PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
October 1, 2025

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, 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/82086188552

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 6, 2025

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. REGULAR AGENDA

6.A. **Silver King Coalition Mine Stores Building – Material Deconstruction** – The Applicant Proposes Deconstructing the Stores Building, a Significant Historic Site, and Salvaging Materials to be Used for Restoring the Main Mine Building. PL-25-06665
(A) Public Hearing; (B) Action

6.B. **405 Woodside Avenue – Material Deconstruction** – The Applicant Proposes to Lift a Significant Historic Structure to Construct a New Foundation and Rear Addition in the Historic Residential-1 Zoning District. PL-25-06510
(A) Public Hearing; (B) Action

6.C. **180 Daly Avenue – Historic District Design Review Modification** – The Applicant Requests a Modification to the Historic Preservation Board Material Deconstruction Final Action Letter for Additional Windows That Were Constructed on the Historic Structure. PL-25-06671
(A) Public Hearing; (B) Action

7. ADJOURNMENT

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.gov 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.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
COMMUNITY ROOM
PARK CITY LIBRARY
MINUTES OF AUGUST 6, 2025

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens – Chair, Puggy Holmgren, Lola Beatlebrox, Dalton Gackle, Katie Noble, John Hutchings (attending virtually)

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Elissa Martin, Planning Project Manager; Meredith Covey, Planner I

1. MEETING CALLED TO ORDER AT 5:00 P.M.

Chair Douglas Stephens called the meeting to order at approximately 5:00 p.m.

2. ROLL CALL

Chair Stephens conducted a roll call of Board Members present. It was noted that Board Member John Hutchings is attending the Historic Preservation Board Meeting virtually.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 30, 2025.

MOTION: Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from June 30, 2025. Board Member Gackle seconded the motion.

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

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reported that when the meeting schedule was established at the beginning of the year, the September meeting was shifted from September 3, 2025, to September 8, 2025, due to the Labor Day weekend. However, there are no applications pending review, so the meeting in September will be cancelled.

Board Member Dalton Gackle referenced the General Plan discussions and noted that there was a conversation about ski era resources. Someone reached out to him about the ribbon program at Park City Museum. That individual mentioned that their eventual

PENDING APPROVAL

plan is to tear down their A-frame house. He feels that it is related to the discussions that the Historic Preservation Board has had lately about the preservation of ski era structures.

Board Member Puggy Holmgren noted that this subject was discussed many years ago. There was a conversation at that time about protecting the A-frames. Chair Stephens believed the idea was to focus on incentives. Board Member Gackle stated that someone also asked him about changing porch elements on a historic home, but he directed them to the Planning Department. There were no additional Board communications shared.

5. PUBLIC COMMUNICATIONS

There were no public communications.

6. WORK SESSION

A. The Historic Preservation Board Will Conduct a Work Session on Land Management Code Standards Outlined in Sections 15-13-2 and 15-13-8, Related to Materials for New Residential Infill and Additions to Historic Structures and Land Management Code Section 15-11-6(E), Which Requires the Establishment of an Advisory Committee.

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that the Work Session item is related to Land Management Code ("LMC") updates for non-historic materials and finishes. Some background information was shared with the Board. Manager Martin reported that this process started when community members and design professionals requested flexibility in materials for additions and new residences in the Historic Districts. Over the last several months, there have been Work Sessions and a public hearing was held in March. Both the Historic Preservation Board and Planning Commission forwarded favorable recommendations to adopt the LMC amendments. On June 5, 2025, the City Council approved LMC amendments, which include the following:

- Remove opacity requirements for new residential infill;
- Establish the process to create an Advisory Committee; and
- Allow non-historic materials that are on an approved list.

Manager Martin reviewed the opacity information. Originally in the code, additions to historic structures were not required to be painted opaque, but new residential dwellings were required to be painted opaque. The change that was adopted allows for new residential buildings to be finished with a durable stain or some other kind of treatment that preserves the durability, but it does not need to be painted opaque. A process was established for an Advisory Committee to vet non-historic materials. Previously, that had been a Staff level review, which was not as efficient. If a material is on the approved list, it can be used on new residential infill and additions. The list will be periodically updated.

PENDING APPROVAL

The evaluation criteria were reviewed. There are three main categories: durability, sustainability, and compatibility. Manager Martin reported that a lot of the criteria shown in the presentation slides were originally in the code, but a few were added during the amendment process. For example, under the durability category, the fire resistance rating was added, as well as being durable in Park City's climate. The minimum 50-year lifespan for non-historic materials was already in place. In the sustainability category, several of the items were already in the code, such as energy performance, environmental benefit, and synthetic materials being allowed if they contain a minimum of 50% recycled and/or reclaimed material. The added item is the Cradle to Grave impact or life cycle impact of a product. The compatibility category was reviewed. It includes:

- For Synthetic: the material may not diminish the historic character and must appear similar in appearance and profile to historic siding;
- "Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns";
- Exterior elements must be of human scale and compatible with neighboring Historic Structures;
- New materials should reflect the character of the Historic District;
- Materials must be compatible in scale, proportion, texture, finish, and color with Historic Structure materials. "The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically"; and
- Primary siding material "shall appear similar" to those on Historic Structures in the streetscape or character area.

In order to implement the changes, the first step is to establish the Advisory Committee. That Committee would include two Historic Preservation Board members, three design professionals, the Planning Department Historic Preservation team, and a Historic Preservation consultant. Staff requests that the Historic Preservation Board select two members to serve on the Advisory Committee. The other steps are as follows:

- Step Two: Advisory Committee to generate draft list and begin to evaluate non-historic materials:
    - Historic Preservation Board check-in to provide input and feedback prior to the list being finalized.
- Step Three: Historic Preservation Board review of the draft Master List of Non-Historic Materials and Finishes, followed by adoption of the list.
- Step Four: Review and update the list as needed:
    - Review new materials introduced in the industry;
    - De-list materials that do not retain quality over time.

Board Member Gackle asked whether the Advisory Committee can have more than two Historic Preservation Board Members serving. Director Ward noted that it is important to be cautious about forming a quorum. Board Member Gackle would like Board Member Randy Scott to have the opportunity to serve on the Committee, if he is interested.

PENDING APPROVAL

Chair Stephens requested additional information about the design professionals who will serve on the Advisory Committee. Manager Martin reached out to some after the June 5, 2025, City Council Meeting, when the code amendments were adopted. One design professional quickly responded and stated that she would like to serve on the Committee. There will be an application available on the website that those interested can fill out. There will continue to be outreach so design professionals will know where to apply.

Additional discussions were had about the Advisory Committee. Chair Stephens asked what would happen if there were not three design professionals serving on the Committee. Manager Martin believed the Historic Preservation Board could make a determination if that situation occurred. Chair Stephens stressed the importance of having some materials to evaluate in order to start this process. Board Member Lola Beatlebrox pointed out that in previous Meeting Minutes, there was a list of materials outlined that there was interest in looking into. Approaching the design professionals with that preliminary list might be meaningful. Manager Martin explained that Staff has been collecting a list of materials, which the Advisory Committee can work from. In addition, there has been outreach to other members of Staff about materials that are being proposed on a fairly regular basis. Those items can be added to the list for consideration.

Board Member Beatlebrox referenced the Advisory Committee time commitment, which is proposed to be no more than six to eight hours. She thought it would be wise for some of those hours to include site visits to look at materials there might not be as much familiarity with. Board Member Holmgren added that samples could also be brought in. Chair Stephens mentioned the possibility of bringing in experts. Manager Martin thanked the Board for their input. She does not see any reason why experts would not be invited to present to the Committee. She reported that there has been some discussion with the Building Department and Fire Chief already and they are willing to provide input.

Chair Stephens asked to further discuss the compatibility category. The language reads that new materials will be used, but it will still look like a historic addition. He referenced the language in the sustainability category as well. Some of the language seems to give the wrong message based on what he hopes there is a desire to accomplish. When there is an addition to a historic home, there should never be a question about which portion is historic. Director Ward clarified that the compatibility items already exist in the Code before the amendments took place. Chair Stephens stated that the messaging to the design community is important to consider. Manager Martin noted that there is an intention to achieve compatibility, but there is no desire for a new addition to mimic what is historic. There is code language that mentions differentiation from the historic structure.

The Board further discussed compatibility. Manager Martin pointed out that the Advisory Committee could be tasked with making a recommendation about computability. There will be a Historic Preservation consultant on the Committee, so some insight, advice, and guidance can be provided. Chair Stephens feels it makes sense for the Committee to focus on the list of materials. Board Member Gackle believes that part of the Advisory Committee role is to narrow down the list before it is presented to the Historic Preservation

PENDING APPROVAL

Board. The Committee can look at whether a material fits in with the fabric of the community. For example, if one of the items on the initial list is a synthetic material that looks like ice blocks, that would clearly not be compatible with the fabric of the community. It could be eliminated from the list even if the material meets some of the other criteria.

Director Ward reported that there will be a Work Session ahead of the Advisory Committee discussions. This could allow the Historic Preservation Board to see the different types of materials that will be evaluated during the Committee process. Manager Martin confirmed that there will need to be another Work Session to vote on the design professionals who will be members of the Advisory Committee. That would be a good time to review the draft materials list and receive some initial feedback. Chair Stephens explained that he would like a better idea of how this process will work. For instance, what the expectations are for the Advisory Committee as this process moves forward.

Chair Stephens asked for additional information about the consultant. Director Ward reported that the contract is being finalized. Once that is complete, the consultant will participate in a Work Session. Chair Stephens asked if the consultant has an architectural background. Director Ward explained that one teaches a course on materials in historic districts, so there is a lot of expertise. There will be an introduction at a future meeting.

Board Member Holmgren wanted to know if the design professionals would apply to serve or if the Historic Preservation Board should provide suggestions. Director Ward reported that there will be a public application process where anyone can apply. If Board Members know someone who might be interested, it is possible to let them know about the application. Manager Martin noted that there will be outreach to the design professionals who have been involved so far, so those individuals are aware that they can submit an application. Board Member Holmgren asked if contractors will be involved or only design professionals. Director Ward reported that the Chief Building Official and one of the primary reviewers of Building Permits will be involved. They have firsthand knowledge of materials that have been requested and installed, so that perspective can be provided.

Manager Martin explained that there is no streamlined process in place before where the materials were tracked. It will be beneficial to have a finalized list of materials. Board Member Beatlebrox asked about the selection of the two Historic Preservation Board Members to serve on the Advisory Committee. Manager Martin asked if there are any volunteers who are interested. Chair Stephens wanted to know whether Board Member Scott is interested in serving before a final decision is made. It was determined that this will be decided at the meeting with the consultant. That meeting will likely take place in October, since the Historic Preservation Board Meeting in September has been cancelled. Manager Martin hopes there will be enough applications submitted from design professionals before that time as well. Discussions can continue at that meeting.

PENDING APPROVAL

7. REGULAR AGENDA

A. 1109 Park Avenue - Material Deconstruction - The Applicant Proposes to Deconstruct the Accessory Structure at 1109 Park to Restore the Site to its 1900 Form in the Historic Residential - 1 Zoning District. PL-25-06546.

Planner I, Meredith Covey, presented the Staff Report and explained that the item is related to Material Deconstruction at 1109 Park Avenue. 1109 Park Avenue is a Significant Historic Structure in the Historic Residential – 1 Zoning District. The structure was built around 1895 and is associated with the Mature Mining Era in Park City. The applicant is proposing to deconstruct the accessory structure to restore the site to its 1907 form and relandscape the backyard. The Sanborn Maps for the site show the primary structure, which is the historic home, starting in 1900. Up until 1941, the detached accessory structure that the applicant proposes to remove was not shown on the maps.

The tax form from 1968 that was included in the Historic Sites Inventory lists the detached accessory structure as being constructed in 1949, which was in the Mining Decline and Emergence of Recreation Era. Based on the Staff analysis, the site will retain the essential historic form, as the physical characteristics of the structure that make it identifiable as existing or relating to the Mature Mining Era will not be diminished.

The site will retain historic integrity, including the location, as the detached accessory structure was not present on the site at the time of construction of the primary structure. Additionally, the design of the site will not be diminished, as the home is similar in style to those in Old Town. The setting will not be diminished, as the accessory structure will not alter the setting of the site. The materials of the primary structure are associated with the Mature Mining Era, while the materials associated with the detached accessory structure are associated with the Mining Decline and Emergence of Recreation Era.

The Chief Building Official provided a determination on the workmanship of the detached accessory structure, which is included in the Staff Report. Planner Covey reported that the feeling will not be diminished, as there have been many changes to the site over time. Restoring the site to the 1907 form takes it back to that historic association. The historic structure is not associated with any specific person or event. She added that the accessory structure is associated with a different time period than the primary structure. Removing it will not diminish the overall historic integrity of the site. Planner Covey stated that the Significant Historic Structure status will remain even with the removal of the detached accessory structure. Several Conditions of Approval were reviewed.

Staff recommends that the Historic Preservation Board review the proposal, conduct a public hearing, and consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

PENDING APPROVAL

The Landscaping Plan was shared with the Board. Planner Covey explained that the Landscaping Plan would be reviewed by the Planning Department. Board Members noted that this is a fairly straightforward application. Board Member Hutchings agreed.

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

MOTION: Board Member Holmgren moved to APPROVE the Material Deconstruction of the Accessory Structure for 1109 Park Avenue, according to the following:

Findings of Fact:

1. 1109 Park Avenue is a Significant Historic Site on the Park City Historic Sites Inventory.

2. The property is in the Historic Residential - 1 (HR-1) Zoning District.

3. Built circa 1895, the principal Structure is a one-story Mature Mining Era T/L cottage with an Accessory Structure located along the Side Lot Line towards the rear of the Lot.

4. The Applicant proposes to deconstruct the Accessory Structure built in 1949 to restore the site to its 1907 form.

5. The Structure was constructed around 1895. The earliest Sanborn Map, from 1900 shows the footprint of the Structure as well as the front porch. The subsequent Sanborn Maps dated between 1907 and 1941 show an addition that was constructed at the rear of the Structure.

6. The Accessory Structure is not shown on the Sanborn Maps.

7. However, the 1968 Tax Form included in the Historic Sites Inventory (HSI) lists the garage (Accessory Structure) as being constructed in 1949.

8. The primary Structure is associated with the Mining Era (1894 to 1930), while the Accessory Structure was constructed approximately 45 years later during the Mining Decline & Emergence of Recreation Industry (1931-1962). The Applicant proposes removing the Accessory Structure and restoring the site to the circa 1907 form.

9. LMC § 15-11-10(A)(2) establishes the criteria for a Significant Historic Site.

10. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a

PENDING APPROVAL

Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

a. It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
b. It retains its Essential Historic Form as may be demonstrated, but not limited by any of the following:
    i. It previously received a historic grant from the City; or
    ii. It was previously listed on the Historic Sites Inventory; or
    iii. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
c. It has one (1) or more of the following:
    i. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or
    ii. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and
d. It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
    i. An era of Historic Importance to the community, or
    ii. Lives of Persons who were of Historic importance to the community, or
    iii. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

11. The Structures at 1109 Park were constructed over 50 years ago and are listed as Significant on the Historic Sites Inventory as designated by LMC § 15-11-10. The Historic Site Form notes that the site is associated with the Mature Mining Era which spanned from 1894 to 1930. The Primary Structure is associated with the Mining Era as the scale, context, and materials of the Structure reflect the historic and architectural character of Mining Era Structures seen in Park City as well as on the adjacent streetscape. The Site reflects the craftsmanship and methods of construction that are associated with the Mining Era.

12. Restoring the site to 1907 retains the Essential Historic Form. LMC § 15-15-1 defines “Essential Historic Form” as “the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials.”

PENDING APPROVAL

13. The Applicant proposes removing the Accessory Structure constructed in 1949 to restore the Significant Historic Site to its 1907 form. The question for the Historic Preservation Board is whether removal of the 1949 Accessory Structure impacts the Historic Integrity of the Significant Historic Site.

14. LMC § 15-15-1 defines "Historic Integrity" as "the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City." The LMC outlines seven qualities that contribute to Historic Integrity:

    a. Location. The place where the Historic Site was constructed or the Historical event took place.
        i. 1109 Park Avenue is Lot 2 and a portion of Lot 3 of Block 5 of Snyder's Addition to Park City and is approximately 2,613 square feet in area. The Primary Structure faces Park Avenue with the Accessory Structure set back towards the rear of the Lot in the southeast corner. The proposed removal of the Accessory Structure does not change the location of the site; the Structure was not present at the date of the original construction.
        ii. Design. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
        iii. 1109 Park is a T/L cottage that has had many of its historic elements modified. The cross gable roof is sheathed with standing seam metal, replacing the composition shingles seen in earlier photos. The walls are clad with aluminum siding, which either covered or replaced the wood drop siding present in 1940. A brick chimney is seen at the peak of the roof and appears to be shorter in current photos. The windows are all aluminum sliders, with a large window in the front gable end, and another to the left of the door in the porch area. There is an aluminum screen door in front of the main door, which is a wood door with several lites. The porch is covered by a shed extension of the main roof and supported by metal supports, which replaced the square wood posts shown in the c. 1940 tax photo.
        iv. The Primary Structure is reflective of the design of homes typically associated with the Mining Era. The massing of the home is similar to those in Old Town and is simple in design

PENDING APPROVAL

and scale. The design of the primary Structure will not be altered or diminished by the removal of the Accessory Structure.

b. Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.
   i. The Lot is a relatively flat site and there will be no significant changes to grade, vegetation, or other features. Any new landscaping in place of the Accessory Structure will be required to comply with LMC § 15-13-2 and will be required to reflect the character of the site while also incorporating waterwise standards and practices. The proposed removal of the Accessory Structure will restore the setting of the Historic Site to its 1907 characteristics. The proposed removal will not diminish the setting of the Historic Site.

c. Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
   i. The Accessory Structure is set back from the home towards the rear of the lot and is visible from the primary public right-of-way.
   ii. The Accessory Structure was constructed on the site years after the Mining Era that is associated with the character of the home and Primary Structure on the site. The proposed removal of the Accessory Structure will not alter the materials associated with the Primary Structure on the Historic Site and will reflect the materials seen on the site in 1907. It will also not alter the pattern or configuration and relationship of the Primary Structure with the streetscape.

d. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
   i. The proposed removal of the Accessory Structure will not alter the workmanship associated with the Primary Structure on the Historic Site. “In March 2025, an inspection was conducted on a historic garage structure located at 1109 Park Ave. to assess its age and condition. The findings of the inspection confirmed that the garage appears to have been constructed on or around 1949, based on the materials, construction techniques, and architectural features observed during the inspection. Elements such as the type of lumber, hardware, and foundation work were consistent with mid- 20th-century building practices. The accessory structure does not appear

PENDING APPROVAL

to be failing and retains most of the original building elements."

ii. Based on the determination from the Building Official the workmanship of the Accessory Structure, including the methods of construction, finishes, and materials, are associated with the Mining Decline & Emergence of Recreation Industry (1931-1962). This is outside of the era that the Primary Structure and the Site is associated with on the Historic Site Form which is the Mature Mining Era (1894-1930). The removal of the Accessory Structure will not dimmish the sites association with the Mature Mining Era.

e. Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.

i. The Historic Site Form details the changes over time at 1109 Park, stating "a rear addition was built sometime after the 1941 Sanborn map, but before the c. 1940 tax photo which extended a part of the rear house past the original wall. A later addition appears to have built out the original wall to the same point as the previous addition. (…) A small gabled garage is seen at the rear of the lot, though lack of historical reference to it makes it difficult to determine when it was built. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

ii. The proposed removal of the Accessory Structure will restore the Site to the 1907 form and reduce the impact of the changes to the site that have diminished the historic value over time.

iii. The Primary Structure will retain the massing, design, and location on the site that contribute to its Mining Era characteristics.

f. Association. The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

i. The proposed removal of the Accessory Structure will not alter the association of the Historic Site with a Historic era or Person. The Historic Site Form details the construction of the home as being completed by a miner named David Laird. The home was then sold to multiple owners in the following years, including individuals who lived in Park City and were associated with minim operations. However, the home was not associated with any singular person or event. The Accessory Structure was constructed in 1949, while the

PENDING APPROVAL

Primary Structure is associated with the Mining Era and was constructed around 1885. The proposed removal of the Accessory Structure will restore the Site to its 1907 form and strengthen the association with the Mining Era.

ii. The proposed removal of the Accessory Structure will not diminish the Historic Integrity of the site.

iii. The Applicant does not have plans to construct a new Structure in the rear of the Lot. Any landscaping work or future construction will be required to comply with current Lot and Site requirements as outlined in LMC Chapter 15-2.2 and Section 15-13-2.

15. Staff published a notice on the City's website and the Utah Public Notice website, and posted a notice to the property on Wednesday, July 23, 2025. Staff mailed a courtesy notice to property owners within 100 feet on Wednesday, July 23. The Park Record published notice on Wednesday, July 23.

Conclusions of Law:

1. The removal of the Accessory Structure built in 1949 complies with the requirements pursuant to LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction.*

2. The Significant Historic Single-Family Dwelling at 1109 Park Avenue retains its Essential Historic Form and Historic Integrity pursuant to LMC § 15-15-1 and its Significant Historic Site designation pursuant to LMC § 15-11-10(D)(1)(ef).

Conditions of Approval:

1. 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. All future work on the site shall comply with the Lot and Site requirements of the HR-1 Zoning District established in LMC § 15-2.2-3 and LMC

PENDING APPROVAL

Chapters 15-11 Historic Preservation and 15-13 *Regulations for Historic Districts and Historic Sites.*

5. There shall be no deconstruction of any material on the primary Significant Historic Structure, and the Historic Structure shall retain its status as a Significant Historic Structure on Park City's Historic Sites Inventory.

Board Member Beatlebrox seconded the motion.

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

8. ADJOURNMENT

MOTION: Board Member Holmgren moved to ADJOURN. Board Member Gackle seconded the motion.

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

The Historic Preservation Board Meeting adjourned at approximately 5:47 p.m.

PENDING APPROVAL

Historic Preservation Board
Staff Report

Subject: **Silver King Coalition Mine Stores Building**
Application: **PL-25-06665**
Author: **Elissa Martin, Planning Project Manager**
Date: **October 1, 2025**
Type of Item: **Material Deconstruction**

Recommendation

(I) Review the proposed Material Deconstruction of the Silver King Coalition Mine Stores Building, (II) conduct a public hearing, and (III) consider denying the request to demolish the remaining standing portion of the Stores Building, and approving the salvaging of materials that have collapsed, for use on the Silver King Hoist House, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Park City Historical Society Morgan Pierce
Location:	Parcel PCA-S-98-PCMR
Zoning District:	Recreation Open Space
Adjacent Land Uses:	Ski Resort, Open Space
Reason for Review:	The Historic Preservation Board reviews and takes Final Action for Material Deconstruction.[1]

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HSI	Historic Sites Inventory
LMC	Land Management Code
ROS	Recreation Open Space
SKCM	Silver King Coalition Mine

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

The Silver King Coalition Mine (SKCM) is a Significant Historic Site on the Park City Historic Sites Inventory, as established by Land Management Code (LMC) § 15-11-10. The Stores Building is one of several Historic Mine Structures that make up the site in the Recreation Open Space (ROS) Zoning District.

The SKCM was constructed during the mature mining era in Park City (1894-1929). The dates of construction range from c. 1894 to 1921:

- Water Tanks – constructed c.1894 - c.1906
- Boarding House – constructed c. 1895
- Fire hose shack and stone wall – constructed c. 1900

- Transformer House – constructed c. 1905
- Stores Building – constructed c. 1910
- Change House – constructed c. 1910 (likely)
- Hoist House – constructed c. 1910 (likely)
- Boarding House Vault – constructed c. 1915
- Mill Building – constructed c. 1921 (replaced wood building that burned down)

The Stores Building, pictured in 2009 below, was constructed of steel and a wood frame, was approximately 140 feet in length by 30 feet in depth, and slightly northwest of and parallel to the Hoist House. The exterior is clad in corrugated metal, and the windows are two-over-two double hung sash type windows, though they have been covered by corrugated metal.[1]



Figure 1: Stores Dept. Building pictured in 2009

The Stores Building was adapted for ski resort equipment maintenance and offices in the 1970s, with the addition of two modern garage doors installed on the building and interior renovations to insulate the space for winter use. By 1986 the ski resort moved equipment maintenance and office facilities to a new building and the Stores Building ceased to be used for ski resort operations.

Heavy snowfall in the 2018-19 season caused a portion of the roof to collapse. On October 15, 2019, Planning Staff issued an HDDR Waiver Letter to approve emergency repairs, including partial demolition (Exhibit C). Conditions are outlined below:

- The applicant shall retain as much of the salvageable metal siding and materials as possible from the debris pile. Salvaged materials shall be stockpiled for future use on other mine structures within the property boundary.

- The gabled end of the structure where the collapse occurred shall be shored-up and clad using salvaged materials from the debris pile. The final appearance of

[1] Park City Historic Sites Inventory Form

the structure shall include consistent exterior siding on all elevations.

Subsequently, the City issued a building permit for part of the demolition and on October 7, 2020, that portion of demolition work passed final inspection (Permit #20-660). The City then issued building permit #22-1061 for the remainder of the demolition and passed final inspection on October 27, 2023.



Figure 2: Stores Dept. Building pictured in 2019 after a portion of the roof and structure collapsed due to heavy snowfall



Figure 3: Stores Dept. Building pictured in 2021 after removal of the collapsed portion of the building

The remaining portion of the building was stabilized with tensioned steel cables, and the east side of the building was enclosed with a new wall. Heavy snowfall during the winter of 2022-23 caused the roof to break along the north wall of the building.



Figure 4: Roof of Stores Building before 2022-23 record snowfall broke the roof



Figure 5: Stores Dept. Building pictured in the summer of 2025 showing collapsed roof

Analysis

(I) The complete Material Deconstruction of the Stores Building, including the remaining standing portion of the building, would constitute demolition and cannot be approved by the Historic Preservation Board.

Pursuant to LMC § 15-11-12.5, the Historic Preservation Board shall review Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades, in relation to Material Deconstruction. While the Historic Preservation Board has approved Material Deconstruction of structures to restore a Historic Site to the Historic Era identified in the site's Historic Site Form, in this case, the Stores Building was constructed (likely in 1910) before the Mill was reconstructed in 1921 (replaced wood building that burned down). Additionally, according to the Historic Site Form, the SKCM site is designated a Significant Historic Site because the site is at least 50 years old, the site was actively mined in the late 1800s and early 1900s, and the buildings and structures were all built during the mature mining era in Park City (1894-1929). Therefore, the Stores Building is reflective of its designated Historic Era.

The Applicant's proposal for Material Deconstruction of the Stores Building involves removing the collapsed portion of the building and deconstructing the remaining portion of the Stores Building that stands to salvage or repurpose the historic materials to be used in the restoration of the adjacent Silver King Hoist House. The Applicant's justification for demolishing the Structure is based on two factors:

1) When the Stores Building was converted to a ski resort maintenance and office building its historic significance as a Mine Structure was minimized.

2) Decades of heavy snow loading has caused all but 18 feet of the Structure to collapse. The Applicant explains that the Stores Building makes snow grading difficult where it is needed, to allow snow unloading from the Silver King Hoist House.

   (Exhibit B – Applicant Narrative).

While the Stores Building has been reduced in size due to collapse, and the interior has been stripped of remnants of mining activity, the exterior of the portion of the Structure that is intact may retain historic significance.

The 2015 Preservation Plan for Selected Historic Mining Resources at Park City Mountain Resort, prepared by SWCA Environmental Consultants (Exhibit C), describes the Stores Building as "contributing to the overall experience of the Silver King Mine site for visitors. However, its utilitarian construction, plain appearance, and lack of interpretive plaque make it less visited and less significant to the experience than the adjacent Hoist House… the building was originally physically connected to, and well-integrated with, the larger integrated mine complex. It has since undergone extensive changes, including significant alterations in surrounding grade and the removal of a number of close-standing or attached buildings."

The SWCA preservation plan provides a conditions assessment and a variety of treatment recommendations for historic mine Structures identified in the plan. In 2015, when the SKCM Structures were surveyed for the plan, the entire Stores Building was largely intact. The plan describes a number of problem areas in the roof and walls including:

- the loss of fasteners for the metal panels
- gaps around flues and vent pipes

- moderate physical damage as well as possible foundation issues including cracked concrete and rot in the sill plates that are carrying the weight of the poured concrete floor
- presence of large quantities of moldy insulation on the inside, indicative of a damp, unventilated interior, may present a serious health issues

Today most of the walls and roof of the Structure are collapsed and much of the original materials have been removed from the Site and used to restore other nearby mine Structures. Many of the treatments recommended in the 2015 preservation plan would not apply to the present state of the Stores Building, though potentially could apply for the portion of the building that is still intact.

The Preservation Plan identifies demolition as a potential treatment but recommends this only as a last resort and under specific circumstances:

> ***6.1.2. Demolition***
> *This approach involves the physical destruction of a historic resource. It is generally only advisable when the resource lacks historic significance, poses a safety risk, lacks visual interest, has little physical integrity, or when no other options are feasible. Demolition should always be preceded by intensive documentation to create a permanent record of the resource prior to its loss. Documentation should meet the highest level of HABS/HAER standards and archival stability.*

Pursuant to LMC § 15-11-16, "[t]he Demolition or removal of Historic Buildings, Structures and Sites in Park City diminishes the character of the City's Historic District and it is strongly discouraged. Instead, the City recommends and supports preservation, renovation, adaptive reuse, Reconstruction, and relocation within the Historic District. It is recognized, however, that economic hardship and other factors not entirely within the control of a Property Owner may result in the necessary Demolition of a Historic Building, Structure or Site."

> ***DEMOLITION, RECONSTRUCTION, OR REPAIR OF HAZARDOUS BUILDINGS****. If, upon review, the Chief Building Official determines the subject Building, Structure or Site to be structurally unsound, and a hazardous or dangerous Building, pursuant to Section 116.1 of the International Building Code, the Chief Building Official may order its Demolition, Reconstruction, or repair.*[2]

Planning and Building staff conducted a site visit to evaluate the condition of the Stores Building. The Chief Building Official determined the structure does not qualify for demolition pursuant to Section 116.1 of the International Building Code. Rather, staff encouraged the Applicant to obtain an Engineer's report to evaluate whether the portion that stands may be stabilized and preserved.

The Planning Department's requirement in the October 2019 HDDR waiver letter, that

[2] LMC § 15-11-16(A)

allowed for removal of collapsed material, was to shore up the intact portion of the Stores Building to prevent further collapse. In addition to this Condition of Approval and the Chief Building Official's evaluation and determination that the structure does not qualify for demolition pursuant to Section 116.1 of the International Building Code, the Stores Building cannot be demolished without going through the process of applying for a Certificate of Appropriateness (CAD) for Demolition, pursuant to LMC § 15-11-17, which states: "with the exception of any Building or Structure falling under the purview of Section 116.1 of the International Building Code or undergoing complete renovation/reconstruction in compliance with this Chapter, no Building, other Structure or Site deemed to be Historic, pursuant to the standards of review set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) herein, may be Demolished without the issuance of a Certificate of Appropriateness for Demolition by an independent CAD Hearing Board appointed by the City."

Alternatively, pursuant to LMC § 15-11-10(C), "[a]Any Owner of a Site listed on the Park City Historic Sites Inventory may submit an Application for the removal of his/her Site from the Park City Historic Sites Inventory.". The application for removal of the Stores Building from the Park City Historic Sites Inventory would require approval from the City Council and a recommendation from Historic Preservation Board, based on the "Criteria for Removal" outlined in LMC § 15-11-10(C):

a. The Site no longer meets the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or

b. The Building (main, attached, detached, or public) Accessory Building, and/or Structure on the Site has been demolished and will not be reconstructed; or

c. Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2).

(II) The Material Deconstruction of the collapsed portion of the Stores Building would not diminish the Historic integrity of the SKCM Historic Site, pursuant to the definition of Historic Integrity and criteria outlined in LMC § 15-15-1.

HISTORIC INTEGRITY*. The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:*

1. ***Location****. The place where the Historic Site was constructed or the Historical event took place.*

   The Stores Building is one of several historic Structures that were constructed at the SKCM Historic Site. While the collapsed portion of the building is in the same location where it was constructed, removing the

materials of the collapsed portion of the Stores Building would not diminish the Historic Integrity of the Site, as the remaining portion of the building along with several other Historic mining Structures, such as the Change Room, Hoist House, Mill Building and Transformer House remain in their original location, according to the SKCM HSI forms.

2. ***Design**. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.*

   According to the HSI form, the Stores Building is steel and wood frame with a gable roof; the exterior clad in corrugated metal and the windows are two-over-two double hung sash type windows that are now covered with corrugated metal. The collapsed portion of the building does not convey any distinctive design elements of the building.

3. ***Setting**. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.*

   The HSI form describes the setting in the context of the existing site compared to the historic setting. The immediate area is an open expanse and not indicative of the site during the historic period when the Structure was amidst a dense complex of buildings and structures that are no longer extant.

4. ***Materials**. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.*

   The primary material on the exterior of the SKCM buildings is corrugated metal. The HSI form describes the general condition of the materials on the Stroes Building as “Poor, Boarded and deteriorated – not secured against entry”. The material deconstruction of the collapsed portion of the Stores Building would allow the materials, including corrugated metal sheets, to be salvaged and used for restoration of the adjacent Hoist House. The repurposing of collapsed materials from the Stores Building, contributes to the Historic Integrity of the overall SKCM Site.

5. ***Workmanship**. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.*

   The HSI form describes the building as lacking ornamentation and is a general utilitarian form, indicative of the historic mining period.

6. ***Feeling***. *A Site's expression of the aesthetic or Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.*

   The HSI form describes the building and surrounding buildings as conveying a limited sense of the mining activities in the late nineteenth and early twentieth centuries. The removal of many of the other mine site buildings that originally made up the dense complex, significantly diminishes the historic character.

7. ***Association***. *The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.*

   According to the HSI form, "The building is generally associated with the Silver King Mine but does not have a strong link with the well-known principal owners. Owners David Keith and Thomas Kearns were still involved with the mine operations when this building was constructed, but Albion Emery and John Judge died well before this building was constructed."

Staff recommends the Historic Preservation Board deny the request to Deconstruct the intact standing portion of the Stores Building and approve the Material Deconstruction of the collapsed portion of the building to use the salvaged materials on restoration of the Hoist House.

Actions

The Historic Preservation Board may:

- Deny the complete Material Deconstruction of the SKCM Stores Building and approve the Material Deconstruction of the collapsed portion of the building for use on the Hoist House restoration.
- Deny the Material Deconstruction of the SKCM Stores Building and the salvaging or removal of collapsed materials.
- Request additional information and continue the discussion to a date certain.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published a notice on the City's website and the Utah Public Notice website, and posted a notice to the property on Wednesday, September 17, 2025. Staff mailed a courtesy notice to property owners within 100 feet on Wednesday, September 17.[2]

Public Input

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

Exhibits

A: Draft Final Action Letter
B: Project Narrative

C: Excerpt from SWCA Historic Mining Resources Preservation Plan
D: Silver King Coalition Mine Historic Sites Inventory Form
E: Silver King Stores Building HDDR Waiver Letter 10.15.2019

Planning Department

October 1, 2025

Morgan Pierce
Park City Historic Society

CC: Brian Buck, FOSMMH

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	Parcel PCA-S-98-PCMR
Zoning District:	Recreation Open Space
Application:	Material Deconstruction
Project Number:	PL-25-06665
Action:	PARTIAL APPROVAL
Date of Final Action:	October 1, 2025
Project Summary:	The Applicant Proposes Material Deconstruction of the Silver King Coalition Mine (SKCM) Stores Building to salvage materials for restoration of the Hoist House.

Action Taken

On October 1, 2025, the Historic Preservation Board conducted a public hearing and denied the Material Deconstruction of the remaining intact portion of the SKCM Stores Building and approved the Material Deconstruction of the collapsed portion of the Stores Building and salvaging of materials for use on the Hoist House according to the following findings of fact and conclusions of law:

Findings of Fact

1. The Silver King Coalition Mine (SKCM) is a Significant Historic Site on the Park City Historic Sites Inventory, as established by Land Management Code (LMC) § 15-11-10.
2. The site is located on Parcel PCA-S-98-PCMR, in the Recreation Open Space (ROS) Zoning District.

3. The Stores Building is one of several Historic Mine Structures that make up the site, constructed during the mature mining era, as follows:
    a. Boarding House – constructed c. 1895
    b. Fire hose shack and stone wall – constructed c. 1900
    c. Transformer House – constructed c. 1905
    d. Water Tanks – constructed c.1894 - c.1906
    e. Stores Building – constructed c. 1910
    f. Change House – constructed c. 1910
    g. Hoist House – constructed c. 1910
    h. Boarding House Vault – constructed c. 1915
    i. Mill Building – constructed c. 1921 (replaced wood building that burned down)
4. Decades of heavy snow loading over the past few decades has caused all but 18 feet of the Structure to collapse.
5. On October 15, 2019 a HDDR Waiver Letter issued that included the following scope of work:
    a. The applicant shall retain as much of the salvageable metal siding and materials as possible from the debris pile. Salvaged materials shall be stockpiled for future use on other mine structures within the property boundary.
    b. The gabled end of the structure where the collapse occurred shall be shored-up and clad using salvaged materials from the debris pile. The final appearance of the structure shall include consistent exterior siding on all elevations.
6. The Applicant proposes to deconstruct the Stores Building down to the concrete slab and repurpose the materials for use on the Hoist House.
7. Pursuant to LMC § 15-11-12.5, the Historic Preservation Board shall review Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades, in relation to Material Deconstruction.
8. The SWCA preservation plan provides a conditions assessment and a variety of treatment recommendations for the Stores Department Building based on a survey of the Structure in 2015, when the building was largely intact.
9. The Preservation Plan discusses demolition as a potential treatment but recommends this only as a last resort and under specific circumstances, including when the resource lacks historic significance, poses a safety risk, lacks visual interest, has little physical integrity, or when no other options are feasible.
10. Pursuant to LMC § 15-11-16, “The Demolition or removal of Historic Buildings, Structures and Sites in Park City diminishes the character of the City’s Historic

District and it is strongly discouraged. Instead, the City recommends and supports preservation, renovation, adaptive reuse, Reconstruction, and relocation within the Historic District. It is recognized, however, that economic hardship and other factors not entirely within the control of a Property Owner may result in the necessary Demolition of a Historic Building, Structure or Site."

11. The Chief Building Official determined the structure does not qualify for demolition pursuant to Section 116.1 of the International Building Code.
12. Pursuant to LMC § 15-11-17, "with the exception of any Building or Structure falling under the purview of Section 116.1 of the International Building Code or undergoing complete renovation/reconstruction in compliance with this Chapter, no Building, other Structure or Site deemed to be Historic, pursuant to the standards of review set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) herein, may be Demolished without the issuance of a Certificate of Appropriateness for Demolition by an independent CAD Hearing Board appointed by the City."
13. The Material Deconstruction of the collapsed portion of the Stores Building would not diminish the Historic integrity of the SKCM Historic Site, pursuant to the definition of Historic Integrity and criteria outlined in LMC § 15-15-1, as follows:

    1. ***Location**. The place where the Historic Site was constructed or the Historical event took place.*

       The Stores Building is one of several historic Structures that were constructed at the SKCM Historic Site. While the collapsed portion of the building is in the same location where it was constructed, removing the materials of the collapsed portion of the Stores building would not diminish the Historic Integrity of the Site, as the remaining portion of the building along with several other Historic mining Structures, such as the Change Room, Hoist House, Mill Building and Transformer House remain in their original location, according to the SKCM HSI forms.

    2. ***Design**. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.*

       According to the HSI form, the Stores Building is steel and wood frame with a gable roof; the exterior clad in corrugated metal and

the windows are two-over-two double hung sash type windows that are now covered with corrugated metal. The collapsed portion of the building does not convey any distinctive design elements of the building.

3. ***Setting***. *The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.*

   The HSI form describes the setting in the context of the existing site compared to the historic setting. The immediate area is an open expanse and not indicative of the site during the historic period when the Structure was amidst a dense complex of buildings and structures that are no longer extant.

4. ***Materials***. *The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.*

   The primary material on the exterior of the SKCM buildings is corrugated metal. The HSI form describes the general condition of the materials on the Stroes Building as “Poor, Boarded and deteriorated – not secured against entry”. The material deconstruction of the collapsed portion of the Stores Building would allow the materials, including corrugated metal sheets, to be salvaged and used for restoration of the adjacent Hoist House. The repurposing of collapsed materials from the Stores Building, contributes to the Historic Integrity of the overall SKCM Site.

5. ***Workmanship***. *The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.*

   The HSI form describes the building as lacking ornamentation and is a general utilitarian form, indicative of the historic mining period.

6. ***Feeling***. *A Site’s expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property’s Historic character.*

   The HSI form describes the building and surrounding buildings as

conveying a limited sense of the mining activities in the late nineteenth and early twentieth centuries. The removal of many of the other mine site buildings that originally made up the dense complex, significantly diminishes the historic character.

7. ***Association****. The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.*

   According to the HSI form, "The building is generally associated with the Silver King Mine but does not have a strong link with the well-known principal owners. Owners David Keith and Thomas Kearns were still involved with the mine operations when this building was constructed, but Albion Emery and John Judge died well before this building was constructed."

14. Staff published a notice on the City's website and the Utah Public Notice website, on Wednesday, September 17, 2025. Staff mailed a courtesy notice to adjacent property owners on Wednesday, September 17, 2025. The Park Record published notice on Wednesday, September 17, 2025.

Conclusions of Law

1. Pursuant to LMC § 15-11-16, "The Demolition or removal of Historic Buildings, Structures and Sites in Park City diminishes the character of the City's Historic District and it is strongly discouraged. Instead, the City recommends and supports preservation, renovation, adaptive reuse, Reconstruction, and relocation within the Historic District".
2. The Significant Historic Structure does not qualify for demolition pursuant to Section 116.1 of the International Building Code.
3. A Certificate of Appropriateness for Demolition, pursuant to LMC § 15-11-17, has not been issued for the Stores Building.
4. The Material Deconstruction of the collapsed portion of the Stores Building would not diminish the Historic integrity of the SKCM Historic Site, pursuant to the definition of Historic Integrity and criteria outlined in LMC § 15-15-1.

If you have questions or concerns regarding this Final Action Letter, please contact Elissa Martin at (435) 699-7741 or elissa.martin@parkcity.gov

Sincerely,

Douglas Stephens
Historic Preservation Board Chair

CC: Elissa Martin
Planning Project Manager

SILVER KING COALITION MINE STORES BUILDING
MATERIAL DECONSTRUCTION AND SALVAGE
PROJECT NARRATIVE
by
FRIENDS OF SKI MOUNTAIN MINING HISTORY
August 2025

The Park City Historical Society, dba Friends of Ski Mountain Mining History (FOSMMH), are submitting this project narrative for the Silver King Coalition Mine (SKCM) stores building material deconstruction and salvaging project located at coordinates 40.630857, -111.513501 in upper Woodside Gulch on property owned by United Park City Mines Company LLC. The surrounding property is managed by the Park City Mountain Resort (PCMR). This narrative supports a Historic District Design Review (HDDR) application for the project.

BACKGROUND

The Silver King Mine was formed in 1892 by the Silver King Mining Company. It was very successful and grew geographically and financially by acquiring multiple other mining companies and properties around it, becoming the Silver King Coalition Mines Company in 1907. It then acquired the California & Comstock Mining Company in 1917 and the Silver King Consolidated Mining Company in 1924. Economic conditions caused all mining operations at the SKCM site to be suspended in August 1952. In 1953 it merged with the Park Utah Consolidated Mining Company and the merged companies became the United Park City Mines Company (UPCM) in May of that year. After 1953, production by UPCM was via the former facilities of the Park Utah Consolidated Mining Company and not from the former Silver King Coalition Mines Company, which did not renew mining production.

During its years of operations, the SKCM site was expanded to include the main mine building, change house, sampler, aerial tramway, mill, trestle from mill to sampler, assay office, boarding house, (7) bunk houses, multiple, small unnamed buildings, carpenter shop, rope room and stores building. These facilities are shown on the 1929 Sanborn map, Sheet 15, included here as **Figure 1**.

The stores building (yellow with grey outline) is shown in **Figure 1** just above and a little to the right of the main mine building (solid grey color). Current measurements of the stores building foundation show it to be approximately 136 feet long and 29 feet wide, or 3,944 SF in plan. The stores building was constructed in 1913. It does not appear on the 1900 or 1907 Sanborn maps and is present on the 1929 map.

Like the main mine building, the stores building walls and roof were made of corrugated metal sheets with no thermal insulation attached on the inside of the building. It was heated during winter so the warmed metal exterior did not collect snow. **Figure 2** was taken of the mine site during winter and shows deep snow accumulation on the ground but none on the main mine building or the stores building. This shows that these buildings were relatively immune from the effects of winter snow accumulation during operations. After operations and maintenance of these buildings ceased in the early 1950s, they have been cold during winter and accumulate snow on their roofs. This annual snow loading and weathering has taken its toll on the buildings resulting in damage to the roofs and walls.

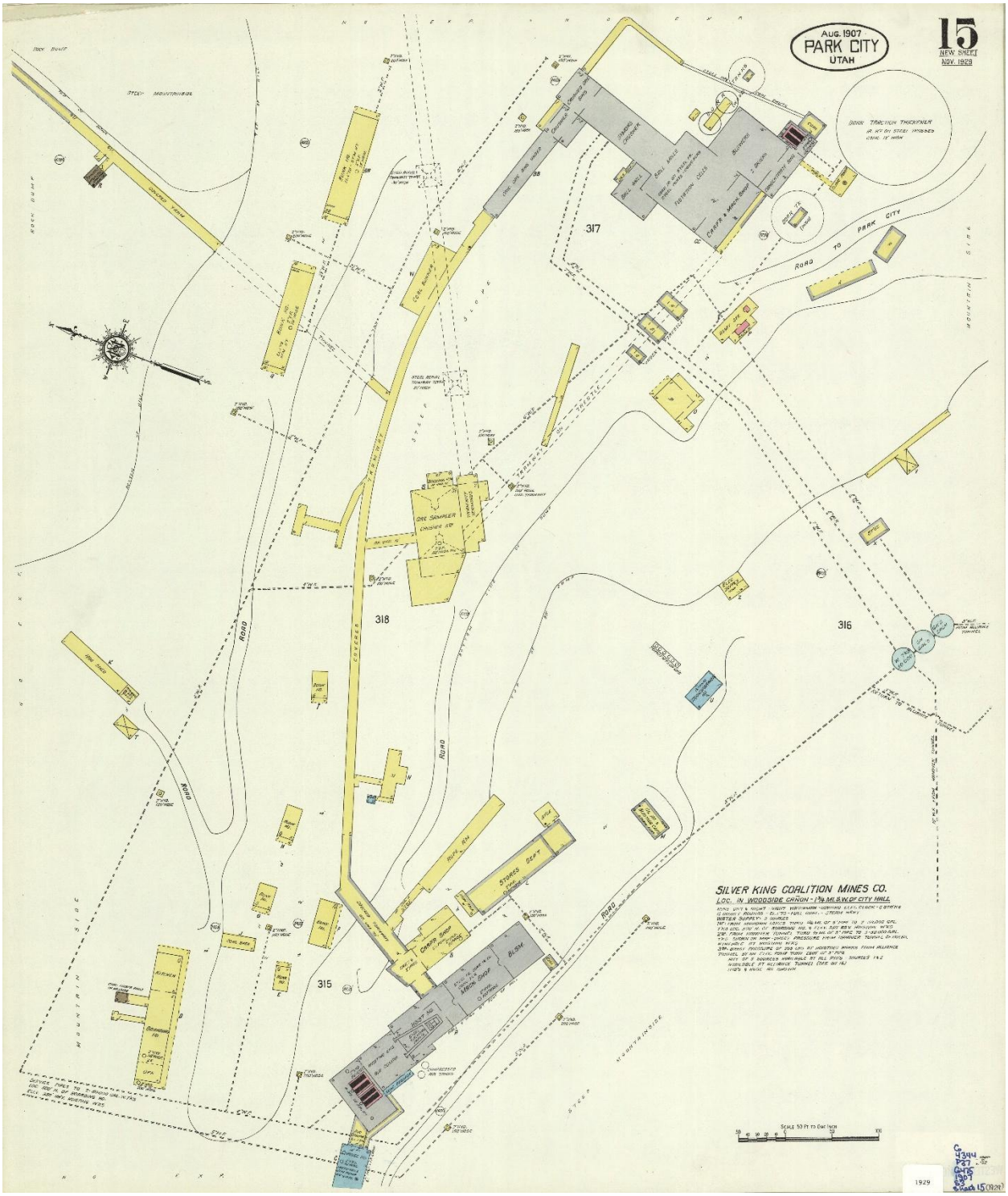


Figure 1: 1929 Sanborn Map, Sheet 15.



Figure 2: The SKCM in Winter 1949.

In 1961, UPCM released a report describing its plans to develop a ski resort on part of its property. The report entitled, "*New Bonanza at Park City*" described the development of the Treasure Mountain Resort to include facilities for skiing and a golf course (Park Record 12-01-1988). It listed a number of attributes for the resort including, "*some buildings and equipment no longer used in the mining operations but convertible to certain resort uses*." Subsequent ski resort development affected the SKCM site. Photographs taken in 1971 for an Historic American Engineering Record (HAER) study of the SKCM showed that most of the buildings and facilities located in the area between the main mine building and the boarding house and two large bunk houses to the north of it had already been removed from Woodside Gulch. The remaining buildings included the main mine building, mill, change house, boarding house, two large bunk houses, stores building, carpenter shop, rope room, tramway between the mine building and mill, and masonry transformer building.

UPCM allowed the Park City Ski Area to recondition the stores building and change house in the 1970s for use by the ski operations. Both buildings were converted for use as equipment maintenance and office facilities. The exteriors of both buildings were altered by the installation of modern garage doors. The stores building had one garage door installed on its east end wall and the other in the north side wall. The entire stores building interior was cleaned of any mining-related materials. A concrete floor was installed along with modern (1970s) electrical service and plumbing. Fiberglass insulation was installed in the walls and covered with modern plywood. Gas heaters were installed for year-round use. A drop ceiling was installed in the

stores building to hold up fiberglass batting for insulation. All these changes significantly altered the appearance of the building inside and out.

In 1986, the ski resort built a large equipment maintenance building at the end of King Road and use of the stores building and change house for resort equipment maintenance and offices ceased. Both buildings were used afterwards for storage of ski resort equipment and materials.

The former boarding house and the two large bunk houses east of it along the same access road were converted for use by the U.S. Ski Team in 1973 but this use was terminated in 1975 because the facilities were difficult to access in winter and needed upgrading. In 1985 the bunkhouses were in the way of development of the Town Lift and were demolished. The boarding house continued to be used as the "Mid-Mountain Lodge" until it too was slated for demolition in 1986. But it was saved and moved to its present location further up the mountain in 1987 leaving the concrete vault room still standing on the slope in its original location. In 1997 the current Bonanza lift was constructed which involved significant earthwork in Woodside Gulch north of the main SKCM building to prepare the site of the lower Bonanza lift station. This was preceded by removal of all the remaining SKCM buildings located north of the main mine building. This included removal of the carpenter shop, rope room, and tramway. Currently, the remaining buildings still standing at the SKCM site include the main mine building, change house, concrete vault, transformer building, mill, and five small fire hydrant sheds. The stores building has largely collapsed and more than half of the building has been demolished. Some concrete and masonry foundations remain for other buildings since removed.

SWCA PRESERVATION PLAN FOR SELECTED HISTORIC MINING RESOURCES AT PARK CITY MOUNTAIN RESORT

SWCA Environmental Consultants (May 23, 2016) prepared a conditions assessment and historic preservation plan for multiple mining sites within the PCMR (submitted along with this project narrative). Color photographs of all four sides of the building were included in the description of the Stores Building.

The condition assessment for the Stores Building is found on Page 89 of the SWCA report. At the time of the field work for the report (2015), the SWCA condition assessment described various types of material loss and multiple structural issues (cracked concrete and rotted walls structures) along with moldy fiberglass insulation that presented a potential "serious health issue". These descriptions have been highlighted in the copy of the SWCA report submitted alon with this project narrative.

The historic preservation plan section of the SWCA report describes stabilization recommendations for the Stores Building on Pages 189 and 190. Multiple recommendations (also highlighted) were made to consolidate and replace deteriorate wood structure if possible.

STORES BUILDING CONDITION

The stores building is a wood framed structure with wood window frames and covered on the walls and roof with corrugated metal sheeting. Its interior includes a large open room for most of the building. The floor of this large room is made of concrete apparently installed on top of the original wood floor. The interior walls of this space are covered with plywood which covers fiberglass insulation. Fiberglass insulation is also present above chicken wire that is attached to the bottom of the wood trusses supporting the roof structure. All of this fiberglass is mottled with

black, probably mold. The large open room is full of old ski resort materials. No items belonging to the historic mining operations are apparent in the open storage room.

On the ground floor of the west end of the building is a small lavatory, separate small stores room with shelving, and an office. The east side of the wall separating the open storage room from the ground floor office and small stores room is fitted with shelving for small items. A stairway leads from the small stores room up to a second-floor office space. The walls and ceilings of the small rooms on the west end of the building are covered with either fiber board, plywood, or bead board. All the shelves are now empty and there is no furniture except for a simple homemade desk in the upper office.

A modern double garage door with electric opener is present on the north wall of the building. There is also evidence of other modern revisions to the building including modern electrical conduits, outlets, and lighting fixtures, fiberglass insulation, and plumbing fixtures. The windows have been covered on the exterior with modern sheet metal to protect against vandalism.

During the winter of 2018/2019 snow load on the roof resulted in the total collapse of the eastern half of the stores building in March 2019. It is our understanding that PCMR then requested that the entire stores building be removed but PCMC permitted only the removal of the collapsed portion of the building, splitting the cost of removal with the resort. The collapsed portion of the building was removed in June 2020 while also salvaging usable timber and corrugated metal sheeting. This left the east end of the building completely open (**Figure 3**). Visitors were then able to enter the building and vandals left the interior of the building damaged and marked with graffiti.



Figure 3: Stores building in 2021 after removal of the portion that collapsed in 2019 and leaving east end of building open.

The city agreed to fund closing the building with a new east wall. A design for rebuilding a new east wall for the building was permitted by the city and construction of the new east wall was completed in fall of 2022. The stabilization project of the east wall also included installation of tensioned steel cables at the supporting timber posts under each timber truss to help hold the walls up from snow loading on the roof.

During the record snowfall of the winter of 2022/2023 the roof of the building from the north wall garage door to the east end was broken by the snow loading and partially collapsed. This failure deformed the roof and walls with most of the roof deformation occurring over the garage door on the north wall (**Figures 4 and 5**).

During the winter of 2023/2024 the damage to the previously broken roof and walls was exacerbated by the snow loading. This resulted in further collapse of the roof and portions of the north wall. The south wall was also damaged but not as much as the north wall (**Figures 6 and 7**).

Photographs were taken of the building interior in September 2024 (**Figures 8 through 12**).



Figure 4: June 2023 showing broken roof and the east wall repair.



Figure 5: June 2023 showing broken roof and north wall.



Figure 6: September 2024 showing complete collapse in previous winter.



Figure 7: South wall damage from the collapse in previous winter.



Figure 8: View east in large open room showing overhead damage.



Figure 9: View west in large open room showing empty shelving.



Figure 10: Small storage room in west end of building.



Figure 11: Upstairs office showing vandalism.



Figure 12: View from upstairs office looking east at collapsed roof structure.

The aerial photo in **Figure 13** shows the SKCM site including the stores building. The entire footprint of the building is shown with the eastern half that collapsed in 2019 represented by the white concrete floor. The current building still standing is represented by the rusty roof with a few lighter colored roof panels. The length of this part of the building is about 65 feet, roughly 1,885 SF in plan (29' x 65'), or about 48% of the original building. The remaining western portion of the current building structure that has not collapsed is about 18 feet long, roughly 522 SF (29' x 18') in plan, and represents about 13% of the original building.



Figure 13: Aerial Photo of SKCM Site Showing Stores Building.

CONCLUSIONS and RECOMMENDATIONS

The SKCM stores building is a wood framed building that was converted from mining use to supporting the ski resort operations in the past. This conversion included removal of any items related to mining from the building. The building was significantly remodeled inside and out altering the historic characteristics of the structure.

The wooden structure of the building has not held up to the snow loads. These effects stress the timber framing of the roof and walls. Over half the building collapsed in March 2019 resulting in the conclusion by the resort and city that it could not reasonably be saved and the city issued a permit to remove the collapsed structure while reclaiming usable corrugated metal and timber. A new east wall was constructed to close the building and cable stays were added to the interior to strengthen the walls from collapse. Much of the remaining structure has since collapsed in similar manner to the previous collapse leaving approximately 18 feet of the original 136-foot length of the building still standing, when it was inspected in September 2024. The two wood trusses and connecting walls holding up the roof of this remaining portion of the building appear to be intact but there is some damage to the roof structure between these trusses. The other wood trusses and walls east of these two trusses have experienced significant damage, or have essentially been destroyed.

It made sense in the past to clean up the collapsed portion of the building and construct a new end wall to enclose the remaining structure that then represented about half of the original building. However, doing this again does not make sense to preserve so little of the original structure that remains.

FOSMMH have discussed removal of the building with Nick Dana, PCMR, and David Smith, TCFC. Both parties are in favor of removing the entire building down to the concrete slab.

Staring with the winter of 2024/2025, the resort has promised to control the snow depth along the north wall of the main mine building to reduce the snow loading on the roof and walls. This is important to allow the roof of this building to unload its snow and reduce stress on the roof structure. This also reduces the snow weight against the windows and walls of the building. This important activity is constrained by the presence of the stores building preventing snow grading along the east end of the main mine building. This problem would be alleviated if the stores building were removed.

FOSMMH recommends that all of the SKCM stores building be removed and subjected to material deconstruction along with salvaging useable corrugated metal sheeting and wood timbers that can be used in ongoing efforts by FOSMMH to preserve the main mine building and our other projects.

The FOSMMH offers to fund the deconstruction and salvaging of the SKCM stores building and wishes to complete this work by October 31, 2025.

PROPOSED SCOPE OF WORK

Once a permit is issued by PCMC for the deconstruction of the stores building, FOSMMH would contract with *The Xcavation Company Inc*. for the project. If possible, this work would occur over a 2-week period sometime between September and October, 2025.

Construction fencing would be erected around the work site and posted with warning signs. A portable toilet would be made available for the workers. Usable corrugated metal sheets and timber would be salvaged from the stores building during the deconstruction and stored in the main mine building. This work would be assisted by a small excavator with a thumb attachment. Non-salvageable debris would be loaded into dumpsters and disposed of offsite. The building site would then be cleaned of small trash and debris leaving the foundations and concrete slab behind.

Table 13. Silver King Coalition Mine: Fire Hose House 3 Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
	Ridge cap	Wood	Material loss (severe)	4
	Fascia	Wood	Weathering	2
Interior	Floor	Dimensional lumber	Minor physical damage	2
	Built-in fixtures	Fire suppression equipment	No significant issues observed	1
				Overall Condition Rating: 4

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.11. Silver King Coalition Mine: Stores Department Building

According to the HSI form, this building, sometimes referred to as the carpenter's shop, was likely built between ca. 1900 and 1910, when the Hoist House was constructed. Sanborn maps from 1929 suggest that two small additions to this building have been removed: a small storage room at the east end of the north elevation and a structure labeled "iron rack" on the west elevation (PCMC and Preservation Solutions 2010h).

4.2.11.1. PHOTOGRAPHS



Figure 91. Silver King Coalition: Stores Department Building, north side (facing south).



Figure 92. Silver King Coalition: Stores Department Building, south side (facing northwest).



Figure 93. Silver King Coalition: Stores Department Building, west side (facing east).



Figure 94. Silver King Coalition: Stores Department Building, east side (facing west).

4.2.11.2. DESCRIPTION

The Stores Department Building stands on the broad, flat terrace just north and east of the Hoist House. The area can be accessed by multiple ski runs, including Jonesey's Run, the Bonanza ski lift, and dirt roads and trails (see Figure 25). A steep talus slope extending below the site leads to a second terrace, upon which the Silver King mill stands. The ground around the building is disturbed and uneven, and surface water drainage is sometimes directed against the walls.

Highly visible and accessible from the access road, trails, Bonanza ski lift, and surrounding ski runs, the Stores Department Building contributes to the overall experience of the Silver King Mine site for visitors. However, its utilitarian construction, plain appearance, and lack of interpretive plaque make it less visited and less significant to the experience than the adjacent Hoist House.

A one and one-half story building with a gable roof and rectangular footprint, the Stores Department Building stands approximately 29.5 feet wide and 135 feet long (Figures 91–94). The building has no true foundation, but on the west end, poured concrete piers (with wood forms left in place), ranging in size from 1.5 × 1.5 feet to 3 × 3 feet, as well as additional poured concrete sections, support concrete stringers (approximately 12 × 12 inches). These stringers support multiple floor types above: on the west end, wood floor joists rest across the stringers as support, whereas on the east end, a wood (or possibly plywood) subfloor rests directly on the stringers, above which a concrete floor appears to have been poured.[9]

Wood framed walls, sheathed in corrugated metal panels overlapping at 2-foot intervals, rise from this foundation to support a roof of corrugated metal with wood fascia at the eaves. Three metal flues emerge from the roof; two on the north side and one on the south.

[9] Much of this section of foundation was buried, making an accurate assessment difficult.

Although corrugated metal covered all the building's windows at the time of the survey, and piled equipment on the interior made inspection of the south side impossible, inspection of the north interior side revealed two different window types. On the east end of the building, the windows are in a 2/2 double-hung configuration with wood lintel and apron, whereas they shift at the sixth window from the west end to a 6/6 double-hung configuration without an apron (see Figures 91 and 92). Given the corresponding change in foundation type, it seems likely that the two halves of the building were built at different times.

A variety of doors access the Stores Department Building. Wide, rolling, overhead-type metal "garage" doors open on the north and east sides, whereas three smaller windowless doors made in a variety of different styles provide access on the north side (a wood door), the east side (a metal door), and the west side (a door of diagonally oriented boards fixed to a wood frame).

On the interior, the floors are primarily made of poured concrete slabs, although some wood floors cover the west end. The walls are finished with plywood and are set between large timber posts and braces that support the roof framing. The first floor ceiling is insulated by rolled fiber insulation, which prevents a view of the roof framing system, subroof or ceiling, and the conditions thereof. However, investigation of the second floor revealed a particle board or Masonite ceiling applied over horizontal, shiplapped board sheathing.

Historic photographs indicate that the building was originally physically connected to, and well-integrated with, the larger integrated mine complex. It has since undergone extensive changes, including significant alterations in surrounding grade and the removal of a number of close-standing or attached buildings and structures (see Figures 26–29).

4.2.11.3. CONDITION ASSESSMENT

The Stores Department Building suffers from a number of issues but overall remains in fair condition (Table 14). Of particular concern are problems with the roof and walls, including the loss of fasteners for the metal panels, gaps around flues and vent pipes, and moderate physical damage (Figure 95), as well as possible foundation issues including cracked concrete and rot in the sill plates that are carrying the weight of the poured concrete floor (Figure 96). The presence of large quantities of moldy insulation on the inside is indicative of a damp, unventilated interior and may also present a serious health issue (Figure 97).

Some changes in condition have also occurred over time. In particular, changes in grade around the foundation, as well as some overall deterioration of exterior sheet metal cladding, can be observed between recent photographs and HAER photos from the 1970s. All of the windows in the building have been covered with sheet metal as well, protecting the windows but reducing the visual integrity and interest of the building (see Figure 26 and 29). In general, however, exterior building materials and structural systems appear to be largely intact and functioning correctly.



Figure 95. Silver King Coalition: Stores Department Building. Fastener loss and damage of sheet metal siding, west side (facing east).



Figure 96. Silver King Coalition: Stores Department Building. Foundation problems near north door. Note rotted door frame and cracked concrete.



Figure 97. Silver King Coalition: Stores Department Building. Interior, facing south. Note sagging, moldy insulation.

