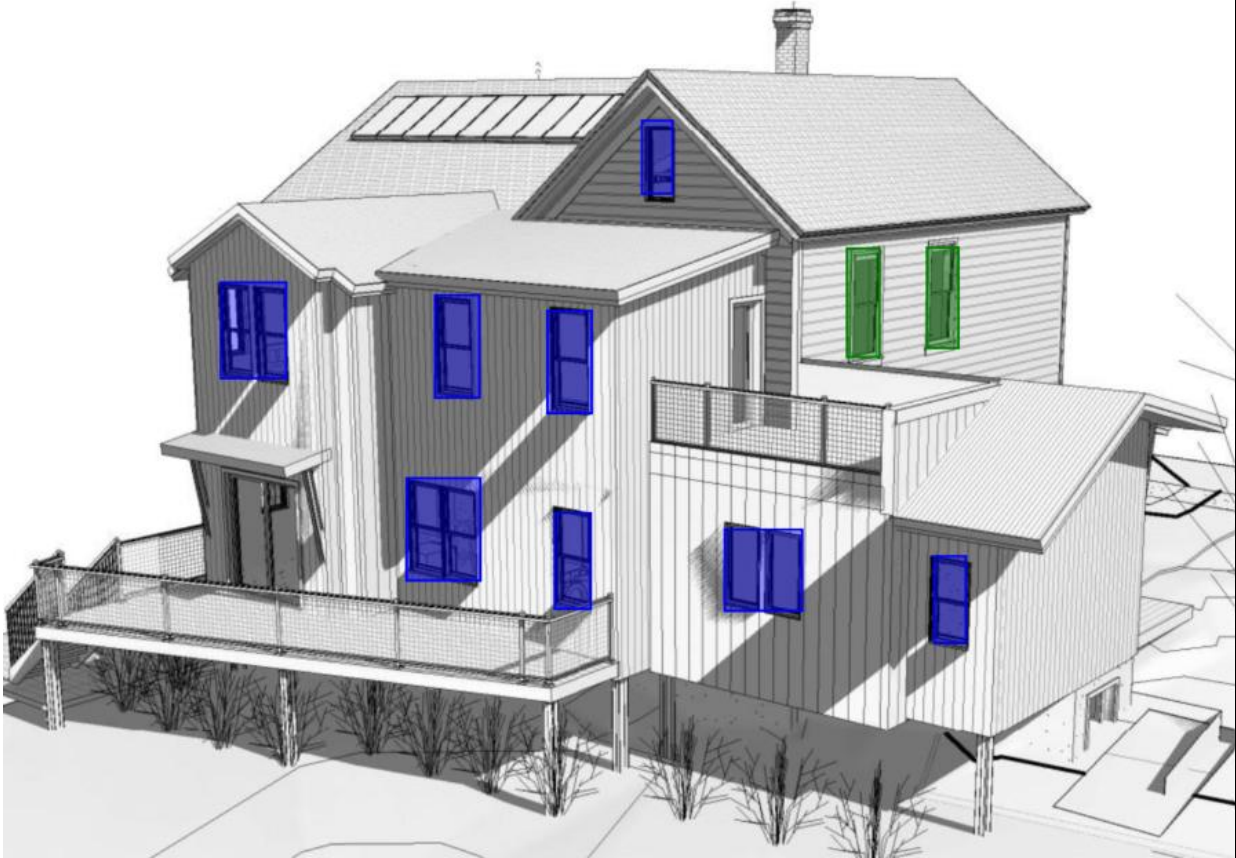
depth, profile, and material.	Condition of Approval 16 requires that the Applicant submit a third-party report verifying the historic nature of the windows and their condition and ability to be repaired.
<i>Proposed Elevations – Windows proposed to be added are shown in blue, windows retained from existing conditions are shown in green</i>	



Front (west) Facade



Side (south) and Rear (east) Facade



Side (north) and Rear (west) Facade

Porches

Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs.

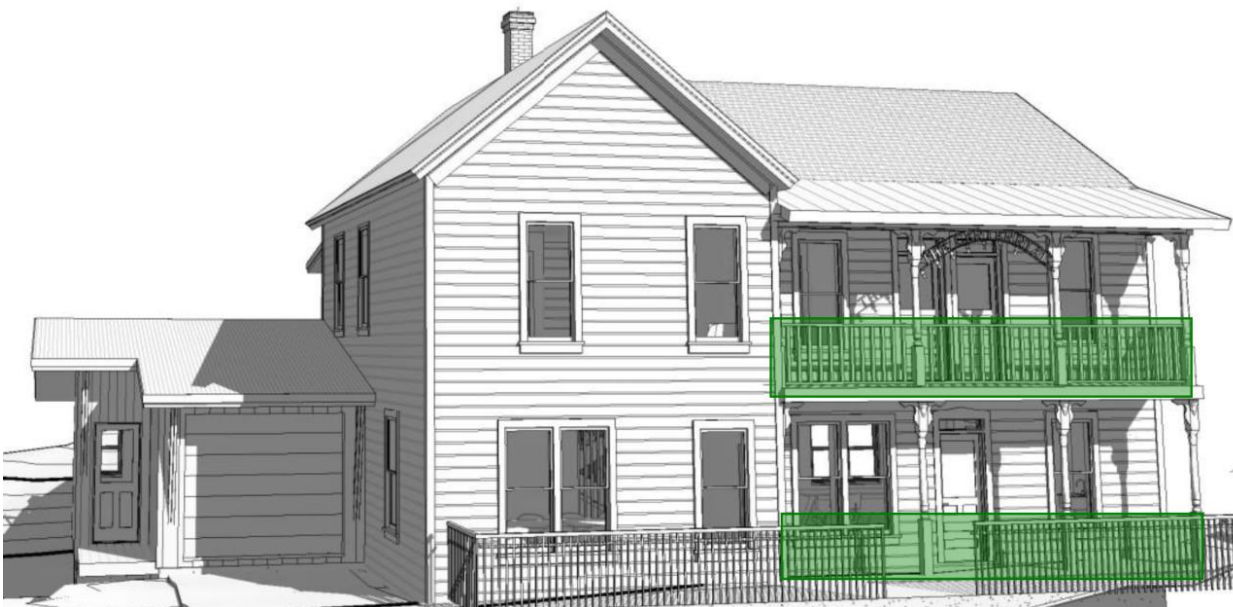
Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material.

Condition of Approval Recommended

The Applicant proposes to repair the two historic porches on the front façade, and to remove two porches on the rear façade.

The Applicant proposes to analyze the materials on the front porches to determine what can be salvaged and used to repair the porch. The existing railing on the second story porch on the front façade does not meet current building code. The proposed replacement railing will be in the same form and style, but will be increased in height to comply with current Building Code.

Condition of Approval 23 requires that

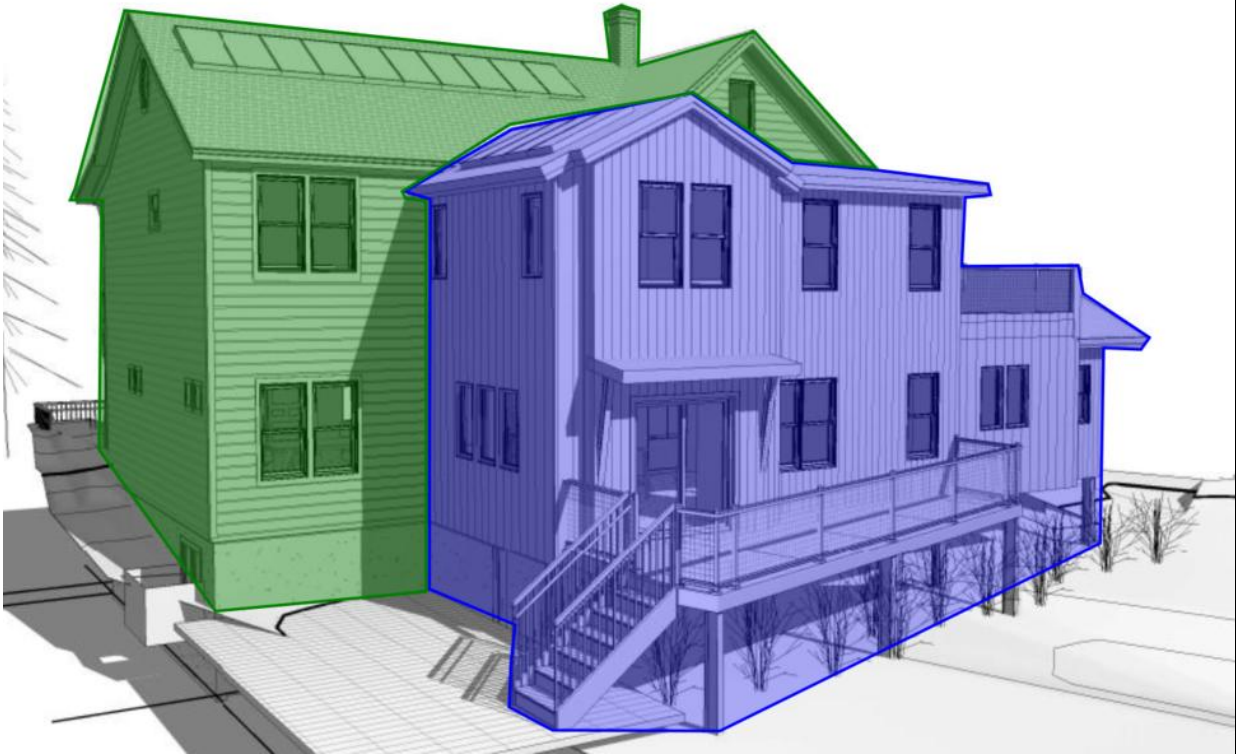
	replacement elements shall match the historic elements in size, dimensions, form, profile, and material, to the degree allowed by Building Code for the porch railing. All proposed new porches shall comply with LMC § 15-13-2(B)(2)(g).
<i>Proposed Elevations – Porches proposed to be added are shown in blue, porches retained from existing conditions are shown in green</i>	
 <i>Front (west) Facade</i>	
Architectural Features Preserve and maintain architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles. Replacement features shall exactly match the historic features in design, size, dimension, form, profile, texture, material and finish.	The Applicant proposes Reconstructing the Structure to the 1907 form. The Historic Site Form for the site suggests that the ornamental features such as the cupola, oval window, window pediments, dormers on the north roof, and architectural design elements on the front porch were added sometime between 1978 and 1983
<i>Original 1901 Structure</i>	<i>Existing Conditions – Two dormers, pediments, and ornamentation added after 1978 and proposed to be retained are shown in orange, the light post shown in red is proposed to be</i>

	<i>removed</i> 
 <i>Proposed front elevation showing the restored 1907 form of the Structure and the proposed addition</i>	
Mechanical Equipment Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the design.	Condition of Approval Recommended: There is currently mechanical equipment located on the front façade. Condition of Approval 24 requires that the mechanical equipment be relocated to the tertiary façade or other inconspicuous location. All new mechanical equipment shall be located in a manner that is visually minimized from the primary public

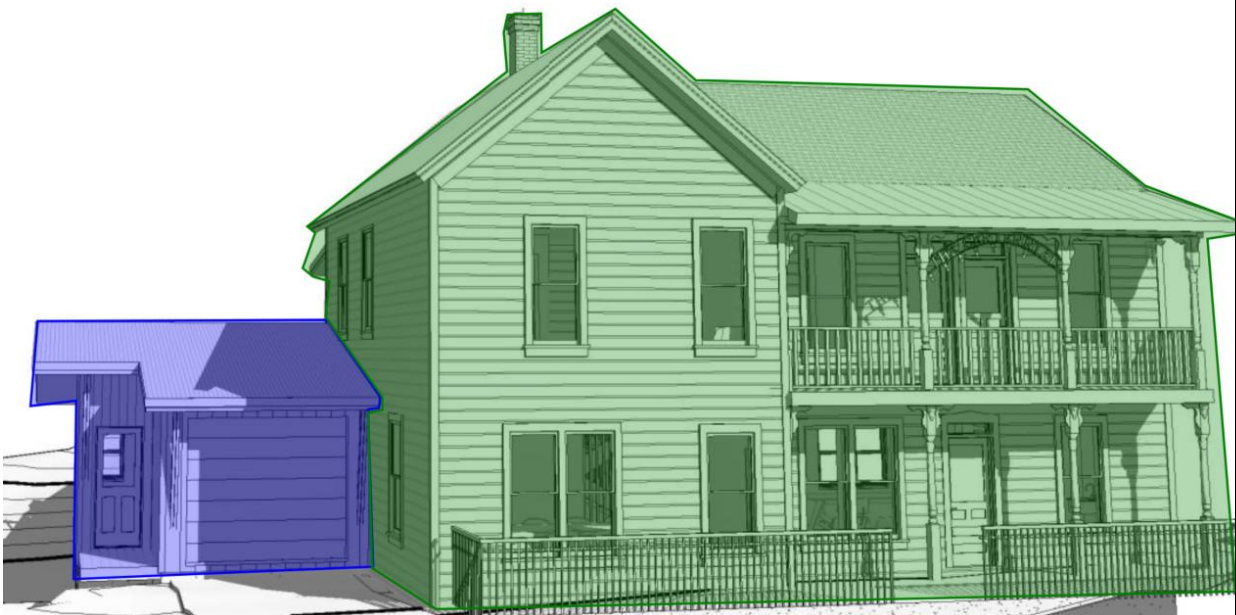
right-of-way.

Additions to Primary Structures

Proposed Elevations – Existing Historic Structure proposed to remain is shown in green, proposed addition is shown in blue.



Rear (east) Facade



North (west) Facade

Protection for Historic Structures & Sites

Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.

Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.

Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.

In-line additions shall be avoided.

The proposed addition is located on the secondary and tertiary facades. The Applicant also proposes a basement addition under the Historic Structure in the area located outside of the floodplain.

Due to the unique constraints of the easements and floodplain running through the site the Applicant proposes a portion of the addition be located on the secondary façade.

The proposed addition is visually subordinate to the Historic Structure as the larger volume of the addition is located on the rear façade and is not visible from the primary public right-of-way. The proposed addition is smaller in height than the existing Historic Structure and is stepped back 13 feet 7 inches from the front façade of the existing Historic Structure.

The roof on the proposed addition does not modify or detract from the historic roof form when viewed from the primary public right of way.

The proposed addition is set in 2 feet on the tertiary façade and minimizes removal of historic materials.

Transitional Elements

A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure's footprint may include additions to the historic structure made within the historic period that have gained historic significance in their own right.

Complies:

The proposed footprint of the addition is 642 square feet, the footprint of the Historic Structure when retained to its 1907 Footprint, with the absent 1907 addition is 1,293 square feet. Pursuant to LMC § [15-13-2\(B\)\(4\)\(b\)\(2\)](#) a transitional element is required not required as the proposed addition has

	a footprint of below 646.5 square feet.
General Compatibility Additions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building. Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.	Complies: The height of the addition on the secondary facade is no more than 27 feet above Existing Grade and is subordinate to the Historic Structure. The Applicant proposes vertical wood siding on the addition to complement the horizontal visual and physical materials of the Historic Structure. The Applicant proposes smaller windows on the addition with a 2:1 ratio with a similar solid-to-void ratio of façade and windows.
Garages	
Attached Garages Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.	Complies: The Applicant proposes a single car wide garage, which is set back 13 feet 7 inches the primary façade and is located on the secondary façade of the Structure and is visually minimized from the primary public right-of-way.
Decks Decks should be constructed in inconspicuous areas where visually minimized from the primary right-of-way,	Condition of Approval Recommended: The proposed deck is located on the rear façade and is not visible from the

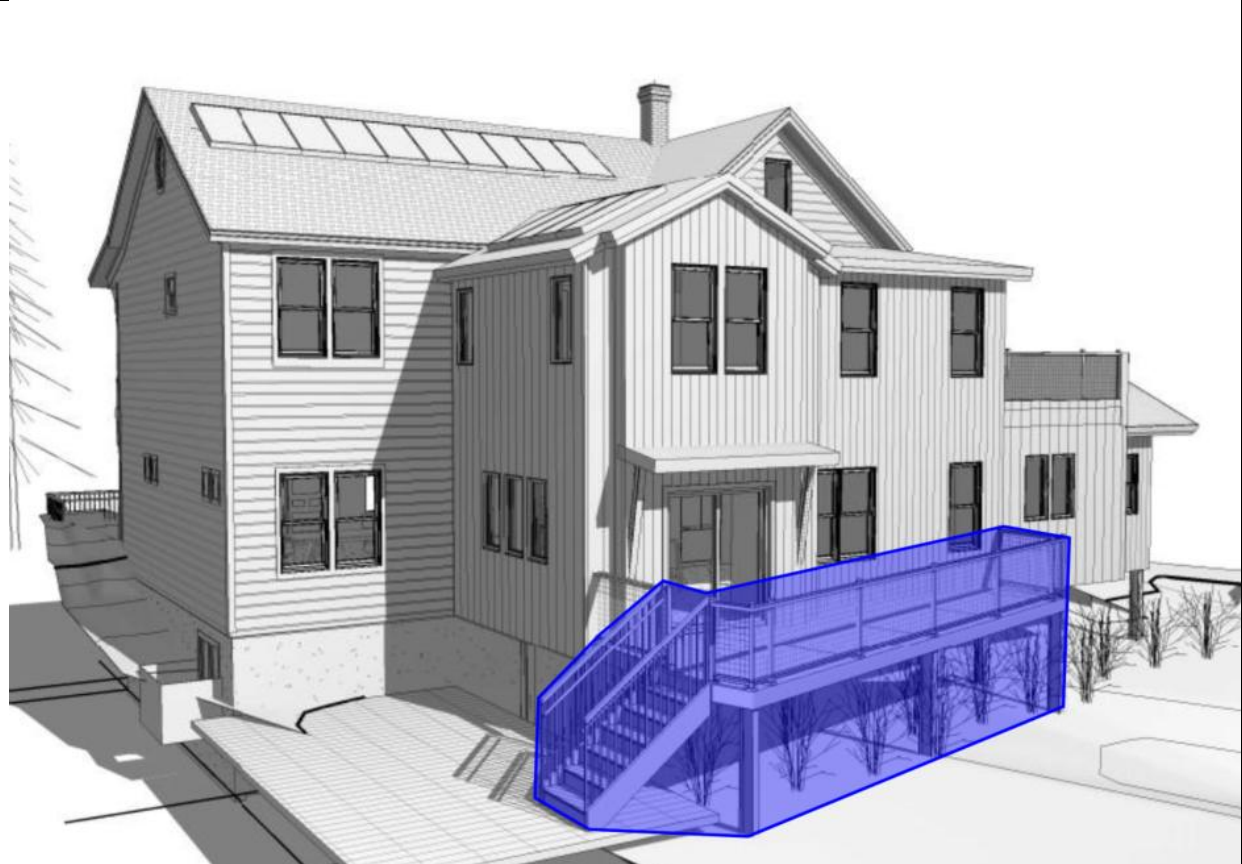
usually on the tertiary façade. If built on a secondary façade of the historic structure, a deck should be screened from the right-of-way with fencing and/or appropriate native landscaping. Decks should be located such that they will not damage or conceal significant historic features or details of the historic structure.

Decks and related steps and railings should be constructed of materials and in styles that are compatible with the structure to which they are attached.

primary public right-of-way. The proposed deck is attached to the addition and is not impacting historic material.

Condition of Approval 25 requires that new decks be constructed of materials and in styles that are compatible to the Structure to which they are attached.

Proposed Elevations – Deck proposed to be added is shown in blue



Rear (east) and Side (south) Facade

Balconies & Roof Decks

New balconies and roof decks on a historic structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic

Complies:

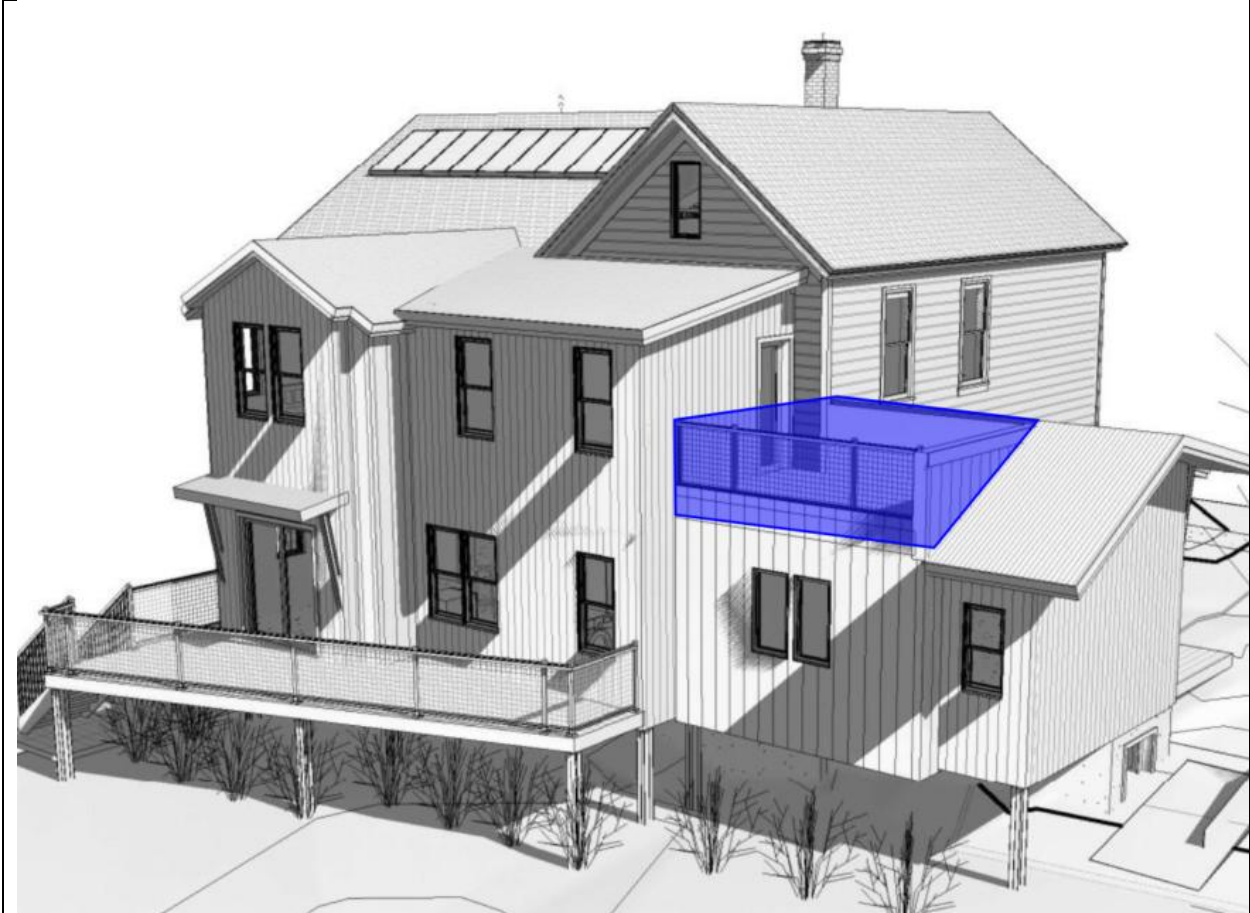
The Applicant proposes to construct a roof deck on the tertiary façade. The proposed roof deck is not visible from the primary public right of way and is

structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.

compliant.

Condition of Approval 25 requires that the materials be simple in design and compatible with the character of the historic Structure.

Proposed Elevations – Deck proposed to be added is shown in blue



(IV) The proposal complies with LMC Chapter 15-13-5 *Sustainability in Historic Buildings*.

Pursuant to LMC § 15-13-5(F)(5) a low profile solar energy system is permitted to be installed on a historic Structure on a secondary roof form out of view from the primary public right of way. The proposed solar panels are located on the roof form visible from the rear of the property and are not visible from the primary public right of way.

(V) The Applicant must provide a Financial Guarantee to ensure the Landmark Historic Structure is Reconstructed and as many historic materials as possible are salvaged, protected, and integrated into the Reconstructed Structure.

Pursuant to LMC § [15-11-9](#), a Financial Guarantee is required prior to the issuance of a

building permit. The Chief Building Official will determine the dollar amount for the Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. Staff has proposed a Condition of Approval that the Applicant must provide the Financial Guarantee to the City in a form approved by the City Attorney's Office, and record such with the Summit County Recorder's Office, prior to submitting a building permit application.

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 18, 2025. Staff mailed courtesy notice to property owners within 100 feet on June 18, 2025. The *Park Record* published notice on June 18, 2025.³

Public Input

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

Alternatives

The Planning Director may:

- Approve the HDDR;
- Deny the HDDR and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: Approved Plat

C: Physical Conditions Report and Historic Preservation Plan

D: Proposed Plans

E: Structural Physical Conditions Report

F: Industrial Hygienist Report

G: Historic Sites Inventory

H: June 4, 2025 Action Letter

I: Scans of Existing Conditions

J: Setback Determination

K: Existing Conditions Survey

L: 1907 Elevations

³ LMC [§ 15-1-21](#)



Planning Department

July 3, 2025

Bryan Markkanen

CC: Centennial House LLC

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 176 Main Street

Zoning District: Historic Residential – 2B

Application: Historic District Design Review

Project Number: PL-25-06472

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: July 3, 2025

Project Summary: The Applicant proposes to deconstruct and reconstruct the Landmark Historic Structure at 176 Main Street to restore the 1907 footprint and form with a new foundation, and to add a basement and addition on the north secondary and east tertiary facades.

Action Taken

On July 3, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review at 176 Main Street according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 176 Main Street is a Historic Landmark Site constructed circa 1901 and is also known as the Durkin Boarding House and the Centennial House.
2. The five-sided lot is in the Historic Residential – 2 Sub-Zone B and is accessed from Main Street.
3. 176 Main Street is a Landmark Historic Site on Park City's Historic Sites Inventory.



Planning Department

4. There is an existing 20-foot-wide Utility Easement (Entry No. 1167000), a 20-foot-wide Flume Easement (Entry No. 431129), and a five-foot-wide Trail Easement (Entry No. 431129) at the rear of the property.
5. The Structure at 176 Main Street has remained vacant for some time.
6. The Applicant submitted a Physical Conditions Report and Historic Preservation Plan outlining the condition of the Structure, which is poor due to damage from elements, animals, squatters, and lack of maintenance.
7. The Applicant proposes to deconstruct the Structure and reconstruct using salvaged material to restore the 1907 footprint and form of the Structure.
8. The Applicant proposes:
 - a. Deconstructing the Landmark Historic Structure.
 - b. Constructing a new foundation.
 - c. Reconstructing the Landmark Historic Structure using salvaged and replacement material to restore the 1907 form.
 - d. Constructing an addition on the secondary (north) and tertiary (east) façades, as well as a basement addition.
9. On May 7, 2025, the Historic Preservation Board (HPB) reviewed the Applicant's proposal and requested additional information. The HPB continued the item to the June 4, 2025, meeting.
10. On June 4, 2025 the HPB reviewed the Applicant's updated proposal and approved the request for Material Deconstruction and Reconstruction with Conditions of Approval outlined in the Final Action Letter.
11. The proposal, as conditioned, complies with LMC Chapter 15-2.3 *Historic Residential – 2 (HR-2) Zoning District*.
12. The Lot at 176 Main Street is 8,324 square feet. Pursuant to LMC § 15-2.3-4 Landmark Historic Sites and/or Structures that exceed the maximum Lot Area are valid Non-Complying Structures.
13. Pursuant to LMC § 15-2.3-3, the maximum Building Footprint for this site is 2,607 square feet.
14. The existing Building Footprint of the Landmark Historic Structure in its 1907 form is 1,293 square feet. The proposed addition is 642 square feet. The total Building Footprint for the Lot is 1,934 square feet and is compliant.
15. The proposal, as conditioned, complies with Land Management Code Sections 15-11-12 Historic District or Historic Site Review and 15-13-2 Regulations for Historic Districts and Historic Sites.
16. The Landmark Historic Structure encroaches in the Front Setback by 12 feet. However, pursuant to LMC § 15-2.3-4, existing Historic Structures that do not



Planning Department

comply with current code are valid Non-Complying Structures. The Applicant proposes to Reconstruct the Landmark Historic Structure in the same location indicated on the Existing Conditions Survey.

17. There is a stone wall in front of the Landmark Historic Structure that is not a retaining wall. The Applicant proposes to remove this wall and replace it with a fence that reflects the conditions of the site in 1907, the year which the Applicant proposes to restore the site to.
18. The Applicant proposes to reconstruct the Structure to its 1907 form. This includes the removal of doors, windows, and porches that exist on the Structure currently. The elements proposed to be removed are not original to the Structure. All Historic materials and elements that are associated with the Structure and its 1907 form are proposed to be retained through repair or salvaging of materials.
19. Any additions are required to be compliant with the Setbacks established in LMC Chapter 15-2.3.
20. The Applicant does not propose any interior changes that affect the exterior appearance of primary façade. The Applicant proposes retaining the southern secondary façade and modifying the northern secondary façade to accommodate an addition.
21. Given the location within a FEMA designated floodplain, the Applicant proposes constructing a new foundation as well as utilizing piers at the rear of the Structure to comply with floodplain regulations. The piers will not be visible from the front façade or primary public right-of-way.
22. The Applicant proposes maintaining door openings as seen on the 1907 form of the Structure. Condition of Approval 19 requires that the Applicant submit a report detailing the conditions of the doors and their salvageability and proposed repair or replacement.
23. The Applicant proposes to replace any windows that are not salvageable and to repair those that are able.
24. The Applicant notes that the gabled Structure that faces east (rear façade) was likely part of an addition to the Structure though the year is unknown. The Applicant proposes to remove the doors and windows on this previous addition and replace with openings that comply with current Historic District Design Regulations.
25. The Applicant proposes to repair the two historic porches on the front façade, and to remove two porches on the rear façade.



Planning Department

26. The Applicant proposes to analyze the materials on the front porches to determine what can be salvaged and used to repair the porch. The existing railing on the second story porch on the front façade does not meet current building code. The proposed replacement railing will be in the same form and style, but will be increased in height to comply with current Building Code.
27. The Applicant proposes Reconstructing the Structure to the 1907 form. The Historic Site Form for the site suggests that the ornamental features such as the cupola, oval window, window pediments, dormers on the north roof, and architectural design elements on the front porch were added sometime between 1978 and 1983. The original Structure was simple in form with unadorned elements. The Applicant proposes removing the architectural elements and restoring the Structure to its original form.
28. The proposed addition is located on the secondary and tertiary facades. The Applicant also proposes a basement addition under the Historic Structure in the area located outside of the floodplain.
29. Due to the unique constraints of the easements and floodplain running through the site the Applicant proposes a portion of the addition be located on the secondary façade.
30. The proposed addition is visually subordinate to the Historic Structure as the larger volume of the addition is located on the rear façade and is not visible from the primary public right-of-way. The proposed addition is smaller in height than the existing Historic Structure and is stepped back 13 feet 7 inches from the front façade of the existing Historic Structure.
31. The proposed footprint of the addition is 642 square feet, the footprint of the Historic Structure when retained to its 1907 Footprint, with the absent 1907 addition is 1,293 square feet. Pursuant to LMC § 15-13-2(B)(4)(b)(2) a transitional element is required not required as the proposed addition has a footprint of below 646.5 square feet.
32. The height of the addition on the secondary facade is no more than 27 feet above Existing Grade and is subordinate to the Historic Structure. The Applicant proposes vertical wood siding on the addition to complement the horizontal visual and physical materials of the Historic Structure.
33. The Applicant proposes smaller windows on the addition with a 2:1 ratio with a similar solid-to-void ratio of façade and windows.



Planning Department

34. The Applicant proposes a single car wide garage, which is set back 13 feet 7 inches from the primary façade and is located on the secondary façade of the Structure and is visually minimized from the primary public right-of-way.
35. The proposed deck is located on the rear façade and is not visible from the primary public right-of-way. The proposed deck is attached to the addition and is not impacting historic material.
36. The Applicant proposes to construct a roof deck on the tertiary façade. The proposed roof deck is not visible from the primary public right of way and is compliant.
37. The Applicant must provide a Financial Guarantee to ensure the Landmark Historic Structure is Reconstructed and as many historic materials as possible are salvaged, protected, and integrated into the Reconstructed Structure.
38. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 18, 2025. Staff mailed courtesy notice to property owners within 100 feet on June 18, 2025. The Park Record published notice on June 18, 2025.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC Chapter 15-2.3 *Historic Residential – 2 (HR-2) Zoning District*.
2. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
3. The proposal, as conditioned, complies with Land Management Code Sections 15-11-12 *Historic District or Historic Site Review* and 15-13-2 *Regulations for Historic Districts and Historic Sites*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the July 3, 2025 Administrative Public Hearing plans. Any changes, modifications, or deviations from the approved Material Deconstruction that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-9, to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.



Planning Department

4. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
5. 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.
6. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
7. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
8. The Applicant does not propose lifting the Historic Structure. The Historic Structure shall not be raised from its original floor elevation above grade.
9. 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.
10. No more than 6 inches of the foundation shall be visible on the primary or secondary facades.
11. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
12. The Applicant shall record the plat with Summit County prior to Building Permit issuance.
13. The Historic Structure must be reassembled using the original materials that are safe and in serviceable condition in combination and in the original form, location, placement, and orientation.
14. The Applicant shall submit a third party report detailing the conditions of the windows and doors and their salvageability and proposed repair or replacement.
15. Established vegetation should be protected, removed vegetation shall be replaced with native vegetation away from the Historic Structure. The Applicant shall submit a landscape plan to be reviewed by the Planning Department prior to submitting a Building Permit that highlights the Historic Structure.
16. New retaining walls shall be consistent with historic retaining walls in design and shall comply with LMC § 15-3-2(B)(1)(d).
17. When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.



Planning Department

18. Insulation added to increase energy efficiency shall not impact the exterior dimensions of the Structure.
19. The Applicant shall avoid changing the position, proportions, or dimensions of historic door openings and shall not create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way. Replacement doors shall be similar to those seen historically in Park City. New doors shall comply with the regulations outlined in LMC § 15-13-2(B)(2)(c).
20. The Applicant shall replace historic windows exactly, in size, dimension, glazing pattern, depth, profile, and material.
21. Replacement porch elements shall exactly match the historic elements in size, dimensions, form, profile, and material. All proposed new porches shall comply with LMC § 15-13-2(B)(2)(g).
22. All new mechanical equipment shall be located in a manner that is visually minimized from the primary public right-of-way. Existing mechanical equipment on the front façade shall be relocated to the rear.
23. All materials for the addition shall be compatible with those found on Historic Structures.
24. The Applicant shall complete a photographic survey of the exterior elevations and architectural details of the Landmark Historic Structure, including site and location views from all compass points, exterior elevations, and elevations of each basement and attic wall.
25. Prior to submitting a building permit, the Applicant shall submit a Restoration Plan to the Planning Department detailing the disassembly and reassembly steps and procedures, including:
 - a. Preservation of as much historic fabric as possible. The Landmark Historic Structure shall be disassembled in the largest workable pieces possible.
 - b. The architectural features of the Landmark Historic Structure shall be removed, marked, and stored before the structure is disassembled.
 - c. To ensure accurate reassembly, the Restoration Plan shall include all parts of the building, structure, or element. The Restoration Plan shall include details on how materials will be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.



Planning Department

26. The Plan shall be reviewed by the City's Historic Preservation Consultant and Planning and Building Departments.
27. The Applicant shall schedule on-site inspections with the City's Historic Preservation Consultant and Planning and Building Departments when the process of disassembly of the Landmark Historic Structure is planned. The process of disassembly shall be recorded through photographs and videos.
28. The Applicant shall note the physical condition of each component of the Landmark Historic Structure. When a component is too deteriorated to remove, the City's Historic Preservation Consultant and Applicant shall carefully document through photographs and written notes its dimensions, finish, texture, color, etc. to facilitate accurate reproduction.
29. Disassembled components, including the trim, windows, doors, and wall panels, shall be securely stored on-site in a storage trailer or off-site in a temperature-controlled garage/warehouse to be approved by the Planning and Building Department until needed for reassembly.
30. Reconstruction shall include recreating the documented design of exterior features, including the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships, incorporating all salvageable materials.
31. The reconstructed building shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.
32. The reconstructed building shall duplicate the historic building and shall reconstruct the setting, placement and orientation of the original structure.
33. The Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site.
34. The Applicant shall reduce the width of the roof eaves over the addition to be compatible with the overhang seen on the Historic Structure.
35. The siding on the Historic Structure shall be opaque.

If you have questions or concerns regarding this Final Action Letter, please contact Meredith Covey at (435) 640-8683.

Sincerely,

Rebecca Ward, Planning Director



Planning Department

CC: Meredith Covey
Planner I

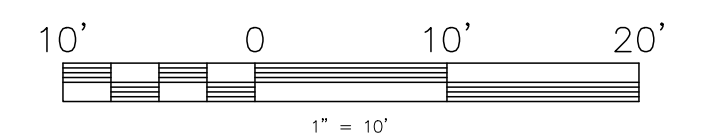
LEGAL DESCRIPTION

OWNER'S DEDICATION & CONSENT TO RECORD

ACKNOWLEDGMENT

NOTES

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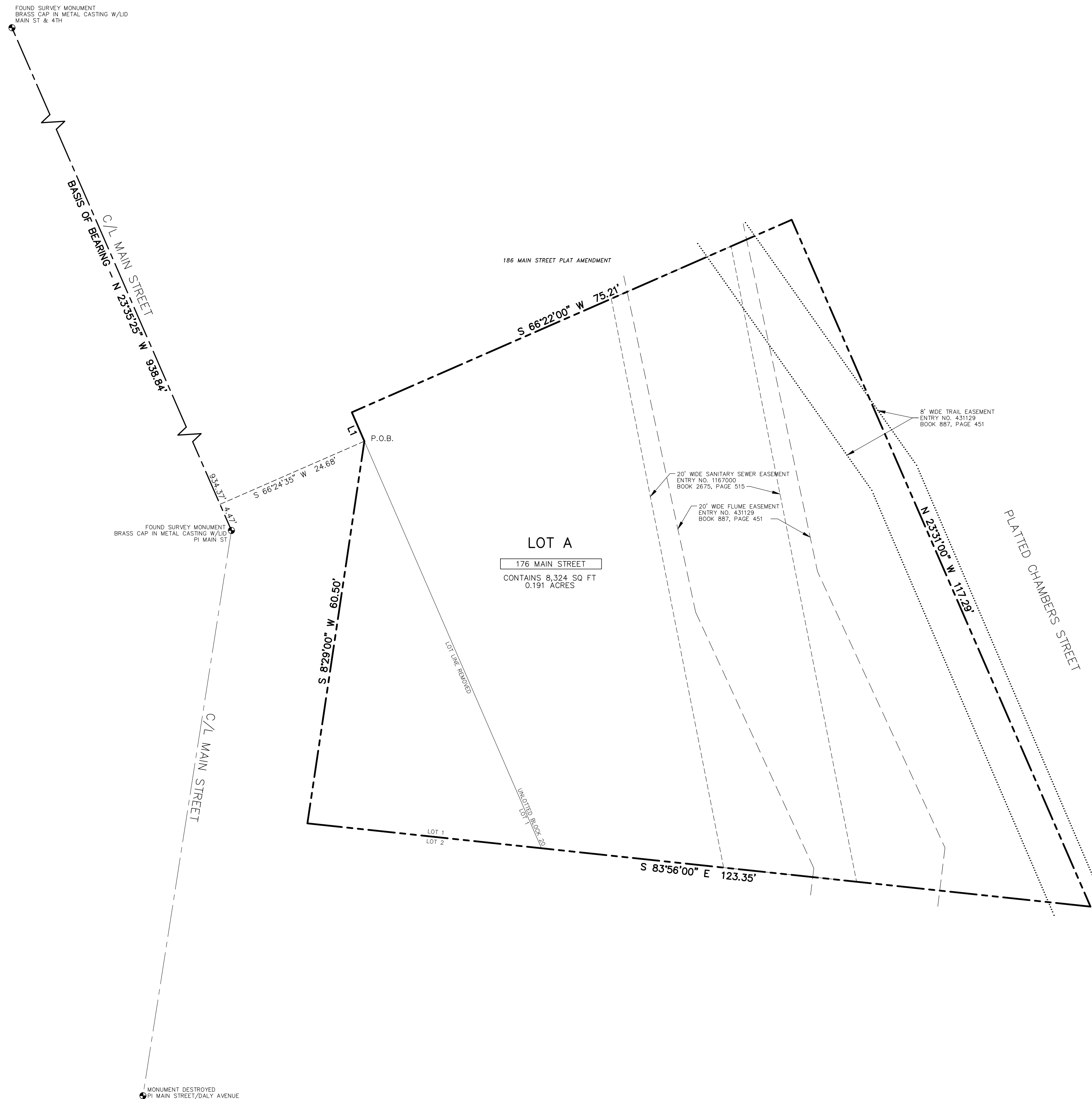


SHEET 1 OF 1

11/7/2024 JOB NO.: 1-12-23 FILE: X:\ParkCitySurvey\dwg\srv\plat2023\011223.dwg

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°31'00" W	4.94'



MONUMENT DESTROYED
PI MAIN STREET/DALY AVENUE

435-649-9467

 **ALLIANCE
ENGINEERING**

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2025

BY _____

PLANNING COMMISSION
RECOMMENDED BY THE PARK CITY
PLANNING COMMISSION THE ____
DAY OF _____, 2025
BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS _____
DAY OF _____, 2025
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____, 2025
BY _____
PARK CITY ATTORNEY

PUBLIC SAFETY
ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY
OF _____, 2025

BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE RECORDER

TIME _____ DATE _____ ENTRY NO. _____

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



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION



LANDMARK

☐ SIGNIFICANT

DISTRICT: _____

NAME: Centennial House Addition

ADDRESS: 176 Main Street

Park City UT 84060

TAX ID: _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: PC-262A BLOCK #: _____

APPLICANT INFORMATION

NAME: Centennial House LLC

PHONE #: (713) 545-9416 FAX #: () -

EMAIL: Michael@rockwellsquareventures.com

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

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

Element/Feature: Site - Entire Lot

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Site features that are related to historic conditions do not appear to exist in any manner. Features such as the stone walls on the front yard are a recent addition as is the the light post in the front yard. Stone walls retaining soil at the entrances to the lower units may or may not be historic but do not retain any integrity as historic elements as according to tax records apartment entries were a relatively recent addition to the building. Parking consists of the graded dirt area to the North of the structure but there is no historic character to be applied to this area short of keeping the area a dirt/grassed area. The creek retaining walls may or may not be historic but will be preserved or improved as an asset and amenity to the site

Structure

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

Element/Feature: 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 current structure is severely compromised (see letters from structural engineer). Nearly 20 years ago the building was condemned and required to be stabilized. Temporary shoring was installed to keep the building from falling down. Several recent structural walk throughs by a professional structural engineer resulted in recommendations for demolition or extreme caution with any work towards rehabilitation. The proposed work would de-construct the existing structure and re-construct using new materials that are not compromised. Using the plans in place with the HDDR, a replica of the building with historic nods to the past could be safely constructed in-situ.

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:

We propose removing the existing roofing entirely and replacing with roofing applicable to the era is being reconstructed to. The current metal roof (in it's various materials) appears to have been installed on top of wood shingles. If this is the case the wood shingles are likely deteriorated beyond any meaningful use and likely contributing to the deterioration of any roof sheathing.

Material replacement is proposed to be standing asphalt shingles as wood shingles are no longer permitted and fire resistance and durability are also a historic consideration that should be considered moving into the future.

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: 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 original chimney was removed more than 40 years ago but will be returned to the structure. Photographic evidence will be used to place the chimney in the most accurate position

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 wood framed 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:

We propose to remove the siding on all walls as individual pieces and re-apply siding that has remained in good condition, to the prominent facades of the new structure. The siding pieces would be stored on-site under a protective waterproof covering to protect from weather and conditions during the reconstruction. Optionally a climate controlled off-site storage facility could store materials so they are kept dry and out of the weather. Individual pieces would be assessed while removing, marked with a wax marker in a manner the pieces could be re-assembled in the same areas they originated from.

Studs used for original construction would be removed from the project as even if they are in reasonable condition, will not be sufficiently deep to allow for code minimum insulation. Any 2x4 (or similar) studs in decent condition could be used for interior walls if mold or decomposition is not present.

Element/Feature: Exterior Trim

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

It is difficult to think that many of the trim boards around the house are in a condition to be re-used, however like other materials, they will be assessed as they are removed for their future viability.

Element/Feature: Historic elements in general

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:

Prior to building disassembly; siding, trim, doors, windows, porch posts, bead board soffits and any other material that would be applicable to the 1907 time frame shall first be systematically removed in a way that would best preserve the element. These features shall be assessed for viability and cataloged in a obvious manner in order to make restoring and re-placing into building a simple process.

Refer to Final action letter from Historic Preservation Board dated June 4 2025 for additional guidance on rehabilitating, restoring and documenting elements and the building as a whole.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

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: Entire 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:

As a course of reconstruction, it's proposed to remove and replace the foundation, as to be built to current code. It is possible the foundation is less than 40 years old however without records and documentation of how the foundation was constructed and due to the fact it appears to be installed in a haphazard fashion, removal and replacement seems to be the prudent path. Much of the foundation is not visible anyhow and not visually integral in the historic sense.

Porches

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

Element/Feature: Porches

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:

Front porch on West facade: The porch floor is buckling and some of the 2x boards missing. Replacement of the porch and materials is recommended. The ceiling is bead board and will be removed and assessed for viability, though currently bowing, suggesting water penetration and damage. If salvageable, reinstall in the same orientation. The porch posts are likely rotted on their bases and will require assessment upon removal. The SE post has been removed completely and is residing inside the building. It is assumed it no longer was able to support the porch above. This post will either be rehabilitated or the pattern for the lathe-turned posts will be replicated with new posts.

Front upper porch on West Facade: This porch has the same issues and resolutions as the porch below it. New floor boards, posts, and ceiling treatment will match the procedure below. The one additional item related to this porch is the railing. Whether it is historic or not, it does not meet code for height. The balusters will not be used for this reason but they are likely common 2x2s and not difficult to replicate in a taller fashion. The handrails and bottom rail will be assessed for integrity and either be rehabilitated or reconstructed.

Rear porch/deck on Level 1: This small porch seems to be a strange and modern adaptation of a historic basement area. It is not historic and will be removed in favor of proposed interior space.

If S The rear deck on Level 1 is in extremely poor shape and appears to be a modern adaptation.

There are no floor boards and it is missing many of the rails. The corner posts do not seem to relate to the front historic porch. This porch will not be re-incorporated into the proposed design.

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:

In general the doors are in poor condition and dependent on their location and level of deterioration will be considered for rehabilitation or removal/reconstruction. D1 could be considered historic but is in poor condition. The proposed floor plans encompass this door and it will be removed, possibly used as an interior door if the condition allows for restoration. D2 is an aluminum framed sliding door with broken panes of windows. It is not historic and will be removed. D3 & D4 are not thoroughly documented due to ownership and existing conditions. They are currently boarded up and retain a historic 6 panel pattern. They may be used in the interior however will be removed as they will be encompassed in the addition.

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:

D5 appears to be historic but in poor condition with multiple panels damaged or removed with wood boards and plywood covering the damaged portions. The lower portion of the door is rotted and swings poorly into the existing entry. Attempts are to be made to preserve and rehabilitate the door and put back in use. D6 appears to be historic and also in poor condition. The frame and door itself are crooked and contained within a wall that leans inhibiting proper functionality and additional damage to the bottom rail. The bottom rail and stiles have been cut at the assumed swing angle the leaning wall and crooked frame have forced. Repair to be assessed with removal. The glass panel has been painted over and has plastic attached to the exterior. It will be cleaned in order to assess viability. Modern deadbolt locks have been provided and may be a necessity of modern life. The other panels are deteriorated and will need to be repaired. Efforts will be taken to rehabilitate the door but may fall short from a current functionality and sustainability requirements.

D7 & D8 are similar to each other and can be treated with the same process. D7 Contains a stained glass panel that will be retained. D8's stained glass panel has been broken and/or removed. D7 can provide the design for a stained glass panel replacement for D8. Both doors have damaged panels and missing decorative elements. With both doors there ample information to base repair and restoration efforts for a fully functional door to be reintroduced into service. The stained glass appears to be a modern addition and may or may not be included in the rehabilitation.

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

Windows

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

Element/Feature: Window W1&W2

This involves: ☐ Preservation ☐ Restoration ☒ None of the Above
☐ Reconstruction ☐ Rehabilitation

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

Window W1 - This window is part of a 1970s addition and does not comply with HDDG currently. Both W1 & W2 windows will be removed with the restoration of the building to the 1907 timeframe

Element/Feature: Window W3,W4,W6

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:

Window W3 (W4) - proposed work will preserve this window to the extent possible. Further evaluation can be performed upon removal from structure. This window is historic in proportion and nature and has been in-situ since the building was constructed. Exact date of current window may vary but repairing and restoring will contribute to the look and feel of the building as a whole. The windows are currently a single pane and will be replaced with a double hung sash setup. Replacing glass if possible will be an option to explore as single pane glass is antithetical to the sustainability goals of Park City.

Window W6 - proposed work will preserve this window to the extent possible. Further evaluation can be performed upon removal from structure. This window is historic in proportion and nature and has been in-situ since the building was constructed. Exact date of current window may vary but repairing and rehabilitating will contribute to the look and feel of the building as a whole. Restoring the window to 1907 time frame will require the removal of the pediment (typical of all historic windows being restored and rehabilitated) Replacing glass if possible will be an option to explore as single pane glass is antithetical to the sustainability goals of Park City. One of the W5 windows to the East of the North Facade will be removed as it will be absorbed into the proposed addition. It may serve as a part supply or replacement for one of the W33 windows on the West facade if necessary.

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 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 utilities and services will need to be replaced with possibly the exception of water and sewer lines, dependent on ongoing research. Engineering has noted the water connection is likely aged to the point of needing replacement.
Electric lines to the house exist but will conflict with proposed plans. Preliminary conversations with Rocky Mountain Power point towards undergrounding the power lines into the house, as well as to the neighbors on either side. Cable and telephone will be undergrounded as well, within utilities allowing.
Fire suppression lines exist currently but condition is unknown and with reconstruction efforts will need to be wholly replaced.
Gas meter will be moved to the side of the building from the front.

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: East 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 gabled structure that faces East and is likely not part of the original "T" design and is not historic in the timeline sense. being in place only since the late the 1970s, early 1980's. However, given that the design principles that are put in place, elements in this 'addition' to the building are not in-line with the Historic District Design Guidelines (HDDG), it is proposed to remove the addition in order to restore the structure to the 1907 era. All windows and doors in this section will be removed and not returned to service.

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

4 - Project team

Drift Studio - Architecture team providing construction documents and building assessment.

Bryan Markkanen is a licensed architect with the following experience in Park City and the historic district:

221 Main Street - Imperial Hotel - Landmark designation - Various improvements over 15 years starting with a total gut and stabilization/ Preservation / Rehabilitation and transforming the building to various multi-use functions most recently a cafe on the lower level and residence on the upper levels.

227 Main Street - Star Hotel - Landmark designation - Reconstruction of iconic Landmark building on Main Street. Work included assessing and documenting then current structure and working to recreate new structure that honored and replicated the previously condemned building to conform with current building codes. This required using very thick floor plates and modern building materials.

352 Main Street- Spur Bar & Grill - Construction of a non-historic commercial building in the historic district. Work included designing a building that complied with HDDG but brought a more contemporary look to Main Street. Current business is thriving and the concept is successful visually as well as from a business perspective.

268 Main Street conceptual - Landmark designation - Not yet off the ground but have had light conversations with Planning on compliance and HDDG as they apply the building moving forward

322 Main Street - Red Banjo - Landmark Designation - In Pre-HDDR phase with plans in development.

116 Park Ave - Residential - Non-historic structure on non-compliant lot updated to better fit within the historic nature of Park City. This residence required many separate processes to comply with LMC and the HDDG and is a welcome compliment to the district as a whole.

310 Park Ave - Residential - Non-historic structure that was updated and enlarged. This house complies with the HDDG and is a welcome update to the historic district.

Multiple interior remodels in the Historic District - While these projects do not prominently figure in the overall historic district look and feel, the small changes that window configurations and interior layouts within the structures do provide the small detail to the streetscape

- Riverhorse Bar & Grill

- Patagonia store

- Address - LL Bean

- We Norwegians

- White House

- Stoked Coffee

- 591 Main Street - Lund Gallery

Bryan Markkanen will be a part of the project from the design inception through the whole of construction.

Contractor has not been selected yet.

5 - Site History

Durkin Boarding House or Centennial House

Taken from the Park City Museum Website: *October 1901, the Park Record reported that Joseph Durkin was “erecting a neat two-story residence on upper Main.” That building became 176 Main Street. Durkin ran it as a boarding house, while he and his family lived close by at 22 Prospect Avenue/Street.*

Durkin came to Park City around 1876 and worked for the Ontario Mine just up the canyon from his home for over 25 years. He also served a stint on City Council. Unfortunately, he didn’t get to enjoy his transition from miner to boarding house operator for very long. He died in 1903 at 53 years old.