Table 14. Silver King Coalition Mine: Stores Department Building Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Piers	Cast concrete, ranging from approx. 1.5 × 1.5 feet to 3 x 3 feet	No observed issues	1
	Stringers	Concrete, 12 × 12 inches	No observed issues	1
	Sill plates	Wood members visible on E side	Physical damage (burrowing by animals: E & W sides); rot; material loss (severe) (E side)	5
	Subfloor	Wood; east side	Rot	4
	Floor joists	Wood	No observed issues	1
	Concrete foundation	Poured concrete	Cracking (N and E sides)	2
	General foundation	Uneven grading around building	Moisture issues (grade slopes toward building, encouraging water accumulation, siding corrosion, and possible foundation rot)	4
Walls	Siding	Corrugated metal	Corrosion; gaps between exterior elements (W side); material loss (fasteners/nails); weathering (general); physical damage (bending/folding); use of incompatible repair material	4
	North addition	Remains of building addition extending north	Collapsed; west wall remains	2
Roof	Roofing	Corrugated metal	Corrosion; gaps between exterior elements (especially unflashed gaps at flues/vents); material loss (fasteners/nails)	5
	Eaves	Wood	Physical damage (S side)	3
	Fascia	Wood	Paint loss; physical damage (S side)	3
	Flues	Metal flues	Physical damage (flattened); gaps between exterior elements (between chimney and roofing)	5
Door	Door	Garage door, N side (metal)	Rot (at grade); material loss (board and beams); physical damage (cracked concrete and wood door frame)	3
	Door	Garage door, E side (metal)	Rot; weathering	3
	Door	N side (wood)	Weathering	1
	Door	W side (wood)	Weathering	1
	Door	E side (metal)	Corrosion	1
Interior	Floor	Poured concrete	No observed issues	1
	Walls (main room)	Plywood	No observed issues	1
	Walls (office)	Beadboard	No observed issues	1
	Ceiling (first floor)	Insulation (supported with wire mesh)	Moisture issues (mold); physical damage (severe sagging/detachment)	3
	Ceiling (second floor)	Particle board/Masonite	Moisture issues (where flues go through roof)	3
				Overall Condition Rating: 2

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

Table 39. Silver King Coalition Mine: Fire Hose House 3 Stabilization Recommendations

Architectural Element	Feature	Condition	Recommendations
Site	General	Erosion and bank cutting immediately to north; obscured and impacted by heavy vegetation	Monitor and reinforce bank if necessary; clear vegetation around building; remove fallen tree from south side.
Foundation	Sill plate	Soil accumulation; rot; out of plumb	Dig out accumulated soil; return to vertical and brace or add support; replace elements in kind as necessary.
Ladder	Ladder	Physical damage (minor); leaning	Repair and repaint as necessary; reattach to existing or new porch framing.
Porch	Porch	Severe physical damage; material loss; rot	Repair or replace structural members in kind as necessary; decking replacement is optional.
Walls	Siding	Out of plumb; minor paint loss	Return to vertical and brace or add support as necessary.
	Framing	No significant issues observed	No action.
Roof	Roof	Material loss (severe)	Replace in kind; remove tree.
	Ridge cap	Material loss (severe)	Replace in kind.
	Fascia	Weathering	Replace in kind as necessary.
Interior	Floor	Minor physical damage	Repair as necessary.
	Built-in fixtures	No significant issues observed	No action.

5.2.2.9. BOARDING HOUSE VAULT

For the Boarding House Vault, erosion of the slope beneath it is the most serious condition. Monitoring is recommended to determine the rate of erosion, specifically the point at which it becomes an imminent threat to the building. At that time, a retaining wall or other treatment to prevent continued erosion should be installed, although this will need careful design so as not to impede vehicular and skier traffic along the adjacent access road. More immediately, the roof and other roof elements should also be repaired or replaced in kind as necessary.

Table 40. Silver King Coalition Mine: Boarding House Vault Stabilization Recommendations

Architectural Element	Feature	Condition	Recommendations
Foundation	Foundation	Erosion: set on rock eroding beneath base, severely undercut	Build retaining wall of compatible materials beneath east side to prevent further erosion.
Walls	Walls	Paint loss	No action.
Roof	Roof	Material; rot and material loss; general deterioration	Replace in kind as necessary.
	Soffit	Rot	Consolidate deteriorated wood if possible; replace in kind with treated lumber as necessary; repaint.
	Fascia	Rot	Consolidate deteriorated wood if possible; replace in kind with treated lumber as necessary; repaint.
Door	Door	Corrosion	No action.

5.2.2.10. STORES DEPARTMENT BUILDING

At the Stores Department Building, physical damage to the foundation should be addressed, including possible treatments such as consolidating rotting wood, or replacing it in kind if consolidation is not feasible. The site should be regraded to establish positive drainage away from the building. Damaged or

detached siding should be reattached or replaced in kind as necessary. Damaged or detached roof panels should also be reattached or replaced, and gaps around flues flashed to ensure a water-tight roof. Other repairs to damaged or deteriorated structural elements should then be conducted.

Table 41. Silver King Coalition Mine: Stores Department Building Stabilization Recommendations

Architectural Element	Feature	Condition	Recommendations
Foundation	Piers	No observed issues	No action.
	Stringers	No observed issues	No action.
	Sill plates	Physical damage (burrowing by animals: E & W sides); rot, material loss (severe) (E side)	Consolidate deteriorated wood if possible; replace in kind with treated lumber as necessary.
	Subfloor	Rot	Consolidate deteriorated wood if possible; replace in kind with treated lumber as necessary.
	Floor joists	No observed issues	No action.
	Concrete foundation	Cracking (N and E sides)	No action.
	General foundation	Moisture issues (grade slopes toward building; encouraging siding corrosion)	Regrade foundation.
Walls	Siding	Corrosion; gaps between exterior elements; material loss; weathering; physical damage; use of incompatible repair material	Reattach siding as needed; replace damaged or incompatible elements with compatible material.
	North addition	Collapsed; west wall remains	Remove debris; stabilize remaining wall.
Roof	Roofing	Corrosion; gaps between exterior elements (especially around vents and flues); material loss (fasteners/nails)	Repair; refasten loose sections.
	Eaves	Physical damage	Repair or replace in kind.
	Fascia	Paint loss; physical damage	Repair or replace in kind with treated lumber as necessary; repaint as needed.
	Flues and vents	Physical damage; gaps between exterior elements	Repair or remove; install flashing or patch holes.
Door	Garage door, N side	Rot (at grade); material loss (board and beams); physical damage (cracked concrete and wood door frame)	Consolidate deteriorated wood if possible; repair or replace elements in kind as necessary.
	Garage door, E side	Rot, weathering	Consolidate deteriorated wood if possible; replace in kind with treated lumber as necessary.
	Swinging doors	Weathering	No action.
	Wood door	Weathering	No action.
	Metal door	Corrosion	No action.
Interior	Floor	No observed issues	No action.
	Walls (main room)	No observed issues	No action.
	Walls (office)	No observed issues	No action.
	Ceiling	Moisture issues (mold); physical damage (severe sagging/detachment)	Remove; address any newly visible conditions; improve ventilation as required.

Silver King Coalition Mine Site

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites. Two hundred thirteen (213) sites meet the criteria for designation as Significant Sites, including the Silver King Coalition Mine Site.

When the HPB voted to designate the Silver King Coalition Mine Site to the Historic Sites Inventory as a Significant Site, the HPB also instructed staff to do additional research to determine if Landmark Site designation was appropriate to consider.

After reviewing the additional information (See Historic Site Forms and accompanying staff report for details) and reevaluating the site based on the criteria set forth in Title 15-11-10(A), staff recommends that the HPB not pursue a change in the status of this site.

Analysis

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

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

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

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

Analysis: The site meets this criterion. The site is at least 50 years old. The site was actively mined in the late 1890s and early 1900s. The buildings and structures were built at different times within the history of the site, but all were built during the mature mining era in Park City (1894-1929). The dates of construction range from c. 1894 to 1921. All of the structures and building appear on the 1929 Sanborn Insurance map.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was

adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title15-15 (Definitions)
*As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual components of the system have deteriorated over time". This site does not effectively convey the collective image of a historically significant mining operation because of substantial alterations made to the site and the cumulative number of components (buildings and structures) that have been removed from the site over time. The number and condition of extant resources at this site seems substantial, but important elements of the mining operations--tramways, conveyors, and other ancillary structures--have been removed. The extant resources are not sufficient to convey a sense of the complete mining system and/or operation at this site. Therefore, the site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of the Title 15-11-10(A)(1).*

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

Analysis: The site meets the criterion primarily because of its association with an era that has made a significant contribution to the broad patterns of our history; namely, the active mining era. The impact of the Silver King Mine on Park City, the region, and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) The lives of Persons significant in the history of the community, state, region, or nation, or

Analysis: The site meets the criterion for its association with the lives of persons significant in the history of Park City; namely John Judge and Albion Emery (in the early years), David Keith, and Thomas Kearns. These individuals were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

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

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

Analysis: The site meets this criterion. The site is at least 50 years old. The site was actively mined in the late 1890s and early 1900s. The buildings and structures were built at different times within the history of the site, but all were built during the mature mining era in Park City (1894-1929). The dates of construction range from c. 1894 to 1921. All of the structures and building appear on the 1929 Sanborn Insurance map.

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

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as existing in or relating to the mining boom era in Park City. The site reflects many years of deterioration and the substantial loss of historic fabric, but the extant buildings and structures relate to the active mining era in Park City.

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: There is no evidence to suggest that the roof pitch of any of the buildings has been altered. Several buildings reflect general deterioration and portions of the roof on several of the buildings have collapsed, but the original roof forms have not been altered.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

Analysis: Upper stories have not been added or removed after the Period of Historic Significance to/from the buildings or structures.

(iii) Moving it from its original location to a Dissimilar Location, or

Analysis: Except for the boarding house, the structures remain at their original locations. The boarding house was moved upslope from its original site, but it was moved to a location that is not dissimilar from its original location.

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

Analysis: There are no additions that obscure the Essential Historical Form when the structures or buildings are viewed from the primary public rights-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

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

Analysis: The site meets the criterion. The site meets this criterion primarily because of its association with an era of historic importance to the community; namely, the active mining era. The impact of the Silver King Mine on Park City, the region, and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) Lives of Persons who were of Historic importance to the community, or

Analysis: The site is associated with lives of persons who were of Historic importance to the community; namely, John Judge and Albion Emery (until their deaths in the late 1890s) and with David Keith, and Thomas Kearns. These individuals were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

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

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Boarding House

Address: 40°37'25.26"N 111°31'25.14"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Commercial
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☑ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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.)

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Institutional Housing / Victorian: Other No. Stories: 2.5

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

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

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

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

Site: The building was not originally built on this site, but the current site is not topographically dissimilar to the original. The building is tucked against a hillside with a ski run parallel to the long axis.

Foundation: Concrete.

Walls: Concrete on lower level, drop-novelty wood siding.

Roof: Gable with pediment gable over entry doors. Gable on the northeast end with two wall dormers.

Windows/Doors: Doors are newer commercial glazed panel doors. Windows are one-over-one double-hung sash type windows. Windows are single and paired. The ribbon of windows on the second floor was modified prior to 1971.

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

Location: ☐ Original Location ☑ Moved (date: _1987_) Original Location: approx. 2700 feet to northeast, nearer the other Silver King Mine buildings/structures.

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 boarding house is located approximately 2,730 feet up slope and southwest of the change house. The U.S. Ski Association first renovated the building in 1973 to accommodate 120 athletes. In 1986, the building was vacated and finally moved to its current location a year later. The building has been modified significantly as a result of changes to the window and door openings on the primary façade (some made prior to 1971), window replacement, changes to the northeast addition, the addition of an expansive two-level deck, the concrete foundation and lower level, and the loss of original interior configuration. The building was constructed in a Victorian style with lathe turned porch posts and modest trim above the windows and doors. The building reflects the relatively utilitarian use as worker housing. According to the PCHS&M, the boarding house was constructed in 1897 and it appears on the 1900, 1907, 1929, and 1940 Sanborn Insurance maps. Photographs taken for the Historic American Engineering Record of other Silver King Mine structures show the boarding house, as well as two other bunkhouses, in its original location.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is more remote now than when it was constructed. The building was originally part of a dense complex of buildings and structures that are no longer extant. The building sits alone farther up the hillside than the other Silver King Mine buildings and no longer relates physically to the original site. Its context has been completely lost.

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 of the time is the drop-novelty siding, which was commonly used on residential buildings constructed during the active mining era in Park City. The turned posts, lack of ornamentation, simple wood siding, fenestration patterns, and simple window forms are all typical of the time.

Feeling (Describe the property's historic character.): The building does not effectively convey its place in the history of mining in Park City. It is removed from other buildings that serve to create a context and its historic character is evident only in the few exterior materials.

Association (Describe the link between the important historic era or person and the property.): The building is associated with the Silver King Mine and its most prominent and well-known principal owners David Keith and Thomas Kearns. Owners Albion Emery and John Judge died prior to the construction of this particular building.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1895

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

   The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

   From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

   The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).

   The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

   The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

   The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

   From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

   In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

   The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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): The building is associated with the Silver King Mine and its principal owners David Keith and Thomas Kearns.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for $65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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

Photo No. 1: South oblique. Camera facing north, 2009.
Photo No. 2: Primary façade detail. Camera facing northwest, 2009.
Photo No. 3: Primary façade detail. Camera facing northeast, 2009.
Photo No. 4: Primary façade detail. Camera facing northwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Boarding House Vault

Address: 40°37'53.31"N 111°30'50.88"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☑ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Block /None No. Stories: 1

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

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

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.): General deterioration.

☐ Uninhabitable/Ruin

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

Site: The site is a remote area now crossed with ski runs. The building is perched on a hillside and tucked into it at the rear. There is a deep gulch to the northeast and the mountain rising behind it. The building was attached to the boarding house that now sits nearly 2800 feet up slope

Foundation: concrete.

Walls: concrete.

Roof: Gable roof form, not likely original to the structure.

Windows/Doors: One steel door.

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 small concrete structure is approximately 10' square with a gable roof. The door is steel and the gable roof is not likely original to the structure. The vault is tucked into the hillside where a large boarding house used to sit. The boarding house, now known as the Mid-Mountain Lodge, was moved from this to its current location in 1987. The vault was attached to the boarding house by a 15' wood frame passage that extended east to meet the boarding house. The boarding house appears with various interior space configurations in the 1900 Sanborn Insurance map, but the vault does not appear on the map until 1929.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote and completely different now compared to what the setting was during the historic period. This accessory structure that was attached to a much larger structure is all that remains at this site. In addition, historic photographs show a dense complex of buildings and structures that are no longer extant. The open expanse of the area is not indicative of the site during the historic period (1894 to 1929).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The building was built as an accessory structure attached to the site's boarding house so it reflects its utilitarian use. The distinctive elements are its lack of ornamentation, utilitarian form and basic materials--concrete and steel.

Feeling (Describe the property's historic character.): The building does not effectively convey its place in the history of mining in Park City. It is removed from the main building that provides a context and its historic character is evident only because of its proximity to other mine buildings and structures.

Association (Describe the link between the important historic era or person and the property.): The building is associated specifically with the Boarding House and generally with Silver King Mine but does not have a strong or direct link with the well-known principal owners. John Judge and Albion Emery died before the turn of the century but David Keith and Thomas Kearns were still involved with the mine when this structure was added to the boarding house.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1915

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

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

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)

☑ Mature Mining Era (1894-1930)
☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.*

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): David Keith and Thomas Kearns.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for $65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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

Photo No. 1: Southwest elevation. Camera facing northeast, 2009.
Photo No. 2: South oblique. Camera facing north, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Change House

Address: 40°37'50.52"N 111°30'51.20"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☑ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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.)

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial building / none No. Stories: 1+

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

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

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.): Significantly deteriorated - not secured against entry - lights missing or broken.

☐ Uninhabitable/Ruin

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

Site: The site is a remote area now crossed with ski runs. The building is tucked into the hill at the rear with a deep gulch to the northeast and the mountain rising behind it. The building no longer sits within a complex of structures and buildings related to the mining operations.

Foundation: Concrete.

Walls: Concrete.

Roof: Gable roof form clad in corrugated metal roofing materials.

Windows/Doors: Severely damaged rolled steel multi-light windows. Doors are one overhead garage door and two steel man doors.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This building is approximately 35' x 60' and is located southwest of and slightly uphill from the hoist house. The building is constructed of concrete with a gable roof. The main entrance is located on the north elevation and includes a pediment and date above the door in concrete relief. Unfortunately, the date is incomplete and shows "_91_." Openings on the main floor include the central entry door and a large garage-type opening. The window openings along the long axis are rectangular with concrete sills and rolled steel pivot windows with eight lights each. In the gable ends there are large rolled steel casement windows in the upper part of the gables - the west elevation includes a slightly oversized man door on the main level. The 1929 Sanborn Insurance map shows a small connector between the change house and the hoist house, but it has been removed. An undated document from the PCHS&M states, *to ensure the workers could not "pocket" the valuable ore, the concrete change room was constructed in 1917. Here miners changed into their work clothes before descending into the mine and could shower and change at the end of the day's shift…* It is not clear what evidence was used to determine the construction date of 1917. The change house does not appear on the 1907 Sanborn Insurance map, but does appear on the updated map from 1929. The date of 1917 is in question because the Boutwell publication from 1912 refers to a change house as one of the surface improvements and, again, a change house does not appear anywhere on the 1907 Sanborn Insurance map. The change house was likely constructed c. 1910.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. Historic photographs show extensive dump piles that have been removed or regraded to accommodate use of the area for skiing. Historic photographs also show a dense complex of buildings and structures that are no longer extant. The open expanse of the area is not indicative of the site during the historic period (1894 to 1929).

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 of the mining era includes the concrete structure, the minimal detail over the main entry door, and the rolled steel windows. The distinctive elements are the austere nature of the building, which reflects its industrial use.

Feeling (Describe the property's historic character.): This building, along with the surrounding buildings, conveys a limited sense of mining activities in the late nineteenth and early twentieth centuries. However, without the histroically dense complex of surrounding buildings and structures, the site does not convey a strong sense of historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the Silver King Mine, but does not have a strong link with the well-known principal owners. John Judge and Albion Emery died before the turn of the century, but Thomas Kearns and David Keith were still involved with the mine when this building was thought to have been constructed.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1910

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s.

Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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): The site is generally associated with the Silver King Mine and its principal owners David Keith and Thomas Kearns.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for $65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.
Photo No. 2: North elevation. Camera facing south, 2009.
Photo No. 3: West elevation. Camera facing east, 2009.
Photo No. 4: Northeast oblique. Camera facing southwest, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Hoist House

Address: 40°37'51.12"N 111°30'49.81"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☑ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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.)

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial Building / None No. Stories: 1+

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

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

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.): Extremely deteriorated, broken windows, collapsed sections, building is not secured against entry.

☐ Uninhabitable/Ruin

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

Site: The site is a remote area now crossed with ski runs. The building sits on a narrow level area with a deep gulch to the northeast and the mountain rising behind it. The building no longer sits within a complex of structures and buildings related to the mining operations.

Foundation: Concrete.

Walls: Steel structure clad in corrugated metal.

Roof: Various gable roof forms clad in corrugated metal roofing material.

Windows/Doors: Windows are multi-light rolled steel pivot and continuous pivot 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 hoist house (approximately 250'x50') is located nearly 2 miles up Woodside Canyon. The building is steel frame with a concrete floor and 4' concrete knee wall at the rear (south elevation). The interior of the building is divided into five sections along the long axis that historically housed a machine shop, the hoist room, the hoisting engine room, the area for furnaces, and a room labeled BLSM (1929 Sanborn Insurance map). The exterior of the building is organized in three sections. The east section is a long narrow gable with a modified monitor roof form with a ribbon of clerestory windows. The central section is the hoist room and the building rises to approximately 45 feet in this section and is a cross wing element that springs from the midpoint of the roof. The west section is nearly two stories in height and has a sweeping gable roof form and small L wing on the west elevation. The building had several additions that served as connectors to adjacent buildings, but none of the connectors or adjacent buildings (except for the change house) is extant. The exterior is clad in corrugated metal material that obstructs all of the openings on the main floor. The upper windows are multi-light rolled steel pivot windows (horizontal pivot), which were commonly used in the 1920s for industrial buildings. The clerestory windows are a ribbon of continuous pivot rolled steel multi-light windows. A Historic American Engineering Record (HAER) photograph from 1971 shows large multi-light rolled steel pivot windows on the main floor. Information from the PCHS&M states, *the building contains a three-compartment shaft, which is 1300 feet deep, and the hoisting works for three cages. Originally built in 1895, the building retains its historic integrity and use.* The Sanborn Insurance maps, however, indicate that by 1929 this building had replaced an earlier wood frame structure. Based on newspaper accounts and other publications of the time, the building was likely constructed c. 1910.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. Historic photographs show extensive dump piles that have been removed or regraded to accommodate use of the area for skiing. Historic photographs also show a dense complex of buildings and structures where are no longer extant. The open expanse of the area is not indicative of the site during the historic period (1894 to 1929).

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 of the mining era includes the steel structure and the rolled steel windows. The corrugated metal material was likely added later as a means of securing the building. Aside from the form and some of the building materials, very few of the distinctive elements remain.

Feeling (Describe the property's historic character.): This building, along with the surrounding buildings, conveys a limited sense of mining activities in the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the Silver King Mine, but does not have a strong link with the well-known principal owners. Owners David Keith and Thomas Kearns were still involved with the building when it was constructed, but Albion Emery and John Judge died well before this building was constructed.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1910

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s.

Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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):

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for $65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.
Photo No. 2: Northwest oblique. Camera facing southeast, 2009.
Photo No. 3: West elevation. Camera facing east, 2009.
Photo No. 4: East elevation. Camera facing west, 2009.
Photo No. 5: South elevation detail. Camera facing north, 2009.
Photo No. 6: Northeast oblique. Camera facing southwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Mill Building

Address: 40°37'57.2" N 111°30'39.1"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☑ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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.)

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None No. Stories: 8

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☑ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Extremely deteriorated, collapsing in several areas, not secured against entry, damaged windows and doors.

☐ Uninhabitable/Ruin

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

Site: The building is located in a narrow gully below the other mine buildings. It no longer sits within a complex of structures and buildings related to the mining operations at the site.

Foundation: Concrete.

Walls: Corrugated metal panels.

Roof: Shed and gable roof forms - clad in metal roofing materials.

Windows/Doors: Multi-light rolled steel casement, pivot, and continuous pivot 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 large building located northeast of the hoist house was constructed in 1921 and replaced a wood frame mill constructed in 1898 that burned. The building is constructed of steel frame with concrete floors and is currently clad in corrugated metal. The building is situated in a gully with a section extending up the hill nearly 80 feet to meet what was originally a covered tramway. The tramway, seen in HAER photographs from 1971 has been removed. The lower level originally housed the concentrate bins, the blower and drier, a furnace room, carpenter's shop, and machine shop. Moving up the slope, the building included flotation cells, several ball mills and a Symons crusher. At the top was a crusher, several above ground crushed ore bins and extending west from the mill building, several underground crushed ore bins made of concrete. These bins, along with a large amount of debris from the former adjacent structures are extant on the site. Some of the mill workings are still inside the structure.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. Historic photographs show extensive dump piles that have been removed or regraded to accommodate use of the area for skiing. Historic photographs also show a dense complex of buildings and structures that are no longer extant. The open expanse of the area is not indicative of the site during the historic period (1894 to 1929).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements are those from the 1920s when the building was constructed, including the windows, industrial form, steel structure, and lack of all ornamentation.

Feeling (Describe the property's historic character.): This building, along with the surrounding buildings, conveys a limited sense of mining activities in the late nineteenth and early twentieth centuries. However, without the historically dense complex of buildings and structures, the site does not convey a strong sense of historic character. In addition, the building was constructed near the end of the mature mining era.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the Silver King Mine, but does not have a strong association with the individuals that developed the site at the apex of the mature mining era.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1921

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

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

1. Historic Era:

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

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.*

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

Photo No. 1: South elevation. Camera facing north, 2009.
Photo No. 2: West elevation. Camera facing east, 2009.
Photo No. 3: Southeast oblique. Camera facing northwest, 2009.
Photo No. 4: West elevation-upper section. Camera facing east, 2009.
Photo No. 5: East elevation detail. Camera facing west, 2009.
Photo No. 6: Southeast oblique. Camera facing northwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Fire Hose Shacks & Stone Wall

Address: Shacks: 40°37'56.39"N 111°30'40.23"W and wall: 40°37'53.77"N 111°30'44.07"W

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☑ building(s), accessory			
☑ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☑ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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.)

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Small Shack & stone wall / None No. Stories: 1

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

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

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.): The fire hose shacks are severely deteriorated and in various states of collapse. The stone wall appears stable, but shows signs of deterioration.

☐ Uninhabitable/Ruin

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

Site: The site of the fire hose shacks is a densely wooded section north of the mill building. The stone wall sits on the northeast slope of the gully where the mill building is located.

Foundation: Shacks - none. Stone wall - stone

Walls: Shacks - wood frame with board and batten siding.

Roof: Shacks - gable roof forms with corrugated metal panels.

Windows/Doors: Shacks - single door openings with no doors.

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): Shacks: Two small wood frame fire hose houses are located north and slightly west of the upper section of the mill building. They are clad in board and batten siding, painted red, and have simple gable roofs. They sit atop level ground held in place by stone retaining walls (same stone as used in the transformer house) and are tucked into trees and shrubs along with substantial wood and steel debris. The fire hose shacks appear as two of many hydrant or hose houses on the 1900, 1907, and 1929 Sanborn Insurance maps. They are minor structures in poor condition and, alone, do not convey a complete picture of the fire suppression efforts at the site.

Stone wall: A stone wall is located west of and perpendicular to the mill building's west facade. Stone walls do not appear in the Sanborn Insurance maps, but a photograph taken for the Historic American Engineering Record in 1971 clearly shows several stone walls and a stone foundation for an aerial tramway tower. The walls are supporting a trestle for the covered tramway.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The general setting for both is remote with the stone wall exposed in the gully and the shacks tucked within the dense growth behind the mill building. Historic photos show a large complex of mine buildings, structures, and waste piles most of which are no longer extant.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Shacks do not possess any distinctive elements other than the general form as it reflects the use. Also, a few of these structures exist elsewhere in the mining district and serve as a universal indicator of the fire suppression efforts at the mining sites (See Daly West and Thaynes sites).

Stone Wall: The distinctive elements are the way in which the wall is constructed using the same ashlars with natural or quarry finish and irregular courses used in the stonework of the transformer house. The distinction is in the relationship to the other stonework on the site. The wall in and of itself is not remarkable.

Feeling (Describe the property's historic character.): These accessory buildings and structure convey the weakest sense of mining activities in the late nineteenth and early twentieth centuries. It is only through their proximity to other extant mine-related buildings and structures that they contribute to the historic character of the site.

Association (Describe the link between the important historic era or person and the property.): The buildings and structure are associated with the Silver King Mine operations, but do not have a strong link with the individuals who owned and operated the mine during the apex of the mature mining era.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1900

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.*

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):

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for $65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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

Photo No. 1: Fire hose shacks located north of the mill building, 2009
Photo No. 2: Stone wall near mill building, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Stores Dept Building

Address: 40°37'50.57"N 111°30'45.82"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☑ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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.)

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial Block / None No. Stories: 1.5

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☑ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Boarded and deteriorated - not secured against entry.

☐ Uninhabitable/Ruin

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

Site: The site is remote area not crossed with ski runs. The building sits on a narrow level area with a deep gulch to the northeast and the hoist house to the south. The building no longer sits within a dense complex of structures and buildings related to the mining operations of the site.

Foundation: Concrete.

Walls: Steel structure and wood frame.

Roof: Gable roof form clad in corrugated metal roofing panels.

Windows/Doors: Windows are wood two-over-two double hung sash type windows. Doors include an overhead garage door and various man doors of wood and metal.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This building, sometimes referred to as the carpenter's shop, is approximately 140' x 30' and stands slightly northwest of and parallel to the hoist house. The building is steel and wood frame with a gable roof. The exterior is clad in corrugated metal and the windows are two-over-two double hung sash type windows, though they have been covered by corrugated metal (windows appear in a 1999 photograph). Sanborn maps from 1929 suggest two small additions to this building that have been removed. A small storage room was attached at the east end of the north elevation and a structure labeled "iron rack" was removed from the west elevation. Information from the PCHS&M states, *Built around 1900, the carpenter's shop served to maintain the workings of the Silver King Mine, Mill and even the complex community that arose around the two workings.* This building, however, is not the carpenter's shop, but rather a structure labeled in the 1929 Sanborn Insurance map as the Stores Dept. building. The Stores Dept. building does not appear on Sanborn maps before 1929. A wood frame building labeled as the carpenter's shop is indicated on the 1900, 1907, and 1929 Sanborn Insurance maps, but it was located farther west on the site and was connected to the hoist house by a small wood frame connector. The Stores Dept. building was likely built when the new hoist house was constructed, c. 1910.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. Historic photographs show extensive dump piles that have been removed or regraded to accommodate use of the area for skiing. Historic photographs also show a dense complex of buildings and structures that are no longer extant. The open expanse of the immediate area is not indicative of the site during the historic period (1894-1929).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Thy physical evidence of the mining era includes the window materials, lack of ornamentation, and general form of this utilitarian building. As a utilitarian building, its lack of distinctive elements is significant.

Feeling (Describe the property's historic character.): This building, along with the surrounding buildings, conveys a limited sense of mining activities in the late nineteenth and early twentieth century. The lack of the historically dense complex of structures and buildings significantly diminishes the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the Silver King Mine, but does not have a strong link with the well-known principal owners. Owners David Keith and Thomas Kearns were still involved with the mine operations when this building was constructed, but Albion Emery and John Judge died well before this building was constructed.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1910

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

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

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)
   ☑ Mature Mining Era (1894-1930)
   ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

   The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

   From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

   The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).

   The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

   The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

   The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

   From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

   In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

   The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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):

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for $65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.
Photo No. 2: Southeast oblique. Camera facing northwest, 2009.
Photo No. 3: West elevation. Camera facing east, 2009.
Photo No. 4: North elevation. Camera facing south, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Transformer House

Address: 40°37'50.81"N 111°30'42.31"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HEAR, 1971.

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☑ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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.)

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial block / None No. Stories: 1.5

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

☑ Fair (Some problems are apparent. Describe the problems.): General deterioration, windows broken and/or boarded, overgrown vegetation around foundation, and not secured against entry.

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

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

Site: The site is remote and now crossed by ski runs. The building sits on a narrow level area with a deep gully to the north and the mountain rising above it in the rear. The building use to be part of a larger complex of mining buildings and structures that are no longer extant.

Foundation: Stone.

Walls: Stone

Roof: Standing seam metal material.

Windows/Doors: Wooden six-over-six double hung sash type windows.

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 transformer house, approximately 20' x 35', is located slightly northeast of the Stores Dept. building. It is 1.5 stories with a gable roof and is constructed of stone. The entry door is located on the long axis and is flanked by wooden six-over-six double hung sash type windows with stone sills. Within the west gable end, the window also a six-over-six double hung sash type. The transformer house appears on the 1907 Sanborn Insurance map and was likely built c. 1905. The building is in fair condition and much of the equipment remains inside.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): the setting is remote and the building is adjacent to a steep slope in the rear and an open expanse in the front. The transformers are located directly north of the building and a wooden tower sits directly west of the building. Historic photographs show a large complex of mine buildings, structures, and waste piles, most of which are not longer extant.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The building is constructed of stone. The stone on the lower section of the building is lighter in color and is made up of square-cut ashlars with a natural or quarry finish. The mortar joints in this area are raked and the stones are set without courses. The upper walls include much darker stones set in irregular courses; the courses are less carefully crafted in the upper part of the building. The mortar joints are uneven and sloppily applied.

Feeling (Describe the property's historic character.): This building, along with the nearby mine buildings, conveys a limited sense of mining activities in he late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The building is associated with the Silver King Mine, but does not have a strong association with the individuals that operated the mine during the apex of the mature mining era. Several of those principals died before this building was constructed.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1905

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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): Prominent businessmen and owners David Keith and Thomas Kearns owned the mine when the building was constructed.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for $65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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

Photo No. 1: North elevation. Camera facing south,2009.
Photo No. 2: West elevation. Camera facing east, 2009.
Photo No. 3: East elevation. Camera facing west, 2009.
Photo No. 4: Northwest oblique. Camera facing southeast, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Water Tanks

Address: Tanks A & B: 40°37'57.86"N 111°30'58.17"W , Tanks D & E: 40°37'49.54"N 111°30'39.76"W

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☑ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1971, 1999, and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☑ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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.)

Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Knowles, C. R. "Report of Committee XIII On Water Service: Specifications for Wooden Water Tanks, 50,000 Gallons Capacity." Proceedings of the Twenty-First Annual Convention of the American Railway Engineering Association, March 16-20, 1920. Chicago: American Railway Engineering Association, 1920. Google Books. Nd. 10 Dec. 2009 <http://books.google.com>
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Water Tank / None No. Stories: 1

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

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

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.) Tanks A & B.

☑ Fair (Some problems are apparent. Describe the problems.): Tanks D & E show signs of general deterioration, roofing materials are deteriorated or missing, roofs are failing in areas, metal straps are missing and the bases show some signs of rot.

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

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

Site: Tanks A & B are located atop the steep hill rising up to the west of the other mine buildings. Tanks D & E are located atop a small hill behind and to the east of the transformer house. Both areas have narrow level building pads on which the tanks sit, both are surrounded by vegetation and both have various pipes and debris around the base of the structures.

Foundation: They appear to have concrete foundations.

Walls: Wood planks on end with iron straps.

Roof: Octagonal pavilion roof forms with wood shingles. Tanks A & B had new roofs installed in 1994, but Tanks D & E are severely deteriorated.

Windows/Doors: The only window appears in 1971 HAER photographs of Tank F (now collapsed) in the gable dormers. In 1971, the window was a six-over-six wooden double hung sash type window. The gable dormer that sits directly opposite this dormer has an small single paneled door.

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): Water Tanks A & B are located 500 feet northwest (approx. 350' higher in elevation) of the hoist house. Each tank holds 50,000 gallons of water and is constructed of wood planks on end with iron straps. Both tanks have octagonal pavilion roofs clad in wood shingles. Directly opposite each other, projecting east and west are narrow gable dormers. These tanks are not shown, but are referenced on the 1907 Sanborn Insurance map. They may have been constructed much earlier, however, as the 1900 Sanborn Insurance map shows the 5" wide water pipe running along the west and south end of the boarding house building but the line of the pipe leaves the page without reference to tanks. In the 1907 Sanborn map, a note is made that these pipes are service pipes to these tanks. The PCHS&M prepared a marker that is attached to Tank A and reads, "these redwood water tanks were fed by a pipe from Shadow Lake at the base of Jupiter lift and provided water for the Silver King mine and mill below. They were built in 1894 and 1906 respectively…These tanks were restored in 1994, 100 years after the first one was built."

Water Tanks D & E are located slightly southeast of the transformer house and approximately 40 feet higher in elevation. The tanks first appear on Sanborn Insurance maps in 1907. The 1929 Sanborn Insurance map indicates the tanks receive water from the Alliance Tunnel through and 8" water pipe and from the Hanover Tunnel through a 10" water pipe. Tanks D & E are in poor condition and were not restored in 1994 as Tanks A & B were. These tanks were the subject of a study by Calder Richard Consulting Engneers in 2005 which served to record the gneral conditions in drawings and to provide recommendations for stabilzation (recommendations were not implemented). The tanks reflect the same form and construction methods of Tanks A & B, including the wood planks on end, iron straps, octagonal pavilion roofs, wood shingles, and gable dormers. The tanks were photographed for the Historic American Engineering Record in 1971 and one of the tanks that is now completely collapsed appears to have been full or partially full of water (water is spouting from between two of the boards in the photo). These tanks were likely constructed c. 1906.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The general setting is remote and the immediate setting around either Tanks A & B or Tanks D & E do not appear to have been altered significantly over time.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The tanks are constructed of redwood and were commonly used for railroad and other industrial facilities in the in the early twentieth century. The distinctive elements are the basic materials used to construct this utilitarian type of structure and the cylindrical form with pavillion roof.

Feeling (Describe the property's historic character.): The structures, along with the nearby mine buildings, convey a limited sense of mining activities in the late nineteenth and early twentieth centuries. Alone, the structures simply indicate industrial activities occurring at or around their respective locations.

Association (Describe the link between the important historic era or person and the property.): The structures are associated with the Silver King Mine operations, but do not have a specific link with the individuals who owned and/or operated the mine. It is not clear who constructed the tanks and/or the company that supplied them.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c.1894 - c.1906

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for $3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.*

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): Individuals most commonly associated with the Silver King Mine are David Keith, Thomas Kearns, Albion Emery, and John Judge:

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for $65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

Albion B. Emery (1846-1894) was born in Maine and moved around a lot within the Rocky Mountain west until he settled in Park City in 1880. He worked with the Daly Mining Company and served as the Postmaster in Park City from 1881 to 1886. Emery purchased an interest in the Mayflower claim in 1889 and became one of the partners in the Silver King Coalition Mines Company. Emery died of an acute illness while traveling in California. At the time of his death, Mr. Emery was the Speaker of the Utah House of Representatives, the first gentile to hold that position (*Treasure Mountain Home: Park City Revisited*, page 53 and *The Park Record*, June 16, 1894, Page 2).

John Judge (1845-1892) was born in Ireland. His family immigrated to the United States in 1846 and purchased a farm in Moriah, New York. John worked in the iron mines near the farm and later fought in the Civil War. He married Mary Harney in 1867 moved to Salt Lake City where he worked as a guard at the territorial prison before going to work in 1889 as a foreman at the Daly Mine in Park City. He was awarded a contract to construct the Alliance Mine drain tunnel, which he successfully completed. He met David Keith and Thomas Kearns and became a part owner of the famous Silver King Mine. He was one of 23 Park City millionaires and built a house on South Temple (later demolished - date unknown) and his widow (1841-1909) contributed to the construction of the Cathedral of the Madeleine, Judge Memorial Hospital and the Judge Building. He died in September 1892 at the age of 48. (*Treasure Mountain Home* and *The Park Record*, September 17, 1892, Page 3).

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

Photo No. 1: Water Tank A, north elevation. Camera facing south, 2009.
Photo No. 2: Water Tank A, southwest elevation. Camera facing northeast, 2009.
Photo No. 3: Water Tank B southeast elevation. Camera facing northwest, 2009.
Photo No. 4: Water Tank B, northwest elevation. Camera facing southeast, 2009.
Photo No. 5: Water Tanks D & E, north elevation. Camera facing south, 2009.
Photo No. 6: Water Tanks D & E, south elevation. Camera facing north, 2009.
Photo No. 7: Water Tank C (collapsed), 2009.
Photo No. 8: Water Tank F (collapsed), 2009.
Photo No. 9: Water Tanks A & B, southwest elevation. Camera facing northeast, 1999.
Photo No. 10: Water Tank D, west elevation. Camera facing east, 1999.



Boarding House (south oblique), 2009



Boarding House (primary façade detail), 2009



Boarding House (primary façade detail), 2009



Boarding House (primary façade detail), 1999



Boarding House Vault, 2009



Boarding House Vault, 1999



Change House (northeast oblique), 2009



Change House (north elevation), 2009



Change House (west elevation), 2009



Change House (northeast oblique), 1999



Hoist House (northeast oblique), 2009



Hoist House (northwest oblique), 2009



Hoist House (west elevation), 2009



Hoist House (east elevation), 2009



Hoist House (south elevation detail), 2009



Hoist House (northeast oblique), 1999



Mill Building (south elevation), 2009



Mill Building (west elevation), 2009



Mill Building (southeast oblique), 2009



Mill Building (west elevation - upper section), 2009



Mill Building (east elevation detail), 2009



Mill Building (southeast oblique), 1999



Fire Hose Houses located north of the Mill Building, 2009



Stone Wall near Mill Building, 2009



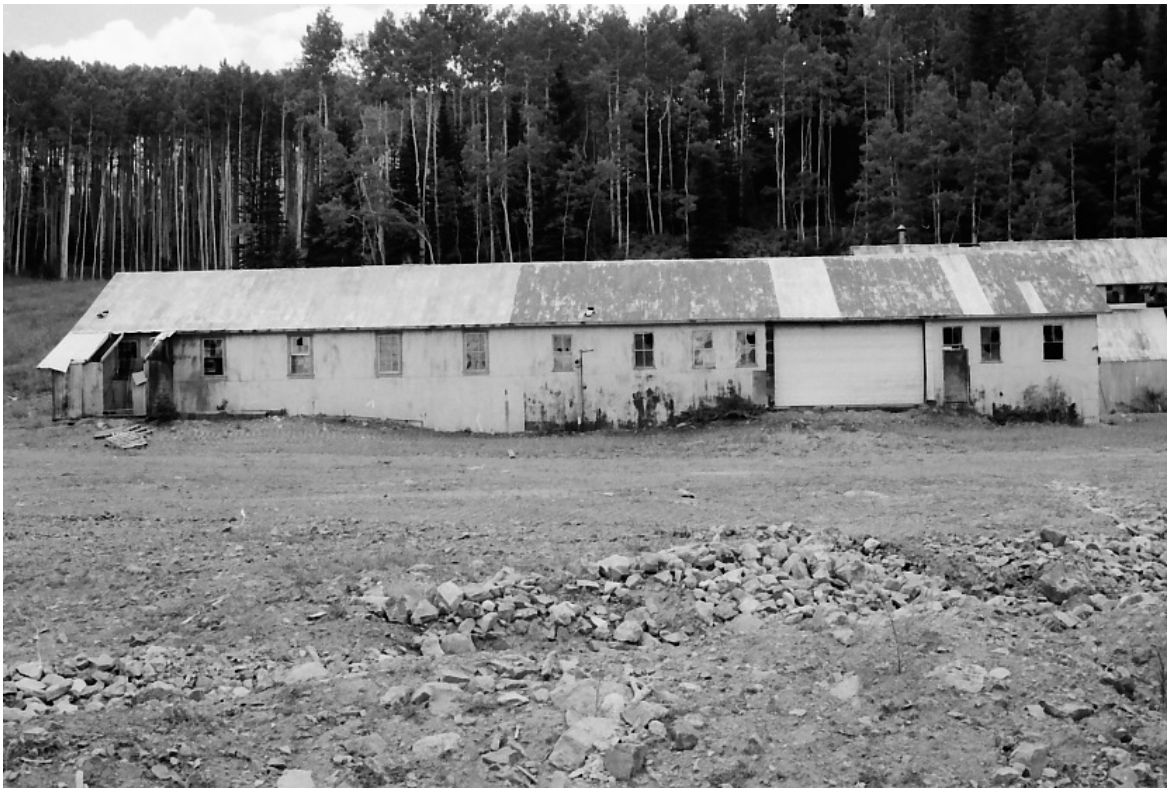
Stores Dept Building (northeast oblique), 2009



Stores Dept Building (southeast oblique), 2009



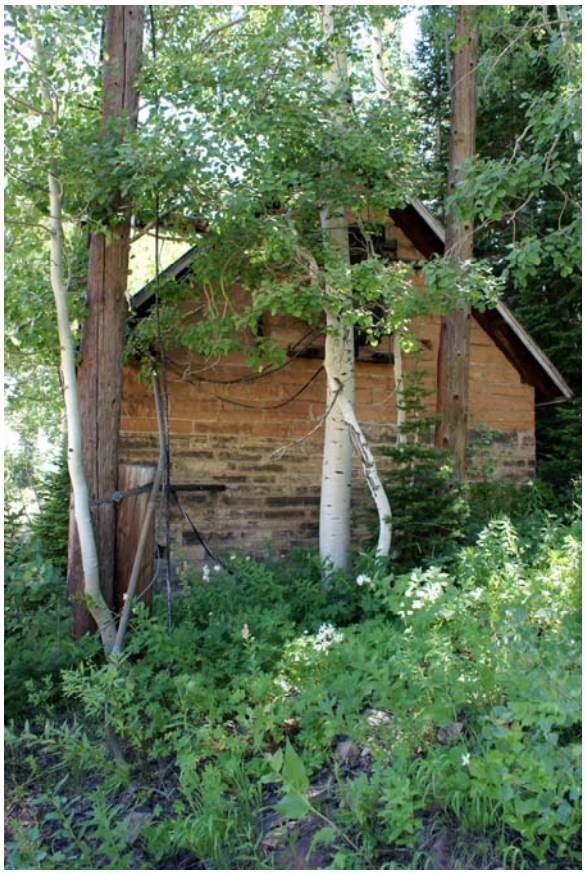
Stores Dept Building (west elevation), 2009



Stores Dept Building (north elevation), 1999



Transformer House (north elevation), 2009



Transformer House (west elevation), 2009



Water Tank A (north elevation), 2009



Water Tank A (southwest elevation), 2009



Water Tank B (southeast elevation), 2009



Water Tank B (northwest elevation), 2009



Water Tanks A & B (northwest elevation), 1999



Water Tank D (west elevation), 1999



Water Tanks D & E (north elevation), 2009



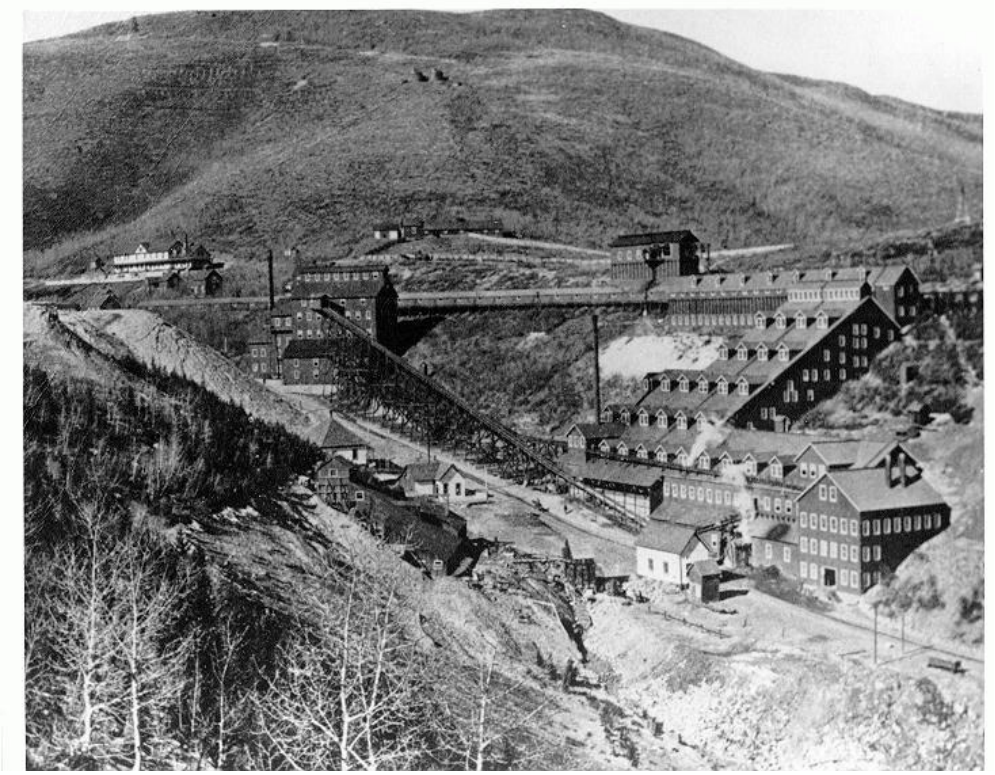
Water Tanks D & E (south elevation), 2009



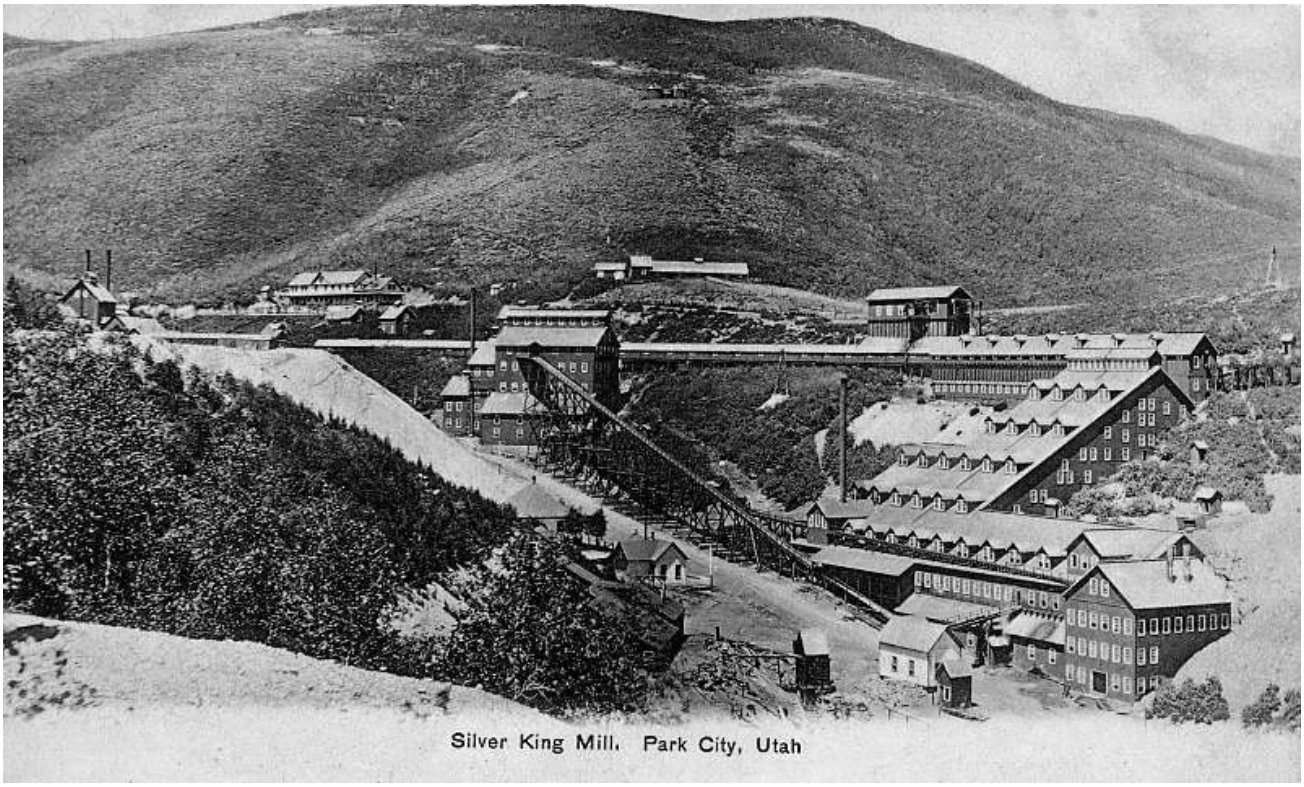
Water Tank C, 2009



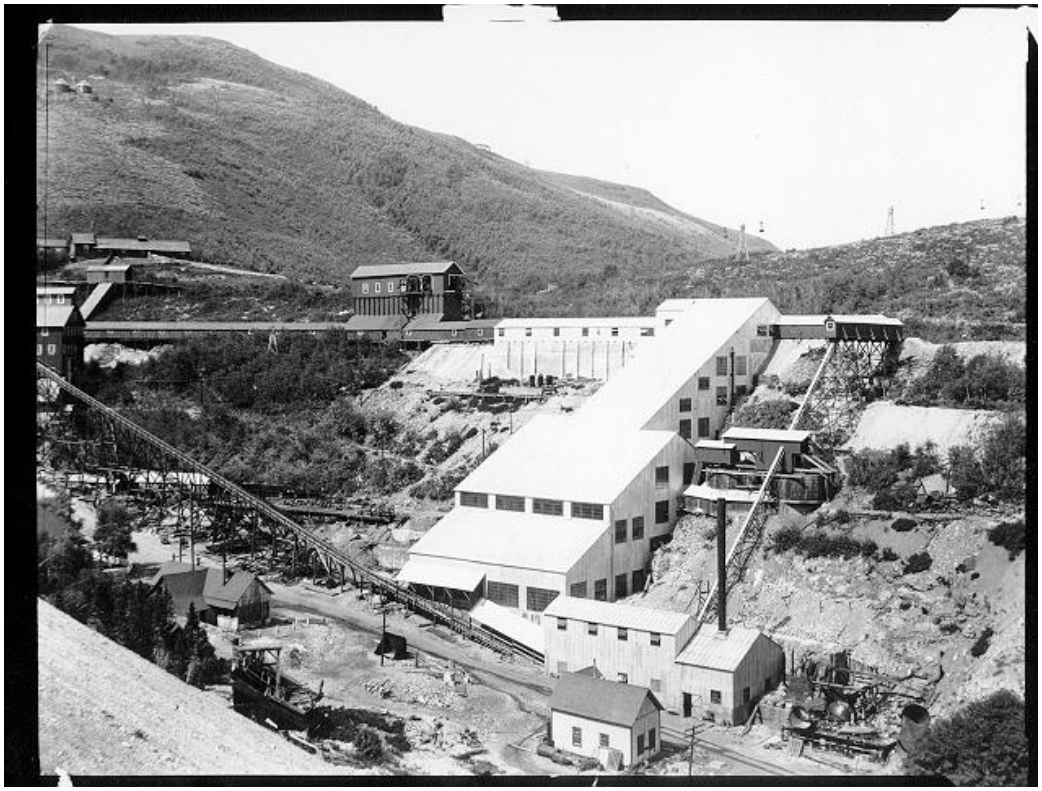
Water Tank F, 2009



Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.



Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.



Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.



Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.



Transformer House (east elevation), 2009



Transformer House (northwest oblique), 1999

PARK CITY 1884
PLANNING DEPARTMENT

October 15, 2019

John Sale
Park City Mountain Resort
1375 Munchkin Drive
Park City, UT 84060

Re: Complete Historic District Design Review Determination
Park City Mountain Resort
Silver King Mine Site: Stores Department Building
PL-19-04357

Per your Pre-Historic District Design Review Application submitted on October 15th, 2019, regarding the Silver King Mine Site Stores Department Building, it was determined that the proposed repairs are emergency in nature, having no negative impact on the character of the surrounding Historic Sites. Therefore, per §15-11-12(A)(3) of the Land Management Code, your proposal would not be required to complete the full Historic District Design Review (HDDR) process; however adherence to the Design Guidelines is still required. The following conditions must be met:

- The applicant is proposing to remove debris from the partially collapsed Silver King Mine Site Stores Department Building and shore-up the exposed gabled end of the remaining structure. The following conditions shall be met for the proposed work:
  - The applicant shall retain as much of the salvageable metal siding and materials as possible from the debris pile. Salvaged materials shall be stockpiled for future use on other mine structures within the property boundary.
  - The gabled end of the structure where the collapse occurred shall be shored-up and clad using salvaged materials from the debris pile. The final appearance of the structure shall include consistent exterior siding on all elevations.
  - Attachment A contains the existing conditions and proposed work for reference.
- A Building Permit may be required for the proposed work. Please contact the Building Department for more information at (435) 615-5100.

Should you have any questions or concerns, please do not hesitate to contact Planner Hannah Tyler at hannah.tyler@parkcity.org or (435) 615-5059.

Sincerely,

Hannah M. Tyler, AICP
Senior Planner
Planning Director's Designee

CC: Bruce Erickson, Planning Director
Caitlyn Barhorst, Historic Preservation Planner

Attachment A: Applicant Submittal (existing conditions and proposed work)

October 14, 2019

Caitlyn Barhorst
Park City Municipal Corporation, Historic Preservation Planner

RE: Request for Waiver; HDDR Review - Silver King Stores building partial demolition

During the 2018/19 winter season, the heavy snowpack collasped a portion of the Silver King Stores building, located near the bottom terminal of the Bonanza lift on Park City Mountain. Park City Mountain (PCM) has been in communicaiton with Park City Municipal Corporation (PCMC) Planning department and conducted a site visit with City staff on August 7, 2019 to inspect and evaluate the structure.

PCM is proposing to demolish the collasped section of the building at our expense and as requested by PCMC staff, retain and close-in the remaining portion of the standing Stores building this year at the City's expense.

TID Demolition will attempt to salvage as much metal siding and beams as possible for reuse on other future historic preservation projects.







Historic Preservation Board
Staff Report

Subject: **405 Woodside Avenue**
A Significant Historic Site
Application: **PL-25-06510**
Author: **Lillian Zollinger, Planner III**
Date: **October 1, 2025**
Type of Item: **Material Deconstruction**

Recommendation
(I) Review the proposal to remove a rear addition, restore the front façade windows and porch, and lift the Significant Historic Structure to construct a new foundation and a rear addition, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	405 Woodfield Ave, LLC, represented by Jonathan DeGray
Location:	405 Woodside Avenue, a Significant Historic Site
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential, Open Space
Reason for Review:	The Historic Preservation Board reviews and takes final action on Material Deconstruction.[1]

HDDR	Historic District Design Review
HR-1	Historic Residential - 1
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.

Summary
The Applicant proposes lifting the Significant Historic Structure at 405 Woodside Avenue to construct a new foundation and rear addition. The Applicant also proposes restoring the front façade windows and trim, restoring the front porch shed roof, replacing non-historic siding, and removing a rear addition.

Background
405 Woodside Avenue is a 7,500-square-foot Lot in the HR-1 Zoning District. The

[1] LMC § 15-11-12.5(A)(2)

Significant Historic Structure is a T/L cottage that was constructed circa 1901 during the Mature Mining Era (1894-1930). The form has remained mostly unchanged; however, the materials and windows have been altered over time. A separate guest house structure and small rear addition were constructed on the site after 1941 and prior to 1982.



Figure 1: Figure 1: 405 Woodside Avenue Significant Historic Structure, image provided by the Applicant.



Figure 2: 405 Woodside Avenue highlighted in red by Staff on an excerpt from the Zoning map.

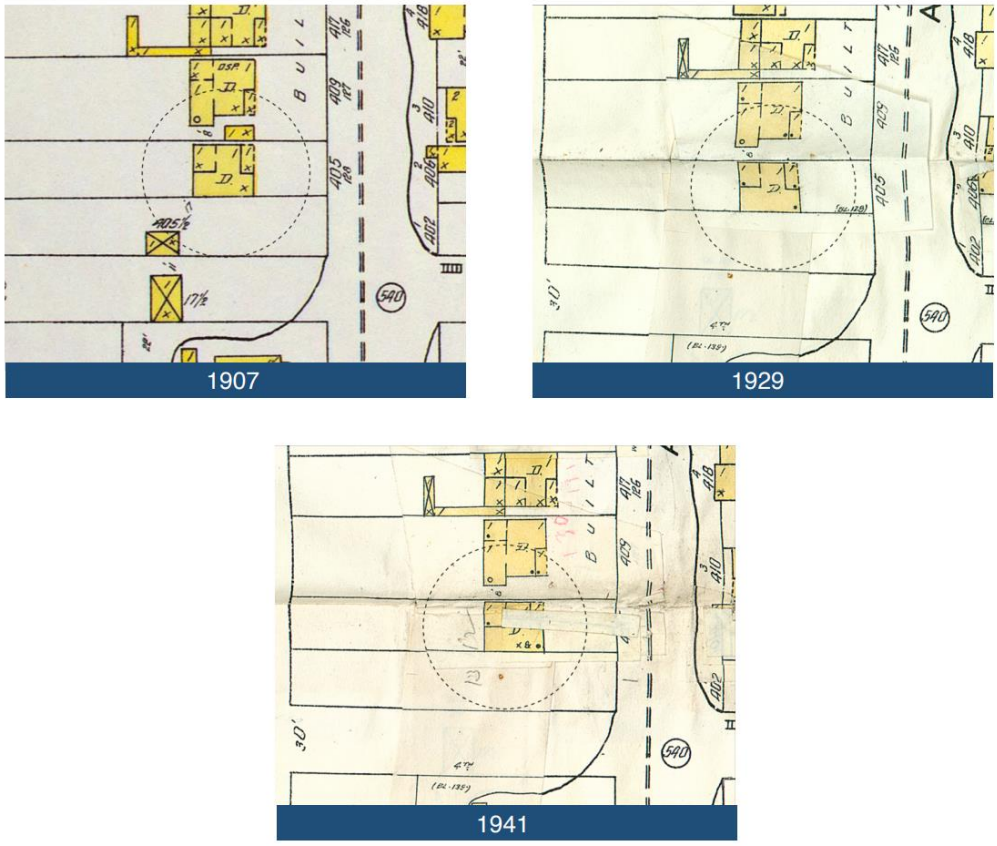


Figure 3: Excerpt from the Sanborn maps, showing 405 Woodside Avenue's historic form showing a consistent footprint from 1907 through 1941.



Figure 4: 405 Woodside Avenue's 1940s tax photo.



Figure 5: 405 Woodside Avenue, viewed from Woodside Avenue, image from Google Maps.

The Applicant applied for a Historic District Design Review (HDDR) and Steep Slope Conditional Use Permit (SSCUP) to lift the Significant Historic structure, construct a new foundation, and build a rear addition on a steep slope. The guest house and accessory structures, including the shed in the front yard, are required to be removed to accommodate the new construction (see Condition of Approval 14). Pending the Historic Preservation Board's Final Action on Material Deconstruction, the Planning Commission will then review the Applicant's SSCUP for compliance with LMC § 15-2.2-6. Staff will then review the HDDR for compliance with LMC § 15-13-2.

Analysis

(I) The proposed Material Deconstruction to lift the Significant Historic Structure to construct a new foundation and a rear addition, as conditioned, complies with Land Management Code § 15-11-12.5.

The Historic Preservation Board reviews removal of Historic Materials to accommodate structural upgrades and for new construction pursuant to LMC § 15-11-12.5(A)(2).

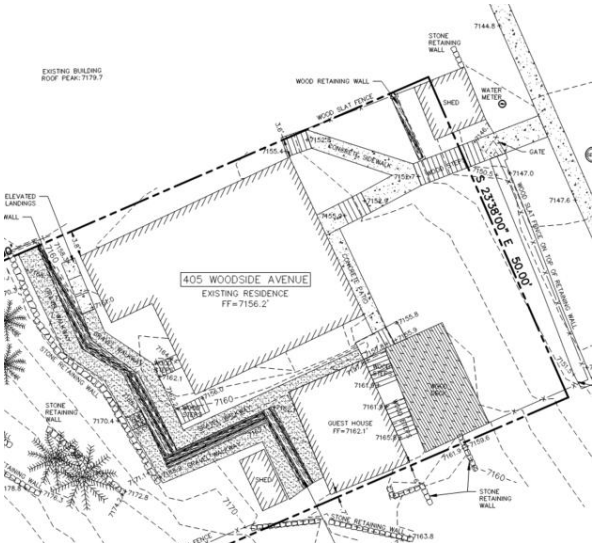


Figure 6: Excerpt from the survey for 405 Woodside Avenue.

According to the Applicant's Physical Conditions Report, 405 Woodside Avenue currently has no foundation. The Applicant proposes to lift the Significant Historic Structure, construct a new foundation, and replace the structure in the same location. The Applicant also proposes to remove approximately 40 square feet of the rear

wall to accommodate a rear addition.

Staff recommends Conditions of Approval 5-11, pursuant to LMC § 15-13-2(B)(2)(b):

- The new foundation shall not raise or lower the Significant Historic Structure more than two feet from its original floor elevation.
- The Significant Historic Site shall be returned to original grade following construction of the foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above final grade on the primary and secondary facades.
- The site shall be regraded so that all water drains away from the Significant Historic Structure.
- A plinth or trim board at the base of the Significant Historic Structure shall be added to visually anchor the Significant Historic Structure to the new foundation.
- Prior to building permit submittal, the Applicant shall submit a report from a professional structural engineer ensuring the structural soundness of the Significant Historic Structure will not be negatively impacted by the lifting of the Structure to accommodate foundation upgrades.
- The Significant Historic Structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the lifting process.
- A written plan detailing the steps and procedures for lifting the Historic Structure shall be completed and approved by the Planning and Building Departments prior to building permit issuance. This plan shall outline step by step the proposed work to lift the Significant Historic Structure to ensure the least destructive method will be employed.

(II) The proposed restoration of the front façade windows, trim, and porch shed roof, the replacement of non-historic siding, and the removal of a rear addition constructed sometime after 1941, as conditioned, complies with Land Management Code § 15-13-2, *Regulations For Historic Residential Sites.*

LMC § 15-13-2(B)(2)(a) requires that first, exterior materials be preserved and repaired (see Condition of Approval 16) and second, if they cannot be repaired, they are replaced with materials that match the historic materials in all respects. According to the Applicant's Physical Conditions report, 405 Woodside Avenue's siding material has mostly been replaced over the years and the Applicant proposes removing non-historic siding – replacing with six-inch cedar horizontal lap siding that matches historic dimensions.

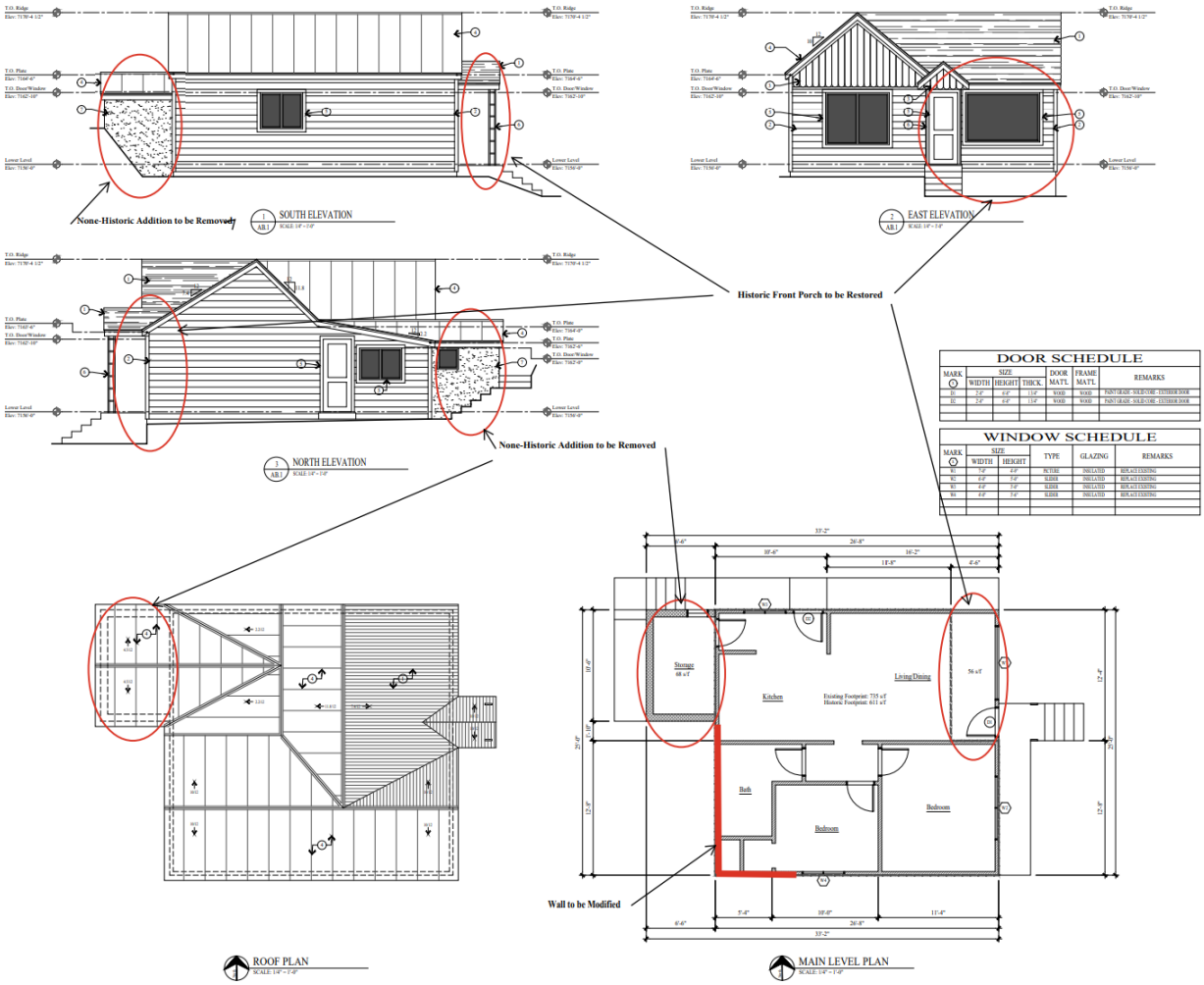


Figure 7: Modifications proposed to be restored, plans provided by the Applicant.

LMC § 15-13-2(B)(2)(d)(2) requires restoration of historic window openings that have been altered or lost over time and reconstructing historic windows on primary facades based on physical or documentary evidence. A single window replaced the two windows on the front facade sometime before 1982, and the Applicant proposes removing this window to restore the front façade to its earlier appearance. The Historic Preservation Plan outlines that all windows on the Historic Structure are new. The Applicant will replace the front façade windows with wood windows, including pediments, that more closely match the windows shown in the 1940s tax photo (see Figures 8 and 11). According to the Preservation Plan, final window dimensions will be confirmed once the interior demo has begun.

LMC § 15-13-2(B)(2)(g)(4) requires restoration of historic porches based on documented evidence. The Applicant proposes to remove the small gabled entry porch, a late addition, and restore the shed roof porch removed prior to 1982. The Historic Roof pitch is 10:12 and the proposed shed roof will be 3:12. The existing roof is a corrugated metal and was replaced earlier this year; the new proposed roof will be standing seam metal.



Figure 8: 405 Woodside Avenue in the 1940s



Figure 9: 405 Woodside Avenue in 1982.



Figure 10: 405 Woodside Avenue in 2025.



Figure 11: Proposed restoration.

The Applicant also proposes to remove the 68-square-foot rear addition built sometime after 1941 and reconstruct the west wall to ensure stability while the structure is lifted for new foundation construction. Following this, the Applicant proposes to remove approximately 40 square feet of the west wall, where the addition was, allowing a transitional element to connect to the new addition.



Figure 12: Non-historic addition, photo provided by the Applicant.

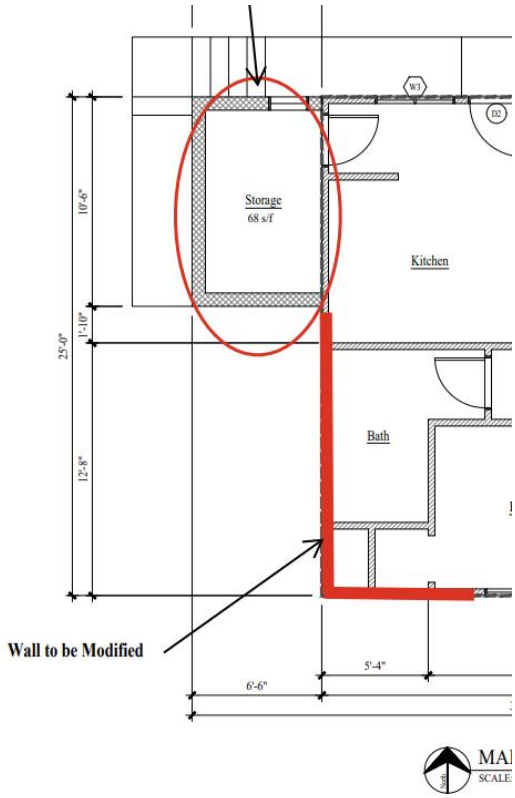


Figure 13: Existing floor plan, provided by the Applicant.

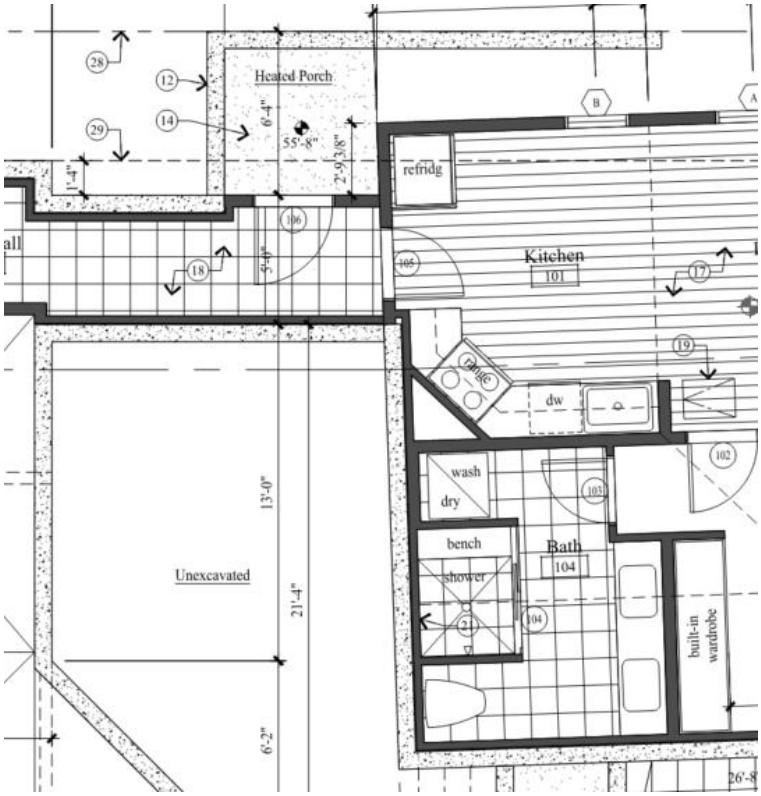


Figure 14: Proposed floor plan, showing the transitional element connecting to the area where the addition is proposed to be removed.

(III) The proposal will require a Financial Guarantee.
Pursuant to LMC § 15-11-9(B), the Applicant will be required to submit a Financial Guarantee in a form approved by the City Attorney's Office and recorded with Summit County to ensure compliance with the conditions and terms of the Historic Preservation Plan (see Condition of Approval 20).

(IV) The Development Review Committee reviewed the proposal on August 19, 2025 and requires Conditions of Approval.[2]

The Engineering Department requires Condition of Approval 18, which states, "Existing encroachments may remain so long as they are not removed. New structures must be reconstructed entirely on the property and out of the Right-of-Way."

The Water Department requires Condition of Approval 19, which states, "Any modification of the area to the rear of the site, near the transmission line, requires a permit to ensure the water line is not undermined."

[2] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and on September 17, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 100 feet on September 17, 2025.[3]

Public Input

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

Alternatives

The Historic Preservation Board may:

- Approve the Material Deconstruction as conditioned.
- Deny the Material Deconstruction and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
B: Physical Conditions Report
C: Historic Preservation Plan

[3] LMC § 15-1-21

Planning Department

October 1, 2025

405 Woodfield Ave, LLC

CC: Jonathan DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	405 Woodside Avenue, a Significant Historic Site
Zoning District:	Historic Residential - 1
Application:	Material Deconstruction
Project Number:	PL-25-06510
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 1, 2025
Project Summary:	The Applicant proposes to remove a rear addition, restore the front façade windows and porch, and lift the Significant Historic Structure to construct a new foundation and a rear addition.

Action Taken

On October 1, 2025, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 405 Woodside Avenue is a 7,500-square-foot Lot in the HR-1 Zoning District.
2. 405 Woodside Avenue is a Significant Historic Site on Park City's Historic Sites Inventory (HSI).
3. According to the HSI, the one-story T/L cottage was constructed circa 1901, and part of the Mature Mining Era.
4. A separate guest house structure and small rear addition were constructed on the site after 1941 and prior to 1982. The front windows and porch were also modified prior to 1982.

DRAFT

5. The Applicant proposes lifting the Significant Historic Structure to construct a new foundation and rear addition.
6. The Applicant also proposes restoring the front façade windows and trim, restoring the front porch shed roof, replacing non-historic siding, and removing a non-historic rear addition.
7. The Development Review Committee reviewed the proposal on August 19, 2025 and required Conditions of Approval 18 and 19.
8. Staff published notice on the City's website and posted notice to the property on September 17, 2025. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on September 17, 2025.
9. The Analysis sections of the Staff Report dated October 1, 2025, are incorporated herein.

Conclusions of Law

1. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11-9, Preservation Policy.
2. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11.12-5 Historic Preservation Board Review for Material Deconstruction.
3. The proposal, as conditioned, complies with the Land Management Code requirements outlined in LMC § 15-13-2, Regulations For Historic Residential Sites.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board October 1, 2025, approval for the lifting of the Significant Historic Structure and Material Deconstruction of 405 Woodside Avenue. Any changes, modifications, or deviations from the approved plans 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.

DRAFT

4. The applicant shall obtain HDDR approval from the Planning Director, or their Designee, prior to submitting a building permit application.
5. The new foundation shall not raise or lower the Significant Historic Structure more than two feet from its original floor elevation.
6. The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
7. The site shall be regraded so that all water drains away from the Structure and does not enter the foundation.
8. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
9. Prior to building permit submittal, the Applicant shall submit a report from a professional structural engineer ensuring the structural soundness of the Significant Historic Structure will not be negatively impacted by the lifting of the Structure to accommodate foundation upgrades.
10. The Significant Historic Structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the lifting process.
11. A written plan detailing the steps and procedures for lifting the Historic Structure shall be completed and approved by the Planning and Building Departments prior to building permit issuance. This plan shall outline step by step the proposed work to lift the Significant Historic Structure to ensure the least destructive method will be employed.
12. The form, material, and detailing of a new foundation shall be similar to foundations of nearby Historic Structures.
13. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
14. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Planning Department, Chief Building Official, and City Engineer, she determines

DRAFT

that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to reinspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
16. 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.
17. The guest house and southern structures shall be removed from the site prior to construction on the addition beginning.
18. Existing encroachments may remain so long as they are not removed. New structures must be reconstructed entirely on the property and out of the Right-of-Way.
19. Any modification of the area to the rear of the site, near the transmission line, requires a permit to ensure the water line is not undermined.
20. The applicant shall provide the City with a Financial Guarantee in accordance with LMC § 15-11-9 Preservation Policy in a form to be approved by the City Attorney's Office to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Rebecca Ward,
Planning Director

DRAFT

CC: Lillian Zollinger, Planner III

DRAFT

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 APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: J.K. Nicholas

ADDRESS: 405 Woodside Ave
Park City, Utah

TAX ID: PC-63 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: J. K . Nicholas

PHONE #: [redacted] FAX #: ( ) -

EMAIL: [redacted]

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

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: _____

This involves:
- [x] Preservation
- [x] Restoration
- [ ] Reconstruction
- [x] Rehabilitation

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

After proposed restoration of the existing home, the site will be restored to it's existing conditions.
The contemporary sidewalks around the home will be removed. The existing shed by the street will remain.
Existing parallel parking area on the street will remain.

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: _____

This involves:
- [ ] Preservation
- [x] Restoration
- [x] Reconstruction
- [ ] Rehabilitation

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

The existing home will be lifter. A new code compliant foundation will be constructed. The home will be placed back on the new foundation in the same location and the structural frame will be renovated to meet code.
The roof will then be re-framed to meet code.

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: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The roof will be re-framed once the building has been placed back on the code compliant foundation.

Chimney

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

There is no existing masonry chimney. The contemporary mechanical flues will be removed. A new flue will be added to accommodate the new mechanical system exhaust.

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: North, South and East Walls

This involves:
- [X] Preservation
- [X] Restoration
- [ ] Reconstruction
- [ ] Rehabilitation

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

It is assumed that the existing walls were furred out on the inside to accommodate insulation installation. This will be confirmed with the interior demo. The walls framing will be reinforced as needed to meet code. The exterior siding does not appear to be original. We will confirm if any original siding exists and notify planning for a determination as to whether or not it can be salvaged and to what degree.

Element/Feature: West Wall

This involves:
- [ ] Preservation
- [X] Restoration
- [ ] Reconstruction
- [ ] Rehabilitation

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

Once the building has been placed on the new foundation and structurally stabilized, the west wall will be removed to facilitate the connection of the transition element and the construction of the addition.

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: _____

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:

There does not appear to be a code compliant foundation. The scope of work will include lifting the home and constructing a code compliant foundation.

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: _____

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 porch was filled in to create more enclosed living space. The scope of work includes removing the current porch enclosure and bringing back the original porch.

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: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

The existing two exterior doors have recently been replaced. They are solid wood doors and appear to be compliant with the design guidelines. Any new doors will be compliant with the guidelines.

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:

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: _____

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 four existing windows are new. The openings do not appear to be historically accurate. We will confirm the actual locations and sizes through the interior demo process and inform staff of our findings. The proposed windows are compliant with the design guidelines.

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:

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: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The existing gas fired forced air heat is new. We will evaluate it's condition and location.

Additions

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

Element/Feature: _____

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 existing none historic sheds to the south and west of the main home.

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: Jonathan DeGray Date: 4-8-25

Name of Applicant: Jonathan DeGray


405


405
Proudly Serving Our Community Since
Pond's
Plumbing · Radiant Heating · AC
801-295-7
www.pondsut


Pond's


405








LIGHT


LIGHT











PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: J.K. Nicholas

ADDRESS: 405 Woodside Ave

Park City, Utah

TAX ID: PC-63 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: J.K. Nicholas

MAILING ADDRESS: c/o Bollard Group

1 Joy Street

Boston, MA 02108

PHONE #: (617) 872 2502 FAX #: ( ) -

EMAIL: jknich66@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray

PHONE #: (435) 649- 7263

EMAIL: degrayarch@qwestoffice.net

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____

Name of Applicant: J.K. Nicholas

Mailing Address: c/o Bollard Group

1 Joy Street, Boston MA 02108

Phone #: (617) 872-2502 Fax #: ( ) -

Email: jknich66@gmail.com

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: J.K. Nicholas

Mailing Address: c/o Bollard Group

1 Joy Street, Boston MA 02108

Street Address/ Legal Description of Subject Property: 405 Woodside Ave PC-63

Signature: _____ Date: _____

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

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

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

73"
30"
94"
30"
41"
176"
103"
76"
106
78"
107.5"
30"
130"
144.5"
90"
36"
30"
136.5"
36"
36"
68.5"
30"
108"
74"
71"
98"
107.5"
137.5"
52"
24"
24"
24"
101"
136.5"

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Existing site has been extensively altered over the years by the previous owner. Rail road tie retaining walls and accessory buildings have been added. Exterior stair and walkways connecting the buildings have also been added. Vegetation around the home is limited to grass and ground covers.
The rear of the site is generally undisturbed with natural vegetation consisting primarily aspens, firs and other naturally occurring shrubs.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Current buildings and walls are in good condition. See photos

Photo Numbers: 1-14 Illustration Numbers: _____

2. Structure

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

Original building has been structurally modified over the years. The interior walls have been furred out to allow for insulation to be installed. The floor system and roof have also been strengthened. The building does not have a foundation.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Building does not have a foundation.

Photo Numbers: _____ Illustration Numbers: _____

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

The existing roof is a mix of metal and asphalt shingles. The east pitch of the roof is asphalt and the west pitch is metal. The metal appears to be a more recent renovation addition. We believe it was installed directly over the existing asphalt shingle roof. The condition of the sub-straight is unknown.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

While the metal roofing is newer and in good condition, the asphalt roof is poor and in need or replacement. The condition of the sub-straight is unknown.

Photo Numbers: 4, 5, & 6 Illustration Numbers: _____

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

There are two contemporary metal mechanical flues.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

None

Photo Numbers: 5, 6, 9 & 14 Illustration Numbers: _____

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: _____

Describe existing feature:

The exterior walls have been furred out on the inside to allow for the installation of insulation.
The interior finish is drywall and was remodeled during a recent renovation. The exterior siding appears to be newer and not original to the home. We assume the original walls are framed with 2x4 at 24" o.c.This will need to be confirmed in an exploratory demo.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☑ Poor

Condition of framing will need to be confirmed through an exploratory demo

Photo Numbers: 4-9 Illustration Numbers: _____

6. Foundation

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The building does not appear to have a code compliant foundation. Concrete side walks and partial concrete walls are visible around the home. Access to an interior crawl space reveals the building is sitting on dirt.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

No foundation was found.

Photo Numbers: 4, 5, 6, & 8 Illustration Numbers: _____

7. Porches

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

There are concrete sidewalks on the east and north sides of the home that appear to have been added at some time more recently. There is a small roof element over the front door that also appears to have been added.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

No historically accurate porch element remains

Photo Numbers: 4, 5 & 8 Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Gas fired forced air heat was up graded recently.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

System is relatively new

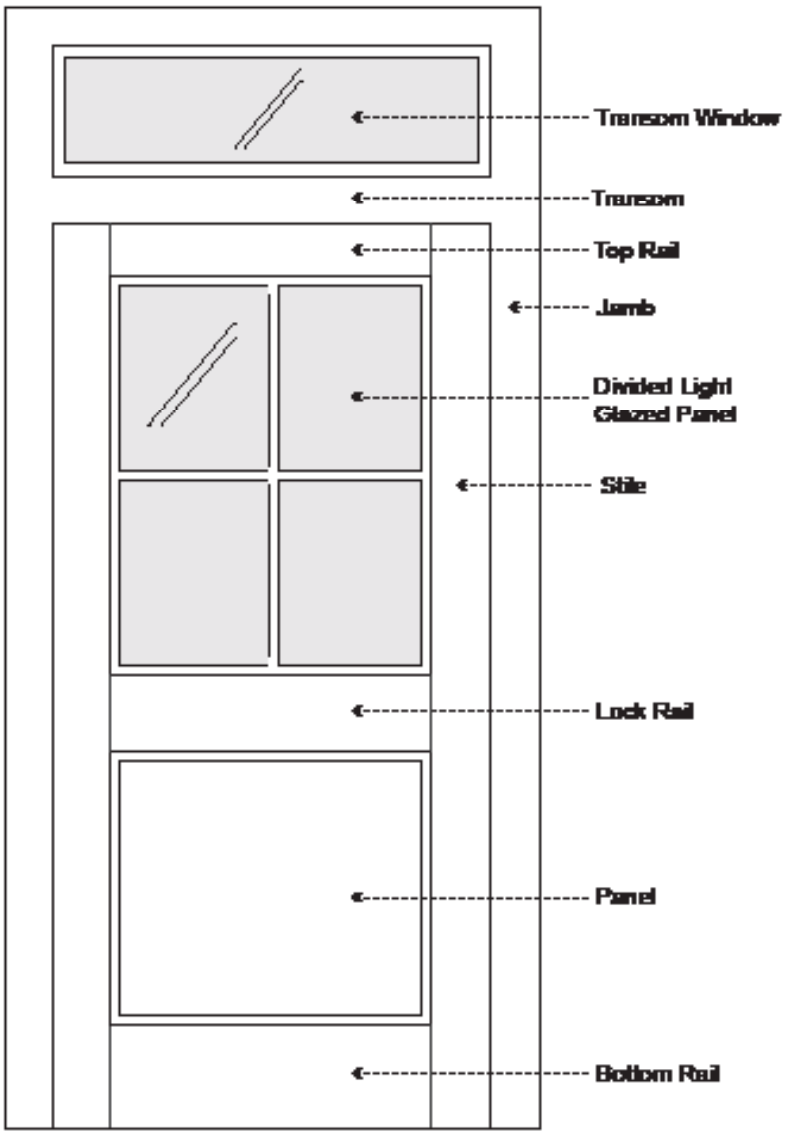
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



Door Survey Form

Total number of door openings on the exterior of the structure: _____

Number of historic doors on the structure: _____

Number of existing replacement/non-historic doors: _____

Number of doors completely missing: _____

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

Number of doors to be replaced: 2

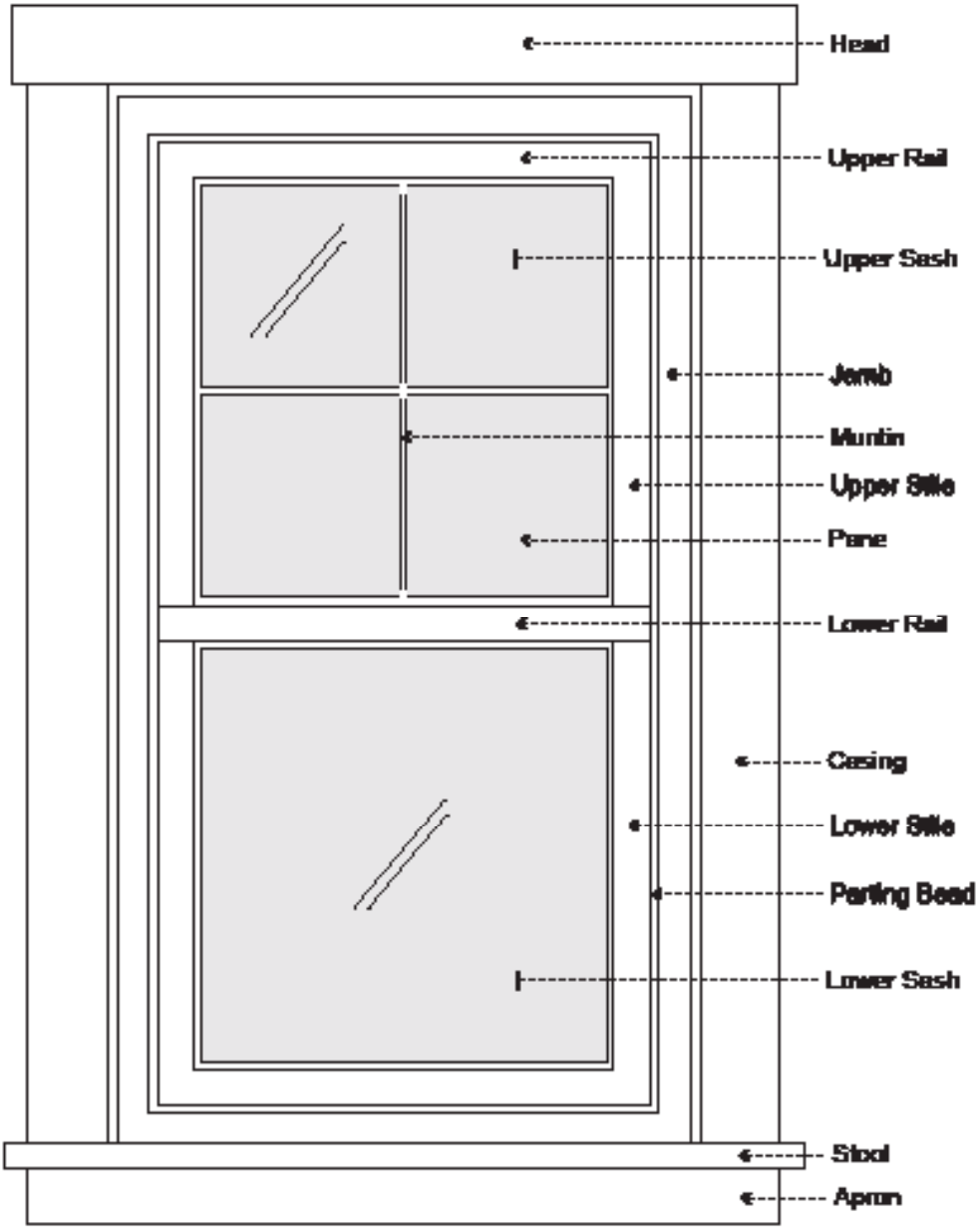
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
D1	NEW		4	No
D2	NEW		5	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



Window Survey Form

Total number of window openings on the exterior of the structure: 4

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 4

Number of windows completely missing: _____

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

Number of windows to be replaced: 4

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
W1	NEW		4	No
W2	NEW		4	No
W3	NEW		5	No
W4	NEW		6	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

The interior was completely remodeled in 2023

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

Historic Preservation Board
Staff Report

Subject: **180 Daly Avenue**
A Significant Historic Site
Application: **PL-25-06671**
Author: **Meredith Covey, Planner II**
Jacob Klopfenstein, Planner II
Date: **October 1, 2025**
Type of Item: **Modification**

Recommendation

(I) Review the Material Deconstruction modification for 180 Daly Avenue, a Significant Historic Site, (II) conduct a public hearing, and (III) consider approving the modification based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Willemina and Jordan Yospe
Location:	180 Daly Avenue A Significant Historic Site
Zoning District:	Historic Residential – 1 (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board reviews removal of Historic Material to accommodate new construction for Sites designated on the Park City Historic Sites Inventory.[1]

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential – 1
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.

Summary

The Applicant requests a Modification to the Historic Preservation Board (HPB) Material Deconstruction Final Action Letter (Exhibit C) for additional windows that were constructed on the rear (west) and side (north) elevations of the Historic Structure that were not included in the HPB's Material Deconstruction approval or the approved

[1] LMC § 15-11-12.5(A)(2)

building plans.

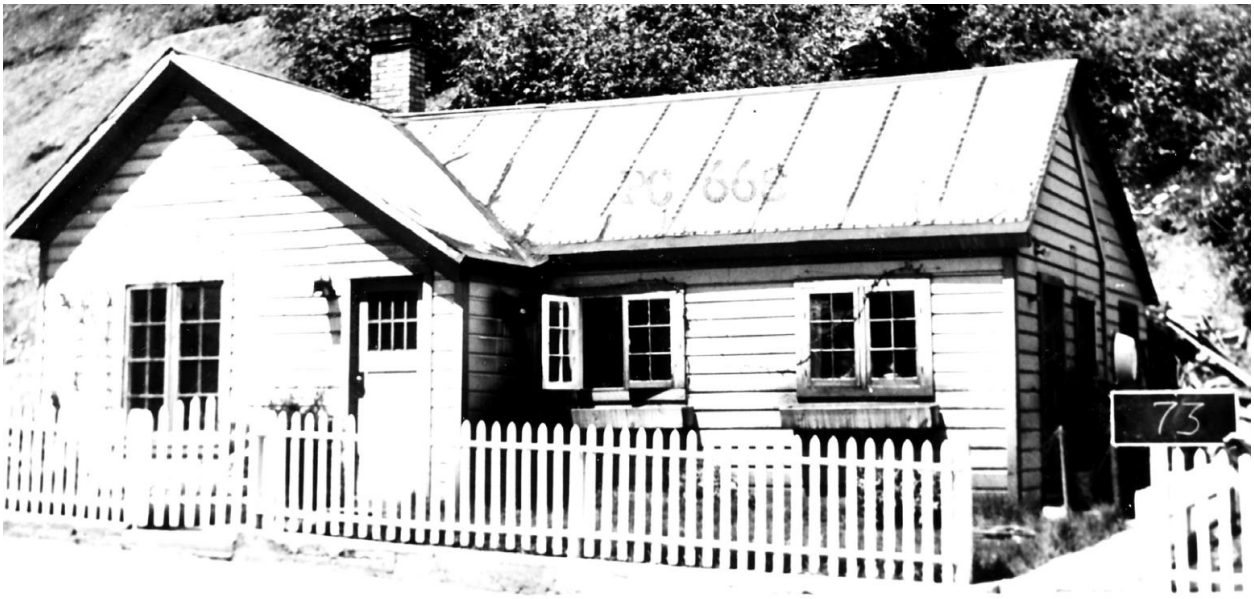


Figure 1: 1940s Tax Photo of 180 Daly Avenue

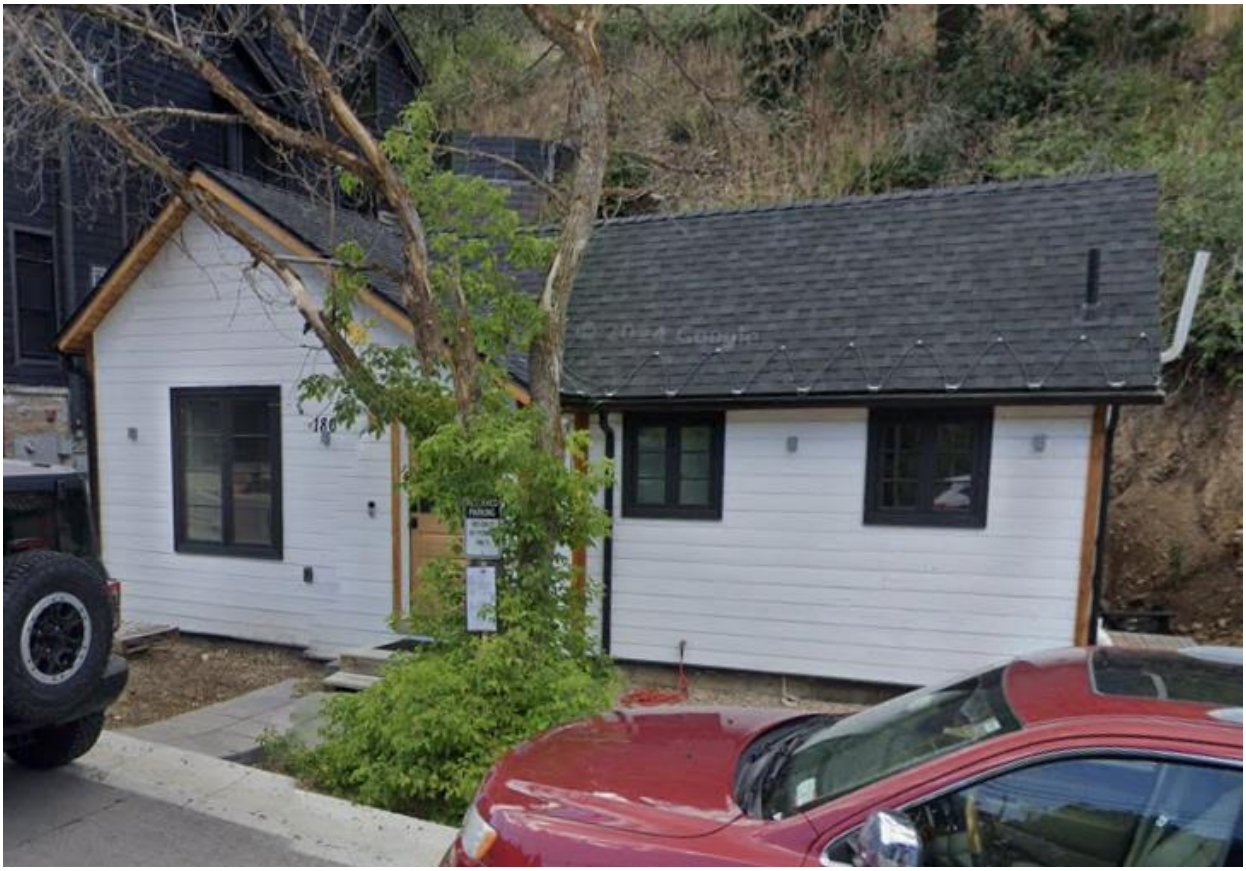


Figure 2: 180 Daly Avenue - Google Maps, 2024

Background

180 Daly Avenue is Lot A of the Daly Delight Plat Amendment (Exhibit D, Recorder Entry No. 1102316), approved by the City Council on July 12, 2018. The Site is designated a Significant Historic Site on Park City's Historic Site Inventory, and the Single-Family Dwelling (SFD) was constructed c. 1925 during Park City's Mature Mining Era (1894-1930), according to the Historic Site Form (Exhibit E).

The Applicant's project involved remodeling and rehabilitating the Significant Historic Structure, including temporarily raising the Significant Historic Structure to pour a new foundation and to complete restoration work on the exterior.

On July 1, 2020 (Meeting Packet, Item 5B; Minutes, p. 8-15), the HPB approved the Applicant's Material Deconstruction request to remove the Historic foundation, construct a new foundation, and lift the structure approximately 2 feet from its original elevation to accommodate a new crawlspace (see Exhibit C, Material Deconstruction Final Action Letter).

The Planning Director approved the Applicant's Historic District Design Review (HDDR) application on August 27, 2020 (Exhibit F, HDDR Final Action Letter).

On October 15, 2020, the Applicant entered into an Encumbrance and Agreement for Historic Preservation for 180 Daly Avenue with the City (Exhibit G, Recorder Entry No. 1145206) in accordance with the requirements outlined in LMC § 15-11-9 for construction impacting a Significant Historic Structure. The Encumbrance and Agreement states that "all construction shall be completed according to the approved building plans on which the building permits are issued" and the Applicant agreed to ensure the project would be completed according to the approved Historic Preservation Plan, the HDDR, and the building plans. Review of the Financial Guarantee and historic materials removed prior to approval will be evaluated at the time the Applicant requests to remove the recorded Financial Guarantee documents.

On October 29, 2020, the Planning Department approved Building Permit 20-1334 to temporarily lift the Significant Historic Structure and complete the proposed rehabilitation (Exhibit H, Approved Building Permit Plans for 180 Daly Avenue).

The property owner applied for a Historic District Grant in 2020 but did not obtain a grant during that funding cycle. However, the property owner applied again and obtained an $8,625 Historic District Grant during the 2021 grant cycle and an $8,400 Historic District Grant during the 2022 grant cycle to repaint masonry, repair the roof, paint the exterior, upgrade mechanical equipment and insulation, reconstruct the porch, and restore Historic features of the structure.

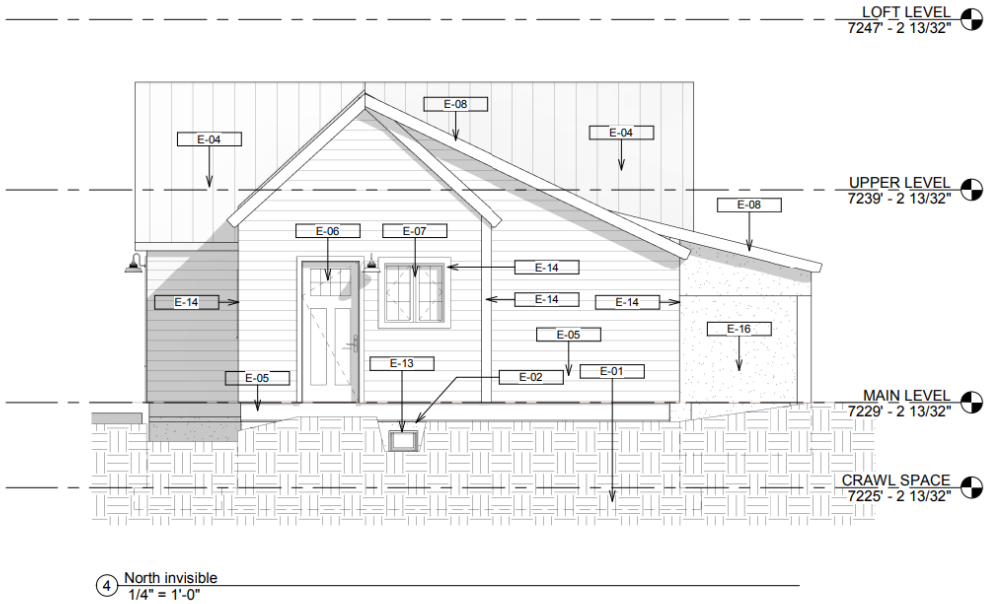
On November 7, 2024, Planning failed a building inspection at the Site because multiple elements had not yet been constructed. During that inspection, Planning discovered exterior windows that had not previously been shown on submitted or approved plans. Following the November 7, 2024 inspection, Planning requested the Applicant submit a

modification application.

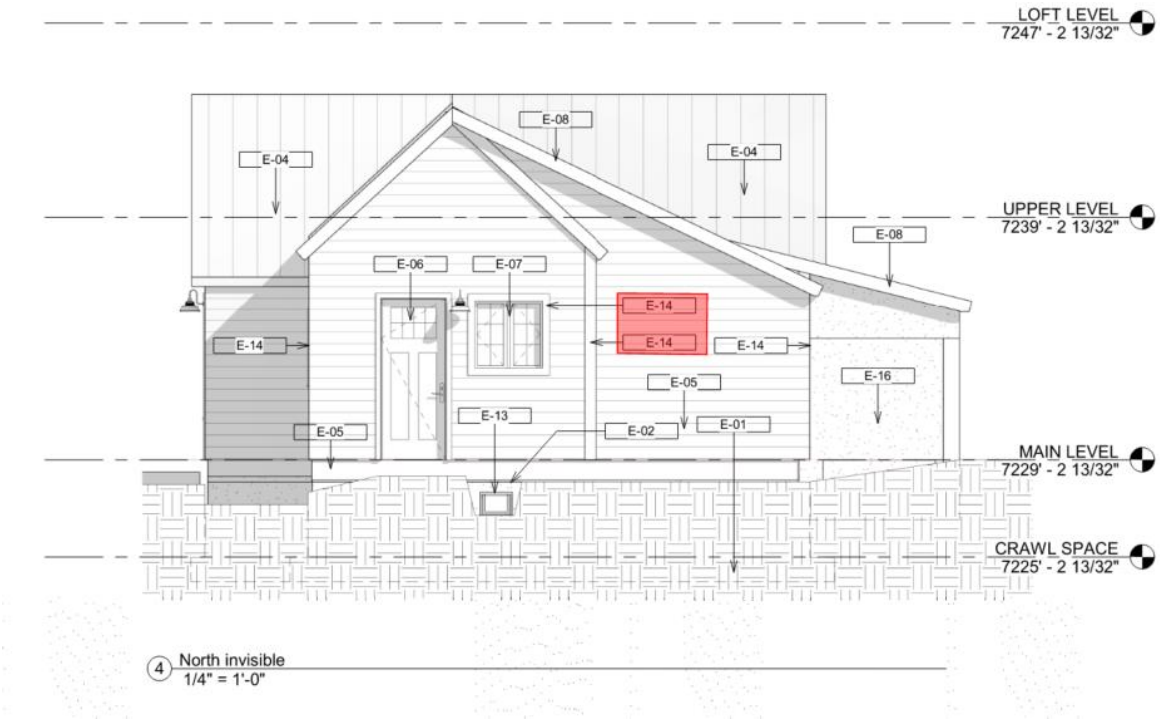
The Applicant requested a re-inspection on June 3, 2025. Planning determined the Applicant was not ready for re-inspection because the Applicant had not yet submitted a modification application.

Staff conducted a site visit on August 11, 2025, and met with the Applicant on August 25, 2025, and again requested the Applicant submit a modification application for the additional windows. The Applicant submitted a modification application on September 2, 2025 (see Exhibit B, Applicant's Narrative).

North Elevation (Secondary Façade)
Below is an excerpt from the Applicant's approved building permit plans (see Exhibit H) showing the proposed north side elevation to the Historic Structure:



Below is an image of the north side elevation, a secondary façade, showing the approximate location of one additional window (marked in red) that has been installed on the Historic Structure without approval that impacted Historic material:

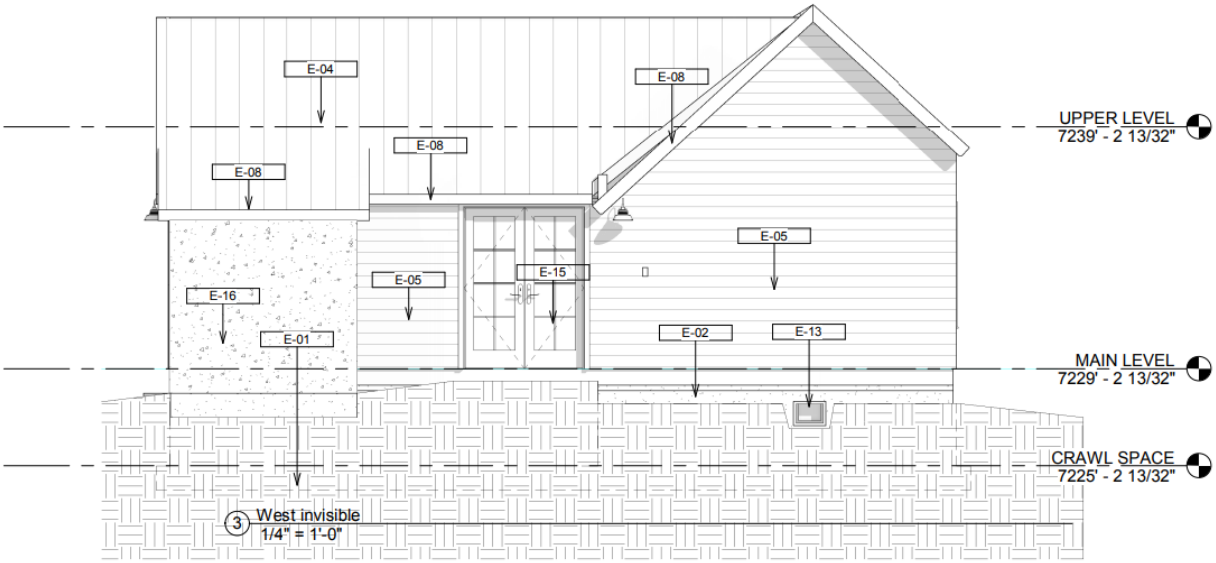


The Applicant indicated that there was a non-Historic window removed in this location to be replaced with the current window. However, this window is not shown on the approved elevations. The Applicant's approved Building Permit plans indicate that the wood siding on this elevation is Historic material (see demolition and preservation notes D4, P2, and P4 listed on Sheet D3.01 of the Applicant's approved Building Permit plans, Exhibit H).

Below are photos of the windows on the north side elevation as currently built on the structure, the additional window is shown in red:



West Elevation (Tertiary Façade)
Below is an image of the west rear elevation, a tertiary façade, from the Applicant's approved plan set:



Below is an image of the west rear elevation showing the approximate location of the additional windows constructed on the Historic Structure and impacting Historic materials:



These windows on the west rear elevation were installed in an area that the Applicant indicated included Historic wood siding, according to the approved Building Permit plans set (see note P2 listed on Sheet D3.01 of the Applicant's plan set, Exhibit H).

The Applicant's approved Building Permit plans stated that the existing Historic wood siding would remain on the structure and that Historic drop novelty siding would be restored on the rear elevation (see note P2 on Sheet D3.01 and note E-05 on Sheet A3.01 of the Applicant's approved plans, Exhibit H).

The below photos show the additional windows on the west rear elevation as currently built:





Analysis

(I) The Applicant seeks to modify the Material Deconstruction approval to accommodate additional windows constructed on the north and west elevations of the Significant Historic Structure.

The Applicant seeks a modification to the Material Deconstruction approval (Exhibit C) for additional windows that have been added to the north and west elevations of the Significant Historic Structure but were not included in the Historic Preservation Board's approval or shown on the approved building permit plans.

The Historic Preservation Board reviews Material Deconstruction of Historic Materials to accommodate additions, new construction, and structural upgrades pursuant to LMC § 15-11-12.5(A)(2). The Historic Preservation Board reviews Material Deconstruction requests for compliance with LMC § 15-13-2 Regulations for Historic Residential Sites.

LMC § 15-13-2(B)(2)(d) outlines the requirements for windows on Historic Structures:

1. Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	**Not Applicable:** The Applicant did not modify any of the historic window openings on the Structure
3. 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.	**Complies:** The Applicant did not change the dimensions or proportions of historic window openings. The Applicant did not create additional window openings on the primary façade. The windows added on the north and west façades respect the historic size and scale of the historic windows on the home.
4. Maintain the historic ratio of window openings to solid wall.	**Complies:** The new windows do not dramatically alter the proportion of solid wall to window openings on the Historic Structure.
8. New window openings may be considered on secondary facades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure.	**Complies:** The new window openings on the north and west façades are located beyond the midpoint of the Structure. The new openings are similar in location, size, scale and type to those seen on the Historic Structure.
9. When no physical or documentary	**Condition of Approval Recommended:**

evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure. When replacing non-historic windows, use designs similar to those that were found historically in Park City. Aluminum-clad wood windows are appropriate on non-historic additions or foundation level windows. Vinyl and aluminum windows are inappropriate.	The Applicant will be required to submit verification of the window materials pursuant to Condition of Approval 3 to ensure they are wood or aluminum-clad wood.
10. New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.	**Complies:** The glazing on the new windows is clear and matches the visual appearance of historic glazing.

LMC § 15-13-2(B)(2)(a) outlines the requirements for exterior walls of Historic Structures:

1. 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.	**Complies:** There were no windows added to the primary façade of the Historic Structure. There were a total of three windows added to the secondary façades of the Historic Structure. The windows are minor in scale and respect the solid to void ratio as well as the dimensions typically seen on Historic Structures.
2. Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods	**Complies:** Historic exterior materials have been removed from the Structure for the window openings. The Applicant has a Financial Guarantee recorded with Summit County to protect the Historic Material. The conditions of the Financial Guarantee will be reviewed after the Applicant finalizes and closes their building permit to determine the historic

appropriate to the specific material.	material removed without prior approval.
7. Vinyl and aluminum siding are prohibited in the Historic Districts. The application of synthetic or substitute materials, such as vinyl or aluminum, over original wood siding may cause, conceal, or accelerate structural damage and is not permitted. Removal of synthetic siding (aluminum, asbestos, Brick-Tex, and vinyl) that has been added to a structure, followed by restoration of historic wood siding (or other underlying historic material) is highly encouraged.	**Complies:** The Applicant installed wood siding on the Historic addition.

Condition of Approval 2 requires that the Applicant modify their Historic District Design Review to reflect the changes.

The Building Department requests Condition of Approval 4 to require the Applicant to submit updated architectural plans and engineered drawings of the exterior elevations to be reviewed prior to Building Permit closure. The Building Permit must be closed prior to removing the recorded Financial Guarantee documents.

Condition of Approval 1 prohibits any further changes to the Historic Structure or Historic Materials without prior approval from the HPB or Planning Department.

Department Review

The Planning Department, Executive Department, and City Attorney's Office 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 September 17, 2025. Staff mailed courtesy notice to property owners within 300 feet on September 17, 2025. The *Park Record* published courtesy notice on September 17, 2025.[2]

Public Input

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

Alternatives

The Historic Preservation Board may:

[2] LMC § 15-1-21

- Approve the modification for 180 Daly Avenue.
- Deny the modification for 180 Daly Avenue and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain or uncertain.

Exhibits

A: Draft Final Action Letter
B: Applicant's Narrative
C: Historic Preservation Board Material Deconstruction Final Action Letter Dated July 1, 2020
D: Daly Delight Plat Amendment
E: Historic Site Form for 180 Daly Avenue
F: HDDR Final Action Letter for 180 Daly Avenue dated August 27, 2020
G: Encumbrance and Agreement for Historic Preservation for 180 Daly Avenue and Historic Preservation Plan
H: Building Permit #20-1334 Plans for 180 Daly Avenue

Planning Department

October 1, 2025

Willemina and Jordan Yospe

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	180 Daly Avenue A Significant Historic Site
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Modification to Material Deconstruction
Project Number:	PL-25-06671
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 1, 2025
Project Summary:	The Applicant requests a Modification to the Historic Preservation Board (HPB) Material Deconstruction Final Action Letter for additional windows that were constructed on the rear (west) elevation and side (north) elevation of the Historic Structure that were not included in the original approval or approved building plans.

Action Taken

On October 1, 2025, the Historic Preservation Board conducted a public hearing and approved the Modification to Material Deconstruction approval according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 180 Daly Avenue is Lot A of the Daly Delight Plat Amendment (Summit County Recorder Entry No. 1102316), approved by the City Council on July 12, 2018.
2. 180 Daly Avenue is designated a Significant Historic Site on Park City's Historic Site Inventory, and the Single-Family Dwelling (SFD) at the Site was constructed c. 1925 as part of Park City's Mature Mining Era (1894-1930), according to the Historic Site Form.

DRAFT

3. The Applicant's project involves remodeling and rehabilitating the Significant Historic Structure, including lifting the structure approximately 2 feet above its Historic elevation.
4. On July 1, 2020, the HPB approved the Applicant's Material Deconstruction request to remove the Historic foundation, construct a new foundation, and lift the structure approximately 2 feet from its original elevation to accommodate a new crawlspace.
    a. The Applicant requests a Modification to the HPB Material Deconstruction Final Action Letter for additional windows that were constructed on the rear (west) elevation and side (north) elevation of the Historic Structure that were not included in the HPB's approval or the approved building plans.
5. The Planning Director approved the Applicant's Historic District Design Review on August 27, 2020.
6. The Applicant entered into an Encumbrance and Agreement for Historic Preservation for 180 Daly Avenue (Summit County Recorder Entry No. 1145206) on October 21, 2020, in accordance with the Historic Preservation policy requirements outlined in LMC § 15-11-9.
    a. The Encumbrance and Agreement states that "all construction shall be completed according to the approved building plans on which the building permits are issued" and the Applicant agreed to ensure the project would be completed according to the approved Historic Preservation Plan, the HDDR, and the building plans.
7. The Planning Department approved the Applicant's building permit plans associated with the lifting and remodel project on October 29, 2020, through Building Permit 20-1334. The proposed plans complied with the HPB and HDDR approvals.
8. The property owner applied for a Historic District Grant in 2020 but did not obtain a grant during that funding cycle. However, the property owner applied again and obtained a $8,625 Historic District Grant during the 2021 grant cycle and a $8,400 Historic District Grant during the 2022 grant cycle to repaint masonry, repair the roof, paint the exterior, upgrade mechanical equipment and insulation, reconstruct the porch, and restore Historic features of the structure.
9. On November 7, 2024, Planning staff failed a building inspection at the Site because multiple elements had not yet been constructed. During that inspection, Planning staff discovered exterior windows that had not previously been listed on

DRAFT

submitted plans or approved through the Building Permit process. Following the November 7, 2024 inspection, Planning staff requested the Applicant submit a modification application.

10. The Applicant requested a re-inspection on June 3, 2025. Planning staff determined the Applicant was not ready for re-inspection at that time because the Applicant had not yet submitted a modification application.
11. The Applicant submitted the modification application on September 2, 2025
12. The Applicant seeks to modify the previous Material Deconstruction approval to accommodate additional windows constructed on the north and west elevations of the Significant Historic Structure.
    a. The Historic Preservation Board reviews Material Deconstruction of Historic Materials to accommodate additions, new construction, and structural upgrades pursuant to LMC § 15-11-12.5(A)(2).
    b. One additional window was installed on the north (side) façade of the Historic Structure and was not listed on the approved building permit plans.
        i. The Applicant indicated that there was a non-Historic window removed in this location to be replaced with the current window. However, this window is not shown on the approved elevations. The Applicant's approved Building Permit plans indicate that the wood siding on this elevation is Historic material.
    c. Two additional windows were installed on the west (rear) façade of the Historic Structure and were not listed on the approved building permit plans.
        i. These windows on the west rear elevation were installed in an area that the Applicant indicated included Historic wood siding, according to the approved Building Permit plans set material.
        ii. The Applicant's approved Building Permit plans stated that the existing Historic wood siding would remain on the structure and that Historic drop novelty siding would be restored on the rear elevation.
13. The proposal complies, as conditioned, with Land Management Code Section 15-13-2 Regulations For Historic Residential Sites.
    a. The Historic Preservation Board reviews Material Deconstruction requests for compliance with LMC § 15-13-2 Regulations for Historic Residential Sites.
    b. LMC § 15-13-2(B)(2)(d) outlines the requirements for windows on Historic Structures:

DRAFT

1. Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	The Applicant did not modify any of the historic window openings on the Structure
3. 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.	The Applicant did not change the dimensions or proportions of historic window openings. The Applicant did not create additional window openings on the primary façade. The windows added on the north and west façades respects the historic size and scale of the historic windows on the home.
4. Maintain the historic ratio of window openings to solid wall.	The new windows do not dramatically alter the proportion of solid wall to window openings on the Historic Structure.
8. New window openings may be considered on secondary facades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure.	The new window openings on the north and west façades are located beyond the midpoint of the Structure. The new openings are similar in location, size, scale and type to those seen on the Historic Structure.
9. When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure. When replacing non-historic windows, use designs similar to those that were found historically in Park City. Aluminum-clad wood windows are appropriate on non-historic additions or foundation level windows. Vinyl and aluminum windows are inappropriate.	The Applicant will be required to submit verification of the window materials pursuant to Condition of Approval 5 to ensure they are of compatible materials.

DRAFT

10. New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.	The glazing on the new windows is clear and matches the visual appearance of historic glazing.

c. LMC § 15-13-2(B)(2)(a) outlines the requirements for exterior walls of Historic Structures:

1. 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.	There were no windows added to the primary façade of the Historic Structure. There were a total of three windows added to the secondary façades of the Historic Structure. The windows are minor in scale and respect the solid to void ratio as well as the dimensions typically seen on Historic Structures.
2. Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.	Historic exterior materials have been removed from the Structure for the window openings. The Applicant has a Financial Guarantee recorded with Summit County to protect the Historic Material. The conditions of the Financial Guarantee will be reviewed after the Applicant finalizes and closes their building permit to determine the historic material removed without prior approval.
7. Vinyl and aluminum siding are prohibited in the Historic Districts. The application of synthetic or substitute materials, such as vinyl or aluminum, over original wood siding may cause, conceal, or accelerate structural damage and is not permitted. Removal of synthetic siding (aluminum,	The Applicant implemented wood siding on the Historic addition.

DRAFT

asbestos, Brick-Tex, and vinyl) that has been added to a structure, followed by restoration of historic wood siding (or other underlying historic material) is highly encouraged.	

14. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 17, 2025. Staff mailed courtesy notice to property owners within 300 feet on September 17, 2025. The Park Record published courtesy notice on September 17, 2025.

Conclusions of Law

1. The proposal complies, as conditioned, with LMC Chapter 15-2.2 Historic Residential (HR-1) District.
2. The proposal complies, as conditioned, with LMC Section 15-11-12.5 Historic Preservation Board Review For Material Deconstruction.
3. The proposal complies, as conditioned, with LMC Section 15-13-2 Regulations For Historic Residential Sites.

Conditions of Approval

1. Any further exterior changes to the Historic Structure or Historic Materials at the Site without prior approval from the HPB or Planning Department, are prohibited.
2. The Applicant shall apply for a modification to the existing Historic District Design Review approval to reflect the changes to the approved plans.
3. The Applicant shall submit verification of the new window materials prior to Building Permit issuance to ensure they are wood or wood-clad aluminum.
4. The Applicant shall submit updated architectural plans and engineered drawings of the exterior elevations to be reviewed prior to Building Permit closure. The Building Permit must be closed prior to removing the recorded Financial Guarantee documents.
5. Review of the Financial Guarantee and historic materials removed prior to approval will be evaluated at the time the Applicant requests to remove the recorded Financial Guarantee documents.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email meredith.covey@parkcity.gov or jacob.klopfenstein@parkcity.gov.

DRAFT

Planning Department

Sincerely,

Doug Stephens
Chair, Historic Preservation Board

CC: Meredith Covey
Jacob Klopfenstein

DRAFT

Who are we:

Hi, we are the homebuyers of 180 Daly Avenue. We also bought and renovated an historic home at 170 Main Street approximately 10 years ago. We love historic homes, and want to help you and the City preserve as many historic properties in our community as possible.

Willemina is a retired litigation paralegal, Jordan is a practicing entertainment attorney and film/TV producer (his production company is based here in Park City and in LA).

Willemina grew up in Salt Lake City, and has been in love with Park City since she was in high school. Jordan skied in Park City during his 20's and 30's.

We worked hard to buy first one then two historic homes here, and our kids, who now live in the Salt Lake City area, visit often along with our two (so far) granddaughters.

We had been living for the past decade or so part time in Park City and part time in LA, but we lost our home in the Palisades in the LA fires that occurred in January this year. We have now relocated permanently to Park City -- which had been our dream, we were just forced to do the move earlier than expected.

Why we are here:

We genuinely do not know.

The City told us there is a problem with our home at 180 Daly and instructed us to come to this meeting. This is despite our receiving, just last year, a Historic Home Preservation Award!

With this in mind, we are baffled by what is going on, and look forward to resolving any issues.

Our concerns about whatever this process is:

- **What is the definition of "unconscionability" under the law?**

"Unconscionability" is a legal concept that means without conscience, unscrupulous, and so unfair or unjust that it shocks the conscience due to terms being grossly oppressive and unfair. An unconscionable situation is one which is so severely one-sided and unfair to one of the parties that it is deemed unenforceable under the law.

Unconscionability in contract law means that a contract is one that leaves one of the parties with no real, meaningful choice, often due to significant differences in bargaining power between the parties. An unconscionable contract is where one party either lacked significant relevant information, or was misled by information they did have.

If a lawsuit is filed and a court finds a contract or relationship is unconscionable, the contract is declared void under the law. Importantly, an unconscionable contract is a type of "abusive contract," which is illegal or unfair to one of the parties, rendering the contract void under the law and thus unenforceable.

Bottom line, an unconscionable or abusive contract is so one sided it would be unjust for one of the parties to be required to perform their duties. Ultimately, an abusive contract is deemed unconscionable due to unequal bargaining power between the parties due to one party's lack of knowledge, experience, or resources.

- **From what we understand, we believe a court would find this situation unconscionable under the law for at least three reasons:**

First, blaming layperson homeowners and holding them liable instead of the **licensed** real estate agent who sold the property and the **licensed** general contractor who built the home is unconscionable because, at least in our case, we as home buyers had no knowledge of the issues, and no way to reasonably learn of any issues.

Indeed, we as laypeople reasonably trusted and relied upon the individuals who the State and this City, apparently unreasonably, anointed and actually "licensed" as experts -- a State-licensed real estate agent and a State-licensed contractor -- both of whom are seemingly operating with total impunity from the City since we are here before you today. And incredibly, they are not also here today? It seems implausible how anyone could reasonably argue this be to fair and reasonable under any definition of equity.

Second, why is the City allowing the City inspectors to fail do their jobs? We as homeowners are taxpayers. We therefore reasonably rely on our paid City inspectors. And we as laypeople inarguably have no choice but to rely upon our City inspectors.

We know for a fact that City inspectors came to our home dozens of times while it was being built. It is inconceivable they or anyone could fail to see the new lower level of our home during its construction. In fact, it is actually **impossible** for them not to have seen it since they checked the plumbing and the electrical in the lower level. Similarly, it is **impossible** they would not have seen the windows in issue when they on numerous occasions entered and inspected our home throughout its construction.

Finally, why are whatever rules /regulations / laws being applied inequitably rather than equally to all historic homeowners? You have undisputed proof that any purported violations that occurred with our home were unintentional. We actually and reasonably believed our licensed contractor was complying with all rules and regulations. And please know we **wanted** to comply. We are proud to have not only one but two historic homes in

Park City! Yet you and the City allow others to destroy historic property? How can that make any sense, how can that be justified?

We personally know of two separate examples of homeowners actually **intentionally** destroying historic property, and you somehow let them get away with it? One is on Daly near our home, where the homeowner was allowed to tear down an historic home and build a brand new home in its place. At least one of our neighbors complained and even sued, but the historic home is gone! What did you and the City do about that? Another is on Main near our other home, where a homeowner demolished an historic wall that was not just on the City registry, but we have been told was on both the State and Federal historic registries! The homeowner did this in order to build a brand new home amidst all the beautiful old historic homes at the top of Main. How can you and the City possibly explain, much less defend, your actions in those circumstances where these two homeowners intentionally destroyed beautiful historic properties?

And query how many more examples of you and the City allowing the terrible destruction of historic properties? We cannot know this unless we file suit and initiate discovery against the City.

How we would like to help:

Now that we live permanently here in Park City and are becoming Utah residents, we want to help you in supporting historic home preservation.

To that end, we are offering our volunteer services to either join this board, or become unpaid consultants, to help ensure homeowners like us do not fall prey to what you are telling us are unsavory and unchecked licensed realtors and builders.

We would welcome helping this board effectively communicate with new potential homeowners who have a pending purchase of historic properties that if they go through with the purchase, they will be taking on duties and responsibilities to ensure the historic property is treated fairly and correctly within the laws and regulations of Park City. This way, unwitting home buyers like ourselves will not be bamboozled by what we are now being told were nefarious realtors and builders who had no intention of following the rules and regulations to properly preserve historic properties.

Please let us help you with this issue. We want to help prevent the unfortunate atrocities that happened near us on both Daly and on Main.

Thank you,
Willemina and Jordan Yospe

HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, July 1, 2020 for a duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: **180 Daly Avenue**
Project Number: **PL-20-04537**
Type of Item: **Administrative – Material Deconstruction**
Hearing Date: **July 1, 2020**

Board Action: **APPROVED** – The Historic Preservation Board conducted a public hearing and found that the proposed Material Deconstruction of the Significant Historic Site at 180 Daly Avenue would have no negative impact on the historic character of the Historic Site, surrounding neighborhood or the Historic District. The proposed Material Deconstruction complies with the criteria set forth in the Land Management Code. The Historic Preservation Board made the determination based on the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 180 Daly Avenue.
2. The legal description of the property is Lot A Daly Delight Plat Amendment. Parcel Number DALYDE-A.
3. The property is located in the Historic Residential (HR-1) Zoning District.
4. The property at 180 Daly Avenue is designated as Significant on the Park City Historic Sites Inventory.
5. On June 10, 2020 the Planning Department received a complete Historic District Design Review application.
6. The proposal complies with LMC § 15-2.2-3 Lot and Site Requirements, including:

Zoning Requirement	Analysis of Proposal
(A) Minimum Lot Size – 1,875 square feet	Complies; Lot contains 3,858 square feet.

(B) Minimum Lot Width – 25 feet	Complies; Lot Width is 44.24 feet.
(E) Maximum Building Footprint – 1,539 square feet	Complies; Proposed Footprint is 790 square feet.
(F) Minimum Front and Rear Setback – 12 feet each for a total of 25 feet	Complies; The existing Historic Structure encroaches into the Front Setback but is a valid Complying Structure per LMC § 15-2.2-4
(I) Minimum Side Setbacks – 5 feet each for a total of 10 feet	Complies; Proposed Side Setbacks are 5 feet each for a total of 10 feet.

7. The proposal complies with LMC § 15-2.2-5 Building Height, including:

Zoning Requirement	Analysis of Proposal
Building Height – 27 feet from Existing Grade	Complies; Proposed height of the Historic Structure once on the new foundation will be approximately 17 feet, as measured, from Existing Grade
Final Grade within 4 feet of Existing Grade	Complies; Final Grade is within 4 vertical feet of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance.
(A) Maximum interior height of 35 feet	Complies; Proposed height is 9 feet, as measured.
(B) 10 foot minimum horizontal step	Complies; The existing Historic Structure measures approximately 17 feet from where the foundation meets the lowest point of existing grade.
(C) Roof Pitch	Complies; the Historic Roof Form is 12:12

8. The proposal complies with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including:

A. Universal Guidelines	Analysis of Proposal
Universal Guideline No. 1	Complies; The Use is not proposed to change from a Single-Family Dwelling.
Universal Guideline No. 2	Complies; The Historic footprint as seen in the 1941 Sanborn Map will be retained.
Universal Guideline No. 3	Complies; The Historic exterior features will be retained and preserved.
Universal Guideline No. 4	Complies; The applicant is proposing to Reconstruct the Historic windows and doors based on photographic evidence.
Universal Guideline No. 5	Complies as Conditioned (COA #4).
Universal Guideline No. 6	Complies; The applicant is proposing to

	remove the non-historic windows, doors, and siding.
Universal Guideline No. 7	Complies; No non-historic architectural elements are proposed.
Universal Guideline No. 8	Complies as Conditioned (COA #5).
Universal Guideline No. 9	Complies; The proposed foundation construction does not destroy any historic materials, features, or spatial relationships that characterize the historic site.
Universal Guideline No. 10	Complies; The proposed foundation is necessary for the Rehabilitation and does not negatively impact the historic site character.
B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	Complies; The existing Front and Side Setbacks and original location of the main entry is maintained.
b. Topography and Grading	Complies; The character of the site is not significantly altered and the natural topography is maintained where feasible.
c. Landscaping and Vegetation	Complies; The majority of on-site plantings are maintained and the submitted landscape plan complies with LMC § 15-5-5(N).
d. Retaining Walls	Complies; The retaining wall at the rear of the Historic Structure is proposed to be constructed of concrete with a natural stone veneer; there are no existing Historic retaining walls.
e. Fences	Complies; The applicant is proposing to reconstruct the Historic fence to resemble the one seen in the circ. 1940 tax photograph.
2. Primary Structures	
a. Exterior Walls	Complies; The applicant is proposing to restore the original windows and doors openings and restore the Historic wood siding. See Condition of Approval #4.
b. Foundation	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades.
c. Doors	Complies; The applicant is proposing to restore the Historic door.
d. Windows	Complies; The applicant is proposing to restore

	the Historic windows.
5. Garages	
a. Scenario 1: Basement Addition without a Garage	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades. No basement is proposed, only crawlspace.

9. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on June 17, 2020. Staff mailed courtesy notice to property owners within 100 feet on June 17. 2020. The *Park Record* published notice on June 17, 2020.
10. Per LMC § 15-11-12.5(A)(2) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
11. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.
12. Staff did not receive any public input at the time this report was published.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-2.2 Historic Residential (HR-1) District.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved July 1, 2020 by the Historic Preservation Board regarding the proposed Material Deconstruction of the Historic foundation. Any changes, modifications, or deviations from the approved design 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 Building Department prior to making any changes to the 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 his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant

shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.

5. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
6. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
7. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. 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.
9. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
11. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
13. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
14. 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. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

15. Per LMC 15-11-9 Preservation Policy, 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.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Caitlyn Barhorst, at (435) 615-5067 or Caitlyn.barhorst@parkcity.org

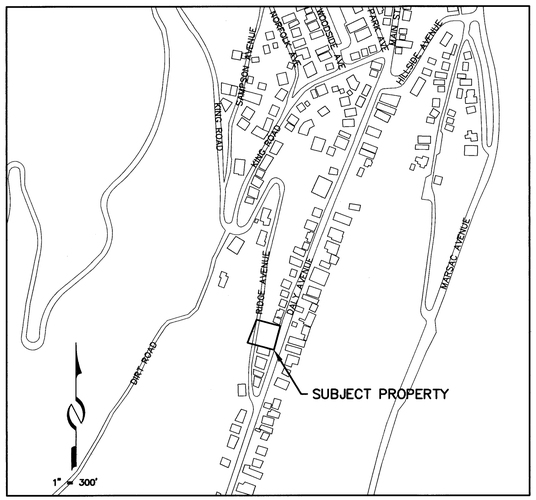
Sincerely,

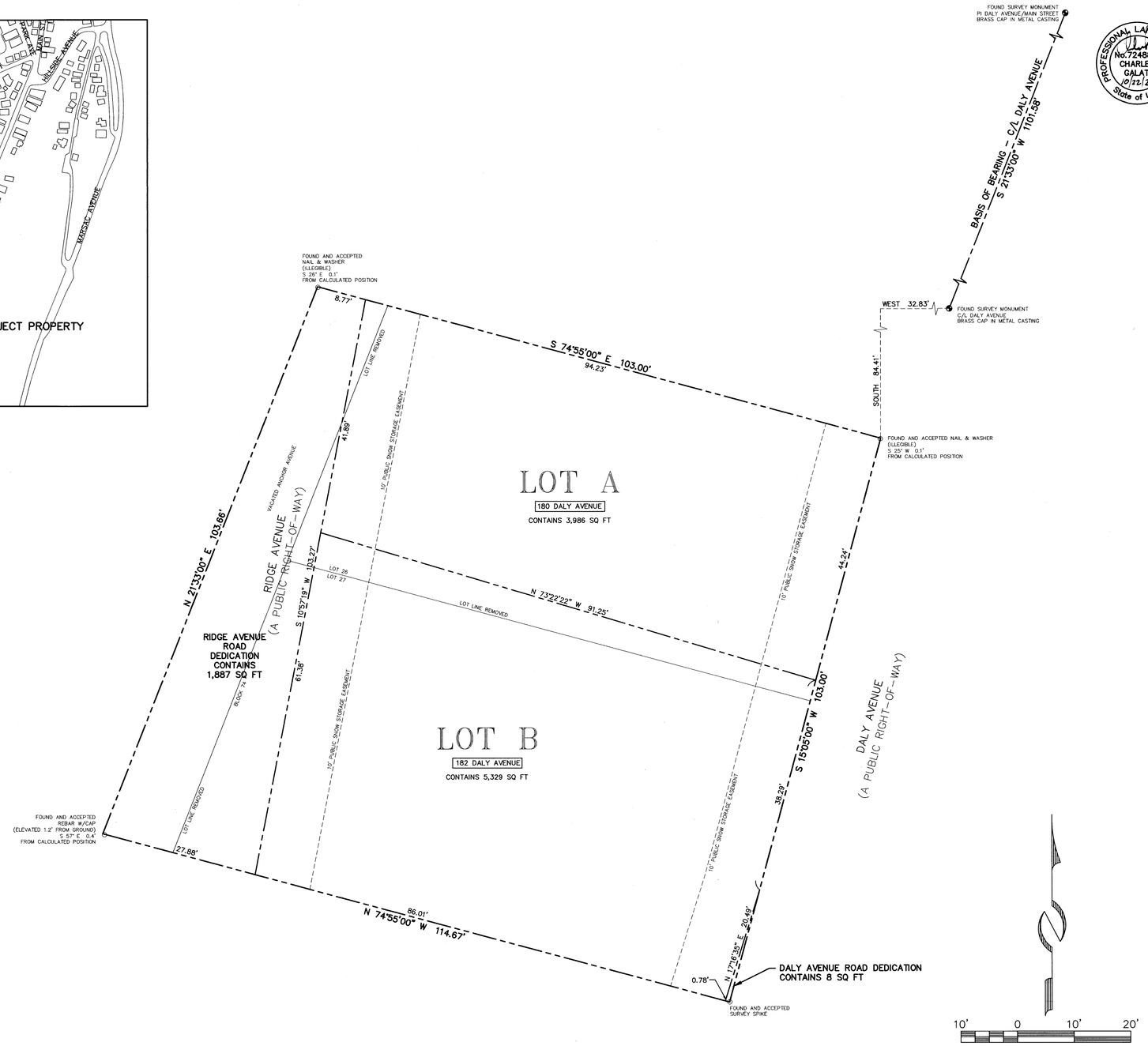
Lola B.

Lola Beatlebrox
Historic Preservation Board Chair Pro-Tem

CC: Caitlyn Barhorst, Historic Preservation Planner

VICINITY MAP





SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, to be known hereafter as DALY DELIGHT PLAT AMENDMENT and that the same has been surveyed and monumented on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR
No. 7248891
CHARLES GALATI
10/22/2018
State of Utah

LEGAL DESCRIPTION

PARCEL 1:

Being part of First Millsite Reservation and known as South 48 feet of Lot 26 and North 4 feet of Lot 27 of Block 74 of Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Also the Easterly half of vacated Anchor Avenue adjacent to said lot.

PARCEL 2:

All of Lot 27, except the Northerly 4 feet of Lot 27, Block 74, Millsite Reservation, Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Also the Easterly half of vacated Anchor Avenue adjacent to said lot

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that 1055 NORFOLK, LLC SERIES 180 DALY, a Utah limited liability company, as to Parcel 1, to be known hereafter as DALY DELIGHT PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat Amendment.

In witness whereof, the undersigned set his hand this 25 day of October, 2018.

1055 NORFOLK, LLC SERIES 180 DALY, a Utah limited liability company

By: Carabiner Capital, LLC, a New York limited liability company
Its Manager

Van Greenfield, Manager

ACKNOWLEDGMENT

State of UT

County of Summit

On this 25 day of October, 2018, Van Greenfield personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Carabiner Capital, LLC, a New York limited liability company, Manager of 1055 NORFOLK, LLC SERIES 180 DALY, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the DALY DELIGHT PLAT AMENDMENT.

Shannon Ireland
Notary Public

Shannon Ireland
Printed Name

Residing in: Summit

My commission expires: 10-1-22

SHANNON IRELAND
Comm. #703373
My Commission Expires
October 1, 2022

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that 1055 NORFOLK, LLC SERIES 182 DALY, a Utah limited liability company, the undersigned owner of Parcel 2 of the herein described tract of land, to be known hereafter as DALY DELIGHT PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat Amendment.

In witness whereof, the undersigned set his hand this 25 day of October, 2018.

1055 NORFOLK, LLC SERIES 182 DALY, a Utah limited liability company

By: Carabiner Capital, LLC, a New York limited liability company
Its Manager

Van Greenfield, Manager

ACKNOWLEDGMENT

State of UT

County of Summit

On this 25 day of October, 2018, Van Greenfield personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Carabiner Capital, LLC, a New York limited liability company, Manager of 1055 NORFOLK, LLC SERIES 182 DALY, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the DALY DELIGHT PLAT AMENDMENT.

Shannon Ireland
Notary Public

Shannon Ireland
Printed Name

Residing in: Summit

My commission expires: 10-1-22

SHANNON IRELAND
Comm. #703373
My Commission Expires
October 1, 2022

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2018–37.
2. At the time of this plat amendment, the property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 938, Map Number 49043C0938C, and has an effective date of March 16, 2006.
3. All development will have to provide elevation certificates certifying compliance with the minimum FEMA Flood Zone requirements.

AMENDING LOT 27 & PART OF LOT 26 IN BLOCK 74, PARK CITY SURVEY

DALY DELIGHT PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

10/22/18 JOB NO.: 11-11-15 FILE: X:\ParkCitySurvey\dwg\srv\plat2015\111115.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 26th DAY OF October, 2018

BY S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 13TH DAY OF JUNE, 2018

BY CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 20TH DAY OF November, 2018

BY PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 21ST DAY OF November, 2018

BY PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 12TH DAY OF JULY, 2018

BY MAYOR

PARK CITY SUMMIT COUNTY UTAH
CORPORATE Seal
MARCH 1, 1894

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 12TH DAY OF JULY, 2018

BY PARK CITY RECORDER

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF 1055 NORFOLK LLC SERIES 180 DALY 1055 NORFOLK LLC SERIES 182 DALY

$ 32.00 FEE

Rhonda Francis Recorder
RECORDER

TIME 4:11 PM DATE 11/20/2018 ENTRY NO. 1102316

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 180 DALY AVE *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PC-668

Current Owner Name: PRICE GLEN A & BARBARA J *Parent Parcel(s):*

Current Owner Address: PO BOX 214; PARK CITY, UT 84060-0214

Legal Description (include acreage): S 48 FT LOT 26 & N 4 FT LOT 27 BLK 74 MILLSITE RESERVATION TO PARK CITY ALSO E'LY 1/2 VACATED ANCHOR AVE ADJACENT TO SD; 0.12 AC

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

☐ abstract of title	☐ sewer permit	☐ census records
☐ tax card	☑ Sanborn Maps	☐ biographical encyclopedias
☐ original building permit	☐ obituary index	☐ newspapers
☑ city/county histories	☐ city directories/gazetteers	
☐ 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: Variation on "L" Cottage or "T" Cottage No. Stories: 1

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

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

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

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

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

Site: Wood picket fence

Foundation: Not visible and therefore its material cannot be verified

Walls: Vinyl/aluminum siding

Roof: Metal

Windows: Paired and single multi-pane casement windows with false muntins.

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): Overall design of structure has not been altered over time, other than in materials (such as roofing and front door style).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow lot with property line immediately adjacent to city roadway, separated by picket fence, with structure recessed from this edge no more than 10 feet. Fairly flat lot terrain, with steep hilly slope rising directly behind property line. Naturally occurring grasses and trees throughout the landscape, heavier tree foliage on the right portion of the front elevation.

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 the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1925[1]

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

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

[1] Summit County Recorder.

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: East elevation (primary façade). Camera facing west, 2006.
Photo No. 2: Southeast oblique. Camera facing northwest, 1995.
Photo No. 3: East elevation (primary façade). Camera facing west, 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 R 1 Street No.

Schedule 1 Class 3 Type 1-2-3-4 Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		605	$	$1345
	x x			$	$
	x x			$	$

No. of Rooms 4 Condition

Description of Building	Add	Deduct
Foundation—Stone Conc. None ✓ 104 @ 1-		104
Ext. Walls Siding		
Insulated—Floors Walls Clgs.		
Roof—Type Gab Mat. Pat		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front @		
Rear @		
Cellar—Basm't—¼ ⅓ ½ ⅔ ¾ full-floor attached	30	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing—Class Tub. ✓ Trays ✓ Basin Sink ✓ Toilet ✓ Urls. Ftns. Shr. Dishwasher Garbage Disp.	215	
Heat—Stove ✓ H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. ✓ Fir. ✓ Floors—Hd. Wd. ✓ Fir. Conc.		
Cabinets 1 Mantels	40	
Tile—Walls Wainscot. Floors		
Lighting—Lamp Drops ✓ Fix. Lbr & Clothes Lined		85
Total Additions and Deductions	385	189
Net Additions or Deductions		$ 196

Avg 1906 Age Yrs. by Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE $ 1541

Depr. 1-2-3-4-5-6 50% $

Reproduction Val. Minus Depr. $ 678

Remodeled Est. Cost

Garage—S 8 C Depr. 2% 3%

Cars Walls

Roof Size x Age

Floor Cost

Remodeling Inc. % $

Obsolescence $

Out Bldgs. $

$

Depreciated Value Garage $

Total Building Value $

Remarks

Appraised 10/15/29 194 By H

P 568

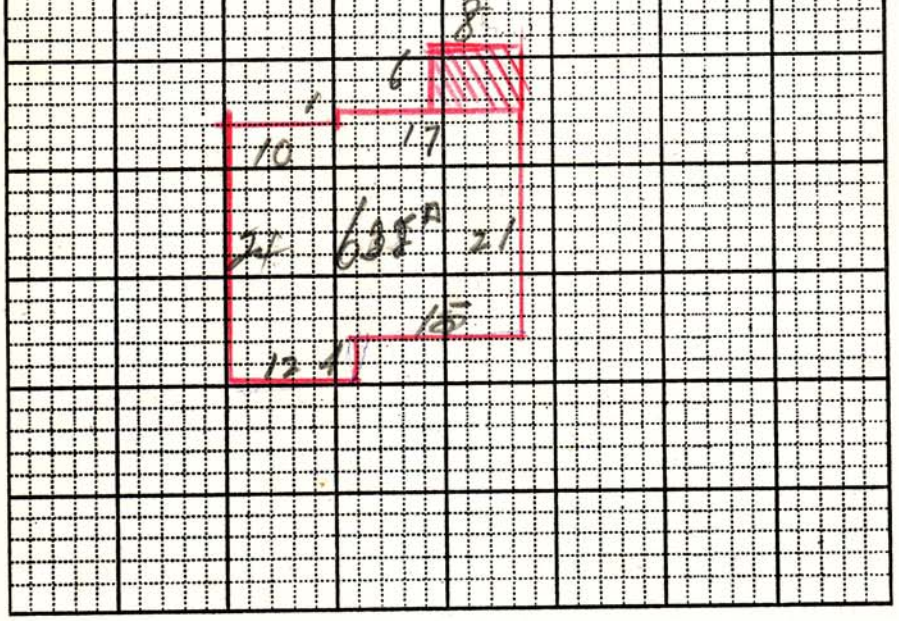
RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. # 73

OWNER'S NAME Swanson, Jennie Marie

OWNER'S ADDRESS Park City 180 Daly Ave.

TION Pt. lot 26, Pt. lot 27, Blk 74 Millsite



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74
State of Utah State Tax Commission

Serial No. PC 668

Location Block 74 Millsite Pt Lots 26 & 27

Kind of Bldg. RES St. No. 180 Daly Ave

Class 3 Type 1 2 3 4 Cost $ 1393 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		632		$ 1398
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone — Conc. — None ✓	
Ext. Walls Siding	
Insulation—Floors — Walls — Clgs. —	
Roof Type Gab Mtl. Pat.	
Dormers—Small — Med. — Large —	
Bays — Small — Med. — Large —	
Porches—Front — @	
Rear — @	
Porch — @	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @	
Planters — @	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full — Floor —	
Bsmt. Apt. — Rooms Fin. — Unfin. —	
Attic Rooms Fin. — Unfin. /	
Plumbing: Class 1 Tub 1 Trays —; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. — Shr. St. — O.T. —; Dishwasher — Garbage Disp. —	315
Built-in-Appliances —	
Heat—Stove ✓ H.A. — Steam — Stkr. — Blr. —	
Oil — Gas ✓ Coal — Pipeless — Radiant —	
Air Cond. —	
Finish— Fir ✓ Hd. Wd. —	
Floor— Fir ✓ Hd. Wd. — Other —	
Cabinets 1 Mantels —	
Tile — Walls — Wainscot — Floors —	
Storm Sash— Wood D. — S. —; Metal D. — S. —	
Att. Cellar 6x8 48" @ 70	34
Total Additions	349

RECENTLY VACATED

349

Year Built — Avg. Age 52 Avg Age 1949-43

Inf. by Owner - Tenant - Neighbor - Record - Est. ✓

Remodel Year — Est. Cost —

Current Value $ 1742

Commission Adj. %

Bldg. Value

Depr. Col. (1) 2 3 4 5 6 35 %

Current Value Minus Depr. $ 610

Garage — Class 1 Depr. 2% (3%) Carport — Factor —

Cars 1 Floor Dirt Walls Sid Roof RR Doors 1

Size — 12 x 20 Age 25 Cost 132 x 30 % 40

Other —

Total Building Value $

Appraised 5-13- 19 8 By 1302

PC668 ..... OF .....
Serial Number Card Number

Owners Name Orvil Price

Location Pt of Lots 26+27 Blk 74 M S

Kind of Bldg. Res St. No. 180 D 314 Ave

Class 2 Type 1 2 3 4 Cost $ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	728		$ 2362	$
	x x				
	x x				

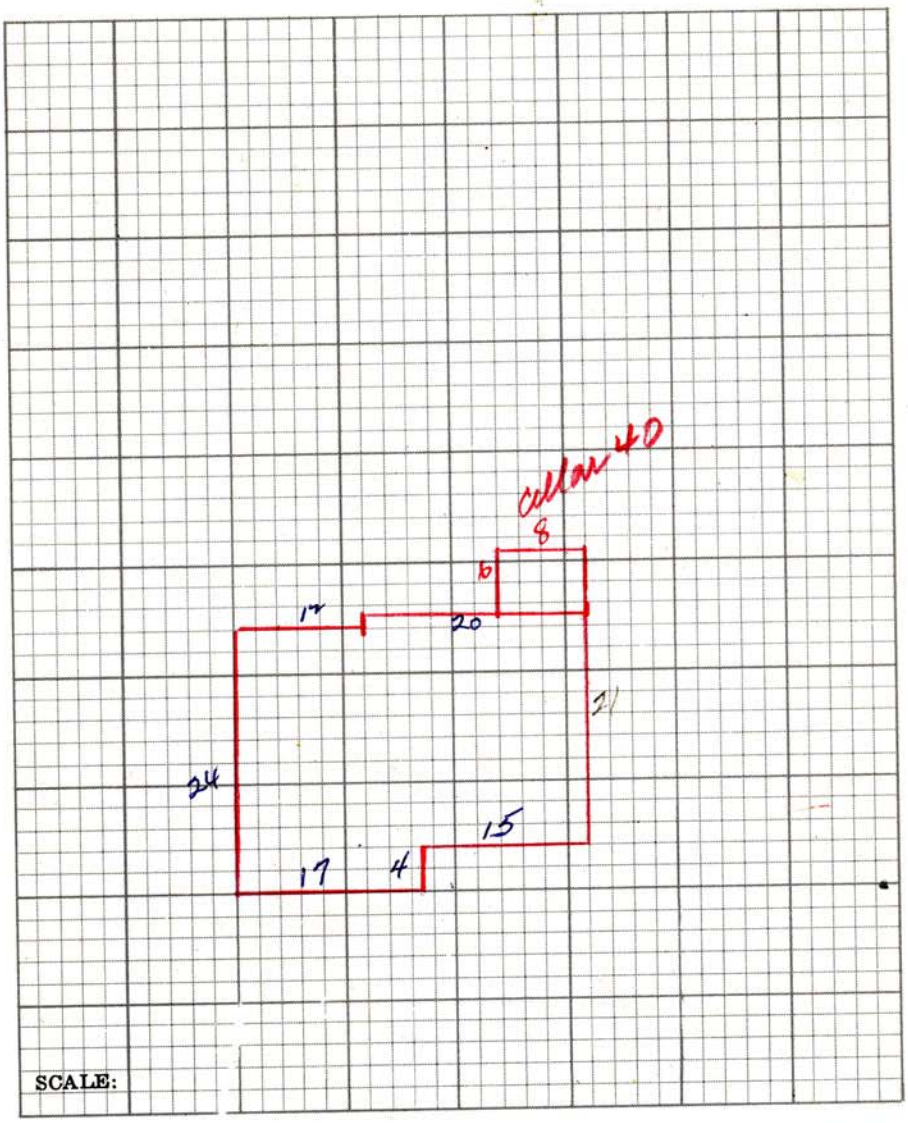
Att. Gar.—C.P. ____ x ____ Flr. ____ Walls ____ Cl. ____

Description of Buildings	Additions	Additions
Foundation—Stone ____ Conc. ____ Sills ✓		
Ext. Walls Siding		
Roof Type Gable Mtl. Pat		
Dormers—Small ____ Med. ____ Large ____		
Bays—Small ____ Med ____ Large ____		
Porches—Front ____ @ —		
Rear ____ @ —		
Porch ____ @ —		
Planters ____ @ —		
Ext. Base. Entry ____ @ ✓		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full att ____ Floor ____	40	
Bsmt. Gar. ____		
Basement-Apt. ____ Rms. ____ Fin. Rms. ____		
Attic Rooms Fin. 1 Unfin. ____	160 ✓	
Plumbing: Class 1 Tub. 1 Trays ____		
Basin 1 Sink 1 Toilet 1		
Wtr. Sftr. ____ Shr. St. ____ O.T. ____		
Dishwasher ____ Garbage Disp. ____	550	
Heat—Stove ✓ H.A. ____ FA ____ HW ____ Stkr ____ Elec. ____		
Oil ____ Gas ✓ Coal ____ Pipeless ____ Radiant ____		
Air Cond. — Full ____ Zone ____		
Finish—Fir. ✓ Hd. Wd. ____ Panel ____		
Floor—Fir. ✓ Hd. Wd ____ Other ____		
Cabinets ✓ Mantels —		
Tile—Walls ____ Wainscot — Floors ____		
Storm Sash—Wood D. 1 S. ____; Metal D. ____ S. ____	25	
Awnings — Metal ____ Fiberglass ____		
Total Additions use	775	

Year Built 1906 ADN ?	Avg. Age	1909 2.	Replacement Cost 3137
			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 GARAGE			71.
Total Building Value			$

Appraised ① 11-5- 1968 By 1333 NOV 26 1968

Appraised ② ____ 19____ By ____



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% 30%

Cars 1 Floor dirt Walls Shtg Roof RR Doors 1

Size 15 x 20 Age 30+ Cost 285 x 47%

1940 Base Cost x 25 % Depr.

Total 71

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION

(Serial No.-Owner-Add.-Desc. of Property)

Elmer J & Gertrude Ann Sargent Pc 668
Coalville Utah 126-27B7
RWD95-VWD248
XWD409 OUT

S 48 ft lot26 & N 4 ft lot 27 Blk74
MR Park City Also E'ly ½ vacated
Anchor Ave. adjacent to said lots.

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU-ENCE	RATE	VALUE
	52' x 104	1.144	30			1284


73


180


180

PARK CITY
1884

Planning Department

August 28, 2020

Jordan and Willemina Yospe C/O Dave Baglino
PO Box 684206
Park City, UT 84068

NOTICE OF PLANNING DEPARTMENT ACTION

Application #	PL-20-04537
Subject	Historic District Design Review (HDDR)
Address	180 Daly Avenue
Description	Remodel to Significant Historic Site
Action Taken	Approved
Date of Action	August 27, 2020

Summary of Staff Action

Staff reviewed this Historic District Design Review application for compliance with Land Management Code (LMC) § 15-2.2 Historic Residential (HR-1) District and LMC § 15-13-2 Design Guidelines for Historic Residential Sites. The plans for the project located at 84 Daly Avenue are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 180 Daly Avenue.
2. The legal description of the property is Lot A Daly Delight Plat Amendment. Parcel Number DALYDE-A.
3. The property is located in the Historic Residential (HR-1) Zoning District.
4. The property at 180 Daly Avenue is designated as Significant on the Park City Historic Sites Inventory.
5. On June 10, 2020 the Planning Department received a complete Historic District Design Review application.
6. On July 1, 2020, the Historic Preservation Board approved the Material Deconstruction for the proposed project.
7. On July 28, 2020 a Public Hearing for the Historic District Design Review application was held via Zoom Webinar. No public comment was made.
8. The proposal complies with LMC § 15-2.2-3 Lot and Site Requirements, including:

Zoning Requirement	Analysis of Proposal
(A) Minimum Lot Size – 1,875 square feet	Complies; Lot contains 3,858 square feet.
(B) Minimum Lot Width – 25 feet	Complies; Lot Width is 44.24 feet.
(E) Maximum Building Footprint – 1,539 square feet	Complies; Proposed Footprint is 790 square feet.
(F) Minimum Front and Rear Setback – 12 feet each for a total of 25 feet	Complies; The existing Historic Structure encroaches into the Front Setback but is a valid Complying Structure per LMC § 15-2.2-4
(I) Minimum Side Setbacks – 5 feet each for a total of 10 feet	Complies; Proposed Side Setbacks are 5 feet each for a total of 10 feet.

9. The proposal complies with LMC § 15-2.2-5 Building Height, including:

Zoning Requirement	Analysis of Proposal
Building Height – 27 feet from Existing Grade	Complies; Proposed height of the Historic Structure once on the new foundation will be approximately 17 feet, as measured, from Existing Grade
Final Grade within 4 feet of Existing Grade	Complies; Final Grade is within 4 vertical feet of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance.
(A) Maximum interior height of 35 feet	Complies; Proposed height is 9 feet, as measured.
(B) 10 foot minimum horizontal step	Complies; The existing Historic Structure measures approximately 17 feet from where the foundation meets the lowest point of existing grade.
(C) Roof Pitch	Complies; the Historic Roof Form is 12:12

10. The proposal complies with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including:

A. Universal Guidelines	Analysis of Proposal
Universal Guideline No. 1	Complies; The Use is not proposed to change from a Single-Family Dwelling.
Universal Guideline No. 2	Complies; The Historic footprint as seen in the 1941 Sanborn Map will be retained.
Universal Guideline No. 3	Complies; The Historic exterior features will be retained and preserved.
Universal Guideline No. 4	Complies; The applicant is proposing to

	Reconstruct the Historic windows and doors based on photographic evidence.
Universal Guideline No. 5	Complies as Conditioned (COA #4).
Universal Guideline No. 6	Complies; The applicant is proposing to remove the non-historic windows, doors, and siding.
Universal Guideline No. 7	Complies; No non-historic architectural elements are proposed.
Universal Guideline No. 8	Complies as Conditioned (COA #5).
Universal Guideline No. 9	Complies; The proposed foundation construction does not destroy any historic materials, features, or spatial relationships that characterize the historic site.
Universal Guideline No. 10	Complies; The proposed foundation is necessary for the Rehabilitation and does not negatively impact the historic site character.
B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	Complies; The existing Front and Side Setbacks and original location of the main entry is maintained.
b. Topography and Grading	Complies; The character of the site is not significantly altered and the natural topography is maintained where feasible.
c. Landscaping and Vegetation	Complies; The majority of on-site plantings are maintained and the submitted landscape plan complies with LMC § 15-5-5(N).
d. Retaining Walls	Complies; The retaining wall at the rear of the Historic Structure is proposed to be constructed of concrete with a natural stone veneer; there are no existing Historic retaining walls.
e. Fences	Complies; The applicant is proposing to reconstruct the Historic fence to resemble the one seen in the circ. 1940 tax photograph.
2. Primary Structures	
a. Exterior Walls	Complies; The applicant is proposing to restore the original windows and doors openings and restore the Historic wood siding. See Condition of Approval #4.
b. Foundation	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary

	façades.
c. Doors	Complies; The applicant is proposing to restore the Historic door.
d. Windows	Complies; The applicant is proposing to restore the Historic windows.
5. Garages	
a. Scenario 1: Basement Addition without a Garage	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades. No basement is proposed, only crawlspace.

1. The property was posted and notice of Final Action was mailed to property owners within 100 feet on August 28, 2020.

Conclusions of Law

1. The Historic District Design Review application for the remodel of the Significant Historic Site located at 180 Daly Avenue is consistent with the Park City Land Management Code, including LMC § 15-2.2-3 Historic Residential (HR-1) District, LMC § 15-5, LMC § 15-13 Design Guidelines for Historic Districts and Historic Sites.
2. The proposed plans are consistent with the Park City General Plan.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved July 1, 2020 by the Historic Preservation Board regarding the proposed Material Deconstruction of the Historic foundation and the plans approved August 27, 2020 by the Planning Department. Any changes, modifications, or deviations from the approved design 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 Building Department prior to making any changes to the 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 his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
5. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic

materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

6. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
7. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. 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.
9. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
11. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
13. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
14. 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. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.
15. Per LMC 15-11-9 Preservation Policy, 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.
16. All new retaining walls within the rear and side setback areas shall not exceed six feet (6') in height measured from final grade and retaining walls within the front

setback area shall not exceed four feet (4') in height measured from final grade. An exception may be granted by the City Engineer per LMC § 15-4-2(A)(1).

17. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
18. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
19. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
20. New construction activity shall not physically damage nearby Historic Sites.
21. New materials should reflect the character of the Historic District.
22. The landscape plan shall balance water efficient irrigation methods and drought tolerant and native plant materials with existing plant materials and site features that contribute to the significance of the site. The landscape plan submitted for the Building Permit shall show the requirements of LMC § 15-5-5(N).
23. Any proposed retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, and materials. Simple board-formed concrete, stacked stone (not boulders) are appropriate materials.
24. New fencing shall reflect the style of the building; new wood and metal fencing shall reflect traditional design patterns.
25. The driveway shall not exceed twelve feet (12') in width at the curb cut.
26. No vinyl windows or doors are allowed. Windows shall be wood or aluminum-clad wood.
27. Roof colors shall be earth-tone and muted in color; materials shall not be reflective. Any exterior metal must have a SRI value of 35 or less. Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish or rusted steel are generally appropriate.
28. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
29. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along Daly Avenue. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
30. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
31. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
32. The roof overhangs shall only protrude two feet (2') into the Side Setback.

33. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
34. Construction waste should be diverted from the landfill and recycled when possible.
35. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
36. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
37. Per LMC § 15-3-3(A)(4) Driveways shall not exceed 14% slope.
38. Per LMC § 15-3-3(B) Parking Areas and driveways shall be hard-surfaced.
39. The Conditions of Approval noted on the approved HDDR plans shall continue to apply.
40. All Standard Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please don't hesitate to contact the project Planner, Caitlyn Barhorst, at 435-615-5067 or caitlyn.barhorst@parkcity.org.

Sincerely,

Bruce Erickson, AICP
Planning Director

CC: Caitlyn Barhorst, Historic Preservation Planner

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to

removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 180 Daly Historic Home

ADDRESS: 180 Daly

TAX ID: PC-668 OR

SUBDIVISION: Mill Site Reservation OR

SURVEY: Park City LOT #: 26, 27 BLOCK #: 74

HISTORIC DESIGNATION: ■ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Dave Baglino

MAILING ADDRESS: PO Box 684206 Park City UT 84068

PHONE #: (435) 640-5806 FAX #: ( ) -

EMAIL: davidbaglino@msn.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Horn and Partners Architecture, Kevin Horn

PHONE #: (801) 232-9333

EMAIL: kevin@hornandpartners.com

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

WHEN RECORDED, MAIL TO:
City Recorder
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

01145206 B: 2610 P: 0921
Page 1 of 97
Rhonda Francis Summit County Recorder
10/21/2020 03:39:51 PM Fee $40.00
By COALITION TITLE AGENCY, INC.
Electronically Recorded

ENCUMBRANCE AND AGREEMENT FOR HISTORIC PRESERVATION FOR 180 DALY AVENUE, PARK CITY, UTAH

PROJECT ADDRESS/PARCEL NUMBER: 180 Daly Avenue, Park City, UT;

DALYDE-A

APPLICANT'S NAME: JORDAN YOSPE AND WILLEMINA YOSPE

APPLICANT'S MAILING ADDRESS: 971 CHATTANOOGA AVENUE, LOS

ANGELES, CA 90272

APPLICANT'S PHONE: 310-351-3496

APPLICANT REPRESENTATIVE: KEVIN HORN, HORN AND PARTNERS ARCHITECTURE

PHONE: 801-295-4647

HISTORIC DISTRICT DESIGN REVIEW APPLICATION APPROVED BY: CAITLYN

BARHORST, HISTORIC PRESERVATION PLANNER

DATE OF AGREEMENT: October 15 **, 2020**

HISTORIC PRESERVATION GUARANTEE AMOUNT: $147,000.00

Exhibit A (Trust Deed and Trust Deed Note), Exhibit B (Historic Preservation Plan), and Exhibit C (Historic Sites Financial Guarantee Determination) must be attached prior to signing this Agreement.

This Agreement is made by and between **Jordan Yospe and Willemina Yospe,** ("Applicant") and **Park City Municipal Corporation, a Utah municipal corporation,** ("City") (collectively the "Parties"). Applicant has proposed a building, construction, or development project affecting a historic structure. Applicant's project has a street address of 180 Daly Avenue, Park City, Utah, with a legal description of:

LOT A, DALY DELIGHT PLAT AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
DALYDE-A

THIS IS AN ACCOMMODATION RECORDING ONLY

Applicant has requested that the City grant the necessary permit, or permits, required by the Municipal Code and the Land Management Code ("LMC") for the building, construction, or development project to proceed. Pursuant to the LMC, all construction shall be completed according to the approved building plans on which the building permits are issued. In order to secure and ensure that all reconstruction, development, demolition or other activity that affects a Historic Structure is conducted according to the provisions of the International Building Code, Municipal Code and the LMC, the City requests, and the Applicant agrees to provide, a sufficient financial guarantee ensuring the satisfactory completion of the development.

WHEREAS 180 Daly Avenue, Park City, Utah, has been identified as a Significant Site in the Historic Sites Inventory; and

WHEREAS the Parties intend that the Applicant will have an obligation to ensure that the building project be completed according to the approved Historic Preservation Plan, the Historic District Design Review (HDDR), and the Building Plans; and

WHEREAS the Applicant desires to temporarily raise the historic structure, pour a new basement and garage foundation, and complete necessary restoration work on the exterior including, restore historic windows, repair damaged materials, as well as repair the porch, and add a new basement foundation; and

WHEREAS the Applicant is willing to grant such an encumbrance with the provision that the encumbrance will be reconveyed if Applicant, its assigns or successors, post a cash deposit, escrow agreement or a letter of credit in the future for the historic preservation guarantee amount.

NOW THEREFORE, in consideration of the mutual promises, terms, and conditions hereof, City and Applicant agrees as follows:

1. Applicant covenants and warrants to perform all construction, development, demolition or other activity affecting the historic structure in accordance with the specific measures set forth in the Historic Preservation Plan attached hereto as **Exhibit "B"** and incorporated into this Agreement by reference. Applicant, for themselves and for their successors and assigns, grant to the Chief Building Official, the Planning Director or their designees, the right of entry on the project for the purposes of inspecting the project and assessing compliance with the approved Historic Preservation Plan.

2. The Historic Preservation Plan has been approved by the Planning Director and the Chief Building Official, or their designees. The Historic Preservation Plan documents the historic character of the structure and the specific aspects of the structure that Applicant will preserve.

3. In addition to making the foregoing covenants, Applicant herewith grants the City an encumbrance in the amount of One Hundred Forty Seven Thousand Dollars ($147,000.00) against 180 Daly Avenue, Park City, Utah, DALYDE-A, as evidenced by a copy of the Trust Deed Note and Trust Deed attached hereto as **Exhibit "A"**. The Historic Sites Financial Guarantee Determination is attached hereto as **Exhibit "C".** This encumbrance shall satisfy the Applicant's guarantee and security obligation to the City and shall apply to any subsequent heirs, assignees or successors. The encumbrance will be released if Applicant, their assigns or successors post a cash deposit, escrow agreement, or a letter of credit for this amount in the future.

4. After project is complete, and prior to the Certificate of Occupancy, the Chief Building Official, and the Planning Director, or their designees, will determine whether the Applicant has complied with the Historic Preservation Plan. If the Applicant has complied with the Historic Preservation Plan to the City's satisfaction, the City shall, upon written request by the Applicant, release all claim to the funds described in the encumbrance.

5. If, at the completion of the project, or at any time prior to that point, the Chief Building Official or the Planning Director, or their designees, determines that the Applicant has not complied with the Historic Preservation Plan, the Chief Building Official, or the Planning Director or their designees, shall give written notice that the building project is in a state of non-compliance, or that the Applicant has defaulted on the terms of this Agreement, or both.

6. The Chief Building Official, or his designee, may also declare default or non-compliance if the Applicant does not have Certificate of Occupancy in accordance with the Historic Preservation Plan within eighteen (18) months of issuance of a building permit.

7. The Parties agree that a strict liability standard will apply to any failure to comply with the Historic Preservation Plan which leads to a determination of non-compliance or default. The Applicant will have twenty (20) calendar days after receiving notice of default or non-compliance to cure the default or non-compliance.

8. In the event of a declaration of default or non-compliance, the Applicant agrees that the City shall have right and claim to all of the funds described by the encumbrance. It is the intent of the parties that all funds claimed by the City because of default or non-compliance shall be used, in the City's discretion, for historic preservation projects within the City or to enhance the Applicant's project.

9. It is the intent of the parties that the Applicant will have the obligation to ensure that the building project be completed according to the Historic Preservation Plan. The Applicant

accepts responsibility for the actions or omissions of any contractors, sub-contractors, or other individuals working on or for the building project which result in a declaration of default or non-compliance.

10. The parties agree that the Applicant will make written demand for the release of the encumbrance within one (1) year from the date that the City issues a Certificate of Occupancy.

11. Applicant agrees to make the conditions of this Agreement applicable to its successors and assigns. If the Applicant sells, assigns or otherwise transfers ownership of 180 Daly Avenue, Park City, Utah, the encumbrance will be converted at the time of sale to a cash deposit, escrow agreement, a letter of credit, or a new lien agreement. The conditions of this Agreement shall continue to apply.

12. Applicant will record this Agreement with the Summit County Recorder within ten (10) business days after executing this Agreement. A building permit will not be issued until proof of recordation is provided.

13. The parties understand that none of the terms herein abrogate or affect the City's right to pursue criminal sanctions for any violation or violations of City ordinances.

14. This Agreement is made for the benefit of the City. Subsequent purchasers of interest in the project, lien holders and other third parties shall have no interest of any kind in the proceeds of the encumbrance. The Applicant agrees to hold harmless and indemnify the City for any damage or loss suffered by the City because of any judgment or cause of action against the City by any person or property, including the Applicant, as a result of damage, loss or personal injury to any person or property, including the Applicant, as a result of the work of any contractor hired by the Applicant on behalf of the City. The Applicant further agrees to indemnify the City for any loss or judgment suffered by the City from enforcement of a mechanic's or materialman's lien as a result of the work of any contractor (including subcontractors and materialmen of any such contractor) hired by the City on behalf of the Applicant.

15. In the event the City gives written notice of non-compliance or default, the City shall be entitled thirty (30) days after any cure period to seize the property secured hereby and sell it at public auction to satisfy the Trust Deed Note created in the amount of One Hundred Forty Seven Thousand Dollars ($147,000.00).

16. The person conducting the sale for the City may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and in every such case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer

than one (1) day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. The City's agent shall execute and deliver to the purchaser the Deed for the property without any covenant of warranty, express or implied. The City's agent shall apply the proceeds of the sale to payment of (1) costs and expenses of the sale including attorneys' fees; (2) One Hundred Forty Seven Thousand Dollars ($147,000.00) to the City; and (3) the remainder of the funds shall go to the Applicant.

17. Upon the occurrence of any default hereunder, the City may proceed in the manner provided by law for the foreclosure of mortgages on real property and the City shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee.

18. This Agreement, together with all documents incorporated herein by reference, constitutes the entire and only agreement between the Parties and cannot be altered except by written instrument signed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed this 23 day of September, 2020.

APPLICANTS:

JORDAN YOSPE

WILLEMINA YOSPE

Mailing Address:
971 Chattanooga Avenue
Los Angeles, CA 90272

ACKNOWLEDGMENT

STATE OF California.)

COUNTY OF Los Angeles)

On this 23 day of September, 2020, before me Roshanak Kavian (notary public name) a notary public, personally appeared JORDAN YOSPE, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and he acknowledged he executed the same.

Notary Public

ROSHANAK KAVIAN
Notary Public – California
Los Angeles County
Commission # 2193123
My Comm. Expires Apr 22, 2021

STATE OF California)

COUNTY OF Los Angeles)

On this 23 day of September, 2020, before me Roshanak Kavian (notary public name) a notary public, personally appeared WILLEMINA YOSPE, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and she acknowledged she executed the same.

Notary Public

ROSHANAK KAVIAN
Notary Public – California
Los Angeles County
Commission # 2193123
My Comm. Expires Apr 22, 2021

PARK CITY MUNICIPAL CORPORATION, a
Utah Municipal Corporation

Sign: _____

Print Name: Caitlyn Barhorst

Title: Historic Preservation Planner

I have attached Exhibit A (Trust Deed and Trust Deed Note), Exhibit B (Historic Preservation Plan), and Exhibit C (Guarantee Amount Determination) to this Agreement.
CB **(initial)**

EXHIBIT A

TRUST DEED AND TRUST DEED NOTE

WHEN RECORDED, MAIL TO:
City Recorder
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

TRUST DEED

THIS TRUST DEED, made this 23 day of September, 2020, between JORDAN YOSPE AND WILLEMINA YOSPE, Trustors, whose mailing address is 971 Chattanooga Avenue, Los Angeles CA 90272, and MARK HARRINGTON, ESQ., a member of the Utah State Bar, as Trustee, and PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, as Beneficiary.

WITNESSETH: That Trustors convey and warrant to Trustee in trust, with power of sale, 180 Daly Avenue, Park City, UT 84060, situated in Summit County, State of Utah, more particularly described as follows:

LOT A, DALY DELIGHT PLAT AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER
DALYDE-A

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, subject, however, to the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents and profits;

For the purpose of securing (1) payment of the indebtedness evidenced by a Trust Deed Note of even date herewith, a copy of which is attached hereto as **Exhibit "A"**, in the principal sum of **One Hundred Forty Seven Thousand Dollars ($147,000.00)** made by Trustors, payable to the order of Beneficiary at the times, in the manner, and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustors herein contained; and (3) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTORS AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon other than as permitted by the approved Historic Preservation Plan, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon in accordance with the approved Historic Preservation Plan; to comply with all

laws and covenants and restrictions affecting said property; not to commit or permit waste thereof; not to commit, suffer, or permit any act upon said property in violation of law; and to do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. Trustors further agree:

(a) To commence construction promptly and to pursue same with reasonable diligence to completion satisfactory to Beneficiary in accordance with the approved Historic Preservation Plan, the Historic District Design Review (HDDR) and the Building Plans; and

(b) To allow Beneficiary to inspect said property at all times during construction.

(c) Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth showing a default by Trustors under this numbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

2. To faithfully perform all obligations under a certain Trust Deed Note by and between the Trustors and Beneficiary dated of even date herewith.

3. To provide and maintain insurance on the improvements now existing or hereafter erected or placed on said property.

IT IS MUTALLY AGREED THAT:

4. Time is of the essence hereof. Upon default by Trustors in the performance of or adherence to the Encumbrance and Agreement for Historic Preservation and a Historic Preservation Plan secured hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said property to be sold to satisfy the obligations hereof, and Trustee shall file such notice for record in Summit County wherein said property is situated. Beneficiary also shall deposit with Trustee the Trust Deed Note and all documents evidencing expenditures secured hereby.

5. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustors, shall sell property on the date and at the time and place designated in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Trustors to direct the order in which such property, if consisting of several known lots or parcels, shall be sold) at a public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale

may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and, in every case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof as to the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale to payment of (1) the costs and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's and attorney's fees; (2) cost of any evidence of title procured in connection with such sale and revenue stamps on Trustee's Deed; (3) all sums expended under the terms hereof, not then repaid, with accrued interest at one percent (1%) per month from date of expenditure; (4) all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto, or the Trustee, in its discretion, may deposit the balance of such proceeds with the county clerk of the county in which the sale took place.

6. Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgage on real property and Beneficiary shall be entitled to recover in such proceeding all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.

7. Beneficiary may appoint a successor Trustee at any time by filing for record in the office of the county recorder of the county in which said property or some part thereof is situated, a substitution of Trustee. From the time the substitution is filed for record, the new Trustee shall succeed to all the powers, duties, authority and title of the Trustee named herein or of any successor Trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made, in the manner provided by law.

8. This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Trustors hereunder are joint and several. The term "Beneficiary" shall mean the owners and holders, including any pledgee, of the note secured hereby. In this Trust Deed, whenever the context requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural.

9. Trustee accepts this Trust when this Trust Deed is duly executed and acknowledged and made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Trust Deed

or of any action or proceeding in which Trustors, Beneficiary or Trustee shall be a party, unless brought by Trustee. Upon request of Trustors, and consent of Beneficiary, Trustee is authorized to execute legal instruments subordinating this Trust Deed to subsequent security interests.

10. The failure on the part of Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

11. This Trust Deed shall be construed according to the laws of the State of Utah.

12. The undersigned Trustors request that a copy of any notice of default and of any notice of sale hereunder be mailed to them at the address hereinbefore set forth.

Executed this 23 day of September, 2020.

TRUSTORS:

JORDAN YOSPE

WILLEMINA YOSPE

Mailing Address:
971 Chattanooga Avenue
Los Angeles, CA 90272

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Los Angeles)

On this 23 day of September, 2020, before me Roshanak Kavian (notary public name) a notary public, personally appeared JORDAN YOSPE, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and he acknowledged he executed the same.

Notary Public

ROSHANAK KAVIAN
Notary Public – California
Los Angeles County
Commission # 2193123
My Comm. Expires Apr 22, 2021

STATE OF California)

COUNTY OF Los Angeles)

On this 23 day of September, 2020, before me Roshanak Kavian (notary public name) a notary public, personally appeared WILLEMINA YOSPE, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and she acknowledged she executed the same.

Notary Public

ROSHANAK KAVIAN
Notary Public – California
Los Angeles County
Commission # 2193123
My Comm. Expires Apr 22, 2021

Exhibit A

TRUST DEED NOTE

DO NOT DESTROY THIS NOTE: When paid, this Trust Deed Note, with Trust Deed securing same, must be surrendered to Trustee for cancellation, before re-conveyance will be made.

$147,000.00 Park City, Utah

Jordan Yospe and Willemina Yospe, (collectively "Trustor") have entered into an Encumbrance and Agreement for Historic Preservation ("Agreement") and a Historic Preservation Plan which this Trust Deed Note is an exhibit to, with PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, P.O. Box 1480, Park City, UT 84060, "Trustee" or the "City"; and

WHEREAS 180 Daly Avenue, Park City, Utah, has been identified as a Significant Site in the Historic Site Inventory; and

WHEREAS the Parties intend that the Trustor will have an obligation to ensure that the building project be completed according to the approved Historic Preservation Plan, the Historic District Design Review (HDDR), and the Building Plans; and

WHEREAS the Trustor desires to temporarily raise the historic structure, pour a new basement and garage foundation, and complete necessary restoration work on the exterior including, restore historic windows, repair damaged materials, as well as repair the porch, and add a new rear addition.

WHEREAS the City will not permit a portion of the existing structure to be removed without security to guarantee that the portion of the structure to be demolished will not damage the historic structure and that the structure will be reconstructed. The City will accept an escrow agreement as guarantee to satisfy the security requirement; and

WHEREAS the Trustor is willing to grant such an encumbrance with the provision that the encumbrance will be re-conveyed if Trustor, their assigns or successors post a cash deposit, escrow agreement or a letter of credit in the future for the historic preservation guarantee amount.

NOW, THEREFORE, the undersigned Trustor, FOR VALUE RECEIVED, promises to pay to the order of PARK CITY MUNICIPAL CORPORATION, the amount set forth below, pursuant to the Agreement:

One Hundred Forty Seven Thousand Dollars ($147,000.00)

This Trust Deed Note shall inure to the benefit of and shall be binding upon respective successors and assigns of the Trustor and Trustee.

If this Trust Deed Note is collected by an attorney after default in the payment of principal or interest, either with or without suit, the undersigned agrees to pay all costs and expenses of collection including a reasonable attorney's fee.

The makers, sureties, guarantors and endorsers hereof severally waive presentment for payment, demand and notice of dishonor and nonpayment of this Trust Deed Note, and consent to any and all extensions of time, renewals, waivers or modifications that may be granted by the holder hereof with respect to the payment or other provisions of this Trust Deed Note, and the release of any security, or any part thereof, with or without substitution.

This Trust Deed Note is secured by a Trust Deed of even date herewith. Trustee shall release the Trust Deed Note and Trust Deed upon a written demand for release by Trustor after the City issues a certificate of occupancy in accordance with the Agreement.

This Trust Deed Note shall be construed in accordance with the laws of the State of Utah.

Dated this 23rd day of September, 2020.

TRUSTOR(S):

JORDAN YOSPE

WILLEMINA YOSPE

Mailing Address:
971 Chattanooga Avenue
Los Angeles, CA 90272

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Los Angeles)

On this 23 day of September, 2020, before me Roshanak Kavian (notary public name) a notary public, personally appeared JORDAN YOSPE, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and he acknowledged he executed the same.

Notary Public

ROSHANAK KAVIAN
Notary Public - California
Los Angeles County
Commission # 2193123
My Comm. Expires Apr 22, 2021

STATE OF California)

COUNTY OF Los Angele)

On this 23 day of September, 2020, before me Roshanak Kavian (notary public name) a notary public, personally appeared WILLEMINA YOSPE, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and she acknowledged she executed the same.

Notary Public

ROSHANAK KAVIAN
Notary Public - California
Los Angeles County
Commission # 2193123
My Comm. Expires Apr 22, 2021

EXHIBIT B

HISTORIC PRESERVATION PLAN

HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, July 1, 2020 for a duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: **180 Daly Avenue**
Project Number: **PL-20-04537**
Type of Item: **Administrative – Material Deconstruction**
Hearing Date: **July 1, 2020**

Board Action: **APPROVED** – The Historic Preservation Board conducted a public hearing and found that the proposed Material Deconstruction of the Significant Historic Site at 180 Daly Avenue would have no negative impact on the historic character of the Historic Site, surrounding neighborhood or the Historic District. The proposed Material Deconstruction complies with the criteria set forth in the Land Management Code. The Historic Preservation Board made the determination based on the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 180 Daly Avenue.
2. The legal description of the property is Lot A Daly Delight Plat Amendment. Parcel Number DALYDE-A.
3. The property is located in the Historic Residential (HR-1) Zoning District.
4. The property at 180 Daly Avenue is designated as Significant on the Park City Historic Sites Inventory.
5. On June 10, 2020 the Planning Department received a complete Historic District Design Review application.
6. The proposal complies with LMC § 15-2.2-3 Lot and Site Requirements, including:

Zoning Requirement	Analysis of Proposal
(A) Minimum Lot Size – 1,875 square feet	Complies; Lot contains 3,858 square feet.

(B) Minimum Lot Width – 25 feet	Complies; Lot Width is 44.24 feet.
(E) Maximum Building Footprint – 1,539 square feet	Complies; Proposed Footprint is 790 square feet.
(F) Minimum Front and Rear Setback – 12 feet each for a total of 25 feet	Complies; The existing Historic Structure encroaches into the Front Setback but is a valid Complying Structure per LMC § 15-2.2-4
(I) Minimum Side Setbacks – 5 feet each for a total of 10 feet	Complies; Proposed Side Setbacks are 5 feet each for a total of 10 feet.

7. The proposal complies with LMC § 15-2.2-5 Building Height, including:

Zoning Requirement	Analysis of Proposal
Building Height – 27 feet from Existing Grade	Complies; Proposed height of the Historic Structure once on the new foundation will be approximately 17 feet, as measured, from Existing Grade
Final Grade within 4 feet of Existing Grade	Complies; Final Grade is within 4 vertical feet of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance.
(A) Maximum interior height of 35 feet	Complies; Proposed height is 9 feet, as measured.
(B) 10 foot minimum horizontal step	Complies; The existing Historic Structure measures approximately 17 feet from where the foundation meets the lowest point of existing grade.
(C) Roof Pitch	Complies; the Historic Roof Form is 12:12

8. The proposal complies with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including:

A. Universal Guidelines	Analysis of Proposal
Universal Guideline No. 1	Complies; The Use is not proposed to change from a Single-Family Dwelling.
Universal Guideline No. 2	Complies; The Historic footprint as seen in the 1941 Sanborn Map will be retained.
Universal Guideline No. 3	Complies; The Historic exterior features will be retained and preserved.
Universal Guideline No. 4	Complies; The applicant is proposing to Reconstruct the Historic windows and doors based on photographic evidence.
Universal Guideline No. 5	Complies as Conditioned (COA #4).
Universal Guideline No. 6	Complies; The applicant is proposing to

	remove the non-historic windows, doors, and siding.
Universal Guideline No. 7	Complies; No non-historic architectural elements are proposed.
Universal Guideline No. 8	Complies as Conditioned (COA #5).
Universal Guideline No. 9	Complies; The proposed foundation construction does not destroy any historic materials, features, or spatial relationships that characterize the historic site.
Universal Guideline No. 10	Complies; The proposed foundation is necessary for the Rehabilitation and does not negatively impact the historic site character.
B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	Complies; The existing Front and Side Setbacks and original location of the main entry is maintained.
b. Topography and Grading	Complies; The character of the site is not significantly altered and the natural topography is maintained where feasible.
c. Landscaping and Vegetation	Complies; The majority of on-site plantings are maintained and the submitted landscape plan complies with LMC § 15-5-5(N).
d. Retaining Walls	Complies; The retaining wall at the rear of the Historic Structure is proposed to be constructed of concrete with a natural stone veneer; there are no existing Historic retaining walls.
e. Fences	Complies; The applicant is proposing to reconstruct the Historic fence to resemble the one seen in the circ. 1940 tax photograph.
2. Primary Structures	
a. Exterior Walls	Complies; The applicant is proposing to restore the original windows and doors openings and restore the Historic wood siding. See Condition of Approval #4.
b. Foundation	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades.
c. Doors	Complies; The applicant is proposing to restore the Historic door.
d. Windows	Complies; The applicant is proposing to restore

	the Historic windows.
5. Garages	
a. Scenario 1: Basement Addition without a Garage	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades. No basement is proposed, only crawlspace.

9. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on June 17, 2020. Staff mailed courtesy notice to property owners within 100 feet on June 17. 2020. The *Park Record* published notice on June 17, 2020.
10. Per LMC § 15-11-12.5(A)(2) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
11. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.
12. Staff did not receive any public input at the time this report was published.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-2.2 Historic Residential (HR-1) District.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved July 1, 2020 by the Historic Preservation Board regarding the proposed Material Deconstruction of the Historic foundation. Any changes, modifications, or deviations from the approved design 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 Building Department prior to making any changes to the 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 his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant

shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.

5. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
6. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
7. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. 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.
9. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
11. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
13. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
14. 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. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

15. Per LMC 15-11-9 Preservation Policy, 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.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Caitlyn Barhorst, at (435) 615-5067 or Caitlyn.barhorst@parkcity.org

Sincerely,

Lola B.

Lola Beatlebrox
Historic Preservation Board Chair Pro-Tem

CC: Caitlyn Barhorst, Historic Preservation Planner

PARK CITY
1884

Planning Department

August 28, 2020

Jordan and Willemina Yospe C/O Dave Baglino
PO Box 684206
Park City, UT 84068

NOTICE OF PLANNING DEPARTMENT ACTION

Application #	PL-20-04537
Subject	Historic District Design Review (HDDR)
Address	180 Daly Avenue
Description	Remodel to Significant Historic Site
Action Taken	Approved
Date of Action	August 27, 2020

Summary of Staff Action
Staff reviewed this Historic District Design Review application for compliance with Land Management Code (LMC) § 15-2.2 Historic Residential (HR-1) District and LMC § 15-13-2 Design Guidelines for Historic Residential Sites. The plans for the project located at 84 Daly Avenue are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact
1. The property is located at 180 Daly Avenue.
2. The legal description of the property is Lot A Daly Delight Plat Amendment. Parcel Number DALYDE-A.
3. The property is located in the Historic Residential (HR-1) Zoning District.
4. The property at 180 Daly Avenue is designated as Significant on the Park City Historic Sites Inventory.
5. On June 10, 2020 the Planning Department received a complete Historic District Design Review application.
6. On July 1, 2020, the Historic Preservation Board approved the Material Deconstruction for the proposed project.
7. On July 28, 2020 a Public Hearing for the Historic District Design Review application was held via Zoom Webinar. No public comment was made.
8. The proposal complies with LMC § 15-2.2-3 Lot and Site Requirements, including:

Zoning Requirement	Analysis of Proposal
(A) Minimum Lot Size – 1,875 square feet	Complies; Lot contains 3,858 square feet.
(B) Minimum Lot Width – 25 feet	Complies; Lot Width is 44.24 feet.
(E) Maximum Building Footprint – 1,539 square feet	Complies; Proposed Footprint is 790 square feet.
(F) Minimum Front and Rear Setback – 12 feet each for a total of 25 feet	Complies; The existing Historic Structure encroaches into the Front Setback but is a valid Complying Structure per LMC § 15-2.2-4
(I) Minimum Side Setbacks – 5 feet each for a total of 10 feet	Complies; Proposed Side Setbacks are 5 feet each for a total of 10 feet.

9. The proposal complies with LMC § 15-2.2-5 Building Height, including:

Zoning Requirement	Analysis of Proposal
Building Height – 27 feet from Existing Grade	Complies; Proposed height of the Historic Structure once on the new foundation will be approximately 17 feet, as measured, from Existing Grade
Final Grade within 4 feet of Existing Grade	Complies; Final Grade is within 4 vertical feet of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance.
(A) Maximum interior height of 35 feet	Complies; Proposed height is 9 feet, as measured.
(B) 10 foot minimum horizontal step	Complies; The existing Historic Structure measures approximately 17 feet from where the foundation meets the lowest point of existing grade.
(C) Roof Pitch	Complies; the Historic Roof Form is 12:12

10. The proposal complies with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including:

A. Universal Guidelines	Analysis of Proposal
Universal Guideline No. 1	Complies; The Use is not proposed to change from a Single-Family Dwelling.
Universal Guideline No. 2	Complies; The Historic footprint as seen in the 1941 Sanborn Map will be retained.
Universal Guideline No. 3	Complies; The Historic exterior features will be retained and preserved.
Universal Guideline No. 4	Complies; The applicant is proposing to

	Reconstruct the Historic windows and doors based on photographic evidence.
Universal Guideline No. 5	Complies as Conditioned (COA #4).
Universal Guideline No. 6	Complies; The applicant is proposing to remove the non-historic windows, doors, and siding.
Universal Guideline No. 7	Complies; No non-historic architectural elements are proposed.
Universal Guideline No. 8	Complies as Conditioned (COA #5).
Universal Guideline No. 9	Complies; The proposed foundation construction does not destroy any historic materials, features, or spatial relationships that characterize the historic site.
Universal Guideline No. 10	Complies; The proposed foundation is necessary for the Rehabilitation and does not negatively impact the historic site character.
B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	Complies; The existing Front and Side Setbacks and original location of the main entry is maintained.
b. Topography and Grading	Complies; The character of the site is not significantly altered and the natural topography is maintained where feasible.
c. Landscaping and Vegetation	Complies; The majority of on-site plantings are maintained and the submitted landscape plan complies with LMC § 15-5-5(N).
d. Retaining Walls	Complies; The retaining wall at the rear of the Historic Structure is proposed to be constructed of concrete with a natural stone veneer; there are no existing Historic retaining walls.
e. Fences	Complies; The applicant is proposing to reconstruct the Historic fence to resemble the one seen in the circ. 1940 tax photograph.
2. Primary Structures	
a. Exterior Walls	Complies; The applicant is proposing to restore the original windows and doors openings and restore the Historic wood siding. See Condition of Approval #4.
b. Foundation	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary

	façades.
c. Doors	Complies; The applicant is proposing to restore the Historic door.
d. Windows	Complies; The applicant is proposing to restore the Historic windows.
5. Garages	
a. Scenario 1: Basement Addition without a Garage	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades. No basement is proposed, only crawlspace.

1. The property was posted and notice of Final Action was mailed to property owners within 100 feet on August 28, 2020.

Conclusions of Law

1. The Historic District Design Review application for the remodel of the Significant Historic Site located at 180 Daly Avenue is consistent with the Park City Land Management Code, including LMC § 15-2.2-3 Historic Residential (HR-1) District, LMC § 15-5, LMC § 15-13 Design Guidelines for Historic Districts and Historic Sites.
2. The proposed plans are consistent with the Park City General Plan.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved July 1, 2020 by the Historic Preservation Board regarding the proposed Material Deconstruction of the Historic foundation and the plans approved August 27, 2020 by the Planning Department. Any changes, modifications, or deviations from the approved design 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 Building Department prior to making any changes to the 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 his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
5. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic

materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

6. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
7. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. 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.
9. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
11. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
13. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
14. 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. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.
15. Per LMC 15-11-9 Preservation Policy, 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.
16. All new retaining walls within the rear and side setback areas shall not exceed six feet (6') in height measured from final grade and retaining walls within the front

setback area shall not exceed four feet (4') in height measured from final grade. An exception may be granted by the City Engineer per LMC § 15-4-2(A)(1).

17. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
18. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
19. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
20. New construction activity shall not physically damage nearby Historic Sites.
21. New materials should reflect the character of the Historic District.
22. The landscape plan shall balance water efficient irrigation methods and drought tolerant and native plant materials with existing plant materials and site features that contribute to the significance of the site. The landscape plan submitted for the Building Permit shall show the requirements of LMC § 15-5-5(N).
23. Any proposed retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, and materials. Simple board-formed concrete, stacked stone (not boulders) are appropriate materials.
24. New fencing shall reflect the style of the building; new wood and metal fencing shall reflect traditional design patterns.
25. The driveway shall not exceed twelve feet (12') in width at the curb cut.
26. No vinyl windows or doors are allowed. Windows shall be wood or aluminum-clad wood.
27. Roof colors shall be earth-tone and muted in color; materials shall not be reflective. Any exterior metal must have a SRI value of 35 or less. Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish or rusted steel are generally appropriate.
28. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
29. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along Daly Avenue. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
30. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
31. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
32. The roof overhangs shall only protrude two feet (2') into the Side Setback.

33. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
34. Construction waste should be diverted from the landfill and recycled when possible.
35. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
36. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
37. Per LMC § 15-3-3(A)(4) Driveways shall not exceed 14% slope.
38. Per LMC § 15-3-3(B) Parking Areas and driveways shall be hard-surfaced.
39. The Conditions of Approval noted on the approved HDDR plans shall continue to apply.
40. All Standard Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please don't hesitate to contact the project Planner, Caitlyn Barhorst, at 435-615-5067 or caitlyn.barhorst@parkcity.org.