The Durkin family continued to run the boarding house until 1911. They sold to Joseph and Assunta Piva, who ran the business until 1918. That year, D.L.H. Grover, a prominent Chinese-American Parkite, bought the property, among many others. He died in 1926 leaving his many properties to his son, Joe, who often didn’t charge rent at his inherited properties during the Great Depression. Joe sold 176 Main Street to Hilda Johnson in 1930. She owned the property until 1964 and it appears she made it her home.

The Historic Sites Inventory written history summary stops at 1983. The last findings indicates an extensive remodel in the 1970's on the interior which may have been the marker in time when it converted to an apartment building with efforts to divide spaces into larger living units. This appears to have had the consequence of random window additions on the rear or East facade and a likely addition, also on the East facade that added additional square footage and further deprecated that section of the historic structure. This is also the point in time where the gables on the North facade were added, presumably in an effort to make Level 3 into more livable space for an apartment on level 2.

2003 or 2004 - The creek behind the house overflowed and significantly damaged the basement.

2005 - Windows, circuit breakers, fixtures and other items were removed from the building and a new development group purchased the building. A plan was submitted to Park City to convert the building to a multi-use structure with a restaurant on the ground floor and duplex on the floors above but the plan was never acted upon.

2007 - The building was condemned and internal shoring ordered “within 60 days’ to ensure the building would perform structurally and keep it from collapsing.

2008-Current - Building left vacant and unattended

<https://parkcityhistory.org/the-durkin-boarding-house/>

Supplemental Sheets

Supplemental Page ____ of ____

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

Element/Feature: Vinyl or Composite 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:

Window W10 - This arched window is proposed to be removed. Though it is a wood window, it is on the least prominent facade and was likely added during the 1970's renovation to provide more light to the upper floor that was converted to a living unit.

Windows W3, W4, W5, W7, W8, W9, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23 - All these windows are either vinyl/ composite or very deteriorated. Most do not meet current HDDG recommendations and all of them are proposed to be removed in course of removing the addition. W5 would be re appropriated either as parts for remaining windows or retained inside the structure

Element/Feature: Window W24&W25

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:

Window W24 - proposed work will preserve this window to the extent possible. Further evaluation can be performed upon removal from structure. This window appears to have photographic evidence of being inclusive of the 1907 structure. Double pane will be replacing the lite that is currently missing and work to rehabilitate the window as a whole will be pursued.

Window W25 - proposed work will preserve this window to the extent possible. Further evaluation can be performed upon removal from structure. It was not possible to determine condition of this window given it's exterior location and boarded up nature on the interior however rehabilitation will be pursued.constructed.

Supplemental Sheets

Supplemental Page ____ of ____

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

Element/Feature: Window W27,W28,W29

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:

W27&W28 These windows will be removed with the East addition removal.

W29 is not of the 1907 Era and will be removed.

Element/Feature: Windows W30-W37

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Windows W30-W37 - proposed work will preserve these windows to the extent possible. Further evaluation can be performed upon removal from structure. These windows are historic in proportion and nature and have been in-situ since the building was constructed. Repairing and rehabilitating will contribute to the look and feel of the building as a whole. Replacing glass if possible will be an option to explore as single pane glass is antithetical to the sustainability goals of Park City.

Window W38 - window will be removed as a process of restoring the building to the 1907 tiemframe

Element/Feature: Gabled decorative elements and Centennial Moniker

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:

Over the North, South and West facing dormers reside decorative gable elements tucked under the roof lines. These will be removed to restore the building to 1907 timeframe.

The "Centennial" sign over the front porch give this building it's name and character. While questionable as to their historic significance, they seem to be an important part of the defining characteristics of the building. This sign may or may not return to the front of the building but is not part of the 1907 era.

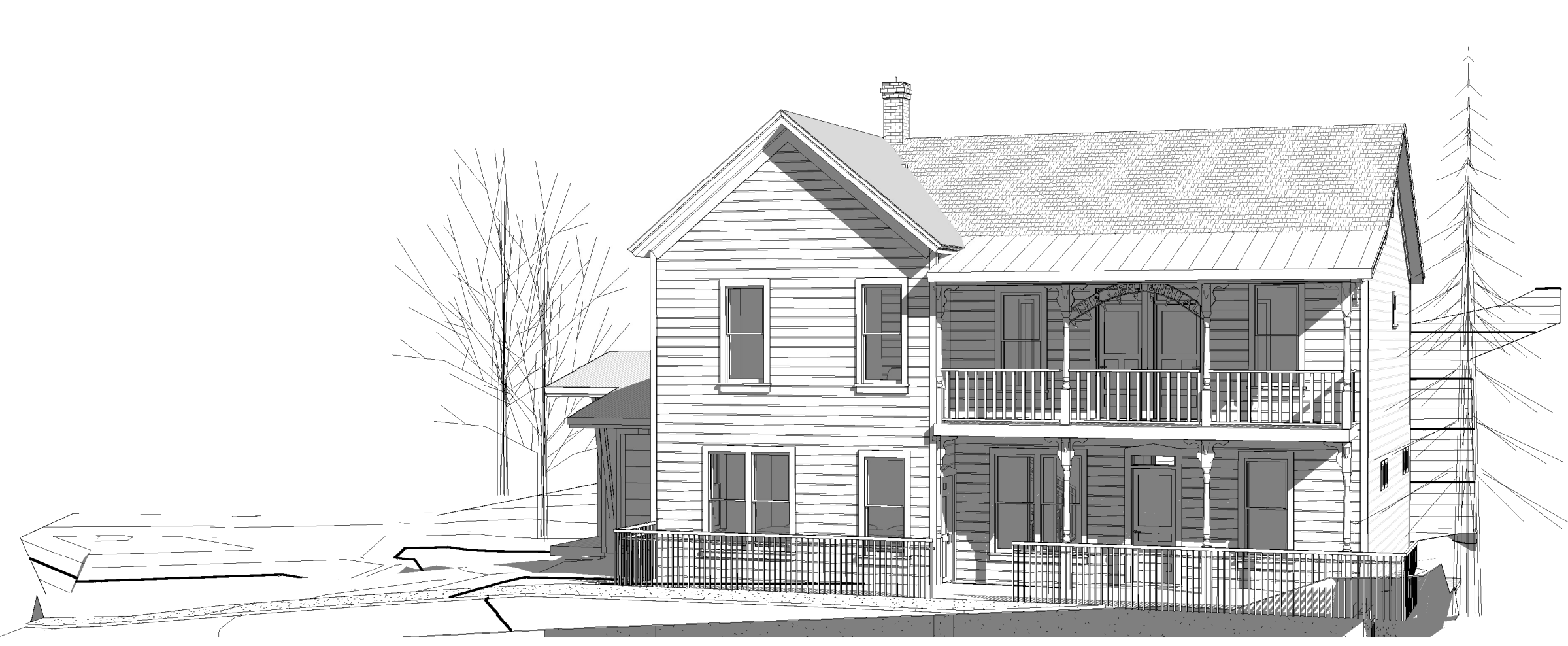
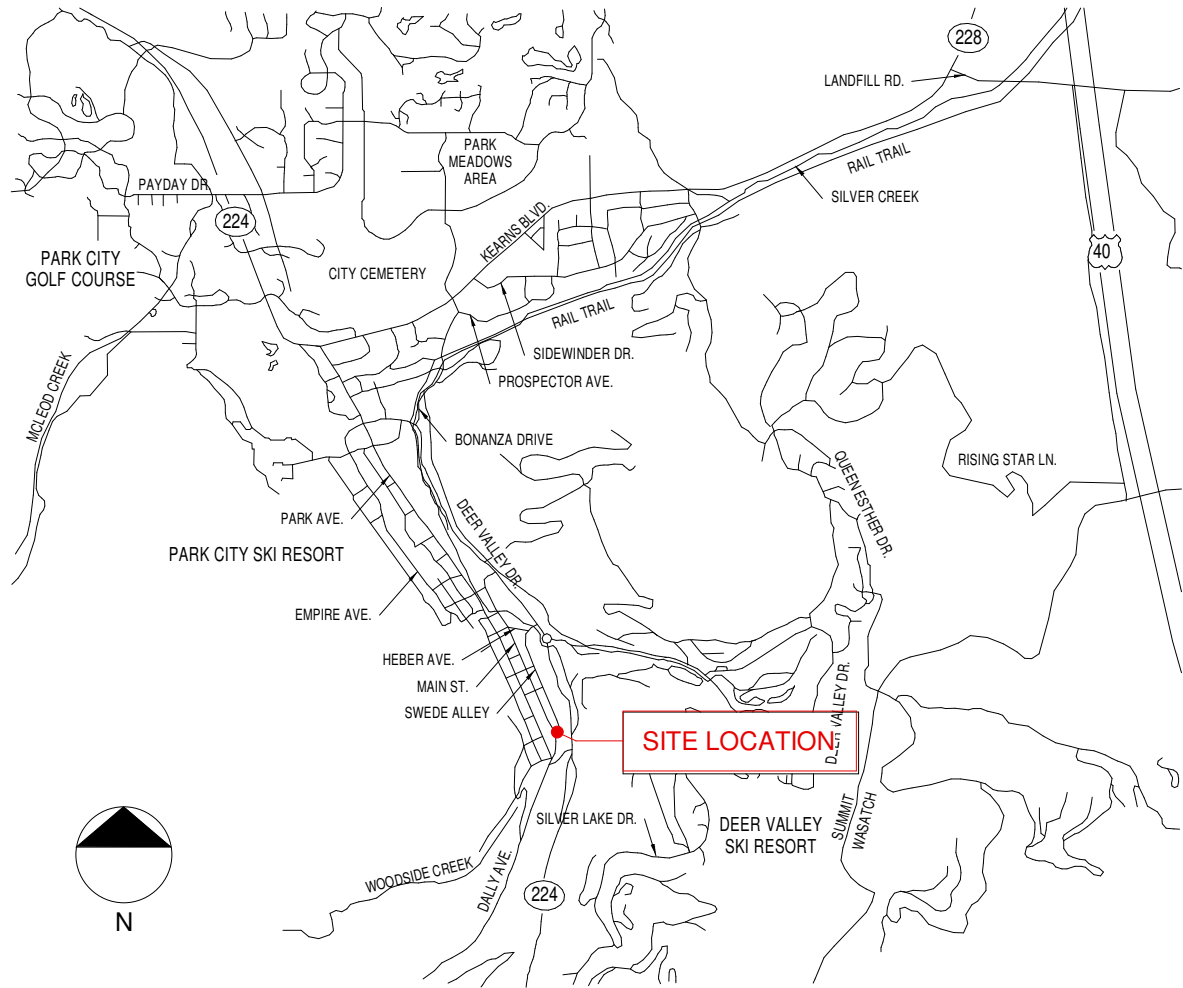
Element/Feature: General outlines as prescribed by the Historic Preservation Board

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:

Final Action letter from June 4, 2025 outlines procedures and methods for preserving, restoring and reconstructing this building and should be followed for a successful outcome.

VICINITY MAP



Centennial House

DRIFTSTUDIO

ABBREVIATIONS

ABV	Above	MACH	Machine
AC	Acoustical material	MATL	Material
ADJ	Adjacent	MAX	Maximum
ALUM	Aluminum	MECH	Mechanical
ANOD	Anodized	MED	Medium
APPROX	Approximately	MFR	Manufacturer
ARCH	Architectural	MISC	Miscellaneous
B.O.	Bottom Of	MIN	Minimum
BLK	Black	MTL	Metal
BRK	Brick		
C / L	Center Line	PARTN	Partition
CJ	Control Joint	PC	Precast Concrete
CL	Center Line	PERP	Perpendicular
CL	Closet	PLBG	Plumbing
CLG	Ceiling	PLST	Plaster
COL	Column	PLWD	Plywood
CONC	Concrete	PSF	Pounds Per Square Foot
CONST	Construction	PSI	Pounds Per Square Inch
CONTR	Contractor	PTD	Painted finish
CONT	Continuous		
DIA	Diameter	RD	Roof Drain
DIM	Dimension	REF	Reference
DN	Down	REINF	Reinforced
DWG	Drawing	REQ'D	Required
EA	Each	REV	Revision
EQ	Equal	R.O.	Rough Opening
EXT	Exterior		
EXIST	Existing	SECT	Section
EXTG	Existing	SHT	Sheet
FD	Floor Drain	SIM	Similar
FDN	Foundation	SPEC	Specification
FP	Fire Proofing	SQFT	Square Foot
GA	Gauge	STD	Standard
GALV	Galvanized	STL	Steel
GC	General Contractor	STOR	Storage
GLB	GLU Lam Beam	STRUC.	Structural
GYP BD	Gypsum Wall Board	S.O.G.	Slab on Grade
GYP CR	Gypsum Crete		
GRND	Ground	T.O.	Top Of
GTB	Gypsum Wall Board	TBD	To be determined
HB	Hose Bib	TYP.	Typical
HDW	Hardware		
HORIZ	Horizontal	VERT	Vertical
HSS	Hollow Steel Section	VEST	Vestibule
HT	Height		
IN	Inch	W/D	Washer Dryer
INFO	Information	WHT	White
INSUL	Insulation	W/O	Without
INT	Interior	WD	Wood
		WPRF	Waterproofing
		WVNR	Wood Veneer
LAM	Laminated		

GENERAL NOTES:

1. ALL INTERIOR WALLS & CEILINGS TO BE FINISHED WITH 1/2" SHEETROCK & PAINTED EXCEPT WHERE NOTED.
2. FIREBLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, & AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED ABOVE WHICH COULD AFFORD THE PASSAGE OF FLAMES.
3. ALL OUTSIDE SHEATHING TO BE COVERED WITH TYVEC HOUSEWRAP OR SIMILAR WEATHER RESISTANT BARRIER.
4. ALL LATHING, PLASTERING AND INSTALLATION OF GYPSUM WALL BOARD TO COMPLY WITH CHAPTER 43.
5. ALL SHOWERS SHALL BE FINISHED TO A HEIGHT OF NO LESS THAN 70" ABOVE THE DRAIN INLET WITH NON-ABSORBENT MATERIALS.
6. 5/8" TYPE 'X' SHEETROCK IS REQUIRED ON WALLS & SOFFITS UNDER ANY ENCLOSED STAIRS.
7. 4 MIL. POLYETHYLENE TO BE INSTALLED OVER INSULATION ON COLD WALL, APPLICATIONS AND UN-VENTED CEILINGS.
8. APPLY FLASHING & COUNTER FLASHING AT ALL EXTERIOR DOORS & WINDOWS.
9. ALL EXTERIOR WALLS TO HAVE A MIN. R-19 INSULATION VALUE.
10. ALL BATHROOMS TO HAVE A FAN VENTED DIRECTLY OUTSIDE CAPABLE OF OPENINGS INTO THE BUILDING.
11. NO JACUZZI MOTOR ACCESS THROUGH GROUTED TILE.
12. NO GAS LOG LIGHTERS ALLOWED IN BEDROOMS. GAS FIREPLACES MUST BE APPROVED FOR BEDROOM USE.
13. APPROVAL NO. FOR FIREPLACES TO BE PROVIDED AT 4-WAY INSPECTION.
14. INSPECTIONS ARE REQUIRED FOR ALL STUCCO INSTALLATIONS. PROVIDE SPECS. AND INSTALLATION STANDARDS FOR ANY SYSTEM USED.
15. APPROVED FIREPLACES, EQUIPMENT, AND APPLIANCES ARE REQUIRED TO BE INSTALLED AS PER INSTALLATION INSTRUCTIONS.
16. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING 60" OR LESS ABOVE WALKING SURFACE THAT IS WITHIN 5 FEET OF STAIRS OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS.SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED AND IDENTIFIED BY A PERMANENT LABEL.
17. EXTERIOR DECKS AND BALCONIES SHALL BE WATERPROOFED IF SEALED ON THE UNDERSIDE. DECK FRAMING SHALL SLOPE 1/4" PER FOOT.
18. MASTER FIREPLACE TO BE A U.L. APPROVED FULLY ENCLOSED GAS APPLIANCE. THE LISTING FOR ALL FIREPLACES SHOWN SHALL BE PROVIDED @ MECHANICAL INSPECTION. IF THERE ARE WOOD BURNING FIREPLACES SUBMIT LISTING SHOWING EPA COMPLIANCE. PROVIDE RECOMMENDED SEISMIC ATTACHMENT AT THIS TIME.
19. GAS LOGS SHALL BE PROVIDED WITH A SHUT-OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 4' OF THE APPLIANCE. IF LOG LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS APPLIANCES REQUIRE OUTSIDE AIR.
20. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS. SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS.
21. 1 HR FIRE WALL REQUIRED IN GARAGE. 5/8" TYPE 'X' DRYWALL ON THE CEILING OF THE GARAGE WHERE THERE IS HABITABLE SPACE ABOVE. GYPSUM WALLBOARD APPLIED ON CEILING AND NAILED WITH 6D WALL BOARD NAILS OR SCREWED WITH 2" GRABBERS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. GYPSUM WALL BOARD TO BE APPLIED ON ALL WALLS ADJACENT TO LIVING AREA.
22. RETAINING WALLS, SWIMMING POOLS, SOLAR & GEO-THERMAL HEATING SYSTEMS, & PHOTOVOLTAIC & WIND GENERATING SYSTEMS REQUIRE SEPERATE PERMITS. SEPERATE PLANS, SPECS, & APPLICATIONS ARE TO BE SUBMITTED.
23. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR BEING VENTILATED.

HEAD ROOM

1. MIN. HEADROOM FOR BEDROOM & HABITABLE SPACES = 7' - 6"
2. MIN. HEADROOM FOR OTHER SPACES (HALLS, ETC.) = 7' - 0"

EGRESS WINDOWS

1. FINISHED SILLS MUST BE WITHIN 44" OF THE FINISHED FLOOR.
2. CLEAR AREA MIN. OF 5.7 SQ. FT.
3. HEIGHT MIN. NOT LESS THAN 24"
4. WIDTH MIN NOT LESS THAN 20"

ELECTRICAL NOTES:

1. ALL ELECTRICAL RECEPTACLES, SWITCHES, ETC. IN THE GARAGE NEED TO BE A MINIMUM OF 18" OFF OF THE FLOOR.
2. SMOKE DETECTORS SHALL CONFORM TO SECTION 1210. ALL LEVELS ALL BEDROOMS, ACCESS TO ALL BEDROOMS AND IN ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS, ALL DETECTORS SHALL BE HARD WIRED, HAVE BATTERY BACKUP, AND BE INTERCONNECTED.
3. LIGHTS IN CLOSETS TO MEET N.E.C. 410-8.
4. ALL RECEPTACLES WITHIN 6' OF SINKS, IN GARAGE, IN BATHS, OUTSIDE GRADE LEVEL AND IN THE UNFINISHED BASEMENTS NEED TO BE GFCI PROTECTED.
5. ELECTRICAL PANELS TO COMPLY WITH N.E.C 110-16. HAVING 30" CLEARANCE MIN. WIDTH AND 6" FLOOR TO HEAD ROOM.
6. ALL BEDROOM CIRCUITS TO BE PROVIDED WITH ARC-FAULT PROTECTION.
7. THERE MUST BE A GFCI PROTECTED OUTLET ADJACENT TO EACH BATHROOM SINK.
8. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED OUTDOORS AT THE FRONT AND THE BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS FROM GRADE. BUBBLE COVERS ARE REQUIRED IF OUTLETS ARE EXPOSED TO THE WEATHER.
9. ALL EXTERIOR DECKS OVER 20 SF REQUIRE A GFCI RECEPTACLE. OUTLETS SHOULD BE SPACED SO THAT NO POINT ALONG THE WALL IS MORE THAN 6'.
10. IN THE KITCHEN, A MIN OF TWO 20-AMP SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL & FLOOR RECEPTACLE OUTLETS. KITCHEN COUNTER OUTLETS SHOULD BE SPACED SO THAT NO POINT ALONG THE WALL IS MORE THAN 2'.
11. A 125 COLT, SINGLE PHASE, 15- OR 20 AMPERE-RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.
12. ALL RECEPTACLES IN GARAGE (INCLUDING GARAGE DOOR OUTLETS) SHALL BE GFCI PROTECTED.
13. ALL 15 AND 20 AMP RECEPTACLES WITHIN THE DWELLING UNITS SHALL BE TAMPER RESISTANT.
14. IN THE KITCHEN, A MINIMUM OF TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS.
15. A 125-VOLT, SINGLE PHASE, 15- OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.
16. ALL ELECTRICALLY HEATED FLOORS SHALL BE GFCI PROTECTED.

MECHANICAL NOTES:

1. MECHANICAL EQUIPMENT IN THE GARAGE NEEDS TO BE ELEVATED 18" OFF F.F.
2. PROVIDE MINIMUM WORKING CLEARANCES AROUND ALL MECHANICAL EQUIPMENT IS MAINTAINED. SEE EQUIPMENT MANUALS FOR SUCH CLEARANCES.
3. RANGE HOODS THAT ARE CAPABLE OF EXHAUSTING AIR TO THE OUTSIDE IN EXCESS OF 400 CFM REQUIRE MAKE UP AIR.
4. DRYER VENT NOT TO EXCEED 35' MAX.
5. GAS PIPING PLAN AND SUMMIT COUNTY GAS LINE INSTALLATION FORM SHALL BE ON SITE FOR GAS LINE AND METER INSPECTION.
6. PROVIDE PAN AT WATER HEATER AT WOOD FRAMED FLOORS.
7. FURNACE NOTES:
 - 1. PROVIDE HIGH EFFICIENCY BOILER / RADIANT HEATING SYSTEM CAPABLE OF MAINTAINING 70 DEGREES F. 3" ABOVE FLOOR IN ALL ROOMS.
 - 2. PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1/2 SQ. IN. PER 1000 BTUs. COMBUSTION AIR SHALL BE OBTAINED FROM OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS. TWO SEPARATE COMBUSTION AIR DUCTS SHALL BE PROVIDED. ONE OF THE REQUIRED DUCTS IS TO TERMINATE IN UPPER 12" OF THE ROOM. THE OTHER IS TO TERMINATE WITHIN 12" OF THE FLOOR.
 - 3. SUBMIT LAYOUT PLANS, CALCS & SPECS FOR RADIANT HEAT SYSTEM ALONG WITH REQUIRED HEAT LOSS CALCS.
8. GAS NOTES:
 - 1. GAS LOGS SHALL BE PROVIDED WITH A SHUT-OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6' OF THE APPLIANCE. IF LOG LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS APPLIANCES REQUIRE OUTSIDE COMBUSTION AIR.
 - 2. GAS WATER HEATER TO HAVE COMBUSTION AND EXHAUST AIR VENTED DIRECTLY OUTSIDE.
 - 3. GAS SYSTEM TO EB 4 OZ. SYSTEM.
 - 4. GAS PIPING PLAN & SUMMIT COUNTY GAS LINE INSTALL FORM SHALL BE ON SITE FOR GAS LINE AND METER INSPECTION.
 - 5. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
 - 6. PROHIBITED LOCATIONS: GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWATER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSES UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.
 - 7. APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOMS OR A SPACE THAT OPENS TO SUCH ROOMS.
 - 8. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IN ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
9. FIREPLACE NOTES:
 - 1. COMBUSTIBLE MATERIAL SHALL BE NOT PLACED WITHIN 2" OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" FOR 1" CLEARANCE FROM SUCH OPENING.
 - 2. PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS.
 - 3. I.C.C.E.S. NO. FOR FIREPLACE INSERTS, STOVE, HOT TUB HEATER, STEAM UNIT TO BE PROVIDED AT TIME OF FOUR-WAY INSPECTION.
 - 4. FUEL-BURNING APPLIANCE, INCLUDING FIREPLACES, ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES. IRC G2406.
10. PLUMBING NOTES:
 - 1. TANK TYPE WATER CLOSETS WILL HAVE A FLOW RATE OF 1.28 GALLONS OR LESS PER FLUSH.
 - 2. SHOWER HEADS WILL HAVE LOW-FLOW FIXTURES WITH A FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
 - 3. ALL WHIRLPOOL JETTED TUBS WILL HAVE MOTOR ACCESS DOORS.
 - 4. HOSE BIBS TO BE FREEZE-PROOF BACK FLOW PREVENTER TYPE HOSE BIBS.
 - 5. ALL PLUMBING VENTS THROUGH ROOF TO BE A MIN. 3" PIPE.
11. BACK FLOW PREVENTERS:
 - 1. BACK FLOW PREVENTERS TO BE INSTALLED AS FOLLOWS:
 - A. LAWN SPRINKLER SUPPLY LINE.
 - B. FIRE SPRINKLER SYSTEM.
 - C. RADIANT HEAT BOILER.
 - 2. FIRE SPRINKLERS REQUIRED.
 - 3. SPRINKLER SYSTEM TO MEET MODIFIED N.F.P.A. 13-D CRITERIA.
 - 4. DESIGN TO BE APPROVED PRIOR TO INSTALLATION BY BUILDING DEPARTMENT.

PROJECT INFO

OWNER	Rockwell Square Ventures 713-545-9416 / michael@rockwellsquareventures.com
ADDRESS	176 Main Street Park City, UT 84060
PARCEL ID	HR2-B
SUBDIVISION & LOT	Historic Downtown Park City
LOT SIZE	.19 Acres - 8,333 sf

PROJECT TEAM

DESIGNER	Drift Studio / Bryan Markkanen 435-962-9411 / bryan@driftstudio.co
ENGINEER	Courtney Fleming / Mission Structural courtney@missionstructural.com
SURVEYOR	Marshall King / Alliance Engineering / 435.649.9467 marshall@alliance-engr.com
BUILDER	TBD

CODE

INTERNATIONAL RESIDENTIAL CODE (IRC).....	2021 EDITION
INTERNATIONAL MECHANICAL CODE (IMC).....	2021 EDITION
NATIONAL ELECTRICAL CODE (NEC).....	2020 EDITION
INTERNATIONAL PLUMBING CODE (IPC).....	2021 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE (IEC).....	2015 EDITION
INTERNATIONAL FIRE CODE (IFC).....	2021 EDITION
INTERNATIONAL FUEL GAS CODE (IFGC).....	2021 EDITION

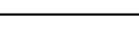
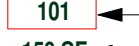
CONSTRUCTION TYPE	Type VB, Light wood framing with steel
CLIMATE ZONE	6B

*CONSTRUCTION TO COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES AND BUILDING CODES.

Drawing Index HDDR

GENERAL DRAWINGS	G-00 COVER SHEET
GENERAL DRAWINGS	G-01.b AREA PLANS - IMAGERY
SITE DRAWINGS	HD-S1 SURVEY
	HD-S2 ARCHITECTURAL SITE PLAN
L-100	LANDSCAPE PLAN
L-101	PLANTING PLAN
L-102	PLANTING NOTES & DETAILS
EXISTING CONDITIONS (SCANNED)	
EX s1	EXISTING FLOOR PLANS (SCANNED)
EX s2	EXISTING FLOOR PLANS (SCANNED)
EX s3	EXISTING ROOF PLAN (SCANNED)
EX s4	EXISTING ELEVATIONS (SCANNED)
EX s5	EXISTING ELEVATIONS (SCANNED)
EX s6	EXISTING SECTIONS (SCANNED)
EX s7	EXISTING SECTIONS (SCANNED)
EXISTING CONDITIONS (IDEALIZED)	
EX i0	EXISTING SITE PLAN (IDEALIZED)
EX i1	EXISTING FLOOR PLANS (IDEALIZED)
EX i2	EXISTING FLOOR PLANS (IDEALIZED)
EX i3	EXISTING ELEVATIONS (IDEALIZED)
EX i4	EXISTING ELEVATIONS (IDEALIZED)
EX i5	EXISTING SECTIONS (IDEALIZED)
EX i6	EXISTING SECTIONS (IDEALIZED)
EX i7	EXISTING WINDOW INVENTORY
PROPOSED ADDITION	
HD-00	FLOOR PLANS
HD-01	FLOOR PLANS
HD-02	FLOOR PLANS
HD-03	FLOOR PLANS
HD-04	ROOF PLAN
HD-05	ELEVATIONS
HD-06	ELEVATIONS
HD-07	ELEVATIONS
HD-08	SECTIONS
HD-09	SECTIONS
HD-10	SECTIONS
HD-11	IMAGES
HD-12	PERSPECTIVES
HD-13	STREETSCAPES - OVERHEAD
HD-14	WINDOW SCHEDULE

SYMBOL LEGEND

N 90 00' 00" E Distance	Property Line Tag - See Site Plan	 SIM Section Marker
 0	Grid Marker	 1 Revision Tag
 12	Slope (Run)	 6 Centerline Marker
 6	Slope (Rise)	
 ELEV	Spot Elevation	 ? Keynote. See Referring Sheet
 101	Door Tag - Refer To Schedule For Details	 20 Vertical Coordinate Reference
 20	Bubble Below Door Tag Where Shown Indicates Fire Rating	
 1i	Wall Tag - See Wall Types	
 1t	Window Tag - See Schedule	 1i Casework Tag. See Schedule
Room name  101	Room Name	 1 SIM Detail Marker
150 SF	Square Footage (Where Shown)	 1 SIM Detail Sheet

DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
https://www.driftstudio.co

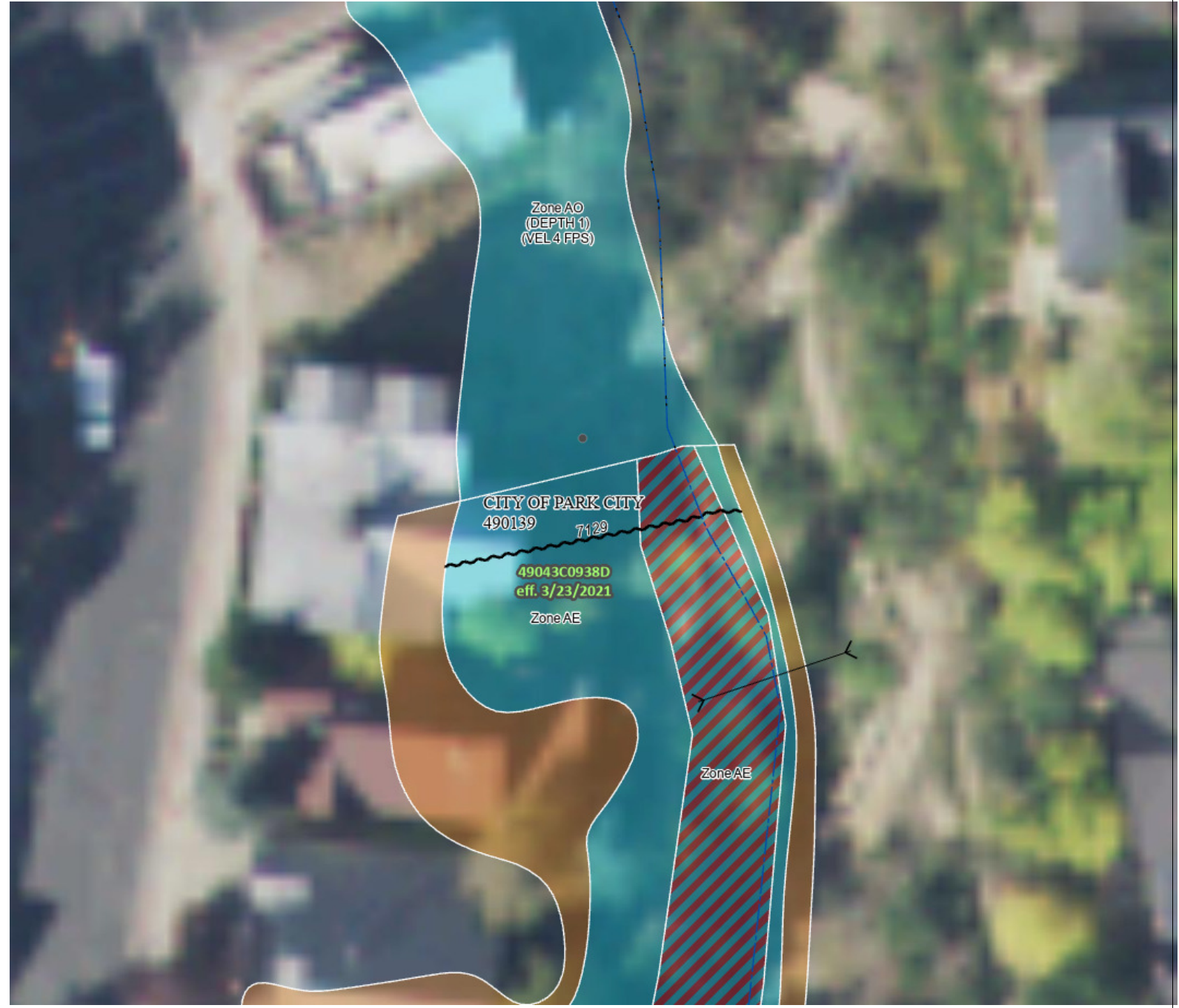
Centennial House
HDDR APPLICATION
176 Main Street
Park City, UT 84060

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED AND NO ALTERATION, REVISION, OR ADDITION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF DRIFT STUDIO. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OF ANY PERSONS OR INSTITUTIONS STRICTLY IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS CONSTITUTES AGREEMENT TO THESE TERMS AND CONDITIONS.

REVISIONS

Building Permit # _____
Planning Permit # _____
2025.06.10 - Issue Date

G-00
COVER SHEET

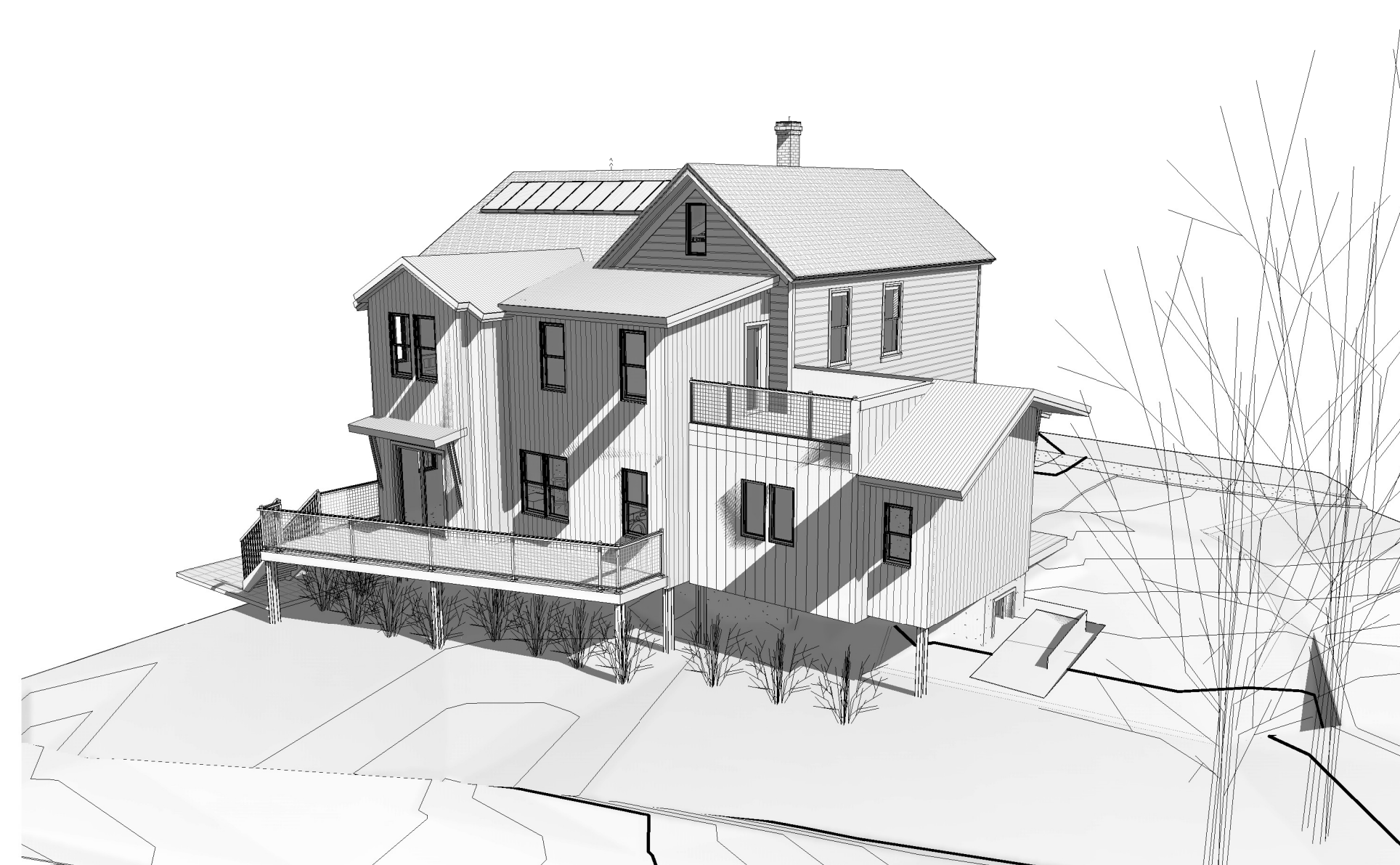




7 RENDERS
3/32" = 1'-0"



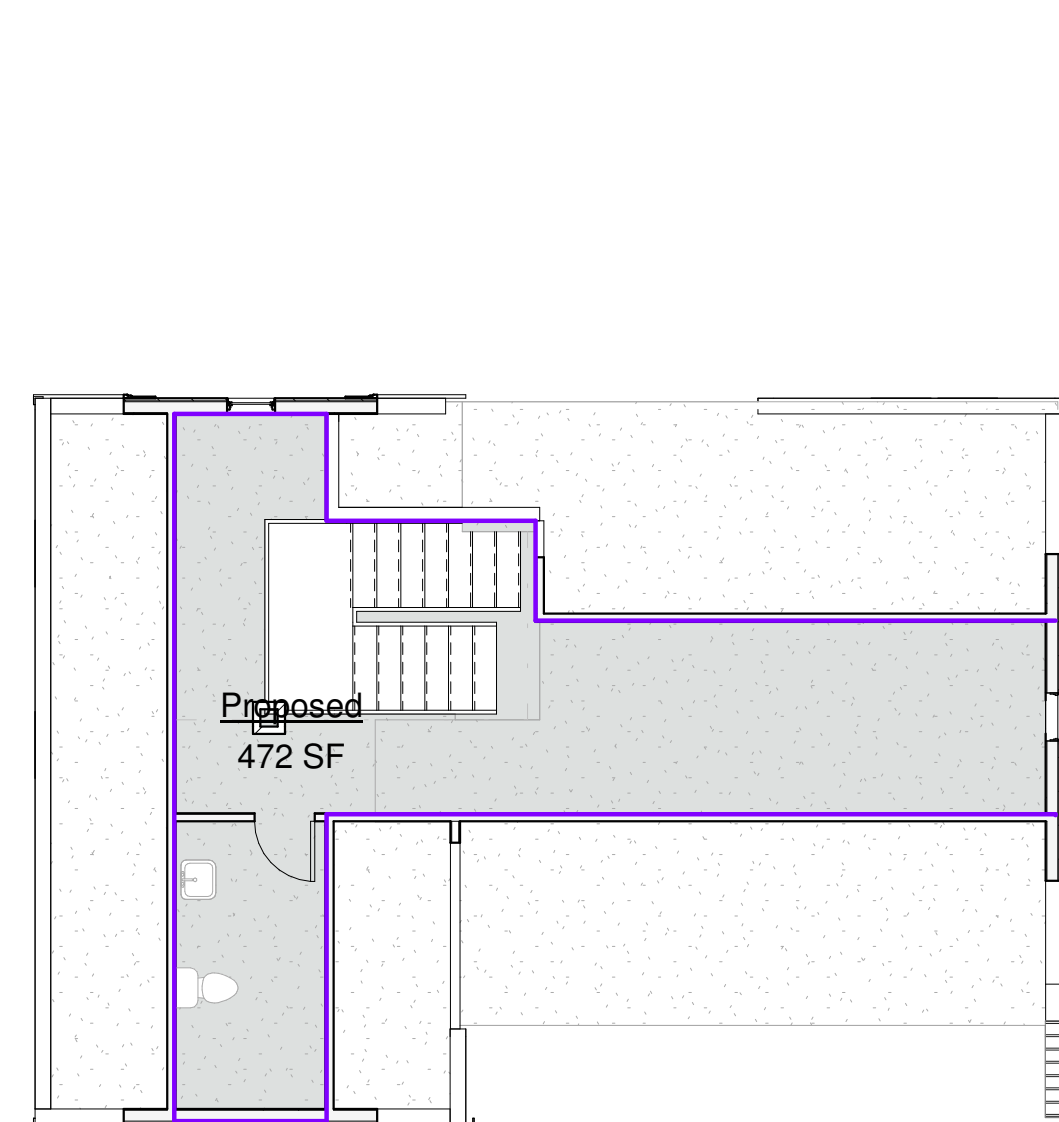
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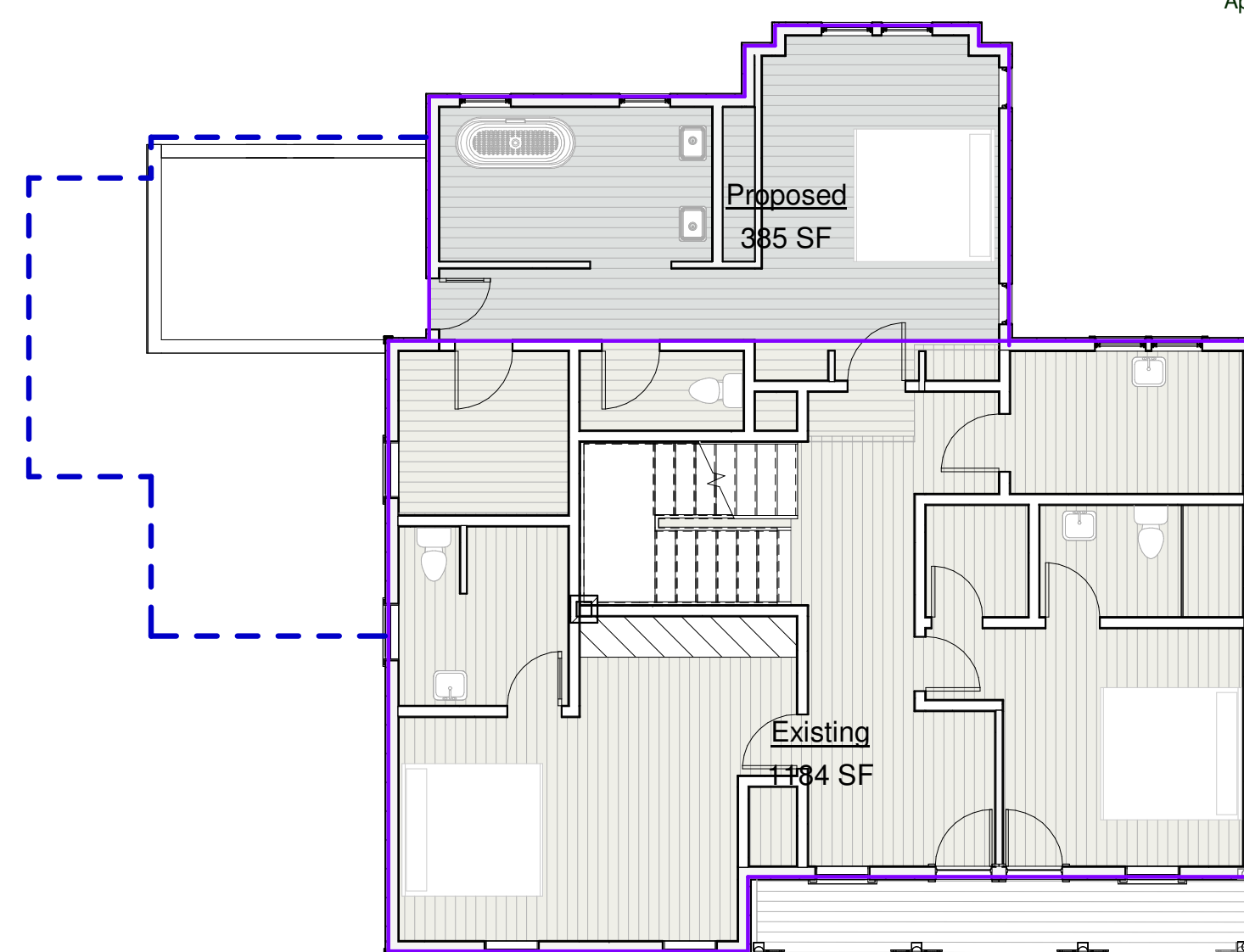
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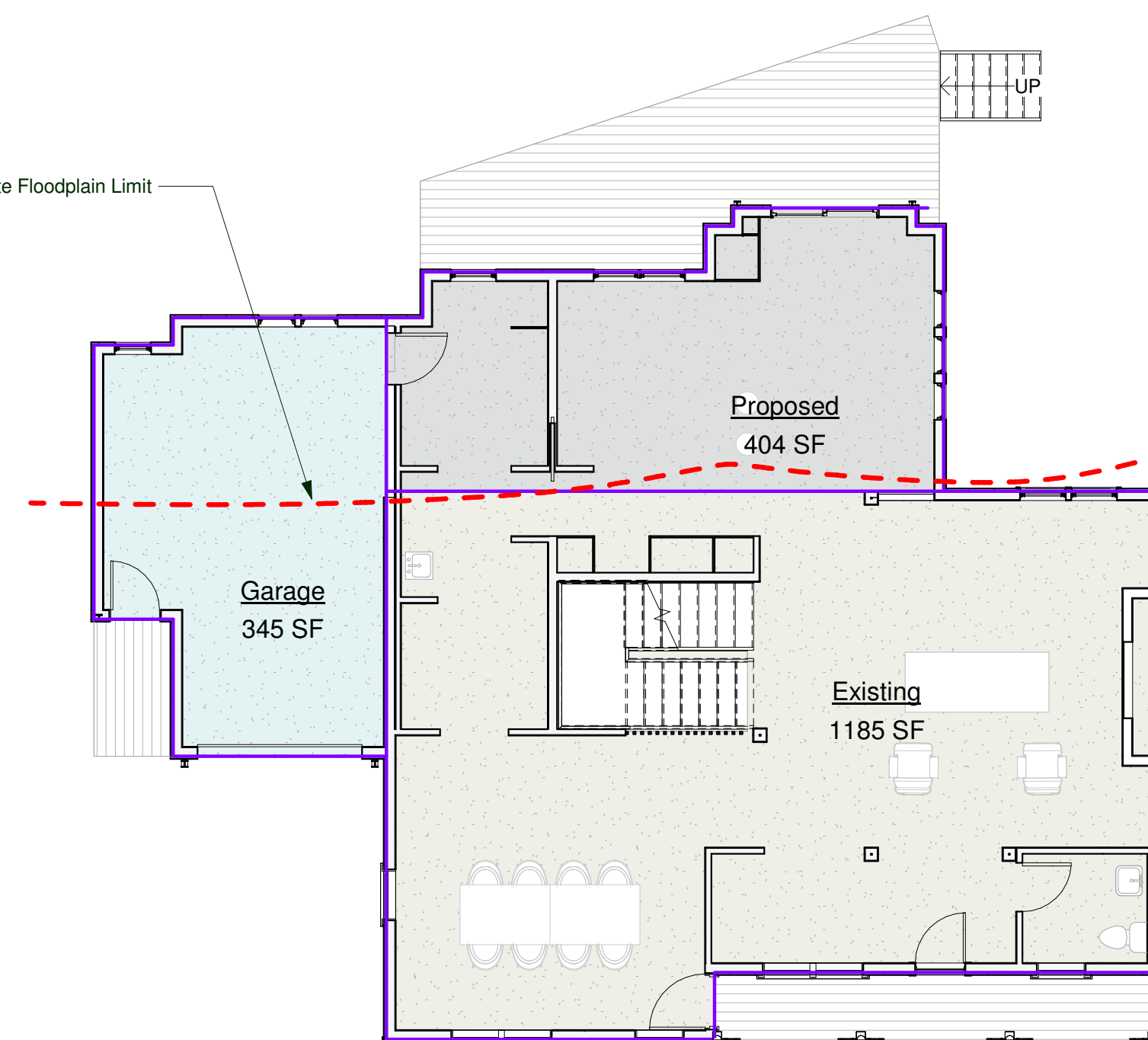
4 NewView3



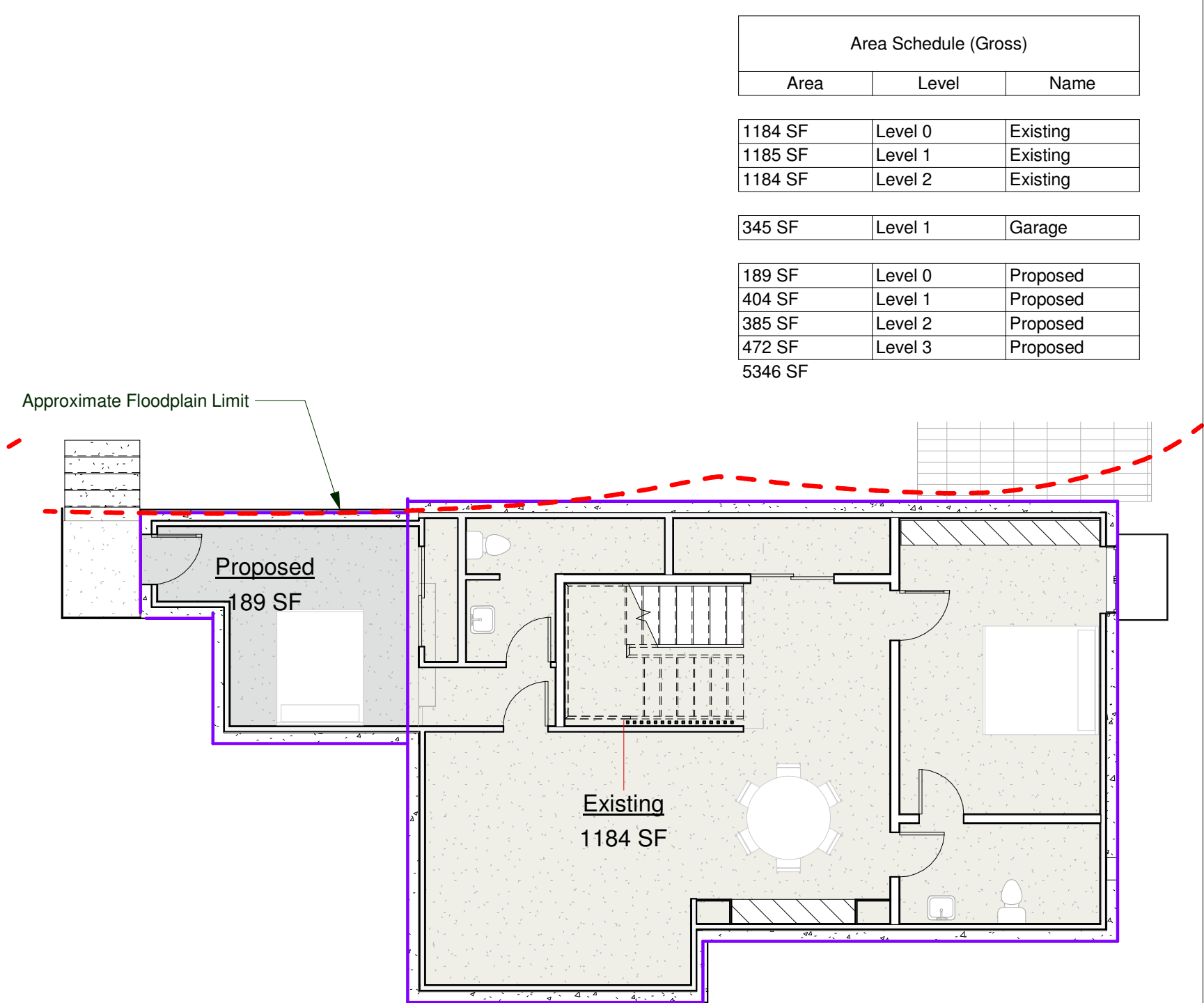
3 Level 3 - Gross Proposed Area
1/8" = 1'-0"



2 Level 2 - Gross Proposed Area
1/8" = 1'-0"



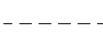
1 Level 1 - Gross Proposed Area
1/8" = 1'-0"



0 Level 0- Gross Proposed Area
1/8" = 1'-0"

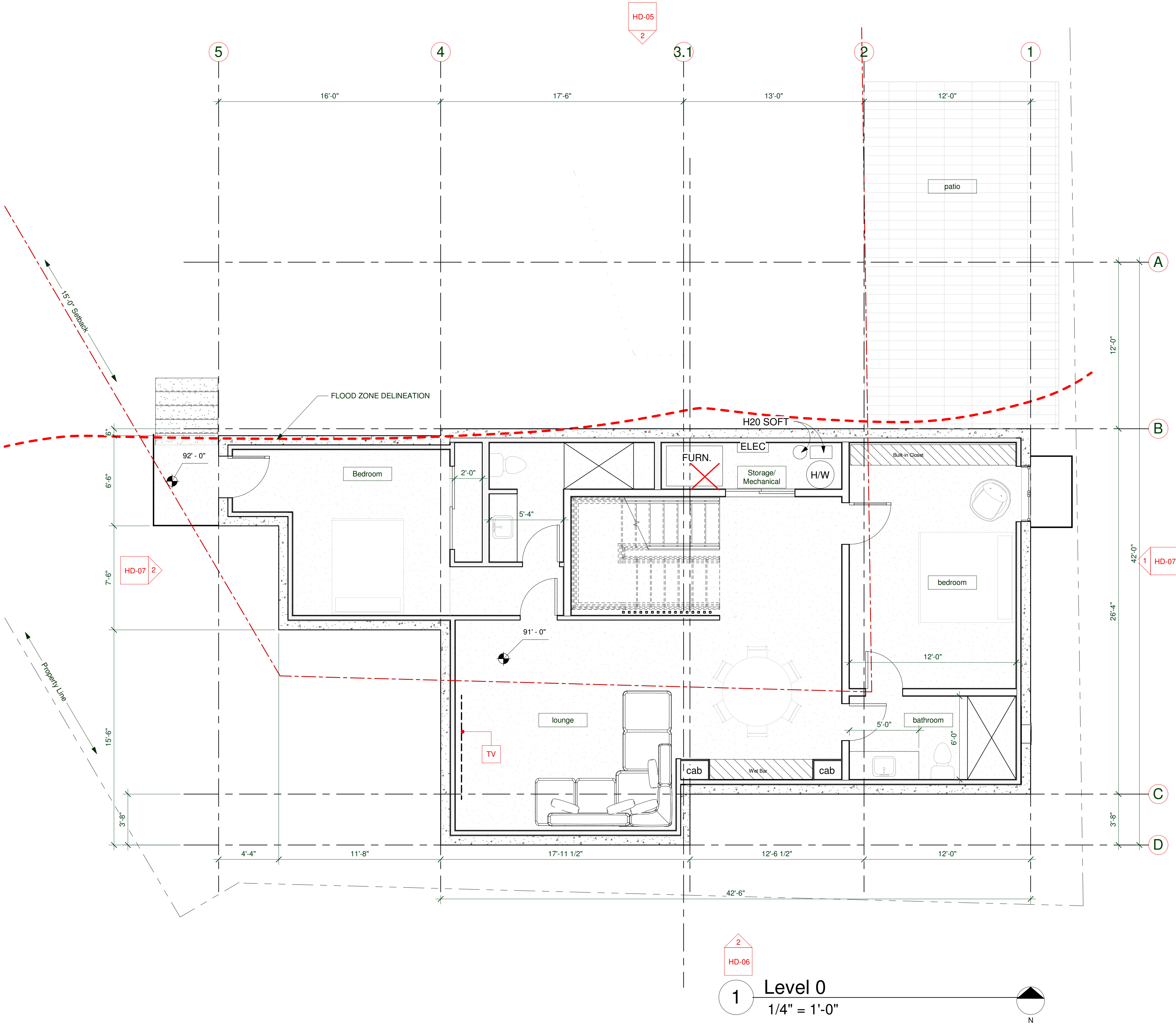
Area Schedule (Gross)		
Area	Level	Name
1184 SF	Level 0	Existing
1185 SF	Level 1	Existing
1184 SF	Level 2	Existing
345 SF	Level 1	Garage
189 SF	Level 0	Proposed
404 SF	Level 1	Proposed
385 SF	Level 2	Proposed
472 SF	Level 3	Proposed
5246 SF		

Legend

-  Window Tag- Refer To Window Schedule
-  Door Tag- Refer To Door Schedule
-  Room name
 Room Name And Number- Refer To Room Finish Schedule
-  Spot Elevation Marker
-  Edge Of Roof Above

General Notes - Plan

1. Refer to Sheet G-002 for Architectural Notes.
2. Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/CMU.
3. Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
4. See Structural Plans for Additional Information, Details and Requirements.
5. Provide Blocking or other Approved Method for Support at All Locations of TV. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
6. Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
7. Coordinate Utility Connections with Civil Drawings.