Sincerely,

Bruce Erickson, AICP
Planning Director

CC: Caitlyn Barhorst, Historic Preservation Planner

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to

removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012

PARK CITY
1884

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 180 Daly Historic Home

ADDRESS: 180 Daly

TAX ID: PC-668 OR

SUBDIVISION: Mill Site Reservation OR

SURVEY: Park City LOT #: 26, 27 BLOCK #: 74

HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Dave Baglino

MAILING ADDRESS: PO Box 684206 Park City UT 84068

PHONE #: (435) 640 - 5806 FAX #: ( ) -

EMAIL: davidbaglino@msn.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Horn and Partners Architecture, Kevin Horn

PHONE #: (801) 232 - 9333

EMAIL: kevin@hornandpartners.com

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____

Name of Applicant: Dave Baglino

Mailing Address: PO Box 84068
Park City Ut 84068

Phone #: (435) 640 - 5806 Fax #: ( ) -

Email: davidbaglino@msn.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Willemina Yospe, Cottage On Main LLC

Mailing Address: 170 Main
Park City UT 84060

Street Address/ Legal Description of Subject Property: Residence

Signature: _____ Date: 4/17/20

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

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

If you have questions regarding the completion of this application, please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2011

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Site Plan

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

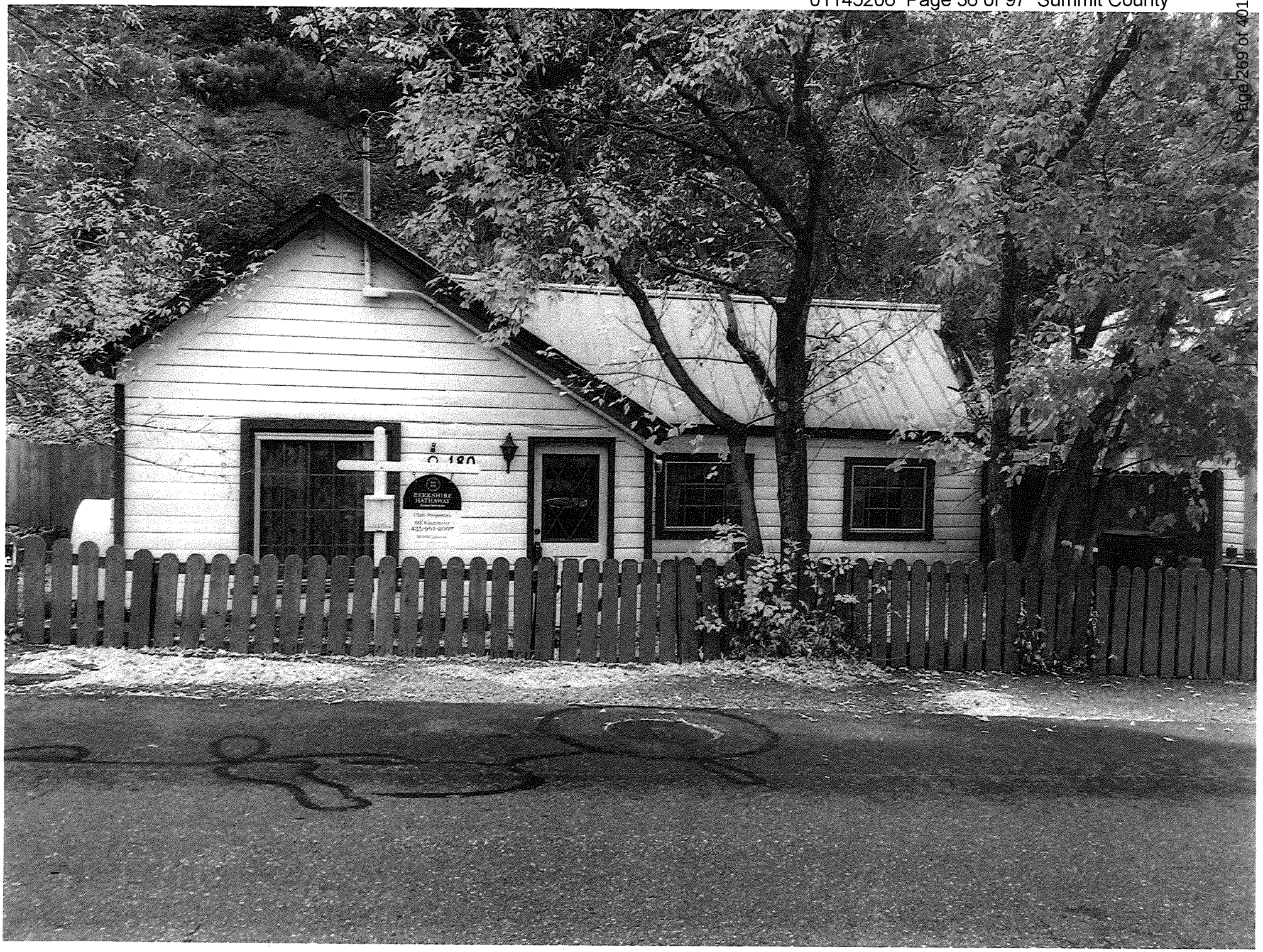
The site is an uphill lot off of Daly Ave. It is flat for the front 40' or so and then slopes almost 45 deg. Only the front yard of the site lies within a flood zone, the house footprint is outside the flood zone. (see FIRM report)

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

A steep slope CUP will be required

Photo Numbers: S1 - S4 Illustration Numbers: Survey

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


180
BERKSHIRE HATHAWAY





2. Structure

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

Element/Feature: Historic

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

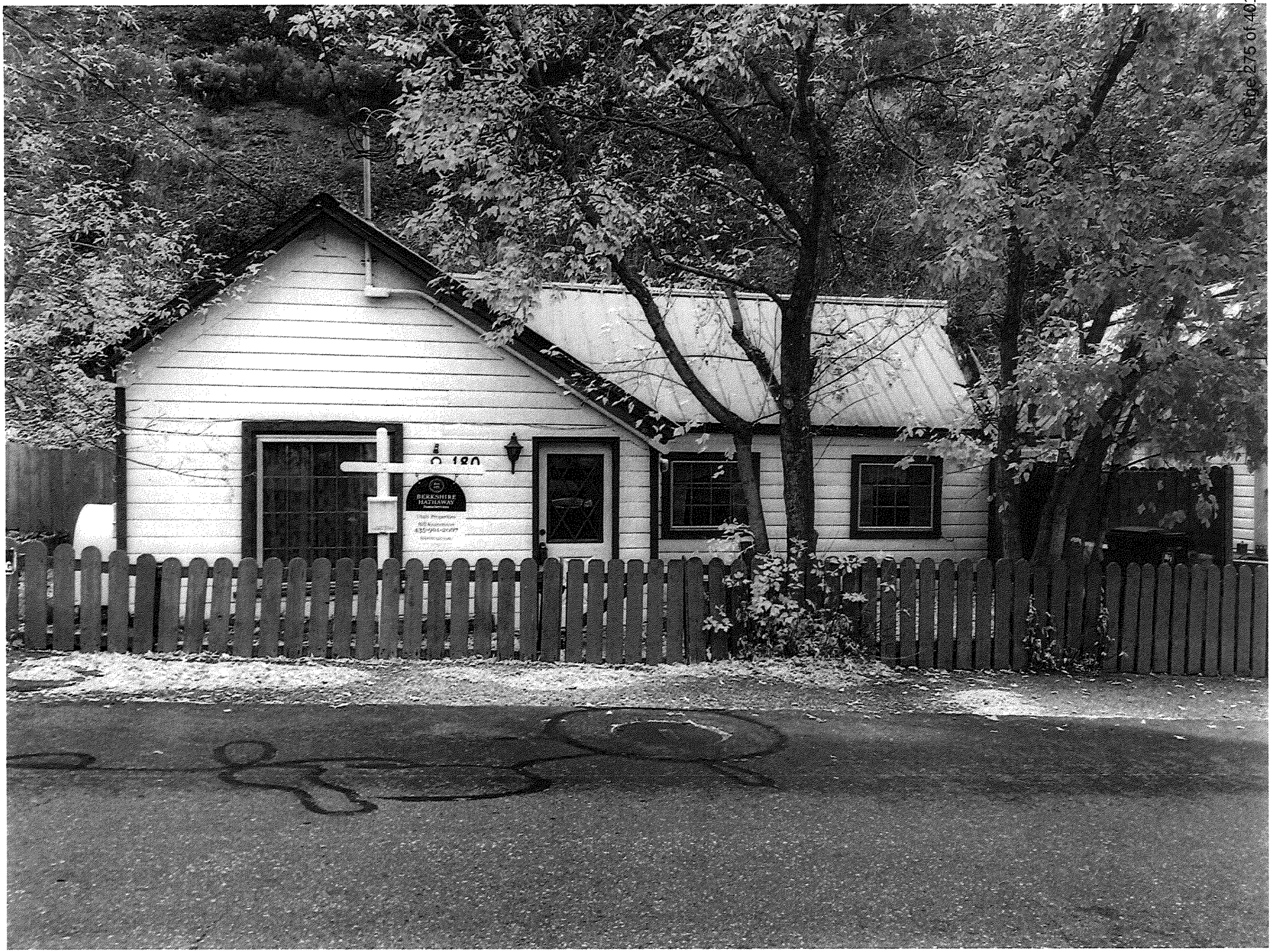
The original structure appears to be a T-shape Cottage style and included French Casement windows in the historic photo. No porch appears to have existed. A shallower pitch roof addition was added to the rear and is visible from the north elevation.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The structure is in tact but siding and windows have been replaced and need to be restored.

Photo Numbers: H1 - H3 Illustration Numbers: H1.01, H2.01, H3.01




180
BERKSHIRE
HATHAWAY



3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Roof and Addition

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

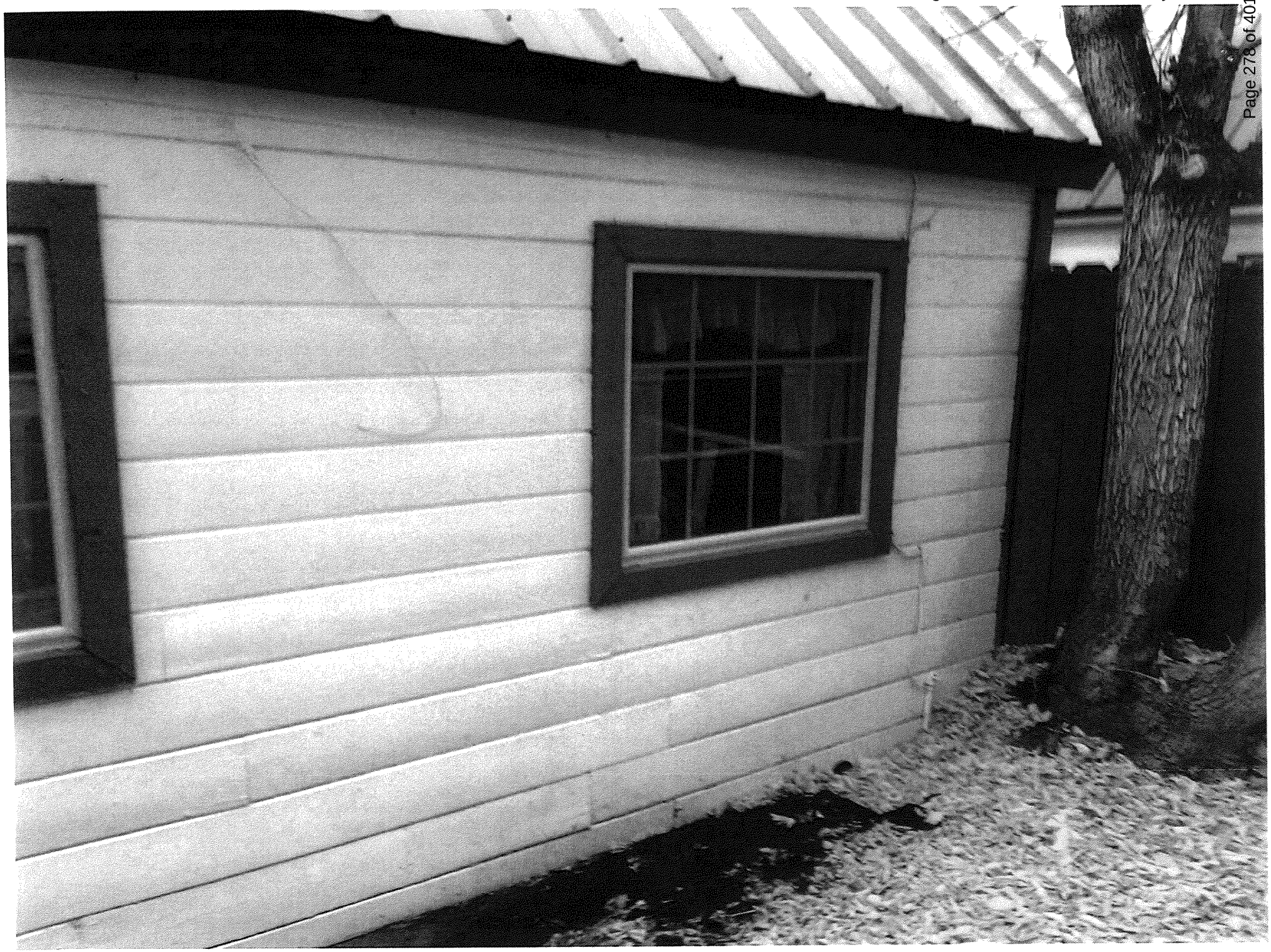
Describe existing feature:

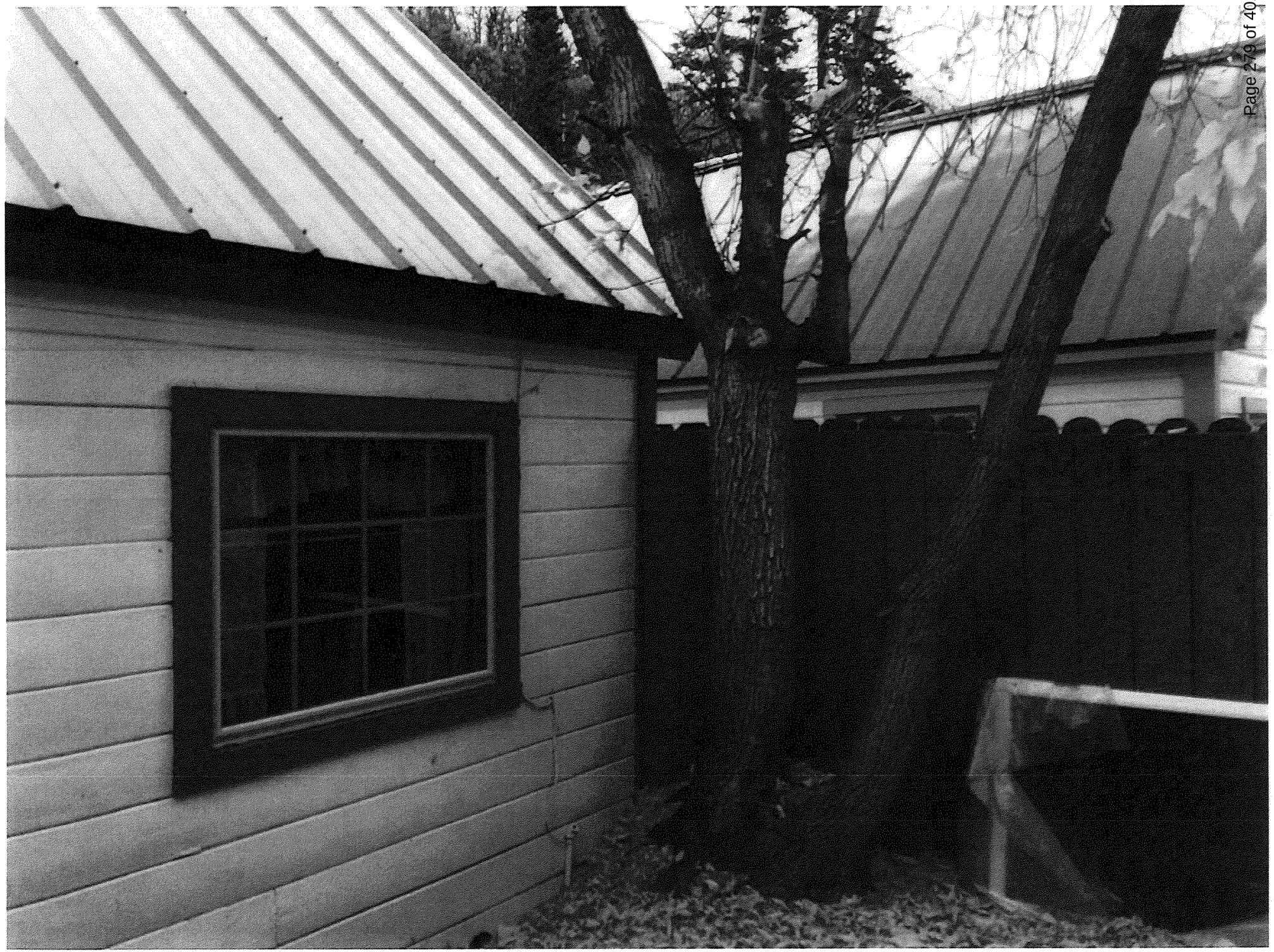
The original T-shape cottage was added on to. This modified the roof pitch in the rear. The historic roof appears to be wide crimped metal roof panels. The historic panels appear to have been replaced with a metal siding/roof material.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Roof material has been modified.

Photo Numbers: ROOF1-ROOF3 Illustration Numbers: H3.01





4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: No Chimney

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

No chimney exists nor is visible in the historic photos. A freestanding gas heater currently heats the home and is served by a flue.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: East Walls

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

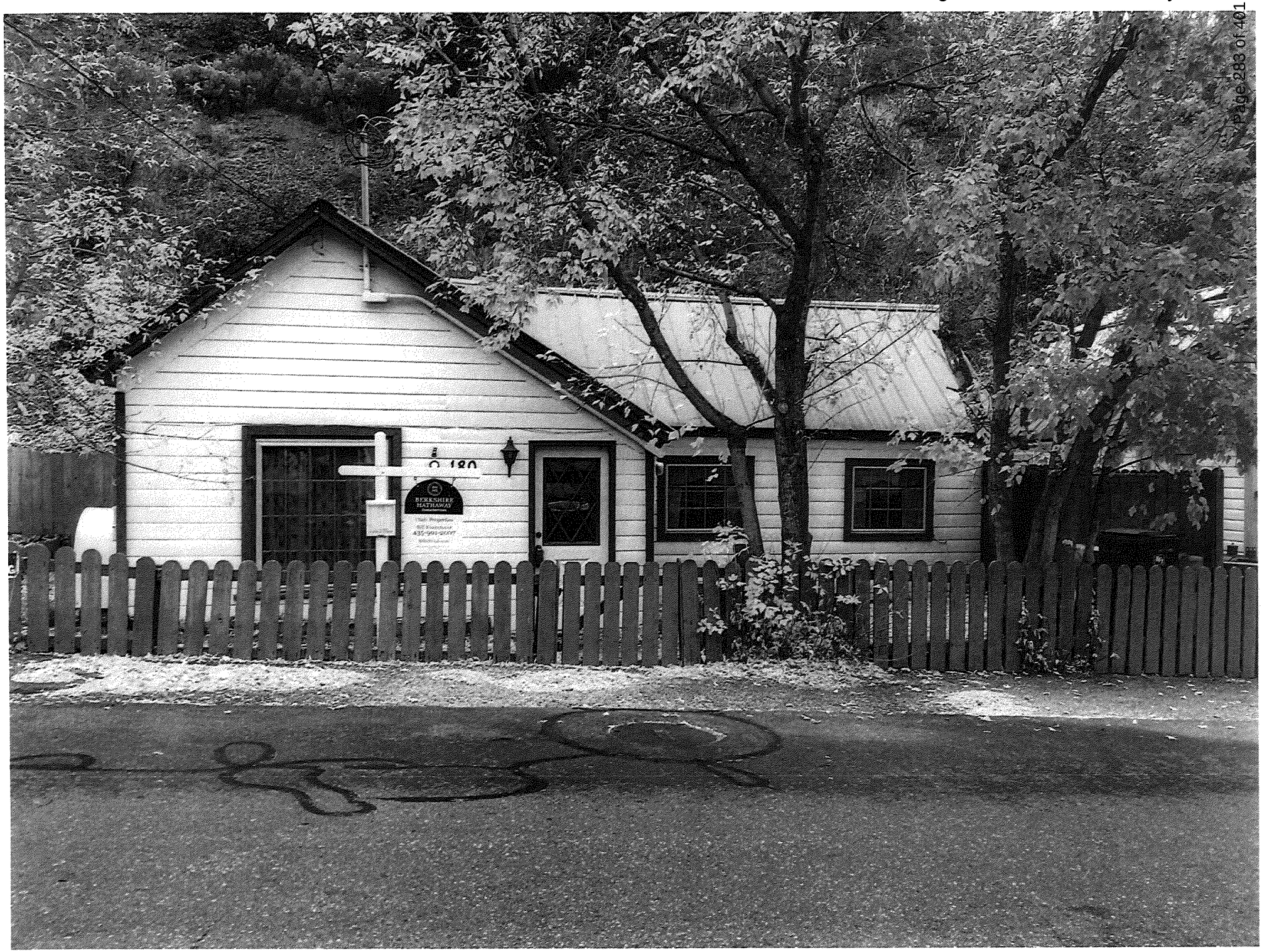
Describe existing feature:

The front/east walls of the home are structurally in tact but have had new siding installed. The original siding appears to be drop novelty siding, typical in the area. Windows openings are still in tact.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Non-historic siding.

Photo Numbers: EAST 1, 2 Illustration Numbers: H3.01


BERKSHIRE
HATHAWAY

01145206 Page 51 of 97 Summit County

Element/Feature: North and South

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

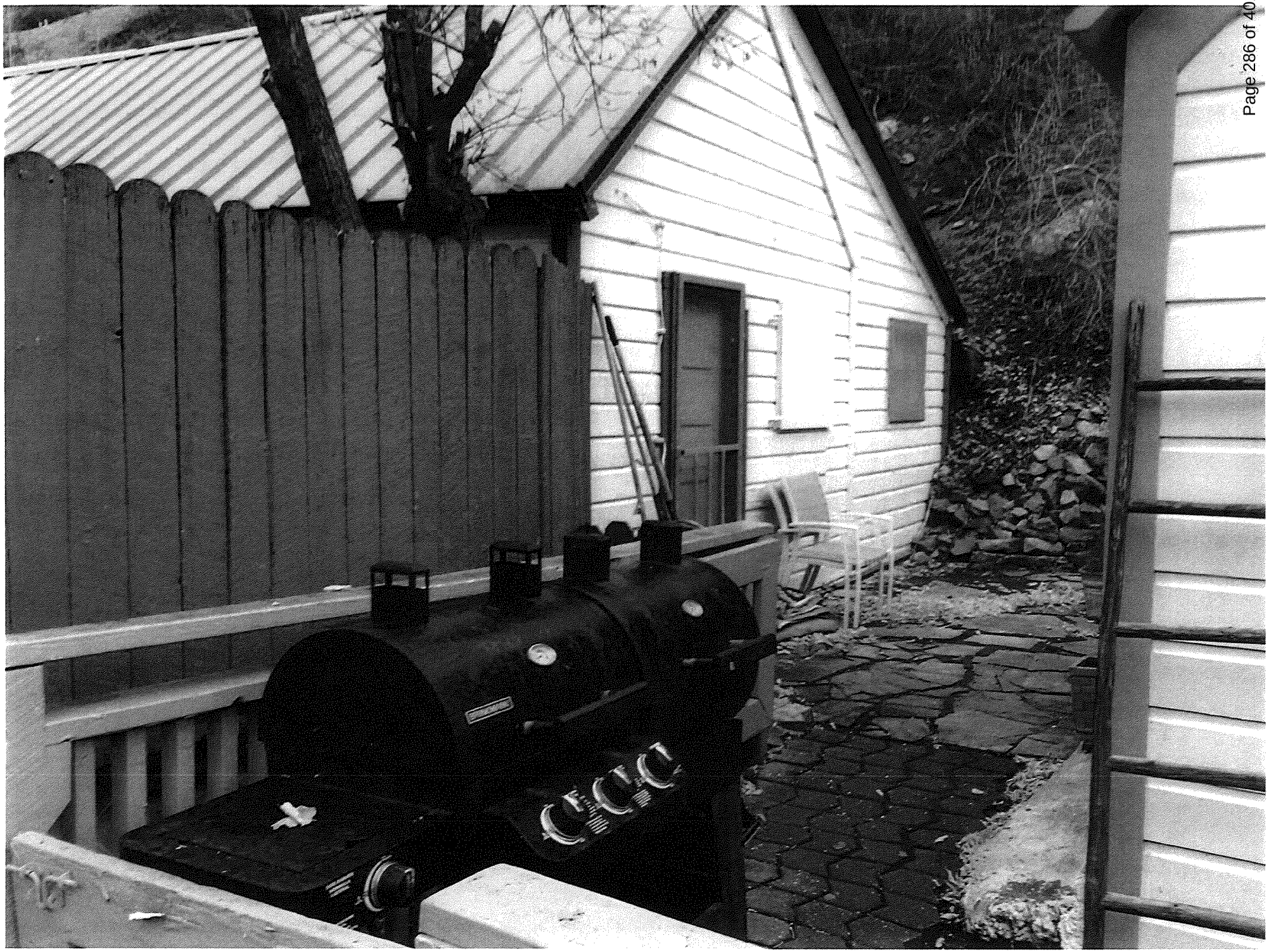
Describe existing feature:

North Wall shows where the addition was constructed. It maintains the historic siding, 2 historic windows (one has been covered up) and a 5 horizontal panel door.
South Wall has been refinished and has a newer window installed.

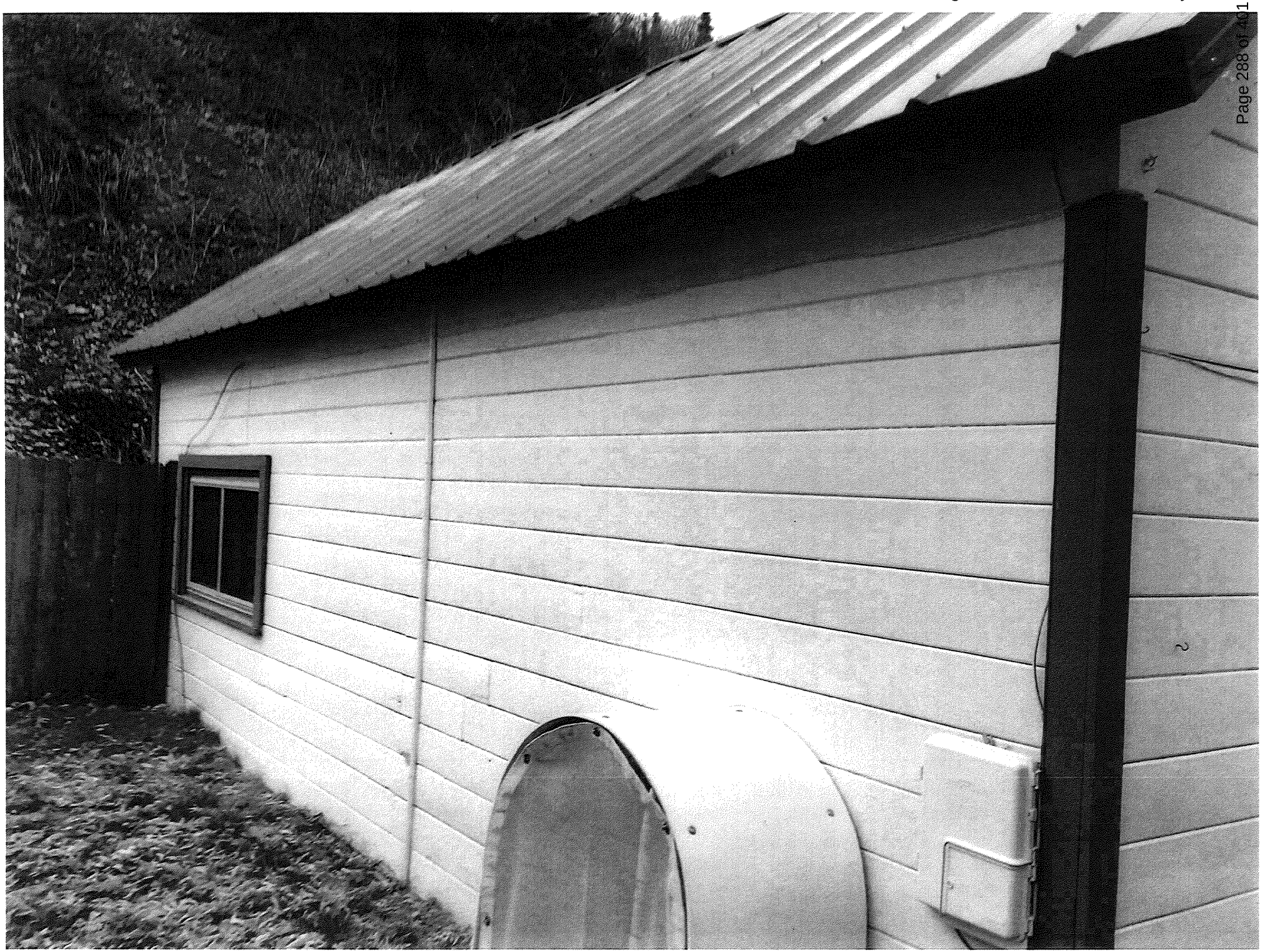
Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

One window on North is boarded up.
South elevation has been refinished with non-historic siding.

Photo Numbers: NORTH 1 & 2, SOUTH 1 & 2 Illustration Numbers: H3.01









Element/Feature: West Walls

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The west elevation is visible from the hillside. Various siding treatments exist including non-historic wood and concrete. A window exists and is part of the historic addition. The eave height of the addition is lower than the original structure.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Non-historic Siding

Photo Numbers: WEST 1,2 Illustration Numbers: H3.01





6. Foundation

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

Element/Feature: Foundation

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

It appears that there was no original foundation. Some repairs have taken place over the years. The steep hillside behind has settled against the wood siding and is damaging the non-durable material.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Substandard foundation needs to be replaced to preserve the home. Foundation does not protect the home from the steep hillside behind.

Photo Numbers: FOUNDATION 1, 2 Illustration Numbers: _____





Page 232 of 301

7. Porches

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

Element/Feature: No Porches

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

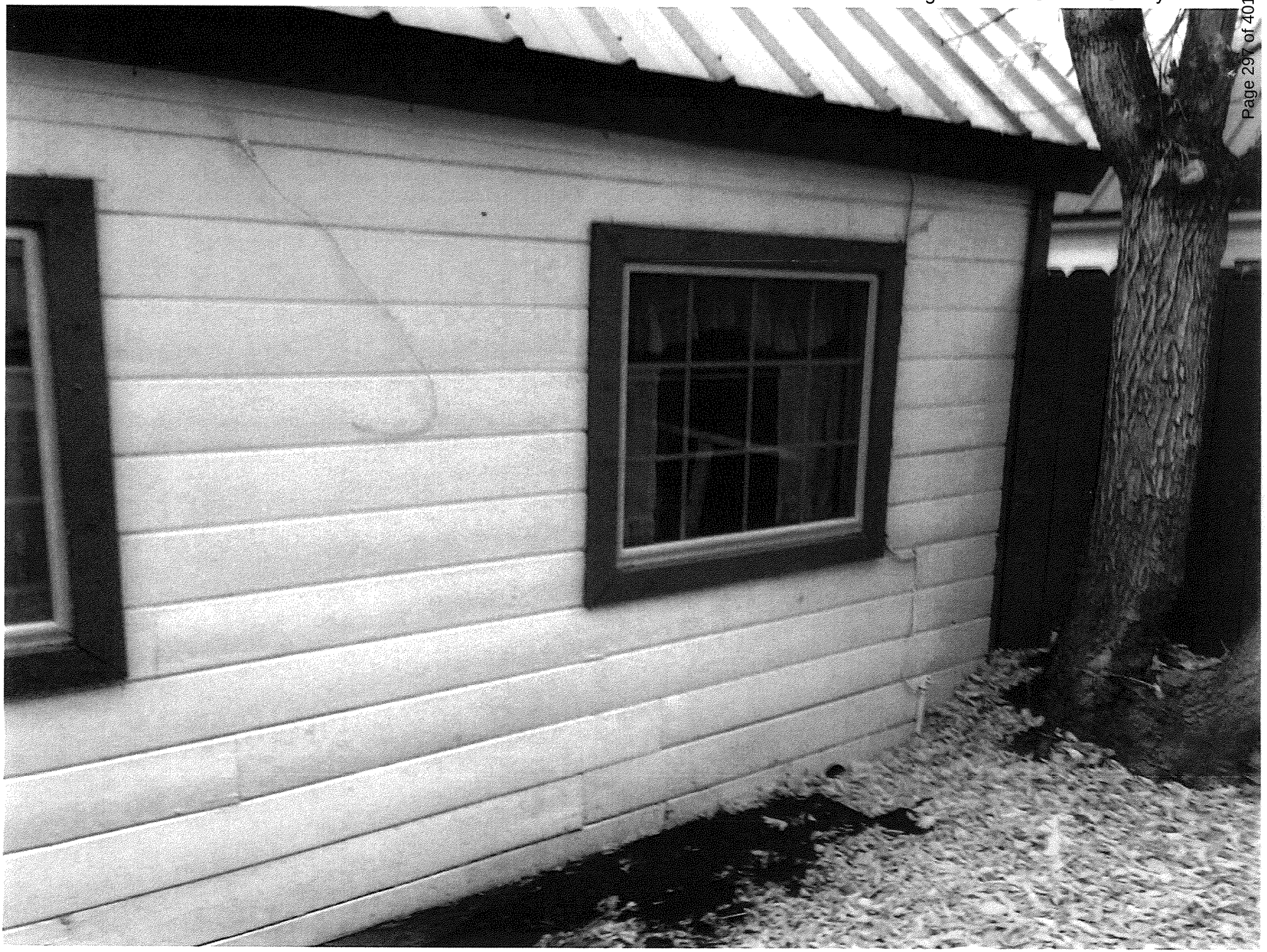
Describe existing feature:

No covered porches exist. A deck was constructed in the front yard.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: DECK 1 Illustration Numbers: H1.01

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



8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: HEATING

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The only source of heating in the home is a centrally located gas heater.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The existing heater does not affect the entire house and has passed its useful life

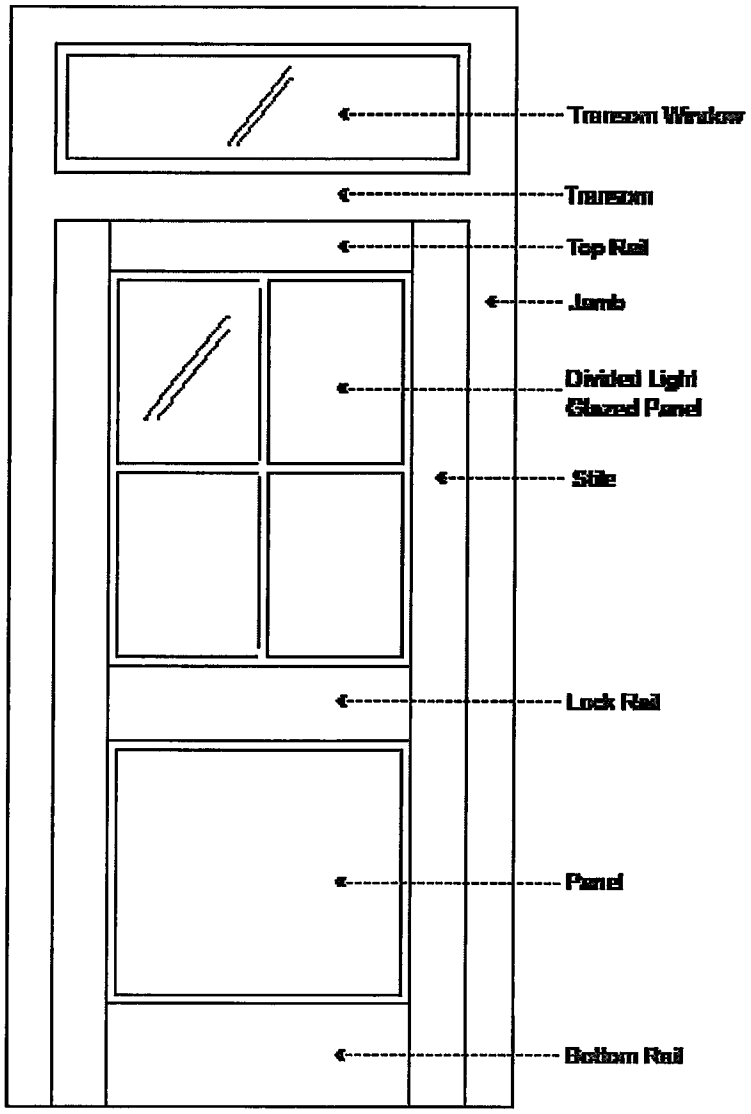
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



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

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 1

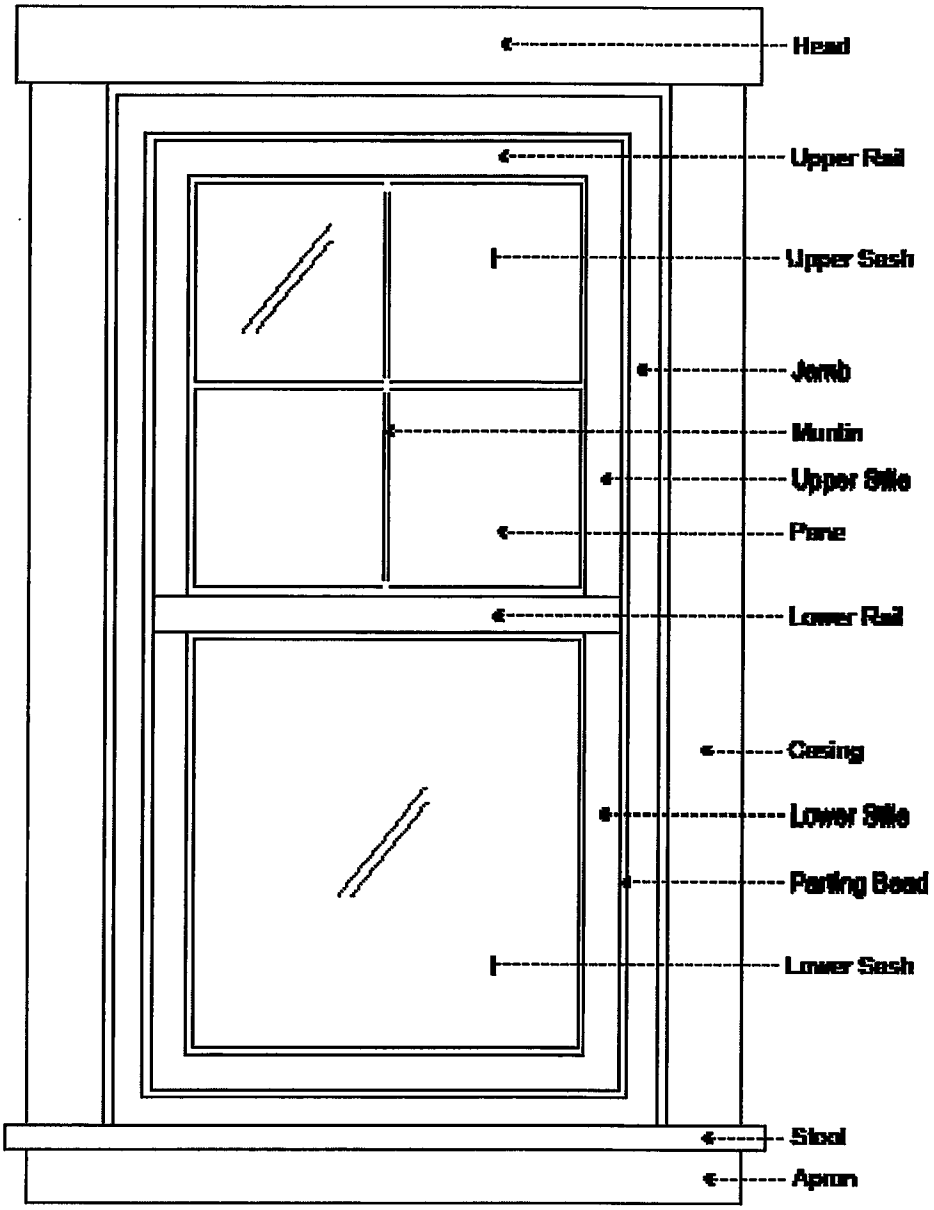
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	historic		yes
2	Poor	historic		yes
	Poor			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



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

Window Survey Form

Total number of window openings on the exterior of the structure: 8

Number of historic windows on the structure: 1

Number of existing replacement/non-historic windows 6

Number of windows completely missing: 1

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

Number of windows to be replaced: 8

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	non historic metal		no
2	Fair	non historic metal		no
2	Fair	non historic metal		no
4	Fair	non historic metal		no
5	Fair	non historic metal		no
6	Poor	historic wood		yes
7	Poor	historic wood		yes
8	Poor	boarded up		no
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: Finishes

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

Interior walls are limited and have been removed and patched over the years.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

most historic trim and interior have been replaced.

Photo Numbers: _____ Illustration Numbers: _____

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
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

■ LANDMARK ☐ SIGNIFICANT DISTRICT: HR-1

NAME: 180 Daly historic home

ADDRESS: 180 Daly

TAX ID: PC-668 OR

SUBDIVISION: Mill Site Reservation OR

SURVEY: Park City LOT #: 26, 27 BLOCK #: 74

APPLICANT INFORMATION

NAME: Dave Baglino

PHONE #: (435) 640 - 5806 FAX #: ( ) -

EMAIL: davidbaglino@msn.com

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

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 (HDDRs) 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 th 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 Plan

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The front portion of the site is to be maintained and landscape replaced. Existing tree on the corner will remain. The sloping rear portion of the site is where the future addition will be constructed, some preliminary excavation will be done at this time while access is available. The property lines shared with the adjacent site will be modified to accommodate the road that has been constructed in the rear and to provide adequate setbacks.

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 original structure and historic addition will be maintained and restored to their historic appearance. A basement foundation will be added and the structure will be raised 24".

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: Historic Roof

This involves: ☐ Preservation ■ Restoration ☐ Reconstruction ☐ Rehabilitation

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

The historic roof will be restored to be similar to the appearance in the historic photo. A more typical profile of crimped metal roofing will be installed.

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: No Existing Chimey

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:

No chimney existed on the historic structure. New interior fireplaces and furnace systems will not create a need for new exterior chimney.

Exterior Walls

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

Element/Feature: East 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:

Existing non-historic windows and doors will be replaced to comply with the historic photo. Siding will be replaced with historic drop novelty siding.

Element/Feature: North and South 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:

North wall will be preserved, including the trim lines indicating the original roof pitch line. Existing windows will be replaced with period windows matching the historic photos. South wall will be refinished to match historic siding and the window replaced with historic windows.

Element/Feature: West 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:

The West wall will be restored with historic siding.

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: Concrete foundation

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ■ Rehabilitation

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

A new concrete foundation will be added, lifting the residence 24". The foundation will protect against the steep hillside.

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: No 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:

The existing appearance with no porches will be maintained.

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: Period 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:

One existing 5 horizontal panel door will be maintained. The front door which has been replaced will be replaced with a period door.

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:

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: Wood windows

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ■ Rehabilitation

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

All of the historic windows but one have been removed and replaced with aluminum frame windows. These will be replaced with historic looking windows that will match the historic photo.

Element/Feature: Picture Window

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 main living room picture window does not exist. The non-historic replacement will be removed and a more historic french casement window installed in its place.

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: HVAC

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ☐ Rehabilitation

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

A new HVAC system, including a gas furnace, will be installed. New hot water systems and heated driveways and walks will be installed.

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: Future 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:

A future addition will be added to the original residence. The future addition draws on some of the forms of the original home but has finishes that differentiate it from the original. The addition is separated from the restored structure walls that are set back from the facade. The addition has a similar slope roof and period dormers.

At this time only preliminary excavation is proposed for the future addition

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: David Baglino

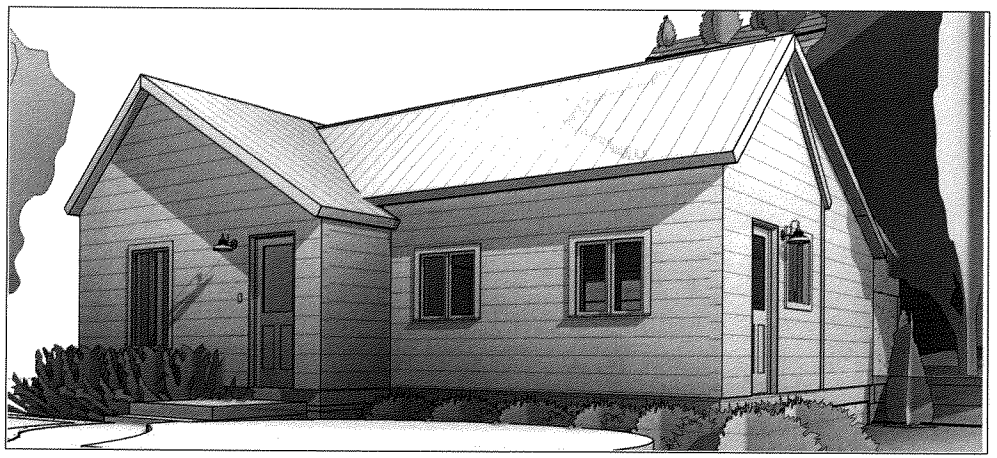
LEGEND

DOOR TYPE
DOOR REFERENCE
WINDOW REF.
DIRECTION OF CUT
SECTION DESIGNATION
SHEET NO.
LINE WHERE CUT
BUILDING SECTION
DETAIL
DIRECTION OF CUT
SECTION NUMBER
SHEET NO.
INT. ELEV. NUMBER
SHEET NO.
SECTION
INTERIOR ELEVATION
ELEVATION DESIGNATION
FINISH AS NOTED ON FINISH SCHEDULE
CEILING HEIGHT
REFLECTED CEILING PLAN

EARTH
GRAVEL
CONCRETE
MASONRY
PARTITION WOOD STUD
PARTITION METAL STUD
WOOD - ROUGH
WOOD - FINISH
PLYWOOD
STEEL
ACOUSTICAL TILE
BATT INSULATION
RIGID INSULATION
GLASS
DIRECTION OF SLOPE
BEGINNING POINT OF GRIDS
POINT FROM WHICH DIMENSIONS FOR GRIDS ARE TAKEN
KEYED NOTES

POCHE AND GENERAL SYMBOLS

HDDR DRAWINGS
4/17/2020
180 DALY AVE.





VICINITY MAP
SCALE: NONE

NORTH

SHEET INDEX

•	A0.01	COVER SHEET
•		SURVEY
•	H2.01	HISTORIC PLANS
•	H3.01	HISTORIC ELEVATIONS
•	H3.02	HISTORIC DETAILS
•	D1.01	SITE DEMO/PRESERVATION
•	D2.01	DEMO/PRESERVATION PLANS
•	D3.01	DEMO/PRESERVATION ELEVATIONS
•	C1.01	PROPOSED REPLAT
•	A1.01	SITE PLAN
•	L1.01	LANDSCAPE PLAN
•	A2.01	FLOOR PLANS
•	A3.01	EXTERIOR ELEVATIONS
•	A3.02	SECTIONS
•	S1.1	STRUCTURAL NOTES
•	S1.2	STRUCTURAL DETAILS
•	S1.3	STRUCTURAL DETAILS
•	S2.1	FOUNDATION & MAIN
•	S2.2	ROOF FRAMING & LATERAL
•	S2.3	LIFTING PLAN
•	S3.1	STRUCTURAL DETAILS
•	S4.1	STRUCTURAL DETAILS

PARK CITY
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/26/2020

PROJECT DATA

APPLICABLE CODES

BUILDING CODE:	2015 IRC
PLUMBING CODE:	2015 IPC
MECHANICAL CODE:	2015 IMC
ELECTRICAL CODE:	2015 IEC, 2017 NEC
FIRE CODE:	2015 IFC
ENERGY CODE:	2015 IECC
GAS CODE:	2015 IFGC
ACCESSIBILITY:	2015 IBC, ADAAG

CONSTRUCTION RATINGS: (TABLE R302.1)

WALLS	
EXTERIOR WALLS < 3'	1 HR
EXTERIOR WALLS > 3'	0 HR
PROJECTONS < 3'	1 HR
PROJECTIONS > 3'	0 HR
WALL OPENINGS < 3'	NOT ALLOWED
WALL OPENINGS >5'	0 HR

BUILDING SQUARE FOOTAGE:

EXISTING MAIN: 750 SF

DIFERRED SUBMITTALS:

STATE OF UTAH
KEVIN D. HORN
No. 174972
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

THE DRAWINGS AND SPECIFICATIONS, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF HORN PARTNERS LLC. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO HORN PARTNERS LLC, WITHOUT THE WRITTEN CONSENT OF HORN PARTNERS LLC IS PROHIBITED. © 2020 HORN PARTNERS LLC - ALL RIGHTS RESERVED

HORN PARTNERS ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.393.4676 or 801.295.4676
FAX 801.299.1111 www.hornpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

JOB NO.
FILE NO.
DRAWING DATE:
DATE: 1-31-2020
DRAWN BY:
CHECKED BY:

COVER SHEET
A0.01

SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR No. 4938739 MARTIN A. MORRISON State of Utah

Martin A. Morrison

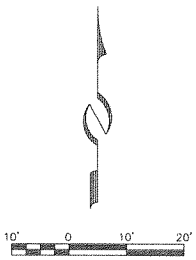
12-10-15

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

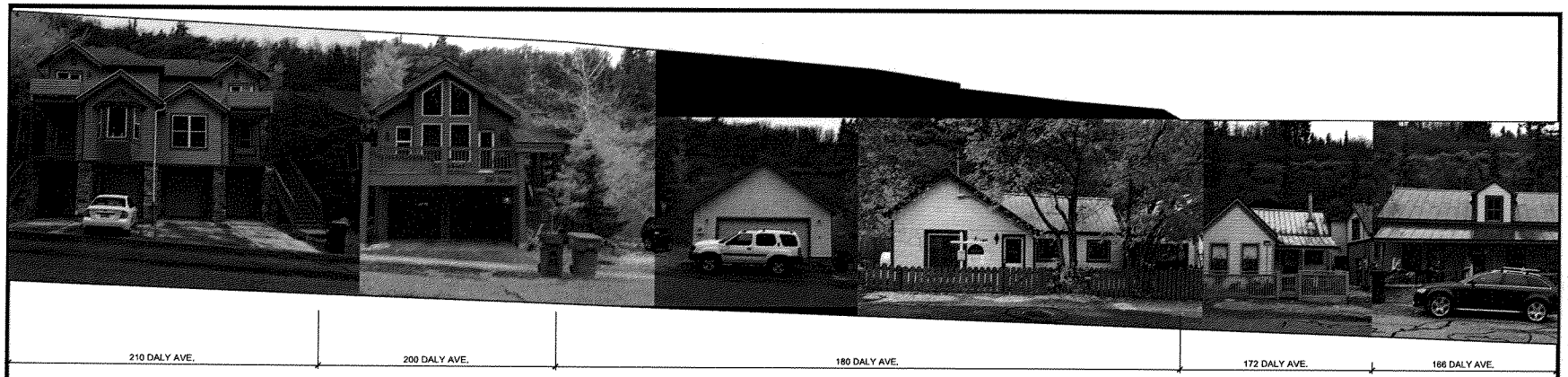
NOTES

1. Site Benchmark: Sanitary sewer manhole lid Elevation=7229.18'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Snow coverage at the time of the survey was approximately 6". As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.



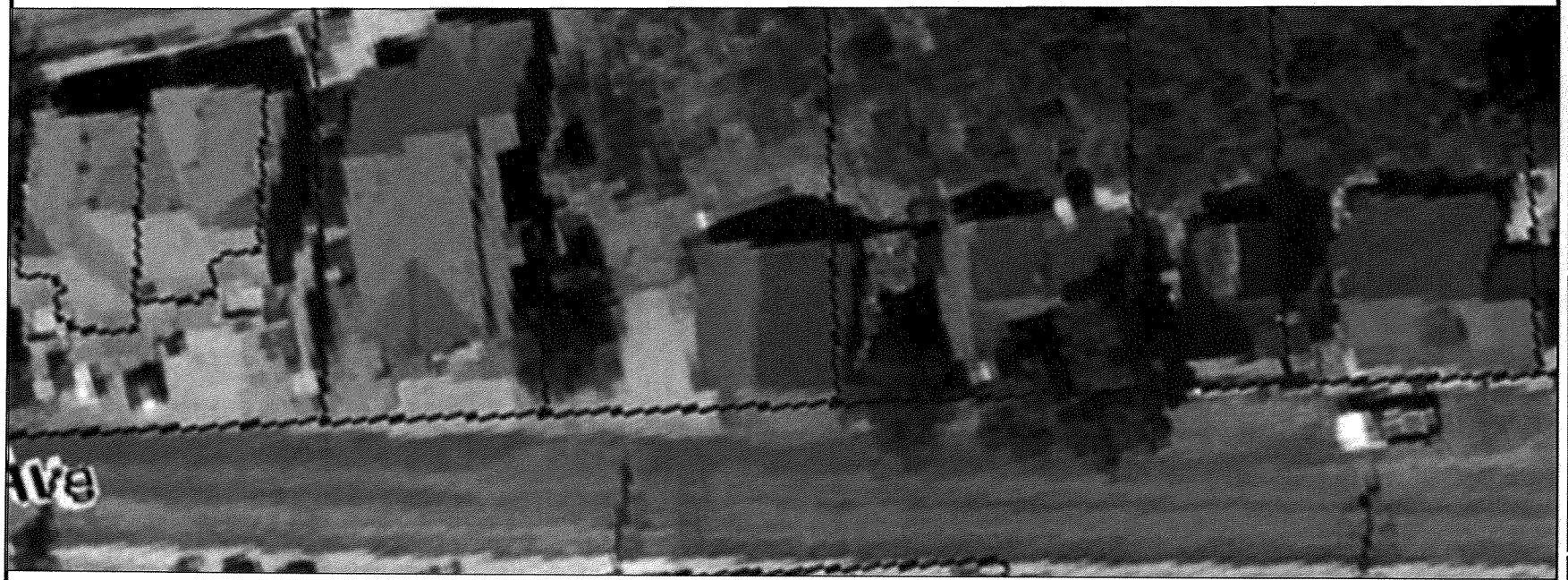


(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 West Main P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING MARTY MORRISON STEVE CONANT JESSE MORENO DATE: 12/10/15	EXISTING CONDITIONS & TOPOGRAPHIC MAP 180 DALY AVENUE BLOCK 74, PARK CITY SURVEY FOR: WASATCH ENGINEERING CONTRACTORS JOB NO.: 11-11-15 FILE: X:\ParkCitySurvey\dwg\srv\topo2015\111115.dwg	SHEET 1 OF 1



210 DALY AVE. | 200 DALY AVE. | 180 DALY AVE. | 172 DALY AVE. | 166 DALY AVE.

STREET SCAPE
NO SCALE



PROPERTIES
NO SCALE

STATE OF UTAH
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND SHALL AT ALL TIMES BE THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR USE OF THIS MATERIAL WITHOUT THE EXPRESS WRITTEN CONSENT OF HORN AND PARTNERS, LLC. IS PROHIBITED. THE ARCHITECT RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
© 2017 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

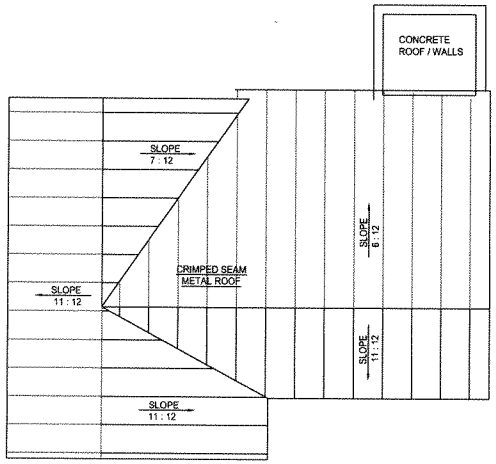
PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE:
DATE: 8/2/2018
DRAWN BY:
CHECKED BY:

JOB NO.
FILE NO.
1513-H102

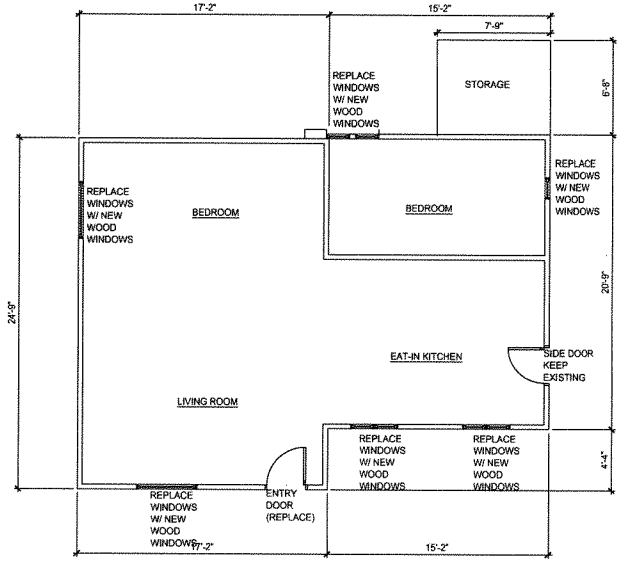
STREET SCAPE

H1.02



HISTORIC ROOF PLAN

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



HISTORIC FLOOR PLAN

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

PARK CITY

APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/28/2020

STATE OF UTAH
KEVIN D. PIKNE
7349052
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

THE GRAPHIC MATERIAL AND IDEAS ON THIS SHEET ARE PROPRIETARY SERVICE AND REMAIN THE PROPERTY OF HORN AND PARTNERS ARCHITECTURE. ALL OR PARTIAL USE OR REPRODUCTION OF THIS MATERIAL, AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF HORN AND PARTNERS ARCHITECTURE.
© 2015 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

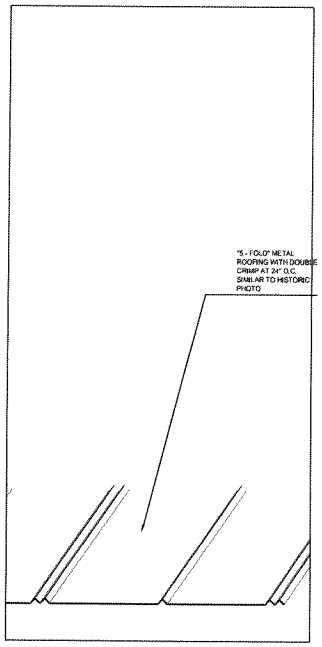
PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE:
DATE: 8/23/2018
DRAWN BY:
CHECKED BY:

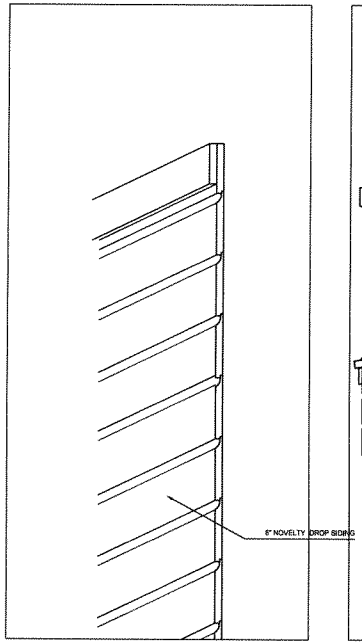
JOB NO.
FILE NO: 1513-H201

HISTORIC PLANS

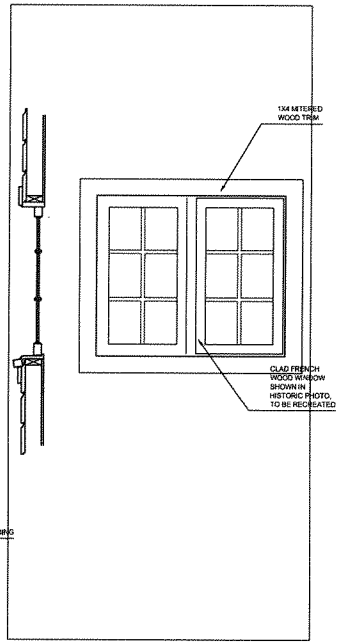
H2.01



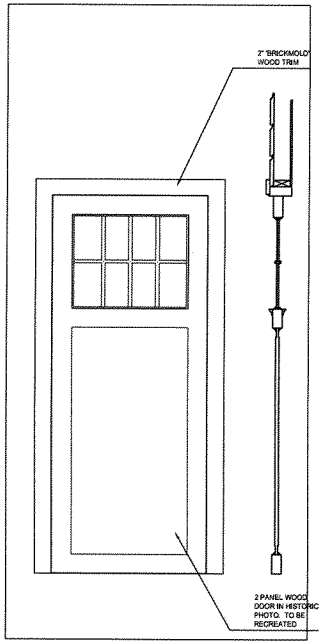
6 H3.02 ROOF DETAIL
SCALE: 1" = 1'-0"



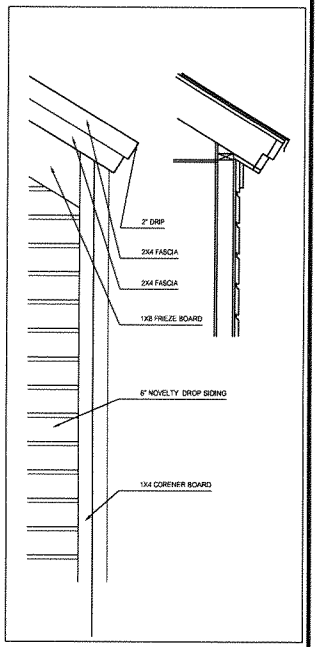
4 H3.02 SIDING DETAIL
SCALE: 2" = 1'-0"



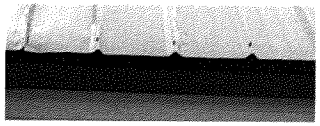
3 H3.02 WINDOW DETAIL
SCALE: 1" = 1'-0"



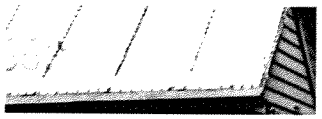
2 H3.02 DOOR DETAIL
SCALE: 1" = 1'-0"



1 H3.02 WALL DETAIL
SCALE: 1" = 1'-0"



CURRENT ROOF



HISTORIC ROOF



ORIGINAL SIDING PHOTO



HISTORIC PHOTO



PHOTO



PHOTO

STATE OF UTAH
KEVIN D. HORN
No. 13852
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

THE DRAWINGS, MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND PROVISION FOR USE AND OWNERSHIP OF SUCH INSTRUMENTS SHALL REMAIN THE PROPERTY OF HORN PARTNERS, LLC. NO PART OF THE MATERIAL, INFORMATION, OR DESIGN CONTAINED HEREIN IS TO BE USED OR REUSE OF THE MATERIAL, INFORMATION, OR DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN PARTNERS, LLC.
© 2018 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE:
DATE 8/23/2018
DRAWN BY:
CHECKED BY:

JOB NO.
FILE NO.
1512-H302

HISTORIC DETAILS

H3.02

PARK CITY
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/28/2020

DEMOLITION KEYED NOTES

- D1 EXISTING ROAD EDGE TO BE PROTECTED DURING CONSTRUCTION
- D2 REMOVE EXISTING WOOD FENCE
- D3 REMOVE EXISTING WOOD DECK
- D4 REMOVE CONC. WALK FOR NEW CONSTRUCTION
- D5 REINFORCE EXISTING STRUCTURE AND RAISE ON NEW FOUNDATION
- D6 OUTLINE OF BUILDING ADDITION - SEE DEMO PLAN/ELEV
- D7 DISCONNECT UTILITY DURING CONSTRUCTION

PRESERVATION KEYED NOTES

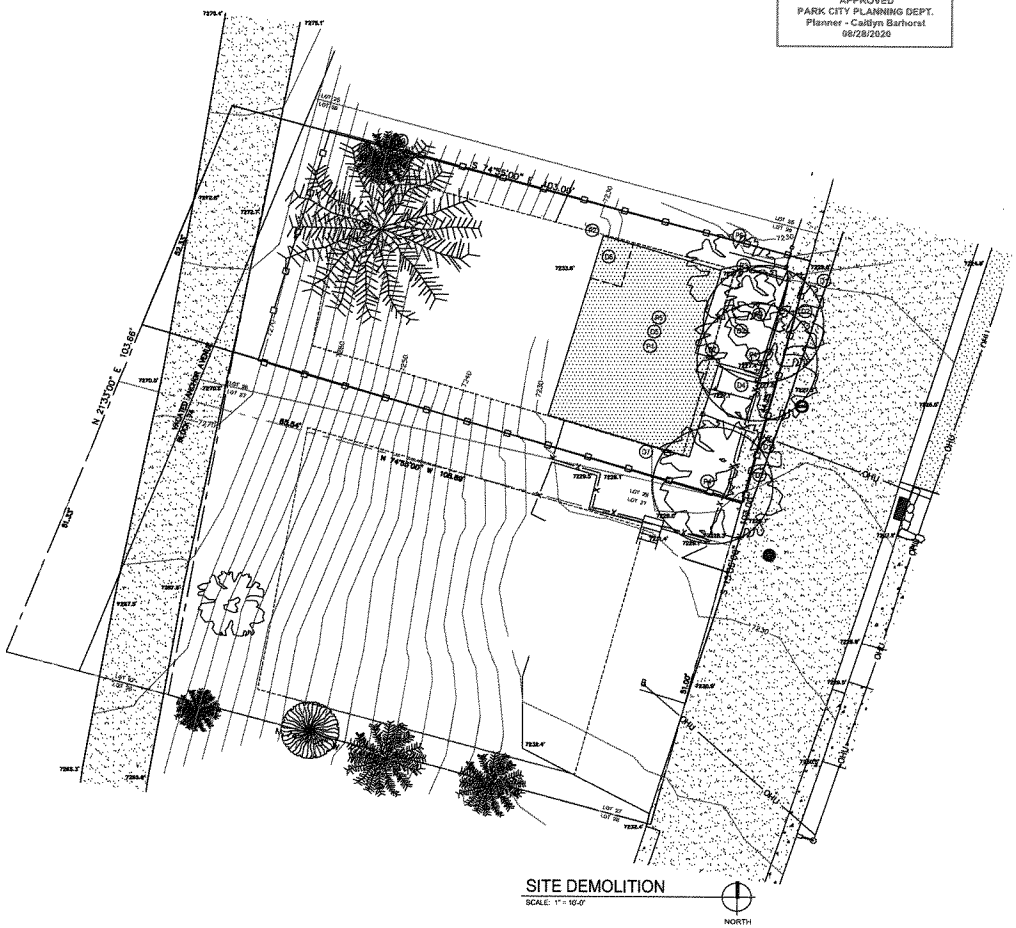
- P1 EXISTING RESIDENCE TO BE PRESERVED DURING CONSTRUCTION AND REMODEL.
- P2 EXISTING PILE OF ROCKS TO BE REPLACED PER GRADING ON SITE PLAN
- P3 REMOVE TREE FOR NEW CONSTRUCTION AND REPLACE WITH LIKE SCOPE PER LANDSCAPE PLAN
- P4 PRESERVE EXISTING TREE AND PROTECT DURING CONSTRUCTION
- P5 EXISTING STRUCTURE TO BE RAISED 2' AT EXISTING LOCATION ON NEW FOUNDATION. SEE SITE PLAN BUILDING WILL REMAIN IN ITS LOCATION DURING CONSTRUCTION.

DEMOLITION GENERAL NOTES

1. ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.
2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH AND REPAIR ALL EXISTING FINISHES OF WALLS, CEILINGS, FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.
3. PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.
4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE. SHORE-UP EXISTING WALLS AND STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION, PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
5. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.
6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK.
7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
9. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.
10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO SALT LAKE COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL

PARK CITY

APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/28/2020



SITE DEMOLITION
SCALE: 1" = 10'-0"

NORTH

STATE OF UTAH
KEVIN D. HORNE
No. 10952
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

THE GRAPHIC MATERIAL AND FORMS ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF HORNPARTNERS ARCHITECTURE. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF HORNPARTNERS ARCHITECTURE.
© 2011 HORNPARTNERS, LLC. ALL RIGHTS RESERVED

HORNPARTNERS
ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE:	
DATE 8/23/2018	
DRAWN BY:	
CHECKED BY:	

JOB NO.	-
FILE NO:	1513-D101h

SITE DEMOLITION

D1.01H

01145206 Page 88 of 97 Summit County Page 321 of 401

PRESERVATION KEYED NOTES

- P1 EXISTING FLOOR STRUCTURE TO BE PROVIDED WHERE STRUCTURE IS RAISED.
- P2 EXISTING HISTORIC WOOD SIDING TO REMAIN. SHORE SIDING AS REQUIRED FOR REMOVAL OF NON-HISTORIC SIDING FROM INTERIOR
- P3 REPLACE NON-HISTORIC BEVELED SIDING WITH HISTORIC DROP NOVELTY SIDING TO MATCH EXISTING AND HISTORIC PHOTOS
- P4 NEW WOOD WINDOW
- P5 EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE PER STRUCTURAL DRAWINGS.
- P6 EXISTING FASCIA AND TRIM DETAILS TO BE RETAINED. WHERE REQUIRED, REFINISH AND RESTORE ORNAMENTAL DETAILS TO MAINTAIN EXISTING FORM.

DEMOLITION KEYED NOTES

- D1 SHORE UP MAIN FLOOR AND REMOVE LOWER FLOOR LEVEL WALLS FOR NEW FOUNDATION
- D2 EXCAVATE EXISTING FOUNDATION FOR NEW FOUNDATION
- D3 REMOVE NON-HISTORIC BEVELED SIDING TO BE RESTORED TO DROP NOVELTY SIDING
- D4 REMOVE EXISTING NON-HISTORIC DOOR
- D5 REMOVE CONCRETE CELLER STRUCTURE
- D6 REMOVE NON-HISTORIC WINDOW FOR NEW WOOD WINDOW PER NOTE "P4"
- D7 REMOVE EXISTING GAS HEATING STOVE
- D8 REMOVE EXISTING PLUMBING SYSTEM INCLUDING PIPING AND FIXTURES
- D9 REMOVE EXISTING WIRING AND ELECTRICAL EQUIPMENT. CAP AND REMOVE TO PANEL
- D10 SHORE UP MAIN STRUCTURE AND REMOVE WALLS, SIDING, FINISHES, ETC. FOR ADDITION
- D11 SHORE UP EXISTING RAFTERS AND OPEN CENTRAL RIDGE TO BE WALLED TO INTERIOR
- D12 REMOVE EXISTING METAL ROOF AND SUBROOFING
- D13 UNCOVER EXISTING WINDOW OPENING AND REPLACE WITH NEW WINDOWS
- D14 REMOVE WALL FOR NEW ADDITION OR REMODEL

DEMOLITION GENERAL NOTES

1. ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.
2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION, PATCH AND REPAIR AS REQUIRED TO MATCH ADJACENT SURFACES.
3. REMOVE ALL FLOORING, INCLUDING SUBFLOORING AND FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.
4. FIELD VERIFY LOCATION OF PROPERTY LINES AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE. SHORE-UP EXISTING WALLS AND FOUNDATION AS REQUIRED FOR NEW CONSTRUCTION. REVIEW PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
5. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.
6. VERIFY AT ALL CURRENT EXISTING CONDITIONS TO RECORD SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK.
7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE ALL NECESSARY REWORK FOR THE DEMOLITION AND CONSTRUCTION.
8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
9. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.
10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO LOCAL AND COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL

PARK CITY PLANNING DEPT.
APPROVED
Planner Initials
08/28/2020

DEMOLITION PLANS
HIST. HOME
D2.01

P.R.O.J.
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

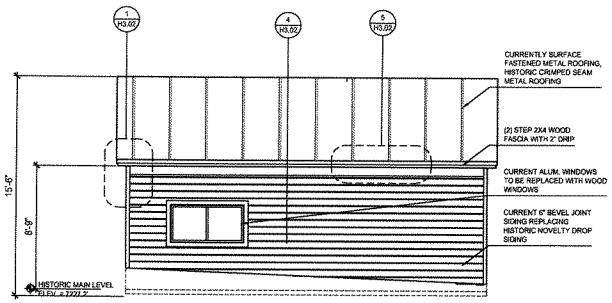
DRAWING DATE:			JOB NO.
DATE 8/23/2018			-
DRAWN BY:			FILE NO:
CHECKED BY:			1512-D201

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL,UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

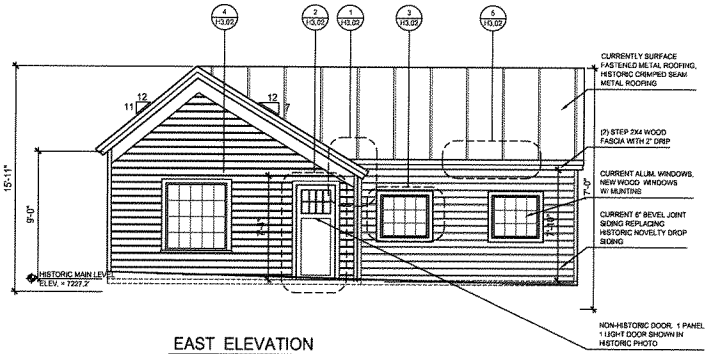
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, L.L.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, L.L.C.
© 2013 HORN and PARTNERS, LLC. ALL RIGHTS RESERVED

STATE OF UTAH LICENSED ARCHITECT KEVIN D. HORN
AUG. 1, 2018



SOUTH ELEVATION

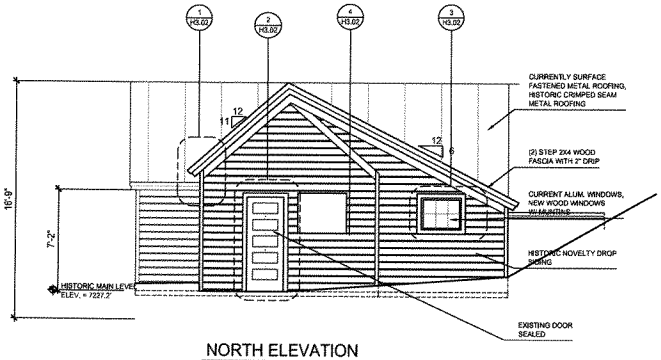
SCALE: 1/4" = 1'-0"



EAST ELEVATION

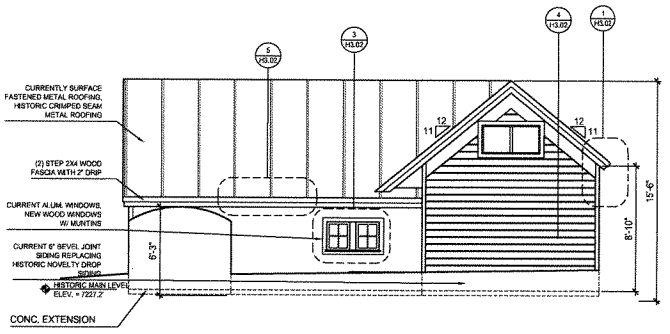
SCALE: 1/4" = 1'-0"

APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Berhorst
08/28/2020



NORTH ELEVATION

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



WEST ELEVATION

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

STATE OF UTAH
KEVIN D. HORN
No. 136022
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE STRUCTURES OF SERVICE AND SHALL REMAIN THE PROPERTY OF HORN PARTNERS ARCHITECTURE, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN ON THIS SHEET WITHOUT THE EXPRESS WRITTEN CONSENT OF HORN PARTNERS ARCHITECTURE, LLC. IS PROHIBITED.
© 2020 HORN PARTNERS ARCHITECTURE, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE:	JOB NO.
PLAN SET: 1-14-2020	
DRAWN BY:	FILE NO: 1513-H3d1
CHECKED BY:	

HISTORIC ELEVATIONS

H3.01

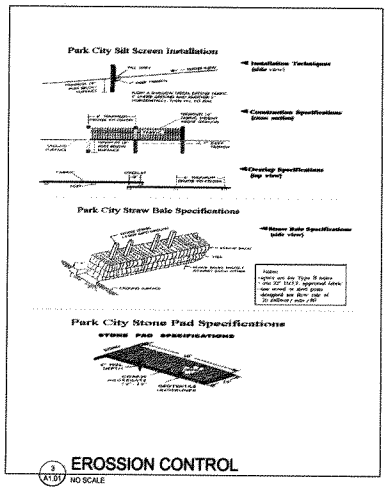
SITE NOTES:

1. EXISTING TREES TO REMAIN
2. REMOVE EXISTING TREES FOR NEW CONSTR. TREES TO BE REPLACED PER LANDSCAPE PLAN
3. NEW PERENNIAL PLANTING - SEE LANDSCAPE
4. REPAIR IRRIGATION AND REPLACE LAWN - SEE LANDSCAPE
5. L.O.D. SEE DETAIL FOR ERROSION CONTROL
6. CONSTR. ACCESS & PARKING
7. EXISTING VEGITATION TO BE RESTORED - SEE LANDSCAPE
8. DUMPSTER
9. PORTABLE TOILET
10. CONC. RETAINING WALL

NOTE:
GENERAL CONTRACTOR IS TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR AND EXCAVATOR FOR THIS PROJECT PRIOR TO ANY PERMITS BEING ISSUED

NOTE:
APPLICATION TO WORK IN A PUBLIC RIGHT-OF-WAY IS REQUIRED PRIOR TO DRIVEWAY CURB CUT AND APRON CONSTRUCTION.

QUESTAR GAS STANDARD GAS METER PROTECTION



3 / A1.01 EROSSION CONTROL
NO SCALE

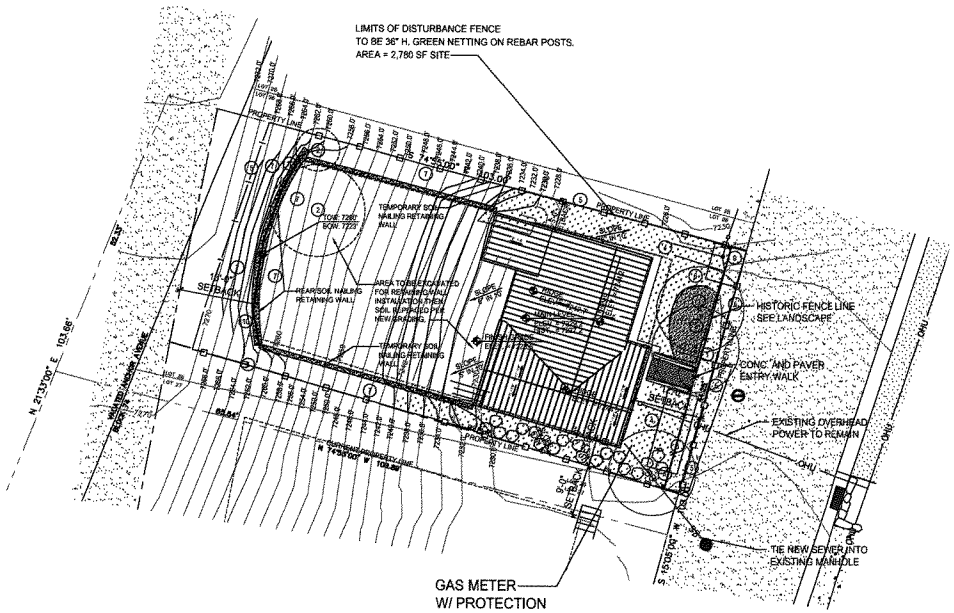
PROVIDE NEW 1.1/2" WATER SERVICE AND ABANDON EXISTING AT MAIN

F.A.R. CALCULATION:

3728 / 2 X 0.9 (3728/1875) = 1511 SF

SITE CALCULATIONS:

SITE AREA	3,728 SF
RECORDED PLANNING COVERAGE LIMIT	1,593 SF
PROPOSED COVERAGE THIS PHASE	917 SF
REMAINING COVERAGE AVAILABLE	676 SF



SITE PLAN
SCALE: 1" = 10'-0"
NORTH

PARK CITY
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/28/2020

STATE OF UTAH
KEVIN D. HORN
No. 136052
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
90 SOUTH PARKWAY DR
NORTH SALT LAKE CITY UT 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF HORN PARTNERS, LLC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF HORN PARTNERS, LLC.
© 2020 HORN PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE:	JOB NO. -
DATE: 1-31-2020	
DRAWN BY:	FILE NO. 1913-A101h
CHECKED BY:	

SITE PLAN

A1.01h

Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.
All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.
All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations.
All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.
The project shall be swept clean of dirt and debris prior to completion of the project.
The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.
The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.
The contractor shall line all planting areas with weed barrier fabric, and bark.

Irrigation Notes

1. Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
2. Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

A Area pop-up spray heads for turf.

B Area tall spray heads for shrubs.

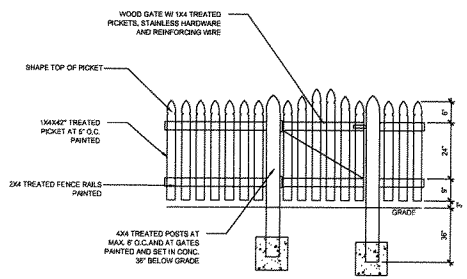
C Drip system.

LANDSCAPE LEGEND

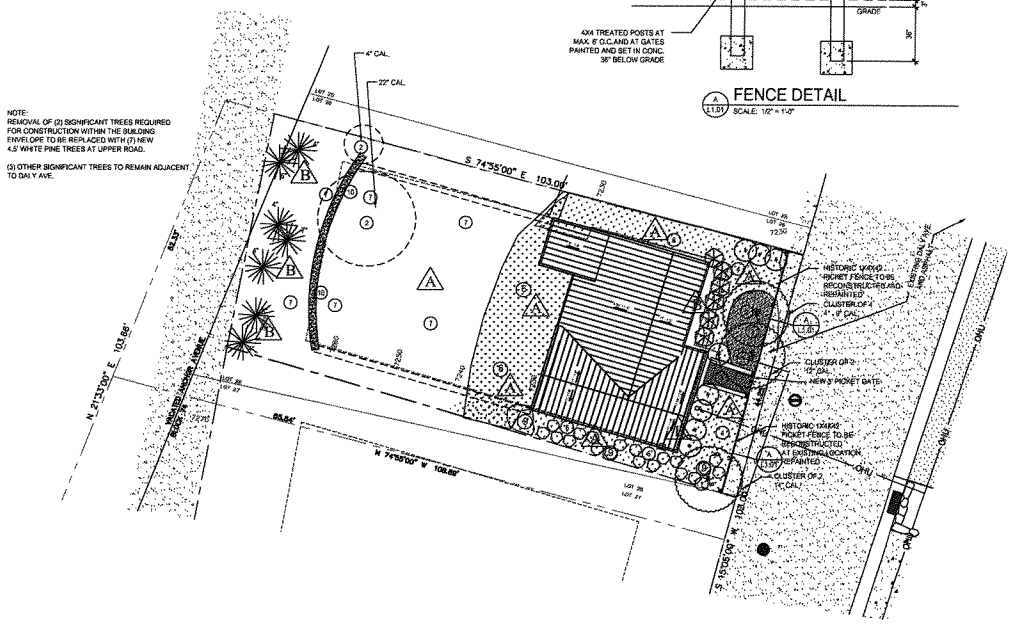
	WHITE PINE (7)	4" - 8" CAL.
	NEW DWARF MUGO PINE SHRUB (18)	2 GAL.
	DROP SEED GRASS (8)	2 GAL.
	EXISTING TREE	
	SHREADED MULCH	
	TURF - KENTUCKY BLUE GRASS MIX	SOD
7	REVEG. - RED FESCUE AND BLUEBUNCH WHEATGRASS	

SITE NOTES:

1. EXISTING TREES TO REMAIN
2. REMOVE EXISTING TREES FOR NEW CONSTR. - TREE TO BE REPLACED AS NOTED
3. NEW PERENNIAL PLANTING AREA WITH EDGING
4. REPAIR IRRGATION AND REPLACE LAWN
5. L.O.D. SEE DETAIL FOR ERROSION CONTROL
6. NEW LAWN
7. REVEGITATE HILLSIDE WITH NATIVE GRASSES
8. NEW CONC. AND PAVER HARDSCAPE AND WALK
9. STONE PAVERS SET IN LAWN AREA
10. CONCRETE RETAINING WALL W/ ROCK FINISH ABOVE GRADE



A 11.01 FENCE DETAIL
SCALE: 1/2" = 1'-0"



PARK CITY
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/28/2020

LANDSCAPE PLAN
SCALE: 1" = 10'-0"
NORTH

STATE OF UTAH
KEVIN D. HORN
No. 7800802
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORTH SALT LAKE CITY UT 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN ON RELEASE OF THE MATERIAL, RED BERRY CONSTRUCTION SHALL NOT BE REPRODUCED, WITHOUT THE WRITTEN
© 2020 HORN MAYO PARTNERS LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

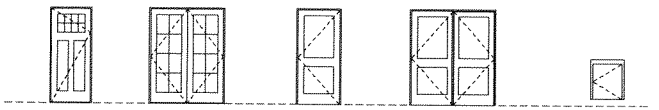
PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE:	
DATE: 1-31-2020	
DRAWN BY:	
CHECKED BY:	

JOB NO.
FILE NO: 1512_10th

LANDSCAPE PLAN
L1.01h

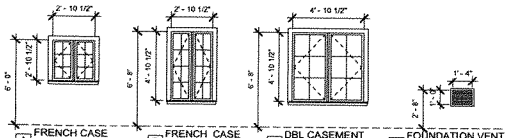
Door Schedule						
Mark	Type Mark	Width	Height	Finish	Hardware	Comments
11	C	2' - 8"	6' - 8"	STAIN	PRIVACY	
12	D	4' - 0"	6' - 8"	STAIN	FRICTION W/ DUMMY	
13	C	2' - 4"	6' - 8"	STAIN	PRIVACY	
14	C	2' - 8"	6' - 8"	STAIN	PRIVACY	
15	D	5' - 0"	6' - 8"	STAIN	FRICTION W/ DUMMY	
16	C	2' - 4"	6' - 8"	STAIN	PRIVACY	
17	C	2' - 4"	6' - 8"	STAIN	POCKET	
18	C	2' - 4"	6' - 8"	STAIN	PASSAGE	
X1	A	2' - 8"	6' - 8"	PAINT EXT. STAIN INT.	ENTRY SET W/ DEAD BOLT	T'HOLD & SEALS
X2	A	2' - 8"	6' - 8"	PAINT EXT. STAIN INT.	LOCK W/ DEAD BOLT	T'HOLD & SEALS
X3	B	5' - 0"	6' - 8"	PAINT EXT. STAIN INT.	FLUSH BOLT, LOCK, DEAD BOLT	T'HOLD & SEALS
X4	E	2' - 0"	2' - 6"	PAINTED STEEL	LOCK	INSULATED STEEL



A 1/2 LITE ENTRY PAINTED
B FRENCH PATIO PAINTED ALUMINUM CLAD
C INTERIOR STAINED
D INTERIOR STAINED
E CRAWL SPACE STEEL INSULATED PAINTED

DOORS
1/4" = 1'-0"

Window Schedule						
Mark	Type Mark	Width	Height	Head Height	Description	Comments
1	A	3' - 0"	3' - 0"	6' - 0"	FRENCH CASEMENT - WOOD	
2	A	3' - 0"	3' - 0"	6' - 0"	FRENCH CASEMENT - WOOD	
3	B	3' - 0"	5' - 0"	6' - 8"	CASEMENT	EGRESS, CENTER TDL
4	C	5' - 0"	5' - 0"	6' - 8"	FRENCH CASEMENT - WOOD	EGRESS
5	A	3' - 0"	3' - 0"	6' - 8"	FRENCH CASEMENT - WOOD	
6	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
7	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
8	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
9	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
10	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
11	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	

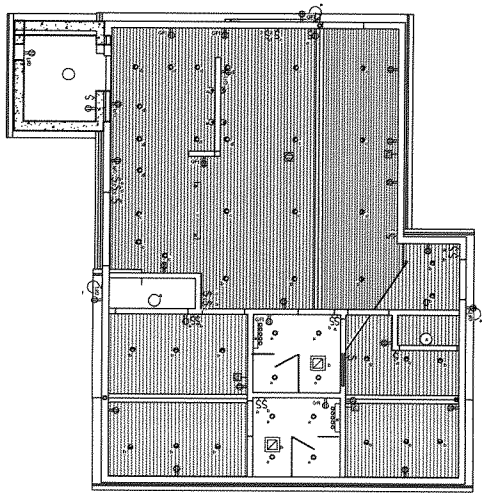


A FRENCH CASE WOOD PAINTED INSULATED
B FRENCH CASE WOOD PAINTED INSULATED
C DBL CASEMENT WOOD PAINTED INSULATED
D FOUNDATION VENT LOUVERED ALUMINUM

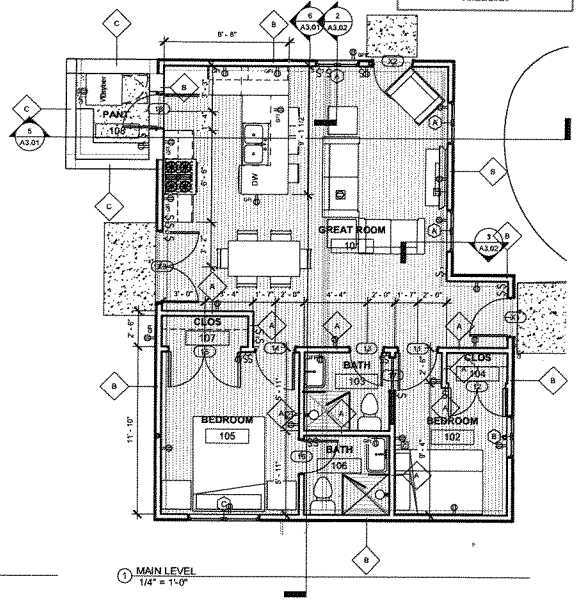
WINDOWS
1/4" = 1'-0"

Wall Schedule			
Type Mark	Fire Rating	Description	Comments
A	NR	2X4 STUDS 16" O.C. W/ SOUND BATTS & 1/2" GYP. BD, EACH FACE	GREEN BOARD AT TILE
B	NR	EXIST., 2X4 REINF., 3.5" R-22 INSUL, INT. SHEATHING, 1/2" GYP. BD., VAPOR BARRIER, HISTORIC SIDING	
C	NR	EXIST. CONC., EXTEND TOP, 2X4 FIRRING, 1.5" R-8 INSUL, 1/2" GYP. BD	

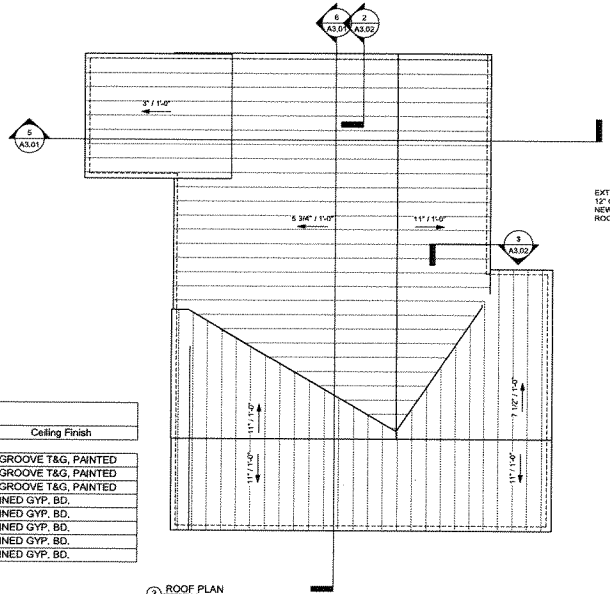
Room Schedule						
Number	Name	Floor Finish	Base Finish	Wall Finish	Trim	Ceiling Finish
101	GREAT ROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
102	BEDROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
105	BEDROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
103	BATH	PORCELEAN TILE	TILE	TILE WAINSCOT, PAINT	3.5" CASE	PAINED GYP. BD.
106	BATH	PORCELEAN TILE	TILE	TILE WAINSCOT, PAINT	3.5" CASE	PAINED GYP. BD.
107	CLOS	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.
104	CLOS	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.
108	PANT.	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.



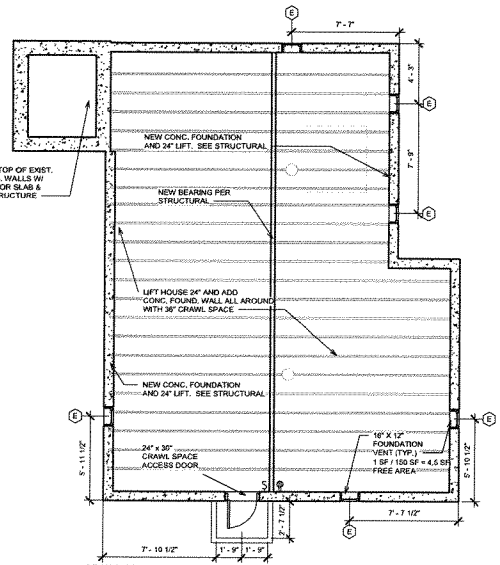
4 MAIN LEVEL
1/4" = 1'-0"



1 MAIN LEVEL
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



2 CRAWL SPACE
1/4" = 1'-0"

APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/28/2020

1/31/2020

COTTAGE ON MAIN LLC
30 South Fairway Dr
North Salt Lake UT 84054

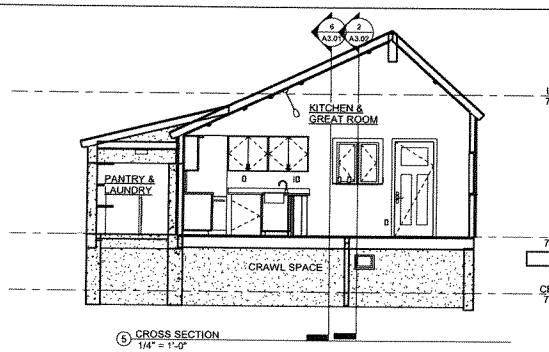
HORN PARTNERS ARCHITECTURE
Post Office Box 01286
Bountiful UT 84011
phone: 801 232 9333

180 DALY HISTORIC REMODEL
180 DALY AVE.
PARK CITY UT

No.	Description	Date

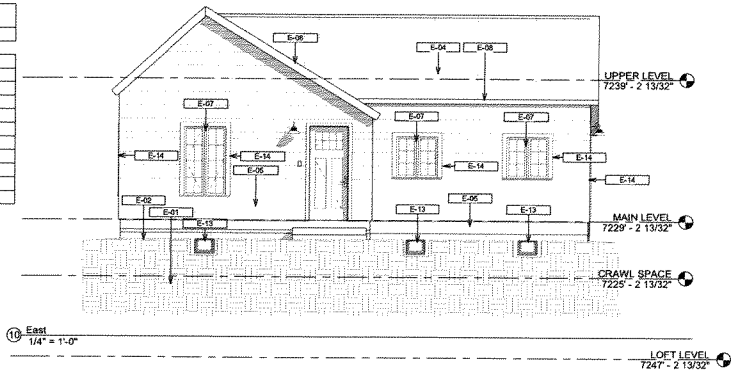
Project number 1918
Date Issue Date

PLANS
A2.01
Scale 1/4" = 1'-0"

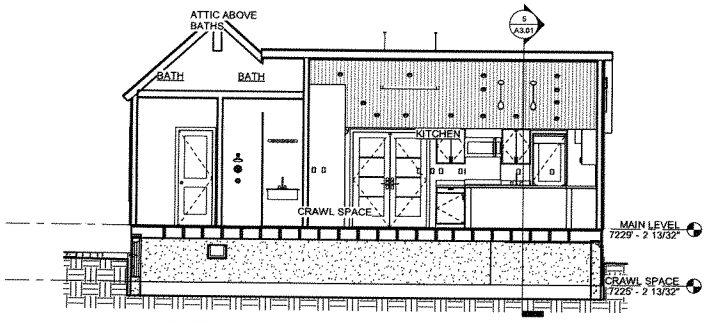


5 CROSS SECTION
1/4" = 1'-0"

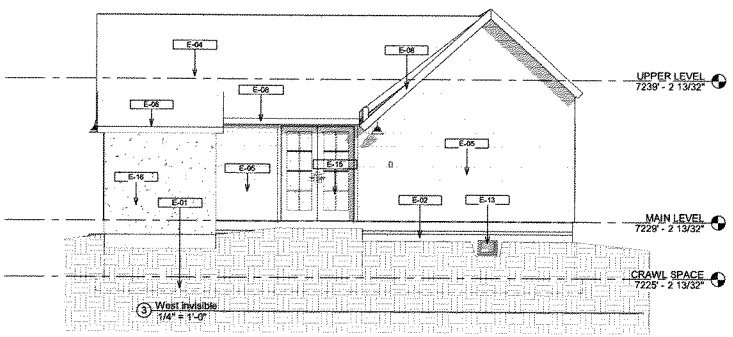
ELEVATION NOTES	
Key Value	Keynote Text
E-01	FOUNDATION
E-04	SAC RUB EXPOSED FOUNDATION
E-04	METAL PANEL ROOF
E-05	RESTORE DROP NOVALTY HISTORIC SIDING
E-06	REFURBISHED HISTORIC WOOD DOOR
E-07	NEW HISTORIC WOOD WINDOW
E-08	NEW PAINTED 1X6 PAINTED FASCIA W/ DRIP
E-13	ALUM. FOUNDATION VENT
E-14	1X4 PAINTED TRIM
E-15	NEW CLAD WOOD FRENCH PATIO DOOR
E-16	EXISTING CONC. WALL EXTENDED



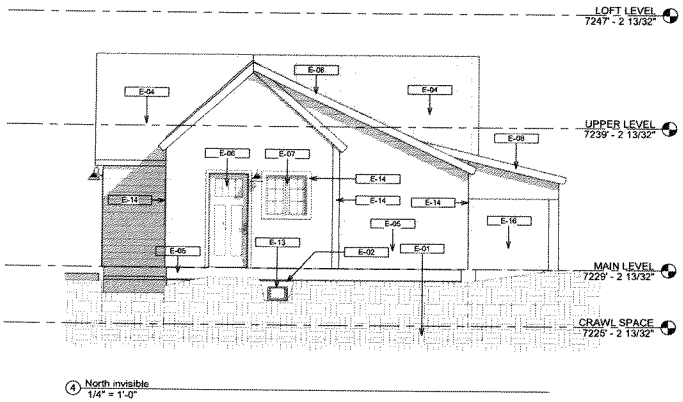
10 East
1/4" = 1'-0"



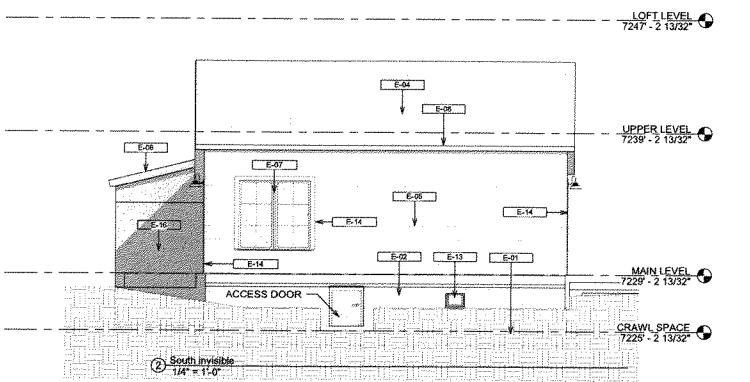
6 LONGITUDINAL SECTION
1/4" = 1'-0"



3 West invisible
1/4" = 1'-0"



4 North invisible
1/4" = 1'-0"



2 South invisible
1/4" = 1'-0"

PARK CITY
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/28/2020

KEVIN HORSLEY LICENSED ARCHITECT
1/31/2020
HORSLEY PARTNERS ARCHITECTURE
homepartners.com
po box 0388
Beaufort, UT 84011
phone 801.232.8333

COTTAGE ON MAIN LLC
30 South Fairway Dr
North Salt Lake UT 84054

180 DALY HISTORIC REMODEL
180 DALY AVE.
PARK CITY UT

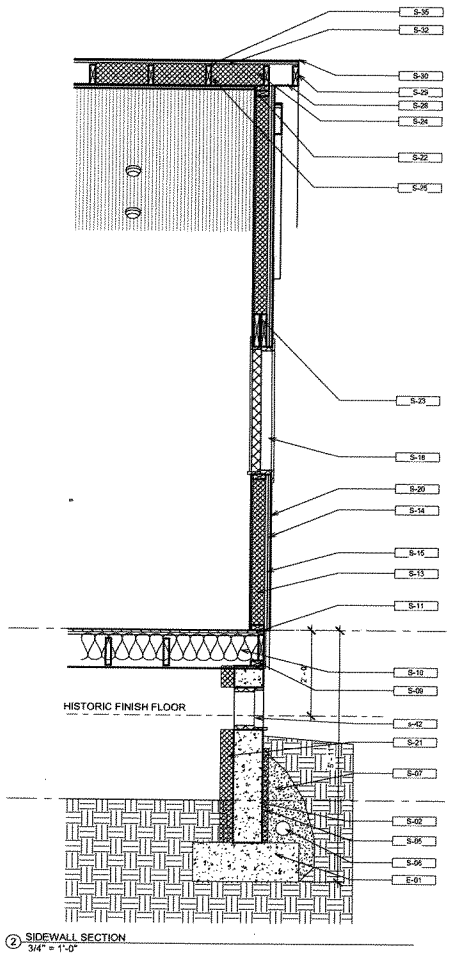
No.	Description	Date

Project number 1918
Date Issue Date

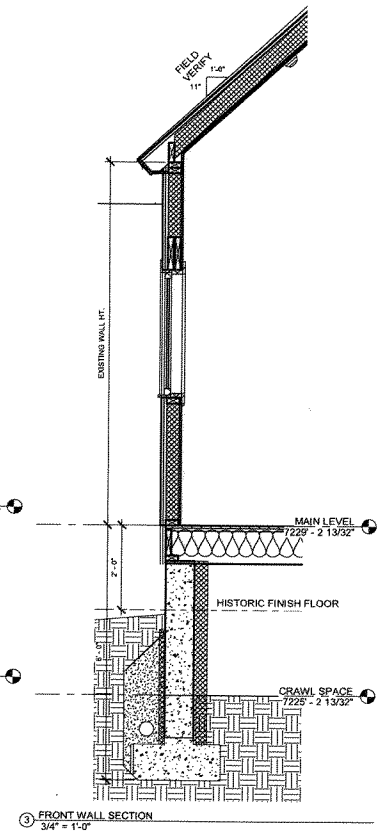
ELEVATIONS & SECTIONS

A3.01

Scale 1/4" = 1'-0"



② SIDEWALL SECTION
3/4" = 1'-0"



③ FRONT WALL SECTION
3/4" = 1'-0"

SECTION NOTES	
Key Value	Keynote Text
S-01	CONCRETE FOUNDATION - SEE STRUCTURAL
S-02	CONCRETE WALL - SEE STRUCTURAL
S-04	ANCHOR BOLT - SEE STRUCTURAL
S-05	FOUNDATION WATERPROOFING W/ 1" INSUL BOARD
S-06	4" PERFORATED FOUNDATION DRAIN
S-07	DRAINING GRAVEL FILL W/ MIRAFY FABRIC
S-09	TREATED SILL
S-10	FLOOR JOIST - SEE STRUCTURAL
S-11	FLOOR SHEATHING
S-12	2X4 FIRRING W/ 3.5" RIGID INSUL.
S-13	2X4 STUD WALL W/ R-21 INSULATION
S-14	WALL SHEATHING - SEE STRUCTURAL
S-15	MOISTURE BARRIER BUILDNG WRAP (TYVEC OR SIM.)
S-18	WINDOW WITH FLASHING SYSTEM
S-20	PAINTED HISTORIC DROP NOVALTY SIDING
S-21	1.5" RIGID INSULATION
S-22	DOUBLE TOP PLATE
S-23	BEAM OR HEADER - SEE STRUCTURAL
S-24	ROOF FRAMING
S-25	R-40 RIGID INSULATION
S-28	WOOD SOFFIT W/ SCDREENED VENTS
S-29	1X6 WOOD FASCIA
S-30	DRIP
S-32	ROOF SHEATHING - SEE STRUCTURAL
S-33	FULL ICE AND WATER SHIELD
S-35	METAL PANEL ROOF

PARK CITY
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
08/28/2020

STATE OF UTAH
KEVIN HORN
LICENSED ARCHITECT
1/31/2020

COTTAGE ON MAIN LLC
30 South Fairway Dr
North Salt Lake UT 84054

HORN PARTNERS ARCHITECTURE
hornpartners.com
po box 0386
Bountiful UT 84011
phone: 801.232.9333

180 DALY HISTORIC REMODEL
180 DALY AVE.
PARK CITY UT

No.	Description	Date

Project number 1918
Date Issue Date

WALL SECTIONS

A3.02

Scale 3/4" = 1'-0"

EXHIBIT C

HISTORIC SITES FINANCIAL GUARANTEE DETERMINATION

HISTORIC SITES FINANCIAL GUARANTEE

Planning Project # PL-20-04537

Address: 180 Daly Avenue, Park City, UT

Landmark Structure ☐ Significant Structure ■

Preservation Plan includes:

☐ Full Reconstruction

☐ Full Panelization

☐ Partial Panelization: How many facades _____

■ The applicant is responsible for working with the Building and Planning Departments to identify salvageable historic materials to be reused on the restored building facades.

Square footage of Historic Structure 735 SF x $ 200/SF = $147,000.00

Square footage of Historic Structure porch _____ x $ 150/SF = $ 0

Square footage of Historic Accessory Structure ____ x $ 150/SF = $ 0

Salvaged Material _____ $_____

TOTAL GUARANTEE AMOUNT **$147,000.00**

Method of Guarantee:

☐ Cash

☐ Letter of Credit

☐ Escrow

■ Other (Lien)

Planner: _____ Date 9.3.20

Planning Director (or designee) _____ Date 9.3.2020

Chief Building Official (or designee) _____ Date 9.3.2020

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____

Name of Applicant: Dave Baglino

Mailing Address: PO Box 84068

Park City Ut 84068

Phone #: (435) 640 - 5806 Fax #: ( ) -

Email: davidbaglino@msn.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Willemina Yospe, Cottage On Main LLC

Mailing Address: 170 Main

Park City UT 84060

Street Address/ Legal Description of Subject Property: Residence

Signature: _____ Date: 4/17/20

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

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

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

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Site Plan

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The site is an uphill lot off of Daly Ave. It is flat for the front 40' or so and then slopes almost 45 deg. Only the front yard of the site lies within a flood zone, the house footprint is outside the flood zone. (see FIRM report)

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

A steep slope CUP will be required

Photo Numbers: S1 - S4 Illustration Numbers: Survey


180
BERKSHIRE
HATHAWAY
Utah Properties
Bill Kunstover
435-901-2007



2. Structure

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

Element/Feature: Historic

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The original structure appears to be a T-shape Cottage style and included French Casement windows in the historic photo. No porch appears to have existed. A shallower pitch roof addition was added to the rear and is visible from the north elevation.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The structure is in tact but siding and windows have been replaced and need to be restored.

Photo Numbers: H1 - H3 Illustration Numbers: H1.01, H2.01, H3.01




180
BERKSHIRE
HATHAWAY



3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Roof and Addition

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The original T-shape cottage was added on to. This modified the roof pitch in the rear. The historic roof appears to be wide crimped metal roof panels. The historic panels appear to have been replaced with a metal siding/roof material.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Roof material has been modified.

Photo Numbers: ROOF1-ROOF3 Illustration Numbers: H3.01







4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: No Chimney

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

No chimney exists nor is visible in the historic photos. A freestanding gas heater currently heats the home and is served by a flue.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: East Walls

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The front/east walls of the home are structurally in tact but have had new siding installed. The original siding appears to be drop novelty siding, typical in the area. Windows openings are still in tact.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Non-historic siding.

Photo Numbers: EAST 1, 2 Illustration Numbers: H3.01


BERKSHIRE
HATHAWAY



Element/Feature: North and South

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

North Wall shows where the addition was constructed. It maintains the historic siding, 2 historic windows (one has been covered up) and a 5 horizontal panel door.
South Wall has been refinished and has a newer window installed.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

One window on North is boarded up.
South elevation has been refinished with non-historic siding.

Photo Numbers: NORTH 1 & 2, SOUTH 1 & 2 Illustration Numbers: H3.01









Element/Feature: West Walls

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The west elevation is visible from the hillside. Various siding treatments exist including non-historic wood and concrete. A window exists and is part of the historic addition. The eave height of the addition is lower than the original structure.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Non-historic Siding

Photo Numbers: WEST 1,2 Illustration Numbers: H3.01





6. Foundation

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

Element/Feature: Foundation

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

It appears that there was no original foundation. Some repairs have taken place over the years. The steep hillside behind has settled against the wood siding and is damaging the non-durable material.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Substandard foundation needs to be replaced to preserve the home. Foundation does not protect the home from the steep hillside behind.

Photo Numbers: FOUNDATION 1, 2 Illustration Numbers: _____





7. Porches

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

Element/Feature: No Porches

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

No covered porches exist. A deck was constructed in the front yard.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: DECK 1 Illustration Numbers: H1.01



8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: HEATING

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The only source of heating in the home is a centrally located gas heater.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The existing heater does not affect the entire house and has passed its useful life

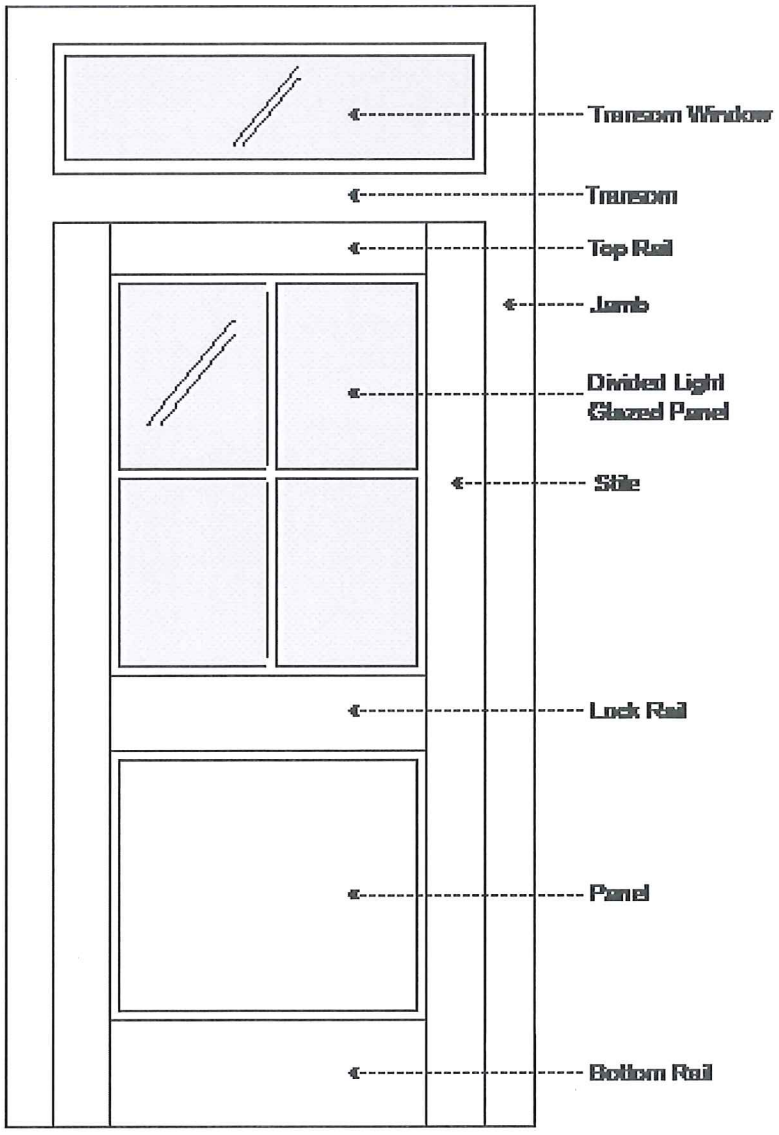
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



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

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 1

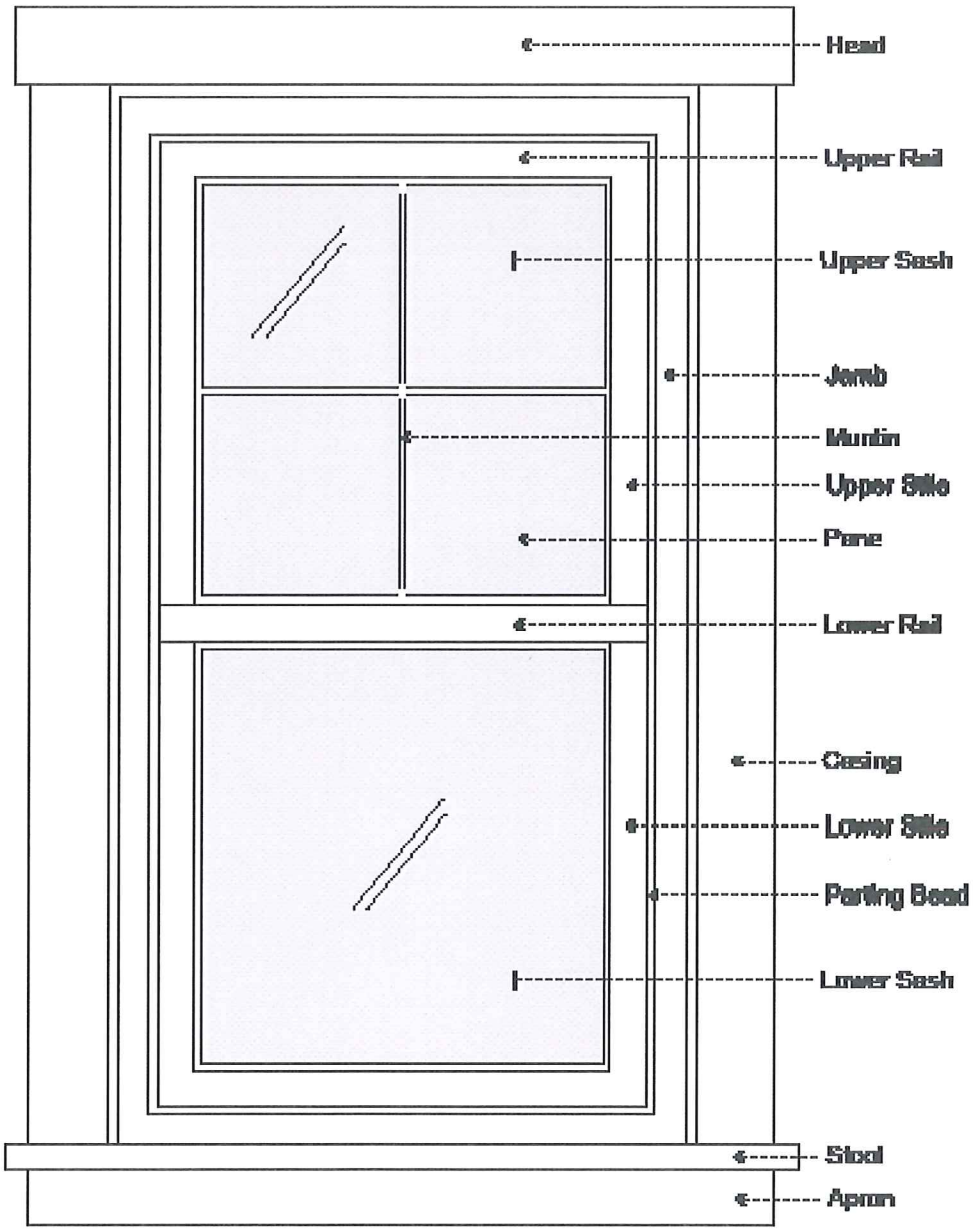
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	historic		yes
2	Poor	historic		yes
	Poor			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



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

Window Survey Form

Total number of window openings on the exterior of the structure: 8

Number of historic windows on the structure: 1

Number of existing replacement/non-historic windows 6

Number of windows completely missing: 1

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

Number of windows to be replaced: 8

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	non historic metal		no
2	Fair	non historic metal		no
2	Fair	non historic metal		no
4	Fair	non historic metal		no
5	Fair	non historic metal		no
6	Poor	historic wood		yes
7	Poor	historic wood		yes
8	Poor	boarded up		no
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: Finishes

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

Interior walls are limited and have been removed and patched over the years.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

most historic trim and interior have been replaced.

Photo Numbers: _____ Illustration Numbers: _____

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
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

■ LANDMARK ☐ SIGNIFICANT DISTRICT: HR-1

NAME: 180 Daly historic home

ADDRESS: 180 Daly

TAX ID: PC-668 OR

SUBDIVISION: Mill Site Reservation OR

SURVEY: Park City LOT #: 26, 27 BLOCK #: 74

APPLICANT INFORMATION

NAME: Dave Baglino

PHONE #: (435) 640 - 5806 FAX #: ( ) -

EMAIL: davidbaglino@msn.com

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

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 (HDDRs) 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 th 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 Plan

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The front portion of the site is to be maintained and landscape replaced. Existing tree on the corner will remain. The sloping rear portion of the site is where the future addition will be constructed, some preliminary excavation will be done at this time while access is available. The property lines shared with the adjacent site will be modified to accommodate the road that has been constructed in the rear and to provide adequate setbacks.

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 original structure and historic addition will be maintained and restored to their historic appearance. A basement foundation will be added and the structure will be raised 24".

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: Historic Roof

This involves: ☐ Preservation ■ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The historic roof will be restored to be similar to the appearance in the historic photo. A more typical profile of crimped metal roofing will be installed.

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: No Existing Chimey

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:

No chimney existed on the historic structure. New interior fireplaces and furnace systems will not create a need for new exterior chimney.

Exterior Walls

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

Element/Feature: East 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:

Existing non-historic windows and doors will be replaced to comply with the historic photo. Siding will be replaced with historic drop novelty siding.

Element/Feature: North and South 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:

North wall will be preserved, including the trim lines indicating the original roof pitch line. Existing windows will be replaced with period windows matching the historic photos. South wall will be refinished to match historic siding and the window replaced with historic windows.

Element/Feature: West 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:

The West wall will be restored with historic siding.

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: Concrete foundation

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ■ Rehabilitation

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

A new concrete foundation will be added, lifting the residence 24". The foundation will protect against the steep hillside.

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: No 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:

The existing appearance with no porches will be maintained.

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: Period 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:

One existing 5 horizontal panel door will be maintained. The front door which has been replaced will be replaced with a period door.

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:

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: Wood windows

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ■ Rehabilitation

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

All of the historic windows but one have been removed and replaced with aluminum frame windows. These will be replaced with historic looking windows that will match the historic photo.

Element/Feature: Picture Window

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 main living room picture window does not exist. The non-historic replacement will be removed and a more historic french casement window installed in its place.

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: HVAC

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

A new HVAC system, including a gas furnace, will be installed. New hot water systems and heated driveways and walks will be installed.

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: Future 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:

A future addition will be added to the original residence. The future addition draws on some of the forms of the original home but has finishes that differentiate it from the original. The addition is separated from the restored structure walls that are set back from the facade. The addition has a similar slope roof and period dormers.

At this time only preliminary excavation is proposed for the future addition

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: David Baglino

180 DALY AVE PERMIT COMMENTS 4/14/20

BUILDING:

After initial review the following will need to be provided / corrected: 1) Note on plans required U-factor per REScheck of .25 NOTED ON WINDOW SCHED. 2) Note on plans total new square feet added to existing home. NOTED ON COVER PAGE 3) Note on plans total new LOD area to be landscaped NOTED ON SITE PLAN 4) Note on plans minimum clear opening at shower doors of 22" per IRC P2708.1.1 NOTED ON FLOOR PLAN 5) Note on plans required interconnected smoke and CO detectors per IRC R314 and 315 NOTED ON CEILING PLANS

In addition to previous comments can you clarify if this home will have fire sprinklers? SPRINKLERS NOTED ON COVER PAGE

Provide GEOtech report and engineering for temporary and permanent soil nail walls NOT REQUIRED, GRADING REDUCED TO LESS THAN 4' BOULDER RETAINING WALLS: SEE REVISED SITE PLAN. Provide trespass agreement with neighboring properties as needed.

ENGINEERING:

1. A work in the right-of-way permit needs to be pulled from the Engineering Department prior to sign off on PLAN20-207. NOTED ON SITE PLAN
2. The existing ¾" water service will need to be abandoned at the water main. The contractor will need to hot tap the water main and install a new 2" service line to a 1-1/2" meter. Please add a new sheet titled as utility plan showing this change in water service. Water STD. 524, 524S, 541, 541S, and 580 shall be included on the utility plan sheet. These are available on the Engineering Department's webpage under the 2019 Park City Water Specifications. C1.01 ADDED

CODE ENFORCEMENT:

Please provide a site plan showing a six foot LOD fence, appropriate erosion control measures and the location of the portable toilet and dumpster NOTED ON SITE PLAN. This site will require an LOD inspection, the property corners should be visible during the inspection. Two construction parking passes will be issued with this permit. The parking passes can be picked up once the permit is issued at Public Works 1053 Iron Horse Dr

Six foot chain-link fence is required for the LOD fence NOTED AND DETAILED ON SITE PLAN

LEGEND

DOOR TYPE — DOOR REFERENCE

A — WINDOW REF.

DIRECTION OF CUT
SECTION DESIGNATION
SHEET NO. — BUILDING SECTION

C / 5 — LINE WHERE CUT — DETAIL

DIRECTION OF CUT
SECTION NUMBER
SHEET NO. — SECTION

ELE. NUMBER
SHEET NO. — INTERIOR ELEVATION

ELEVATION DESIGNATION

C — FINISH AS NOTED ON FINISH SCHEDULE
9'-0" — CEILING HEIGHT
REFLECTED CEILING PLAN

- EARTH
- GRAVEL
- CONCRETE
- MASONRY
- PARTITION WOOD STUD
- PARTITION METAL STUD
- WOOD - ROUGH
- WOOD - FINISH
- PLYWOOD
- STEEL
- ACOUSTICAL TILE
- BATT INSULATION
- RIGID INSULATION
- GLASS
- DIRECTION OF SLOPE
- BEGINNING POINT OF GRIDS
  POINT FROM WHICH DIMENSIONS
  FOR GRIDS ARE TAKEN
- KEYED NOTES

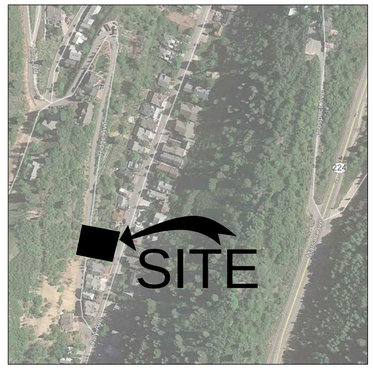
POCHE AND GENERAL SYMBOLS

PERMIT DOCUMENTS

1/31/2020

180 DALY AVE.





VICINITY MAP
SCALE : NONE

NORTH

PROJECT DATA

APPLICABLE CODES

BUILDING CODE:	2015 IRC
PLUMBING CODE:	2015 IPC
MECHANICAL CODE:	2015 IMC
ELECTRICAL CODE:	2015 IEC, 2017 NEC
FIRE CODE:	2015 IFC
ENERGY CODE:	2015 IECC
GAS CODE:	2015 IFGC
ACCESSIBILITY:	2015 IBC, ADAAG

CONSTRUCTION RATINGS: (TABLE R302.1)

WALLS	
EXTERIOR WALLS < 3'	1 HR
EXTERIOR WALLS > 3'	0 HR
PROJECTONS < 3'	1 HR
PROJECTIONS > 3'	0 HR
WALL OPENINGS < 3'	NOT ALLOWED
WALL OPENINGS >5'	0 HR

BUILDING SQUARE FOOTAGE:

EXISTING MAIN: 790 SF

DIFERRED SUBMITTALS:

PARK CITY 1884
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barborst
10/29/2020

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/12/2020

SHEET INDEX

A0.01	COVER SHEET
	SURVEY
H2.01	HISTORIC PLANS
H3.01	HISTORIC ELEVATIONS
H3.02	HISTORIC DETAILS
D1.01	SITE DEMO/PRESERVATION
D2.01	DEMO/PRESERVATION PLANS
D3.01	DEMO/PRESERVATION ELEVATIONS
C1.01	PROPOSED REPLAT
A1.01	SITE PLAN
L1.01	LANDSCAPE PLAN
A2.01	FLOOR PLANS
A3.01	EXTERIOR ELEVATIONS
A3.02	SECTIONS
S1.1	STRUCTURAL NOTES
S1.2	STRUCTURAL DETAILS
S1.3	STRUCTURAL DETAILS
S2.1	FOUNDATION & MAIN
S2.2	ROOF FRAMING & LATERAL
S2.3	LIFTING PLAN
S3.1	STRUCTURAL DETAILS
S4.1	STRUCTURAL DETAILS

STATE OF UTAH — KEVIN D. HORN — No. 134832 — LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF HORN AND PARTNERS, LLC. ANY REPRODUCTION, PUBLICATION, DISTRIBUTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2020 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

JOB NO. -
FILE NO: 1309-A001
DRAWING DATE: DATE 1-31-2020
DRAWN BY:
CHECKED BY:

COVER SHEET

A0.01



210 DALY AVE. | 200 DALY AVE. | 180 DALY AVE. | 172 DALY AVE. | 166 DALY AVE.

STREET SCAPE

NO SCALE



PROPERTIES

NO SCALE

PARK CITY 1884

APPROVED

PARK CITY BUILDING DEPT.

Plans Examiner- Scott Olsen

10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT

AUG. 1, 2018

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN AND EXPRESS CONSENT OF HORN AND PARTNERS, LLC.
©2013 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

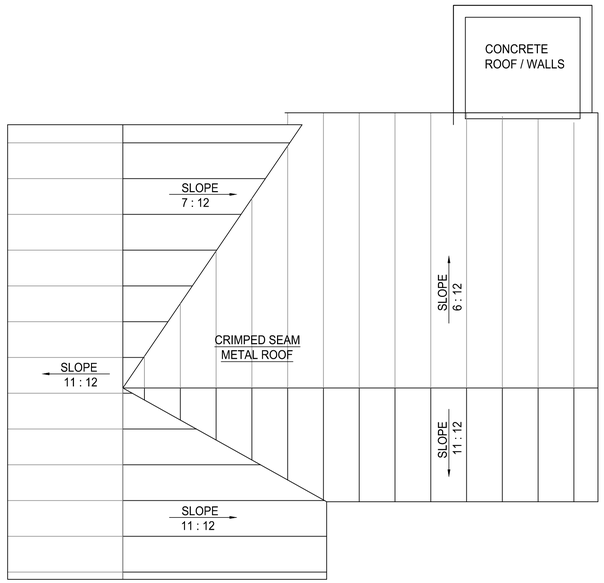
HORN PARTNERS
ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

JOB NO. -
FILE NO: 1512-H102
DRAWING DATE: DATE 8/23/2018
DRAWN BY:
CHECKED BY:

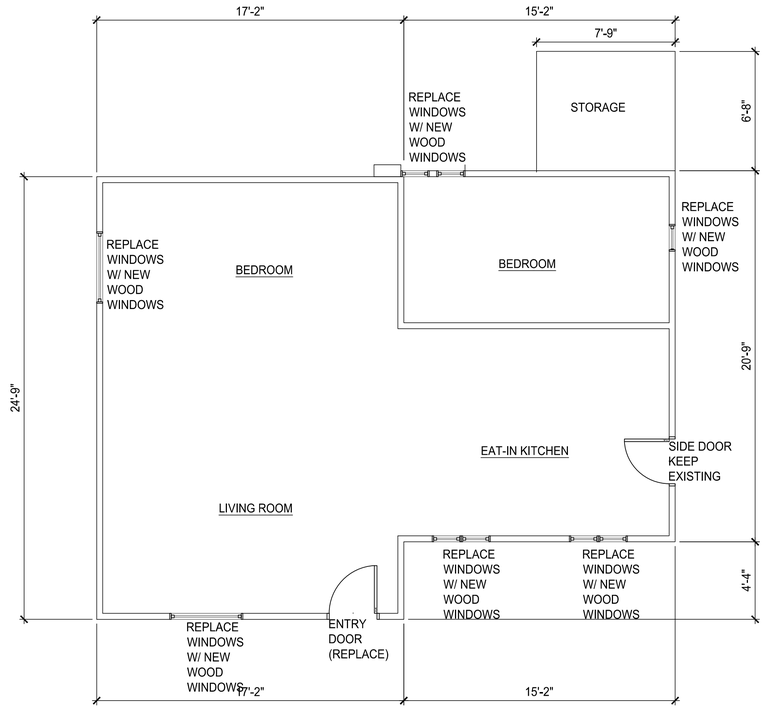
STREET SCAPE

H1.02



HISTORIC ROOF PLAN

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



HISTORIC FLOOR PLAN

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

PARK CITY 1884

APPROVED

PARK CITY BUILDING DEPT.

Plans Examiner- Scott Olsen

10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT

AUG. 1, 2018

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF HORN AND PARTNERS, LLC.
©2013 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE (HISTORIC HOME)
PARK CITY, UT

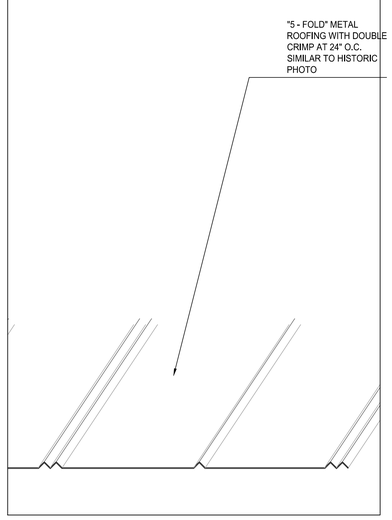
JOB NO. -
FILE NO: 1513-H201
DRAWING DATE:
DATE 8/23/2018
DRAWN BY:
CHECKED BY:

HISTORIC PLANS

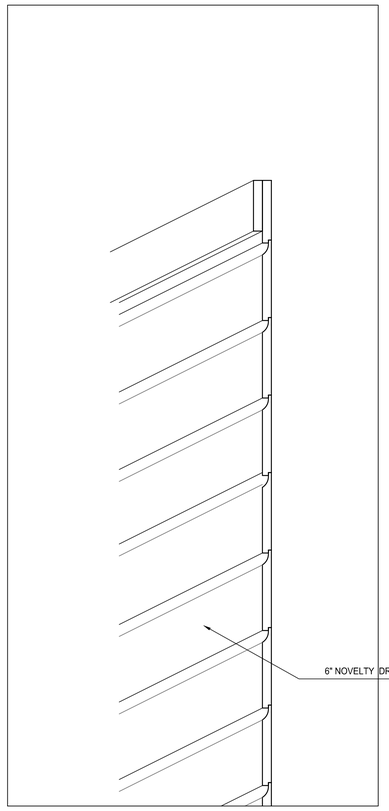
H2.01

PARK CITY
1884

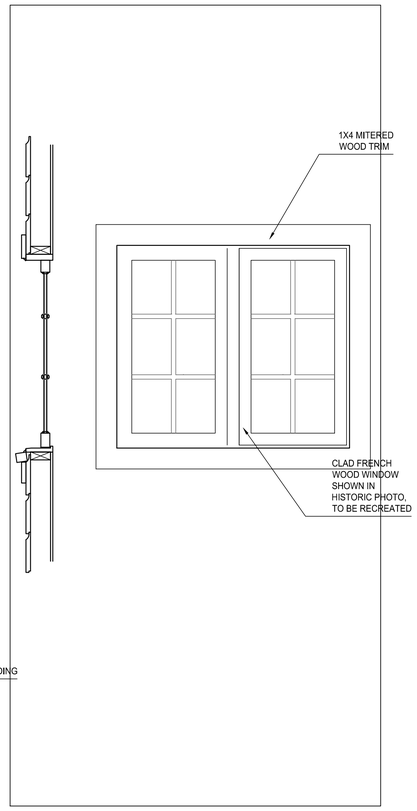
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/12/2020



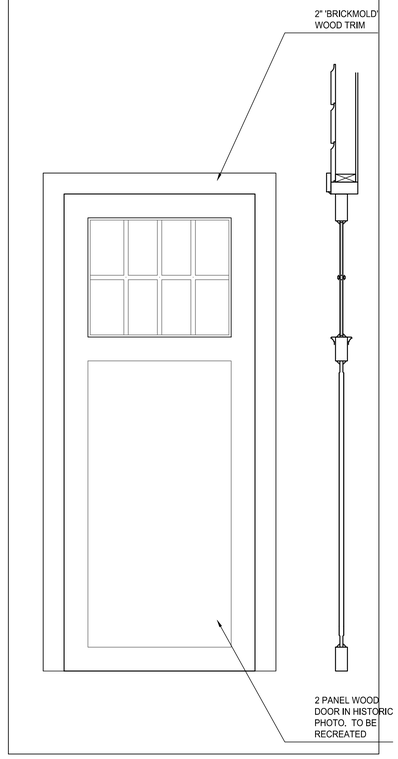
5 H3.02 ROOF DETAIL
SCALE: 1" = 1'-0"



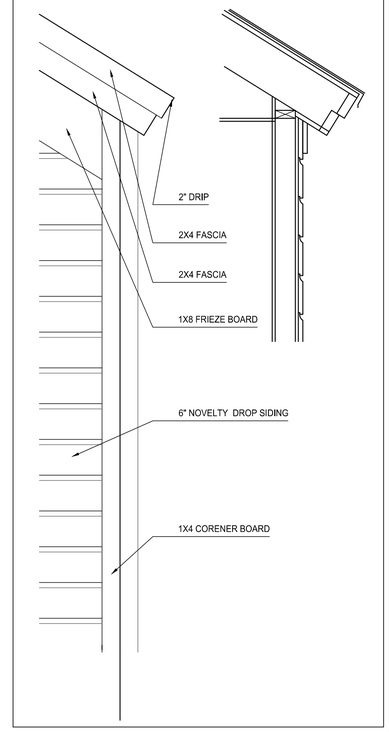
4 H3.02 SIDING DETAIL
SCALE: 2" = 1'-0"



3 H3.02 WINDOW DETAIL
SCALE: 1" = 1'-0"



2 H3.02 DOOR DETAIL
SCALE: 1" = 1'-0"



1 H3.02 WALL DETAIL
SCALE: 1" = 1'-0"



CURRENT ROOF



HISTORIC ROOF



ORIGINAL SIDING PHOTO



HISTORIC PHOTO



PHOTO



PHOTO

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
©2013 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

JOB NO. -
FILE NO: 1512-H302
DRAWING DATE: DATE 8/23/2018
DRAWN BY:
CHECKED BY:

HISTORIC DETAILS

H3.02

DEMOLITION KEYED NOTES

- (D1) EXISTING ROAD EDGE TO BE PROTECTED DURING CONSTRUCTION
- (D2) REMOVE EXISTING WOOD FENCE
- (D3) REMOVE EXISTING WOOD DECK
- (D4) REMOVE CONC. WALK FOR NEW CONSTRUCTION
- (D5) REINFORCE EXISTING STRUCTURE AND RAISE ON NEW FOUNDATION
- (D6) OUTLINE OF BUILDING ADDITION - SEE DEMO PLAN/ELEV
- (D7) DISCONNECT UTILITY DURING CONSTRUCTION

PRESERVATION KEYED NOTES

- (P1) EXISTING RESIDENCE TO BE PRESERVED DURING CONSTRUCTION AND REMODEL.
- (P2) EXISTING PILE OF ROCKS TO BE REPLACED PER GRADING ON SITE PLAN
- (P3) REMOVE TREE FOR NEW CONSTRUCTION AND REPLACE WITH LIKE SCOPE PER LANDSCAPE PLAN
- (P4) PRESERVE EXISTING TREE AND PROTECT DURING CONSTRUCTION
- (P5) EXISTING STRUCTURE TO BE RAISED 2' AT EXISTING LOCATION ON NEW FOUNDATION. SEE SITE PLAN BUILDING WILL REMAIN IN ITS LOCATION DURING CONSTRUCTION.