REVISIONS

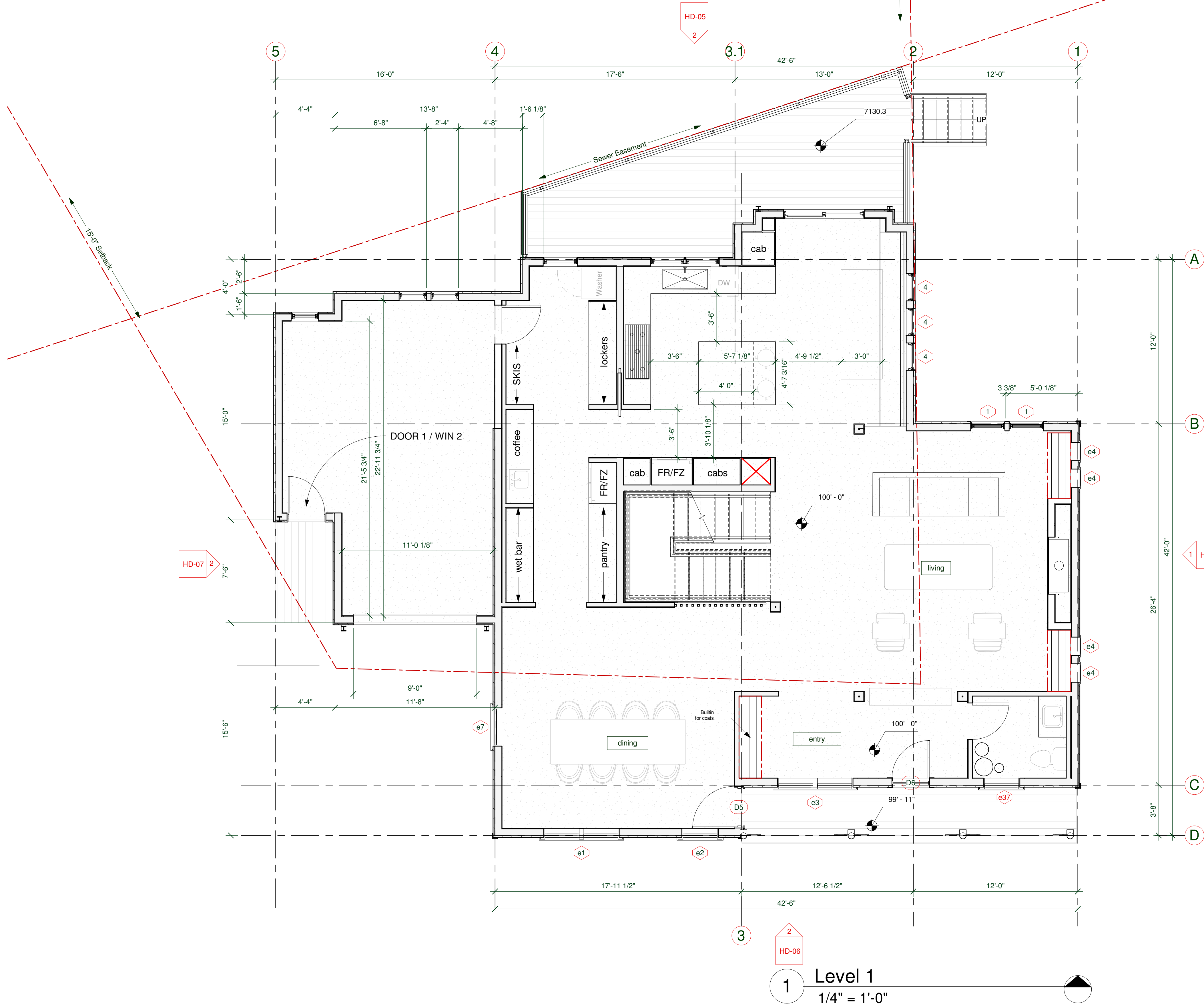
NO.	DESCRIPTION	DATE

Legend

- 1t Window Tag- Refer To Window Schedule
- 101 Door Tag- Refer To Door Schedule
- Room name 101 Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

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Centennial House

HDDR APPLICATION

1776 Main Street
Park City UT 84060

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REVISIONS

NO.	DESCRIPTION	DATE

HD-01
FLOOR PLANS

2025.06.10 : Issue Date

DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
<https://www.driftstudio.com>

Legend

- 1t

Window Tag- Refer To Window Schedule
- 101

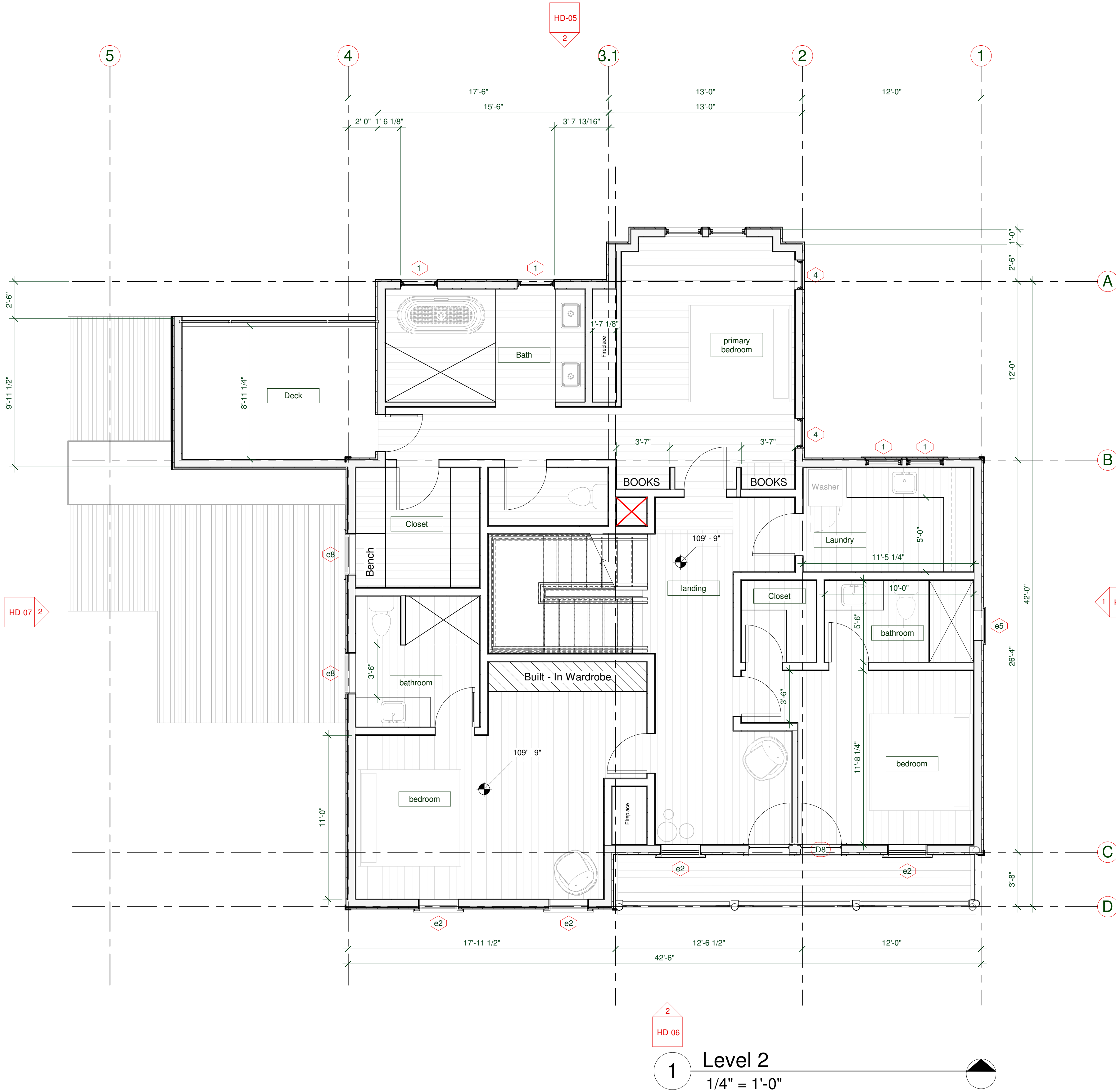
Door Tag- Refer To Door Schedule
- Room name

101

Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

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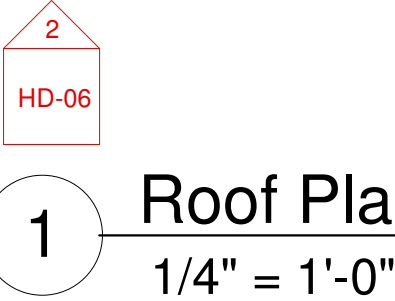


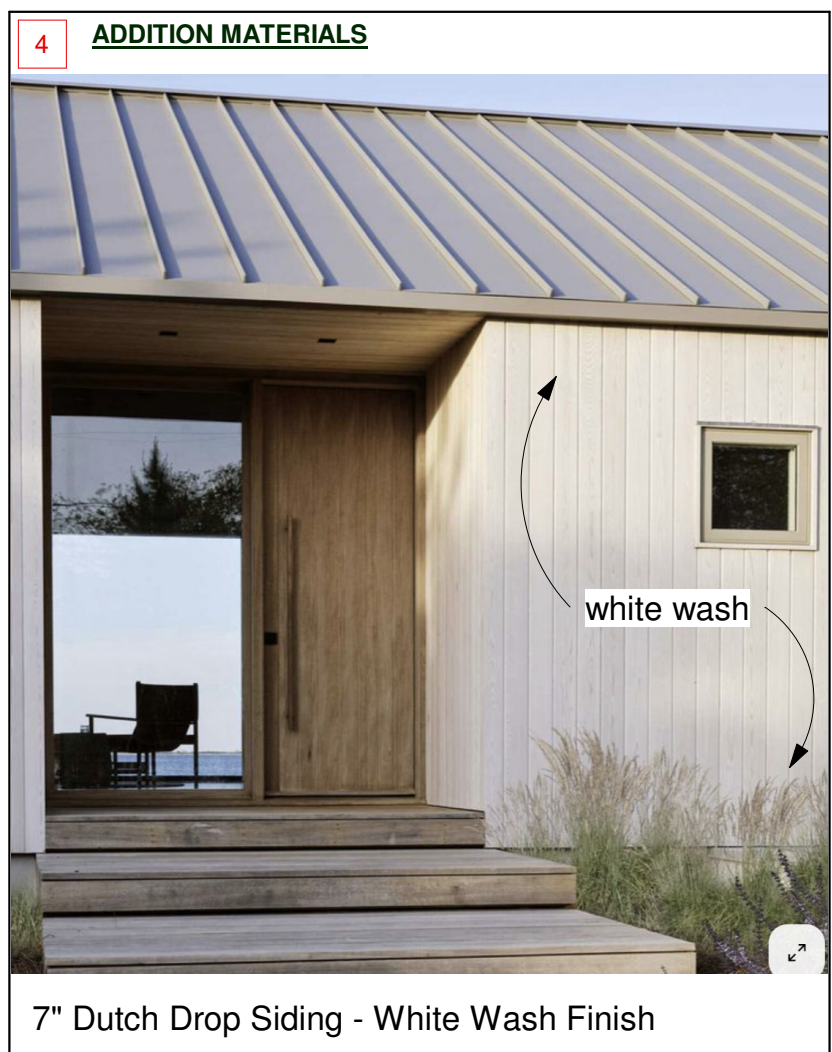
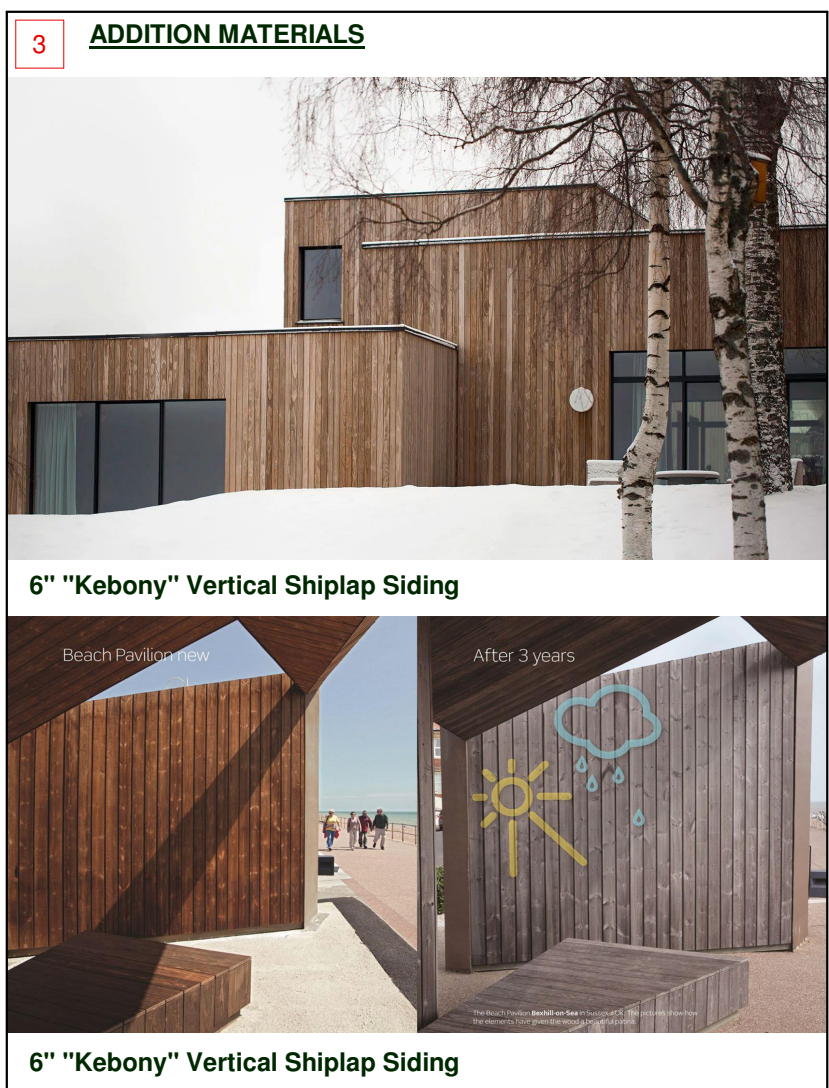
1. Ice & Water Shield (CCW-300HT, or Owner Approved Equal) under All Standing-Seam Roofs. Do not install within 30" of any Parapet. Vent Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3/12 (or less) Roofs.
2. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
3. No Ventd Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.
4. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
5. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.
6. All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
7. See Electrical Roof Plan for Heat Cable Locations and Requirements.

 Corrugated Metal Roofing

 Standing Seam Metal Roof, See Specifications

 Nickel Roofing

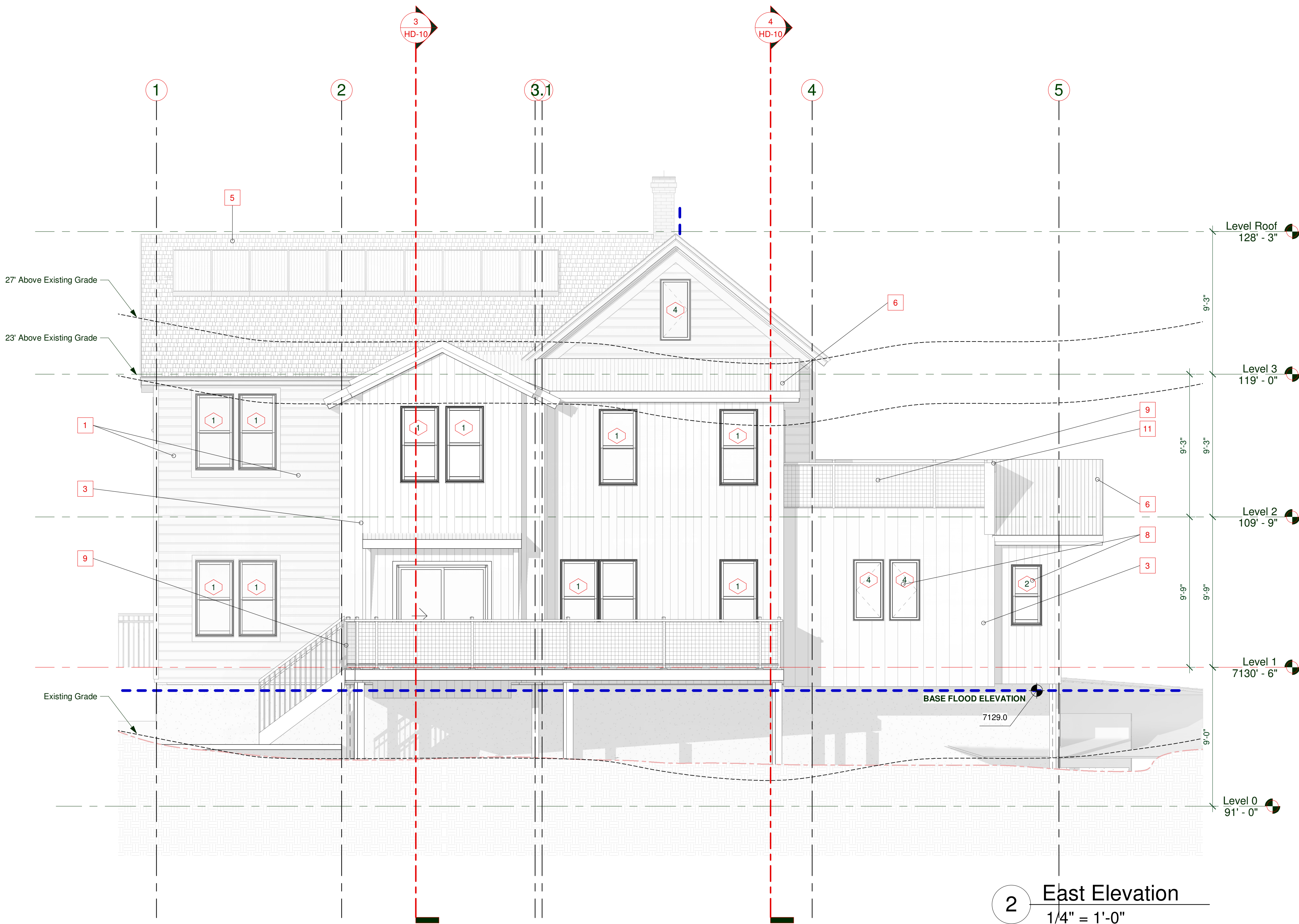




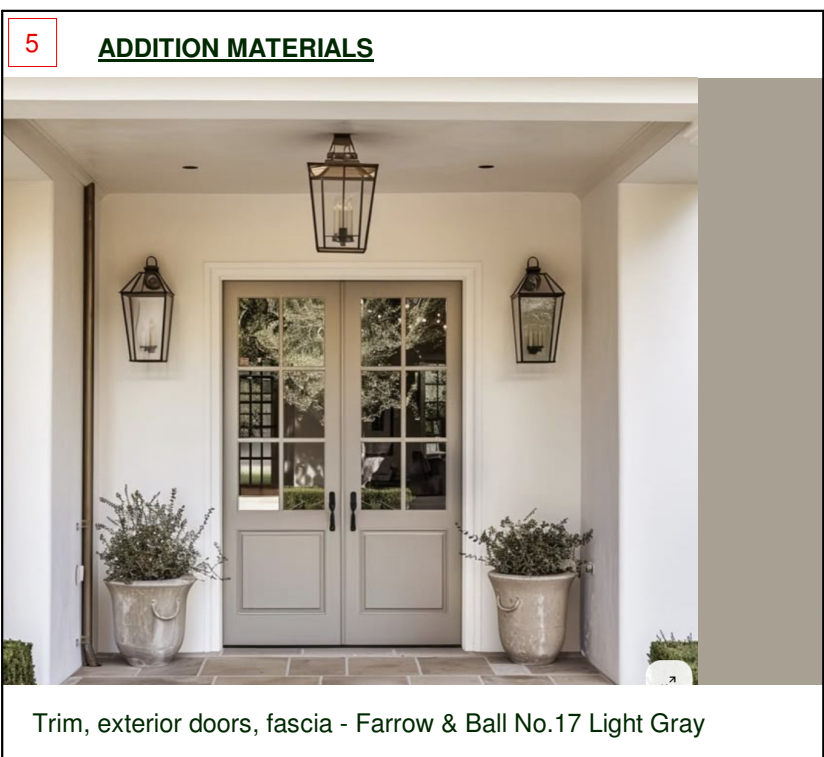
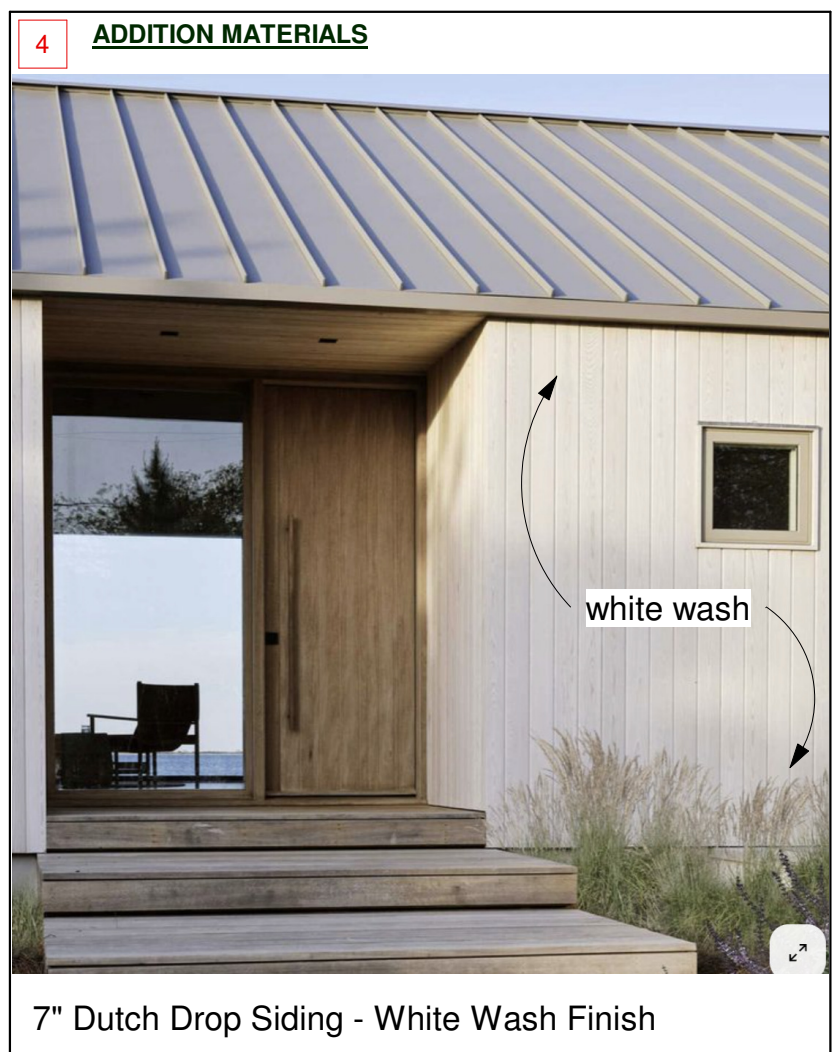
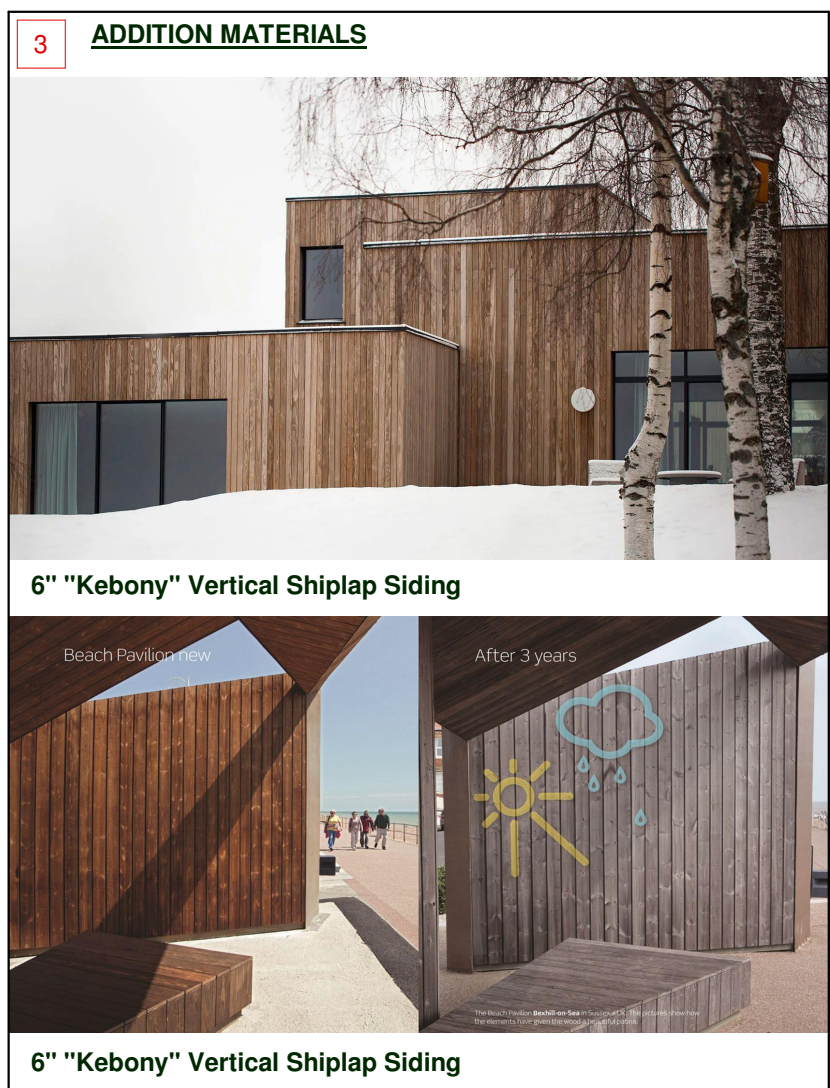
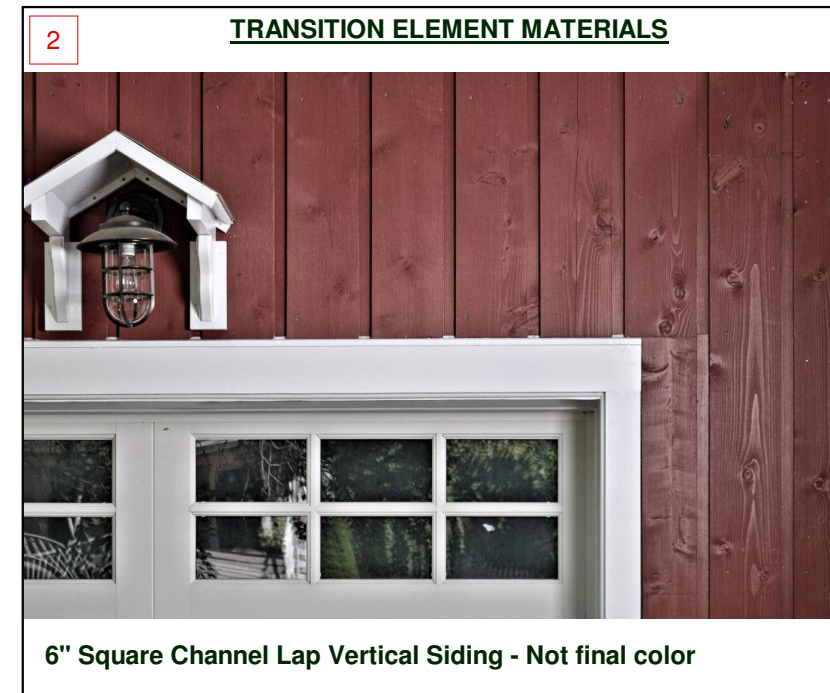
- | | |
|----|--|
| 1 | 7" Dutch Drop Siding (Historic to Match When Not Available) - White wash color see image 4 |
| 3 | 6" Acetylated Wood Shiplap Siding (Unstained or Dark Brown) see image 3 |
| 4 | Light Gray Trim see image 5 |
| 5 | Standing Seam Metal Roofing |
| 6 | Corrugated Metal Roofing |
| 7 | Existing Rehabilitated Wood Window |
| 8 | Aluminum Clad Wood Window/ Door |
| 9 | 36" Metal Railing |
| 10 | 36" Wood Railing |
| 11 | Metal Parapet Cap |

1. See Electrical Drawings and Specifications for Exterior Lighting.
2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Architectural Elevation 100' - 0" = USGS 7030.5



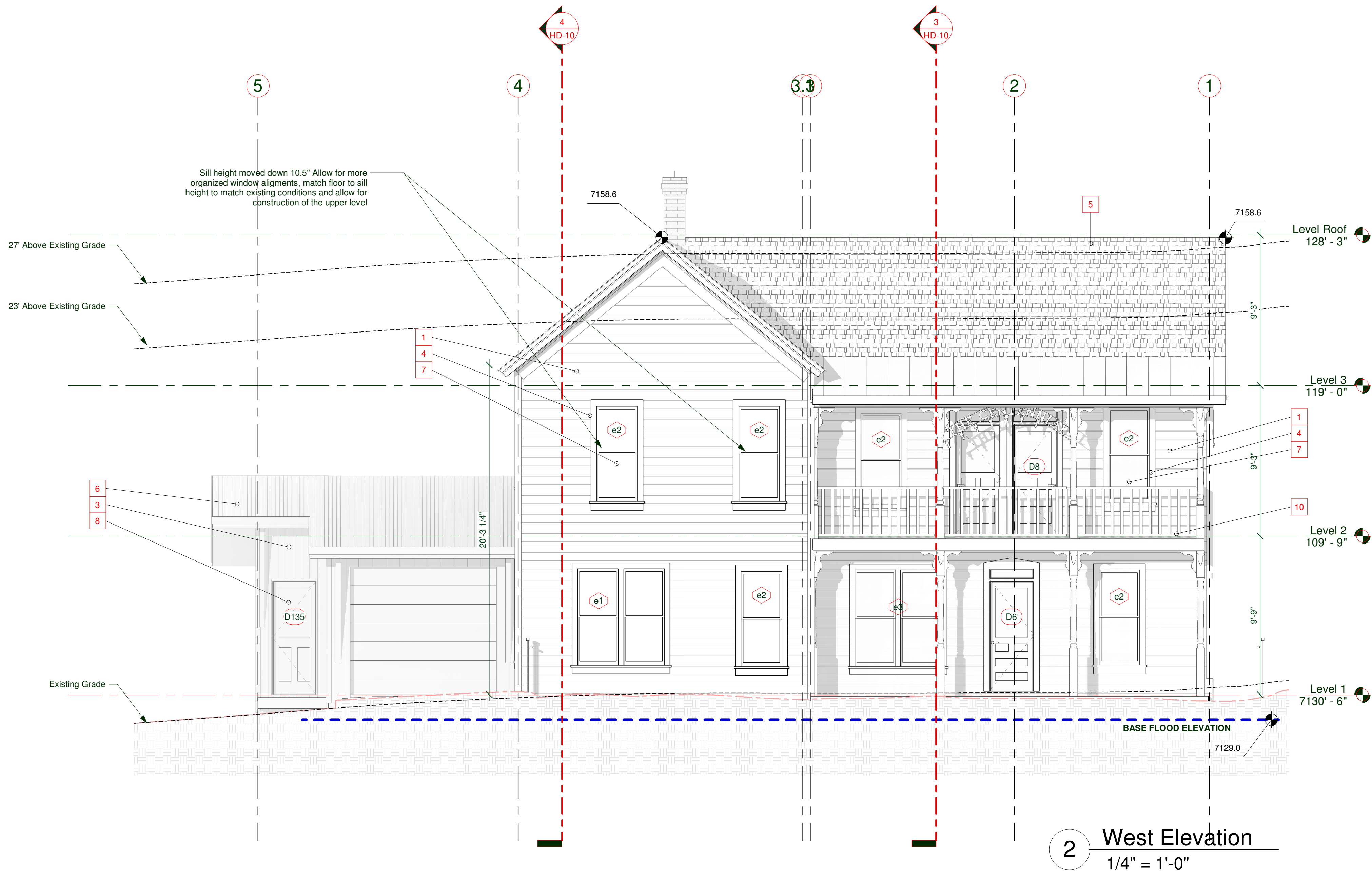
2 East Elevation
1/4" = 1'-0"

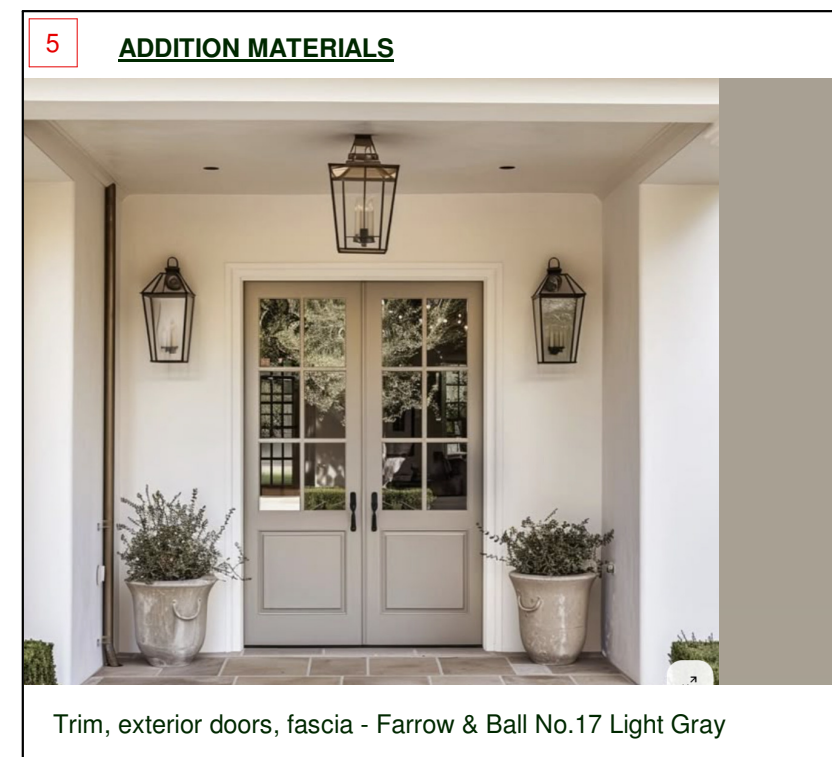
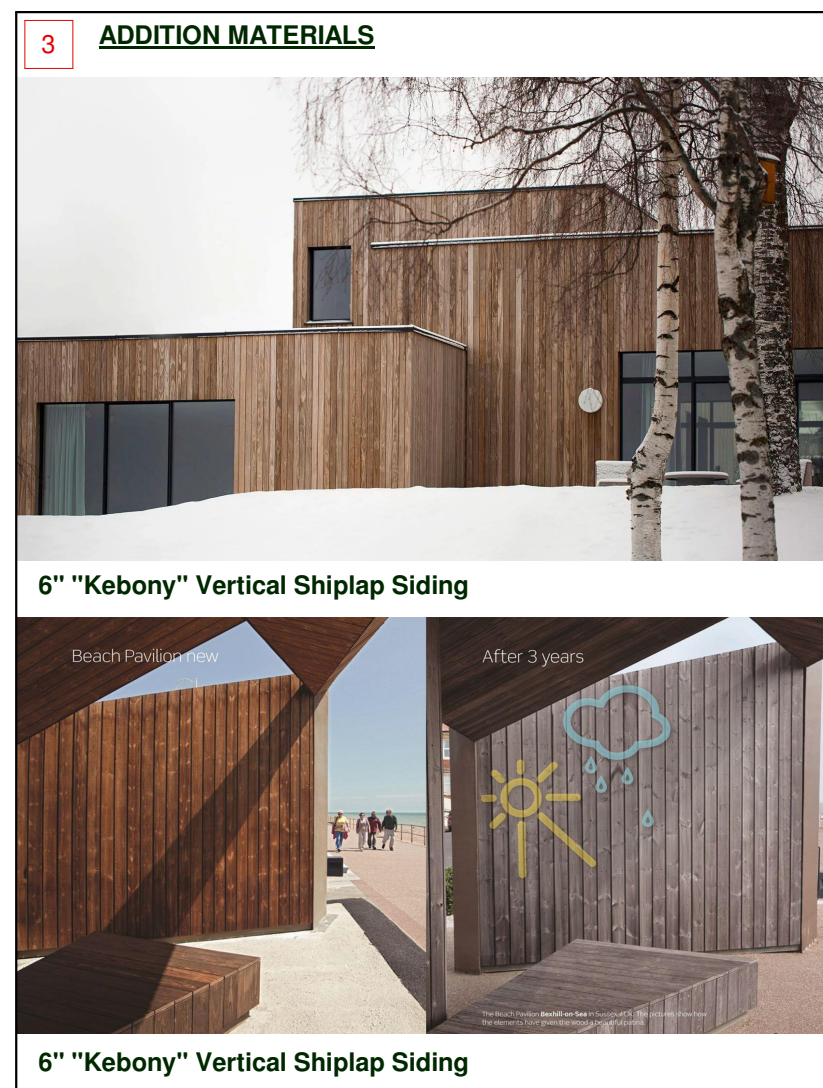
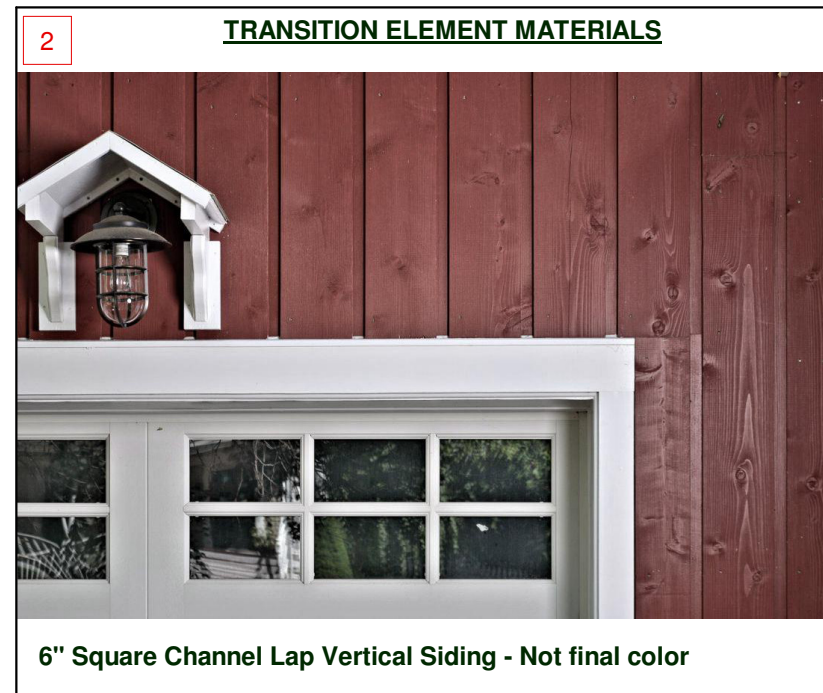


- 1 7" Dutch Drop Siding (Historic to Match When Not Available) - White wash color see image 4
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Architectural Elevation 100' - 0" = USGS 7030.5'

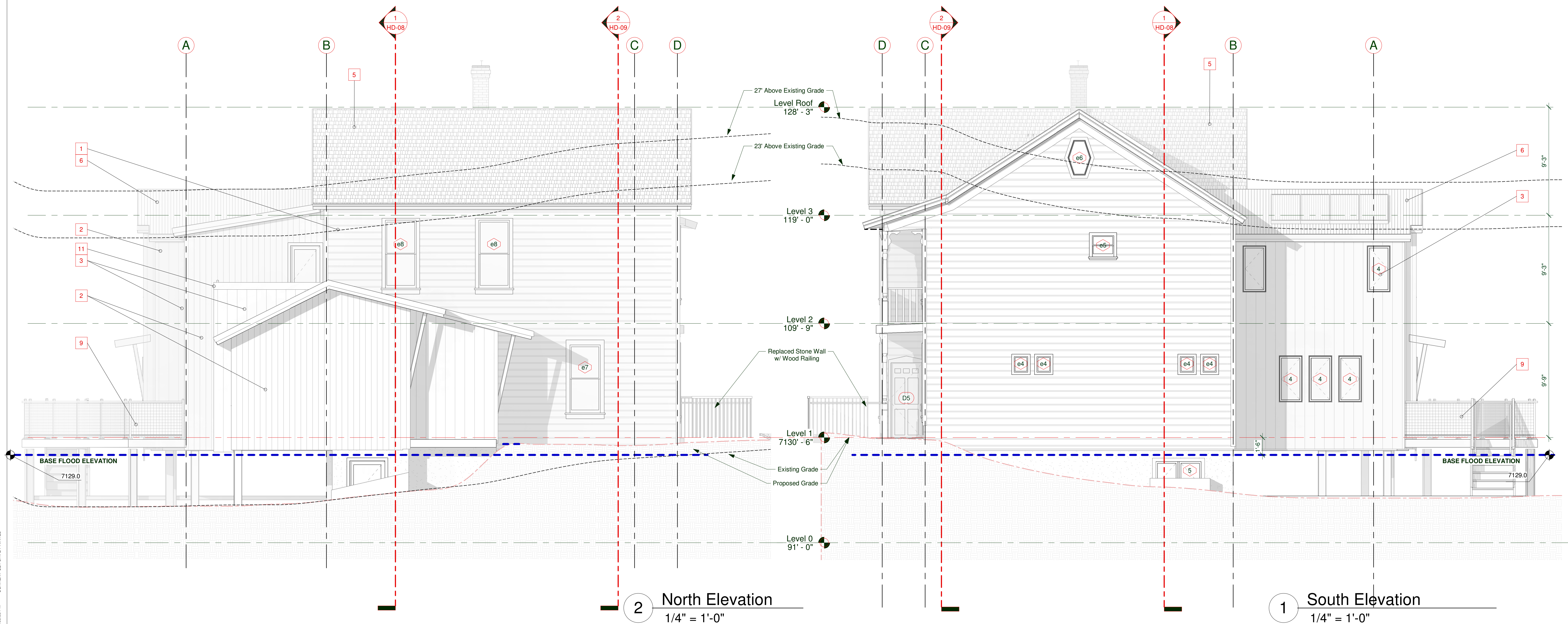




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1. See Electrical Drawings and Specifications for Exterior Lighting.
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4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Architectural Elevation 100' - 0" = USGS 7030.5'



1. Per 2015 IECC Table 402.1.1 Insulation Requirements Area as Follows per General Information Sheets:

- * Roof.....R-49
Ceilings without Attic Space: where Roof/Ceiling Assembly does not Allow Sufficient Space for Required Insulation, Minimum Required Insulation may be Reduced to R-30 at Ceiling Areas of less than 500 SF. -IECC 402.2.2
- * Exterior Walls.....R-20
* Floors.....R-30 (or Insulation Sufficient to Fill Cavity, R-19 Minimum)
* Basement Walls.....R-19 for Continuous Insulation, R-15 for Cavity Insulation.
* Slabs..... R-10 (4 ft at Perimeter) for Unheated Slabs, R-15 (4 ft at Perimeter) for Heated Slabs

2. Per 2015 IECC Table 402.1.1 Fenestration Requirements are as Follows:

- * Fenestration U-Factor.....0.32
- * Skylight U-Factor.....0.55
- * NR SHGC (Solar Heat Gain Coefficient)

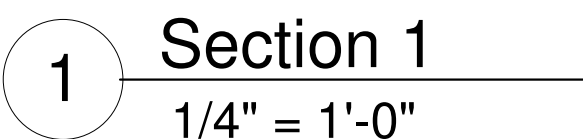
3. Provide a Minimum Class I Vapor Retarder (Sheet Polyethylene, Nonperforated Aluminum Foil) or Class II Vapor Retarder (Kraft Faced Fiberglass Batts) on Interior (Warm Side) of All Exterior Walls and Roof Ceilings per IRC R601.3

4. Exterior Wall Coverings to Comply with IRC R703. Exterior Wood Siding shall Comply with IRC R 703.3

5. Provide 2x4 On-Center Blocking for Vertical Siding per IRC Table R703 Foot Note J.

6. Insulate Heating Trunk and Branch Supply Ducts in Unfinished Areas, Crawl Spaces, Attics Unheated Garages, Etc -IRC N1103.

7. Final Colors and Materials to be Approved by Architect Prior to Commencement of Work



General Notes - Sections

1. Per 2015 IECC Table 402.1.1 Insulation Requirements Area as Follows per General Information Sheets:

* Roof.....R-49

Ceilings without Attic Space: where Roof/Ceiling Assembly does not Allow Sufficient Space for Required Insulation, Minimum Required Insulation may be Reduced to R-30 at Ceiling Areas of less than 500 Sf. -IECC 402.2.2

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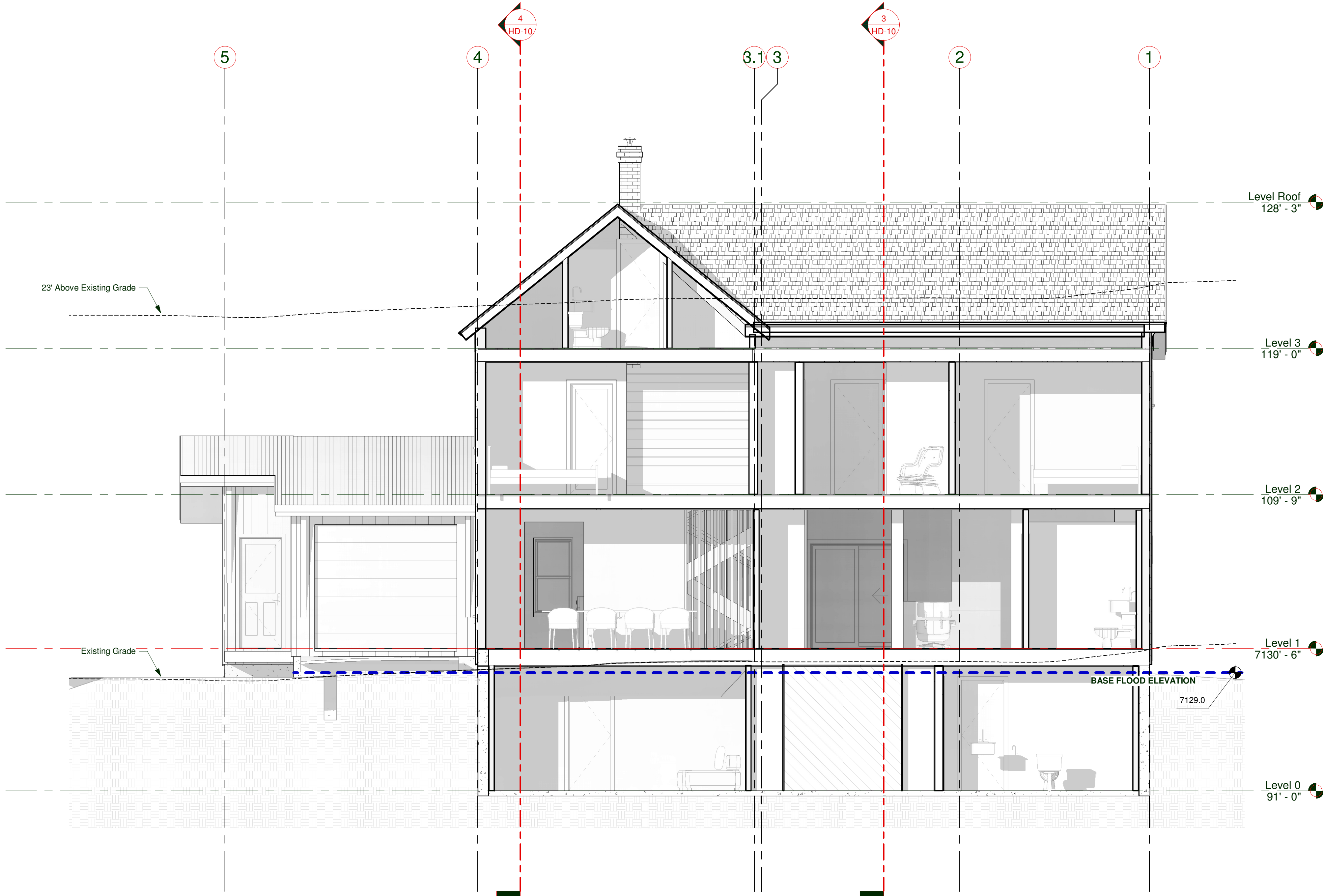
* Basement Wall.....R-19 for Continuous Insulation, R-15 for Cavity Insulation.

* Slabs.....R-10 (4 Ft at Perimeter) for Unheated Slabs, R-15 (4 Ft at Perimeter) for Heated Slabs
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4. Exterior Wall Coverings to Comply with IRC R703. Exterior Wood Siding shall Comply with IRC R 703.3
5. Provide 24" On-Center Blocking for Vertical Siding per IRC Table R703 Foot Note J.
6. Insulate Heating Trunk and Branch Supply Ducts in Unfinished Areas, Crawl Spaces, Attics Unheated Garages, Etc -IRC N1103.
7. Final Colors and Materials to be Approved by Architect Prior to Commencement of Work.



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

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HDDR APPLICATION
1776 Main Street
Park City, UT 84060

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REVISIONS

2025.06.10 : Issue Date

HD-09
SECTIONS

1. Per 2015 IECC Table 402.1.1 Insulation Requirements Area as Follows per General Information Sheets:

- * Roof.....R-49
 - Ceilings without Attic Space: where Roof/Ceiling Assembly does not Allow
 - Minimum Space for Required Insulation: Minimum Required Insulation may be
 - Reduced to R-30 at Ceiling Areas of less than 500 SF. -IECC 402.2.2
- * Exterior Walls.....R-20
 - Floors.....R-30 (or Insulation Sufficient to Fill Cavity, R-19 Minimum)
 - Basement Wall.....R-19 for Continuous Insulation, R-15 for Cavity Insulation.
 - Slabs..... R-10 (4 Ft at Perimeter) for Unheated Slabs, R-15 (4 Ft at Perimeter) for Heated Slabs

2. Per 2015 IECC Table 402.1.1 Fenestration Requirements are as Follows:

- * Fenestration U-Factor.....0.32
- * Skylight U-Factor.....0.55
- * NR SHGC (Solar Heat Gain Coefficient)

3. Provide a Minimum Class I Vapor Retarder (Sheet Polyethylene, Unperforated Aluminum Foil) or Class II Vapor Retarder (Kraft Faced Fiberglass Batts) on Interior (Warm Side) of All Exterior Walls and Roof Ceilings per IRC R601.3

4. Exterior Wall Coverings to Comply with IRC R703. Exterior Wood Siding shall Comply with IRC R 703.3

5. Provide 24" On-Center Blocking for Vertical Siding per IRC Table R703 Foot Note J.

6. Insulate Heating Trunk and Branch Supply Ducts in Unfinished Areas, Crawl Spaces, Attics Unheated Garages, Etc.-IRC N1103.

7. Final Colors and Materials to be Approved by Architect Prior to Commencement of Work.

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Centennial House

HDDR APPLICATION

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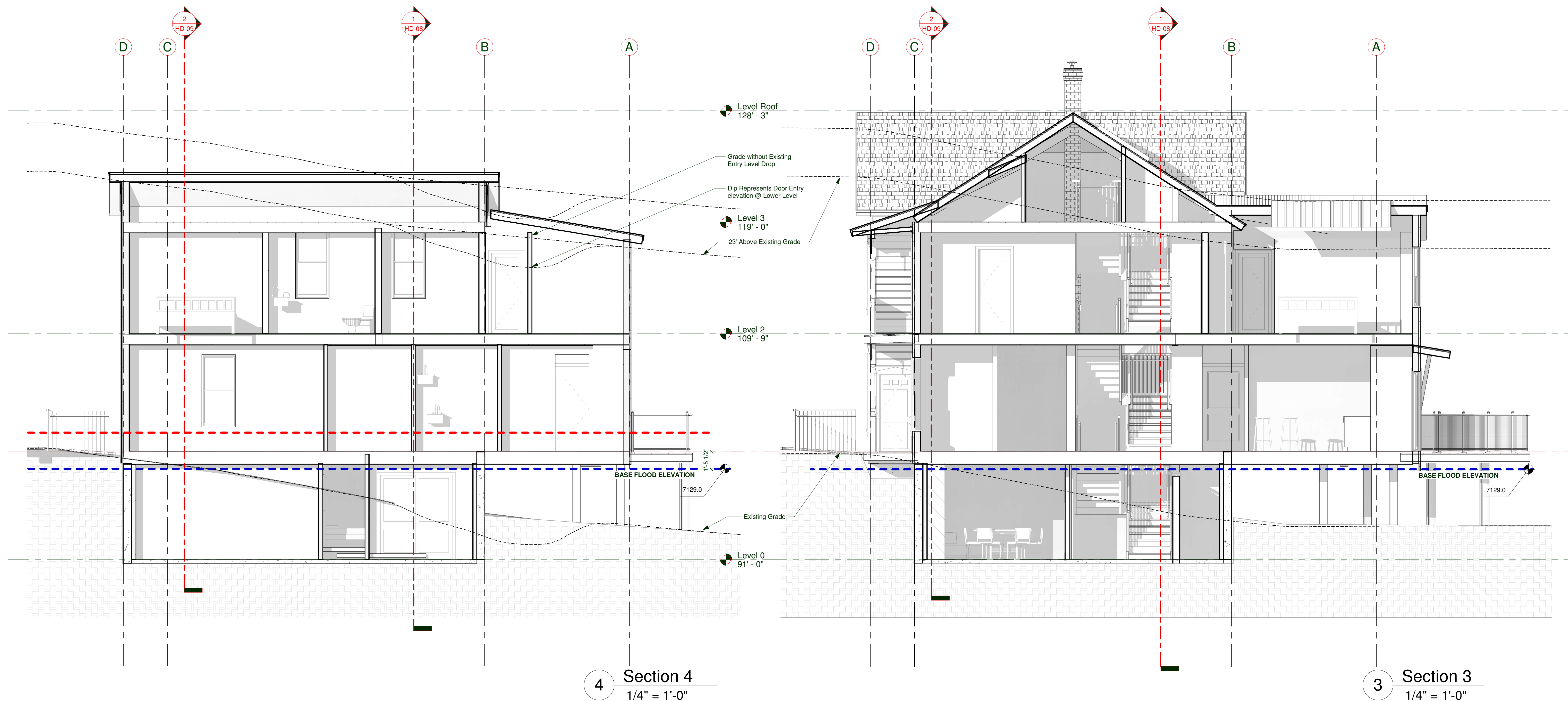
REVISIONS

2025.06.10: Issue Date

SECTIONS

HD-10

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176 & 186 MAIN STREET



NORTH FACADE



176 & 186 MAIN STREET



WEST FACADE



SOUTH PERSPECTIVE



NORTH PERSPECTIVE



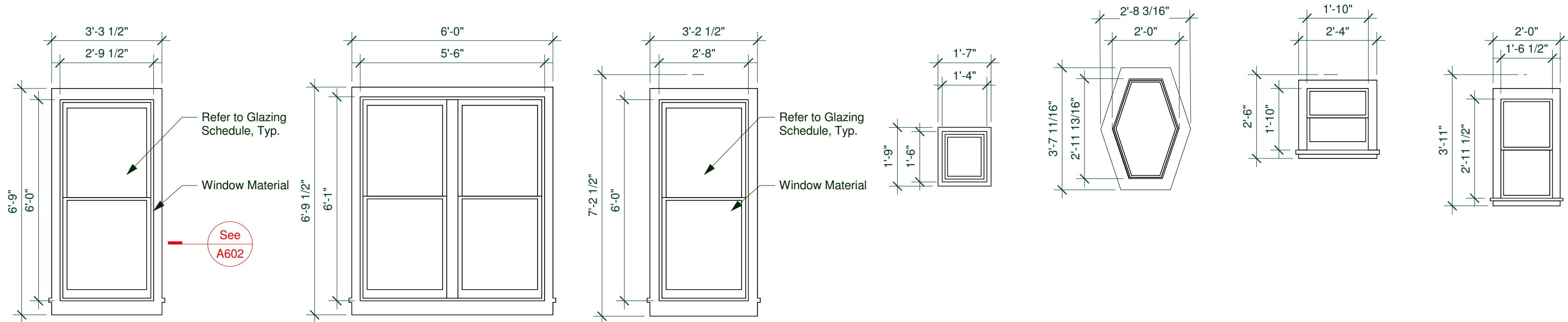
Window & Door Notes

1. Rehabilitate historic windows and doors to the greatest extent possible
2. Final Door and Window Colors and Materials to be Approved by Architect Prior to Commencement of Work.
3. Door and Window Sizes are for General Planning & Ordering Purposes only. Coordinate Rough Opening Sizes w/ Manufacturer Specifications and Requirements.
4. Verify Operable Panels (Door and Window Swings) & Fixed Panels with Floor Plans and Exterior Elevations.
5. Refer to Window and Door Manufacturer for Rough Opening Dimensions.
6. U-Factors to have a Maximum Value as Follows:

Windows = 0.32

Door with Greater than 50% Glazing = 0.35

Doors with less than 50% Glazing = 0.50
- * Doors & Windows - Windows Pinnacle Series or Approved Equal.
- * T = Tempered Glass, at all Locations Required by IBC Chapter 24 or IRC
- * All Operable Windows and Exterior Doors shall be Provided with Screens



WINDOW TYPE
Double Hung Type 1
Rehabilitated

WINDOW TYPE
Twin Double Hung Type 1
Rehabilitated

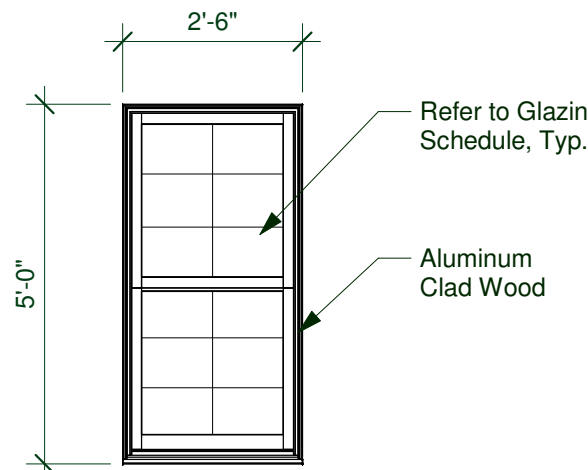
WINDOW TYPE
Double Hung Type 1
Rehabilitated

WINDOW TYPE
Fixed Type 1
Rehabilitated
& Duplicated

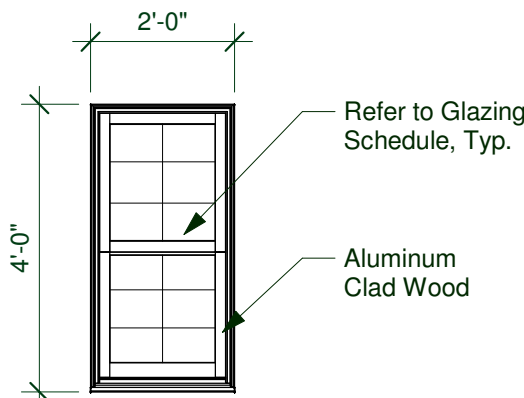
WINDOW TYPE
Direct Set
Rehabilitated

WINDOW TYPE
Double Hung Type 1
Rehabilitated

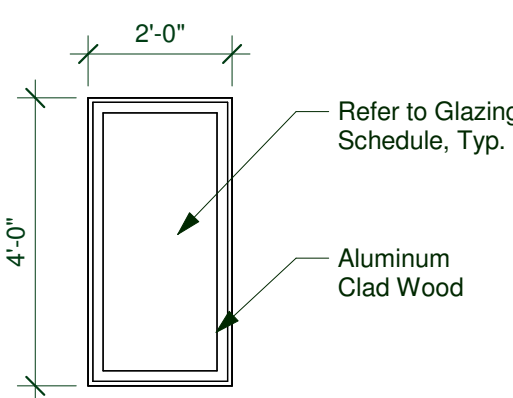
WINDOW TYPE
Double Hung Type 1
Rehabilitated



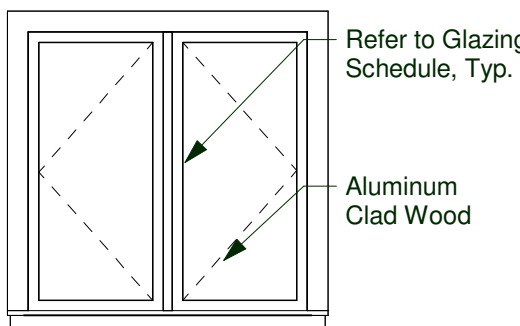
WINDOW TYPE 1
Clad- Double Hung
Grilles Optional



WINDOW TYPE 2
Clad- Double Hung
Grilles Optional



WINDOW TYPE 4
Clad- Casement
Grilles Optional



WINDOW TYPE 5
Clad - Dbl Casement
Grilles Optional

Window Schedule							
Mark	Nominal		Type	Material	Finish	Glazing	Remarks
	Width	Height				Type	
1	2' - 6"	5' - 0"	Clad-Double_Hung	Aluminum Clad Wood Window		Douple - Low E	
2	2' - 0"	4' - 0"	Clad-Double_Hung	Aluminum Clad Wood Window		Douple - Low E	
4	2' - 0"	4' - 0"	Clad-Casement	Aluminum Clad Wood Window		Douple - Low E	
5	4' - 0"	4' - 0"	Casement Dbl with Trim	Aluminum Clad Wood Window		Douple - Low E	
e1	5' - 6"	6' - 1"	Twin double hung_type 1	Wood Window		→	Sashes to be Double-pane if possible - See EX Sheets & Physical Conditions Report
e2	2' - 8"	6' - 0"	Double hung_type 1	Wood Window		→	Sashes to be Double-pane if possible - See EX Sheets & Physical Conditions Report
e3	5' - 6"	6' - 1"	Twin double hung_type 1	Wood Window		→	Sashes to be Double-pane if possible - See EX Sheets & Physical Conditions Report
e4	1' - 4"	1' - 6"	Fixed_type 1	Wood Window		→	Sashes to be Double-pane if possible - See EX Sheets & Physical Conditions Report
e5	2' - 0"	2' - 0"	Double hung_type 1	Wood Window		→	Sashes to be Double-pane if possible - See EX Sheets & Physical Conditions Report
e6	2' - 0"	3' - 0"	Direct Glaze Hexagon	Wood Window		→	Sashes to be Double-pane if possible - See EX Sheets & Physical Conditions Report
e7	2' - 9 1/2"	6' - 0"	Double hung_type 1	Wood Window		→	Sashes to be Double-pane if possible - See EX Sheets & Physical Conditions Report
e8	2' - 9 1/2"	6' - 0"	Double hung_type 1	Wood Window		→	Sashes to be Double-pane if possible - See EX Sheets & Physical Conditions Report

Grand total: 41

* An 'e' prefix Denotes and 'existing' window to be rehabilitated first or used to reproduce an exact replication if required

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Centennial House
HDDR APPLICATION
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REVISIONS

2025.06.10 : Issue Date

HD-14
WINDOW SCHEDULE



May 28, 2025

Drift Studio
Attn: Bryan Markkanen
PO Box 683687
Park City, UT 84068

Reference: 176 Main St., Park City, UT 84060
Subject: Physical Conditions Report *Addendum*

Bryan,

This summary is the result of our site visits on December 14, 2025, and April 10, 2025, to the Centennial House in Park City, UT, located at 176 Main Street.

We understand the structure located at 176 Main St. has been condemned for approximately 20 years; We strongly agree with this classification. *In addition to health concerns related to black mold infestation, lead exposure, and dead animal carcasses within the building, this structure is exhibiting signs of structural distress which are visible inside and out. We can also state the distress has increased between our two site visits with the major areas of concern occurring within the 1907 footprint.*

Besides the fact that all structural members supporting this building fail to meet current building code requirements, the structural boundary walls are detached from the floor and roof diaphragm in multiple locations, and numerous stud walls are buckling throughout. *These deficiencies are widely seen within the 1907 footprint as this portion of the structure leans towards the north and east portions of the lot.* The roof is also concaved, which signifies the roof has failed under self-weight building loads.

The purpose of the roof and floor diaphragm is to transfer lateral loads, both wind and seismic, to all exterior shear walls. *When the diaphragm is not properly engaged, per building code guidance, the building should be considered unstable, and susceptible to collapse during a significant wind or seismic event.*

Buckling is a sign of instability and is considered a failure mode characterized by critical level compressive forces. In our case here, the compressive forces are due to gravity - Building self-weight, snow, and occupancy loads. *It's important to note, the signs of distress this building is exhibiting are*

currently due to self-weight, and as such, we are uncertain on-site remediation can safely occur due to the construction loads and live loads that would be required to initiate on remediation.

Most often, buckling occurs about a single column support, not multilevel bearing wall systems, as the 1907 structure exhibits. When individual components have buckled, such as a column, remediation can be achieved relatively easily. This is accomplished by temporarily adjusting the load path and replacing the buckled member. *The issue at the 1907 footprint is not singular, it's global; A majority of structural wall and diaphragm assemblies are exhibiting signs of distress, and due to this, temporary shoring is not easily viable.*

Our concern with the structure located at 176 Main St., specifically within the 1907 footprint, is that on-site remediation cannot be safely achieved due to the global distress of the structure. We are concerned that altering any load path to rectify the structure will further exacerbate the distressed structure approaching failure. We are also concerned about the health and safety of any occupant needed to work within the structure due to the black mold infestation and lead exposure. In addition, due to the buckling of multiple axes, we do not see an easy path forward utilizing observed existing wall framing.

As a result of sustained displacement at exterior walls, we do not see full panelization being an approach to remedy. The sustained horizontal displacement has likely warped the studs, sheathing, and nail, thus restricting the panels from ever being square without full disassembly. Based on our site visits, and what is observable, global remediation appears unattainable about the 1907 footprint. It is our professional opinion that this building should be deconstructed.

We trust that this letter sufficiently summarizes our post-site visit findings. Please do not hesitate to reach out if you have any further questions or need additional support.

Respectfully,



Courtney Fleming, P.E.
Principal Consultant



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**PRE-DECONSTRUCTION/RENOVATION INSPECTION
FOR ASBESTOS, LEAD, UNIVERSAL,
HAZARDOUS AND TOXIC WASTES**

**The Centennial House
176 Main Street
Park City, Utah 84060**



Submitted to:

Ms. Makenzie Kink Winder
Windermer Real Estate

Prepared by:



Claude Dahlk, CHMM, CIEC
Asbestos Inspector ASB-0433
Company Certification ASBC-495

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Appendices

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EXECUTIVE SUMMARY

On May 28, 2025, Hill West Environmental conducted an asbestos, lead, Universal, hazardous and toxic wastes inspection for the residential structure located at 176 Main Street, Park City, Utah. The 176 Main Street structure is a Historic Landmark Site constructed circa 1901 and is also known as the Durkin Boarding House and the Centennial House.

Ms. Makenzie Kink Winder, Real Estate Agent with Windermere Real Estate, requested this inspection to identify asbestos-containing materials (ACM); building components with lead-containing coatings; and universal, hazardous and toxic waste materials that need to be addressed before these areas are renovated and/or the building is deconstructed. Hill West identified the following materials during this inspection:

Asbestos-Containing Materials

Material Description/Location	Friability	Asbestos Content	Amount
Vermiculite Insulation/ Third Level Floor Joists and Basement Ceiling	Yes	2% Asbestiform amphibole suite mineral by Point Count	~ 5,000 ft ²
Textured Wall Material/ First Level NW Room	Yes	1.5% Chrysotile 1% by Point Count	~ 1,000 ft ²
Duct tape in basement furnace room.	Yes	Assumed	~ 20 linear feet
Sheet Vinyl Flooring – Flower Pattern/ First Level SE Room	No	<1% Chrysotile in black tar felt	~ 225 ft ²
Sheet Vinyl Flooring – Brick Pattern/North Basement Apartment	No	10% Chrysotile	~ 60 ft ²
All roofing products including tar paper under metal roof and caulking. ¹	No	Assumed	~ 2,000 ft ²

¹ This inspection was completed for a deconstruction; all roofing materials were assumed to contain asbestos. This material can be left in-place during deconstruction if wet methods are used during these activities.

Building Components with XRF Lead readings $\geq 0.4 \text{ mg/cm}^2$

Building	Material Type	Reading (mg/cm ²)
176	All Exterior painted wood siding, window frames, doors, soffits, and trim.	1.06 – 13.83
176	All Interior painted wood doors, trim, stairwells, ceilings, and ceramic wall tile in bathrooms	1.62 – 10.5

Universal, Hazardous, and Toxic Wastes

Material	Location	Quantity
1) Refrigerators	Basement and first floor	2
2) Respiratory hazards including Mold/Dead Raccoons/Raccoon, mouse and other animal feces/old food and garbage	Basement of Building	2,000 ft ²

Conclusions

ACM – Asbestos materials were identified within the structure that included vermiculite insulation, textured wall material, duct tape, and sheet vinyl flooring that will require abatement prior to deconstruction or renovations. Hill West recommends that prior to any asbestos abatement, the basement shall first be remediated for respiratory hazards including mold, dead animals, feces, and all garbage to allow safe access into this area prior to asbestos abatement.

The second phase shall include removal of all safety hazards on the first, second and third floors including all garbage and other debris. Upon a visual inspection by the Consultant, the abatement contractor shall then set-up containments to manage the removal of all asbestos identified in the above table.

As EPA-regulated vermiculite is present within the third-floor joists and within the basement ceiling, the contractor shall open up all walls and ceilings at random locations to visually inspect within the ceiling/wall/floor joists on all levels of the structure to verify that vermiculite is not present within these areas.

If the contractor discovers additional materials that were not sampled during this inspection, they shall stop work and inform the building owner that these suspect materials should be sampled to determine if they are in fact regulated for asbestos.

Lead – Lead was detected within all exterior painted wood surfaces and within the interior wood doors, windows and trim. Depending on the project (deconstruction/renovation) costs for lead removal are not provided within this report as the project scope is unknown at this time. Any renovation work will require removal of lead hazards by an EPA-certified company with appropriately trained and certified workers.

If workers perform any construction activities that may create lead-containing dust or fumes, they must follow the requirements of the Occupational Safety and Health Administration (OSHA) Lead in Construction Standard, 29 Code of Federal Regulations (CFR) 1926.62. This standard requires, among other things, lead training, initial exposure assessment, respiratory protection and worker hygiene facilities.

Without exception, the painted exterior wood siding is in poor condition and due to the condition of the wood substrate may be difficult to refurbish and/or salvage for reuse on-site. Wood surfaces including walls, trim and window trim may also be difficult to refurbish and/or salvage but should be assessed on a case-by-case basis.

Subtitle C of the Resource Conservation and Recovery Act (RCRA) requires the generator to determine if deconstruction waste is hazardous. Toxicity Characteristic Leaching Procedure (TCLP) testing is the preferred method for determining this. The deconstruction waste from this project should undergo TCLP testing prior to disposal to determine if it is hazardous.

Universal, Hazardous and Toxic Wastes – Hill West recommends that all projects follow the protocols for identification and disposal of hazardous materials developed by the Salt Lake Valley Health Department (SLVHD). These protocols require building owners to identify and remove all universal, hazardous and/or toxic waste from buildings before they are demolished. Disposition of these materials must follow Environmental Protection Agency (EPA) guidelines outlined in 40 CFR 173 (Shippers – General Requirements for Shipments and Packaging). As such, Hill West recommends that the materials identified during this inspection be removed and disposed of/recycled by properly trained and licensed contractors.

Cost Estimates

Hill West's cost estimates to remove the hazardous materials outlined above are:

- **Respiratory Hazard Removal in Basement:** \$ 35,000
- **Garbage Removal Floors 1 - 3:** \$ 25,000
- **Asbestos-containing Materials:** \$149,625
- **Hazardous Materials (Universal Wastes):** \$ 1,000

Total Project Abatement Costs \$210,625

The cost estimates above are provided for use in long-term budgeting and planning only and do not have a level of accuracy sufficient to be used as construction design cost estimates. The actual cost of asbestos removal is highly dependent on a number of factors such as the size of the job (single room or mechanical enclosure, or an entire floor or building); the required time frame for removal; the time of year the job is conducted; and travel time and distance to the job for the contractor. Therefore, actual removal costs could vary significantly from these estimates.

The cost estimates attempt to capture the costs associated with the removal of all asbestos-containing materials identified in this survey as part of one removal contract. Materials replacement, contractor mobilization cost and consultant abatement management costs are not included in these estimates and can substantially add to the project costs.

The estimated costs of removing lead-containing materials are not included here because there is no regulatory requirement to remove lead. Some lead-containing materials may not be disturbed during the renovation and may therefore remain in place. In addition, disposal costs of deconstruction waste may vary significantly, depending on TCLP testing. The report that follows this Executive Summary should be read in its entirety because it includes important information, such as material descriptions and locations, regulatory requirements, and building specific recommended response actions.

**The Centennial House
176 Main Street
Park City, Utah 84098**

1.0 INTRODUCTION

On May 28, 2025, Hill West Environmental conducted an asbestos survey of the Centennial House located at 176 Main Street, Park City, Utah. The purpose of this survey was to identify the existence, extent, and condition of both friable and non-friable asbestos-containing materials (ACM) within the facility. Bulk samples were collected from suspect materials and analyzed for asbestos content. Each occurrence of ACM was assessed for damage and friability. Appendix A contains Data Tables that have been prepared by the inspector based on the results of this inspection.

2.0 BUILDING DESCRIPTION

Building Identification

Facility Name.....	Centennial House
Building Address.....	176 Main Street Park City, Utah

Building Construction

Building Construction Date.....	1901
Renovations.....	Unknown
Building Type.....	Apartments
Building Total Sq. Ft.....	5,092 ft ²
Structural System.....	Wood on slab concrete
Exterior Wall Construction.....	Wood
Floor Deck Construction.....	Reinforced concrete
Roof Construction.....	Metal
Floors Above Grade.....	3
Floors Below Grade.....	1

Interior Finishes

Floors.....	Concrete, carpet, Sheet Vinyl Flooring
Walls.....	Concrete, brick, and sheetrock
Attic.....	1
Crawl space.....	0

Building Mechanical

Heating System.....	Natural gas with forced air.
Main Heating Distribution....	Forced air
Cooling Plant.....	None
Main A/C Distribution.....	None

Appendix B contains the as-built drawings with sample locations.

3.0 INSPECTION PROCEDURES

3.1 Asbestos-Containing Materials (ACM)

All accessible areas of the facility were visually inspected to identify suspect asbestos containing materials (ACM.) All accessible surfaces, structures, and mechanical systems within these areas were examined and all suspected ACM was touched to determine friability.

Suspect ACM was identified and assessed in homogeneous areas. A homogeneous area is defined as a single material, uniform in texture and appearance, installed at one time, and unlikely to consist of more than one type, or formulation, of material. In cases where joint compound and / or tape has been applied to wallboard (gypsum board) and cannot be visually distinguished from the wallboard, it is considered an integral part of the wallboard and in effect becomes one material forming a wall or ceiling "system."

Each homogeneous area was given a unique material identification number. Each ID number begins with a letter: "S" for surfacing materials, "T" for thermal system insulation, or "M" for miscellaneous materials. This letter is followed by a three-digit number, assigned in consecutive order. This number is used to identify the homogeneous area throughout the inspection report.

3.2 Bulk Sample Collection

Bulk samples were collected from all accessible homogeneous areas of suspect ACM for subsequent laboratory analysis to determine actual asbestos content. Sampling was conducted in a manner that minimized damage to the building, did not leave any unsightly marks, and did not create a health hazard for the inspectors.

The number of samples collected from each homogeneous area generally followed the EPA Asbestos Hazard Emergency Response Act (AHERA) regulations (40 CFR §763.86). Friable surfacing materials were sampled using the random sampling scheme given in the EPA publication 560 / 5-85-30a, titled “Asbestos in buildings: Simplified Sampling Scheme for Friable Surfacing Materials.”” Between three and seven samples were collected from friable surfacing materials, depending on the size of the homogeneous area. Bulk sample IDs collected during the inspection were entered on chain-of-custody forms for submittal to the analytical laboratory.

3.3 Bulk Sample Analysis

Bulk samples were analyzed using polarized light microscopy (PLM) and visual estimation in accordance with the EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples, EPA-600 / M4-82-020. Samples were analyzed by Dixon Information, Inc. 78 West 2400 South, South Salt Lake City, Utah 84115. The laboratory is accredited under the National Institute of Standards and Technology–National Voluntary Laboratory Accreditation Program (NIST-NVLAP) for bulk-asbestos sample analysis and is also accredited by the American Industrial Hygiene Association (AIHA).

Federal EPA’s National Emissions Standards for Hazardous Air Pollutants (NESHAP) and AHERA regulations define ACM as material containing greater than 1% asbestos by weight; materials containing less than 1% asbestos are not considered regulated ACM.

Further, the NESHAP regulations state that any sample found to contain less than 10% asbestos but greater than “none detected,” by visual estimation, must be assumed to contain greater than 1% asbestos unless confirmed to be less than 1.0% asbestos by point counting analysis.¹

Despite EPA and Utah Division of Air Quality (UDAQ) rules exempting building materials containing 1% or less asbestos from stringent regulation, OSHA regulations outline specific precautionary work practices when employees work with materials containing even trace amounts of asbestos.²

The laboratory reports can be found in **Appendix C** of this report.

¹ NESHAP point counting includes examining materials under a polarizing microscope using an eyepiece reticule that superimposes a grid of points over the field of view; 400 points are examined.

² OSHA regulations pertaining to asbestos in buildings include 29 DFR 1926.1001. OSHA has also issued interpretive letters that provide clarification about how materials containing less than 1% asbestos should be handled. (See www.osha.gov)

4.0 INSPECTION RESULTS

4.1 Asbestos-Containing Materials

The Executive Summary and **Table 1** in **Appendix A** list all homogeneous areas that contain asbestos. Each material is described by type of material, friability and visual appearance.

Friability is defined in accordance with EPA's NESHAP regulations.

"Friable ACM" is any material containing more than 1% asbestos (as determined by PLM) that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure and also includes non-friable ACM that may become friable during building deconstruction.

"Non-friable ACM" is any material containing more 1% asbestos (as determined by PLM) that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

"Category I non-friable ACM" are asbestos-containing resilient floor coverings (commonly known as vinyl asbestos tile (VAT), asphalt roofing products, packings, and gaskets.

"Category II non-friable ACM" encompasses all other non-friable ACM.

"Non-friable RACM" is used to denote thermal system insulation that is in good condition but would become friable during renovation or deconstruction and therefore is "regulated asbestos containing material" (RACM).

4.2 Non-Asbestos-Containing Materials

Homogeneous areas of suspect ACM are identified as **non-ACM** if the laboratory analysis shows the material to contain no detectable asbestos. **Table 2**, located in **Appendix A** of this report, lists all homogeneous areas that were found to be non-ACM.

4.3 Bulk Sample Analytical Results

Table 3, located in **Appendix A**, lists all of the bulk samples in order by sample number, which were collected from homogeneous areas of suspect ACM, along with the laboratory analytical results. Each sample was given a unique sample number. There may be more than one sample number for the same homogeneous area of suspect ACM. The homogeneous areas of suspect ACM are identified on this table by their material identification numbers. The sample location listed on this table provides a brief, but specific, description of the

location where the sample was collected. This is different than the homogeneous area location provided on **Tables 1 and 2**. The sample locations listed in **Table 3** provide a short description of the location where the sample was collected. This is different from the homogeneous area location provided on **Tables 1 and 2**. Appendix D contains photographs of suspect ACM samples that were collected during this inspection.

4.4 Damage and Hazard Assessment

Each homogeneous area of ACM has been assessed for existing damage, accessibility, and potential for future damage and this information is presented in **Table 4**, located in **Appendix A** of this report. This table also lists the substrate present beneath each homogeneous area of ACM.

Each homogeneous area of friable ACM and asbestos-containing building material (ACBM) was classified into one of the following seven categories, as specified in EPA's AHERA regulations (40 CFR 763.88):

- (1) Damaged or significantly damaged thermal system insulation ACM.
- (2) Damaged friable surfacing ACM.
- (3) Significantly damaged friable surfacing ACM.
- (4) Damaged or significantly damaged friable miscellaneous ACM.
- (5) ACBM with potential for damage.
- (6) ACBM with potential for damage.
- (7) Any remaining friable ACBM or friable suspected ACBM.

The damage categories are defined as follows:

"Undamaged" means the material had no visible damage, or extremely minor damage or surface marring (i.e., a room full of floor tile with only two or three small corners chipped off on the tile).

"Damaged" means the material had visible damage evenly distributed over less than 10% of its surface or localized over less than 25% of its surface.

"Significantly Damaged" means the material had visible damage that is evenly distributed over 10% or more of its surface or localized over 25% or more of its surface.

Each homogeneous area of ACM was evaluated for accessibility to the building occupants and the general public, assuming the building was fully occupied, using the following assessment categories.

“Inaccessible” means the material was located in an area that people had no reason to enter and could not access without special measures. One example would be above a solid ceiling.

“Rarely Accessed” identifies a material that was in a location that could be accessed but wasn’t unless there was a specific need. An example would be a pipe tunnel. Another example would be a high ceiling that is out of reach and not subject to any specific disturbance.

“Periodic Access” identifies a material that was in a location that was accessible, was not occupied full time, but was accessed on a routine basis. An example would be a mechanical room or boiler room.

“Continuous Access” identifies a material that was in a location that was occupied full time and was within reach of the occupants or was frequently subject to direct disturbance. Examples would be exposed floor tile or a normal height ceiling.

4.5 Homogeneous Areas with Special Considerations

None.

4.6 Suspect Materials Presumed to be Asbestos-Containing Materials without Laboratory Analysis

Location	Asbestos Material	Quantity
All roofing products including tar paper and caulking. ¹	Assumed	~ 2,000 ft ²

¹ This inspection was completed for a deconstruction; all roofing materials were assumed to contain asbestos. This material can be left in-place during deconstruction if wet methods are used during these activities.

4.7 Inaccessible Areas

Some building structures may have been constructed after the application of ACM, and therefore may have obscured these materials from visual examination during this inspection. Typical scenarios include thermal system insulation inside hardened mechanical chases, floor tile, and mastic under walls, and sprayed on texturing and/or fireproofing behind structural supports or architectural features.

4.8 Material(s) assumed to contain >1.0% asbestos without subsequent TEM or Point Count Analysis

None.

5.0 RESPONSE ACTIONS

5.1 Applicable Rules and Regulations

In Utah, EPA asbestos regulations are administered by the UDAQ).³ Utah Occupational Safety and Health Administration (UOSHA) has adopted the Federal OSHA regulations.⁴ In addition, the SLVHD regulates deconstruction activities in Salt Lake County.⁵ The SLVHD regulations for pre-deconstruction building inspections require an asbestos inspection, but also required building owners to inspect the building for other hazardous materials such as universal wastes, hazardous and toxic wastes and lead-based paint. Similar to asbestos, these wastes, if present must be removed prior to deconstruction.

5.2 Renovation and Deconstruction (EPA and OSHA)

A listing of ACM found during this inspection is presented in the Executive Summary at the front of this report and in **Appendix A, Table 1**.

NESHAP regulations require the removal of friable ACM and non-friable ACM that could become friable during deconstruction activities. Therefore, we recommend that all of the ACM in this building be removed and properly disposed of by a licensed asbestos abatement contractor before renovation activities begin which have the potential of disturbing areas where these materials are located.

³ R307-801. Asbestos, Utah Division of Air Quality Rules, Implementation of Toxic Substances Control Act Title II, Asbestos Certification, Asbestos Training, notifications and Asbestos Work Practices for Renovations and Deconstructions (See www.airquality.utah.gov).

⁴ Asbestos, Tremolite, Anthophyllite, and Actinolite Standards, Chapter D (Construction), Section 58; and Chapter Z (General Industry), Section 1001, Utah Occupational Safety and Health Rules and Regulations (Administered by Utah Occupational Safety and Health Division) (See www.uosh.utah.gov).

⁵ Salt Lake City – County Health Department, Health Regulation #1 Section 12 (See www.slvhealth.org).

Despite EPA and UDAQ rules exempting building materials containing 1% or less asbestos from stringent regulation, OSHA regulation outlines specific precautionary work practices when employees work with materials containing even trace amounts of asbestos. Strict compliance by building owners with OSHA asbestos regulations may result in response actions not required by EPA and Utah DAQ for certain unregulated materials⁶.

6.0 COST ESTIMATES

Details of the estimated removal costs by homogeneous area can be found in **Table 5, Appendix A**, and the Executive Summary table.

Cost Estimate Limitations

These cost estimates are provided for the use of long-term budgeting and planning only and do not have a level of accuracy sufficient to be used as construction design cost estimates. The actual cost of asbestos removal is highly dependent on the size of the project or quantity of materials removed in a single abatement enclosure. The unit costs associated with small-scale emergency projects will typically be significantly greater than the costs associated with larger, planned projects. The cost estimates attempt to capture the costs associated with the removal of all asbestos-containing materials identified in this survey as part of one removal contract.

Material replacement and consultant abatement management costs are not included in these estimates and can add significantly to the project costs.

The estimated costs of removing lead-containing materials are not included here because there is no regulatory requirement to remove lead. Some lead-containing materials may not be disturbed during the renovation and may therefore remain in place. In addition, disposal costs of deconstruction waste may vary significantly, depending on TCLP testing.

⁶ OSHA regulations pertaining to asbestos in buildings include 29 CFR 1926.1101 and 29 CFR 1910.1001. OSHA has also issued interpretive letters that provide clarification about how materials containing less than 1% asbestos should be handled. (See www.osha.gov).

7.0 LEAD-BASED PAINT INSPECTION

On May 28, 2025, Hill West Environmental conducted a limited lead-based paint inspection of the Centennial House located at 176 Main Street Park City, Utah. Direct measurement of lead in paint was made using a Niton XL2 X-ray Fluorescence (XRF) Spectrum Analyzer. The Niton XRF non-destructively measures lead concentrations of painted surfaces, regardless of the number of layers present.

According to the manufacturer, the detection limit (lower limit of reliable measurement) for this instrument is 0.1 milligrams per square centimeter (mg/cm^2) $\pm 0.3 \text{ mg}/\text{cm}^2$ with the instrument set on the “quick” measuring mode. The quick mode provides 95% confidence that the lead concentration in the paint is above or below the set point of the instrument which, for this survey is $0.4 \text{ mg}/\text{cm}^2$. For this survey, measurements below $0.4 \text{ mg}/\text{cm}^2$ were not reported as lead containing.

The Niton XRF sometimes reports negative values. According to the manufacturer, negative values should be expected and interpreted as zero lead content due to the statistical variability of XRF measurement technology. Both HUD and the EPA recognize the statistical variability of XRF technology and the possibility of obtaining negative values where the lead content is near zero.

Table 2 summarizes the lead-based paint inspection results. Measurements are reported in milligrams of lead per square centimeter (mg/cm^2). All the coatings tested during this inspection were in good to fair condition. Only positive readings ($>0.4 \text{ mg}/\text{cm}^2$) are summarized in Table 2. Appendix C contains all XRF readings for this survey.

Table 2 – Positive Lead-Based Paint Readings

Sample Locations	Material Description	Lead Content (mg/cm^2)
Exterior Surfaces	All Exterior painted wood siding, window frames, doors, soffits, and trim.	1.06 – 13.83
Interior Surfaces	All Interior painted wood doors, trim, stairwells, ceilings, and ceramic wall tile in bathrooms	1.62 – 10.5

Appendix A

Data Tables (Asbestos)

Table 1
Asbestos-containing Materials by Homogeneous Area

Centennial House
176 Main Street, Park City, Utah

Homogeneous Area Number	Material Description/Location	Friability	Asbestos Content	Amount
T001	Vermiculite Insulation/ Third Level Floor Joists and Basement Ceiling	Yes	2% Asbestiform amphibole suite mineral by Point Count	~ 5,000 ft ²
S002	Textured Wall Material/ First Level NW Room	Yes	1.5% Chrysotile 1% by Point Count	~ 1,000 ft ²
T002	Duct tape in basement furnace room.	Yes	Assumed	~ 20 linear feet
M003	Sheet Vinyl Flooring – Flower Pattern/ First Level SE Room	No	<1% Chrysotile in black tar felt by Point Count	~ 225 ft ²
M004	Sheet Vinyl Flooring – Brick Pattern/North Basement Apartment	No	10% Chrysotile	~ 60 ft ²
M009	All roofing products including tar paper under metal roof and caulking. ¹	No	Assumed	~ 2,000 ft ²

¹ This inspection was completed for a demolition; all roofing materials were assumed to contain asbestos. This material can be left in-place during demolition if wet methods are used during these activities.

Table 2
Homogeneous Areas That Do Not Contain Asbestos

Centennial House
176 Main Street, Park City, Utah

Homogeneous Area Number	Material Description/Locaton	Amount
M001	Sheetrock Wall System – Second and Third Floor	~ 5,000 ft ²
S001	Textured Wall/Ceiling Material	~ 5,000 ft ²
M002	Sheetrock Wall System – First Floor	~ 1,000 ft ²
S003	Textured Wall Material – First Floor	~ 1,000 ft ²

Table 3
Bulk Sample Analytical Results by Sample Number

Centennial House
176 Main Street, Park City, Utah

Sample Number	Homogeneous Area Number	Material Sampled	Sample Location	Analytical Results
176 – 01A	M001	Sheetrock Wall System	Second Floor See Figures	None Detected
176 – 01B	M001	Sheetrock Wall System	Second Floor See Figures	None Detected
176 – 01C	M001	Sheetrock Wall System	Third Floor See Figures	None Detected
176 – 01D	M001	Sheetrock Wall System	Third Floor See Figures	None Detected
176 – 01E	M001	Sheetrock Wall System	Third Floor See Figures	None Detected
176 – 02A	S001	Textured Wall/Ceiling Material	Third Floor See Figures	None Detected
176 – 02B	S001	Textured Wall/Ceiling Material	Third Floor See Figures	None Detected
176 – 02C	S001	Textured Wall/Ceiling Material	Second Floor See Figures	None Detected
176 – 02D	S001	Textured Wall/Ceiling Material	Third Floor See Figures	None Detected
176 – 02E	S001	Textured Wall/Ceiling Material	Third Floor See Figures	None Detected
176 – 03A	T001	Vermiculite – Third Floor	Third Floor See Figures	1.40% Asbestiform amphibole suite mineral 1% by Point Count
176 – 03B	T001	Vermiculite – Third Floor	Third Floor See Figures	<1% Asbestiform amphibole suite mineral by Point Count
176 – 03C	T001	Vermiculite – Third Floor	Third Floor See Figures	2.62% Asbestiform amphibole suite mineral 2% by Point Count
176 – 03D	T001	Vermiculite – Basement	Basement North Apartment	0.73% Asbestiform amphibole suite mineral <1% by Point Count
176 – 03E	T001	Vermiculite – Basement	Basement North Apartment	1.67% Asbestiform amphibole suite mineral <1% by Point Count
176 – 04A	S002	Textured Wall Material	First Floor NW Room	1.5% Chrysotile 1% by Point Count

Sample Number	Homogeneous Area Number	Material Sampled	Sample Location	Analytical Results
176 – 04B	S002	Textured Wall Material	First Floor NW Room	1.5% Chrysotile 1% by Point Count
176 – 04C	S002	Textured Wall Material	First Floor NW Room	1.5% Chrysotile 1% by Point Count
176 – 05A	M002	Sheetrock Wall System	First Floor See Figures	None Detected
176 – 05B	M002	Sheetrock Wall System	First Floor See Figures	None Detected
176 – 05C	M002	Sheetrock Wall System	First Floor See Figures	None Detected
176 – 06A	S003	Textured Wall Material	First Floor SE Room	None Detected
176 – 06B	S003	Textured Wall Material	First Floor SE Room	None Detected
176 – 06C	S003	Textured Wall Material	First Floor SE Room	None Detected
176 – 07A	M003	Sheet Vinyl Flooring – Flower Pattern	First Floor SE Room	<1% Chrysotile Black Felt by Point Count
176 – 07B	M003	Sheet Vinyl Flooring – Flower Pattern	First Floor SE Room	<1% Chrysotile Black Felt by Point Count
176 – 07C	M003	Sheet Vinyl Flooring – Flower Pattern	First Floor SE Room	<1% Chrysotile Black Felt by Point Count
176 – 08A	M004	Sheet Vinyl Flooring – Brick Pattern	Basement North Apartment	10% Chrysotile
176 – 08B	M004	Sheet Vinyl Flooring – Brick Pattern	Basement North Apartment	10% Chrysotile
176 – 08C	M004	Sheet Vinyl Flooring – Brick Pattern	Basement North Apartment	10% Chrysotile

Table 4
Damage and Hazard Assessment by Homogeneous Area

Centennial House
176 Main Street, Park City, Utah

Homogeneous Area Number	Building/ Material Type	Substrate	Assessment Category	Damage	Accessibility	Disturbance Potential
T001	Vermiculite Insulation/ Third Floor Joists and Basement Ceiling	Wood	5	Slight Damage	Continuous	Low
S002	Textured Wall Material/ First Floor NE Room	Sheetrock	5	Slight Damaged	Inaccessible	Low
T002	Duct tape in basement furnace room.	Metal	5	Undamaged	Continuous	Low
M003	Sheet Vinyl Flooring – Flower Pattern/ First Floor SE Room	Wood	X	Undamaged	Inaccessible	Low
M004	Sheet Vinyl Flooring – Brick Pattern/North Basement Apartment	Concrete	X	Slight Damaged	Continuous	Low
M009	All roofing products including tar paper under metal roof and caulking.	Wood	X	Undamaged	Inaccessible	Low

Damage Categories

Each homogenous area of ACM was classified into one of the following seven categories, as specified in EPA's AHERA regulations (40 CFR §763.88):

- (1) Damaged or significantly damaged thermal system insulation ACM.
- (2) Damaged friable surfacing ACM.
- (3) Significantly damaged friable surfacing ACM.
- (4) Damaged or significantly damaged friable miscellaneous ACM.
- (5) ACBM with potential for damage.
- (6) ACBM with potential for significant damage.
- (7) Any remaining friable ACBM or friable suspected ACMB.
- (X) Not applicable (material is non-friable surfacing or miscellaneous material).

The damage categories are defined as follows:

- "Undamaged" means the material had no visible damage, or extremely minor damage or surface marring (i.e., a room full of floor tile with only two or three small corners chipped off of the tile).
- "Slight Damage" means the material had visible damage evenly distributed over less than 10% of its surface or localized over less than 25% of its surface.
- "Significantly Damaged" means the material had visible damage that is evenly distributed over 10% or more of its surface or localized over 25% or more of its surface.

Hazard Assessment Categories

Each homogeneous area of ACM was evaluated for accessibility and the hazard the material presents to building occupants and the general public. The assessment assumes a fully occupied building.

- "Inaccessible" means the material was located in an area that people had no reason to enter and could not access without special measures. One example would be above a solid ceiling.
- "Rarely-Accessed" identifies a material that was in a location that could be accessed but wasn't unless there was a specific need. An example would be a pipe tunnel. Another example would be a high ceiling that is out of reach and not subject to any specific disturbances.
- "Periodic Access" identifies a material that was in a location that was accessible, was not occupied full time, but was accessed on a routine basis. An example would be a mechanical room or boiler room.
- "Continuous Access" identifies a material that was in a location that was occupied full time and was within reach of the occupants, or was frequently subjected to direct disturbance. Examples would be exposed floor tile or normal height ceiling tile.

Table 5
Estimated Abatement Costs by Homogeneous Area

Centennial House
176 Main Street, Park City, Utah

Homogeneous Area Number	Building/Material Type	Amount	Unit Cost	Extended Cost
T001	Vermiculite Insulation/ Third Floor Joists and Basement Ceiling.	~ 5,000 ft ²	\$25/ft ²	\$125,000
S002	Textured Wall Material/ First Floor NE Room	~ 1,000 ft ²	\$15/ft ²	\$15,000
T002	Duct tape in basement furnace room.	~ 20 linear feet	\$50/linear foot	\$1,000
M003	Sheet Vinyl Flooring – Flower Pattern/ First Floor SE Room	~ 225 ft ²	\$25/ft ²	\$5,625
M004	Sheet Vinyl Flooring – Brick Pattern/North Basement Apartment	~ 60 ft ²	\$50/ft ²	\$3,000
M009	All roofing products including tar paper under metal roof and caulking. ¹	N/A	\$0	\$0 ¹

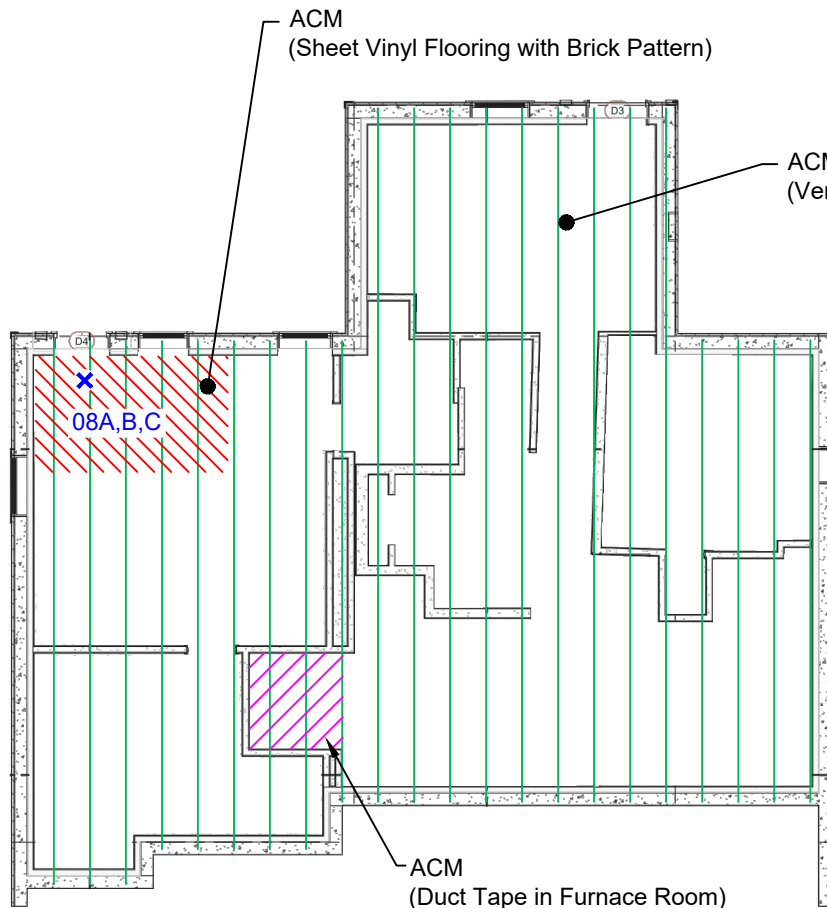
¹ This inspection was completed for a demolition; all roofing materials were assumed to contain asbestos. This material can be left in-place during demolition if wet methods are used during these activities.