DEMOLITION GENERAL NOTES

1. ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.

2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH AND REPAIR ALL EXISTING FINISHES OF WALLS, CEILINGS, FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.

3. PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.

4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE. SHORE-UP EXISTING WALLS AND STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.

5. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.

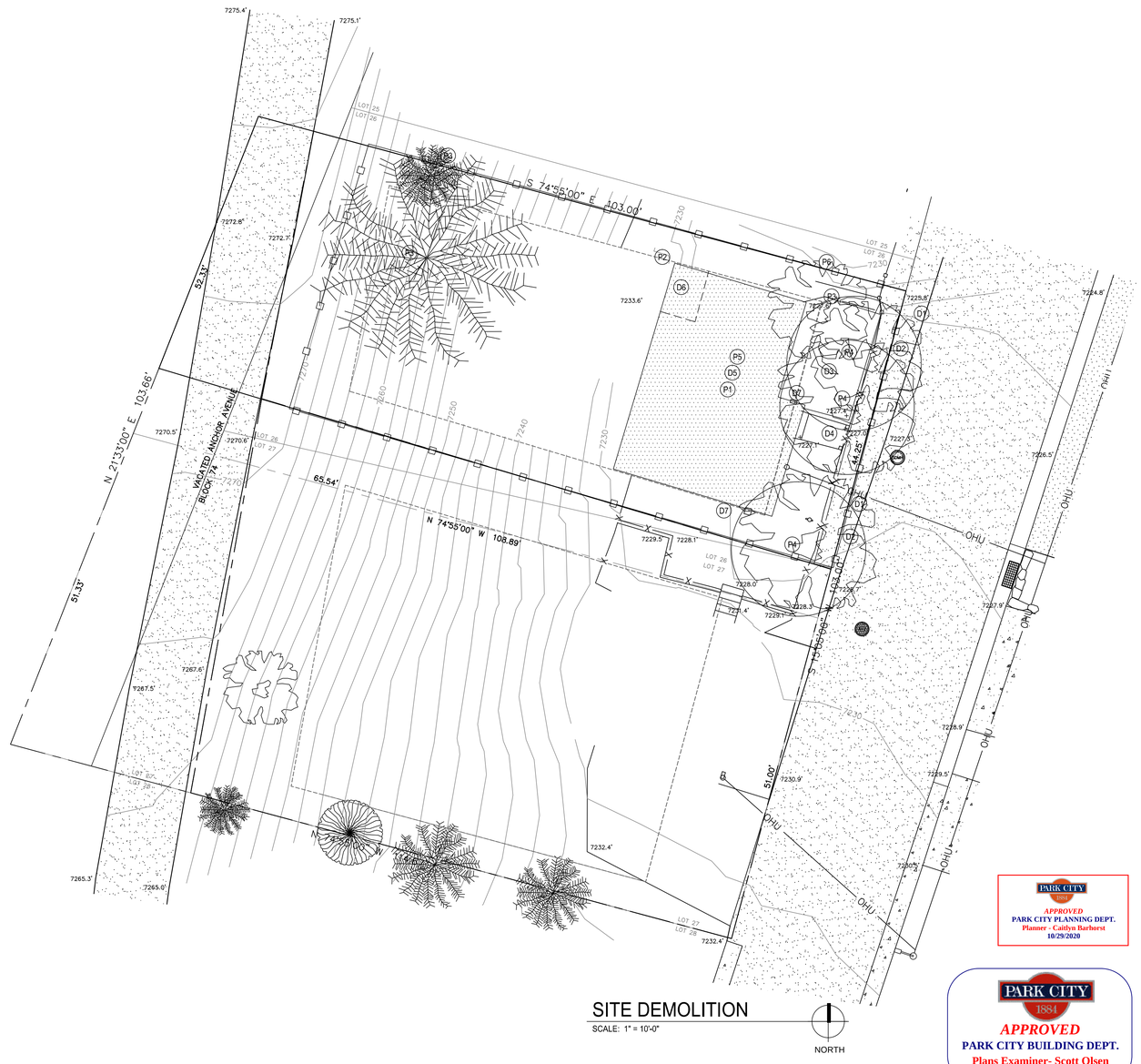
6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK.

7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.

8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.

9. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.

10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO SALT LAKE COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL



SITE DEMOLITION

SCALE: 1" = 10'-0"

NORTH

PARK CITY 1884

APPROVED

PARK CITY PLANNING DEPT.

Planner - Caitlyn Barhorst

10/29/2020

PARK CITY 1884

APPROVED

PARK CITY BUILDING DEPT.

Plans Examiner- Scott Olsen

10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT

AUG. 1, 2018

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
©2013 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DAL Y AVE. (HISTORIC HOME)
PARK CITY, UT

JOB NO.	-
FILE NO.	1512-D101h
DRAWING DATE:	
DATE	8/23/2018
DRAWN BY:	
CHECKED BY:	

SITE DEMOLITION

D1.01H

PRESERVATION KEYED NOTES

- P1 EXISTING FLOOR STRUCTURE TO BE PROVIDED WHERE STRUCTURE IS RAISED.
- P2 EXISTING HISTORIC WOOD SIDING TO REMAIN. SHORE STUDS AND INSTALL VAPOR BARRIER AND INSULATION FROM INTERIOR
- P3 REPLACE NON-HISTORIC BEVELED SIDING WITH HISTORIC DROP NOVELTY SIDING TO MATCH EXISTING AND HISTORIC PHOTOS
- P4 NEW WOOD WINDOW
- P5 EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE PER STRUCTURAL DRAWINGS.
- P6 EXISTING FASCIA AND TRIM DETAILS TO BE RETAINED. WHRE REQUIRED, REFINISH AND RESTORE ORNAMENTAL DETAILS TO MAINTAIN EXISTING FORM.

DEMOLITION KEYED NOTES

- D1 SHORE UP MAIN FLOOR AND REMOVE LOWER FLOOR LEVEL WALLS FOR NEW FOUNDATION
- D2 EXCAVATE EXISTING FOUNDATION FOR NEW FOUNDATION
- D3 REMOVE NON-HISTORIC BEVELED SIDING TO BE RESTORED TO DROP NOVELTY SIDING
- D4 REMOVE EXISTING NON-HISTORIC DOOR
- D5 REMOVE CONCRETE CELLER STRUCTURE
- D6 REMOVE NON-HISTORIC WINDOW FOR NEW WOOD WINDOW PER NOTE "P4"
- D7 REMOVE EXISTING GAS HEATING STOVE
- D8 REMOVE EXISTING PLUMBING SYSTEM INCLUDING PIPING AND FIXTURES
- D9 REMOVE EXISTING WIRING AND ELECTRICAL EQUIPMENET, CAP AND REMOVE TO PANEL
- D10 SHORE UP MAIN STRUCTURE AND REMOVE WALLS, SIDING, FINISHES, ETC. FOR ADDITION
- D11 SHORE UP EXISTING RAFTERS AND OPEN CENTRAL RIDGE TO BE VAULTED TO INTERIOR
- D12 REMOVE EXISTING METAL ROOF AND SUBROOFING
- D13 UNCOVER EXISTING WINDOW OPENING AND REPLACE WITH NEW WINDOWS
- D14 REMOVE WALL FOR NEW ADDITION OR REMODEL

DEMOLITION GENERAL NOTES

1. ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.

2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH AND REPAIR ALL EXISTING FINISHES OF WALLS, CEILINGS, FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.

3. PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.

4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE. SHORE-UP EXISTING WALLS AND STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.

5. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.

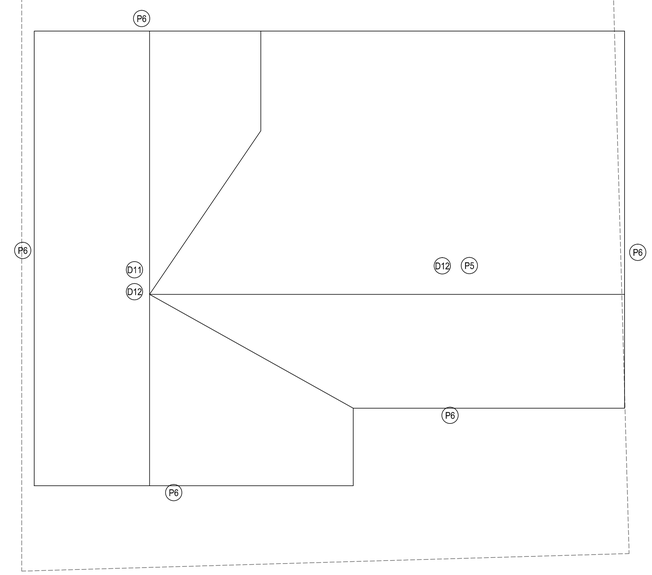
6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK.

7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.

8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.

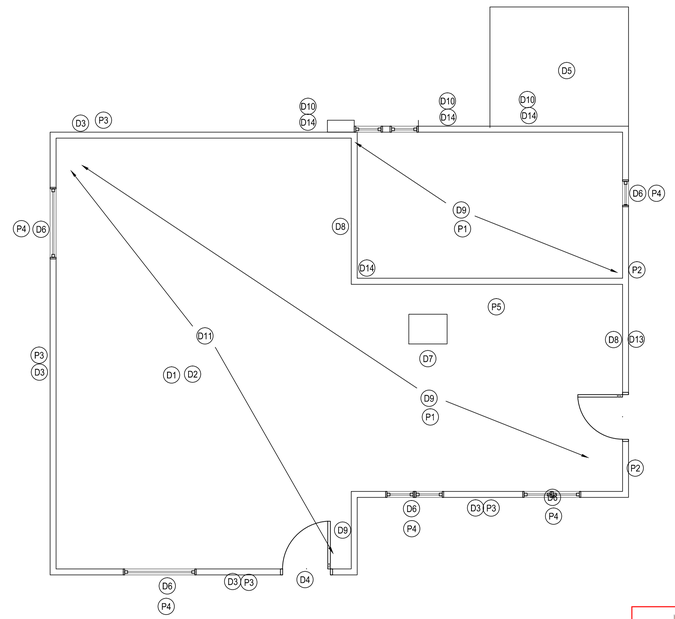
9. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.

10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO SALT LAKE COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL



ROOF PLAN

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



MAIN FLOOR

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

PARK CITY 1884

APPROVED

PARK CITY PLANNING DEPT.

Planner - Caitlyn Barhorst

10/29/2020

PARK CITY 1884

APPROVED

PARK CITY BUILDING DEPT.

Plans Examiner- Scott Olsen

10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT

AUG. 1, 2018

OWNER

DAVE BAGLINO
ADDRESS
CITY, STATE

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2013 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL,UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

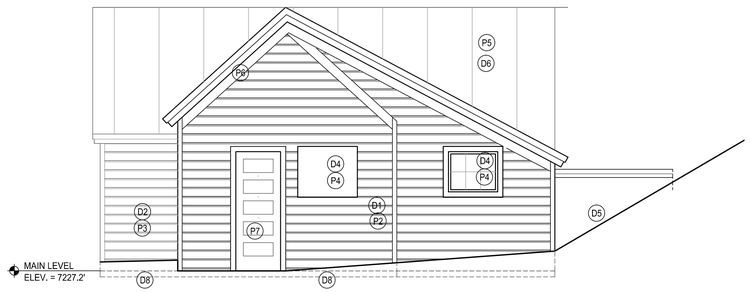
PROJ

DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

JOB NO. -
FILE NO: 1512-D201
DRAWING DATE: DATE 8/23/2018
DRAWN BY:
CHECKED BY:

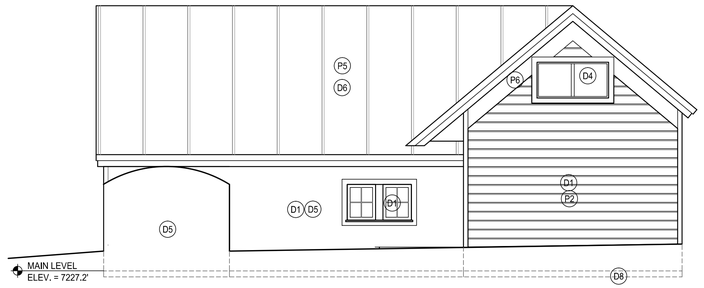
DEMOLITION PLANS HIST. HOME

D2.01



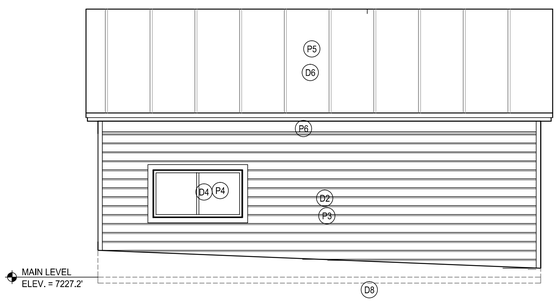
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

DEMOLITION GENERAL NOTES

1. ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.

2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH AND REPAIR ALL EXISTING FINISHES OF WALLS, CEILINGS, FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.

3. PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.

4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE. SHORE-UP EXISTING WALLS AND STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.

5. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.

6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK.

7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.

8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.

9. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.

10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO SALT LAKE COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL

DEMOLITION KEYED NOTES

- D1 REMOVE WALL FIINISHES IN AREA TO BE DEMOLISHED, SAVE FOR REPAIRS ELSEWHERE
- D2 REMOVE NON-HISTORIC WALL FINISHES
- D3 REMOVE NON-HISTORIC DOOR
- D4 REMOVE NON-HISTORIC WINDOW
- D5 REMOVE EXISTING WALL EXTENSION AREA INCLUDING: FINISHES, ROOFING, STRUCTURE, WINDOWS, PIPING, ELECTRICAL, ETC.
- D6 REMOVE EXISTING NON-HISTORIC METAL ROOF
- D7 NOT USED
- D8 SHORE STRUCTURE AND REMOVE LOWER FLOOR/FOUNDATION FOR NEW FOUNDATION

PRESERVATION KEYED NOTES

- P1 EXISTING HISTORIC WOOD SIDING TO REMAIN. SHORE STUDS AND INSTALL VAPOR BARRIER AND INSULATION FROM INTERIOR
- P2 EXISTING HISTORIC WOOD SIDING TO REMAIN. SHORE STUDS AND INSTALL VAPOR BARRIER AND INSULATION FROM INTERIOR
- P3 REPLACE NON-HISTORIC BEVELED SIDING WITH HISTORIC DROP NOVELTY SIDING TO MATCH EXISTING AND HISTORIC PHOTOS
- P4 NEW WOOD WINDOW
- P5 EXISTING ROOF STRUCTURE TO REMAIN. INCREASE STRUCTURE PER STRUCTURAL DRAWINGS.
- P6 EXISTING FASCIA AND TRIM DETAILS TO BE RETAINED. WHRE REQUIRED, REFINISH AND RESTORE ORNAMENTAL DETAILS TO MAINTAIN EXISTING FORM.
- P7 EXISTING WOOD DOOR TO REMAIN. STABLIZE THE FRAME FROM WITHIN

PARK CITY 1884
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
10/29/2020

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2020 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

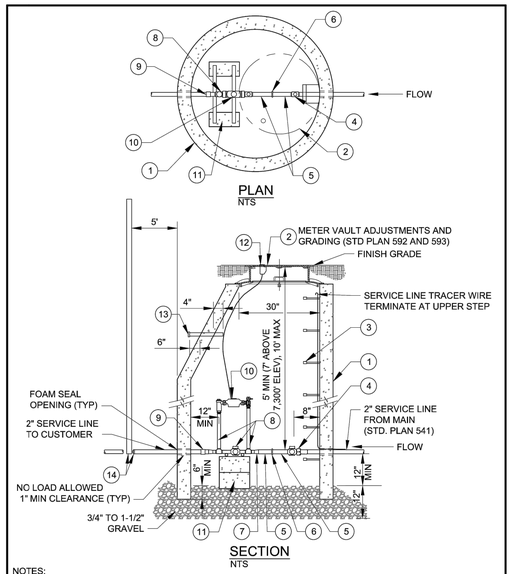
HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

JOB NO. -
FILE NO. 1512-D301
DRAWING DATE: 1-31-2020
DRAWN BY:
CHECKED BY:

DEMOLITION ELEVATIONS HIST. HOME

D3.01



NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 524 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	05/2014	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN 524
	REV.	0		

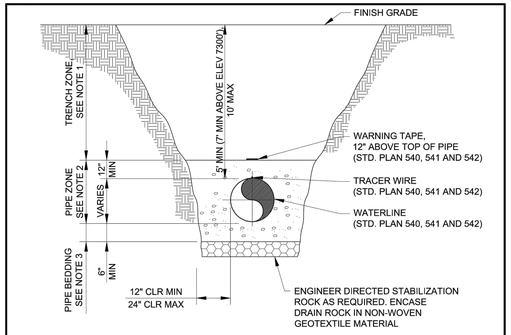
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
2	METER VAULT FRAME AND COVER (STD. PLAN 529)		
3	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
4	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
5	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
6	2" BRONZE UNION, F.I.P., THREADED		
7	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
8	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
9	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY: ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
		FORD	C-14-66-G-NL
10	METER, SUPPLIED AND INSTALLED BY PCMC		
11	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
12	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
13	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
14	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

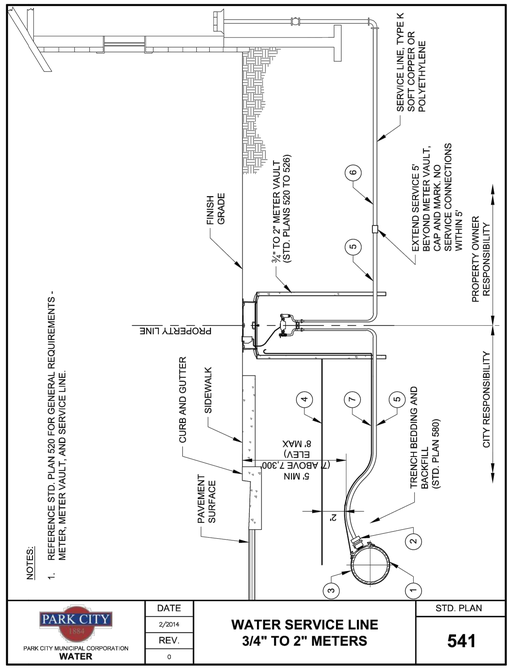
1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/2014	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	STD. PLAN 524 S
	REV.			



NOTES:
1. TRENCH ZONE
   WATER MAIN, FIRE LINE, AND APPURTENANCES:
   BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
   WATER SERVICE - NEW PAVEMENT AND LANDSCAPE AREA:
   BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
   WATER SERVICE - EXISTING ROADWAY AND PAVED AREA:
   BACKFILL TO PAVEMENT DEPTH WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM AND 150 PSI MAXIMUM MIX DESIGN.
2. PIPE ZONE
   BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. THE MATERIAL AND BACKFILL ZONES SHALL BE AS SPECIFIED BY THE APPLICABLE AWWA STANDARD FOR THAT PIPE TYPE. DO NOT DROP PIPE OR ACCESSORIES INTO THE TRENCH. AS A MINIMUM:
   WATER MAIN, FIRE LINE, AND APPURTENANCES:
   SAND OR 3/4" MAXIMUM PARTICLE SIZE ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
   WATER SERVICE:
   SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
3. PIPE BEDDING
   WATER MAIN, FIRE LINE, AND APPURTENANCES:
   SAND OR 3/4" ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
   WATER SERVICE:
   SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
   A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. STONES LARGER THAN 3/4" AS DESCRIBED IN NOTE 2 SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE BOTTOM OF THE PIPE.
4. PROVIDE TRENCH PLATING AS REQUIRED FOR CLSM BACKFILL INSTALLATIONS
5. COMPLY WITH APPLICABLE PARK CITY SOILS ORDINANCE REQUIREMENTS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	6/2019	WATER TRENCH BEDDING AND BACKFILL	STD. PLAN 580
	REV.	1		



NOTES:
1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE

PARK CITY MUNICIPAL CORPORATION WATER	DATE	2/2014	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN 541
	REV.	0		

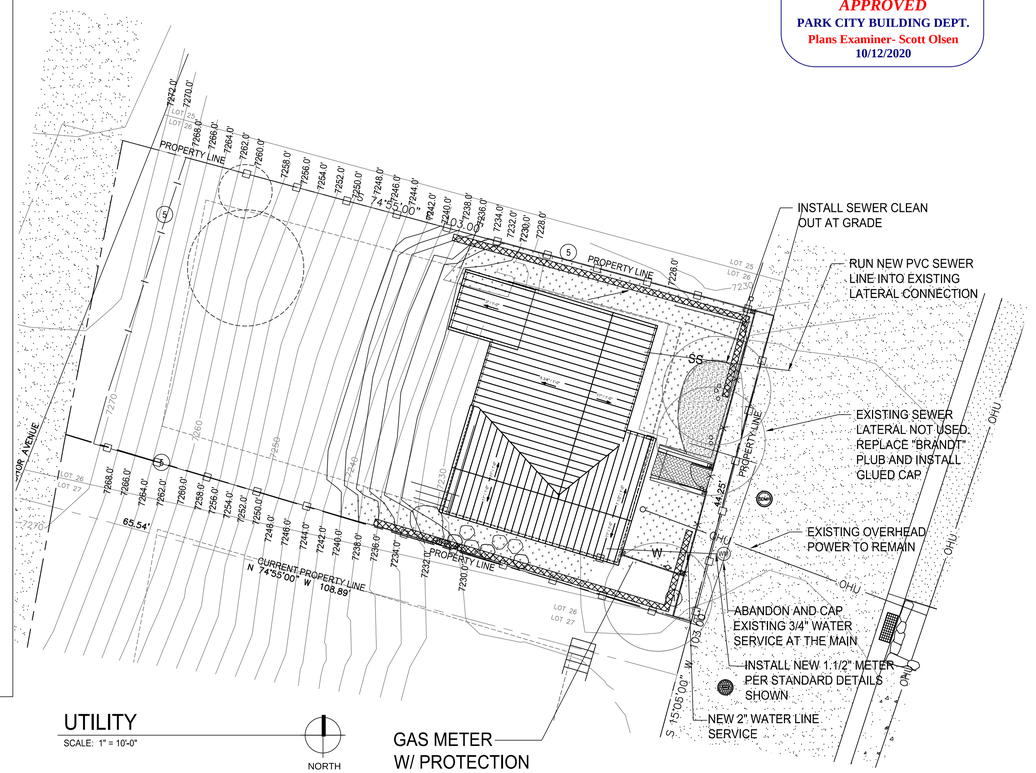
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	BRONZE SERVICE SADDLE: DI & AC PIPE; DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER	DI & AC PIPE; BR2B SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE; H-13000 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS
		FORD	DI & AC PIPE; STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE; 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
2	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-(SERVICE SIZE)-G-NL
3	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
4	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
5	WATER SERVICE LINE; HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 1" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APPV'D EQUAL	
6	WATER SERVICE LINE; HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901; OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APPV'D EQUAL	
7	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

PARK CITY MUNICIPAL CORPORATION WATER	DATE	5/2014	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN 541 S
	REV.			



UTILITY
SCALE: 1" = 10'-0"
NORTH

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

HORNPARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2020 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE:	1	REVIEW COMMENTS	8-27-20
DATE	1-31-2020		
DRAWN BY:			
CHECKED BY:			

JOB NO. -
FILE NO. 1512-C101

UTILITY PLAN

C1.01

SITE NOTES:

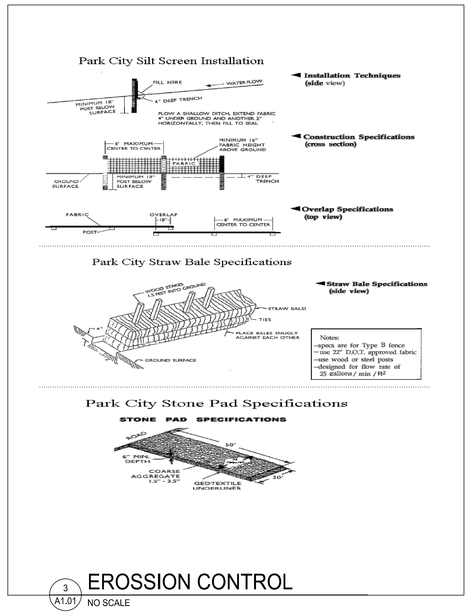
1. EXISTING TREES TO REMAIN
2. REMOVE EXISTING TREES FOR NEW CONSTR. TREES TO BE REPLACED PER LANDSCAPE PLAN
3. NEW PERENNIAL PLANTING - SEE LANDSCAPE
4. REPAIR IRRIGATION AND REPLACE LAWN - SEE LANDSCAPE
5. L.O.D. SEE DETAIL FOR ERROSION CONTROL
6. CONSTR. ACCESS & PARKING
7. EXISTING VEGITATION TO BE RESTORED - SEE LANDSCAPE
8. DUMPSTER
9. PORTABLE TOILET
10. CONC. RETAINING WALL

NOTE:
L.O.D. AREA TO BE REVEGITATED. SEE LANDSCAPE PLAN

NOTE:
GENERAL CONTRACTOR IS TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR AND EXCAVATOR FOR THIS PROJECT PRIOR TO ANY PERMITS BEING ISSUED

NOTE:
APPLICATION TO WORK IN A PUBLIC RIGHT-OF-WAY IS REQUIRED PRIOR TO DRIVEWAY CURB CUT AND APRON CONSTRUCTION.

NOTE:
A WORK IN THE RIGHT-OF-WAY PERMIT NEEDS TO BE PULLED FROM THE ENGINEERING DEPARTMENT PRIOR TO SIGN OFF



3 A1.01 EROSSION CONTROL
NO SCALE

AREA OF DISTURBANCE:

TOTAL SITE	=	2394 SF
TOTAL W/O HOUSE	=	1477 SF

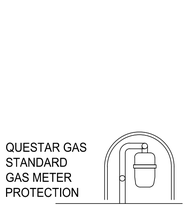
PROVIDE NEW 1.1/2" WATER SERVICE AND ABANDON EXISTING AT MAIN

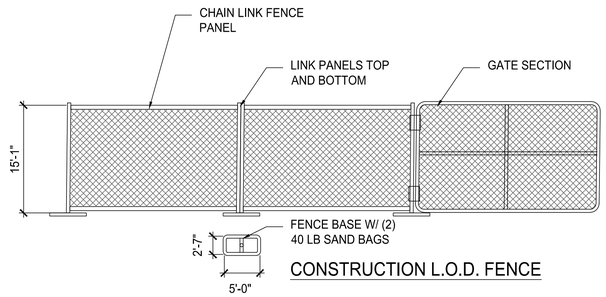
F.A.R. CALCULATION:

3728 / 2 X 0.9 $^{(3728/1875)}$ = 1511 SF

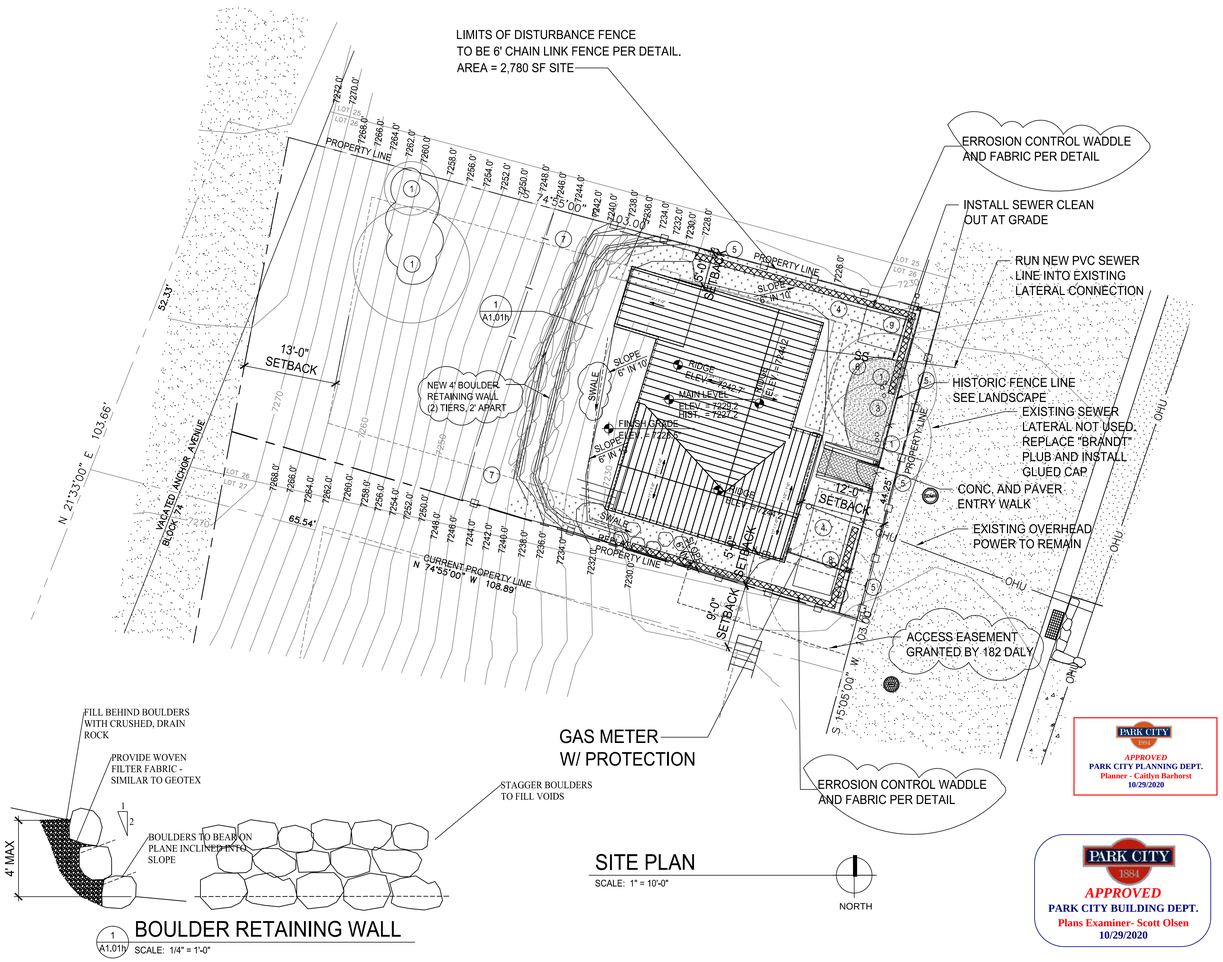
SITE CALCULATIONS:

SITE AREA	3,728 SF
RECORDED PLANNING COVERAGE LIMIT	1,593 SF
PROPOSED COVERAGE THIS PHASE	917 SF
REMAINING COVERAGE AVAILABLE	676 SF





CONSTRUCTION L.O.D. FENCE



1 A1.01h BOULDER RETAINING WALL
SCALE: 1/4" = 1'-0"

SITE PLAN
SCALE: 1" = 10'-0"
NORTH

PARK CITY 1884
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
10/29/2020

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/29/2020

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2020 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

1	REVIEW COMMENTS	8-27-20

Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.
All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.
All lawn and shrub areas shall be separated with pvc border, to be in-stalled per manufacturer's recommendations.
All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.
The project shall be swept clean of dirt and debris prior to completion of the project.
The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.
The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.
The contractor shall line all planting areas with weed barrier fabric, and bark.

Irrigation Notes

1. Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
2. Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

A — Area pop-up spray heads for turf.

B — Area tall spray heads for shrubs.

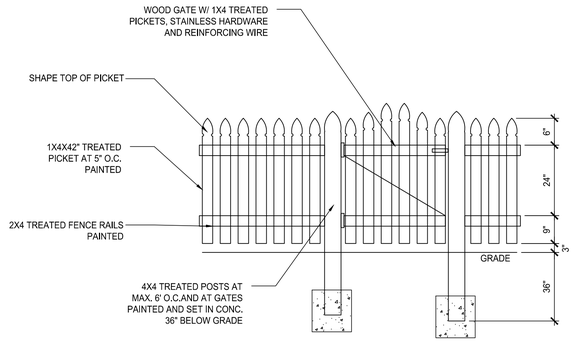
C — Drip system.

LANDSCAPE LEGEND

	WHITE PINE (7)	4" - 8" CAL.
	NEW DWARF MUGO PINE SHRUB (18)	2 GAL.
	DROP SEED GRASS (8)	2 GAL.
	EXISTING TREE	
	SHREADED MULCH	
	TURF - KENTUCKY BLUE GRASS MIX	SOD
7	REVEG. - RED FESCUE AND BLUEBUNCH WHEATGRASS	

SITE NOTES:

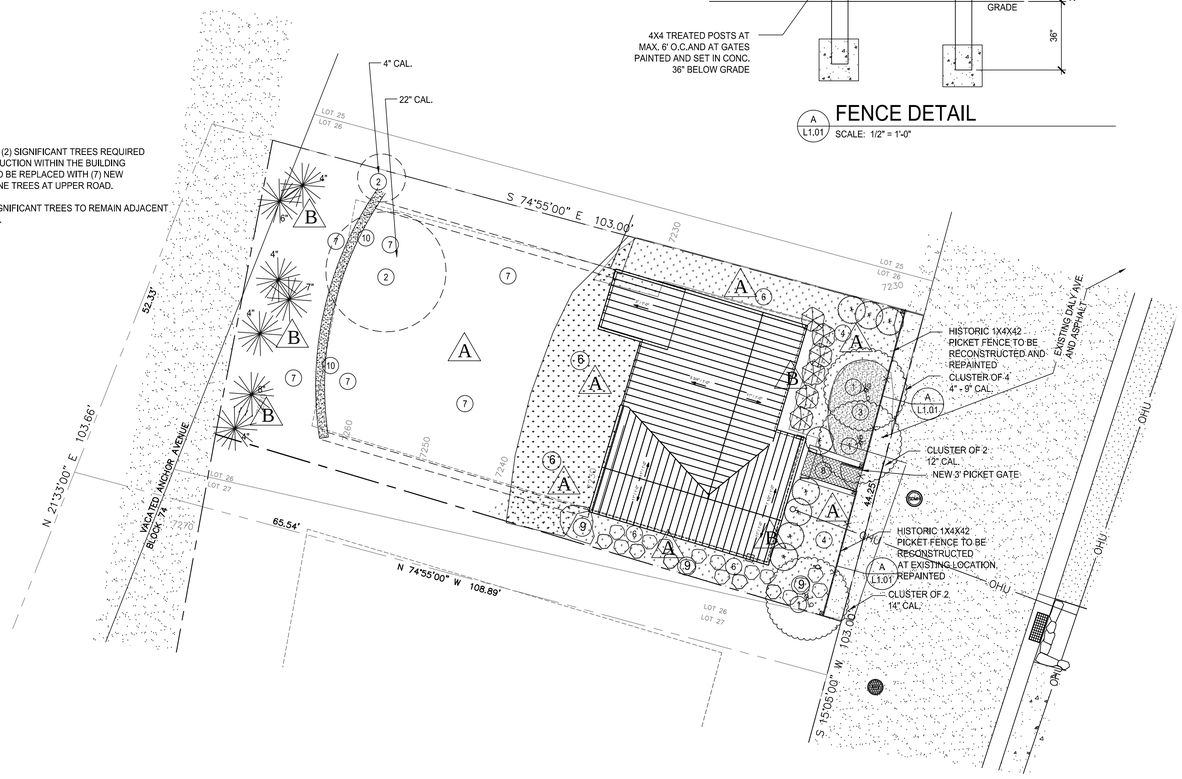
1. EXISTING TREES TO REMAIN
2. REMOVE EXISTING TREES FOR NEW CONSTR. - TREE TO BE REPLACED AS NOTED
3. NEW PERENNIAL PLANTING AREA WITH EDGING
4. REPAIR IRRGATION AND REPLACE LAWN
5. L.O.D. SEE DETAIL FOR ERROSION CONTROL
6. NEW LAWN
7. REVEGITATE HILLSIDE WITH NATIVE GRASSES
8. NEW CONC. AND PAVER HARDSCAPE AND WALK
9. STONE PAVERS SET IN LAWN AREA
10. CONCRETE RETAINING WALL W/ ROCK FINISH ABOVE GRADE



A L1.01 FENCE DETAIL
SCALE: 1/2" = 1'-0"

NOTE:
REMOVAL OF (2) SIGNIFICANT TREES REQUIRED FOR CONSTRUCTION WITHIN THE BUILDING ENVELOPE TO BE REPLACED WITH (7) NEW 4.5' WHITE PINE TREES AT UPPER ROAD.

(3) OTHER SIGNIFICANT TREES TO REMAIN ADJACENT TO DALY AVE.



LANDSCAPE PLAN
SCALE: 1" = 10'-0"
NORTH

PARK CITY 1884
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barberet
10/29/2020

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 134932
LICENSED ARCHITECT
AUG. 1, 2018

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2020 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

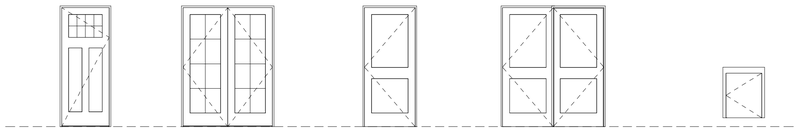
PROJ
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

JOB NO. -
FILE NO. 1512-L101h
DRAWING DATE: DATE 1-31-2020
DRAWN BY:
CHECKED BY:

LANDSCAPE PLAN

L1.01h

Door Schedule						
Mark	Type Mark	Width	Height	Finish	Hardware	Comments
11	C	2' - 8"	6' - 8"	STAIN	PRIVACY	
12	D	4' - 0"	6' - 8"	STAIN	FRICTION W/ DUMMY	
13	C	2' - 4"	6' - 8"	STAIN	PRIVACY	
14	C	2' - 8"	6' - 8"	STAIN	PRIVACY	
15	D	5' - 0"	6' - 8"	STAIN	FRICTION W/ DUMMY	
16	C	2' - 4"	6' - 8"	STAIN	PRIVACY	
17	C	2' - 4"	6' - 8"	STAIN	POCKET	
18	C	2' - 4"	6' - 8"	STAIN	PASSAGE	
X1	A	2' - 8"	6' - 8"	PAINT EXT. STAIN INT.	ENTRY SET W/ DEAD BOLT	T'HOLD & SEALS
X2	A	2' - 8"	6' - 8"	PAINT EXT. STAIN INT.	LOCK W/ DEAD BOLT	T'HOLD & SEALS
X3	B	5' - 0"	6' - 8"	PAINT EXT. STAIN INT.	FLUSH BOLT, LOCK, DEAD BOLT	T'HOLD & SEALS
X4	E	2' - 0"	2' - 6"	PAINTED STEEL	LOCK	INSULATED STEEL



A 1/2 LITE ENTRY PAINTED

B FRENCH PATIO PAINTED ALUMINUM CLAD
DOOR GLAZING TO BE INSULATED WITH U = 0.33

C INTERIOR STAINED

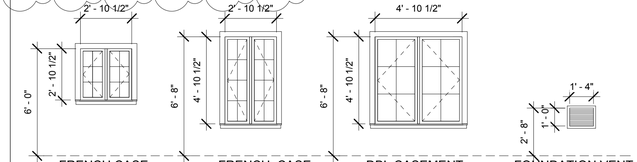
D INTERIOR STAINED

E CRAWL SPACE STEEL INSULATED PAINTED

DOORS
1/4" = 1'-0"

Window Schedule						
Mark	Type Mark	Width	Height	Head Height	Description	Comments
1	A	3' - 0"	3' - 0"	6' - 0"	FRENCH CASEMENT - WOOD	
2	A	3' - 0"	3' - 0"	6' - 0"	FRENCH CASEMENT - WOOD	
3	B	3' - 0"	5' - 0"	6' - 8"	CASEMENT	EGRESS, CENTER TDL
4	C	5' - 0"	5' - 0"	6' - 8"	FRENCH CASEMENT - WOOD	EGRESS
5	A	3' - 0"	3' - 0"	6' - 8"	FRENCH CASEMENT - WOOD	
6	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
7	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
8	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
9	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
10	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
11	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	

NOTE: WINDOWS TO HAVE A U-VALUE OF 0.25



A FRENCH CASE WOOD PAINTED INSULATED

B FRENCH CASE WOOD PAINTED INSULATED

C DBL CASEMENT WOOD PAINTED INSULATED

D FOUNDATION VENT LOUVERED ALUMINUM

WINDOWS
1/4" = 1'-0"

Wall Schedule			
Type Mark	Fire Rating	Description	Comments
A	NR	2X4 STUDS 16" O.C. W/ SOUND BATTS & 1/2" GYP. BD. EACH FACE	GREEN BOARD AT TILE
B	NR	EXIST., 2X4 REINF., 3.5" R-22 INSUL, INT. SHEATHING, 1/2" GYP. BD., VAPOR BARRIER, HISTORIC SIDING	
C	NR	EXIST. CONC., EXTEND TOP, 2X4 FIRRING, 1.5" R-8 INSUL, 1/2" GYP. BD	

Room Schedule						
Number	Name	Floor Finish	Base Finish	Wall Finish	Trim	Ceiling Finish
101	GREAT ROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
102	BEDROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
105	BEDROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
103	BATH	PORCELEAN TILE	TILE	TILE WAINSCOT, PAINT	3.5" CASE	PAINED GYP. BD.
106	BATH	PORCELEAN TILE	TILE	TILE WAINSCOT, PAINT	3.5" CASE	PAINED GYP. BD.
107	CLOS	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.
104	CLOS	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.
108	PANT.	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.

ELECTRICAL NOTE:
PROVIDE SYSTEM DESIGNED AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR INCLUDING SERVICE, PANELS, WIRING, BUILT-IN FIXTURES AND DEVICES, ETC. FOR A COMPLETE, FUNCTIONING SYSTEM COMPLYING WITH CODES AND LOCAL JURISDICTION.

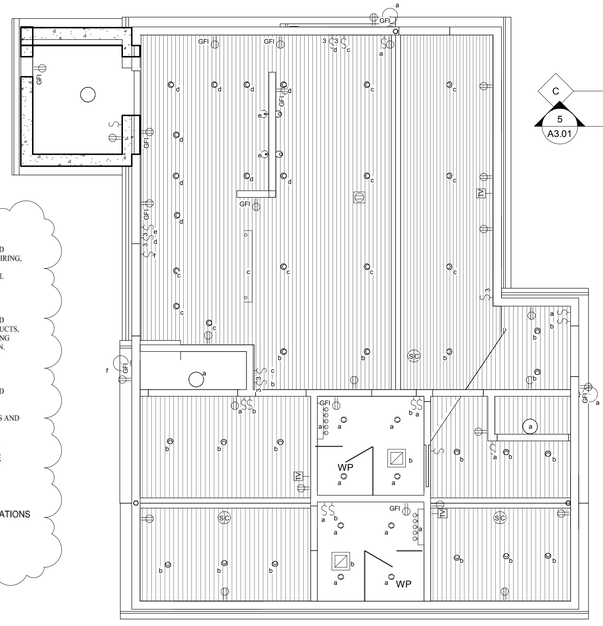
MECHANICAL NOTE:
PROVIDE SYSTEM DESIGNED AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR INCLUDING ALL EQUIPMENT, DUCTS, CONNECTIONS, OUTLETS ETC. FOR A COMPLETE, FUNCTIONING SYSTEM COMPLYING WITH CODES AND LOCAL JURISDICTION.

PLUMBING NOTE:
PROVIDE SYSTEM DESIGNED AND INSTALLED BY A LICENSED PLUMBING CONTRACTOR INCLUDING DRAINS, SUPPLY, EQUIPMENT, PIPING, CONNECTIONS, FIXTURE, ETC. FOR A COMPLETE, FUNCTIONING SYSTEM COMPLYING WITH CODES AND LOCAL JURISDICTION. (SEE FLOOR PLAN FOR FIXTURES)

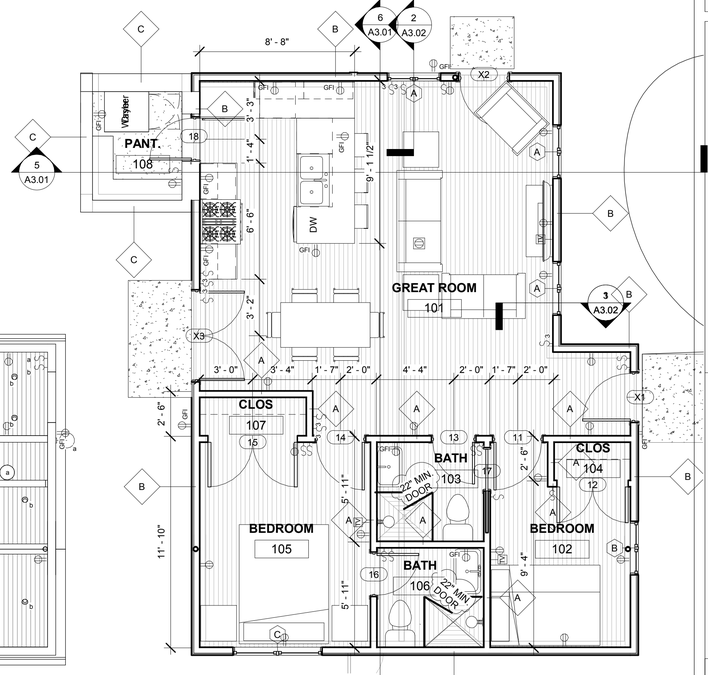
PROVIDE SMOKE DETECTOR WITH CO DETECTOR AS INDICATED BY SYMBOL. ⊕ DETECTOR TO BE HARD WIRED WITH BATTERY BACKUP.

INSTALL CEILING FIXTURE RATED FOR DAMP LOCATIONS AS LOCATED WITH SYMBOL. ◯ WP

RANGE OUTLET TO BE 210V



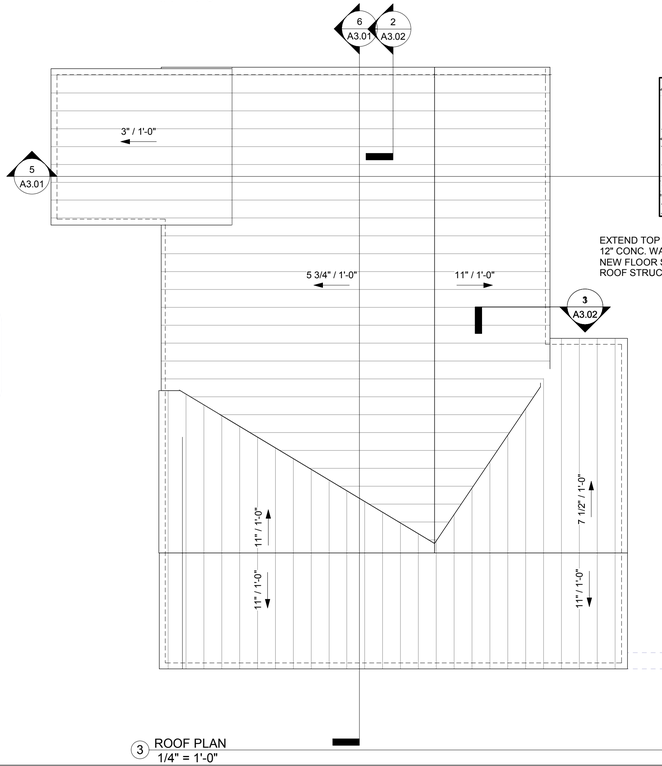
4 MAIN LEVEL
1/4" = 1'-0"



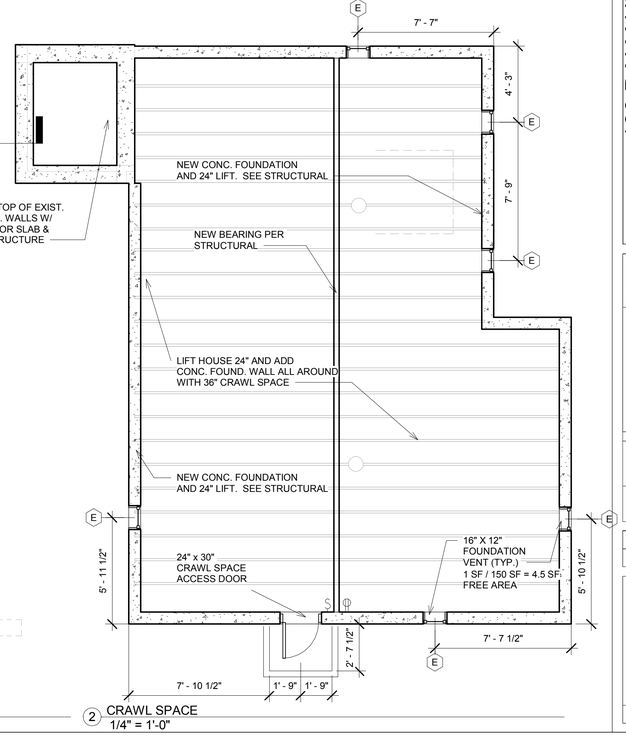
1 MAIN LEVEL
1/4" = 1'-0"

EXISTING: 764 SF

ADDED: 0 SF



3 ROOF PLAN
1/4" = 1'-0"



2 CRAWL SPACE
1/4" = 1'-0"

PARK CITY 1884
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
10/29/2020

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 13732
LICENSED ARCHITECT
1/31/2020

COTTAGE ON MAIN LLC
30 South Fairway Dr
North Salt Lake UT 84054

HORN PARTNERS ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful, UT 84011
phone: 801.232.9333

180 DALY HISTORIC REMODEL
180 DALY AVE.
PARK CITY UT

No.	Description	Date
1	Review Comments	8-27-20

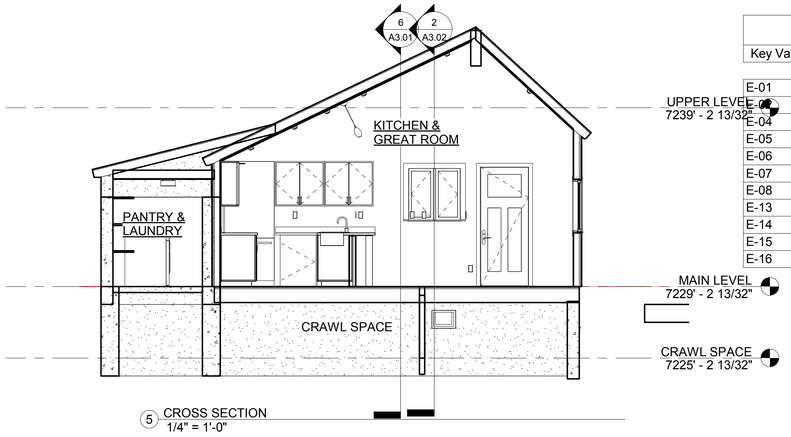
Project number 1918
Date Issue Date

PLANS

A2.01

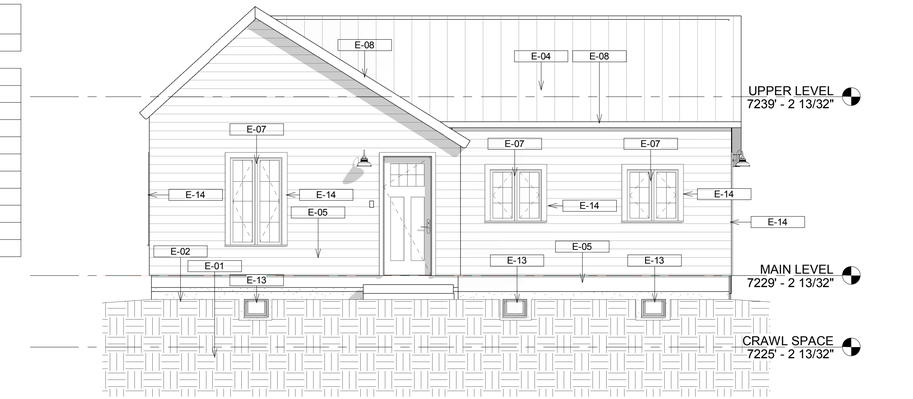
Scale 1/4" = 1'-0"

10/9/2020 9:28:04 AM



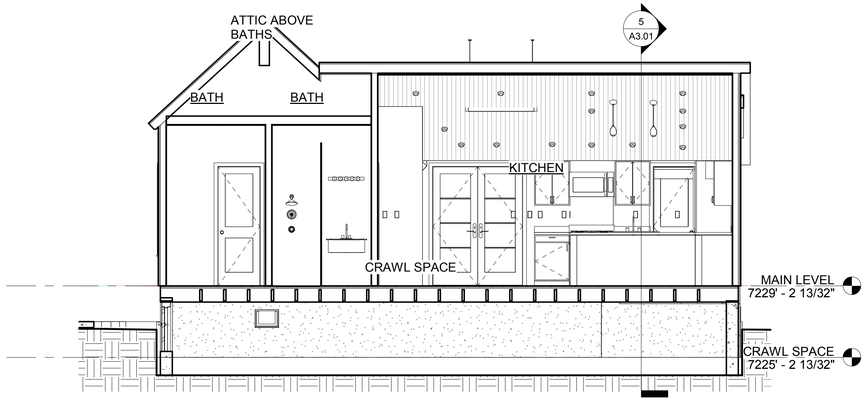
5 CROSS SECTION
1/4" = 1'-0"

ELEVATION NOTES	
Key Value	Keynote Text
E-01	FOUNDATION
E-02	SAC RUB EXPOSED FOUNDATION
E-04	METAL PANEL ROOF
E-05	RESTORE DROP NOVALTY HISTORIC SIDING
E-06	REFURBISHED HISTORIC WOOD DOOR
E-07	NEW HISTORIC WOOD WINDOW
E-08	NEW PAINTED 1X6 PAINTED FASCIA W/ DRIP
E-13	ALUM. FOUNDATION VENT
E-14	1X4 PAINTED TRIM
E-15	NEW CLAD WOOD FRENCH PATIO DOOR
E-16	EXISTING CONC. WALL EXTENDED



10 East
1/4" = 1'-0"

LOFT LEVEL
7247' - 2 13/32"



6 LONGITUDINAL SECTION
1/4" = 1'-0"



3 West invisible
1/4" = 1'-0"

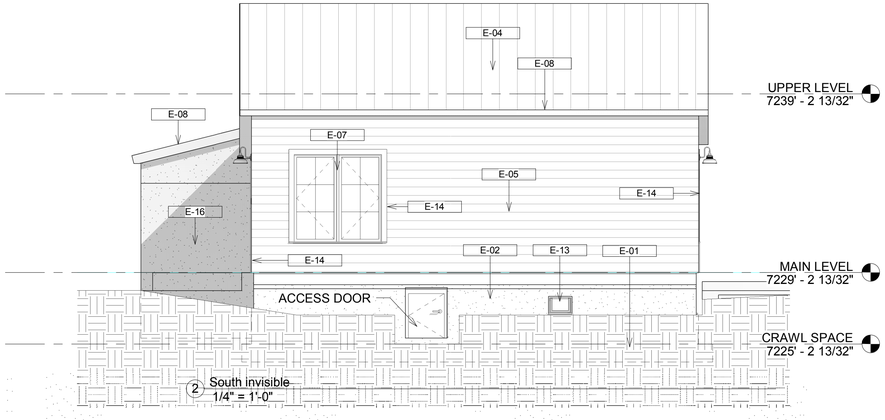
LOFT LEVEL
7247' - 2 13/32"



4 North invisible
1/4" = 1'-0"

PARK CITY 1884
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
10/29/2020

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/12/2020



2 South invisible
1/4" = 1'-0"

STATE OF UTAH
KEVIN D. HORN
NO. 13732
LICENSED ARCHITECT
1/31/2020

COTTAGE ON MAIN LLC
30 South Fairway Dr
North Salt Lake UT 84054

HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful, UT 84011
phone: 801.232.9333

180 DALY HISTORIC REMODEL
180 DALY AVE.
PARK CITY UT

Date	Description	No.

Project number 1918
Date Issue Date

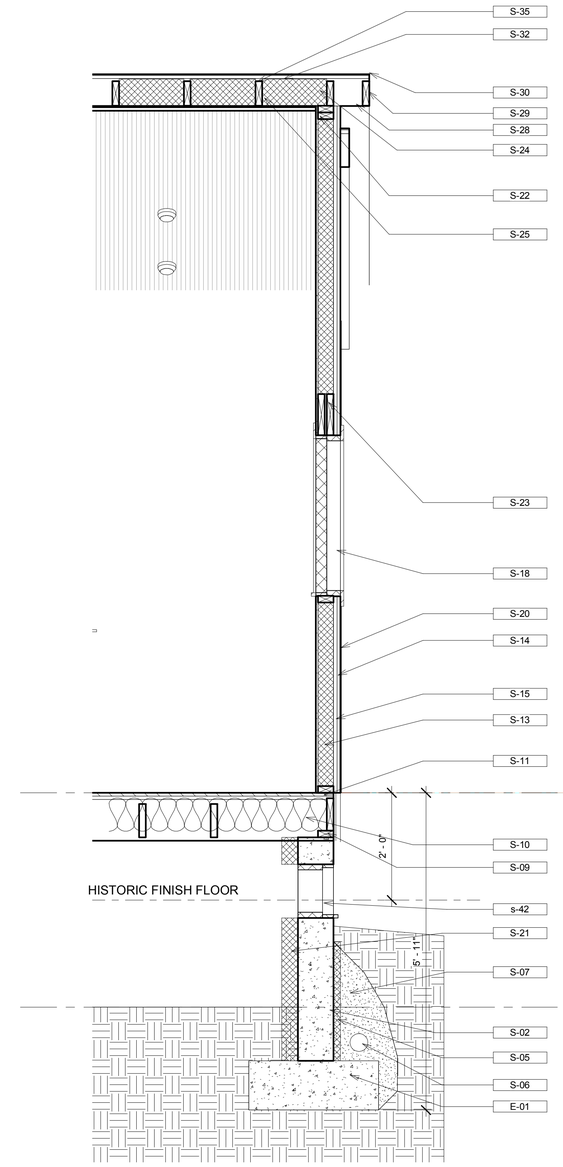
ELEVATIONS & SECTIONS

A3.01

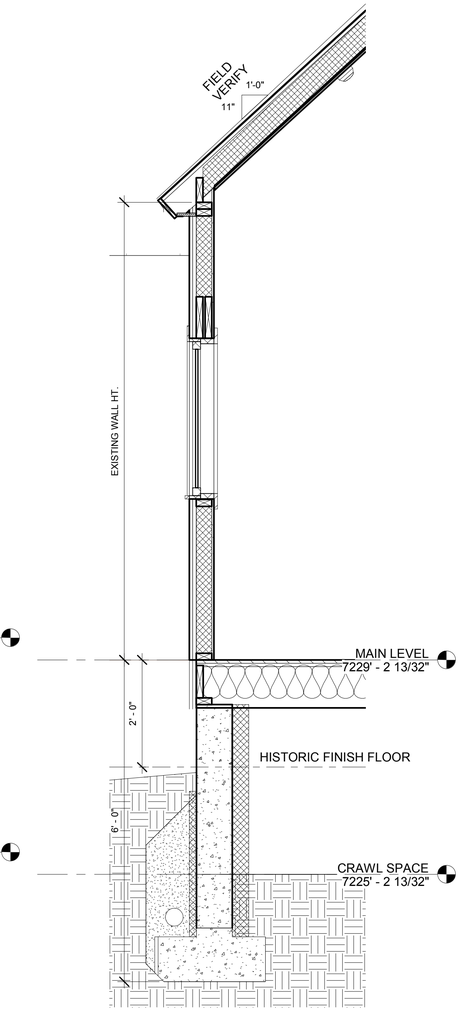
Scale 1/4" = 1'-0"

10/9/2020 9:28:21 AM

SECTION NOTES	
Key Value	Keynote Text
S-01	CONCRETE FOUNDATION - SEE STRUCTURAL
S-02	CONCRETE WALL - SEE STRUCTURAL
S-04	ANCHOR BOLT - SEE STRUCTURAL
S-05	FOUNDATION WATERPROOFING W/ 1" INSUL BOARD
S-06	4" PERFORATED FOUNDATION DRAIN
S-07	DRAINING GRAVEL FILL W/ MIRAFY FABRIC
S-09	TREATED SILL
S-10	FLOOR JOIST - SEE STRUCTURAL
S-11	FLOOR SHEATHING
S-12	2X4 FIRRING W/ 3.5" RIGID INSUL.
S-13	2X4 STUD WALL W/ R-21 INSULATION
S-14	WALL SHEATHING - SEE STRUCTURAL
S-15	MOISTURE BARRIER BUILDNG WRAP (TYVEC OR SIM.)
S-18	WINDOW WITH FLASHING SYSTEM
S-20	PAINTED HISTORIC DROP NOVALTY SIDING
S-21	1.5" RIGID INSULATION
S-22	DOUBLE TOP PLATE
S-23	BEAM OR HEADER - SEE STRUCTURAL
S-24	ROOF FRAMING
S-25	R-40 RIGID INSULATION
S-28	WOOD SOFFIT W/ SCDREENED VENTS
S-29	1X6 WOOD FASCIA
S-30	DRIP
S-32	ROOF SHEATHING - SEE STRUCTURAL
S-33	FULL ICE AND WATER SHIELD
S-35	METAL PANEL ROOF



2 SIDEWALL SECTION
3/4" = 1'-0"



3 FRONT WALL SECTION
3/4" = 1'-0"

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
10/12/2020

STATE OF UTAH
KEVIN D. HORN
NO. 13732
LICENSED ARCHITECT
1/31/2020

COTTAGE ON MAIN LLC
30 South Fairway Dr
North Salt Lake UT 84054

HORN PARTNERS ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful, UT 84011
phone: 801.232.9333

180 DALY HISTORIC REMODEL
180 DALY AVE.
PARK CITY UT

No.	Description	Date

Project number 1918
Date Issue Date

WALL SECTIONS

A3.02

Scale 3/4" = 1'-0"

10/9/2020 9:28:32 AM

GENERAL STRUCTURAL NOTES:

I. GENERAL:
- A. THE STRUCTURAL DRAWINGS SHOW THE COMPLETED PROJECT. DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS SHALL BE TYPICAL AND APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
- B. CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON CONTRACT DOCUMENTS AND AT THE SITE. ANY OMISSION OR CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. IN CASE OF ANY CONFLICT FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY ARCHITECT/ENGINEER.
- C. SEE THE ARCHITECTURAL DRAWINGS FOR DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, RECESSES, DEPRESSIONS, ETC.
- D. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR ALL PORTIONS OF THE BUILDING UNTIL THE ENTIRE STRUCTURE OF THE BUILDING IS COMPLETE.
- E. OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER'S FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION OR APPROVAL OF CONSTRUCTION.
- F. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN UTAH.