Total Estimated Abatement Cost **\$149,625**

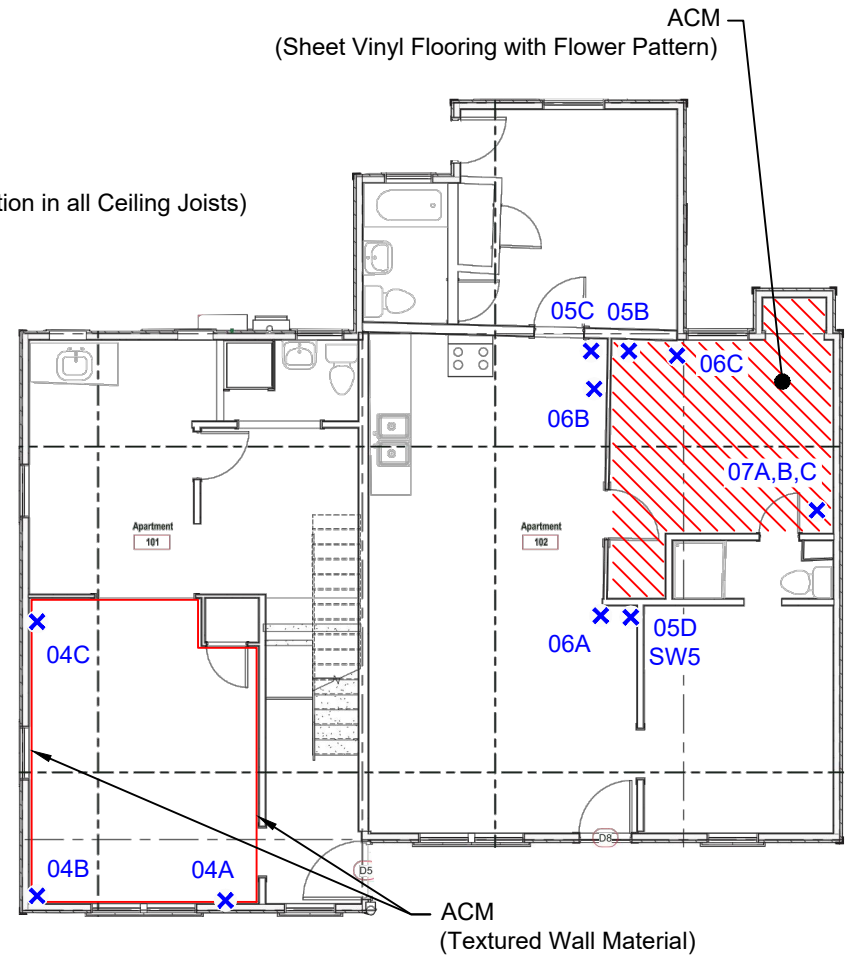
Note: Estimated abatement costs do not include replacement costs or costs for a consultant to manage the abatement

Appendix B

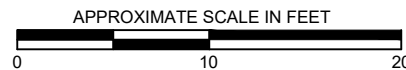
Building Floor Plans



BASEMENT



1ST FLOOR



LEGEND

- ✕ Asbestos Sample Location
- ACM Asbestos Containing Material

BASE IMAGE SOURCE:

DRIFT STUDIO
1775 PROSPECTOR AVENUE, SUITE 300 #6
PARK CITY, UT 84060
FIGURE TITLE: EXISTING FLOOR PLANS (IDEALIZED)
DWG NO.: EX 11

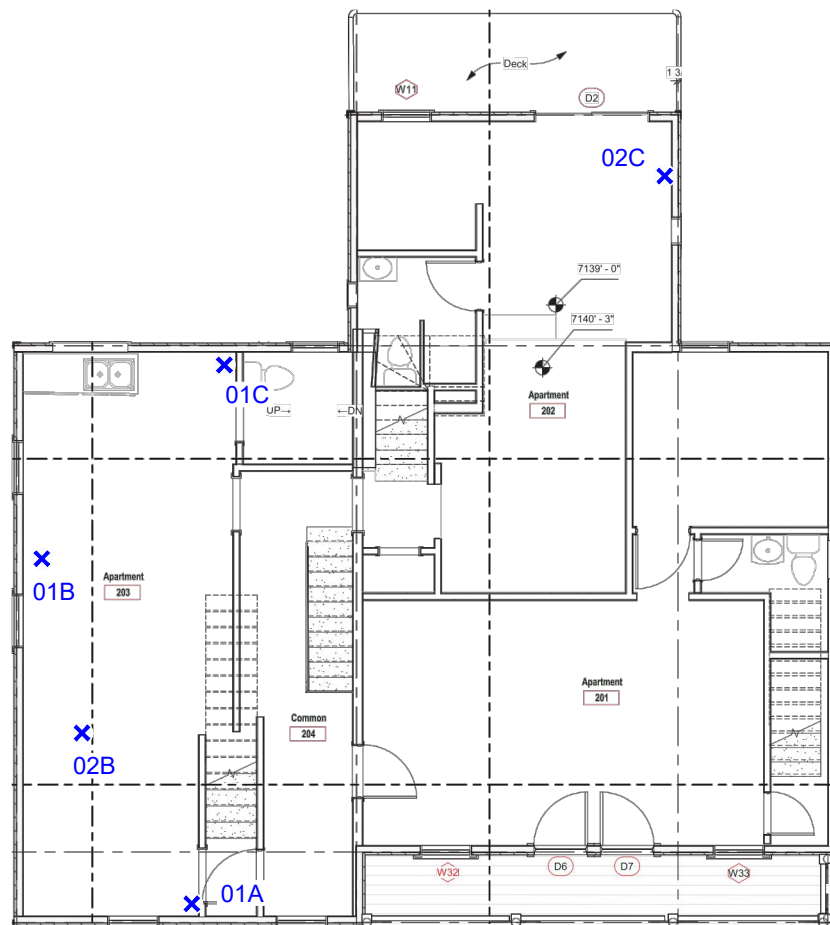


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Park City, UT 84098
Phone: 801-450-8060
www.hillwestut.com

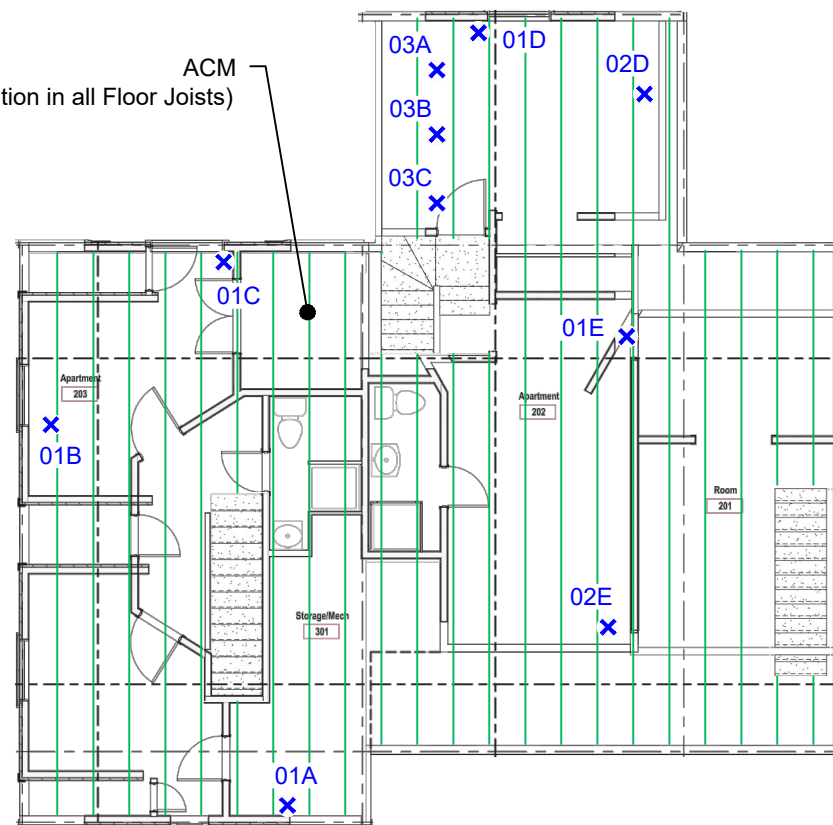
**ASBESTIS SAMPLE LOCATION MAP
BASEMENT AND FIRST FLOOR**

176 MAIN STREET
PARK CITY, UTAH

SCALE: AS SHOWN	DATE: 6/5/25	FIGURE NO. 1
APPROVED BY: CD	DRAWN BY: SRM	PROJECT NO. 2064-0007(9)



2ND FLOOR



3RD FLOOR



APPROXIMATE SCALE IN FEET



LEGEND

- X Asbestos Sample Location
- ACM Asbestos Containing Material

BASE IMAGE SOURCE:

DRIFT STUDIO
1775 PROSPECTOR AVENUE, SUITE 300 #6
PARK CITY, UT 84060
FIGURE TITLE: EXISTING FLOOR PLANS (IDEALIZED)
DWG NO.: EX 11



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Park City, UT 84098
Phone: 801-450-8060
www.hillwestut.com

ASBESTOS SAMPLE LOCATION MAP SECOND FLOOR AND THIRD FLOOR

176 MAIN STREET
PARK CITY, UTAH

SCALE: AS SHOWN	DATE: 6/5/25	FIGURE NO. 2
APPROVED BY: CD	DRAWN BY: SRM	PROJECT NO. 2064-0007(9)

Appendix C

Analytical Results

DIXON INFORMATION INC.

MICROSCOPY, ASBESTOS ANALYSIS & CONSULTING
AIHA-LAP LLC ACCREDITED LABORATORY #101579
NVLAP LAB CODE 101012-0

June 4, 2025

Mr. Claude Dahlk
Hill West Environmental
7963 Douglas Drive
Park City, UT 84098

Ref: Batch # 217296, Lab # HW4722 - HW4751
Received May 29, 2025
Test report, Page 1 of 11
176 Main St Park City UT
Centennial House
Sampled on 5/28/25

Dear Mr. Dahlk:

Samples HW4722 through HW4751 have been analyzed using the qualitative analysis of bulk samples by polarized light microscopy (PLM), and the quantitation of asbestos content by calibrated visual estimate (CVE) based on EPA -- 40 CFR Appendix E to Subpart E of Part 763 (EPA 600/M4-82-020), Interim Method of the Determination of Asbestos in Bulk Insulation Samples, and EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, as well as guidance from the OSHA ID-191 method. Appendix "A" contains statements which an accredited laboratory must make to meet the requirements of accrediting agencies. It also contains additional information about the method of analysis. Appendix "A" must be included as an essential part of this test report. This analysis is accredited under NVLAP Lab Code: 101012-0. It does not contain data or calibrations for tests performed under AIHA-LAP LLC Lab Code: 101579.

This report may be reproduced but all reproduction must be in full unless written approval is received from the laboratory for partial reproduction. The results of analysis are as follows:

Lab HW4722, Field 176-01A Sheetrock Wall System

This sample contains four types of material: The first type is off-white paint; the second type is white limestone plaster with mica; the third type is brown and white plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 5% of the sample. The third type is 4% of the sample. The fourth type is 90% of the sample.

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Lab # HW4722 - HW4751
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Lab HW4723, Field 176-01B Sheetrock Wall System

This sample contains four types of material: The first type is off-white paint; the second type is white limestone plaster with mica; the third type is brown and white plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 5% of the sample. The third type is 4% of the sample. The fourth type is 90% of the sample.

Lab HW4724, Field 176-01C Sheetrock Wall System

This sample contains four types of material: The first type is off-white paint; the second type is white limestone plaster with mica; the third type is brown and white plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 3% of the sample. The third type is 4% of the sample. The fourth type is 92% of the sample.

Lab HW4725, Field 176-01D Sheetrock Wall System

This sample contains four types of material: The first type is off-white paint; the second type is white limestone plaster with mica and sand; the third type is brown plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 3% of the sample. The third type is 4% of the sample. The fourth type is 92% of the sample.

Lab HW4726, Field 176-01E Sheetrock Wall System

This sample contains four types of material: The first type is off-white paint; the second type is white limestone plaster with mica; the third type is brown and white plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 3% of the sample. The third type is 4% of the sample. The fourth type is 92% of the sample.

Lab HW4727, Field 176-02A Textured Wall / Ceiling Material

This sample contains four types of material: The first type is tan paint; the second type is white limestone plasters with mica; the third type is brown and white plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 75% of the sample. The third type is 9% of the sample. The fourth type is 15% of the sample.

Lab HW4728, Field 176-02B Textured Wall / Ceiling Material

This sample contains four types of material: The first type is tan paint; the second type is white limestone plaster with mica; the third type is brown plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 10% of the sample. The second type is 45% of the sample. The third type is 40% of the sample. The fourth type is 5% of the sample.

Lab HW4729, Field 176-02C Textured Wall / Ceiling Material

This sample contains four types of material: The first type is tan paint; the second type is white limestone plaster with mica; the third type is brown plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 3% of the sample. The second type is 75% of the sample. The third type is 17% of the sample. The fourth type is 5% of the sample.

Lab HW4730, Field 176-02D Textured Wall / Ceiling Material

This sample contains four types of material: The first type is tan paint; the second type is white limestone plaster with mica; the third type is brown plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 3% of the sample. The second type is 10% of the sample. The third type is 7% of the sample. The fourth type is 80% of the sample.

Lab HW4731, Field 176-02E Textured Wall / Ceiling Material

This sample contains four types of material: The first type is off-white paint; the second type is white limestone plaster with mica; the third type is brown plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 5% of the sample. The second type is 15% of the sample. The third type is 10% of the sample. The fourth type is 70% of the sample.

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Lab HW4732, Field 176-03A Vermiculite - Third Floor

By dry weight this is **1.40% asbestiform amphibole suite mineral** in brown vermiculite. The sample aliquot weighed 4.7438 grams. The asbestiform amphibole suite mineral weighed 0.0666 grams.

Note: The asbestiform amphibole suite mineral in this sample is typically formed in conjunction with vermiculite. It may include the regulated asbestiform amphibole minerals, tremolite asbestos and actinolite asbestos. This sample may also contain the asbestiform amphibole minerals, winchite, richterite, and others. Although some of these asbestiform minerals may not be regulated by some federal asbestos standards, they may be regulated under CERCLA (EPA Superfund). Transmission electron microscopy is recommended to determine the asbestiform amphibole mineral species. Please check with your local regulatory agency or agencies for the current status of asbestiform amphibole suite minerals. They are thought to be associated with the same diseases known to be caused by asbestos. Please exercise appropriate caution when handling this material.

By point count this is 1.17% asbestiform amphibole suite mineral. 343 asbestiform amphibole suite mineral points were counted. 68 non-asbestos particle points were counted. The slides were prepared from the 1.40% asbestiform amphibole suite mineral portion of the sample. Using standard rounding rules, as per the EPA-600/M4-82-020 method section 1.7.2.4, this is **1% asbestiform amphibole suite mineral**.

Lab HW4733, Field 176-03B Vermiculite - Third Floor

This is **less than 1% asbestiform amphibole suite mineral** in a non-homogenous debris including brown vermiculite, brown plant fiber, and organic debris.

Note: Due to the non-homogeneous nature of this sample, not every component may be identified and analyzed.

By point count this is 0.01% asbestos. 3 asbestos points were counted. 404 non-asbestos particle points were counted. The slides were prepared from a non-homogenous including vermiculite and asbestiform amphibole suite mineral. Using point count rounding rules as per the EPA-600/M4-82-020 method section 1.7.2.4 this is **less than 1% asbestos**.

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Lab # HW4722 - HW4751
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Lab HW4734, Field 176-03C Vermiculite - Third Floor

By dry weight this is **2.62% asbestiform amphibole suite mineral** in brown vermiculite. The sample aliquot weighed 6.4688 grams. The asbestiform amphibole suite mineral weighed 0.1695 grams.

Note: The asbestiform amphibole suite mineral in this sample is typically formed in conjunction with vermiculite. It may include the regulated asbestiform amphibole minerals, tremolite asbestos and actinolite asbestos. This sample may also contain the asbestiform amphibole minerals, winchite, richterite, and others. Although some of these asbestiform minerals may not be regulated by some federal asbestos standards, they may be regulated under CERCLA (EPA Superfund). Transmission electron microscopy is recommended to determine the asbestiform amphibole mineral species. Please check with your local regulatory agency or agencies for the current status of asbestiform amphibole suite minerals. They are thought to be associated with the same diseases known to be caused by asbestos. Please exercise appropriate caution when handling this material.

By point count this is 2.10% asbestiform amphibole suite mineral. 326 asbestiform amphibole suite mineral points were counted. 81 non-asbestos particle points were counted. The slides were prepared from the 2.62% asbestiform amphibole suite mineral portion of the sample. Using standard rounding rules, as per the EPA-600/M4-82-020 method section 1.7.2.4, this is **2% asbestiform amphibole suite mineral**.

Lab HW4735, Field 176-03E Vermiculite - Basement

By dry weight this is **0.73% asbestiform amphibole suite mineral** in brown vermiculite. The sample aliquot weighed 5.5516 grams. The asbestiform amphibole suite mineral weighed 0.0404 grams.

Note: The asbestiform amphibole suite mineral in this sample is typically formed in conjunction with vermiculite. It may include the regulated asbestiform amphibole minerals, tremolite asbestos and actinolite asbestos. This sample may also contain the asbestiform amphibole minerals, winchite, richterite, and others. Although some of these asbestiform minerals may not be regulated by some federal asbestos standards, they may be regulated under CERCLA (EPA Superfund). Transmission electron microscopy is recommended to determine the asbestiform amphibole mineral species. Please check with your local regulatory agency or agencies for the current status of asbestiform amphibole suite minerals. They are thought to be associated with the same diseases known to be caused by asbestos. Please exercise appropriate caution when handling this material.

By point count this is 0.29% asbestiform amphibole suite mineral. 164 asbestiform amphibole suite mineral points were counted. 243 non-asbestos particle points were counted. The slides were prepared from the 0.73% asbestiform amphibole suite mineral portion of the sample. Using standard rounding rules, as per the EPA-600/M4-82-020 method section 1.7.2.4, this is **less than 1% asbestiform amphibole suite mineral**.

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Lab HW4736, Field 176-04A Textured Wall Material - First Floor NW Room

By visual estimation this sample contains four types of material: The first type is tan paint; the second type is **1.5% chrysotile asbestos** in white limestone plaster with mica; the third type is brown plant fiber paper; the fourth type is off-white resin mastic. This sample is non-homogeneous.

The first type is 10% of the sample. The second type is 45% of the sample. The third type is 43% of the sample. The fourth type is 2% of the sample.

By point count this is 0.94% asbestos. 17 asbestos points were counted. 383 non-asbestos particle points were counted. The slides were prepared from a 22.11% ash and dilute acid wash recovery of the second material type. Using point count rounding rules as per the EPA-600/M4-82-020 method section 1.7.2.4 this is **1% asbestos**.

Lab HW4737, Field 176-04B Textured Wall Material - First Floor NW Room

By visual estimation this sample contains three types of material: The first type is tan paint; the second type is **1.5% chrysotile asbestos** in white plaster with mica; the third type is brown plant fiber paper. This sample is non-homogeneous.

The first type is 40% of the sample. The second type is 40% of the sample. The third type is 20% of the sample.

By point count this is 0.90% asbestos. 15 asbestos points were counted. 412 non-asbestos particle points were counted. The slides were prepared from a 25.69% ash and dilute acid wash recovery of the second material type. Using point count rounding rules as per the EPA-600/M4-82-020 method section 1.7.2.4 this is **1% asbestos**.

Lab HW4738, Field 176-04C Textured Wall Material - First Floor NW Room

By visual estimation this sample contains three types of material: The first type is tan paint; the second type is **1.5% chrysotile asbestos** in white limestone plaster with mica; the third type is brown plant fiber paper. This sample is non-homogeneous.

The first type is 10% of the sample. The second type is 65% of the sample. The third type is 25% of the sample.

By point count this is 0.88% asbestos. 15 asbestos points were counted. 391 non-asbestos particle points were counted. The slides were prepared from a 23.88% ash and dilute acid wash recovery of the second material type. Using point count rounding rules as per the EPA-600/M4-82-020 method section 1.7.2.4 this is **1% asbestos**.

Lab HW4739, Field 176-05A Sheetrock Wall System - First Floor

This sample contains four types of material: The first type is off-white paint; the second type is white gypsum plasters with mica; the third type is brown and white plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 10% of the sample. The third type is 4% of the sample. The fourth type is 85% of the sample.

Lab HW4740, Field 176-05B Sheetrock Wall System - First Floor

This sample contains five types of material: The first type is grey paint; the second type is white limestone plaster with perlite and mica; the third type is brown plant fiber paper; the fourth type is 85% brown wood fiber with resin; the fifth type is brown cross-woven plant fiber debris. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 3% of the sample. The second type is 27% of the sample. The third type is 15% of the sample. The fourth type is 50% of the sample. The fifth type is 5% of the sample.

Lab HW4741, Field 176-05C Sheetrock Wall System - First Floor

This sample contains four types of material: The first type is off-white paint; the second type is white gypsum plaster with mica; the third type is brown plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 5% of the sample. The third type is 4% of the sample. The fourth type is 90% of the sample.

Lab HW4742, Field 176-06A Textured Wall Material - First Floor

This sample contains three types of material: The first type is off-white paint; the second type is white limestone plaster with perlite and mica; the third type is white gypsum plaster with mica. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 5% of the sample. The second type is 85% of the sample. The third type is 10% of the sample.

Lab HW4743, Field 176-06B Textured Wall Material - First Floor

This sample contains four types of material: The first type is tan paint; the second type is white gypsum plaster with mica; the third type is brown plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 10% of the sample. The second type is 50% of the sample. The third type is 30% of the sample. The fourth type is 10% of the sample.

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Lab HW4744, Field 176-06C Textured Wall / Ceiling Material

This sample contains four types of material: The first type is off-white paint; the second type is white gypsum plaster with mica; the third type is brown plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 15% of the sample. The second type is 45% of the sample. The third type is 30% of the sample. The fourth type is 10% of the sample.

Lab HW4745, Field 176-07A Sheet Vinyl Flooring - SE Bedroom

By visual estimation this sample contains four types of material: The first type is multicolored plastic with limestone; the second type is **less than 1% chrysotile asbestos** in black tar binder with 30% plant fiber; the third type is red resin binder; the fourth type is 70% plant fiber and 5% organic fiber with binder. This sample is non-homogeneous.

The first type is 7% of the sample. The second type is 50% of the sample. The third type is 3% of the sample. The fourth type is 40% of the sample.

By point count this is less than 1% asbestos. 1 asbestos points were counted. 402 non-asbestos particle points were counted. The slides were prepared from a 1.37% ash and dilute acid wash recovery of the second material type. Using point count rounding rules as per the EPA-600/M4-82-020 method section 1.7.2.4 this is **less than 1% asbestos**.

Lab HW4746, Field 176-07B Sheet Vinyl Flooring - SE Bedroom

By visual estimation this sample contains four types of material: The first type is multicolored plastic with limestone; the second type is **less than 1% chrysotile asbestos** in black tar binder with 30% plant fiber; the third type is red resin binder; the fourth type is 70% plant fiber and 5% organic fiber with binder. This sample is non-homogeneous.

The first type is 7% of the sample. The second type is 40% of the sample. The third type is 3% of the sample. The fourth type is 50% of the sample.

By point count this is less than 1% asbestos. 2 asbestos points were counted. 398 non-asbestos particle points were counted. The slides were prepared from a 1.26% ash and dilute acid wash recovery of the second material type. Using point count rounding rules as per the EPA-600/M4-82-020 method section 1.7.2.4 this is **less than 1% asbestos**.

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Lab HW4747, Field 176-07C Sheet Vinyl Flooring - SE Bedroom

By visual estimation this sample contains four types of material: The first type is multicolored plastic with limestone; the second type is **less than 1% chrysotile asbestos** in black tar binder with 30% plant fiber; the third type is red resin binder; the fourth type is 70% plant fiber and 5% organic fiber with binder. This sample is non-homogeneous.

The first type is 7% of the sample. The second type is 50% of the sample. The third type is 3% of the sample. The fourth type is 40% of the sample.

By point count this is less than 1% asbestos. 1 asbestos points were counted. 399 non-asbestos particle points were counted. The slides were prepared from a 1.33% ash and dilute acid wash recovery of the second material type. Using point count rounding rules as per the EPA-600/M4-82-020 method section 1.7.2.4 this is **less than 1% asbestos**.

Lab HW4748, Field 176-08A Sheet Vinyl Flooring - North Basement Entry

This sample contains two types of material: The first type is **10% chrysotile asbestos** in red and brown plastic and limestone tile; the second type is tan mastic. This sample is non-homogeneous.

The first type is 98% of the sample. The second type is 2% of the sample.

Lab HW4749, Field 176-08B Sheet Vinyl Flooring - North Basement Entry

This sample contains two types of material: The first type is **10% chrysotile asbestos** in red and brown plastic and limestone tile; the second type is yellow resin mastic. This sample is non-homogeneous.

The first type is 98% of the sample. The second type is 2% of the sample.

Lab HW4750, Field 176-08C Sheet Vinyl Flooring - North Basement Entry

This sample contains two types of material: The first type is **10% chrysotile asbestos** in red and brown plastic and limestone tile; the second type is yellow resin mastic. This sample is non-homogeneous.

The first type is 98% of the sample. The second type is 2% of the sample.

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Lab # HW4722 - HW4751
Page 10 of 11

Lab HW4751, Field 176-03D Vermiculite - Basement

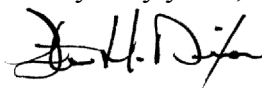
By dry weight this is **1.67% asbestiform amphibole suite mineral** in brown vermiculite. The sample aliquot weighed 5.9690 grams. The asbestiform amphibole suite mineral weighed 0.0994 grams.

Note: The asbestiform amphibole suite mineral in this sample is typically formed in conjunction with vermiculite. It may include the regulated asbestiform amphibole minerals, tremolite asbestos and actinolite asbestos. This sample may also contain the asbestiform amphibole minerals, winchite, richterite, and others. Although some of these asbestiform minerals may not be regulated by some federal asbestos standards, they may be regulated under CERCLA (EPA Superfund). Transmission electron microscopy is recommended to determine the asbestiform amphibole mineral species. Please check with your local regulatory agency or agencies for the current status of asbestiform amphibole suite minerals. They are thought to be associated with the same diseases known to be caused by asbestos. Please exercise appropriate caution when handling this material.

By point count this is 0.06% asbestiform amphibole suite mineral. 14 asbestiform amphibole suite mineral points were counted. 387 non-asbestos particle points were counted. The slides were prepared from the 1.67% asbestiform amphibole suite mineral portion of the sample. Using standard rounding rules, as per the EPA-600/M4-82-020 method section 1.7.2.4, this is **less than 1% asbestiform amphibole suite mineral**.

In order to be sure reagents and tools used for analysis are not contaminated with asbestos, blanks are tested. Asbestos was none detected in the blanks tested with this bulk sample set.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steve H. Dixon", with a stylized flourish at the end.

Steve H. Dixon, President

Analyzed by Anton N. Snow on May 30, 2025
Point count analysis by Anton N. Snow on June 3, 2025

APPENDIX "A"

This report relates only to the items tested. This report must not be used to claim product certification, approval or endorsement by NVLAP, NIST, AIHA-LAP, or any U.S. government agency.

NVLAP and AIHA-LAP require laboratories to report the condition of samples received for testing. The condition of these samples is considered acceptable for analysis unless otherwise noted. If a test item is unacceptable for analysis, requires a modification to the standard method, or has limited analysis sensitivity, this will be noted under the laboratory number for that specific test item in the final report. If the samples are non-homogeneous, a statement will be included with the sample result. Each component or sub-sample is analyzed separately. The reported results and percentages of each material type are based on the sample received by the laboratory and may not be representative of the parent material. Because the sample's orientation cannot always be determined, specifying top and bottom may not be possible.

METHODS OF ANALYSIS AND LIMIT OF DETECTION

For air count analysis, samples are not blank-corrected unless otherwise noted.

For air count analysis, results may be biased if interferences are present.

The accuracy of the *Qualitative Analysis of Bulk Samples by Polarized Light Microscopy* (PLM) improves as asbestos concentration increases. However factors such as inhomogeneities, coatings, small fibers, interfering compounds, pigments, binders, small sample sizes, and multiple layers, may limit this analysis.

There are two methods for the *Quantitation of Asbestos in Bulk Samples: Calibrated Visual Estimate (CVE)* and *Point Count*. CVE analysis with gravimetry is the most sensitive method. With a patient search, an analyst can detect asbestos at concentrations of 0.1% or lower in a bulk sample. Point Count analysis, on the other hand, uses a statistical approach.

Regulatory agencies classify materials as Asbestos-Containing Material (ACM) when asbestos content is greater than 1%. The EPA does not accept CVE to verify that trace amounts of asbestos are less than 1%. The EPA requires Point Count to verify that asbestos content is not greater than 1%. OSHA regulations apply to samples containing any amount of asbestos.

Due to the higher cost of Point Count analysis, Dixon Information, Inc. does not perform this analysis unless authorized by the client. When possible, a Point Count analysis includes various chemical and/or physical means to gravimetrically concentrate the asbestos in the sample. The EPA allows this as it increases the accuracy of the Point Count.

Inspector: Dominic Hobbs
Date Inspected: 5-28-25
PB-2781

Limited-Lead Based Paint Readings

Centinnal House
176 Main Street
Park City, Utah

Index	Time	Results	Component	Substrate	Condition	Color	Location	PbC
1	5/28/2025 12:25	Positive	CALIBRATE					1.06
2	5/28/2025 12:26	Positive	CALIBRATE					1.09
3	5/28/2025 12:26	Positive	CALIBRATE					0.88
4	5/28/2025 12:26	Positive	CALIBRATE					1.06
5	5/28/2025 12:30	Negative	WALL	WOOD	POOR	WHITE	EXTERIOR	<LOD
6	5/28/2025 12:33	Positive	WALL	WOOD	POOR	WHITE	EXTERIOR	2.74
7	5/28/2025 12:34	Positive	COLUMN	WOOD	POOR	WHITE	EXTERIOR	2.7
8	5/28/2025 12:34	Positive	COLUMN	WOOD	POOR	WHITE	EXTERIOR	4.96
9	5/28/2025 12:36	Positive	CEILING	WOOD	POOR	WHITE	EXTERIOR	1.06
10	5/28/2025 12:36	Positive	CEILING	WOOD	POOR	WHITE	EXTERIOR	1.87
11	5/28/2025 12:37	Positive	WINDOW	WOOD	POOR	BLUE	EXTERIOR	3.19
12	5/28/2025 12:39	Negative	DOOR FRAME	WOOD	POOR	BLUE	EXTERIOR	<LOD
13	5/28/2025 12:39	Negative	DOOR FRAME	WOOD	POOR	BLUE	EXTERIOR	<LOD
14	5/28/2025 12:40	Negative	TRIM	WOOD	POOR	BLUE	EXTERIOR	<LOD
15	5/28/2025 12:40	Positive	TRIM	WOOD	POOR	BLUE	EXTERIOR	4.94
16	5/28/2025 12:40	Negative	TRIM	WOOD	POOR	BLUE	EXTERIOR	0.03
17	5/28/2025 12:41	Negative	TRIM	WOOD	POOR	BLUE	EXTERIOR	<LOD
18	5/28/2025 12:41	Positive	TRIM	WOOD	POOR	BLUE	EXTERIOR	13.83
19	5/28/2025 12:42	Positive	DOOR	WOOD	POOR	WHITE	EXTERIOR	3.87
20	5/28/2025 12:42	Negative	DOOR	WOOD	POOR	WHITE	EXTERIOR	<LOD
21	5/28/2025 12:42	Negative	DOOR	WOOD	POOR	WHITE	EXTERIOR	0.07
22	5/28/2025 12:42	Positive	DOOR	WOOD	POOR	WHITE	EXTERIOR	6.18
23	5/28/2025 12:44	Positive	WALL	WOOD	POOR	WHITE	EXTERIOR	6.38
24	5/28/2025 12:45	Negative	WALL	WOOD	POOR	WHITE	EXTERIOR	<LOD
25	5/28/2025 12:45	Negative	WALL	WOOD	POOR	WHITE	EXTERIOR	<LOD
26	5/28/2025 12:45	Negative	WALL	WOOD	POOR	WHITE	EXTERIOR	<LOD

Inspector: Dominic Hobbs
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Limited-Lead Based Paint Readings

Centinnal House
176 Main Street
Park City, Utah

Index	Time	Results	Component	Substrate	Condition	Color	Location	PbC
27	5/28/2025 12:45	Positive	WALL	WOOD	POOR	WHITE	EXTERIOR	4.74
28	5/28/2025 12:46	Positive	WALL	WOOD	POOR	WHITE	EXTERIOR	1.8
29	5/28/2025 12:47	Positive	TRIM	WOOD	POOR	BLUE	EXTERIOR	2.74
30	5/28/2025 12:48	Negative	LIGHT POLE	WOOD	POOR	BLUE	EXTERIOR	<LOD
31	5/28/2025 12:50	Negative	LIGHT POLE	METAL	POOR	BLACK	EXTERIOR	<LOD
32	5/28/2025 12:50	Negative	LIGHT POLE	METAL	POOR	BLACK	EXTERIOR	<LOD
33	5/28/2025 12:50	Negative	LIGHT POLE	METAL	POOR	BLACK	EXTERIOR	<LOD
34	5/28/2025 12:50	Negative	LIGHT POLE	METAL	POOR	BLACK	EXTERIOR	<LOD
35	5/28/2025 12:53	Positive	CEILING	WOOD	POOR	GREEN	FIRST FLOOR	5.72
36	5/28/2025 12:54	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
37	5/28/2025 12:54	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
38	5/28/2025 12:54	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
39	5/28/2025 12:54	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
40	5/28/2025 12:55	Negative	CEILING	METAL	POOR	WHITE	FIRST FLOOR	<LOD
41	5/28/2025 12:55	Negative	CEILING	METAL	POOR	WHITE	FIRST FLOOR	<LOD
42	5/28/2025 12:56	Positive	CEILING	WOOD	POOR	WHITE	FIRST FLOOR	4.63
43	5/28/2025 12:57	Negative	BASEBOARD	WOOD	POOR	BLACK	FIRST FLOOR	<LOD
44	5/28/2025 12:57	Negative	BASEBOARD	WOOD	POOR	BLACK	FIRST FLOOR	<LOD
45	5/28/2025 12:57	Negative	BASEBOARD	WOOD	POOR	BLACK	FIRST FLOOR	<LOD
46	5/28/2025 12:58	Positive	DOOR FRAME	WOOD	POOR	BLACK	FIRST FLOOR	2.5
47	5/28/2025 12:59	Negative	WALL	WOOD	POOR	WHITE	FIRST FLOOR	<LOD
48	5/28/2025 12:59	Negative	WALL	WOOD	POOR	WHITE	FIRST FLOOR	0.02
49	5/28/2025 13:00	Negative	WALL	WOOD	POOR	WHITE	FIRST FLOOR	<LOD
50	5/28/2025 13:00	Negative	WALL TRIM	WOOD	POOR	BLUE	FIRST FLOOR	<LOD
51	5/28/2025 13:00	Negative	WALL TRIM	WOOD	POOR	BLUE	FIRST FLOOR	<LOD
52	5/28/2025 13:01	Negative	DOOR TRIM	WOOD	POOR	WHITE	FIRST FLOOR	<LOD

Inspector: Dominic Hobbs
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Limited-Lead Based Paint Readings

Centinnal House
176 Main Street
Park City, Utah

Index	Time	Results	Component	Substrate	Condition	Color	Location	PbC
53	5/28/2025 13:01	Positive	DOOR TRIM	WOOD	POOR	WHITE	FIRST FLOOR	2.82
54	5/28/2025 13:01	Positive	DOOR TRIM	WOOD	POOR	WHITE	FIRST FLOOR	2.14
55	5/28/2025 13:03	Negative	DOOR	WOOD	POOR	STAIN	FIRST FLOOR	<LOD
56	5/28/2025 13:05	Negative	WALL	TILE	POOR	YELLOW	FIRST FLOOR	<LOD
57	5/28/2025 13:05	Negative	WALL	TILE	POOR	YELLOW	FIRST FLOOR	<LOD
58	5/28/2025 13:05	Positive	WALL	TILE	POOR	YELLOW	FIRST FLOOR	2.55
59	5/28/2025 13:05	Negative	WINDOW	WOOD	POOR	WHITE	FIRST FLOOR	<LOD
60	5/28/2025 13:05	Positive	WINDOW	WOOD	POOR	WHITE	FIRST FLOOR	3.04
61	5/28/2025 13:07	Negative	DOOR	WOOD	POOR	WHITE	FIRST FLOOR	<LOD
62	5/28/2025 13:07	Negative	DOOR	WOOD	POOR	WHITE	FIRST FLOOR	<LOD
63	5/28/2025 13:07	Negative	DOOR	WOOD	POOR	WHITE	FIRST FLOOR	<LOD
64	5/28/2025 13:07	Negative	DOOR	WOOD	POOR	WHITE	FIRST FLOOR	<LOD
65	5/28/2025 13:08	Negative	DOOR F\$AME	WOOD	POOR	RED	FIRST FLOOR	<LOD
66	5/28/2025 13:08	Negative	DOOR F\$AME	WOOD	POOR	RED	FIRST FLOOR	<LOD
67	5/28/2025 13:08	Negative	DOOR F\$AME	WOOD	POOR	RED	FIRST FLOOR	<LOD
68	5/28/2025 13:08	Negative	DOOR F\$AME	WOOD	POOR	RED	FIRST FLOOR	<LOD
69	5/28/2025 13:09	Positive	NEWAL POST	WOOD	POOR	RED	FIRST FLOOR	10.5
70	5/28/2025 13:10	Positive	STAIR POST	WOOD	POOR	RED	FIRST FLOOR	1.62
71	5/28/2025 13:11	Positive	CEILING	WOOD	POOR	WHITE	FIRST FLOOR	7.94
72	5/28/2025 13:12	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
73	5/28/2025 13:12	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
74	5/28/2025 13:12	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
75	5/28/2025 13:12	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
76	5/28/2025 13:12	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
77	5/28/2025 13:12	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
78	5/28/2025 13:13	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD

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Limited-Lead Based Paint Readings

Centinnal House
176 Main Street
Park City, Utah

Index	Time	Results	Component	Substrate	Condition	Color	Location	PbC
79	5/28/2025 13:13	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
80	5/28/2025 13:13	Negative	DUCT	METAL	POOR	WHITE	FIRST FLOOR	<LOD
81	5/28/2025 13:13	Negative	DUCT	METAL	POOR	WHITE	FIRST FLOOR	<LOD
82	5/28/2025 13:15	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
83	5/28/2025 13:15	Negative	WALL	DRYWALL	POOR	WHITE	FIRST FLOOR	<LOD
84	5/28/2025 13:16	Negative	WALL	WOOD	POOR	WHITE	SECOND FLOOR	<LOD
85	5/28/2025 13:16	Negative	WALL	WOOD	POOR	WHITE	SECOND FLOOR	<LOD
86	5/28/2025 13:16	Negative	WALL	WOOD	POOR	WHITE	SECOND FLOOR	<LOD
87	5/28/2025 13:16	Negative	WALL	WOOD	POOR	WHITE	SECOND FLOOR	<LOD
88	5/28/2025 13:17	Negative	WALL	WOOD	POOR	WHITE	SECOND FLOOR	<LOD
89	5/28/2025 13:17	Negative	WALL	WOOD	POOR	WHITE	SECOND FLOOR	<LOD
90	5/28/2025 13:17	Positive	DOOR	WOOD	POOR	WHITE	SECOND FLOOR	10.18
91	5/28/2025 13:17	Negative	DOOR	WOOD	POOR	WHITE	SECOND FLOOR	<LOD
92	5/28/2025 13:18	Negative	DOOR	WOOD	POOR	WHITE	SECOND FLOOR	<LOD
93	5/28/2025 13:18	Negative	WALL	DRYWALL	POOR	WHITE	SECOND FLOOR	<LOD
94	5/28/2025 13:18	Negative	WALL	DRYWALL	POOR	WHITE	SECOND FLOOR	<LOD
95	5/28/2025 13:19	Negative	WALL	DRYWALL	POOR	WHITE	SECOND FLOOR	<LOD
96	5/28/2025 13:19	Negative	WALL	DRYWALL	POOR	WHITE	SECOND FLOOR	<LOD
97	5/28/2025 13:19	Negative	WALL	DRYWALL	POOR	WHITE	SECOND FLOOR	<LOD
98	5/28/2025 13:21	Negative	WALL	DRYWALL	POOR	PEACH	SECOND FLOOR	<LOD
99	5/28/2025 13:21	Negative	WALL	DRYWALL	POOR	PEACH	SECOND FLOOR	<LOD
100	5/28/2025 13:21	Negative	WALL	DRYWALL	POOR	PEACH	SECOND FLOOR	<LOD
101	5/28/2025 13:21	Negative	WALL	DRYWALL	POOR	BLUE	SECOND FLOOR	<LOD
102	5/28/2025 13:21	Negative	WALL	DRYWALL	POOR	BLUE	SECOND FLOOR	<LOD
103	5/28/2025 13:22	Positive	COLUMN	WOOD	POOR	GREEN	SECOND FLOOR	10.14
104	5/28/2025 13:25	Negative	CEILING	DRYWALL	POOR	WHITE	THIRD FLOOR	<LOD

Inspector: Dominic Hobbs
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Limited-Lead Based Paint Readings

Centinnal House
 176 Main Street
 Park City, Utah

Index	Time	Results	Component	Substrate	Condition	Color	Location	PbC
105	5/28/2025 13:25	Negative	CEILING	DRYWALL	POOR	WHITE	THIRD FLOOR	<LOD
106	5/28/2025 13:25	Negative	CEILING	DRYWALL	POOR	WHITE	THIRD FLOOR	<LOD
107	5/28/2025 13:25	Negative	WALL	DRYWALL	POOR	WHITE	THIRD FLOOR	<LOD
108	5/28/2025 13:25	Negative	WALL	DRYWALL	POOR	WHITE	THIRD FLOOR	<LOD
109	5/28/2025 13:25	Negative	WALL	DRYWALL	POOR	WHITE	THIRD FLOOR	<LOD
110	5/28/2025 13:26	Negative	WALL	DRYWALL	POOR	WHITE	THIRD FLOOR	<LOD
111	5/28/2025 13:26	Negative	WALL	DRYWALL	POOR	WHITE	THIRD FLOOR	<LOD
112	5/28/2025 13:26	Negative	WINDOW	WOOD	POOR	BROWN	THIRD FLOOR	<LOD
113	5/28/2025 13:26	Negative	WINDOW	WOOD	POOR	BROWN	THIRD FLOOR	<LOD
114	5/28/2025 13:26	Negative	WINDOW	WOOD	POOR	BROWN	THIRD FLOOR	<LOD
115	5/28/2025 13:27	Negative	WINDOW	WOOD	POOR	BROWN	THIRD FLOOR	<LOD
116	5/28/2025 13:28	Negative	STAIR RAILING	WOOD	POOR	GREEN	THIRD FLOOR	<LOD
117	5/28/2025 13:28	Negative	STAIR RAILING	WOOD	POOR	GREEN	THIRD FLOOR	<LOD
118	5/28/2025 13:28	Negative	STAIR RAILING	WOOD	POOR	GREEN	THIRD FLOOR	<LOD
119	5/28/2025 13:46	Negative	CALIBRATE	WOOD	POOR	GREEN	THIRD FLOOR	<LOD
120	5/28/2025 13:46	Positive	CALIBRATE					0.88
121	5/28/2025 13:46	Positive	CALIBRATE					0.87
122	5/28/2025 13:47	Positive	CALIBRATE					0.87

Appendix D

Photographs



Centennial House
176 Main Street
Park City, Utah



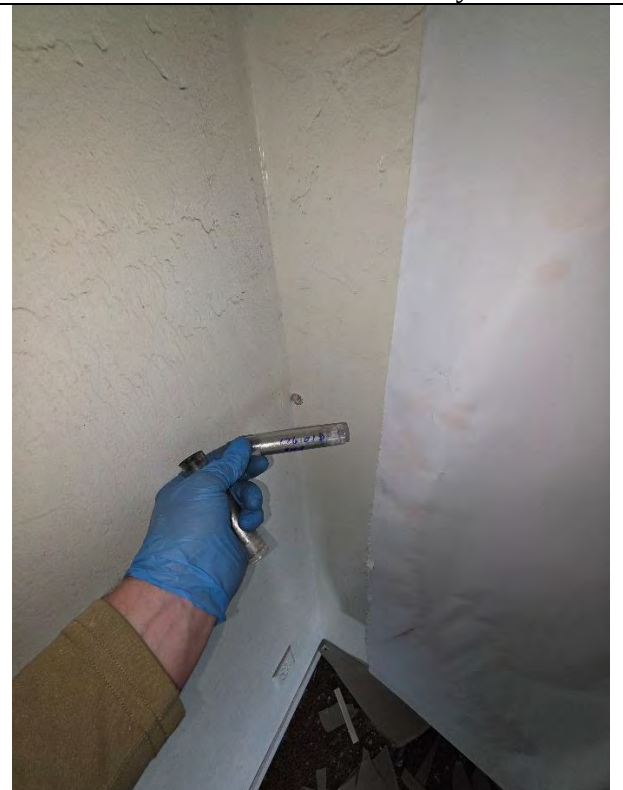
176 – 01A Sheetrock Wall System



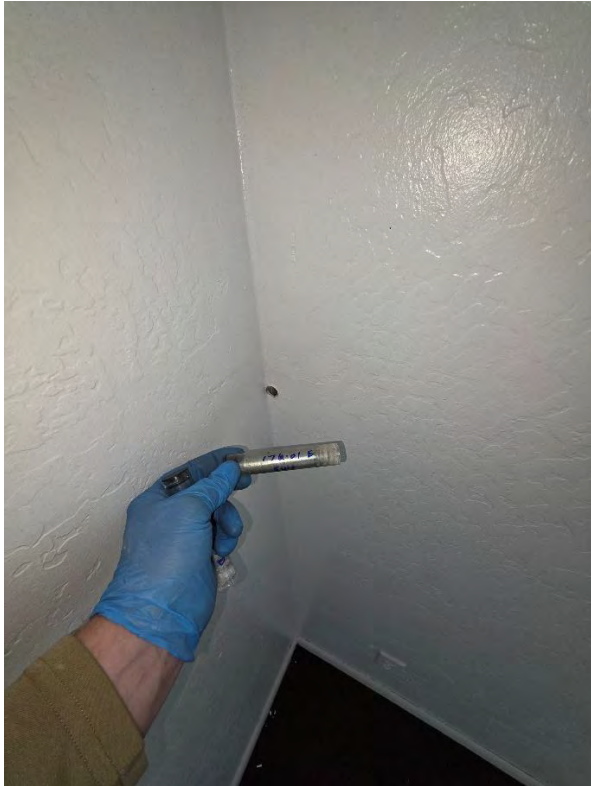
176 – 01B Sheetrock Wall System



176 – 01C Sheetrock Wall System



176 – 01D Sheetrock Wall System



176 – 01E Sheetrock Wall System



176 – 02A Textured Wall/Ceiling Material



176 – 02B Textured Wall/Ceiling Material



176 – 02C Textured Wall/Ceiling Material



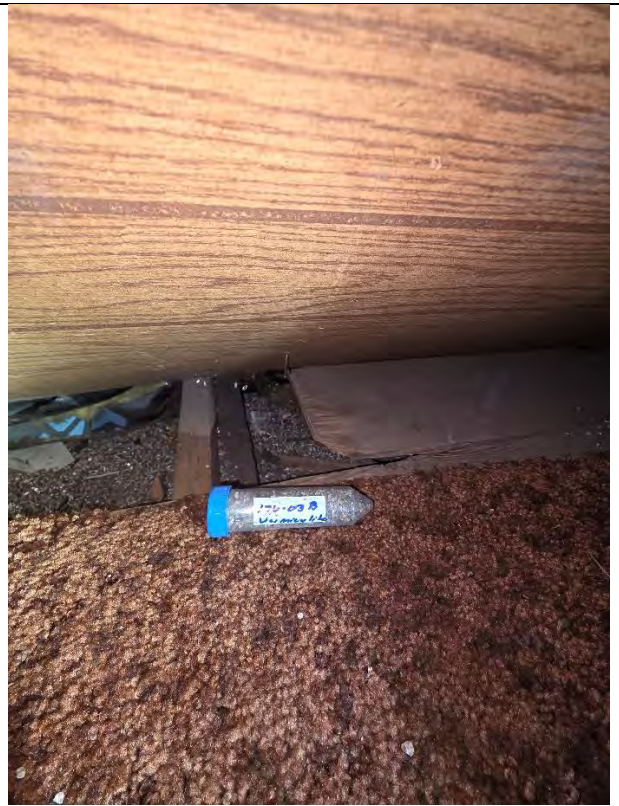
176 – 02D Textured Wall/Ceiling Material



176 – 02E Textured Wall/Ceiling Material



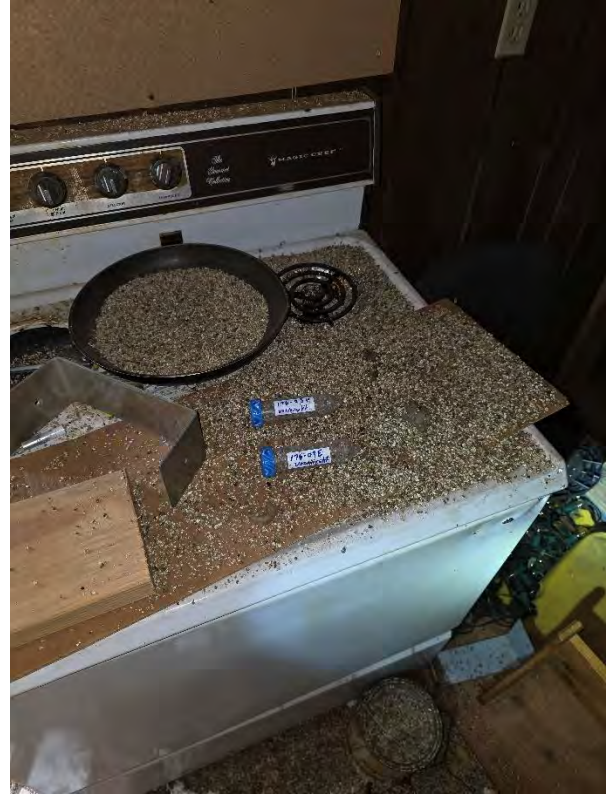
176 – 03A Vermiculite Insulation



176 – 03B Vermiculite Insulation



176 – 03C Vermiculite Insulation



176 – 03D/03E Vermiculite Insulation



176 – 04A Textured Wall Material



176 – 04B Textured Wall Material



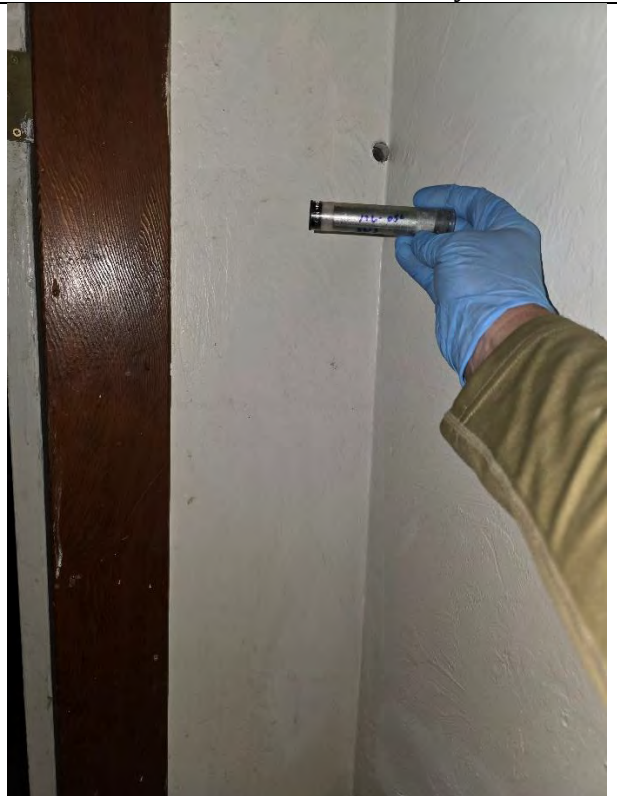
176 – 04C Textured Wall Material



176 – 05A Sheetrock Wall System



176 – 05B Sheetrock Wall System



176 – 05C Sheetrock Wall System



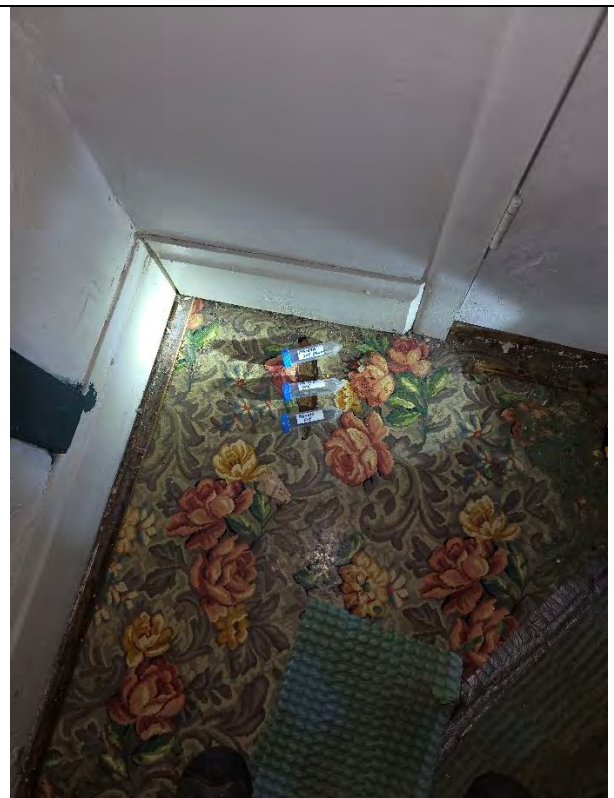
176 – 06A Textured Wall Material



176 – 06B Textured Wall Material



176 – 06C Textured Wall Material

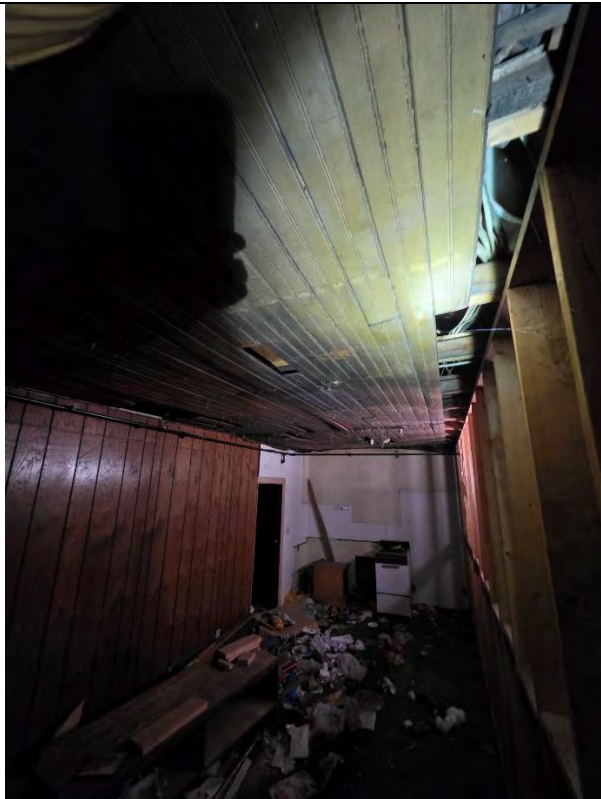


176 – 07A/B/C Sheet Vinyl Flooring Flower Pattern



176 – 08A, B and C Sheet Vinyl Flooring
Brick Pattern

End of Asbestos Sample Photographs



Green wood ceiling positive for lead



Lead exterior door, siding and door frame



Green wood ceiling positive for lead



Exterior window frame, stair stringers and trim



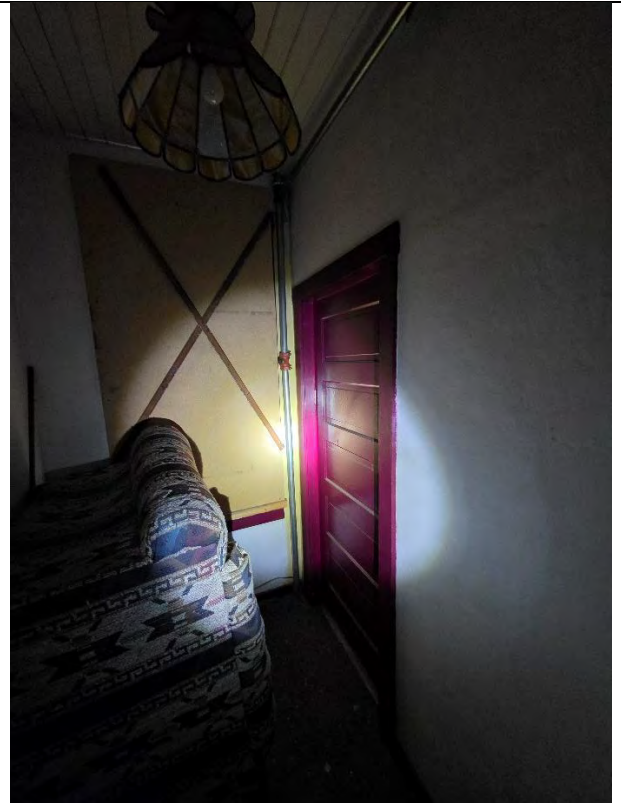
Lead exterior trim



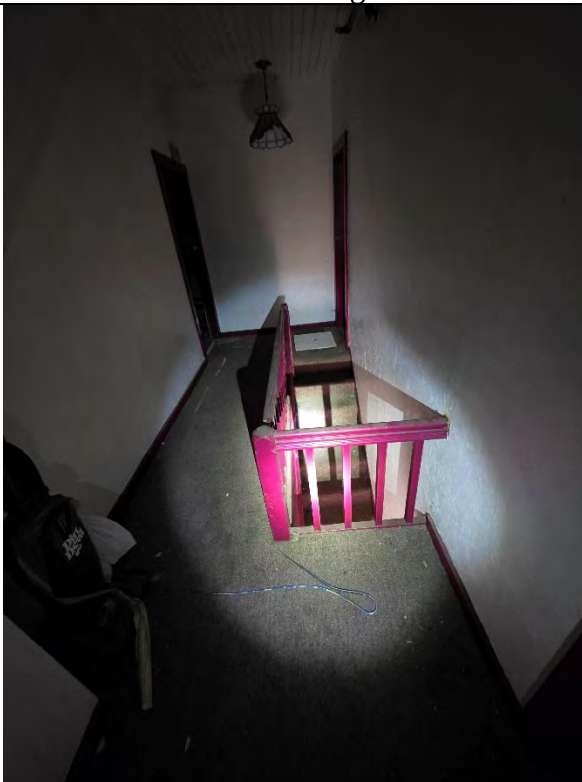
Lead exterior siding and trim



Lead exterior siding and trim



Lead interior door and frame

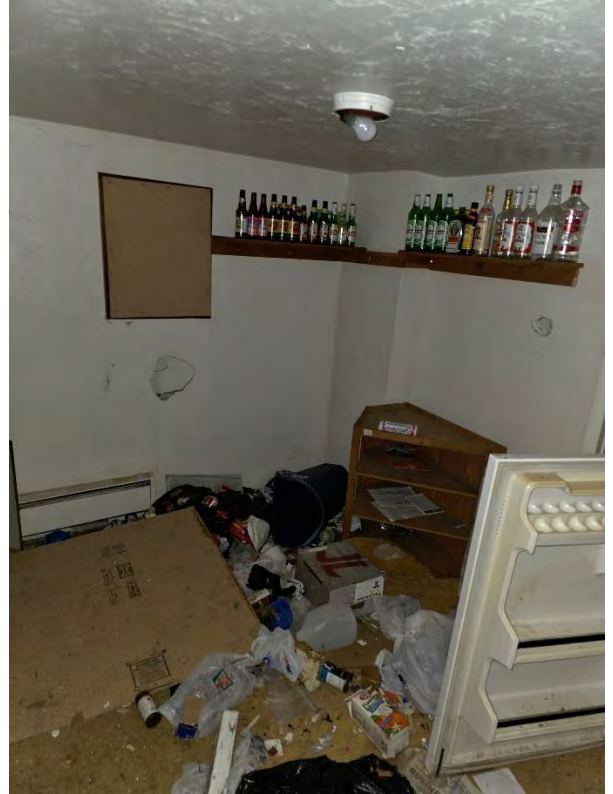


Lead stairwell components positive for lead

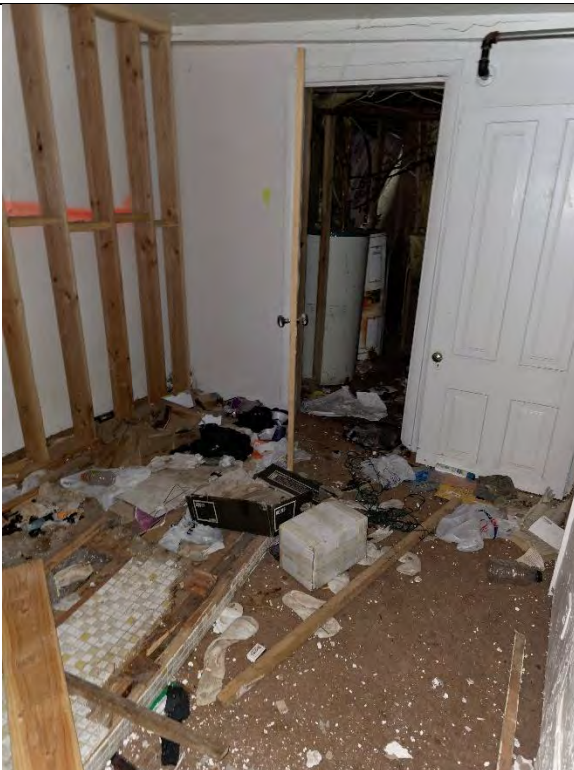


Blue wood ceiling positive for lead

End of Lead Photographs



Basement Kitchen area garbage old food



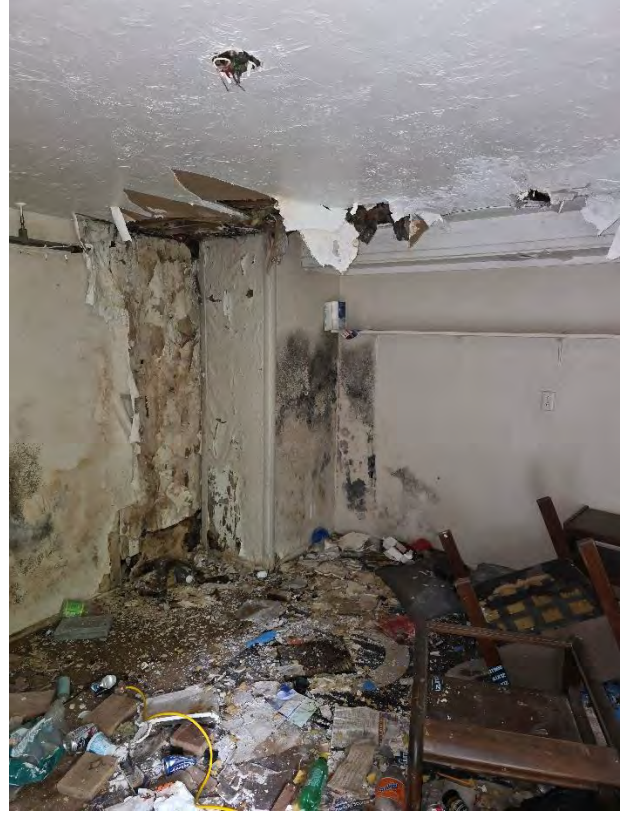
Basement South Apartment NW Bedroom with
dead raccoon and garbage



Basement South Apartment bathroom



Basement South Apartment visible mold growth,
animal feces and garbage



Basement South Apartment visible mold growth,
animal feces, three dead raccoons and garbage

Appendix E

Mold Inspection Report

MOLD INVESTIGATION AND SPECIFICATIONS REPORT

**CENTENNIAL HOUSE
176 MAIN STREET
PARK CITY, UTAH 84060**

Prepared for:

Ms. Makenzie Kink Winder
Windermer Real Estate

Prepared by:



Hill West Environmental, LLC
7963 Douglas Drive
Park City, Utah 84098

Contact: Claude Dahlk, CHMM
(801) 450-8060

June 4, 2025

1.0 SUMMARY

Hill West Environmental LLC (Hill West) was requested to conduct a mold assessment for the Centennial House located at 176 Main Street, Park City, Utah. Based on information provided by the Historic Preservation Board Staff Report dated May 7, 2025, the structure has been damaged from element, animals, squatters and lack of maintenance. The basement apartments in particular have dead raccoons, animal feces and extreme water damage from roof leaks and other water intrusions. The structure has been condemned by the City and has been boarded up to prevent access from the public and additional animal occupation.

The continued exposures to snow melt and rain events has contributed to the formation of mold growth within the basement area as well as areas on the upper floors primarily due to roof leaks. In addition, six (6) dead raccoons were observed within the basement apartment areas with all rooms having feces, old food containers and other garbage within these areas. Given the conditions, Hill West donned proper Personal Protective Equipment (PPE) which included a half-faced respirator equipped with both a HEPA filter and chemical cartridges to minimize bacteria, mold spore and other toxic chemicals that may be present within the basement prior to entry.

2.0 METHODS AND MATERIALS

On May 28, 2025 Hill West collected three (3) air samples from various locations within the basement areas of the building. In addition, Hill West collected two (2) tape lift samples from the South Apartment that had visible mold growth on the sheetrock walls as provided in the photographs that are attached to this report.

The air samples were collected to verify mold spore concentrations and mold types within various areas of the building. An additional air sample was collected outside to provide background spore levels for comparison. All air samples were collected using an Air-O-Cell cassette, a high volume pump with a set level of 15 liters of air per minute with a sampling duration of one to 10 minutes each. The samples were sent to Eurofins Aerotech Built Environment Testing, LLC (Eurofins) under proper chain-of-custody procedures for analysis.

Eurofins is accredited by the American Industrial Hygiene Association's Environmental Microbiology Laboratory Accreditation Program (EMLAP). The laboratory results for the mold samples are included in Appendix B and also summarized in Table 1. The samples were analyzed using light microscopy at 600X magnification, with the entire slide (100% of the sample) being analyzed. The results are reported as **Total**, meaning they include both viable and non-viable fungal spores.

Samples were collected following the procedures outlined in the Indoor Environmental Standards Organization (IESO): *Standards of Practice for the Assessment of Indoor Environmental Quality - Volume I: Mold Sampling; Assessment of Mold Contamination*.

3.0 RESULTS

Table 1 summarizes the results of the air samples collected within each area tested. Results listed in **Bold Font** are above “Outside” concentrations.

Table 1 – Air Sample Results

Air Samples collected on May 28, 2025			
Sample Identification Number	Description	Identification	Results (Count/M ³)
176 - 01 Exterior	Outside	Ascospores Basidiospores Cladosporium Other brown Penicillium/Aspergillus types Smuts, Periconia, Myxomycetes Total Fungal Spores	27 53 610 13 53 27 790
176 - 02 Interior	Basement South Apartment	Ascospores Basidiospores Chaetomium Cladosporium Penicillium/Aspergillus types Stachybotrys Ulocladium Total Fungal Spores	1,800 1,200 290 9,700 2,700 40 2,300 18,000
176 - 03 Interior	Basement South Apartment	Ascospores Chaetomium Cladosporium Other brown Penicillium/Aspergillus types Smuts, Periconia, Myxomycetes Stachybotrys Ulocladium Total Fungal Spores	2,200 130 2,400 13 15,000 40 13 130 20,000
176 - 04 Interior	Basement North Apartment	Ascospores Basidiospores Chaetomium Cladosporium Other brown Penicillium/Aspergillus types Smuts, Periconia, Myxomycetes Total Fungal Spores	210 850 27 850 67 2,000 13 4,000

Bulk Sample collected on May 28, 2025			
Sample Identification Number	Description	Identification	Count/Unit
176 - 05 Bulk	Basement Sheetrock Wall System	Cladosporium Ulocladium Total Fungal Spores	600,000 190,000 790,000
176 - 06 Bulk	Basement Sheetrock Wall System	Cladosporium Penicillium/Aspergillus types Ulocladium Total Fungal Spores	4,600 4,900 160,000 170,000

4.0 RECOMMENDATIONS

Based on the analytical results and visual inspection of the basement area, Hill West recommends that the entire basement area be remediated for the respiratory hazards including mold growth, dead animals, feces, and garbage that is present within the entire basement area. In addition, the HVAC ducts within the building should be cleaned to remove any settled spores within the HVAC system. Hill West recommends that the project be completed by qualified individuals experienced in decontamination and remediation of the various building components for mold contamination. All areas should be remediated using protocols established by the *IICRC S520 Standard and Reference Guide for Professional Mold Remediation*.

Mold spores are known to cause various illnesses, mostly related to allergy-like symptoms. Some mold spores can produce mycotoxins, which are extremely toxic. Exposure to these toxins can occur through inhalation, ingestion or dermal exposure and can cause allergy-like responses including: dermatitis, cough, rhinitis, nose bleeds, cold and flu symptoms, headache, general malaise, and fever.¹

Prior to any abatement activities, typical treatment for the areas includes construction of critical barriers (6 mil. poly sheeting) to seal-off the contaminated areas, placement of the containment under negative pressure (- 0.2 inches of water column) with a minimum of four (4) air exchanges within the containment area. All exhaust must be ventilated to the exterior of the building. Hill West recommends that the contractor seal off the north section of the building as one containment from boiler room to the east bathrooms and remediate the area as outlined below.

Access to the project area should be restricted to authorized personnel only and is considered an EPA-regulated asbestos abatement project. Access into the work area will require the use of proper Personal Protective Equipment (PPE) including steel-toed shoes, hard hat, half-faced respirator with HEPA/Chemical filters, Tyvek clothing and work gloves. All personnel shall be EPA-certified as asbestos abatement workers/supervisors to enter into the containment. All abatement activities shall follow the Department of Air Quality regulations as they pertain to regulated asbestos abatement activities.

¹IAQ Microbiology Reference Guide, Aerotech • Kalmar Laboratories

- As the ceiling within the basement is damaged due to water intrusion, all materials within the basement area shall be considered asbestos regulated waste from the asbestos containing vermiculite.
- The contractor shall seal-off the basement from the areas to minimize mold and asbestos cross contamination.
- Sufficient number of negative air machines will need to be set within the containment with all exhaust venting outside the building. Hill West recommends that up to six (6) negative air machines maybe required to achieve proper negative pressure within the containment.
- Isolate the HVAC system within the building to prevent mold spores and asbestos being transported into other non-affected areas of the building.
- The contractor should then begin remediation by isolating the HVAC system and placement of the entire basement under negative pressure to complete both the asbestos and mold remediation of the entire basement.
- After all sheetrock walls and ceilings have been removed, the contractor shall inspect the interior wall studs and foundation building components for visible mold growth and remediate these areas accordingly.
- Due to the extensive water leaks throughout the years, all wood braces, wall studs and other building components may be compromised and will either need to be replaced or remediated if feasible.
- All wood joists and sheeting shall then be treated using a dry ice bead blaster to remove all mold growth on the wood joists and sheeting.
- All visibly mold and asbestos contaminated building components including sheetrock walls, wood paneling, garage, furniture and wood framing should be removed from the containment area.
- All remaining visible mold areas such as interior wall cavities should first be cleaned by first HEPA vacuuming the area and then applying a 10% - 15% concentration of bleach to water (or equivalent) on the affected contaminated areas.
- The contractor shall then spray a biocide product within the entire crawl space and basement containment area to further clean the areas. The areas should then be left to dry to the maximum extent possible to inhibit the reformation of the mold.
- All visibly stained areas such as the joists and sheeting within each affected area should then be sanded and HEPA vacuumed again.

- Any stained areas remaining after the above procedure has been followed should then be encapsulated with an anti-fungicide product such as Fosters 4020 including the foundation walls.

Upon completion of the remediation, Hill West recommends that an on-site visual inspection of the remediated areas be completed. If these areas pass the visual inspection, post remediation verification air samples shall be collected from each containment work area. In addition to the interior samples, an exterior air sample shall be collected to obtain outdoor mold spore levels.

To allow access back into this area, Hill West will collect asbestos air clearance samples to document asbestos fiber counts and the area will not be released for re-occupancy until the asbestos fiber count is <0.01 fibers/cubic (f/cc) centimeter of air.

The information gathered by the background samples (prior to remediation), in conjunction with the clearance samples, can then be used to determine the success of the remediation. The samples will serve as clearance results that will allow Hill West to determine whether additional remediation is required within the areas tested. If the air sample results are at or below the outside/background samples, dependent upon the mold types identified, the areas will be given clearance status, and no further remediation will be recommended for these areas.

Due to the poor condition of the structure, a certified engineering firm shall make the determination whether the structure is safe for re-occupancy. Mold growth and continued water damage can impact the wood braces/foundations to the point that the structure is not safe for re-occupancy.

Consulting services for collection of mold samples to verify that mold, fungus, and other allergens are present, is only valid at the time services are performed as mold, fungus, and other allergens are always naturally occurring. Reformation of mold may occur if water is re-introduced into any areas of the structure from any water source. Hill West does not warranty any work conducted by any remediation contractors or subcontractors chosen by the insured or insurance company to repair the moisture problem or remediate the mold within the structure.

If you have any questions or require additional information, please feel free to call me at (801) 450-8060.

Sincerely,

A handwritten signature in black ink, appearing to read 'Claude Dahlk', with a stylized flourish at the end.

Claude Dahlk, CHMM, CIEC
Project Manager

Appendix A

Photographs

Analytical Results



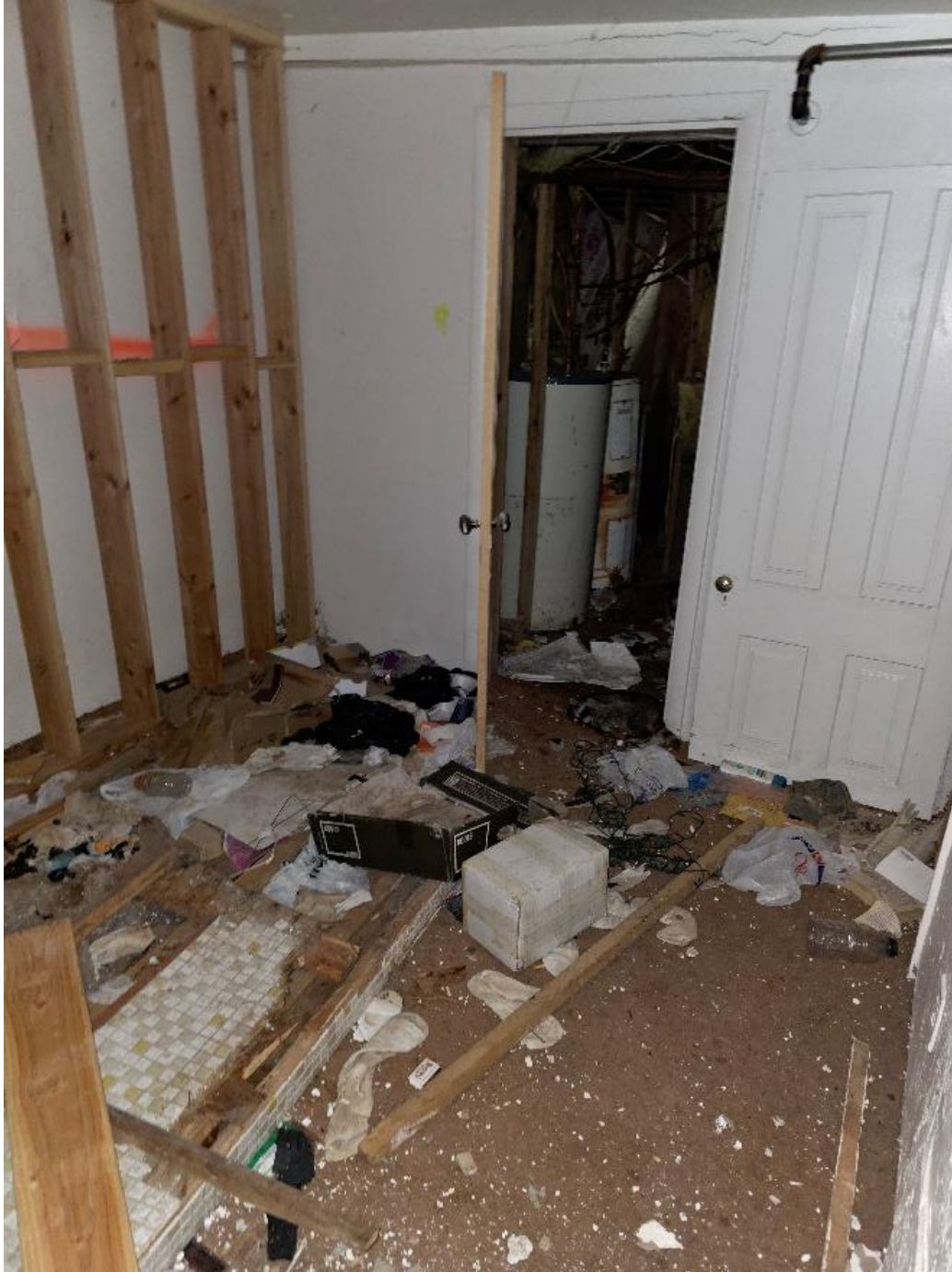
South Basement Apartment Living Room – Three (3) dead raccoons, feces, visible mold on all walls within the basement area.



Visible mold growth on wood paneling Office 103/104.



Visible mold growth on sheetrock wall Basement South Apartment Bathroom.



Visible mold growth with dead raccoon and feces throughout room.



Basement South Apartment Kitchen with visible mold growth and feces.

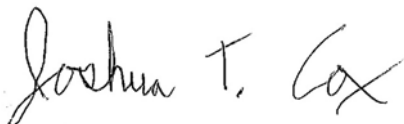
Report for:

Claude Dahlk
Hill West Environmental, LLC
7963 Douglas Drive
Park City, UT 84098

Regarding: Eurofins Aerotech Built Environment Testing, LLC
Project: Centennial House; 176 Main Street Park City UT
EML ID: 4091590

Approved by:

Dates of Analysis:
Spore trap analysis: 05-30-2025



Business Unit Manager
Joshua Cox

Service SOPs: Spore trap analysis (EB-MY-S-1038)
AIHA LAP, LLC accredited service, Lab ID #102297

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

Eurofins Aerotech Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Aerotech Built Environment Testing, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Hill West Environmental, LLC
C/O: Claude Dahlk
Re: Centennial House; 176 Main Street Park City UT

Date of Sampling: 05-28-2025
Date of Receipt: 05-30-2025
Date of Report: 05-30-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	176-01: Outside				176-02: South Basement				176-03: South Basement				176-04: North Basement			
Comments (see below)	None				None				None				None			
Lab ID-Version‡:	20407339-1				20407340-1				20407341-1				20407342-1			
Analysis Date:	05/30/2025				05/30/2025				05/30/2025				05/30/2025			
Sample volume (liters)	150				75				75				75			
Background debris (1-4+)	3+				3+				4+				4+			
	raw ct.	Count/m3	DL/m3*	%	raw ct.	Count/m3	DL/m3*	%	raw ct.	Count/m3	DL/m3*	%	raw ct.	Count/m3	DL/m3*	%
Hyphal fragments	4	27	7	n/a	6	80	13	n/a	31	410	13	n/a	12	160	13	n/a
Pollen	28	190	7	n/a	8	110	13	n/a					2	27	13	n/a
§ TOTAL FUNGAL SPORES	34	790	n/a	100	485	18,000	n/a	100	398	20,000	n/a	100	81	4,000	n/a	100
Ascospores	1	27	27	3	34	1,800	53	10	42	2,200	53	11	4	210	53	5
Basidiospores	2	53	27	7	23	1,200	53	7					16	850	53	21
Chaetomium					22	290	13	2	10	130	13	1	2	27	13	1
Cladosporium	23	610	27	78	182	9,700	53	54	45	2,400	53	12	16	850	53	21
Other brown	2	13	7	2					1	13	13	< 1	5	67	13	2
Penicillium/Aspergillus types	2	53	27	7	50	2,700	53	15	286	15,000	53	75	37	2,000	53	49
Smuts, Periconia, Myxomycetes	4	27	7	3					3	40	13	< 1	1	13	13	< 1
Stachybotrys					3	40	13	< 1	1	13	13	< 1				
Stemphylium																
Torula																
Ulocladium					171	2,300	13	13	10	130	13	1				
Zygomycetes																

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

*The detection limit/limit of detection (DL) per cubic meter (m3) has been rounded to two significant figures to reflect analytical precision.

††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Fungal Spores has been rounded to two significant figures to reflect analytical precision.

Client: Hill West Environmental, LLC

C/O: Claude Dahlk

Re: Centennial House; 176 Main Street Park City UT

Date of Sampling: 05-28-2025

Date of Receipt: 05-30-2025

Date of Report: 05-30-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Fernando Fernandez

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

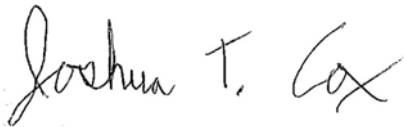
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Report for:

Claude Dahlk
Hill West Environmental, LLC
7963 Douglas Drive
Park City, UT 84098

Regarding: Eurofins Aerotech Built Environment Testing, LLC
Project: Centennial House; 176 Main Street Park City UT
EML ID: 4091590

Approved by:



Business Unit Manager
Joshua Cox

Dates of Analysis:

Quantitative spore count direct exam: 05-30-2025

Service SOPs: Quantitative spore count direct exam (EM-MY-S-1041)
AIHA LAP, LLC accredited service, Lab ID #102297

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins Aerotech Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Aerotech Built Environment Testing, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Hill West Environmental, LLC
C/O: Claude Dahlk
Re: Centennial House; 176 Main Street Park City UT

Date of Sampling: 05-28-2025
Date of Receipt: 05-30-2025
Date of Report: 05-30-2025

QUANTITATIVE SPORE COUNT REPORT

Location:	176-05: North Basement West Wall				176-06: North Basement West Wall			
Comments (see below)	None				None			
Sample type	Bulk sample				Bulk sample			
Lab ID-Version‡:	20407337-1				20407338-1			
Analysis Date:	05/30/2025				05/30/2025			
Background debris (1-4+)	N/A				N/A			
Sample size	1 cm2				1 cm2			
Reporting unit	1 cm2				1 cm2			
Dilution	1:1				1:1			
	Count	Count/sample	Count/unit	%	Count	Count/sample	Count/unit	%
Hyphal fragments	11	11,000	11,000	n/a	3	3,000	3,000	n/a
§ TOTAL FUNGAL SPORES	790	790,000	790,000	100	370	170,000	170,000	100
Cladosporium	600	600,000	600,000	76	102	4,600	4,600	3
Myrothecium								
Nigrospora								
Other colorless								
Penicillium/Aspergillus types					108	4,900	4,900	3
Pithomyces								
Rusts								
Smuts, Periconia, Myxomycetes								
Stachybotrys								
Stemphylium								
Torula								
Ulocladium	189	190,000	190,000	24	156	160,000	160,000	94
Zygomycetes								

Comments:

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Fungal Spores has been rounded to two significant figures to reflect analytical precision.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The limit of detection is 1 spore per area analyzed; Analytical Sensitivity is 1 spore per unit times the dilution factor.

Where tape lifts are performed for bulk sample analysis, the unit reported is specific to the area of tape analyzed. Where swabs are performed, the unit reported is specific to the swab analyzed. Due to the inherent inhomogeneity and variable recovery rates of surface fungal samples, all reported spore counts are extrapolated estimates. Counts of fewer than 400 spores or greater than 40,000 spores are considered imprecise and not reproducible due to limitations in the counting method and equipment sensitivity.

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Client: Hill West Environmental, LLC

C/O: Claude Dahlk

Re: Centennial House; 176 Main Street Park City UT

Date of Sampling: 05-28-2025

Date of Receipt: 05-30-2025

Date of Report: 05-30-2025

QUANTITATIVE SPORE COUNT REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Fernando Fernandez

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‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Introduction

Molds are a natural and important part of our environment. They are ubiquitous and are found virtually everywhere. Molds produce tiny spores to reproduce. These spores can be found in both indoor and outdoor air and on indoor and outdoor surfaces. When mold spores land on a damp spot, they may begin growing and digesting whatever they are growing on in order to survive, leading to adverse conditions. In response to increasing public concern, a number of government authorities, including the United States EPA, California Department of Health Services and New York City Department of Health, have developed recommendations and guidelines for assessment and remediation of mold. Websites for these organizations can be found at the end of this report.

While it is generally accepted that molds can be allergenic and can lead to adverse health conditions in susceptible people, unfortunately there are no widely accepted or regulated interpretive standards or numerical guidelines for the interpretation of microbial data. The absence of standards often makes interpretation of microbial data difficult and controversial. This report has been designed to provide some basic interpretive information using certain assumptions and facts that have been extracted from a number of peer reviewed texts, such as the American Conference of Governmental Industrial Hygienists (ACGIH). In the absence of standards, the user must determine the appropriateness and applicability of this report to any given situation. Identification of the presence of a particular fungus in an indoor environment does not necessarily mean that the building occupants are or are not being exposed to antigenic or toxic agents.

None of the information contained herein should be construed as medical advice or a call to action for evacuation or remediation. Only a qualified physician should make any decision relative to medical significance.

EMLab P&K did not conduct the site investigation, provide consulting or collect the samples referenced in this report. EMLab P&K's primary involvement in this project is to provide analytical results for the samples submitted. The data presented in this report are based on the samples and accompanying information provided and represents concentrations at a point in time under the conditions sampled.

EMLab P&K's standard terms and conditions govern all aspects of this report.

Materials

Please refer to the chain of custody included with this report.

Methods

1. Surface Samples – Swab, Dust, Tape and Bulk Samples

Swab, Dust and Tape samples are mounted on a glass slide and observed under a bright field microscope for either Qualitative or Quantitative Examination. A bulk sample is also simultaneously observed under a stereomicroscope to look for signs of any visible discoloration or fungal growth, which is then mounted and observed under a bright field microscope for either Qualitative or Quantitative Examination. The samples are analyzed at a minimum of 200X magnification and up to a 1000X magnification. In the qualitative

examination, the prepared samples are observed for the presence of any structures or skewing of spore distribution that may indicate growth in the sample being analyzed. In the quantitative examination, the mold spores detected in the sample are counted and reported as spores per cm², spores per gram (or 1000mg), or spores per swab/wipe, etc depending on the sample type. These methodologies do not differentiate between viable and non-viable fungal spores.

2. Air Samples- Spore Trap Device

Spore traps are a unique sampling device designed for the rapid collection and analysis of a wide range of airborne particulates, including fungal spores. While analyzing the sample, the analyst takes a number of variables into account to select the proper analytical method to accurately determine the densities of the various spores on the trace. The densities of the debris and the spores on the trace will determine the approach to analyzing the sample. In general, the sample is directly mounted under the microscope and the various airborne particles detected are counted at a minimum of 200X magnification and up to 1000X magnification, with the entire trace (100% of the sample) being analyzed at 200X or 600X. This method does not differentiate between viable and non-viable fungal spores. This technique does not allow for the differentiation between *Aspergillus* and *Penicillium* spores. Additionally, depending on morphology, other non-distinctive spores are reported in categories such as ascospores or basidiospores. All slides are graded with the following debris scale for data qualification.

Debris Rating	Description	Interpretation
None	No particles detected.	No particulates on slide. The absence of particulates could indicate improper sampling as most air samples typically capture some particles.
<1+	Good visibility. A few particles detected.	Reported values are not affected by debris.
1+	Good visibility. No crowding of particles.	
2+	Decent visibility. Particles beginning to crowd.	Non-microbial particulates can mask the presence of fungal spores. As a result, actual values could be higher than the numbers reported. Higher debris ratings increase the probability of this bias.
3+	Decent visibility. Particles beginning to crowd.	
4+	Poor visibility. Particles beginning to overlap.	Excessive debris detected in the sample. Counts reported may vary drastically and actual values could be higher than the numbers reported. The sample should be collected at a shorter time interval, or other measures taken to reduce the collection of non-microbial debris. In addition, a >4+ rating will only allow for a count from the perimeter of the slide.
>4+	Poor visibility. Particles overlapping.	

3. Comments

Comments identify issues or events that are relevant to your analytical results. A comment includes information about any peculiar observation or situation encountered while analyzing the sample. In each case, the comments provide significant information vital to the interpretation of the laboratory data.

4. Data Interpretation

According to ACGIH, "Data from individual sampling episodes is often interpreted with respect to baseline data from other environments or the same environment under anticipated low exposure conditions." In the absence of established acceptable exposure limits, it is often necessary to use a comparison standard when interpreting data. In this instance, it will be necessary to sample the suspect area as well as a non-suspect area.

According to ACGIH, "...active fungal growth in indoor environments is inappropriate and may lead to exposure and adverse health effects."

a. Total Fungal Spores

According to ACGIH, "... differences that can detected with manageable sample sizes are likely to be in 10- fold multiplicative steps (e.g., 100 versus 1000...)". Following this logic, if total fungal spores are ten (10) times greater in the sample from a suspect area than in the negative control sample collected from a non-suspect area, then that sample area may be a fungal amplification site.

b. Mycelial Fragments

Mycelium is a fungal mass that constitutes the vegetative or living body of a fungus. Following the same logic above, if total mycelial fragments are ten (10) times greater in the suspect sample than in the negative control, then the sample area is considered to be a fungal amplification site. The presence of mycelial fragments provides evidence of microbial growth.

c. Mycotoxins

Molds can produce toxic substances called mycotoxins. More than 200 mycotoxins have been identified from common molds, and many more remain to be identified. Some of the molds that are known to produce mycotoxins are commonly found in moisture-damaged buildings. Exposure pathways for mycotoxins can include inhalation, ingestion, or skin contact. Although some mycotoxins are well known to affect humans and have been shown to be responsible for human health effects, for many mycotoxins, little information is available, and in some cases research is ongoing. Some molds can produce several toxins, and some molds produce mycotoxins only under certain environmental conditions. The presence of mold in a building does not necessarily mean that mycotoxins are present or that they are present in large quantities.

d. Water Indicator Molds

Certain authorities identify certain molds whose presence indicates excessive moisture. The presence of a few spores of indicator mold should be interpreted with caution. Additionally, it should be recognized that these named molds are not necessarily the only ones of potential significance.

e. Mold Glossary

Specific characteristics of the individual molds listed in the report are presented in Table 1.

f. Useful Resources

- i. Guidelines on Assessment and Remediation of Fungi in Indoor Environments, New York City Department of Health.
www1.nyc.gov/assets/doh/downloads/pdf/epi/epi-mold-guidelines.pdf
- ii. Facts about Mold, New York City Department of Health.
www1.nyc.gov/assets/doh/downloads/pdf/epi/mold-brochure.pdf

www.emlabpk.com • info@emlabpk.com

- iii. Mold Resources, United States Environmental Protection Agency.
<http://www.epa.gov/mold/moldresources.html>
- iv. Mold in My Home, What do I do? California Department of Health Services.
<http://www.lapublichealth.org/eh/docs/housing/brochure/moldhome.pdf>

Table 1: Summary of Specific Mold Characteristics

Fungi	Environmental Indicator		Typically Found
<i>Alternaria</i>			<i>Alternaria</i> is one of the more common fungi found in nature. It is found growing indoors on a variety of substrates including wallboards, painted walls, etc.
<i>Arthrinium</i>			<i>Arthrinium</i> is a saprobe and is found on plants. It is rarely found growing indoors.
Ascospores			Ascospores are ubiquitous in nature and are commonly found in the outdoor environment. Some fungi that belong to the ascomycete family include the sexual forms of <i>Penicillium/Aspergillus</i> , <i>Chaetomium</i> , etc that may be frequently found growing on damp substrates.
<i>Aureobasidium</i>			<i>Aureobasidium</i> is commonly found in a variety of soils. Indoors, it is commonly found where moisture accumulates, especially bathrooms, and kitchens, on shower curtains, tile grout, windowsills, textiles, and liquid waste materials.
Basidiospores			Basidiospores are Saprophytes and plant pathogens and are commonly found in gardens, forests, and woodlands. They also include organisms that are the agent of "dry rot," and other fungi that cause white and brown wood rot, which may grow and destroy the structural wood of buildings.
<i>Bipolaris/ Dreschlera</i>			<i>Bipolaris</i> and <i>Dreschlera</i> are usually found associated with plant debris, and soil. They are plant pathogens of numerous plants, particularly grasses. <i>Bipolaris</i> and <i>Dreschlera</i> can grow indoors on a variety of substrates.
<i>Botrytis</i>			<i>Botrytis</i> is commonly found in tropical and temperate climates growing on vegetative matter. They may be found indoors in conjugation with indoor plants, fruits and vegetables.
<i>Chaetomium</i>			<i>Chaetomium</i> is often found on materials containing cellulose such as sheetrock paper, or other wet materials.
<i>Cladosporium</i>			<i>Cladosporium</i> is a common outdoor mold. They are commonly found on dead plants, food, textiles, and a variety of other surfaces. Indoors, they can grow on a variety of substrates including textiles, wood, moist windowsills, etc. It can grow at 0°C and is associated with refrigerated foods.
<i>Curvularia</i>			<i>Curvularia</i> is found on plant materials and is considered a saprobe. Indoors, they can grow on a variety of substrates.
<i>Epicoccum</i>			<i>Epicoccum</i> is a saprophyte and considered a weakly parasitic secondary invader of plants. They tend to colonize continuously damp materials such as damp wallboard and fabrics.
<i>Fusarium</i>			<i>Fusarium</i> requires very wet conditions and is frequently isolated from plants and grains. They colonize continuously damp materials such as damp wallboard and water reservoirs for humidifiers and drip pans.

Memmoniella			<i>Memmoniella</i> can be found growing on a variety of cellulose-containing materials.
Nigrospora			<i>Nigrospora</i> is especially abundant in warm climates and is rarely found growing indoors.
Oidium/ Peronospora			<i>Oidium</i> and <i>Peronospora</i> are plant pathogens and are not found growing indoors.
Penicillium/ Aspergillus			<i>Penicillium</i> and <i>Aspergillus</i> are ubiquitous in environment. <i>Aspergillus</i> tends to colonize continuously damp materials such as damp wallboard and fabrics. <i>Penicillium</i> is commonly found in house dusts, wallpaper, decaying fabrics, moist clipboards, etc.
Pithomyces/ Ulocladium			<i>Pithomyces</i> is commonly found on grass and decaying plant material and are rarely found growing indoors. <i>Ulocladium</i> has a high water requirement and therefore colonizes continuously damp materials such as damp wallboard and fabrics.
Rusts			Rusts are plant pathogens and only grow on host plants.
Smuts/ Periconia/ Myxomycetes			Smuts and Myxomycetes are parasitic plant pathogens that require a living host. Smuts do not usually grow indoors. <i>Periconia</i> are rarely found growing indoors. Myxomycetes are occasionally found indoors, but rarely growing.
Stachybotrys			<i>Stachybotrys</i> are commonly found indoors on wet materials containing cellulose, such as wallboard, jute, wicker, straw baskets, and other paper materials.
Stemphylium			<i>Stemphylium</i> is either parasitic or saprophytic and is rarely found growing indoors.
Torula			<i>Torula</i> can grow indoors on cellulose containing materials such as wallboard, jute, wicker, straw baskets, and other paper materials.
Other brown/ colorless			An uncharacteristic fungal spore that does not lend itself to classification via direct microscopy.



Potential Water Intrusion/Indicator Mold Capable of Mycotoxin Production



Potential Water Intrusion/Indicator Mold

Quality Programs

The EMLab P&K's laboratory network is staffed with highly trained analysts, the majority of which hold advanced degrees. The reliability of test results depends on many factors such as the personnel performing the tests, environmental conditions, selection and validation of test methods, equipment functioning, as well as the sampling, storage and handling of test items, all of which are a reflection of the overall quality system of the laboratory.

EMLab P&K has modeled its quality system after ISO 17025, General Requirements for the Competence of Testing and Calibration Laboratories, one of the most stringent sets of standards in the industry, to ensure that its customers receive the highest standard of accuracy, reliability, and impartiality that they have come to expect from the leader in the environmental industry. EMLab P&K's laboratories adherence to the standards set forth in ISO 17025 has been validated and formally recognized through accreditations granted by an independent outside agency, American Industrial Hygiene Association Laboratory Accreditation Program, LLC (AIHA-LAP, LLC), on a site by site basis. As an additional measure to demonstrate its competency to perform the analyses it offers to its clients, EMLab P&K laboratories

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also participate in a variety of different proficiency testing programs, including the Environmental Microbiology Proficiency Analytical Testing Program (EMPAT) sponsored by the American Industrial Hygiene Association Proficiency Analytical Testing Programs.

As part of our continuous commitment to excellence, EMLab P&K laboratories are also inspected, licensed and/or accredited by a number of governmental agencies and independent associations in addition to those already mentioned above. The scope of services, accreditation certificates, and proficiency results can all be accessed at www.emlabpk.com.

References

1. Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Government Industrial Hygienists, Cincinnati, OH (1999).
2. EPA: The Inside Story. A Guide to Indoor Air Quality, United States Environmental Protection Agency and the United States Consumer Product Safety Commission, Washington DC (1995).
3. Health Canada: Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate. Health Protection Branch, Health Canada, Ottawa, Ontario (1989).
4. IIRC: Standard and Reference Guide for Professional Water Damage Restoration, 2nd Ed. Institute of Inspection, Cleaning and Restoration, Vancouver, WA (1999).
5. Field Guide for the Determination of Biological Contaminants in Environmental Samples. American Industrial Hygiene Association, Fairfax, VA (1996).
6. Standards of Practice for the Assessment of Indoor Environmental Quality, Volume I: Mold Sampling, Assessment of Mold Contamination. Indoor Environmental Standards Organization (2002).

Client: Hill West Environmental, LLC

Date of Sampling: 05-28-2025

C/O: Claude Dahlk

Date of Receipt: 05-30-2025

Re: Centennial House; 176 Main Street Park City UT Date of Report: 05-30-2025

MoldRANGE™, Local Climate; Extended Outdoor Comparison

Outdoor Location: 176-01, Outside

Fungi Identified	Outdoor data	Typical Outdoor Data for: May in Southwest† EMLab Regional Climate code¹ B Annual Temp, A Elev., A Rain, A Temp. Range (n‡=485)						Typical Outdoor Data for: The entire year in Southwest† EMLab Regional Climate code¹ B Annual Temp, A Elev., A Rain, A Temp. Range (n‡=5430)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Project zip code 84098	spores/m3												
Generally able to grow indoors*													
Alternaria	-	13	19	53	110	160	40	13	20	53	130	210	38
Bipolaris/Drechslera group	-	-	-	-	-	-	2	7	7	13	53	53	4
Chaetomium	-	8	13	13	13	48	6	7	7	13	13	27	4
Cladosporium	610	53	110	370	1,100	2,100	95	53	110	270	960	1,900	89
Curvularia	-	-	-	-	-	-	1	7	13	27	53	53	3
Nigrospora	-	-	-	-	-	-	2	7	13	27	53	53	3
Other brown	13	7	7	18	48	79	10	7	13	27	53	80	13
Penicillium/Aspergillus types	53	53	53	110	270	390	48	53	53	130	320	480	48
Stachybotrys	-	-	-	-	-	-	< 1	7	10	13	27	53	< 1
Torula	-	-	-	-	-	-	2	11	13	27	53	110	3
Ulocladium	-	-	-	-	-	-	< 1	7	7	13	27	40	1
Seldom found growing indoors**													
Ascospores	27	27	53	110	370	530	69	27	53	110	350	640	56
Basidiospores	53	53	53	200	480	790	84	53	53	210	640	1,300	72
Rusts	-	-	-	-	-	-	2	7	13	27	53	110	8
Smuts, Periconia, Myxomycetes	27	13	27	53	130	220	51	13	27	110	430	940	63
§ TOTAL SPORES/m3	790												

¹EMLab Regional Climate codes are a climate classification scheme for regional geographic areas containing multiple states. The MoldRANGE™ Local Climate report uses the sampling location zip code to identify the EMLab Regional Climate code in that area. Using information available from the NOAA weather database, the EMLab Regional Climate code sharpens the precision of the MoldRANGE™ reporting system, providing more reliable estimates of the range and average concentrations of the different airborne fungal spore types for each region. Additional information on the EMLab Regional Climate code system can be found on the last page of this report.

†The Typical Outdoor Data represents the typical outdoor spore levels across the region's group of states for the time period and EMLab Regional Climate code indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically and if not enough data is available to make a statistically meaningful assessment, it is indicated with a dash.

‡ n is the sample size used to calculate the MoldRANGE™ Local Climate data summarized in the table.

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

Client: Hill West Environmental, LLC

Date of Sampling: 05-28-2025

C/O: Claude Dahllk

Date of Receipt: 05-30-2025

Re: Centennial House; 176 Main Street Park City UT Date of Report: 05-30-2025

Understanding EMLab Regional Climate Codes

Outdoor airborne spore concentrations are strongly influenced by climate and weather patterns, often resulting in pronounced seasonal and diurnal cycles (Burge 1995). The seasonal climatic changes directly affect the growth cycle of plants, thereby influencing fungal growth, spore maturation, and release cycles. By evaluating outdoor spore concentrations across similar climatic zones rather than for the state as a whole, it is possible to provide a more representative estimate of typical outdoor spore levels and frequency of occurrence for different airborne fungal spore types in a given area.

The EMLab Regional Climate code system is a novel classification system that uses data from the NOAA - National Oceanic and Atmospheric Administration database to define unique climate zones. The following climate variables, for each regional zip code, are obtained from NOAA and assigned a letter code of A (above the regional average for that variable) or B (below the regional average for that variable):

1. Annual High Temperature
2. Elevation
3. Rainfall/Precipitation
4. Monthly Temperature Range

The result is a 4-character code assigned to each statewide zip code, referred to as the Regional Climate Code. Below are some examples of decoded Regional Climate Codes:

AAAA = Above avg. Annual High Temperature, Above avg. Elevation, Above avg. Rainfall/Precipitation, Above avg. Monthly Temperature Range

AABB = Above avg. Annual High Temperature, Above avg. Elevation, Below avg. Rainfall/Precipitation, Below avg. Monthly Temperature Range

BBA = Below avg. Annual High Temperature, Below avg. Elevation, Above avg. Rainfall/Precipitation, Above avg. Monthly Temperature Range

The actual outdoor air sample data from matching regional climate codes in each group of states are then compiled in a manner relating typical spore concentrations and frequency of occurrence.

The data presented in this report is from the Southwest Region which includes the states of: AZ, CO, NM, and UT

The NOAA regional climate variables were selected by mapping data points from a subset of approximately 145,000 weather and geographic database entries to over 80,000 outdoor spore trap samples with known zip codes and assessing them using orthogonal array experimental design techniques. The results were then compared to the typical ranges of spore types found when grouping zip codes using the Koppen-Geiger climatic classification system; a commonly used climatic system that provides an objective numerical definition in terms of climatic elements such as temperature, rainfall, and other seasonal characteristics. The EMLab Regional Climate codes showed improved granularity and refinement of the zip code groupings, implying a better representation of the expected range of spore types to be found within an individual zip code.

The values on this report were calculated by obtaining the four variables listed above from the over 585 million data points of weather and geographic information available in the NOAA database, and determining the frequencies and percentile values of spore types by utilizing over 180,000 Eurofins Built Environment Testing outdoor spore trap samples with known zip codes.

This report groups regional zip codes in relation to these EMLab Regional Climate codes and summarizes MoldRANGE™ data by month and year within each EMLab Regional Climate code.

References:

Burge, Harriet, A. Bioaerosols: Boca Raton: Lewis Publishers, pp. 163-171, 1995.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor data" are based on the results of the analysis of samples delivered to and analyzed by Eurofins Built Environment Testing and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. In addition, Eurofins Built Environment Testing may not have received and tested a representative number of samples for every region or time period. Eurofins Built Environment Testing hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

Client: Hill West Environmental, LLC

C/O: Claude Dahlk

Re: Centennial House; 176 Main Street Park City UT

Date of Sampling: 05-28-2025

Date of Receipt: 05-30-2025

Date of Report: 05-30-2025

MoldRANGE™, Local Climate; Extended Outdoor Comparison

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Fernando Fernandez

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Appendix F

Project Limitations

Project Limitations

This Project was performed using, a minimum, and practices consistent with standards acceptable within the industry at this time, and a level of diligence typically exercised by EH&S consultants performing similar services.

The procedures used attempt to establish a balance between the competing goals of limiting investigative and reporting costs and time, and reducing the uncertainty about unknown conditions. Therefore, because the findings of this report were derived from the scope, costs, time and other limitations, the conclusions should not be construed as a guarantee that all universal, toxic and/or hazardous wastes have been identified and fully evaluated. Furthermore, Hill West Environmental assumes no responsibility for omissions or errors resulting from inaccurate information, or data, provided by sources outside of Hill West Environmental or from omissions or errors in public records.

It is emphasized that the final decision on how much risk to accept always remains with the client since Hill West Environmental is not in a position to fully understand all of the client's needs. Clients with a greater aversion to risk may want to take additional actions while others, with less aversion to risk, may want to take no further action.



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director

Utah Asbestos Certification

Claude Dahlk

ASB-0433

Inspector (Exp. 12/23/2025)

Project Designer (Exp. 12/27/2025)



Bryce C Bird
Director, Utah Division of Air Quality

DAQA-001-25

January 9, 2025

Claude W. Dahlk
Hill West Environmental, LLC
7963 Douglas Drive
Park City, UT 84098

Dear Mr. Dahlk:

Re: Utah Asbestos Program Individual Certification Card

The Utah Division of Air Quality (DAQ) has reviewed your Utah Asbestos Program Certification Application for Individuals and we are pleased to inform you that your application has been approved. Your new asbestos program individual certification card is enclosed with this letter and this card is the sole method of individual certification documentation that you will receive from the DAQ.

Please check the information on your asbestos program certification card carefully. Please confirm that the photograph, name, and certification discipline(s) are correct. Also, please remember to keep your current asbestos program certification card with you at all times when you are performing regulated asbestos work activities.

Please contact Barbara Perkins at (801) 536-0221 or at bperkins@utah.gov if you have any questions regarding this letter or the enclosed asbestos program certification card.

Sincerely,

Leonard Wright
Leonard Wright (Jan 8, 2025 14:05 MST)

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:BP:lr



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director

Utah Asbestos Certification

Dominic Hobbs

ASB-6840

Inspector (Exp. 12/11/2025)



Bryce C. Bird

Director, Utah Division of Air Quality

January 2, 2025

DAQA-001-25

Dominic Hobbs
Hill West Environmental, LLC
7963 Douglas Drive
Park City, UT 84098

Dear Mr. Hobbs:

Re: Utah Asbestos Program Individual Certification Card

The Utah Division of Air Quality (DAQ) has reviewed your Utah Asbestos Program Certification Application for Individuals and we are pleased to inform you that your application has been approved. Your new asbestos program individual certification card is enclosed with this letter and this card is the sole method of individual certification documentation that you will receive from the DAQ.

Please check the information on your asbestos program certification card carefully. Please confirm that the photograph, name, and certification discipline(s) are correct. Also, please remember to keep your current asbestos program certification card with you at all times when you are performing regulated asbestos work activities.

Please contact Barbara Perkins at (801) 536-0221 or at bperkins@utah.gov if you have any questions regarding this letter or the enclosed asbestos program certification card.

Sincerely,

Leonard Wright

Leonard Wright (Dec 31, 2024 10:10 MST)

Leonard Wright, Manager

Air Toxics, Lead-Based Paint, and Asbestos Section

LW:BP:lr

195 North 1950 West, 4th Floor • Salt Lake City, UT
Mailing Address: P.O. Box 144820 • Salt Lake City, UT 84114-4820
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Bryce C. Bird
Director



January 26, 2024

DAQA-003-24

Claude Dahlk
Hill West Environmental, LLC
7963 Douglas Drive
Park City, UT 84098

Dear Mr. Dahlk:

Re: Utah Asbestos Company Certification Card

The Utah Division of Air Quality (DAQ) has received your Certification Application for Asbestos Company and we are pleased to inform you that your application has been approved. Your new Asbestos company certification card is enclosed with this letter and this card is the sole method of Asbestos company certification documentation that you will receive from the DAQ. Please check the information on your asbestos company certification card carefully and please confirm that the company name and certification expiration date are correct.

Please be aware that your company is certified to perform asbestos projects in accordance with applicable state and federal rules and the use of Utah certified individuals is mandatory. Also, your certification may be revoked or suspended if the Utah certified individual or company are found to be in violation of the asbestos certification and work practices standards found in Utah Administrative Code R307-801 or the National Emission Standard for Asbestos found in Title 40 Code of Federal Regulations Part 61 Subpart M.

Please contact Barbara Perkins at (801) 536-0221 or at bperkins@utah.gov if you have any questions about this letter or the enclosed asbestos company certification card.

Sincerely,

Leonard Wright (Jan 25, 2024 09:38 MST)

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:BP:lr



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director



March 16, 2021

DAQA-004-21

Claude W. Dahlk
Hill West Environmental, LLC
7963 Douglas Drive
Park City, UT 84098

Dear Mr. Dahlk:

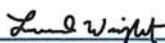
Re: Utah Lead-Based Paint Firm Certification Card

The Utah Division of Air Quality (DAQ) has received your Lead-Based Paint (LBP) Certification Application for Firms and we are pleased to inform you that your application has been approved. Your new LBP firm certification card is enclosed with this letter and this card is the sole method of LBP firm certification documentation that you will receive from the DAQ. Please check the information on your LBP firm certification card carefully and please confirm that the LBP firm name and certification expiration date are correct.

Please be aware that your LBP firm is certified to perform regulated LBP projects in accordance with applicable state administrative rules and federal regulations and the use of Utah certified individuals is mandatory. Also, your LBP firm certification may be revoked or suspended if the Utah certified individual or LBP firm are found to be in violation of the LBP certification and work practice standards found in Utah Administrative Code R307-841 and R307-842 or the federal LBP regulations found in Title 40 Code of Federal Regulations Part 745.

Please contact Tamie Call at (385) 227-1055 or at twcall@utah.gov if you have any questions regarding this letter or the enclosed LBP firm certification card.

Sincerely,


Leonard Wright (Apr 5, 2021 12:56 MDT)

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:TC:lr

195 North 1950 West, 4th Floor • Salt Lake City, UT
Mailing Address: P.O. Box 144820 • Salt Lake City, UT 84114-4820
Telephone (801) 536-4000 • Fax (801) 536-4099 • T.D.D. (801) 903-3978
www.deq.utah.gov
Printed on 100% recycled paper

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Durkin Boarding House or Centennial House**

Address: 176 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-262-A

Current Owner Name: MOUNTAIN SEAS DEVELOPMENT LIMITED LTD Parent Parcel(s):

Current Owner Address: PO BOX 680844, PARK CITY, UT 84068-0844

Legal Description (include acreage): BEG AT THE N'RN MOST COR OF LOT 1 BLK 20 OF THE AMENDED PLAT OF PARK CITY & RUN TH S 08°29'00" W, A DISTANCE OF 60.50 FT; TH S 83°56'00" E, A DISTANCE OF 123.35 FT; TH N 23°31'00" W, A DISTANCE OF 117.29 FT; TH S 66°22'00" W, A DISTANCE OF 75.21 FT; TH S 23°31'00" E, A DISTANCE OF 4.937 FT TO THE PT OF BEG; CONT 0.19

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: 7/12/1984 - Mining Boom Era Residences Thematic District)

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 house

No. Stories: 2

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.):
- ☐ **Poor** (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☒ **Uninhabitable/Ruin - condemned and boarded.**

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 indicate no foundation; not verified.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in standing seam metal material.

Windows/Doors: Double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story frame boarding house remains virtually unchanged from what is described in the National Register nomination (see Structure/Site Information Form, 1983). The structure is now vacant, boarded and according to the Building Department, was damaged when interior finishes and fixtures were removed. Despite the condition and interior damage, the site retains its historic integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): the setting has not been significantly altered from what is seen in early photographs or suggested by Sanborn Insurance maps.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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, 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.): This structure is one of the remaining boarding houses built after the passage of the boarding house bill in 1901.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

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

Date of Construction: c. 1901¹

Builder: ☐ Not Known ☒ Known: Joseph Durkin (source: NR nomination)

¹ Roper, page 1.

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2008.

Photo No. 2: Southwest oblique. Camera facing northeast, 2008.

Photo No. 3: Northwest oblique. Camera facing southeast, 2008.

Photo No. 4: West elevation. Camera facing east, 2006.

Photo No. 5: Northwest oblique. Camera facing southeast, 1995.

Photo No. 6: Northwest oblique. Camera facing southeast, 1983.

Photo No. 7: Northwest oblique. Camera facing southeast, tax photo.

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

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 176 Main
 Schedule 1 Class 3+5% Type 1-2(3)4 Cost \$ 3036 X 105 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>2</u>	x x		<u>1206</u>	\$ -	\$ <u>3188</u>
	x x			\$	\$
	x x			\$	\$

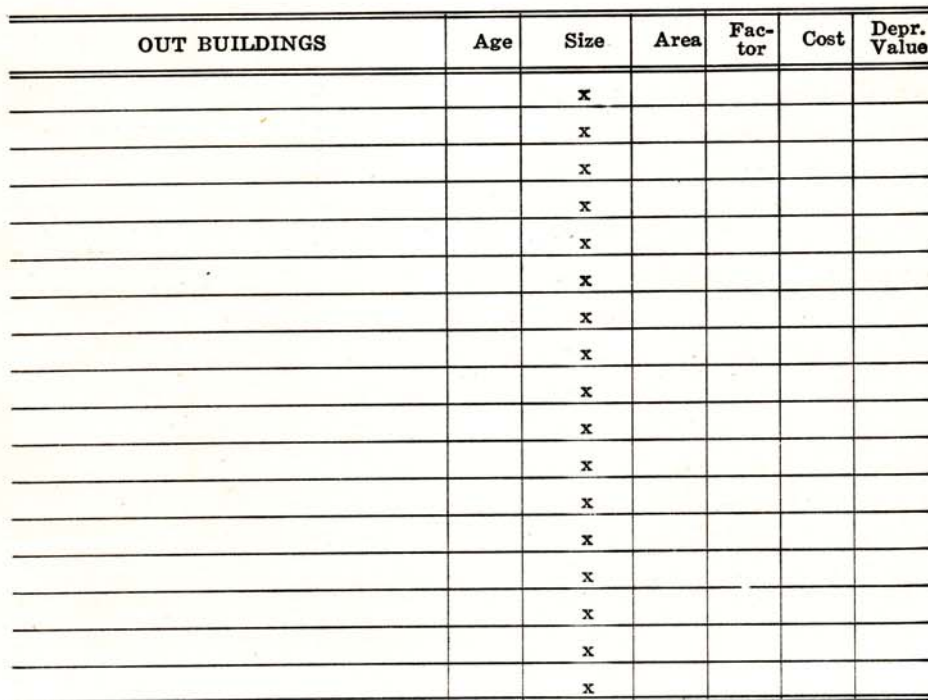
No. of Rooms 6+6-4p Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>146' x 12' x 2'</u> Conc. <u>None</u> ✓		<u>292</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Cob.</u> Mat. <u>Bit. Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>96" @ 1.25</u>	<u>168</u>	
Rear <u>98" @ 1.25</u>	<u>122</u>	
Cellar—Basin't— $\frac{1}{4}$ ($\frac{1}{2}$) $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Wood</u>	<u>351</u>	<u>70</u>
Basement Apts.—(Rooms) Fin. <u>2</u> <u>not used</u>	<u>125</u>	
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub <u>2</u> Trays _____ Basin <u>2</u> Sink <u>4</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>675</u>	
Heat—Stove _____ H. A. <u>✓</u> Steam _____ S. <u>✓</u> Blr. <u>✓</u> Oil _____ Gas _____ Coal <u>✓</u>		
Air Conditioned _____ Incinerators _____	<u>633</u>	
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <u>✓</u> Fir. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Embr. Lined - 12 @ 25.00</u>	<u>300</u>	
Total Additions and Deductions	<u>2164</u>	<u>662</u>
Net Additions or Deductions	<u>-662</u>	<u>3188</u>

Ave Age 53 Yrs. by { Est. Owner ✓
 Tenant ✓
 Neighbors ✓
 Records ✓ } REPRODUCTION VALUE \$ 4690
 Depr. 12-3-4-5-6 66/34 % \$ _____
 Reproduction Val. Minus Depr. \$ 1595

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% (3%) Obsolescence _____ \$ _____
 Cars 1 Walls Shg Out Bldgs. _____ \$ _____
 Roof T.P. Size 10 x 16 Age 18 _____ \$ _____
 Floor Dirt Cost 97/46 Depreciated Value Garage \$ 45
 Remarks (45 yr Ave Used - 1941) Total Building Value \$ 1640

Appraised 10/1949 By CHC & A.F.



WPL

Location RES St. No. 176 Main

Kind of Bldg. 3 Type 1 2 3 4. Cost \$ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>2</u>	x x		<u>1206</u>		\$ <u>3522</u>
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> <u>None</u> ☒	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> <u>Cigs.</u>	
Roof Type <u>gal</u> <u>Mtl.</u> <u>pat</u>	
Dormers—Small <u>Med.</u> <u>Large</u>	
Bays—Small <u>Med.</u> <u>Large</u>	
Porches—Front <u>96</u> @ <u>175</u>	<u>168</u>
Rear <u>98</u> @ <u>125</u>	<u>122</u>
Porch <u>@</u>	
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>Floor</u> <u>wd</u>	<u>214</u>
Bsmt. Apt. <u>Rooms Fin.</u> <u>Unfin.</u> <u>2</u>	
Attic Rooms Fin. <u>Unfin.</u>	
Plumbing { Class <u>1</u> Tub <u>2</u> Trays <u>2</u> Basin <u>2</u> Sink <u>4</u> Toilet <u>2</u> Wtr. Sfr. <u>Shr. St.</u> <u>O.T.</u> Dishwasher <u>Garbage Disp.</u>	<u>680</u>
Built-in Appliances Heat—Stove <u>H.A.</u> <u>Steam</u> <u>Stkr.</u> <u>Blr.</u> Oil <u>Gas</u> <u>Coal</u> <u>Pipeless</u> <u>Radiant</u>	<u>506</u>
Air Cond.	
Finish—Fir <u>Hd. Wd.</u>	
Floor—Fir <u>Hd. Wd.</u> <u>Other</u>	
Cabinets <u>Mantels</u>	
Tile—Walls <u>Wainseot</u> <u>Floors</u>	
Storm Sash—Wood D. <u>S.</u> <u>;</u> Metal D. <u>S.</u>	
<u>36 x 20 bar</u> <u>30 x 20 2 bar wood</u> <u>wood end sky</u>	<u>1690</u>
Total Additions	
Year Built <u>61</u> Avg. <u>61</u> Current Value	\$ <u>5212</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Commission Adj. <u>%</u>
Remodel Year <u>Est. Cost</u>	Bldg. Value <u>30 %</u> Depr. Col. <u>1 2 3 4 5 6</u>
Garage—Class <u>1</u> Depr. <u>2% 3%</u> Carport <u>Factor</u>	Current Value Minus Depr. <u>\$ 1564</u>
Garage <u>12</u> Floor <u>4</u> Walls <u>alt</u> Roof <u>TP</u> Doors <u>1</u>	
Size <u>10</u> x <u>16</u> Age <u>26</u> Cost <u>97</u> x <u>30 %</u>	<u>29</u>
Other <u>Down</u>	
Total Building Value	\$
Appraised <u>12-13</u> 19 <u>57</u> By <u>1331</u>	

1 Apt - \$27.00 month

PC 247
Serial Number
247

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Wd. Res

St. No. 176 Normain St

Class 3

Type 1 23A

Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>2</u>	x x	<u>1206</u>		\$ <u>7619</u>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>gab</u> Mtl. <u>Put</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>96 @ 150</u> <u>144</u>		
Rear <u>98 @ 150</u> <u>147</u>		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>Wd</u> <u>681</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>2</u> Trays _____	<u>1100</u>	
Basin <u>2</u> Sink <u>4</u> Toilet <u>2</u>	<u>180</u>	
Wtr. Sfr. _____ Shr. St. _____ O.T. _____		
Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>FA</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	<u>361</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions

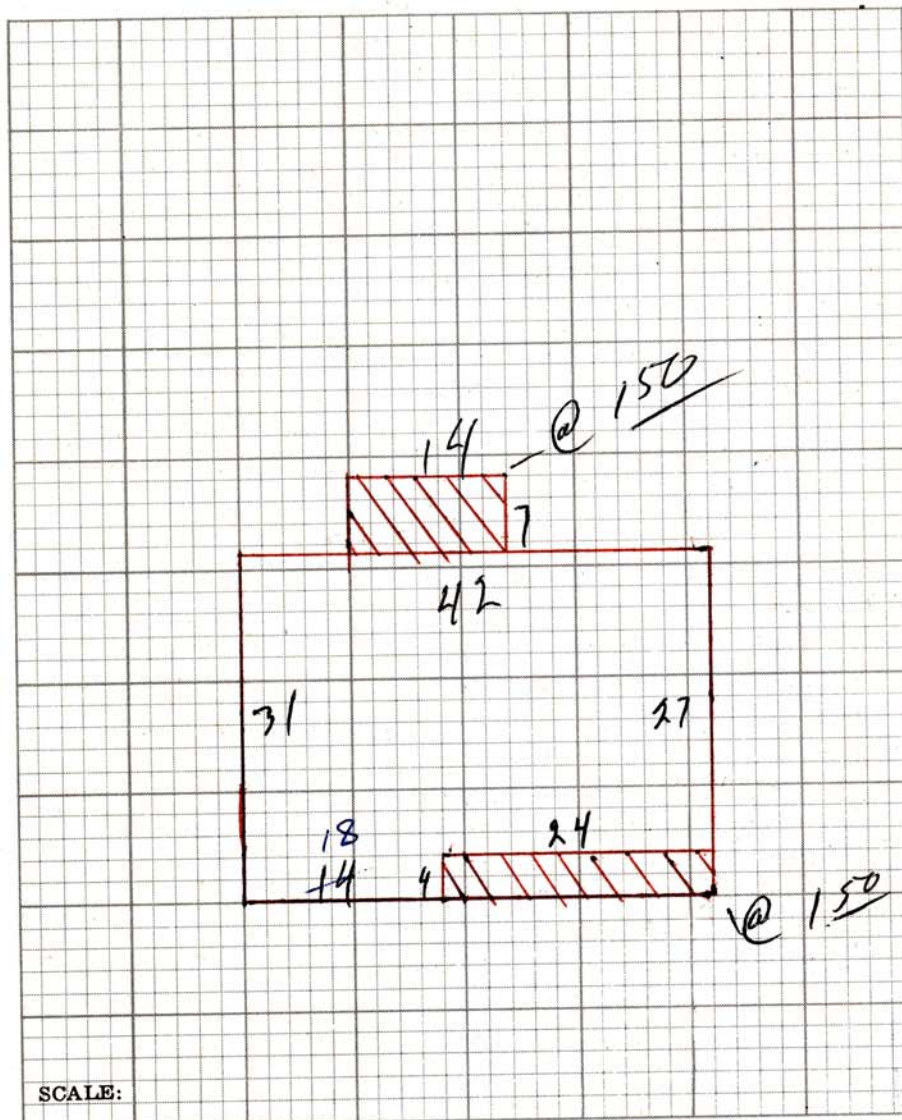
2613

Year Built	1896	Avg. 1.	Replacement Cost	10232
		Age 2.	Obsolescence	
Inf. by	Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
			Conv. Factor	x.47
Replacement Cost—1940 Base				
Depreciation Column 1 2 3 4 5 6				
1940 Base Cost, Less Depreciation				
Total Value from reverse side				
Total Building Value \$ 176				

Appraised ① 10-28 1968 By 1208

Appraised ② _____ 19 _____ By _____

JAN 1 9 1968



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 2 Floor wood Walls wood Roof shg Doors
 Size 36 x 20 Age 30+ Cost 705 x 47%
 1940 Base Cost 259.50 % Depr. 107
 Total 176

REMARKS

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	29	29	29	29	29							
RESIDENCE	1564	1564	1564	1564	1564							
TOTAL	1593	1593	1593	1593	1593							
ASSESSED VALUE	640	640	640	640	640							



Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 176 Main
Park City, Summit County, Utah

UTM: 12 458300 4498800

Name of Structure: Durkin Boarding House

T. R. S.

Present Owner: Mr. and Mrs. Dale M. Nelson

Owner Address: P.O. Box 742, Park City, Utah 84060

Year Built (Tax Record):

Effective Age:

Tax #: PC 262-A

Legal Description

Kind of Building:

Beginning Northwesternmost corner of Lot 1 Block 20, Park City, thence North 87 degrees 9 minutes East 62.30 feet, South 27 degrees 0 minutes East 20.0 feet, South 63 degrees 0 minutes West 23.0 feet, South 27 degrees 0 minutes East 38.40 feet, North 63 degrees East 23 feet, South 27 degrees East 25.25 feet, North 83 degrees 56 minutes West 109.74 feet to West corner common to Lots 1 and 2 road Block 20, thence North 8 degrees 29 minutes East 60.5 feet to beginning. .11 acre.

STATUS/USE 2

Original Owner: probably Joseph Durkin

Construction Date: c. 1901

Demolition Date:

Original Use: Boarding House

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

☒ Excellent☐ Site☐ Unaltered☒ Significant☐ Not of the☐ National Landmark☐ District☐ Good☐ Ruins☐ Minor Alterations☐ Contributory

Historic Period

☐ National Register☐ Multi-Resource☐ Deteriorated☒ Major Alterations☐ Not Contributory☐ State Register☐ Thematic

DOCUMENTATION 3

Photography:

Date of Slides: 1983

Slide No.:

Date of Photographs: 1983

Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ OtherViews: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☒ Abstract of Title☐ Sanborn Maps☒ Newspapers☐ U of U Library☒ Plat Records/Map☐ City Directories☐ Utah State Historical Society☐ BYU Library☒ Tax Card & Photo☐ Biographical Encyclopedias☐ Personal Interviews☐ USU Library☐ Building Permit☒ Obituary Index☐ LDS Church Archives☐ SLC Library☐ Sewer Permit☒ County & City Histories☐ LDS Genealogical Society☒ Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Park Record. October 12, 1901, p. 3; April 11, 1903, p. 1, Joseph Durkin obituary.

Architect/Builder: Joseph Durkin

Building Materials: Wood

Building Type/Style: T/L Plan Boarding House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This building is a large two story house with a gable roof and a T-plan. A two story porch spans the west side of the stem-wing, which is supported on lathe turned porch piers, has brackets with crossed spindles at the tops of the piers, and spools attached to the porch roof between the piers. The arrangement of openings on the gable end of the cross-wing is both asymmetrical and off balance. An oval window is centered in the peak of the gable. The other windows, however, are not centered beneath it, but are shifted slightly off-center to the south side of that facade. There is a single window and a grouped pair of windows on the first story, and two single windows on the second story. The openings into the stem-wing are more balanced, but are also asymmetrically arranged. A door is set slightly off-center between a pair of windows and a single window on the first floor. A pair of double doors is flanked by single windows on the second floor. There is also a door into the south wall of the cross-wing. All of the doors are distinctive with inset panels and oval or decorative glass panes. The windows are the one over one double hung sash type. The ogee shaped window tops and the decorative elements on the porch were added within the last five years, but do not affect the building's original character, and could be easily removed. The octagonal tower and the dormers that project from the ridge
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1901

Built c. 1901, the Durkin Boarding House at 176 Main is historically significant as one of only four extant boarding houses which were built in town after the passage of the mine boarding house bill. In addition, this building is one of only four early boarding houses in the entire Park City area to have survived to the present. Because miners were required to live in boarding houses close to the mines unless they were married with families in Park City, the greatest number of boarding houses were built up the various canyons, close to the mines. A 1901 bill, however, revoked the right of mine management to require men to live in the boarding houses. At that time this boarding house and others were built in Park City proper to accommodate the influx of single miners. None of the boarding houses that were built close to the mines have survived, therefore this building is especially significant as one of the four early boarding houses that document this type of residential accommodation.

This house was probably built as a boarding house around 1901 by Joseph Durkin, replacing a one-story frame house that had been on the property. Durkin had purchased the property in April of 1901, just after the passage of the boarding house bill, which resulted in a heavily increased demand for accommodations within the town by miners who had previously been required to live in the boarding houses near the mines. It is likely that he saw the opportunity for filling that demand and constructed this boarding house as a result. In October of 1901, it was noted in the Park Record that Joseph Durkin was "erecting a neat two-story residence on upper Main."¹ That two-story residence was probably this house, which, according to the Sanborn Insurance Maps, was built between 1900 and 1907. The interior layout of the house, before it was altered, consisted of a large kitchen and ten sleeping
(See continuation sheet)

176 Main

Description continued:

were also added within the last five years. Except for the scale of the dormers, which is a bit excessive, an effort was made to visually tie these additions with the existing building. They were built of drop siding that is similar to the original, and the decorative trim in the gables and over the windows is also complementary. Except for the addition of the tower, the dormers and the trim to the windows, the building is essentially unaltered.

History continued:

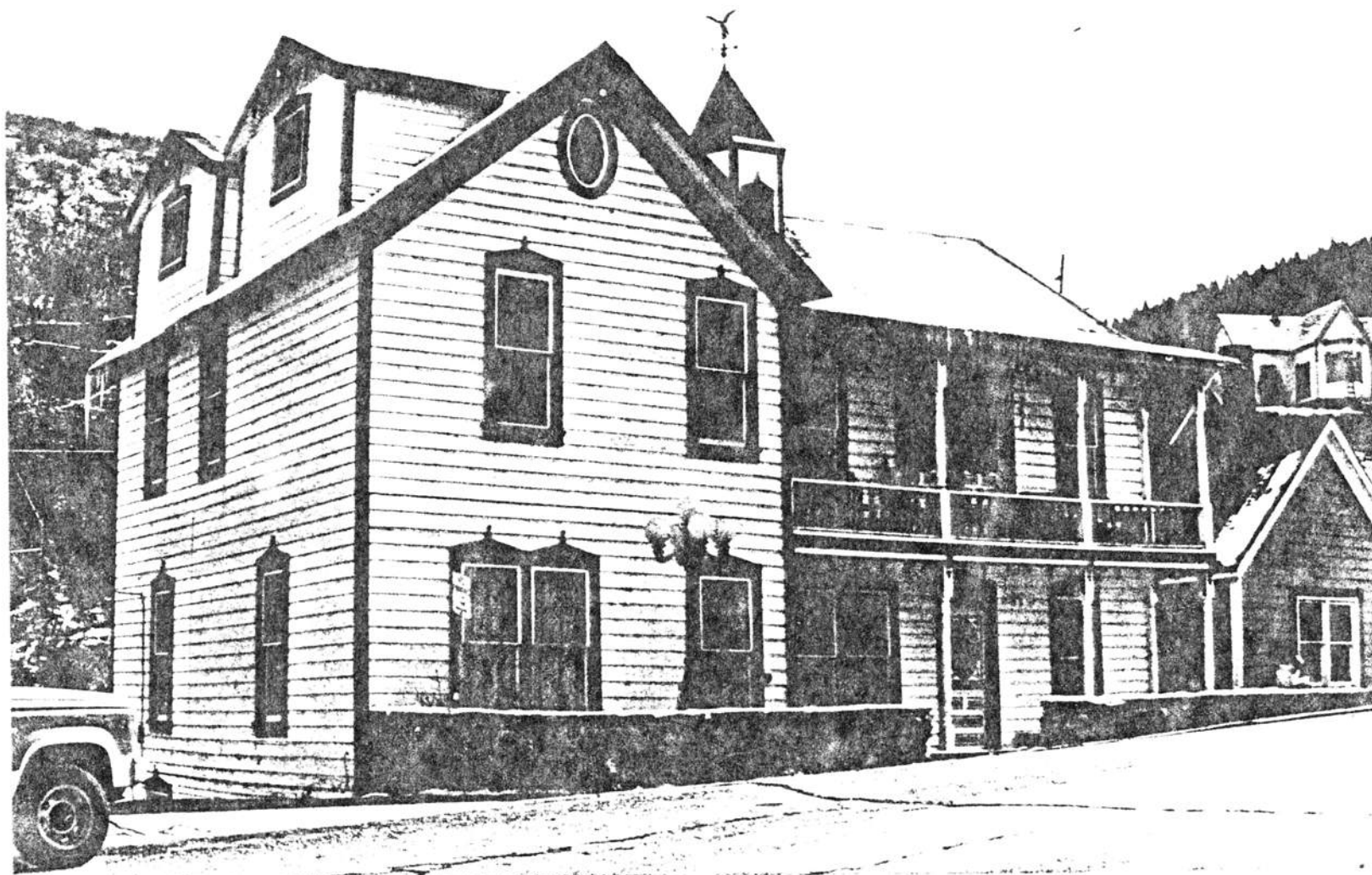
rooms, reflecting the boarding house use of the building.² The Durkins lived for many years in their house at 22 Prospect, and it is unknown whether or not they ever lived in this house.

Joseph Durkin was among the early residents of Park City, having come to the town in the spring of 1876. He worked for twenty-seven years for the Ontario Silver Mining Company and also served for a time on the city council. Joseph died of miner's consumption in 1903 at the age of 53.

The house remained in the Durkin family until 1911, when it was sold to Joseph and Assunta Piva, who owned it for seven years. D.L.H. DeGrover bought the house in 1918, and, after his death in 1926, it remained with his son, Joe, until 1930. Hilda Johnson, who purchased the property that year, continued to own it until 1964.

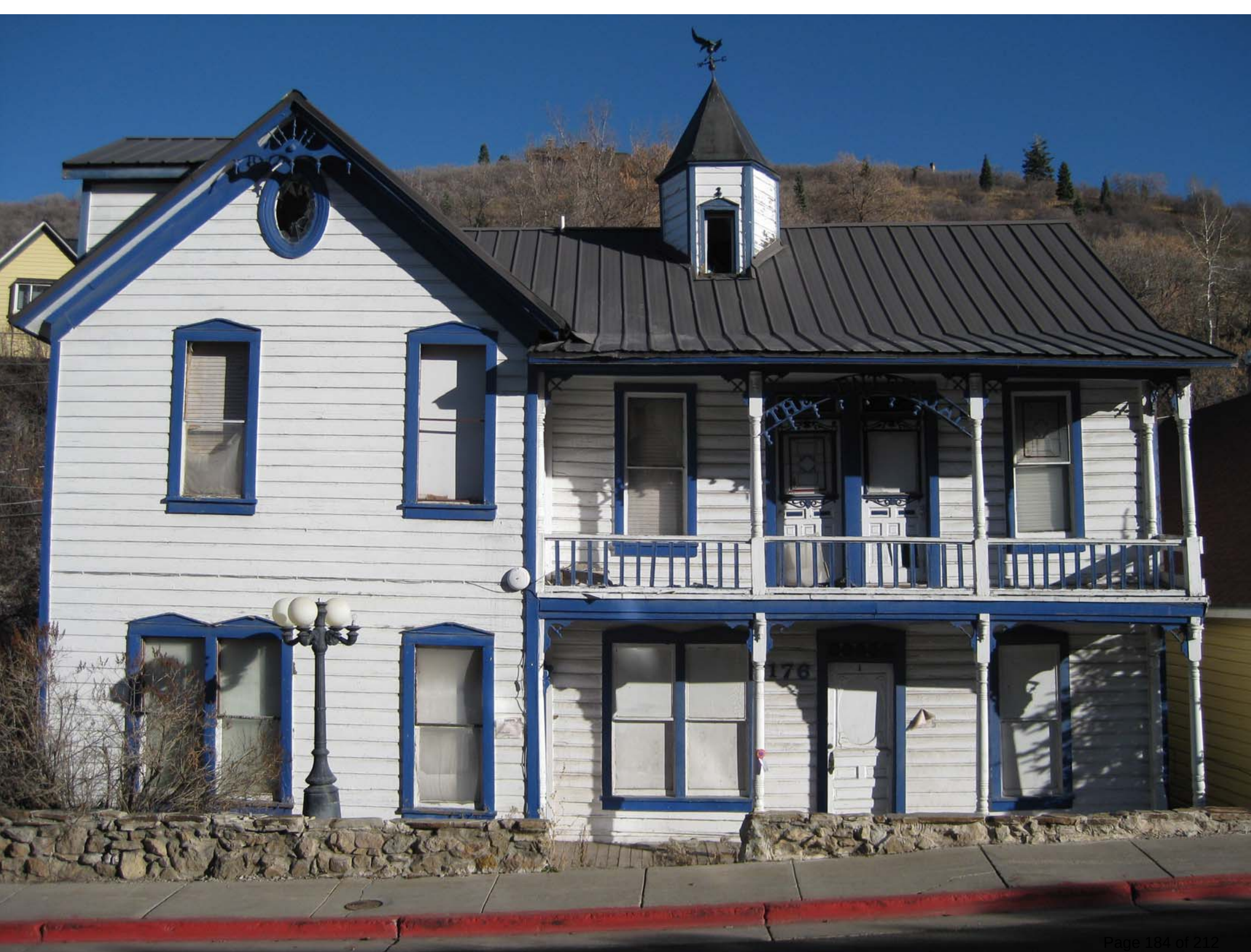
¹Park Record, October 12, 1901, p. 3.

²The tax file for this property in the Summit County Assessor's Office provided that description of the interior of the building. The remodeling undertaken on the interior of the building in the 1970s required gutting and rebuilding much of the original interior.















June 4, 2025

Bryan Markkanen

CC: Centennial House LLC

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 176 Main

Zoning District: Historic Residential – 1

Application: Reconstruction

Project Number: PL-25-06472

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 4, 2025

Project Summary: The Applicant proposes to deconstruct and reconstruct the Landmark Historic Structure at 176 Main Street to restore the 1907 footprint and form with a new foundation, basement, and material deconstruction to accommodate an addition on the north secondary and east tertiary facades.

Action Taken

On June 4, 2025, the Historic Preservation Board conducted a public hearing and approved the Reconstruction and Material Deconstruction of 176 Main Street according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 176 Main Street is a Historic Landmark Site constructed circa 1901 and is also known as the Durkin Boarding House and the Centennial House.
2. The five-sided lot is in the Historic Residential – 2 Sub-Zone B and is accessed from Main Street.
3. 176 Main Street is a Landmark Historic Site on Park City's Historic Sites Inventory.



Planning Department

4. There is an existing 20-foot-wide Utility Easement (Entry No. 1167000), a 20-foot-wide Flume Easement (Entry No. 431129), and a five-foot-wide Trail Easement (Entry No. 431129) at the rear of the property.
5. The Structure at 176 Main Street has remained vacant for some time.
6. The Applicant submitted a Physical Conditions Report and Historic Preservation Plan outlining the condition of the Structure, which is poor due to damage from elements, animals, squatters, and lack of maintenance.
7. The Applicant proposes to deconstruct the Structure and reconstruct using salvaged material to restore the 1907 footprint and form of the Structure.
8. The Applicant proposes:
 - a. Deconstructing the Landmark Historic Structure and salvaging as many historic materials as possible.
 - b. Constructing a new foundation.
 - c. Reconstructing the Landmark Historic Structure using salvaged and replacement material to restore the 1907 form.
 - d. Constructing an addition on the secondary (north) and tertiary (east) façades, as well as a basement addition.
9. On May 7, 2025, the Historic Preservation Board (HPB) reviewed the Applicant's proposal and requested additional information. The HPB continued the item to the June 4, 2025, meeting and requested the following:
 - a. Evaluation of restoration to the early 1900s footprint and whether this could provide opportunities to lift the Landmark Historic Structure or panelize it.
 - b. Additional information regarding whether the structure can be made safe and serviceable.
 - c. Whether the Landmark Historic Structure should be restored to the early 1900s simple ornamentation or include the late 1970s ornamentation that modified the historic roof form with dormer windows, cupola, pediments, and other ornaments.
 - d. Completion of an Industrial Hygienist Report to provide a more accurate account of the materials that can be salvaged, how they can be preserved and treated, and how they can be incorporated into the restored building.
10. The Applicant updated the proposed plans to reflect the 1907 footprint. The determination from the structural engineer remains the same – lifting or panelizing the structure is not an option. As was indicated previously, Staff finds the north façade can be panelized.



Planning Department

11. The Applicant's Request to Reconstruct the Landmark Historic Structure complies with Land Management Code Section 15-11-15. Staff Recommends a Condition of Approval to preserve the material based on the findings in the Industrial Hygienist Report.
12. Land Management Code (LMC) Section 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. LMC Section 15-11-15 outlines the requirements for Reconstruction. "It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings . . ."
13. Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15A is to maintain the integrity of historic resources within the City as a community asset for future generations, including historic resources locally designated on the Historic Sites Inventory.
14. Reconstruction is a last resort. In this case, staff recommends the Board consider Reconstruction due to the condition of the Landmark Historic Structure and the opportunity to restore an important and highly visible Historic Structure at the top of Main Street.
15. To approve Reconstruction, the Board must find the project complies with LMC Section 15-11-15 which includes the three criteria listed below:
 - a. 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.
 - i. On April 10, 2025, the Chief Building Official visited the site, evaluated the Landmark Historic Structure, and found the Historic Structure to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code.
 - ii. On February 21, 2007, the Chief Building Official issued a "NOTICE AND ORDER TO REPAIR, VACATE, OR DEMOLISH BUILDING" to the current property owner, Mountain Seas Development.
 - iii. The Chief Building Official determined that the property was "dangerous as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings, due to the following conditions:



Planning Department

1. As per Section 202 of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, [the building] as per Section 302, Items 1, 2, 3, 7, 8, 10, 12, 13, 14, 15, 16, 17 & 18 of the attached Definition of Unsafe Buildings
- b. The Historic Structure cannot be made safe and/or serviceable through repair.
 - i. The Applicant submitted a report from a licensed structural engineer concluding the Structure cannot be made safe and/or serviceable through repair.
 - ii. Staff also finds the Historic Structure—except for the potential of panelizing the secondary (north) façade—cannot be made safe and/or serviceable through repair.
 - iii. Based on initial evaluation, staff finds that in addition to salvaging as much historic material as possible to integrate in a Reconstructed Landmark Historic Structure, the secondary (north) façade may be panelized. However, staff recommends that panelization be conditioned. Due to elements found within the vacant structure, Condition of Approval 18 requires the Applicant to obtain an Industrial Hygiene Report. This report will be used to evaluate the secondary (north) façade materials proposed for panelization, as well as all other materials proposed to be salvaged and integrated into the Reconstructed project to ensure best practices are utilized for protection and preservation of historic materials, and that the process and project is completed in a way that meets the requirements of safety standards and regulations.
- c. The form, features, detailing, placement, orientation, and location of the Historic Structure will be accurately depicted by means of new construction based on as-built measured drawings, historical records, and/or current or Historic photographs.
 - i. The Applicant proposes Reconstruction of the Landmark Historic Structure based on the as-built documentation. The Applicant completed a 3-D scan of the building to document the Structure and create as-built drawings. The Applicant provided photographs of the exterior of the Structure including details of the siding, windows, porch, doors, and elements of the Historic Structure.



Planning Department

- ii. LMC § 15-11-15(B) requires the Board to review Reconstruction pursuant to § 15-11-12 Historic District or Historic Site Review.
 - iii. The Applicant proposes to restore the footprint of the Historic Structure to reflect its 1907 form. This includes the 1,185 square foot footprint of the Historic Structure shown in the proposed plans. The Applicant has submitted a Sanborn Map from 1907 showing an addition that was constructed on the Structure and was removed sometime between 1907 and 1970. The Applicant proposes to restore the 108 square foot addition to restore the 1,293 square foot footprint of the Structure as it was built in 1907.
16. The proposal, as conditioned, complies with Land Management Code Sections 15-11-12 Historic District or Historic Site Review and 15-13-2 Regulations for Historic Districts and Historic Sites.
 17. The Landmark Historic Structure encroaches in the Front Setback by 12 feet. However, pursuant to LMC § 15-2.3-4, existing Historic Structures that do not comply with current code are valid Non-Complying Structures. The Applicant proposes to Reconstruct the Landmark Historic Structure in the same location indicated on the Existing Conditions Survey.
 18. There is a stone wall in front of the Landmark Historic Structure that is not a retaining wall. The Applicant proposes to remove this wall and replace it with a fence that reflects the conditions of the site in 1907, the year which the Applicant proposes to restore the site to.
 19. The Applicant proposes to reconstruct the Structure to its 1907 form. This includes the removal of doors, windows, and porches that exist on the Structure currently. The elements proposed to be removed are not original to the Structure. All Historic materials and elements that are associated with the Structure and its 1907 form are proposed to be retained through repair or salvaging of materials.
 20. Any additions are required to be compliant with the Setbacks established in LMC Chapter 15-2.3.
 21. The Applicant does not propose any interior changes that affect the exterior appearance of primary façade. The Applicant proposes retaining the southern secondary façade and modifying the northern secondary façade to accommodate an addition.
 22. Given the location within a FEMA designated floodplain, the Applicant proposes lifting the Historic Structure and constructing a new foundation as well as utilizing



Planning Department

- piers at the rear of the Structure to comply with floodplain regulations. The piers will not be visible from the front façade or primary public right-of-way.
23. The Applicant proposes maintaining door openings as seen on the 1907 form of the Structure. Condition of Approval 19 requires that the Applicant submit a report detailing the conditions of the doors and their salvageability and proposed repair or replacement.
 24. The Applicant proposes to replace any windows that are not salvageable and to repair those that are able.
 25. The Applicant notes that the gabled Structure that faces east (rear façade) was likely part of an addition to the Structure though the year is unknown. The Applicant proposes to remove the doors and windows on this previous addition and replace with openings that comply with current Historic District Design Regulations.
 26. The Applicant proposes to repair the two historic porches on the front façade, and to remove two porches on the rear façade.
 27. The Applicant proposes to analyze the materials on the front porches to determine what can be salvaged and used to repair the porch. The existing railing on the second story porch on the front façade does not meet current building code. The proposed replacement railing will be in the same form and style, but will be increased in height to comply with current Building Code.
 28. The Applicant proposes Reconstructing the Structure to the 1907 form. The Historic Site Form for the site suggests that the ornamental features such as the cupola, oval window, window pediments, dormers on the north roof, and architectural design elements on the front porch were added sometime between 1978 and 1983. The original Structure was simple in form with unadorned elements. The Applicant proposes removing the architectural elements and restoring the Structure to its original form.
 29. The proposed addition is located on the secondary and tertiary facades. The Applicant also proposes a basement addition under the Historic Structure in the area located outside of the floodplain.
 30. Due to the unique constraints of the easements and floodplain running through the site the Applicant proposes a portion of the addition be located on the secondary façade.
 31. The proposed addition is visually subordinate to the Historic Structure as the larger volume of the addition is located on the rear façade and is not visible from the primary public right-of-way. The proposed addition is smaller in height than



Planning Department

- the existing Historic Structure and is stepped back 14 feet from the front façade of the existing Historic Structure.
32. The proposed footprint of the addition is 590 square feet, the footprint of the Historic Structure when retained to its 1907 Footprint, with the absent 1907 addition is 1,293 square feet. Pursuant to LMC § 15-13-2(B)(4)(b)(2) a transitional element is required not required as the proposed addition has a footprint of below 646.5 square feet.
 33. The height of the addition on the secondary facade is no more than 23 feet above Existing Grade and is subordinate to the Historic Structure. The Applicant proposes vertical wood siding on the addition to complement the horizontal visual and physical materials of the Historic Structure.
 34. The Applicant proposes smaller windows on the addition with a 2:1 ratio with a similar solid-to-void ratio of façade and windows.
 35. The Applicant proposes a single car wide garage, which is set back 14 feet from the primary façade and is located on the secondary façade of the Structure and is visually minimized from the primary public right-of-way.
 36. The proposed deck is located on the rear façade and is not visible from the primary public right-of-way. The proposed deck is attached to the addition and is not impacting historic material.
 37. Pursuant to LMC § 15-11-12.5 the HPB reviews any requests any removal of Historic material to accommodate new additions. The Applicant proposes removing 634 square feet of Historic siding material to construct the rear addition. The Applicant proposes removing 496 square feet of non-Historic Siding to construct the addition and salvaging 138 square feet of Historic material to be reused on the Structure. The Applicant provided a plan outlining the material proposed to be salvaged and integrated into the Landmark Historic Structure.
 38. The Applicant must provide a Financial Guarantee to ensure the Landmark Historic Structure is Reconstructed and as many historic materials as possible are salvaged, protected, and integrated into the Reconstructed Structure.
 39. In addition to the Board's Final Action, the Applicant will be required to obtain Historic District Design Review (HDDR) approval, subject to LMC Chapter 15-13 Design Guidelines for Historic Districts and Historic Sites and LMC § 15-11-9 Preservation Policy prior to submitting a building permit application.
 40. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on April 24, 2025. Staff mailed courtesy notice



Planning Department

to property owners within 300 feet on April 24, 2025. The Park Record published notice on April 24, 2025.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction*.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § LMC § 15-11-15 *Reconstruction of Historic Structures*.
3. The proposal, as conditioned, complies with Land Management Code Sections 15-11-12 *Historic District or Historic Site Review* and 15-13-2 *Regulations for Historic Districts and Historic Sites*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board June 4, 2025 approval for Reconstruction and Material Deconstruction. Any changes, modifications, or deviations from the approved Material Deconstruction that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-9, to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.
5. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
6. 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.
7. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.



Planning Department

8. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
9. The basement addition shall not raise the Historic Structure more than two feet from its original floor elevation above grade.
10. 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.
11. No more than 6 inches of the foundation shall be visible on the primary or secondary facades.
12. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
13. The Applicant shall record the plat with Summit County prior to Building Permit issuance.
14. The Historic Structure must be reassembled using the original materials that are safe and in serviceable condition in the most visible locations.
15. The Applicant shall submit an Industrial Hygienist Report for the materials proposed to be re-used to determine they comply with current safety standards and regulations. This report will be used to evaluate the secondary (north) façade materials proposed for panelization, as well as all other materials proposed to be salvaged and integrated into the Reconstructed project to ensure best practices are utilized for protection and preservation of historic materials, and that the process and project is completed in a way that meets the requirements of safety standards and regulations.
16. The Applicant shall submit a third party report detailing the conditions of the windows and doors and their salvageability and proposed repair or replacement.
17. Established vegetation should be protected, removed vegetation shall be replaced with native vegetation away from the Historic Structure.
18. New retaining walls shall be consistent with historic retaining walls in design and shall comply with LMC § 15-3-2(B)(1)(d).
19. When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
20. Insulation added to increase energy efficiency shall not impact the exterior dimensions of the Structure.



Planning Department

21. The Applicant shall avoid changing the position, proportions, or dimensions of historic door openings and shall not create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way. Replacement doors shall be similar to those seen historically in Park City. New doors shall comply with the regulations outlined in LMC § 15-13-2(B)(2)(c).
22. The Applicant shall replace historic windows exactly, in size, dimension, glazing pattern, depth, profile, and material.
23. Replacement porch elements shall exactly match the historic elements in size, dimensions, form, profile, and material. All proposed new porches shall comply with LMC § 15-13-2(B)(2)(g).
24. All new mechanical equipment shall be located in a manner that is visually minimized from the primary public right-of-way. Existing mechanical equipment on the front façade shall be relocated to the rear.
25. All materials for the addition shall be compatible with those found on Historic Structures.
26. The Applicant shall obtain HDDR approval for the proposed new construction prior to submitting a building permit application.
27. Prior to submitting a building permit, the Applicant shall review the Historic Site and Historic material and:
 - a. Complete a photographic survey of the exterior elevations and architectural details of the Landmark Historic Structure, including site and location views from all compass points, exterior elevations, and elevations of each basement and attic wall.
 - b. Submit a Restoration Plan detailing the disassembly and reassembly steps and procedures, including:
 - c. Preservation of as much historic fabric as possible. The Landmark Historic Structure shall be disassembled in the largest workable pieces possible.
 - d. The architectural features of the Landmark Historic Structure shall be removed, marked, and stored before the structure is disassembled.
 - e. To ensure accurate reassembly, the Restoration Plan shall include all parts of the building, structure, or element. The Restoration Plan shall include details on how materials will 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.



Planning Department

The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

- f. The Plan shall be reviewed by the City's Historic Preservation Consultant and Planning and Building Departments.
28. The Applicant shall schedule on-site inspections with the City's Historic Preservation Consultant and Planning and Building Departments when the process of disassembly of the Landmark Historic Structure is planned. The process of disassembly shall be recorded through photographs and videos.
29. The Applicant shall note the physical condition of each component of the Landmark Historic Structure. When a component is too deteriorated to remove, the City's Historic Preservation Consultant and Applicant shall carefully document through photographs and written notes its dimensions, finish, texture, color, etc. to facilitate accurate reproduction.
30. Disassembled components, including the trim, windows, doors, and wall panels, shall be securely stored on-site in a storage trailer or off-site in a temperature-controlled garage/warehouse to be approved by the Planning and Building Department, as well as reviewed by the Historic Preservation Consultant until needed for reassembly.
31. Reconstruction shall include recreating the documented design of exterior features, including the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships, incorporating all salvageable materials.
32. The reconstructed building shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.
33. The reconstructed building shall duplicate the historic building and shall reconstruct the setting, placement and orientation of the original structure.
34. To reduce the removal of Historic Materials on the north façade, the garage addition shall be reduced to one story. The garage addition shall be set back by more than half the width of the north façade.
35. The height of the rear addition shall not exceed the height of the Landmark Historic Structure and the shed roof additions shall be lower than the historic roof eaves.
36. In-line additions are prohibited. The rear addition shall be set in from the corner of the north Historic elevation by a minimum of two feet.



Planning Department

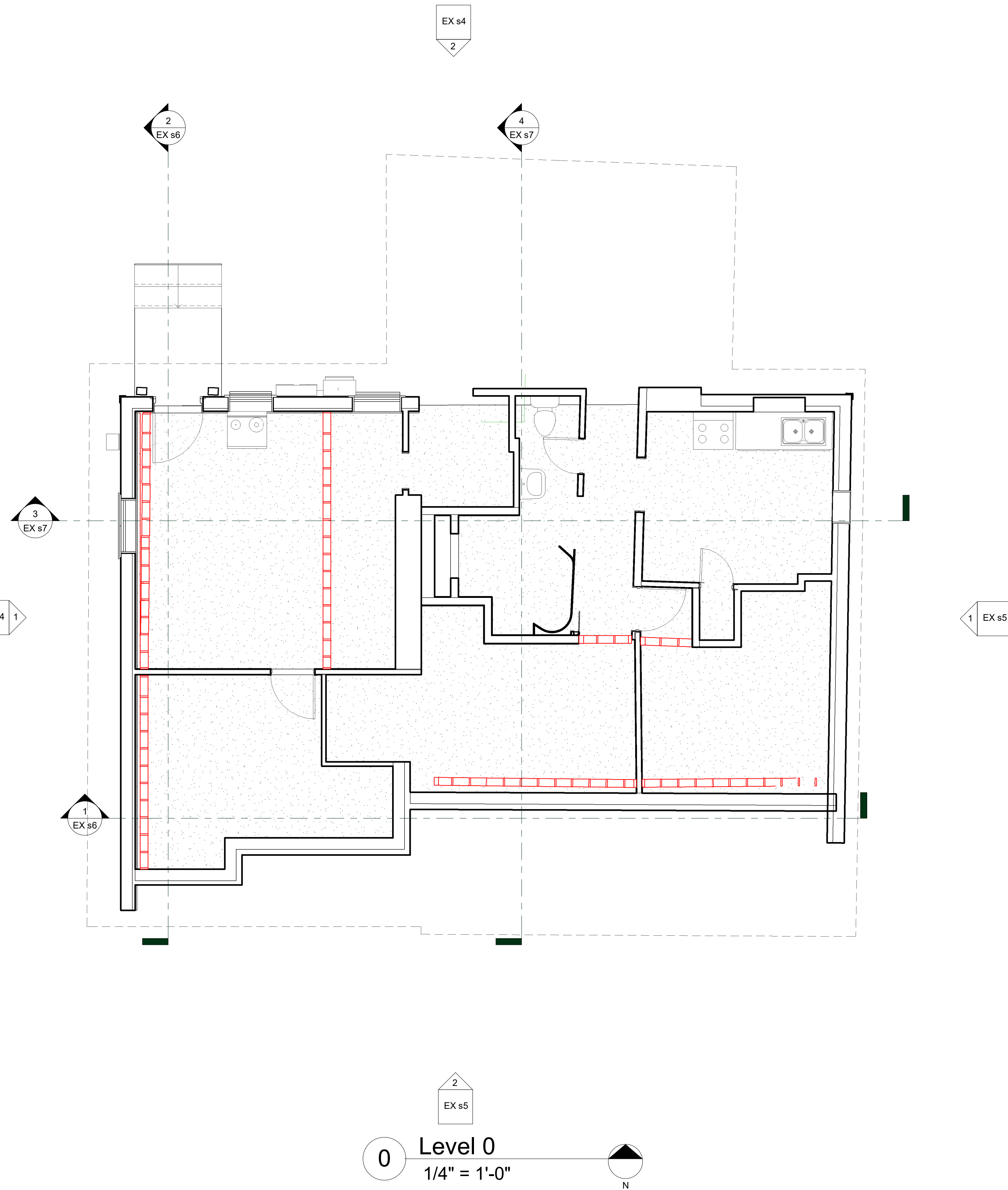
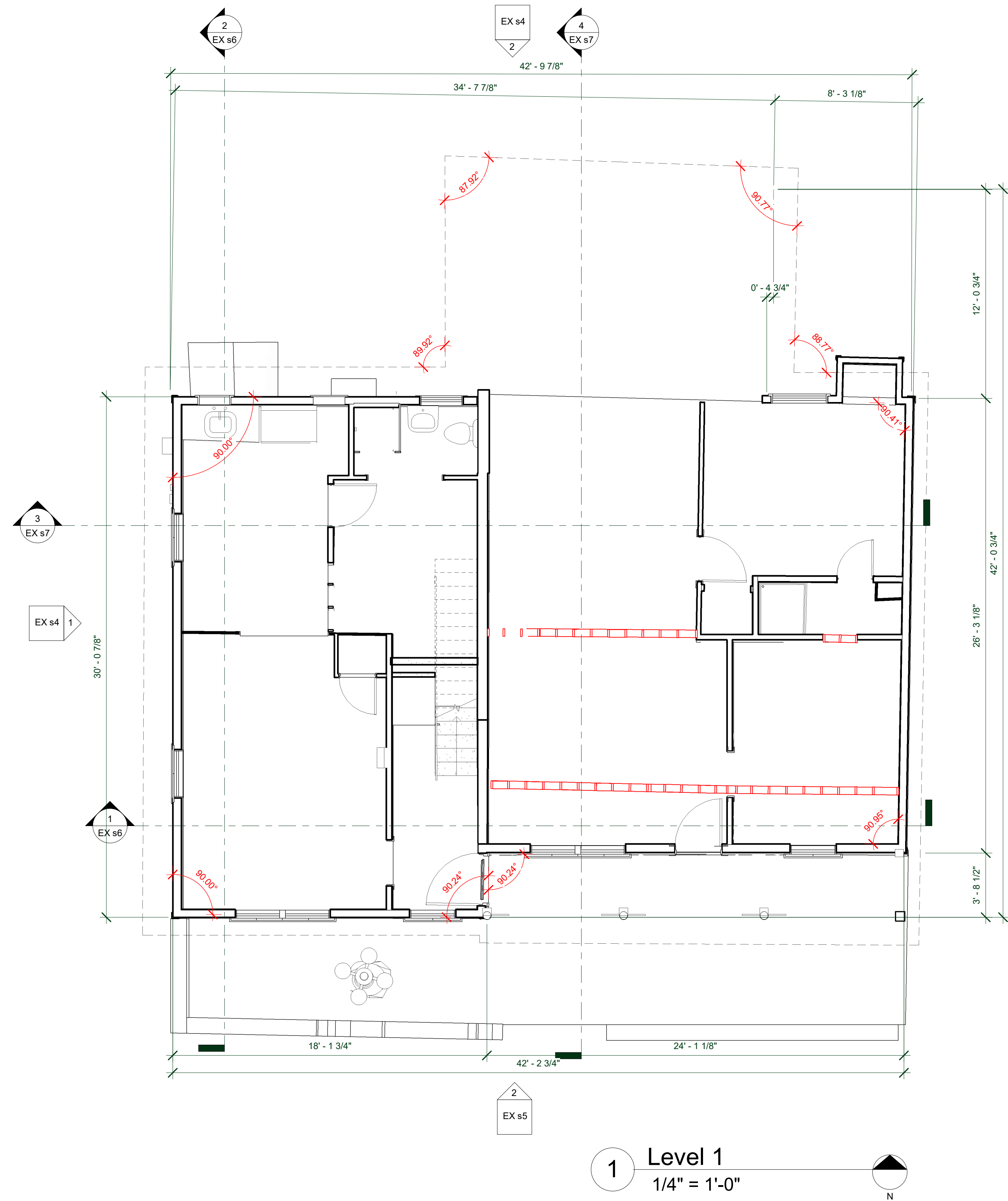
If you have questions or concerns regarding this Final Action Letter, please contact Meredith Covey at (435) 640-8683.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas Stephens", written over a horizontal line.

Douglas Stephens
Historic Preservation Board Chair

CC: Meredith Covey
Planner I

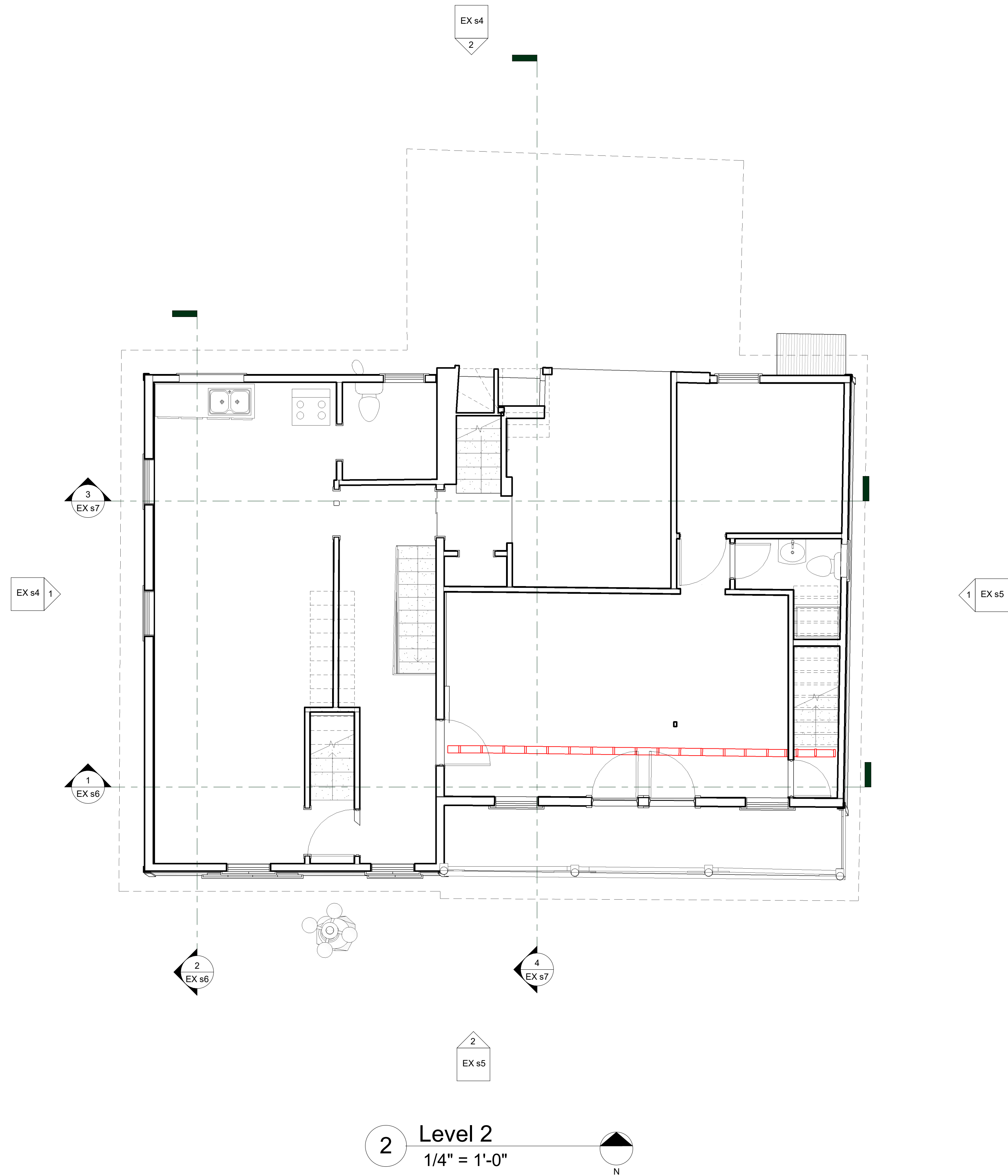
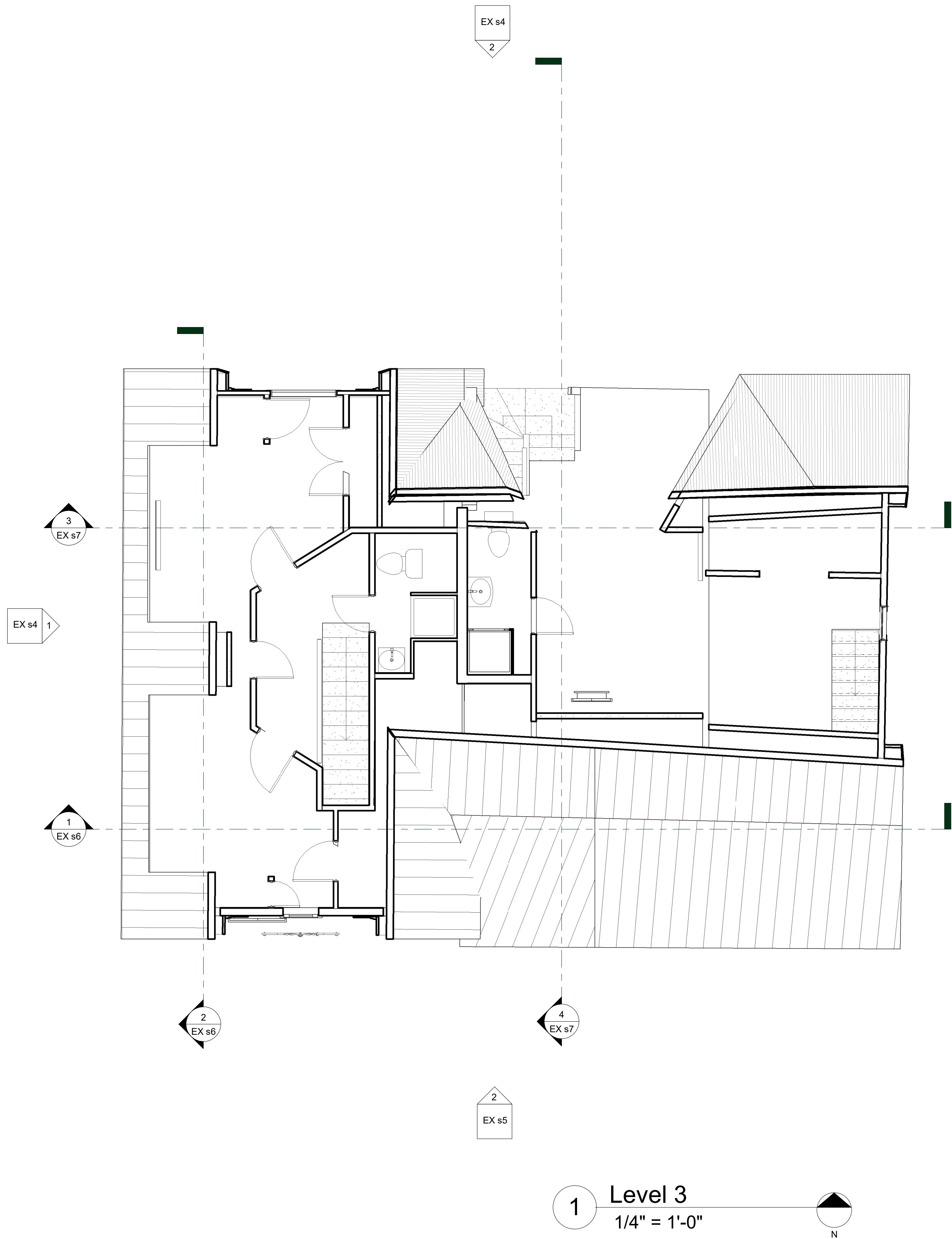


General Notes - Plan

1. Grid Lines Not Shown Due to Angular Nature of Existing Conditions
2. See Sections to Determine Floor Elevations
3. See "Idealized" Drawing Set for Additional Information

Legend

- Edge Of Roof Above
- Existing Wall
- Structural Shoring



General Notes - Plan

1. Grid Lines Not Shown Due to Angular Nature of Existing Conditions

2. See Sections to Determine Floor Elevations

3. See "Idealized" Drawing Set for Additional Information

Legend

Edge Of Roof Above

Existing Wall

Structural Shoring

General Notes - Sections

- 1. Elevations Depict Conditions According to Laser Scanning Service - November 2024
- 2. See "Idealized" Drawing Set for Additional Information Including Window Schedule
- 3. Windows are Either Covered with Plywood Boards (Exterior or Interior) Extra Glass Storm Sashes, or Polycarbonate

Legend

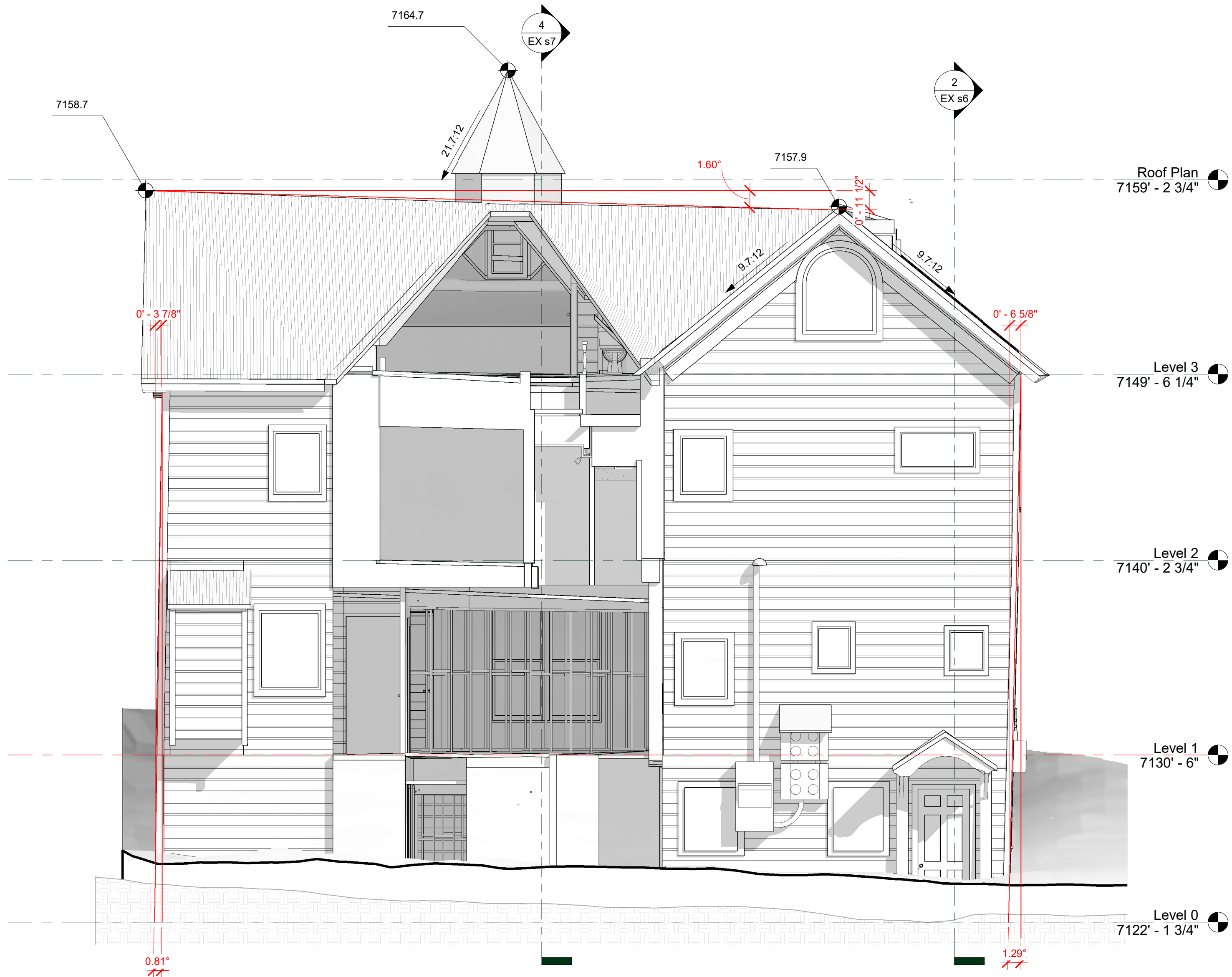
- Shoring Installed per Structural Requirements
- Spot Elevation Marker



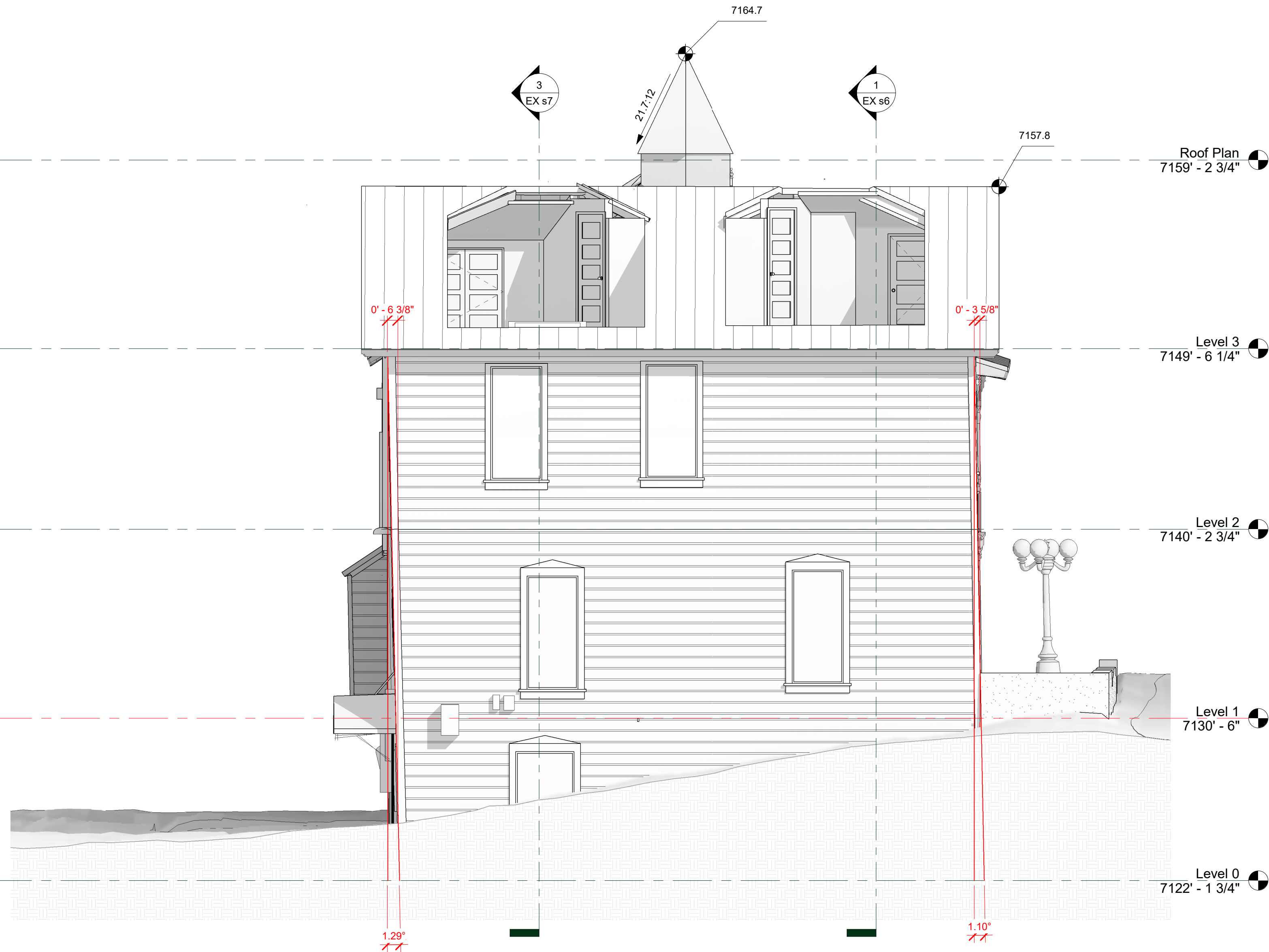
3 NW Perspective



4 SW Perspective



2 Existing East Elevation
1/4" = 1'-0"

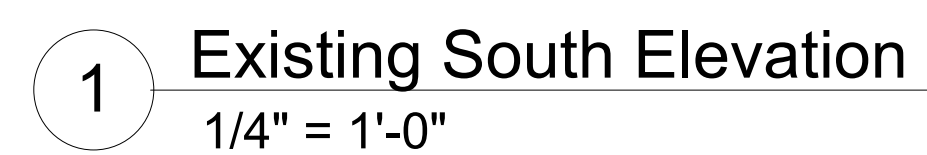
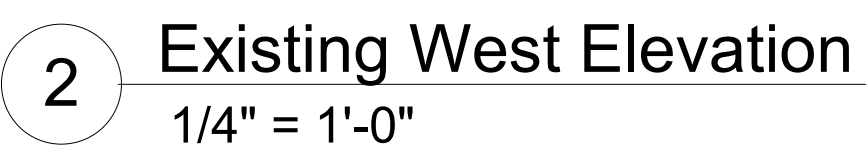


1 Existing North Elevation
1/4" = 1'-0"

1. Elevations Depict Conditions According to Laser Scanning Service - November 2024
2. See "Idealized" Drawing Set for Additional Information Including Window Schedule
3. Windows are Either Covered with Plywood Boards (Exterior or Interior) Extra Glass Storm Sashes, or Polycarbonate

 Shoring Installed per Structural Requirements

 Spot Elevation Marker



DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
<https://www.driftstudio.co/>

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, RE-PRODUCTION, AND PUBLICATION BY ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED AS PROVIDED BY COPYWRITING LAWS OF THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS CONSTITUTES AGREEMENT TO THESE RESTRICTIONS.

REVISIONS

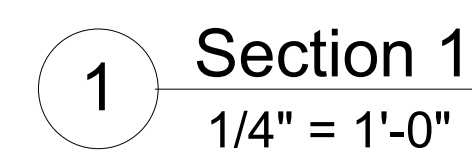
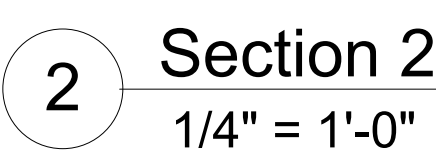
EX S5
 EXISTING ELEVATIONS (SCANNED)
 2025.03.20 : Issue Date

1. Sections Depict Conditions According to Laser Scanning Service - November 2024
2. See "Idealized" Drawing Set for Additional Information

Architectural Elevation 100' - 0" = USGS 7030'-6"

 Shoring Installed per Structural Requirements

 Spot Elevation Marker



CENTENNIAL HOUSE
Existing Scanned Conditions

178 Main Street
Park City UT 84060

REVISIONS

EX s6
EXISTING SECTIONS (SCANNED)

General Notes - Sections

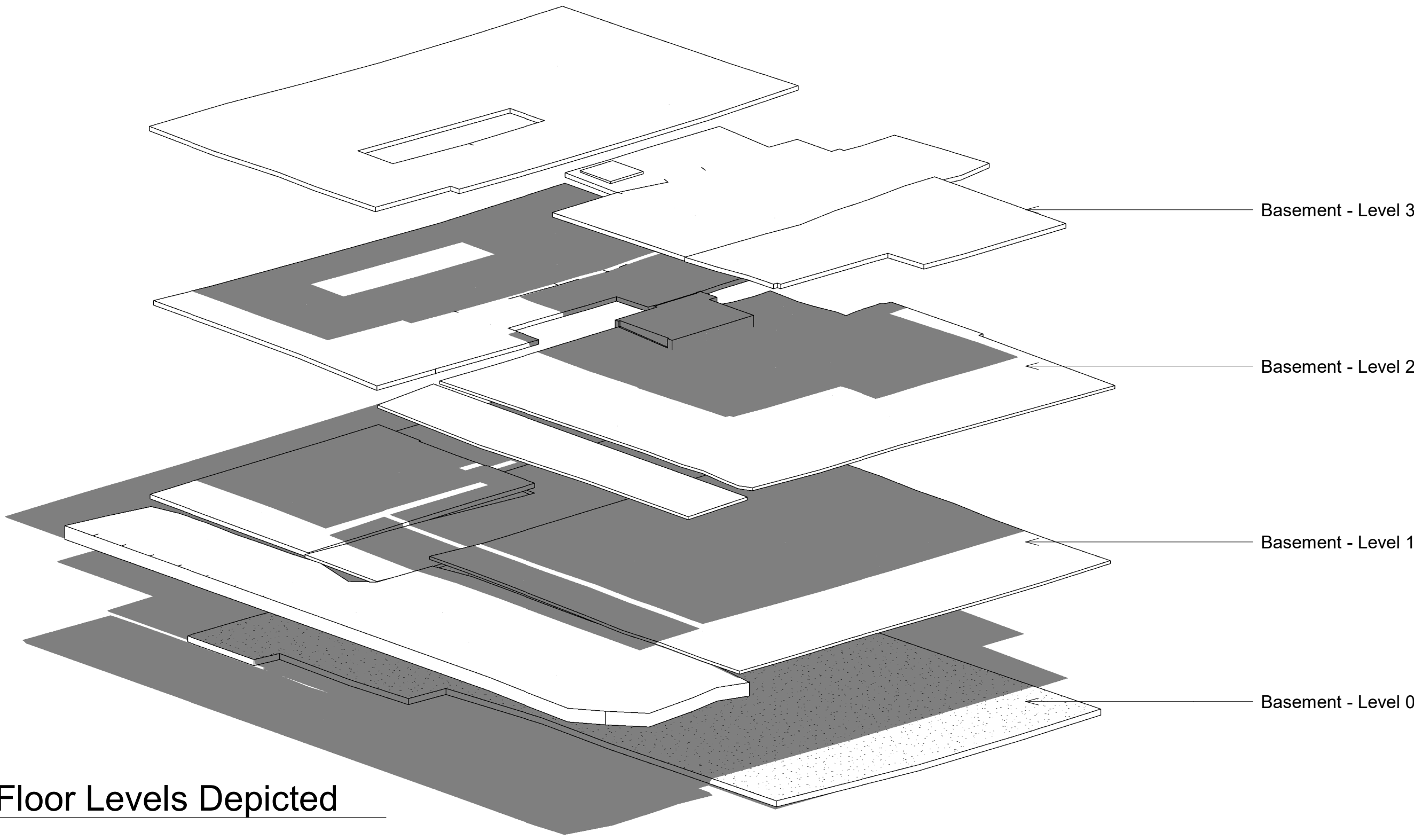
- 1. Sections Depict Conditions According to Laser Scanning Service - November 2024
- 2. See "Idealized" Drawing Set for Additional Information

Datum Reference

Architectural Elevation 100' - 0" = USGS 7030'-6"

Legend

- Shoring Installed per Structural Requirements
- Spot Elevation Marker



5 3D - Floor Levels Depicted



DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
http://www.driftstudio.com

CENTENNIAL HOUSE
Existing Scanned Conditions
1776 Main Street
Park City UT 84060

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND FOR THE PURPOSES OF THE DESIGN AND CONSTRUCTION OF THE PROJECT. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DRIFT STUDIO. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. DRIFT STUDIO SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. DRIFT STUDIO SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THESE PLANS.

REVISIONS

2025.03.20 : Issue Date

EX s7
EXISTING SECTIONS (SCANNED)



Planning Department

April 16, 2024

Lynda Sammons
176 Main Street
Park City, UT 84060
CC: Alliance Engineering
marshall@alliance-engr.com

RE: Determination of Setbacks for an Unusual Lot Configuration for 176 Main Street

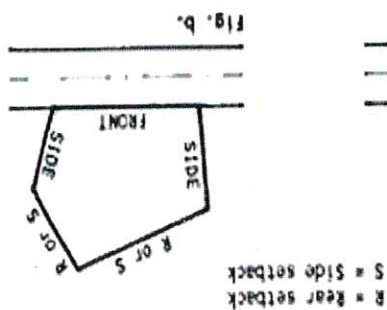
176 Main Street is a metes and bounds parcel located in Subzone B of the Historic Residential-2 Zoning District. The parcel is currently undergoing a Subdivision to create one Lot. 176 Main Street will have an unusual lot configuration due to its five (5) Lot Lines highlighted in green below on an excerpt from the Centennial Subdivision.





Planning Department

Land Management Code (LMC) § 15-4-17 outlines regulations for lots with unusual configurations and states "Lots with more than four (4) sides shall have a Side Yard on either side of the Front Yard. The third Side Yard and Rear Yard may be specified by the Planning Director". The LMC provides an illustration to clarify:

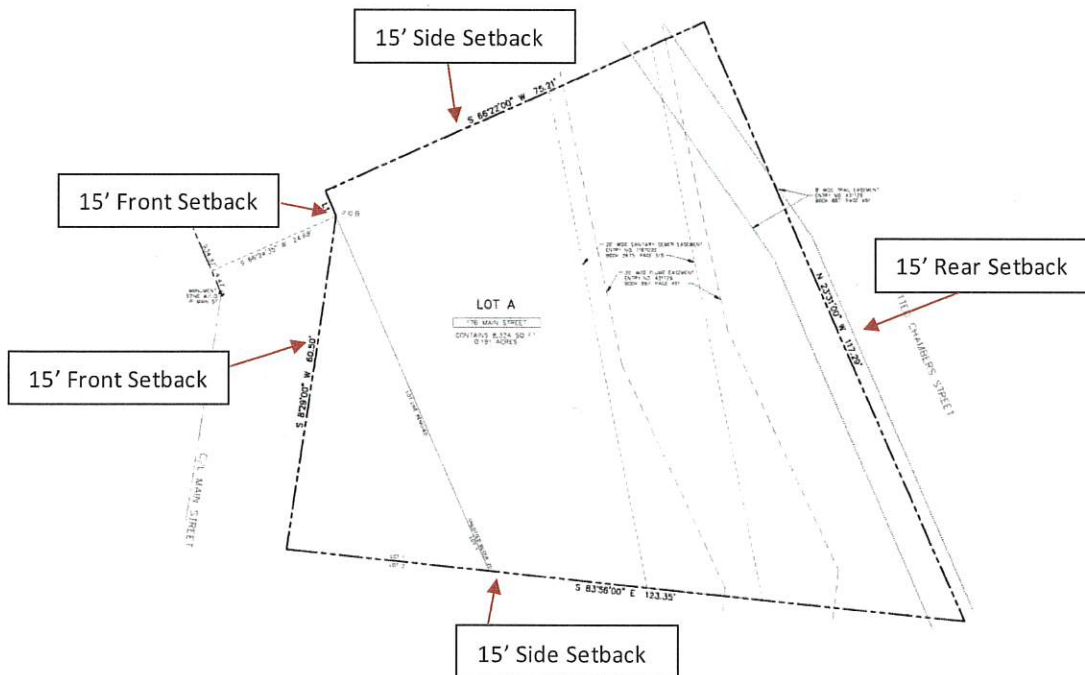


LMC § 15-2.3-3 outlines the setback requirements for the Historic Residential-2 Zoning District, and establishes, for lots over 100-feet deep, a 15-foot front setback, a 15-foot rear setback, and a minimum 15-foot side setback.



Planning Department

The illustration below outlines the required setbacks for 176 Main Street:





Planning Department

If you have questions or concerns regarding this Determination Letter, contact the Planning Department.

Sincerely,

Rebecca Ward

Planning Director

(435) 615-5046

rebecca.ward@parkcity.org

CC: Project Planner, Meredith Covey

Park City Municipal Corporation | 445 Marsac Avenue | P.O. Box 1480 | Park City, Utah 84060-1480
Planning Department | (435) 615-5060 Main Office Line | (435) 615-4906 Fax Line



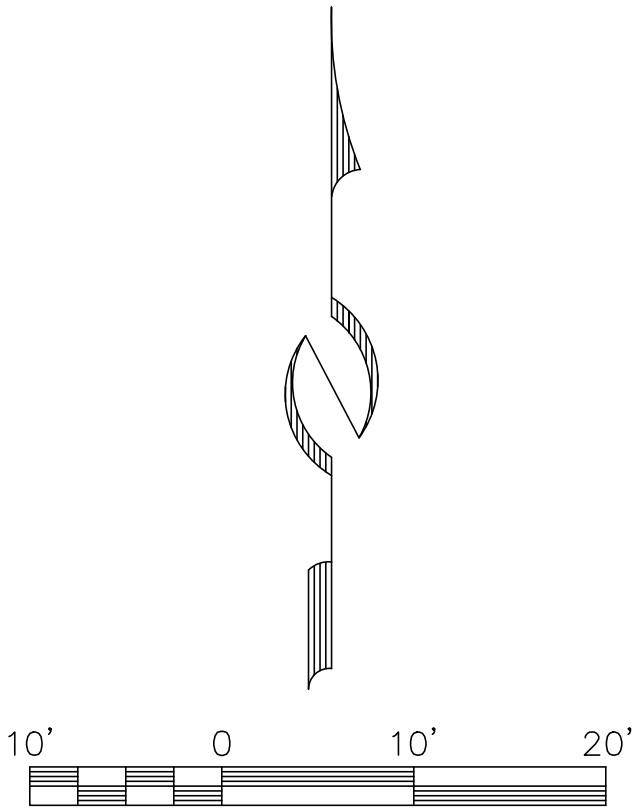
SURVEYOR'S CERTIFICATE

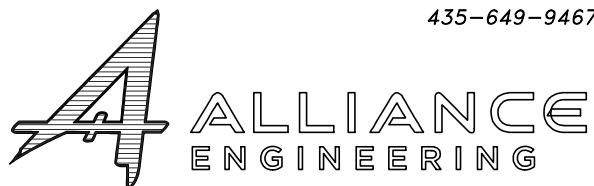
I, Michael Demkowicz, certify that I am a Professional Land Surveyor and that I hold License No. 4857264, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

NARRATIVE/NOTES

1. Site Benchmark: Water Meter, Elevation=7128.1'.
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. 176 Main Street is parcel ID No. PC-262-A.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°31'00" W	4.94'





435-649-9467

ALLIANCE
ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

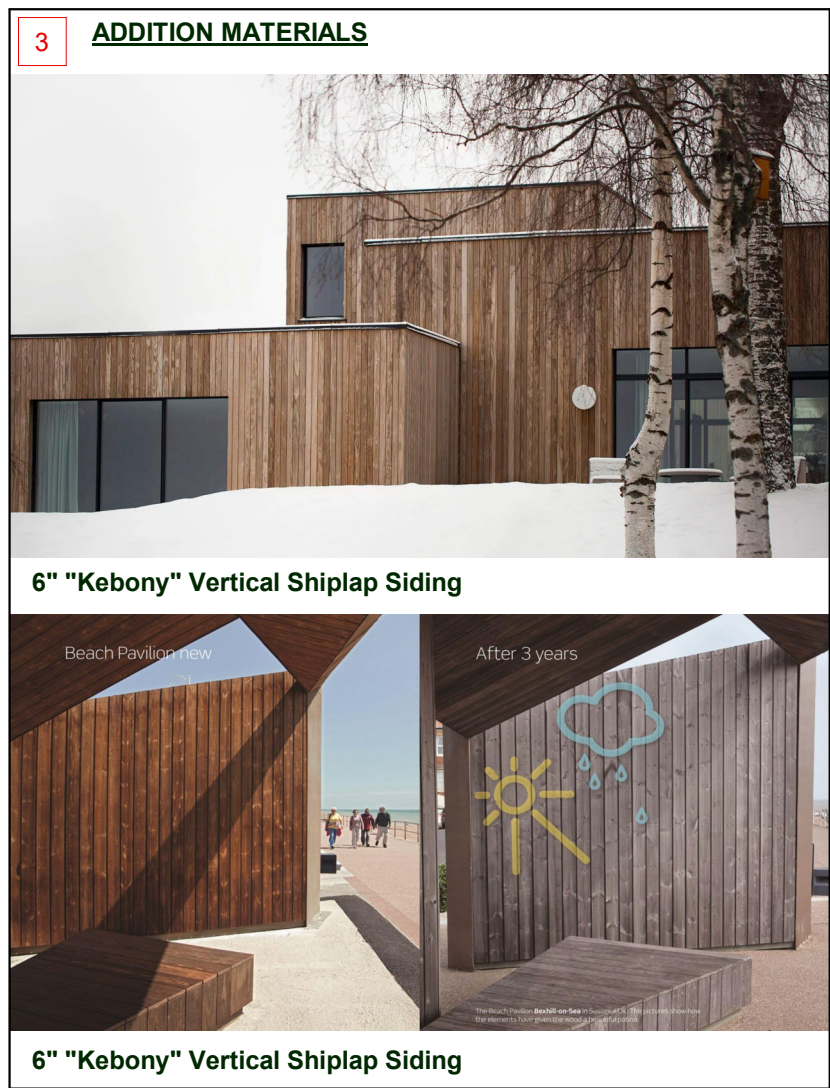
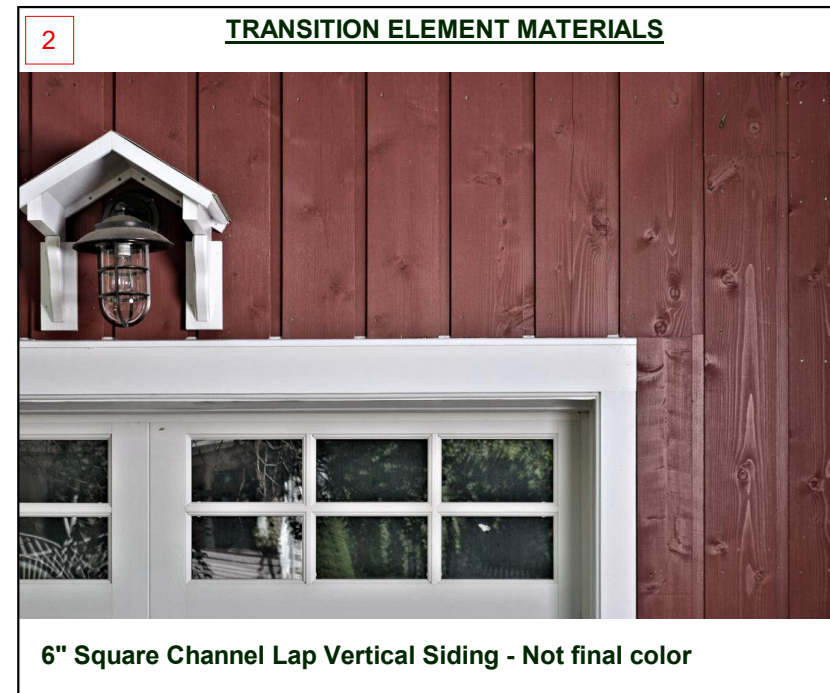
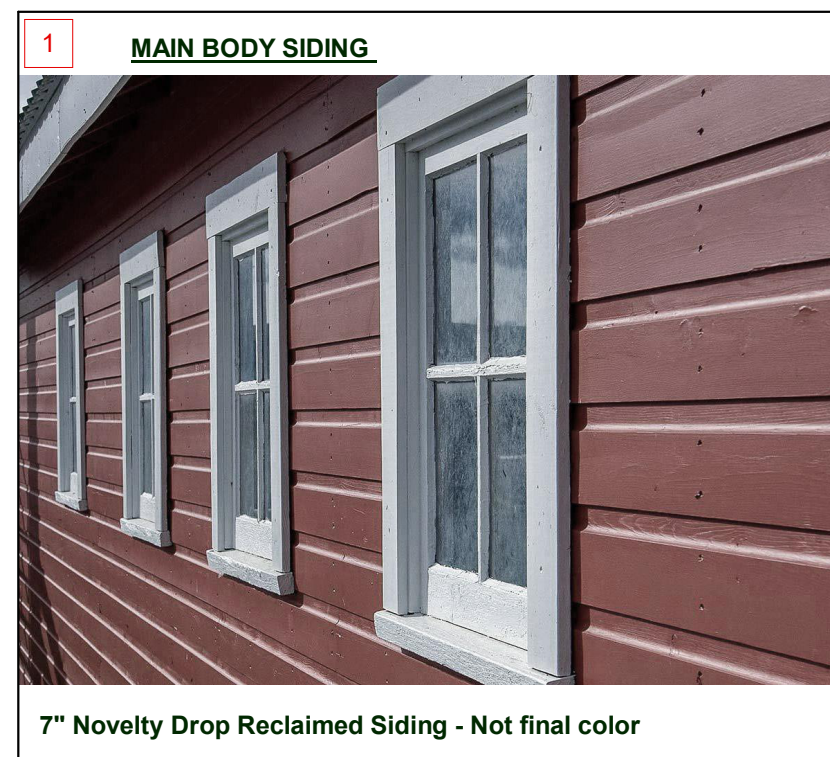
STAFF:
MICHAEL DEMKOWICZ
MARSHALL KING
MEGAN BLOSSER

DATE: 4/1/24

EXISTING CONDITIONS & TOPOGRAPHIC MAP
176 MAIN STREET

FOR: MOUNTAIN SEAS DEVELOPMENT, LTD.
JOB NO.: 9-3-24
FILE: X:\ParkCitySurvey\dwg\srv\topo2023\030820\030820.dwg

SHEET
1
OF
1



Keynotes - Elevations

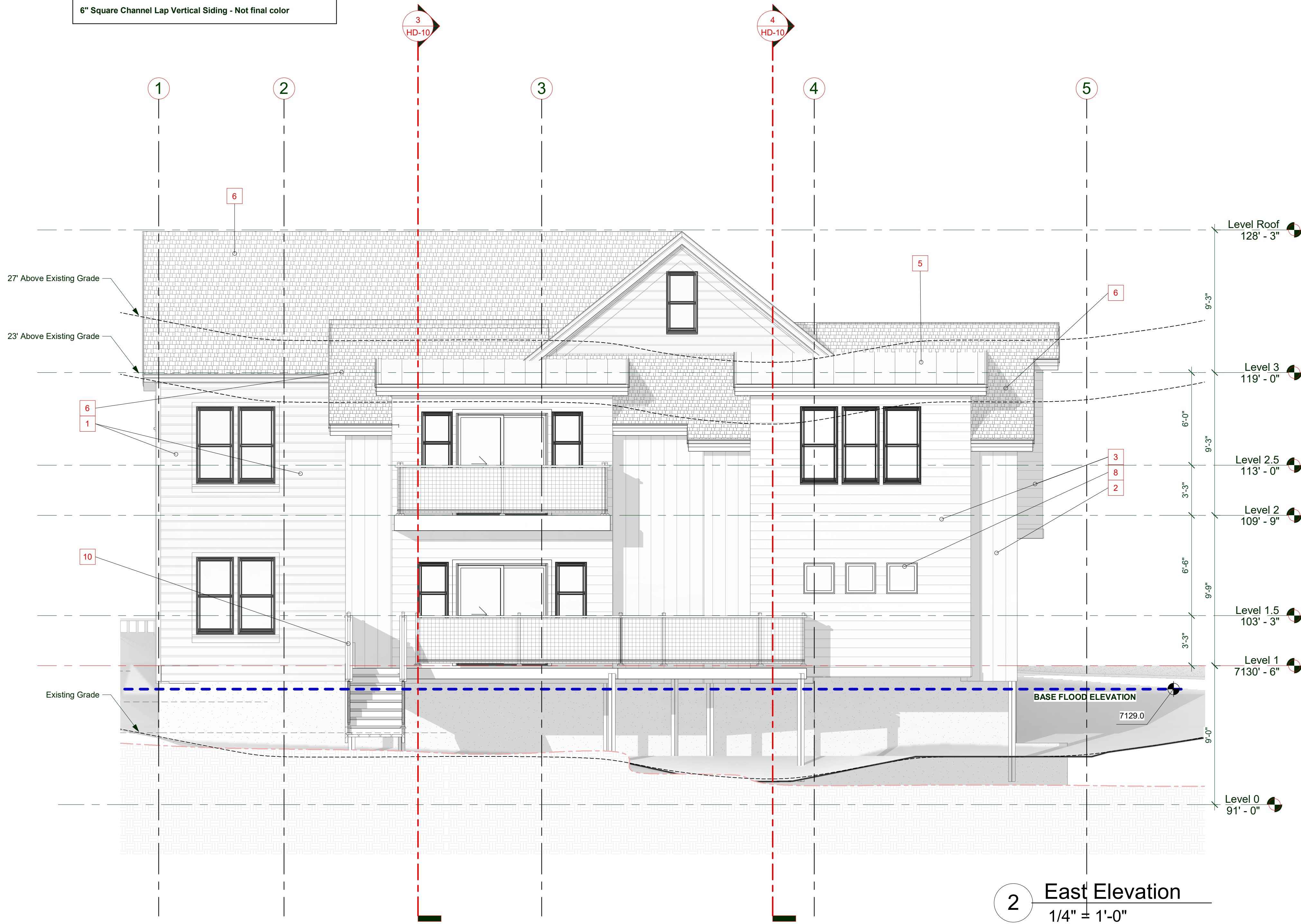
- 1 7" Dutch Drop Siding (Historic to Match When Not Available) - Slate Gray-Blue Color
- 2 6" Vertical Square Channel Siding (painted roughly opposite to Body/Trim of Main House)
- 3 6" Acetylated Wood Shiplap Siding (Unstained or Dark Brown)
- 4 White Trim
- 5 Standing Seam Metal Roofing
- 6 Asphalt Roof Shingles
- 7 Existing Rehabilitated Wood Window
- 8 Aluminum Clad Wood Window
- 9 36" Metal Railing
- 10 36" Wood Railing
- 11 Metal Parapet Cap

General Notes - Elevations

1. See Electrical Drawings and Specifications for Exterior Lighting.
2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

Architectural Elevation 100' - 0" = USGS 7030.5



2 East Elevation
1/4" = 1'-0"

HE

ELEVATIONS

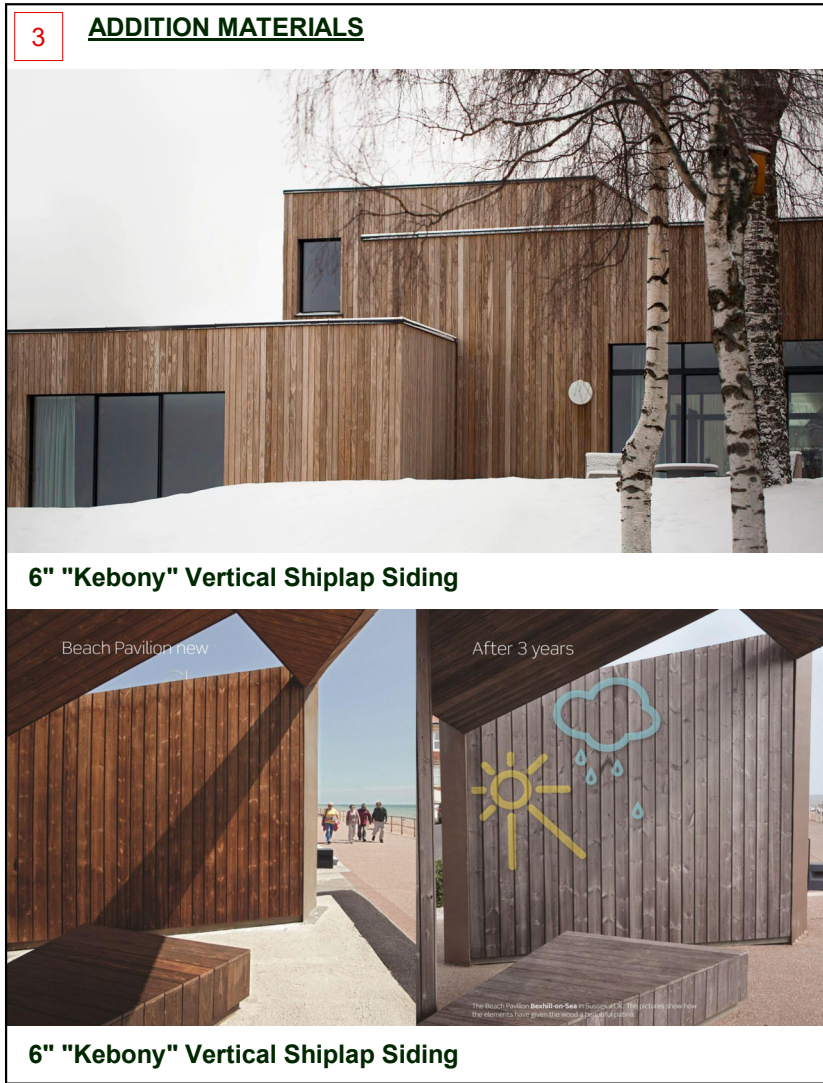
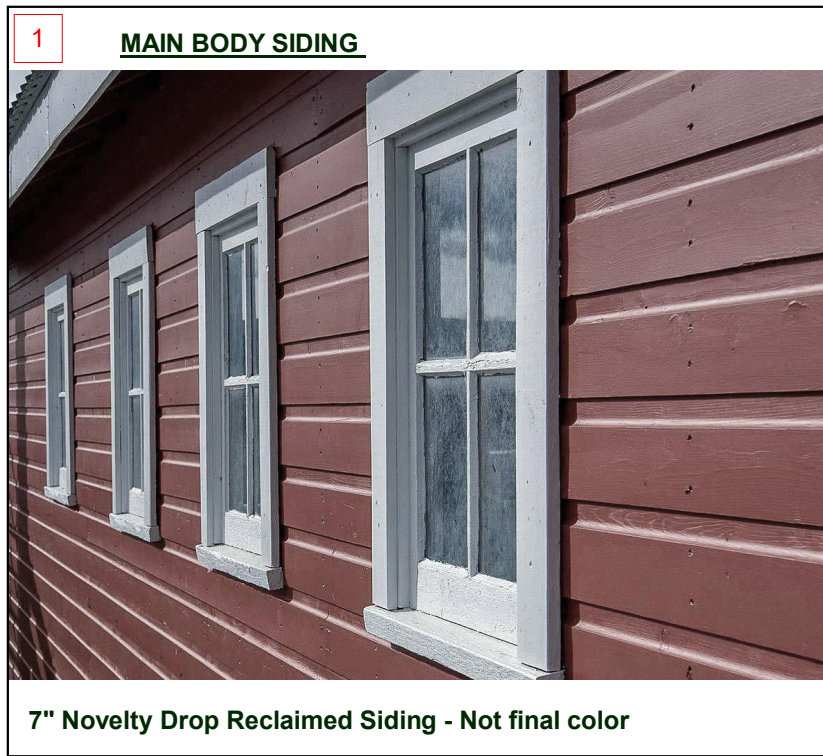
2025.05.25 : Issue Date

REVISIONS

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO ANY USE, RE-USE, RE-PRODUCTION, AND PUBLICATION BY ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED AS PROVIDED BY COPYWRIGHT LAWS OF THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS CONSTITUTE AN AGREEMENT TO THESE

Centennial House
HDDR APPLICATION
176 Main Street
Park City UT 84060

DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
<https://www.driftstudio.co/>



Keynotes - Elevations

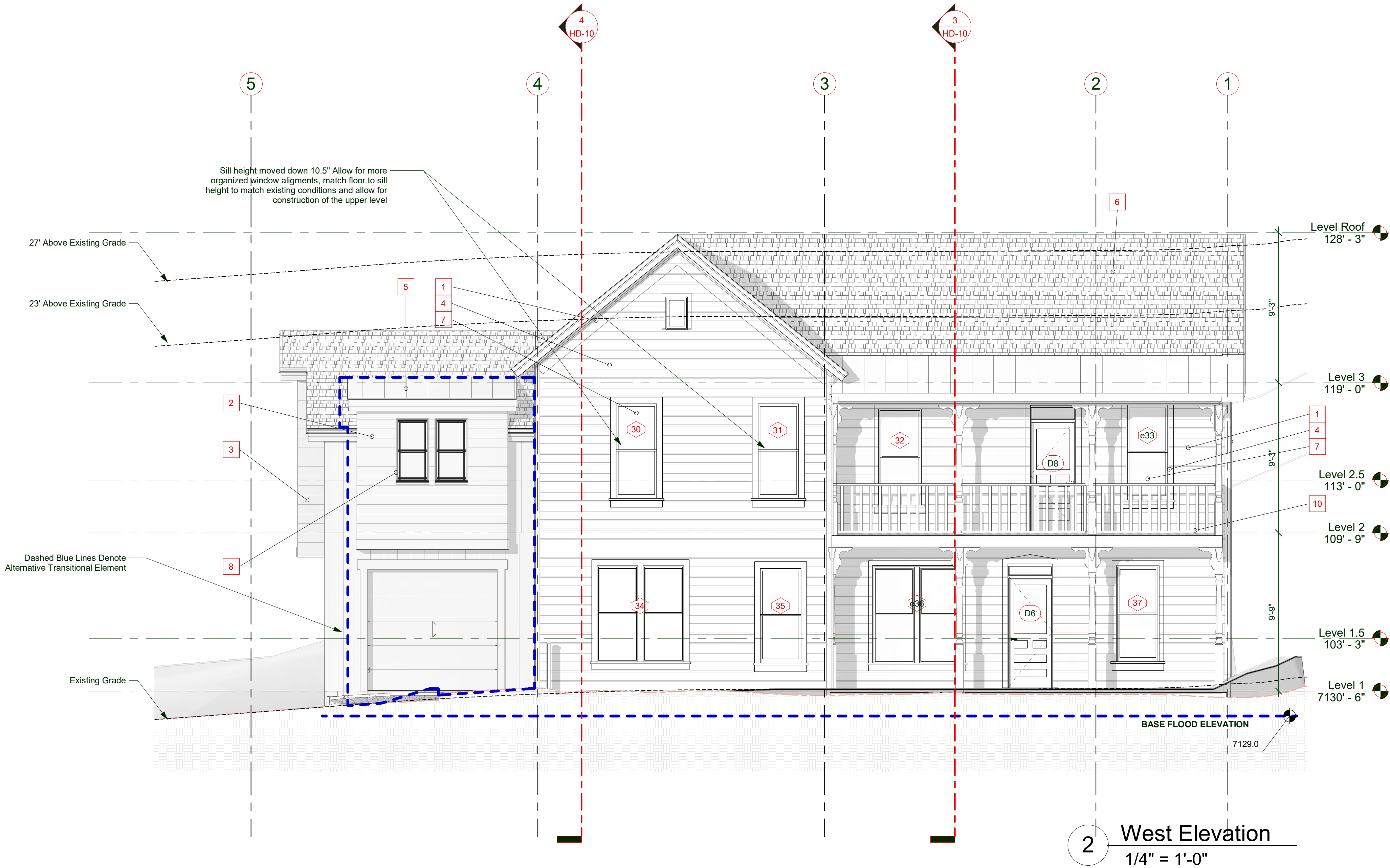
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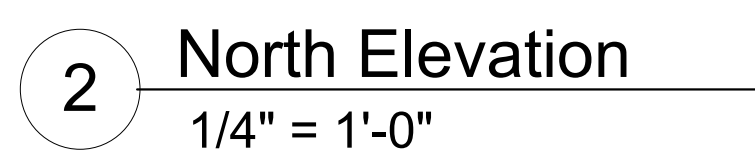
A close-up photograph of a building's exterior wall. The wall is covered in red horizontal siding. Several white-framed windows are visible, with the largest one in the foreground showing a view of a cloudy sky.

A photograph of a modern building with a light-colored wooden facade and large, dark-framed windows. The building is partially covered in snow, and a bare tree stands in the foreground.

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1 South Elevation
1/4" = 1'-0"