II. DESIGN CRITERIA:
- A. BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC) W/ AMENDMENTS
- B. LOADINGS:
  1. ROOF SNOW LOAD = 120 PSF + SNOW DRIFT PER IBC
  2. TYPICAL FLOOR LIVE LOAD = 40 PSF
  3. WIND LOAD - 115 MPH ZONE - EXPOSURE C
  4. SEISMIC DESIGN DATA: SDC-D2, S_s=0.98,S_1=0.30D,I=1,R=6.5, Fa=1.0, WOOD SHEAR WALL SYSTEM, V=0.102, IRREGULARITY=1.0, SITE CLASS: D, EQUIVALENT LATERAL FORCE PROCEDURE
- C. FOUNDATION:
  1. ALL EXTERIOR FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 40" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE ONTO UNDISTURBED EXISTING SUBSOILS HAVING A MINIMUM NET BEARING CAPACITY OF 1500 PSF. ALL INTERIOR FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 1'-3" BELOW LOWEST ADJACENT FINISH FLOOR ONTO SUBSOILS.

III. CONCRETE:
- A. ALL MATERIALS SHALL COMPLY WITH ACI 318 AND ACI 347 PUBLICATIONS AND APPLICABLE ASTM PUBLICATIONS.
- B. CONCRETE MATERIAL PROPERTIES: 28-DAY COMPRESSIVE STRENGTHS ARE TO BE 3000 PSI. TYPICAL UNLESS NOTED OTHERWISE. DESIGN BASED ON 2500 PSI.
- C. CAST IN PLACE CONCRETE:
  1. SPACING OF CONSTRUCTION JOINTS OR CONTROL JOINTS IN WALLS EXPOSED TO VIEW SHALL NOT EXCEED 40 FEET UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
  2. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS EXCEEDING 24 INCHES SQUARE OR ROUND IN ALL SLABS AND WALLS EQUAL TO TWO #5 BARS ON FOUR SIDES AND EXTEND TWO FEET BEYOND THE OPENING.
  3. PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
  4. PROVIDE CLASS B LAP SPLICES FOR ALL REINFORCING UNLESS NOTED OTHERWISE.
  5. PROVIDE ISOLATION JOINTS AROUND ALL COLUMNS AT ALL EXPOSED SLAB ON GRADE AREAS.

IV. REINFORCING STEEL:
- A. ALL BARS #4 AND LARGER TO BE ASTM A 615, GRADE 60. ALL #2 AND #3 BARS TO BE ASTM A 615, GRADE 40. DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI-318, LATEST ADOPTION.
- B. ALL REINFORCING STEEL SHALL BE BENT, DETAILED AND CHAIRED AS PER "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES".
- C. WELDED WIRE FABRIC TO BE IN ACCORDANCE WITH ASTM A 185.
- D. ALL BARS INDICATED ON THE PLANS TO BE WELDED SHALL CONFORM TO ASTM A706 (GRADE 60).
- E. CONCRETE COVER REQUIREMENTS FOR DEFORMED BAR REINFORCING STEEL SHALL COMPLY WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCING CONCRETE".
  1. CAST-IN-PLACE CONCRETE:
     - a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
     - b) FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
       - #6 BARS AND LARGER: 2"
       - #5 BARS AND SMALLER: 1-1/2"
     - c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
       - SLABS, WALLS JOISTS: #11 BARS OR SMALLER: 3/4"
       - BEAMS, COLUMNS: PRIMARY REINFORCING, TIES, STIRRUPS, SPIRALS: 1-1/2"
- F. DETAILING: SUBMIT PLACING DRAWINGS PER ACI DETAILING MANUAL, ACI SP-66. FABRICATE ONLY AFTER REVIEW AND APPROVAL. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
  1. LAP SPLICE LENGTHS SHALL BE AS FOLLOWS:
     - 30 BAR DIAMETER FOR #3 AND #4 BARS
     - 40 BAR DIAMETER FOR #5 THROUGH #8 BARS
     - DO NOT SPLICE STIRRUPS AND TIES
     - DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
  2. ALL EMBEDMENTS AND DOWELS SHALL BE SECURELY TIED TO FORMWORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.

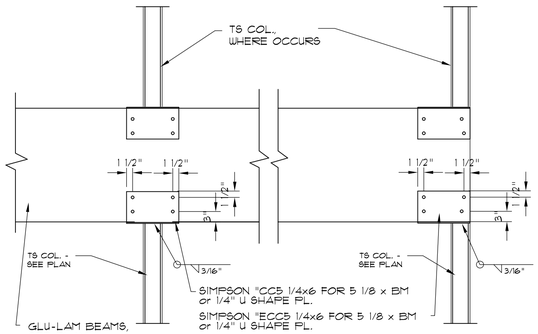
V. STRUCTURAL AND MISCELLANEOUS STEEL:
- A. MATERIAL PROPERTIES:
  1. ALL SHAPES, PLATES, ANGLES, AND CHANNELS TO BE ASTM A-36 UNLESS NOTED OTHERWISE.
  2. ALL WF SHAPES WEIGHING 84 POUNDS PER LINEAR FOOT OR LESS TO BE ASTM A 572, GRADE 50. ALL WF SHAPES WEIGHING MORE THAN 84 POUNDS PER LINEAR FOOT TO BE ASTM A 572, GRADE 36.
  3. SQUARE OR RECTANGULAR TUBES TO BE ASTM A 500, GRADE B, F_U = 46 KSI.
  4. ALL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS, LATEST ADOPTION.
- B. WELDING:
  1. FOR STRUCTURAL STEEL TO BE IN ACCORDANCE WITH A.W.S. REQUIREMENTS FOR E70XX ELECTRODES.
- C. BOLTS:
  1. ALL BOLTS TO BE 3/4" DIAMETER ASTM A 325-N UNLESS NOTED OTHERWISE.
  2. BOLTS, NUTS AND WASHERS SHALL NOT BE REUSED.
  3. ANCHOR BOLTS SHALL BE ASTM A 307 OR A 36.

VI. WOOD:
- A. DIMENSIONAL LUMBER: ALL TO BE GRADE STAMPED PER W.C.L.B. RULES.
  1. ALL JOISTS, BEAMS, PLATES, HEADERS AND OTHER LUMBER TO BE D.FIR/LARCH #2 UNLESS OTHERWISE NOTED.
  2. 2 X 4 SUB-PURLINS TO BE D.FIR/LARCH NO.1.
  3. 2X 6 SUB-PURLINS TO BE D.FIR/LARCH NO.1.
  4. PURLINS TO BE D.FIR DENSE #1.
  5. 4X AND 6X POSTS TO BE D.FIR/LARCH NO.1.
  6. WALL STUDS TO BE D.FIR/LARCH #2 GRADE OR BETTER.
- B. WOOD DECKING: FLOOR DECKING SHALL BE COMMERCIAL 2 X 6 (NOMINAL TONGUE AND GROOVE DECKING, HEM-FIR OR BETTER WITH A REPETITIVE F_b OF 1450 PSI MINIMUM.
- C. GLU-LAMS:
  1. TO BE GRADE STAMPED PER A.I.T.C., D.FIR/LARCH COMBINATION 24F-V8 FOR CONTINUOUS SPANS AND D.FIR/LARCH COMBINATION 24F-V4 FOR SIMPLE SPANS. GLUED WITH WATERPROOF GLUE.
- D. PLYWOOD:
  1. ROOF SHEATHING TO BE STD 5/8" OSB/C-D WITH EXTERIOR GLUE, IDENTIFICATION INDEX 32/16, NAIL WITH 10d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 10d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
  2. FLOOR SHEATHING TO BE STD 3/4" OSB/C-C T&G WITH EXTERIOR GLUE, IDENTIFICATION INDEX 40/20. NAIL WITH 8d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 8d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
  3. EXTERIOR WALLS TO BE STD 1/2" OSB/C-C WITH EXTERIOR GLUE. NAIL WITH 10d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 10d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SHEATHING AND NAILING.
- E. PLYWOOD WEB I JOISTS:
  1. TO BE DESIGNED, DETAILED AND FABRICATED BY TRUS-JOIST AND HAVE THE APPROVAL OF ICC.
  2. JOISTS ARE TO BE DESIGNED FOR THE LIVE LOADS LISTED ABOVE AND FOR A SUPERIMPOSED DEAD LOAD OF NOT LESS THAN 15 PSF.
  3. DESIGN JOISTS FOR TWICE THE WEIGHT OF MECHANICAL UNITS INDICATED ON THE PLANS IN ACCORDANCE WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION TECHNICAL NOTE #3. REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL UNITS REQUIRED.
- F. SPECIAL TREATMENTS (AMERICAN WOOD PRESERVERS INSTITUTE STANDARDS):
  1. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL: PRESSURE TREAT WITH WOLMAN CCA PRESERVATIVE OR EQUAL AS APPROVED BY THE ARCHITECT.
  2. FIRE RETARDANT: PRESSURE TREAT WITH DRICON OR EQUAL AS APPROVED THE ARCHITECT.
- G. WOOD NAILING SCHEDULE:
  1. JOIST TO SILL OR GIRDER, TOENAIL 3-8d
  2. BRIDGING TO JOIST, TOENAIL EACH END 2-8d
  3. 1"X6" SUBFLOOR OR LESS TO EACH JOIST FACE NAIL 2-8d
  4. WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 3-8d
  5. SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 2-16d
  6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 2-16d
  7. TOP PLATE TO STUD, END NAIL 2-16d
  8. STUD TO SOLE PLATE TOENAIL 4-8d OR FACE NAIL 2-16d
  9. DOUBLE STUDS, FACE NAIL 16d @ 24" o.c.
  10. DOUBLED TOP PLATES, FACE NAIL 16d @ 16" O.C.
  11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 2-16d
  12. CONTINUOUS HEADER, 2 PIECES 16d @ 16"O.C. ALONG 2 EDGES
  13. CEILING JOISTS TO PLATE, TOENAIL 3-8d
  14. CONTINUOUS HEADER TO STUD, TOENAIL 4-8d
  15. CEILING JOIST, LAPS OVER PARTITIONS FACE NAIL 3-16d
  16. CEILING JOIST TO PARALLEL RAFTERS FACE NAIL 3-16d
  17. RAFTER TO PLATE, TOENAIL 4-8d
  18. BRACE TO EACH STUD AND PLATE, FACE NAIL 2-8d
  19. 1"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 2-8d
  20. WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL 3-8d
  21. BUILT UP CORNER STUDS 16d @ 24" O.C.
  22. BUILT-UP GIRDERS AND BEAMS 20d @ 32"O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT EACH END & SPLICE
  23. PLANKS 2-16d AT EACH BEARING

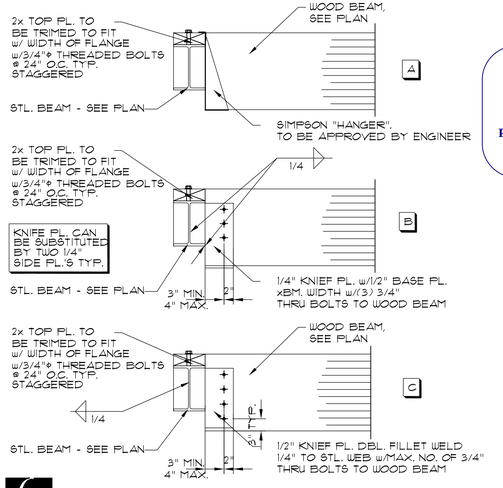
VII. MISCELLANEOUS:
- A. GYPSUM WALLBOARD: FOR SHEAR WALLS TO BE STANDARD 1/2" GYPSUM WALLBOARD, NAIL WITH 5D COOLER NAILS AT 7" O.C. TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.
- B. STUCCO: FOR SHEAR WALLS TO BE STANDARD 7/8" PORTLAND CEMENT PLASTER ON EXPANDED METAL OR WOVEN WIRE LATH. NAIL WITH NO.11 GAGE, 1 1/2" LONG, 7/16" HEAD NAILS OR NO.16 GAGE STAPLES WITH 7/8" LONG LEGS AT 6" O.C. TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.

VIII. SPECIAL INSPECTION: SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1704.
- A. FIELD WELDING.
- B. EPOXY BOLTS IN TENSION.
- C. WOOD SHEAR WALLS SW3 TO SW6.

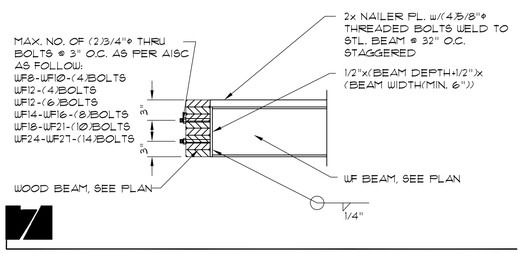
IX. BRICK AND/OR STONE VENEER NOTES:
1. TO WOOD STUD WALLS: VENEER SHALL BE ATTACHED TO THE WOOD STUDS WITH A 1" MINIMUM WIDE X 22 GAUGE, GALVANIZED, CORRUGATED BRICK TIE SPACED AT A MAXIMUM OF 16" O.C. IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS. ANCHOR TIES SHALL EXTEND TO A NO. 9 GAUGE HORIZONTAL JOINT REINFORCEMENT WIRE IN THE VENEER WHICH SHALL BE CONTINUOUS AND SHALL BE PLACED AT 16" O.C. MAXIMUM AT THE CENTER OF THE VENEER. CORRUGATED METAL TIES SHALL FORM A 180-DEGREE HOOK AROUND THE NO. 9 GAUGE WIRE USED AS HORIZONTAL JOINT REINFORCEMENT IN THE VENEER. SPOT BEDDING AT THE CORRUGATED TIES SHALL BE OF CEMENT MORTAR ENTIRELY SURROUNDING THE TIES. ATTACH TIES TO STUDS WITH A MINIMUM #10 X 1 1/2" WOOD SCREW.
2. TO CONCRETE WALLS: 22 GAUGE GALVANIZED DOVETAIL SLOTS SHALL BE INSTALLED VERTICALLY IN CONCRETE AT 16" O.C. VENEER SHALL BE ATTACHED TO THE CONCRETE WITH 1" X 22 GAUGE, CORRUGATED, GALVANIZED DOVETAIL BRICK ANCHORS OR 3/16" DIAMETER GALVANIZED DOVETAIL TRIANGLE WIRES SPACED AT A MAXIMUM OF 16" O.C. IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS. ANCHOR TIES SHALL EXTEND TO A NO. 9 GAUGE HORIZONTAL JOINT REINFORCEMENT WIRE IN THE VENEER WHICH SHALL BE CONTINUOUS AND SHALL BE PLACED AT 16" O.C. MAXIMUM AT THE CENTER OF THE VENEER.
3. OTHER METHODS OF ATTACHMENT MAY BE USED AFTER WRITTEN ACCEPTANCE BY THE ARCHITECT AND STRUCTURAL ENGINEER.



5 TYPICAL GLB TO TS COL. CONN.

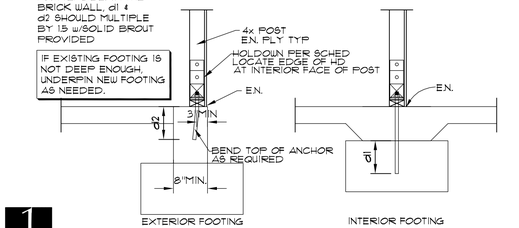


6

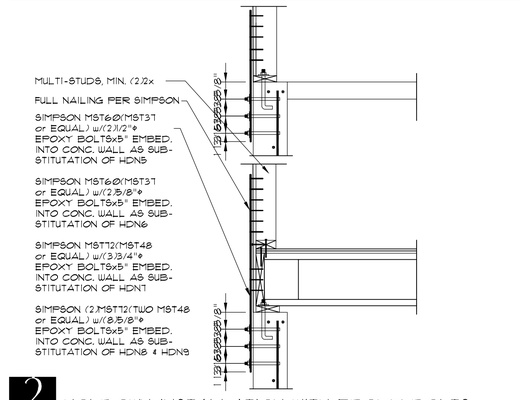


7

HOLDOWN ALTERNATES w/ SIMPSON "9ET-XP" - ESR2508					
HOLDOWNS CALLED OUT ON PLAN	SIMPSON HOLDOWNS	NEW ANCHORS SIMPSON "9ET-XP"	d1*	d2*	d2 @ CORNER
HDN5	HDU2	5/8"ø	6"	6"	10"
HDN6	HDU5	5/8"ø	6"	8"	14"
HDN7	HDU8	7/8"ø	8"	14"	
HDN8	HDU11	1"ø	8"	18"	
HDN9	HDU14	1"ø	12"	20"	

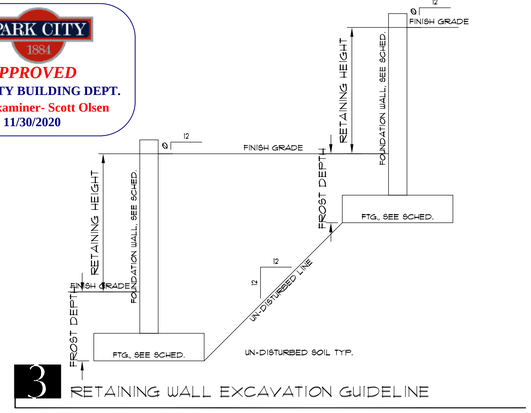


1 HOLDOWN INSTALLATION WITH EPOXY BOLTS

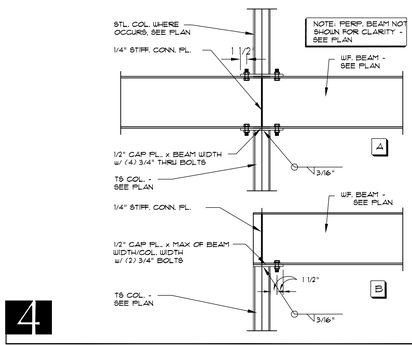


2 HOLDOWN INSTALLATION WITH EPOXY BOLTS

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
11/30/2020



3 RETAINING WALL EXCAVATION GUIDELINE



4

HORNPARTNERS ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2021
STATE OF UTAH
1/30/2020

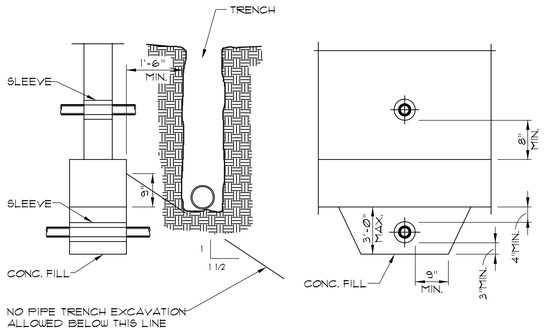
OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR.
NORTH SALT LAKE CITY, UTAH 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF HORN AND PARTNERS, LLC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2014 HORN AND PARTNERS, LLC ALL RIGHTS RESERVED

PROJECT
DALY AVE. RESIDENCE
180 DALY AVE.(HISTORY HOME)
PARK CITY, UTAH

DRAWING DATE:	1/31/2020
DATE	1/30/2020
DRAWN BY:	HS
CHECKED BY:	YX
JOB NO.	SE20040
FILE NO:	

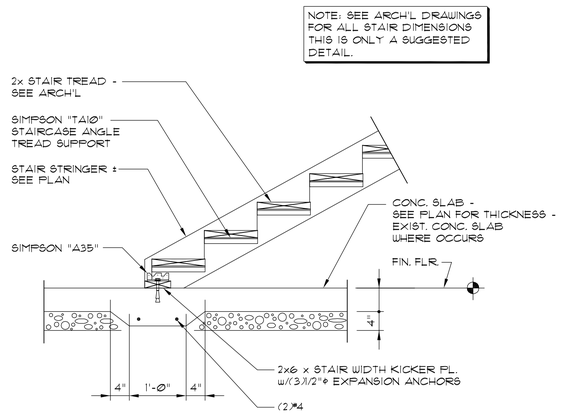
S1.1



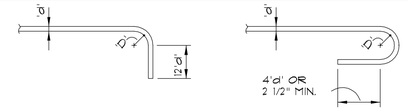
NOTE: CONCRETE FILL TO BE THE SAME WIDTH AS FOOTING & FULL WIDTH OF PIPE TRENCH. PIPE TO CLEAR SLEEVE BY 1/2" ALL AROUND

10 PIPES AT CONCRETE FOOTING

NOTE: SEE ARCH'L DRAWINGS FOR ALL STAIR DIMENSIONS THIS IS ONLY A SUGGESTED DETAIL.

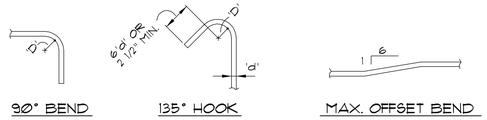


7 SUGGESTED WOOD STAIR-CONC. SLAB CONN.



'D' = 6d FOR #3 TO #8
'D' = 8d FOR #9 TO #11

PRINCIPAL REINFORCING

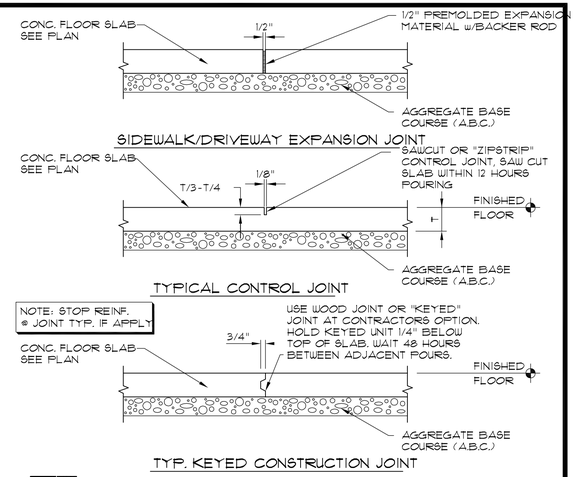


MIN. 'D' = 1 1/2" FOR #3
MIN. 'D' = 2" FOR #4
MIN. 'D' = 2 1/2" FOR #5

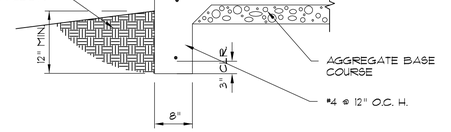
TIE OR STIRRUP

NOTE: ALL BENDS SHALL BE MADE COLD.

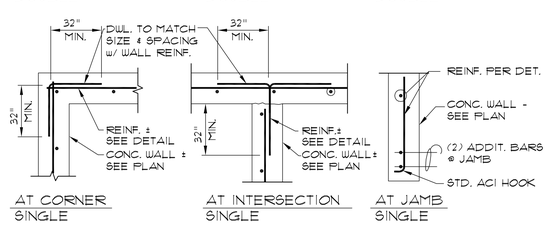
4 TYPICAL REINFORCING BAR BENDS



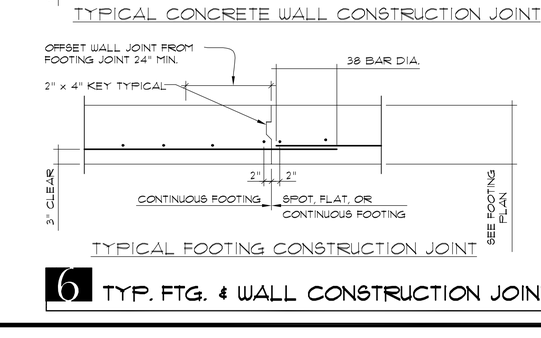
1 TYPICAL CONCRETE FLOOR JOINTS



11 TYPICAL TURNDOWN FOOTING

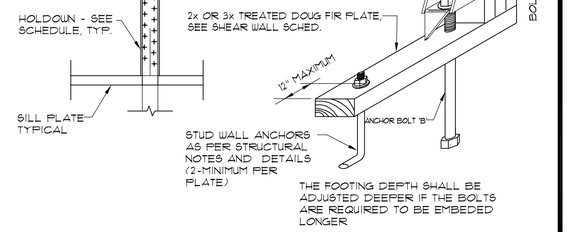


8 TYPICAL CONC. WALL REINF.



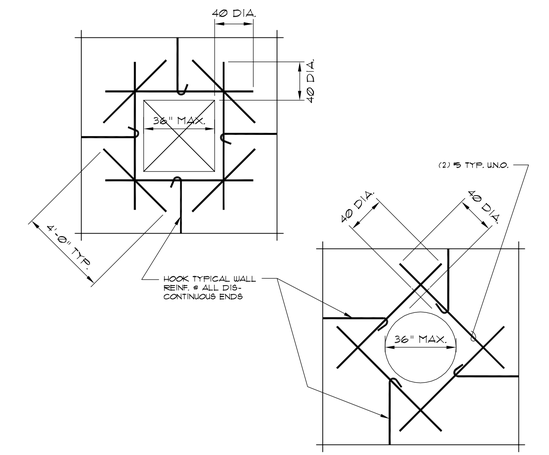
NOTE: REINFORCING MAY BE CONTINUOUS

5 TYPICAL STEPPED FOOTING



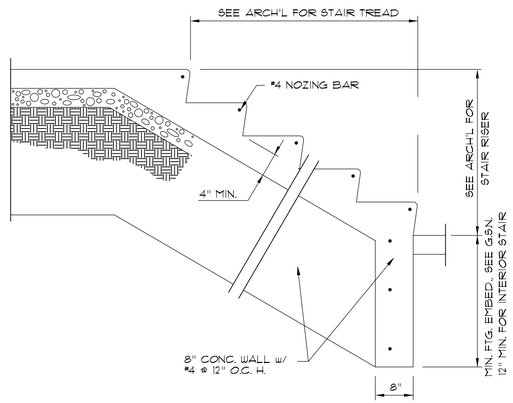
SIMPSON No.	BOLT 'A'	ANCHOR BOLT 'B'	BOLT 'B' EMBEDMENT	STUDS 'C'
HDU2	(6-)SDS1/4x2 1/2	5/8"-55TB20	16 5/8"	2- 2x
HDU5	(14-)SDS1/4x2 1/2	5/8"-55TB24	20 5/8"	2- 2x
HDU8	(20-)SDS1/4x2 1/2	7/8"-55TB34	28 1/8"	3- 2x
HDU11	(30-)SDS1/4x2 1/2	1"-5BTx36	24"	4- 2x
HDU14	(36-)SDS1/4x2 1/2	1"-5BTx36	24"	4- 2x

2 TYPICAL HOLDOWN TO CONC.

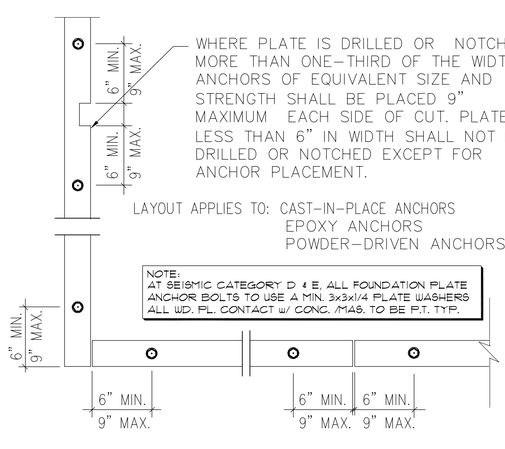


9 TYP. REINF. ON CONC. WALL OPNG.

6 TYP. FTG. & WALL CONSTRUCTION JOINT



12 CONCRETE STAIR ON GRADE



WHERE PLATE IS DRILLED OR NOTCHED MORE THAN ONE-THIRD OF THE WIDTH ANCHORS OF EQUIVALENT SIZE AND STRENGTH SHALL BE PLACED 9" MAXIMUM EACH SIDE OF CUT. PLATES LESS THAN 6" IN WIDTH SHALL NOT BE DRILLED OR NOTCHED EXCEPT FOR ANCHOR PLACEMENT.

LAYOUT APPLIES TO: CAST-IN-PLACE ANCHORS
EPOXY ANCHORS
POWDER-DRIVEN ANCHORS

NOTE:
AT SEISMIC CATEGORY D & E, ALL FOUNDATION PLATE ANCHOR BOLTS TO USE A MIN. 3x3x1/4 PLATE WASHERS ALL WD. FL. CONTACT w/ CONC. /MAS. TO BE P.T. TYP.

3 TYPICAL ANCHOR BOLTS LAYOUT

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
11/30/2020

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2021
STATE OF UTAH
1/30/2020

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR.
NORTH SALT LAKE CITY, UTAH 84054

THE GRAPHIC MATERIAL AND DESIGN IN THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF HORNPARTNERS ARCHITECTURE. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF HORNPARTNERS ARCHITECTURE.
© 2014 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

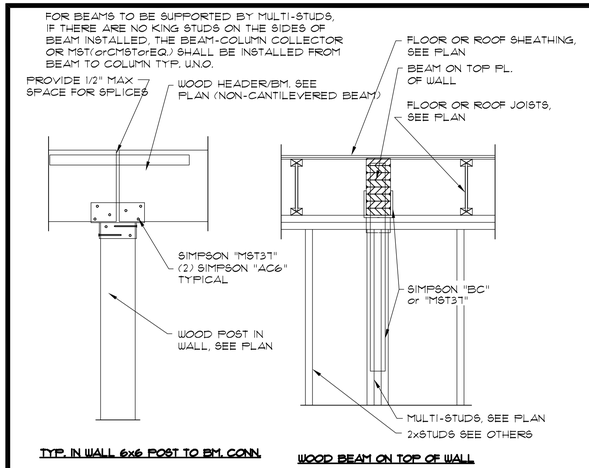
HORNPARTNERS ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE.(HISTORY HOME)
PARK CITY, UTAH

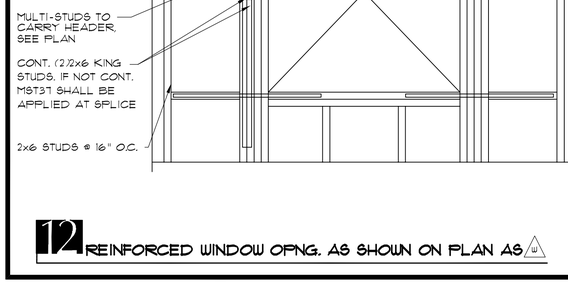
JOB NO. SE20040

DRAWING DATE:	1/31/2020
DATE	11/30/2020
DRAWN BY:	HS
CHECKED BY:	YX
FILE NO:	

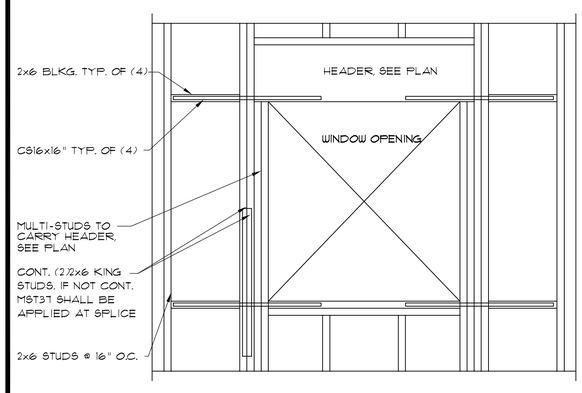
S1.2



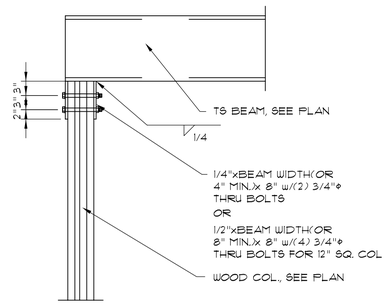
10



11 TYP. STEEL COLUMN TO STUD WALL CONNECTION



12 REINFORCED WINDOW OPNG. AS SHOWN ON PLAN AS △3



7

NAIL/STAPLE EQUIVALENT TABLE.

FLOORS AND ROOF

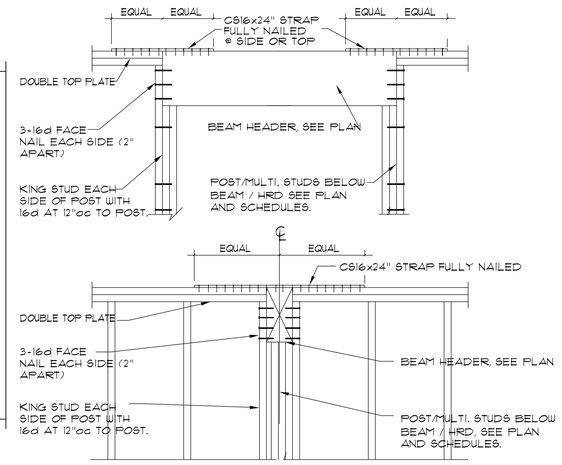
NAILS		STAPLES		
SIZE	SPACING	SIZE	SPACING	LENGTH
8d	6"	14 GA	6"	1 1/2"
8d	4"	14 GA	4"	1 1/2"
8d	2 1/2"	14 GA	2 1/2"	1 1/2"
8d	2"	14 GA	2"	1 1/2"
10d	6"	14 GA	4"	1 5/8"*
10d	4"	14 GA	2 1/2"	1 5/8"*
10d	2 1/2"	14 GA	2"	1 5/8"*

* IN 3/4" PLYWOOD USE 2" STAPLES

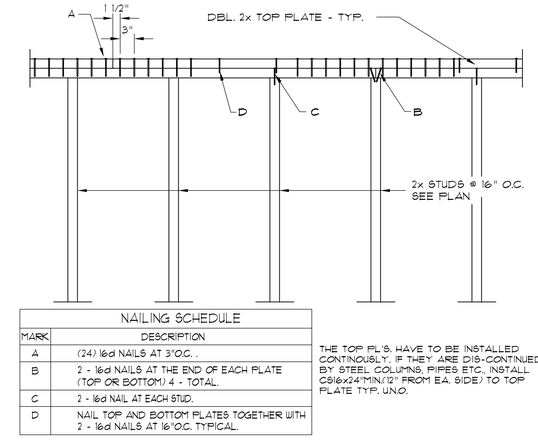
WALL

3/8" PLYWOOD				
8d	6"	14 GA	6"	1 3/8"
8d	4"	14 GA	4"	1 3/8"
8d	3"	14 GA	3"	1 3/8"
8d	2"	14 GA	2"	1 3/8"
1/2" PLYWOOD				
8d	6"	14 GA	6"	1 1/2"
8d	4"	14 GA	4"	1 1/2"
8d	3"	14 GA	2 1/2"	1 1/2"
10d	6"	14 GA	4"	1 1/2"
10d	4"	14 GA	3"	1 1/2"
10d	3"	14 GA	2"	1 1/2"

8 NAIL/STAPLE EQUIVALENT TABLE



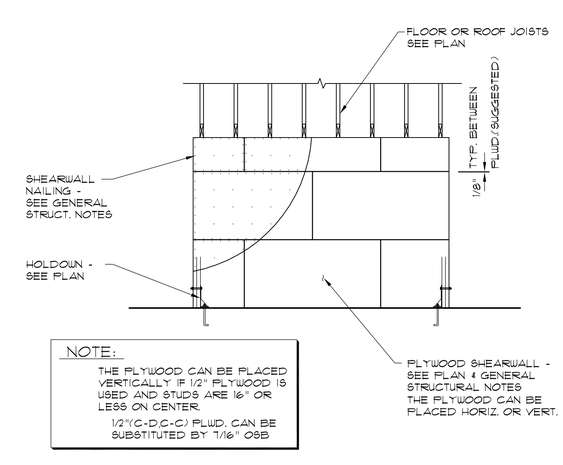
9 TYP. TOP PL. THRU BEAM HEADER IN WALL



NAILING SCHEDULE	
MARK	DESCRIPTION
A	(24) 16d NAILS AT 3"OC. .
B	2 - 16d NAILS AT THE END OF EACH PLATE (TOP OR BOTTOM) 4 - TOTAL.
C	2 - 16d NAIL AT EACH STUD.
D	NAIL TOP AND BOTTOM PLATES TOGETHER WITH 2 - 16d NAILS AT 16"OC. TYPICAL.

THE TOP PL'S. HAVE TO BE INSTALLED CONTINOUSLY. IF THEY ARE DIS-CONTINUED BY STEEL COLUMNS, PIPES ETC., INSTALL C516x24"MIN.(12" FROM EA. SIDE) TO TOP PLATE TYP. U.N.O.

4 TYPICAL TOP PLATE SPLICE

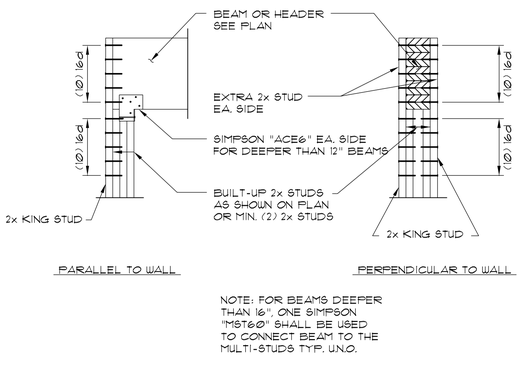


NOTE: NOTCHES AND DRILLED HOLES AS SHOWN ABOVE MAY BE USED ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER

5 TYP. HOLES AND NOTCHING IN BEAMS

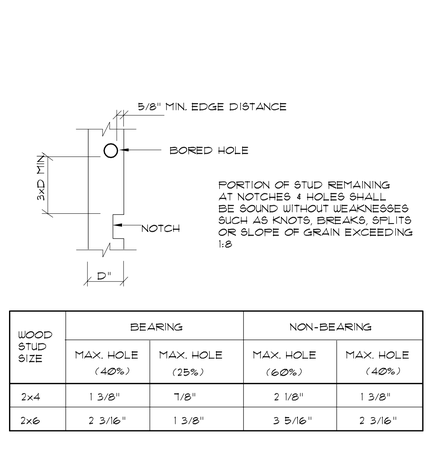
NOTE:
THE PLYWOOD CAN BE PLACED VERTICALLY IF 1/2" PLYWOOD IS USED AND STUDS ARE 16" OR LESS ON CENTER.
1/2"(C-D,C-C) FLUID. CAN BE SUBSTITUTED BY 7/16" OSB

6 TYPICAL SHEAR WALL ELEVATION



NOTE: FOR BEAMS DEEPER THAN 16", ONE SIMPSON "MST60" SHALL BE USED TO CONNECT BEAM TO THE MULTI-STUDS TYP. U.N.O.

1 TYPICAL WOOD HEADER OR BEAM TO MULTI-STUDS CONNECTION



2 TYPICAL WALL INTERSECTION FRAMING

FORTION OF STUD REMAINING AT NOTCHES & HOLES SHALL BE SOUND WITHOUT WEAKNESSES SUCH AS KNOTS, BREAKS, SPLITS OR SLOPE OF GRAIN EXCEEDING 1:8

WOOD STUD SIZE	BEARING		NON-BEARING	
	MAX. HOLE (40%)	MAX. HOLE (25%)	MAX. HOLE (60%)	MAX. HOLE (40%)
2x4	1 3/8"	7/8"	2 1/8"	1 3/8"
2x6	2 3/16"	1 3/8"	3 5/16"	2 3/16"

3

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
11/30/2020

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2021
STATE OF UTAH
1/30/2020

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR.
NORTH SALT LAKE CITY, UTAH 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF HORNPARTNERS ARCHITECTURE. ALL REPRODUCTIONS OF THESE INSTRUMENTS OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2014 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

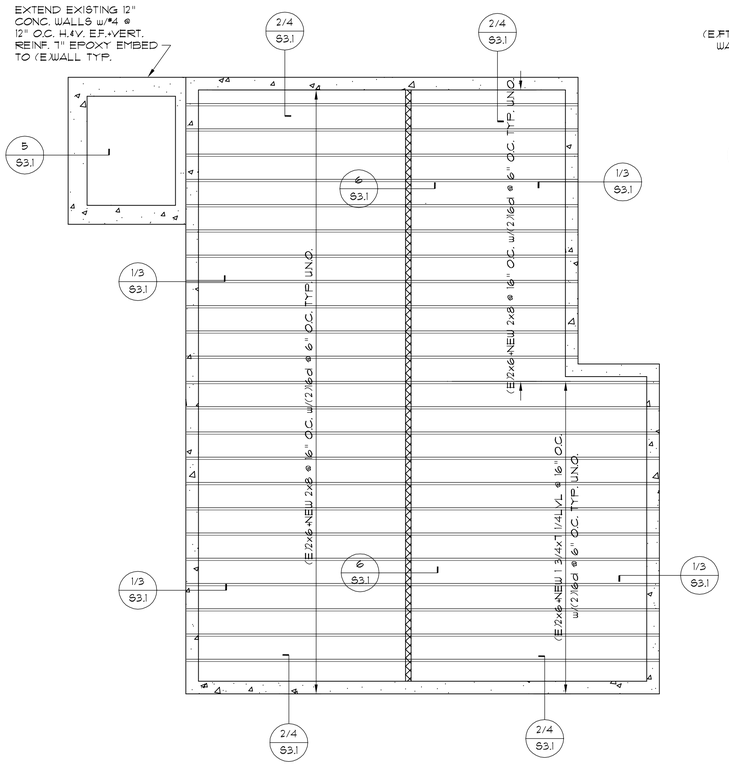
HORNPARTNERS ARCHITECTURE
P.O.BOX 386 BOUNTIFUL,UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE.(HISTORY HOME)
PARK CITY, UTAH

DRAWING DATE:	1/31/2020
DATE:	1/30/2020
DRAWN BY:	HS
CHECKED BY:	YX

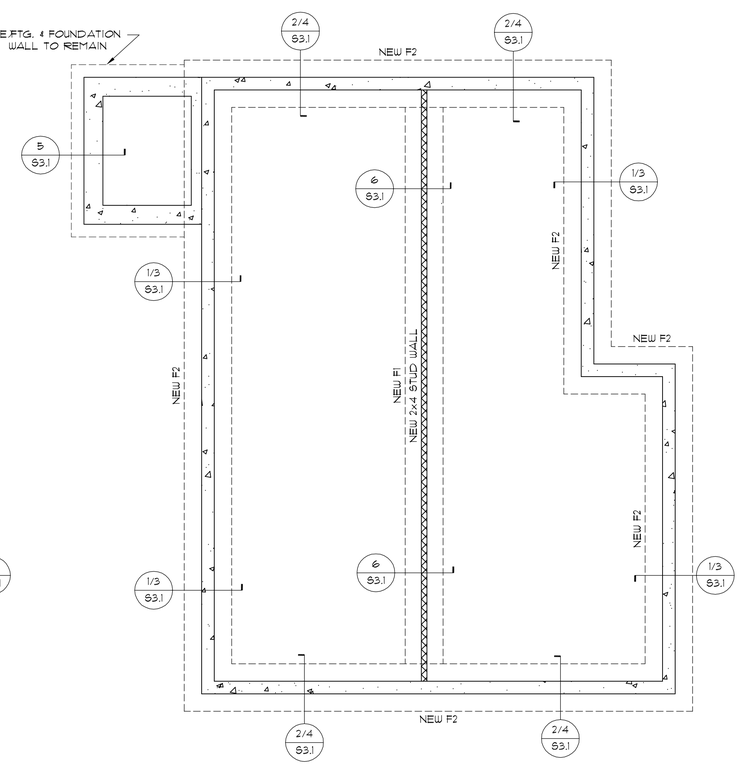
JOB NO. SE20040
FILE NO:

S1.3



MAIN FLOOR FRAMING PLAN

SCALE 1/4" = 1'-Ø"



FOOTING & FOUNDATION PLAN

SCALE 1/4" = 1'-Ø"

PARK CITY 1884

APPROVED

PARK CITY BUILDING DEPT.

Plans Examiner- Scott Olsen

11/30/2020

FOUNDATION PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES SHEET AND STANDARD CONCRETE DETAIL SHEET FOR
   - A. GENERAL STRUCTURAL NOTES
   - B. TYPICAL EXCAVATION ADJACENT TO FOOTING
   - C. TYPICAL SLAB JOINT DETAILS
   - D. TYPICAL STEPPED FOOTING
2. WS - DENOTES CONCRETE WALL STEP.
3. F-1 - DENOTES FOOTING MARK - SEE FOOTING SCHEDULE.
4. K.C.J. - DENOTES KEYED CONSTR. JOINT - SEE STANDARD DETAIL.
5. C.J. - DENOTES CONTROL JOINT - SEE STANDARD DETAIL.
6. F-----S - DENOTES FOOTING STEP, SEE DETAIL TYPICAL.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL FOR ALL DIMENSIONS. SLAB SLOPES & DEPRESSIONS NOT NOTED.
8. ALL SLABS ON GRADE ARE TO BE JOINTED AT NO MORE THAN 15'-Ø" EACH WAY USING JOINTS PER STANDARD DETAIL. IN ADDITION, NO SECTION OF CONCRETE SHALL HAVE AN ASPECT RATIO OF GREATER THAN 1 1/2:1. PROVIDE (2) #4 x 4'-Ø" MID-HEIGHT SLAB BARS ADJACENT TO ALL DISCONTINUOUS JOINT LOCATIONS. ALL COLUMN ISOLATION JOINT CORNERS ARE TO BE INTERSECTED BY A SLAB JOINT OR REINFORCED WITH SLAB BARS PER ABOVE. SUBMIT COMPLETE JOINT LAYOUT PLAN TO THE ARCHITECT FOR PRIOR REVIEW.
9. ALL WOOD TO CONTACT w/ CONC. OR MASONRY TO BE P.T. OR REDWOOD TYP.
10. ALL FOUNDATION PL. ANCHOR BOLTS TO USE A MIN. 3x3x1/4 PL. WASHERS TYP.

FREE-STANDING RETAINING WALL, SEE DET. 7/ S3.1 FOR SCHED.

CONCRETE POUR NOTES:

1. VERIFY FTG STEP LOCATIONS AND HEIGHT IN FIELD PRIOR TO FORMING FOOTINGS. MAKE FTG REBAR CONTINUOUS THROUGH FTGS WITH BENT BARS AT CORNERS. LAP BARS 40 BAR DIAMETERS AT SPLICES AND TIE.
2. DO NOT POUR ANY CONCRETE UNTIL THE FORMS ARE ADEQUATELY BOLSTERED AND SUPPORTED AND ALL REBAR IS IN PLACE AND SECURED.
3. DO NOT PERMIT FIN. GRADE TO COME CLOSER THAN 6" TO TOP OF CONCRETE.
4. FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8'-0", FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.
5. PROVIDE A U-FER GROUND DURING CONSTRUCTION OF FOOTING & FOUNDATION.
6. ALL FASTENERS (IE NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (IE SILL PLATES) SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER(MEET THE REQUIREMENTS OF IBC 2304.9.5.)
7. ALL L ANGLES FOR SUPPORTING VENEERS ARE HOT-DIPPED GALVANIZED.

TYPICAL FLOOR DECK:

3/4" PLWD./OSB SHEATHING, SPAN RATING 40/20
SEE GENERAL STRUCTURAL NOTES-TYPICAL
GLUE AND NAIL TO ALL JOISTS
8d @ 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL TOP OF SHEAR WALLS
8d @ 12" O.C. AT ALL PANEL FIELD
PLACE SHEATHING LONG-WISE ACROSS FRAMING, STAGGER END JOINTS. UNBLOCKED DIAPHRAGM.

FLOOR FRAMING PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES AND STANDARD FRAMING DETAILS FOR
   - A. GENERAL STRUCTURAL NOTES
   - B. TYPICAL HEADER DETAIL
   - C. TYPICAL SHEAR WALL DETAIL
   - D. TYPICAL TOP PLATE SPLICE DETAIL
2. HDR-1 = HEADER, SEE HEADER SCHEDULE TYPICAL.
3. ALL FLOOR MEMBERS ARE TO BE 11 7/8" TJI 210 TYPICAL, U.N.O.
4. ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL, ELECTRICAL & PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. HANGING CEILING, DUCTWORK OR OTHER ITEMS FROM THE PLYWOOD DECK IS NOT ALLOWED.
6. PROVIDE JOIST BRIDGING AS PER MANUFACTURER'S SPECIFICATION.
7. PROVIDE SOLID BLOCKING AT JOIST BEARING TYPICAL U.N.O.
8. PROVIDE 1/8" GAP ON WALL SHEATHING PLWD. OR FOLLOW MANUFACTURER'S SPECIFICATION.
9. SEE DETAIL FOR MULTI-STUDS TO WOOD BEAM/HEADER CONNECTION TYPICAL U.N.O.
10. "—ᵇᵉ" INDICATES MOMENT CONN. TYP. U.N.O.
11. SHEAR WALLS SHOWN ARE BELOW FRAMING LEVEL. COORDINATE WITH FRAMING PLANS. HOLDOWNS SHOWN ARE LAYING ON FRAMING LEVEL. COORDINATE WITH FRAMING PLANS.

SCHEDULE FOR SIMPSON HANGERS ON 12" MAX. BEAMS AND JOISTS TYP.

	TOP MOUNT HANGERS	FACE MOUNT HANGERS
9 1/2" TJI SERIES	ITS	IUS
DBL. 9 1/2" TJI	MIT	MIU
11 7/8" TJI110	ITS	IUS
DBL. 11 7/8" TJI	MIT	MIU
1 3/4x LVLorPSL	WPU	HU
3 1/2x LVLorPSL	GLTV	HU/HGU
5 1/4x LVLorPSL	GLTV/HGLTV	HU/HGU
7x LVLorPSL	HGLTV	HGUS
3 1/8x GLB	GLST	
5 1/8x GLB	GLST	
6 3/4x GLB	GLST	
8 3/4x GLB	HGLST	
2x JOISTS	HU	LUS
(2)2x	HUS-2TF	LUS
(3)2x	HUS-3TF	LUS

ON STRUCTURAL PLANS AND DETAILS, THERE ARE SOME OPTIONS. ARCHITECTS PLEASE SPECIFY THE OPTIONS. IF G.C. OR OWNER HAS ANY CONCERNS ON THE OPTIONS, CONTACT ARCHITECTS TO CLARIFY THEM TYP. U.N.O.

CONTRACTOR PLEASE SEE ARCH. DWG. FOR PLUMBING LOCATION OF BATHTUB TOILET. PLEASE OFFSET JOISTS WHERE OCCURS. USE DOUBLE JOISTS UNDER BATHTUB, KITCHEN ISLAND, AND OTHER HEAVY STUFFS.

NOTE: FOR ALL (2)1 3/4x11 7/8LVL BM PROVIDE MIN. (2)2x6 AS END BEARINGS TYP. U.N.O.

THE GLB BEAMS CAN BE SUBSTITUTED BY PSL (orLVL/BEAMS AS FOLLOWS:
(IT DOESN'T WORK FROM PSL(orLVL) TO GLB TYP.)

3 1/8x9GLB	3 1/2x9 1/2PSL//(2)1 3/4x9 1/2LVL
3 1/8x12GLB	3 1/2x11 7/8PSL//(2)1 3/4x11 7/8LVL
5 1/8x12GLB	5 1/4x11 7/8PSL//(3)1 3/4x11 7/8LVL
5 1/8x15GLB	5 1/4x16PSL//(3)1 3/4x16LVL
5 1/8x18GLB	5 1/4x18PSL//(3)1 3/4x18LVL
6 3/4x12GLB	7x11 7/8PSL//(4)1 3/4x11 7/8LVL

NUMBER OF KING STUDS:
ONE KING STUD FOR OPNG. 2'-Ø" TO 5'-Ø"
TWO KING STUDS FOR OPNG. 5'-Ø" TO 10'-Ø"
THREE KING STUDS FOR OPNG. 10'-Ø" TO 15'-Ø"
FOUR KING STUDS FOR OPNG. 15'-Ø" TO 20'-Ø"

TYPICAL ROOF DECK:

3/4" PLWD/OSB SHEATHING, SPAN RATING 40/20
SEE GENERAL STRUCTURAL NOTES-TYPICAL NAILING:
10d @ 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL TOP OF SHEAR WALLS
10d @ 12" O.C. AT ALL PANEL FIELD
PLACE SHEATHING LONG-WISE ACROSS FRAMING, STAGGER END JOINTS. UNBLOCKED DIAPHRAGM.

EPOXY BOLTS CALLED OUT ON PLAN ARE SIMPSON "SET" FOR CMU APPLICATION (ICC ESR1772) & HILTI HIT RE 500-SD EPOXY BOLTS FOR CONC. APPLICATIONS (ICC ES ESR 2322).
THE INSTALLING REQUIREMENT FOR ANCHOR BOLTS AND/OR REBAR DOWELS ARE AS FOLLOWED:

DIAMETER/DRILL DIA/EMBED. DEPTH/EDGE DIST./SPACING DIST.				
1/2"	/ 5/8"	/ 4 1/4"	/ 1 3/4"	/ 6 3/8"
5/8"	/ 3/4"	/ 5"	/ 1 3/4"	/ 7 1/2"
3/4"	/ 7/8"	/ 6 3/4"	/ 1 3/4"	/ 10 1/8"

CONCRETE BEAM SCHEDULE

MARK	SIZE	BOTTOM REINF.	TOP REINF.	TIES	REMARKS
CB-1	8"x8"	(2) #5	(2) #5	NONE	(2)#5x2'-6" @45 DEG. @ EA. CORNER
CB-2	8"x12"	(2) #5	(2) #5	#3 @ 10" O.C.	
CB-3	8"x16"	(2)#6	(2) #6	#4 @ 10" O.C.	
CB-4	8"x24"	(2)#7	(2) #7	#4 @ 10" O.C.	

FOOTING SCHEDULE

BASED ON SOIL BEARING = 1500 PSF ARCH/CONTRACTOR VERIFY IT

MARK	SIZE	REINFORCING	REMARKS
F1	2'-Ø" x CONT. x 12"	(2)#5/(3)#4 CONT.	
F2	2'-6" x CONT. x 12"	(3)#5/(4)#4 CONT.	
F3	3'-Ø" x CONT. x 12"	(3)#5/(4)#4 CONT.	
F4	1'-4" x CONT. x 12"	(2) #4 CONT.	THICKENED SLAB
F5	2'-Ø" x CONT. x 12"	(2)#5/(3)#4 CONT.	THICKENED SLAB
F6	2'-6" SQ. x 12"	(2) #5 E.W.	
F7	3'-Ø" SQ. x 12"	(3) #5 E.W.	
F8	3'-6" SQ. x 12"	(4) #5 E.W.	
F9	4'-Ø" SQ. x 12"	(4) #5 E.W.	
F10	4'-6" SQ. x 12"	(5) #5 E.W.	
F11	5'-Ø" SQ. x 12"	(5) #5 E.W.	
F12	5'-6" SQ. x 13"	(6) #5 E.W.	
F13	6'-Ø" SQ. x 13"	(6) #5 E.W.	
F14	7'-Ø" SQ. x 14"	(6) #6 E.W.	
F15	8'-Ø" SQ. x 16"	(8) #7 E.W.	
F16	4'-Ø" x CONT. x 12"	(4) #5 CONT. #5x3'-6"@12" O.C.	
F15	9'-Ø" SQ. x 18"	(9) #8 E.W.	

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2021
STATE OF UTAH
1/30/2020

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR.
NORTH SALT LAKE CITY, UTAH 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2014 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

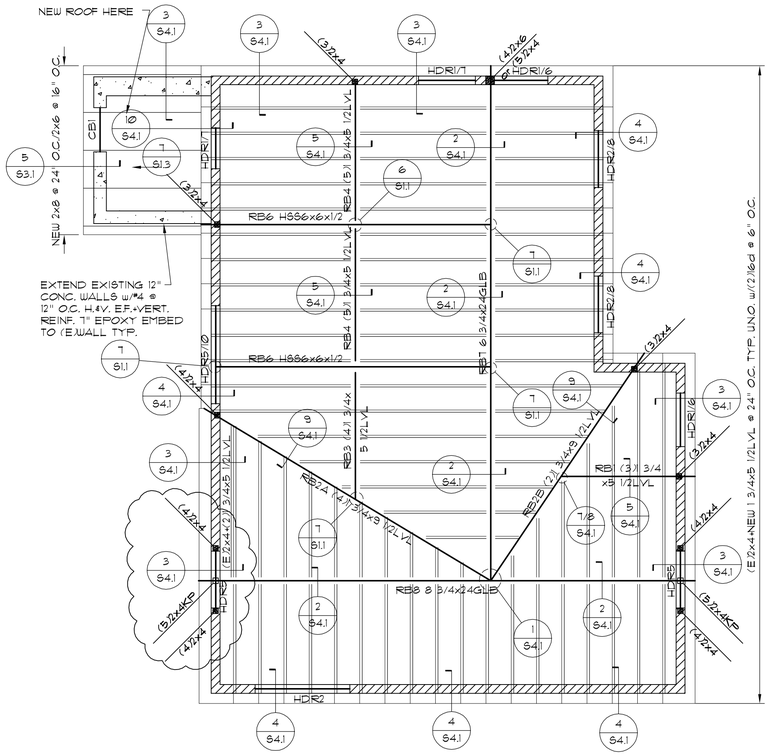
HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE.(HISTORY HOME)
PARK CITY, UTAH

JOB NO. SE20040

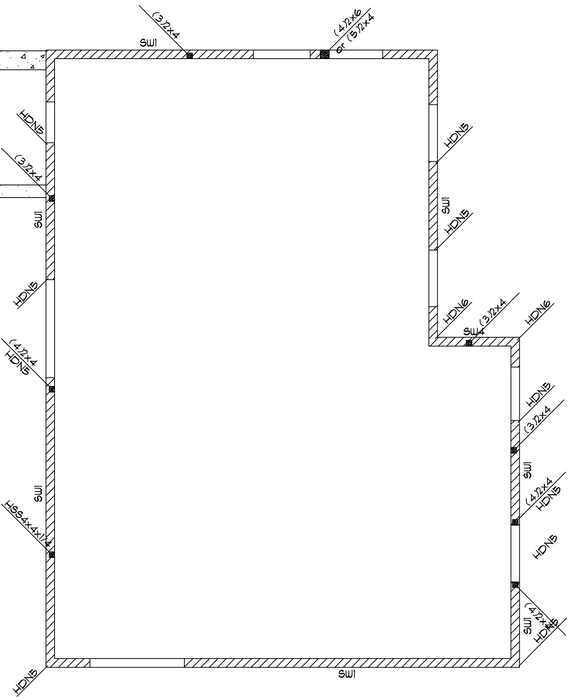
DRAWING DATE:	1/31/2020		
DATE	1/30/2020		
DRAWN BY:	HS	FILE NO:	
CHECKED BY:	YX		

S2.1



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



MAIN LEVEL LATERAL PLAN

SCALE 1/4" = 1'-0"

SHEARWALL SCHEDULE

MARK	SHEATHING			BOTTOM PLATE	NAILING THRU FLOOR	PANEL EDGE STUD	A35 BLKG. TO TOP PL. WHERE DRAG OCCURS
	PLYWOOD	EDGE NAILING	INTER. NAILING		ANCHOR BOLTS TO CONC.		
SW1	1/2" (C-D, C-C)	10d @ 6" O.C.	10d @ 12" O.C.	2xPL.	16d @ 6" O.C. 3/4" A.B. x 10" @ 48" O.C.	--	@ 24" O.C.
SW2	1/2" (C-D, C-C)	10d @ 4" O.C.	10d @ 12" O.C.	2xPL.	16d @ 3" O.C. 3/4" A.B. x 10" @ 16" O.C.	--	@ 16" O.C.
SW3	1/2" (C-D, C-C)	10d @ 3" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 8" O.C. 3/4" A.B. x 10" @ 24" O.C.	2xBLKG. MIN. 3x6TUDS MIN.	@ 12" O.C.
SW4	1/2" (C-D, C-C)	10d @ 2" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 8" O.C. 3/4" A.B. x 10" @ 24" O.C.	2xBLKG. MIN. 3x6TUDS MIN.	@ 9" O.C.
SW5	DBL.1/2"(C-D,C-C)	10d @ 4" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 6" O.C. 3/4" A.B. x 10" @ 16" O.C.	2xBLKG. MIN. 3x6TUDS MIN.	@ 8" O.C.
SW6	DBL.1/2"(C-D,C-C)	10d @ 3" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 5" O.C. 3/4" A.B. x 10" @ 12" O.C.	2xBLKG. MIN. 3x6TUDS MIN.	@ 6" O.C.

NOTE: FOR DOUBLE SIDED PLYWOOD SHEAR WALLS, THE PANEL JOINTS ON BOTH FACES TO BE OFFSET TO FALL ON DIFFERENT STUDS TYPICAL.
1/2"(C-D,C-C) PLWD CAN BE SUBSTITUTED BY 7/16" OSB TYP. U.N.O.
FOR SW4, FRAMING AT PANEL EDGES TO BE 3x6TUD AND NAILS TO BE STAGGERED TYP.
WHERE LAG BOLTS TO BE USED, THE RIM JOIST OR JOIST BLOCKING TO BE MIN. 3x MEMBER TYP.

HOLDOWN SCHEDULE/SIMPSON C-C-2015

MARK	HOLDOWN EACH END			LOCATION
	TYPE	END STUD	ANCHOR BOLT	
HDN1	MST37	(2)2x6STUDS MIN.	--	FLOOR TO FLOOR
HDN2	MST60	(2)2x6STUDS MIN.	--	FLOOR TO FLOOR
HDN3	DBL. MST60	(4)2x6STUDS MIN, or 6x6	--	FLOOR TO FLOOR
HDN4	HD12	(4)2x6STUDS MIN, or 6x6	--	FLOOR TO FLOOR
HDN5	HDU2/HDC5/HTT4 STHD10orIORJ	(2)2x6STUDS MIN.	SDS2.5/S6TB16	FOUNDATION
HDN6	HDU5/HTT5 STHD14orI4RJ	(2)2x6STUDS MIN.	SDS2.5/S6TB24	FOUNDATION
HDN7	HDU8/HDQ8	(3)2x6STUDS MIN.	SDS2.5/S6TB28	FOUNDATION
HDN8	HDU11/HDQ8	(3)2x6STUDS MIN.	SDS2.5/SB1x30	FOUNDATION
HDN9	HDU14/HD12	(3)2x6STUDS MIN.	SDS2.5/SB1x30	FOUNDATION

NOTE: SAME SIZE EPOXY BOLTS CAN BE USED AS SUBSTITUTION OF S6TB'S ANCHOR BOLTS TYP.
SEE SIMPSON'S FOR MIN. EMBEDED LENGTH.

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
11/30/2020

LVL NAILING/BOLTING SCHEDULE:
ALL NAILS AND BOLTS ARE 2" FROM T&B

(2)1 3/4"x5 1/2"LVLS, (2)16d @ 12" O.C.
(2)1 3/4"x7 1/4"LVLS, (3)16d @ 12" O.C.
(2)1 3/4"x9 1/2"LVLS, (4)16d @ 6" O.C.
(2)1 3/4"x11 7/8"LVLS, (5)16d @ 6" O.C.
(2)1 3/4"x16"LVLS, (6)16d @ 6" O.C.
(2)1 3/4"x18"LVLS, (7)16d @ 6" O.C.

(3)1 3/4"x5 1/2"LVLS, (2)16d @ 12" O.C. E.S.
(3)1 3/4"x7 1/4"LVLS, (3)16d @ 12" O.C. E.S.
(3)1 3/4"x9 1/2"LVLS, (4)16d @ 6" O.C. E.S.
(3)1 3/4"x11 7/8"LVLS, (5)16d @ 6" O.C. E.S.
(3)1 3/4"x16"LVLS, (6)16d @ 6" O.C. E.S.
(3)1 3/4"x18"LVLS, (7)16d @ 6" O.C. E.S.

(4)1 3/4"x7 1/4"LVLS, (2)1/4"@ LAG BOLTS @ 24" O.C.
(4)1 3/4"x9 1/2"LVLS, (2)1/4"@ LAG BOLTS @ 16" O.C.
(4)1 3/4"x11 7/8"LVLS, (3)1/4"@ LAG BOLTS @ 12" O.C.
(4)1 3/4"x16"LVLS, (4)1/4"@ LAG BOLTS @ 16" O.C. E.S.
(4)1 3/4"x18"LVLS, (5)1/4"@ LAG BOLTS @ 12" O.C. E.S.

(5)1 3/4"x7 1/4"LVLS, (3)1/4"@ LAG BOLTS @ 32" O.C. E.S.
(5)1 3/4"x9 1/2"LVLS, (3)1/4"@ LAG BOLTS @ 24" O.C. E.S.
(5)1 3/4"x11 7/8"LVLS, (4)1/4"@ LAG BOLTS @ 16" O.C. E.S.
(5)1 3/4"x16"LVLS, (5)1/4"@ LAG BOLTS @ 16" O.C. E.S.
(5)1 3/4"x18"LVLS, (6)1/4"@ LAG BOLTS @ 12" O.C. E.S.

⚠ INDICATES WINDOW OPENING REINFORCEMENT, SEE DETAIL 12/S1.3 TYP.

ALL DBL. 2x JOISTS ARE TO BE CONNECTED w/GLUE AND w/(5)16d @ 6" Ø.C.
ALL DBL. TJI JOISTS ARE TO BE CONNECTED w/STIFF. PL.+GLUE w/(5)16d @ 6" Ø.C.
ALL MICRO-LAM DBL. BEAMS ARE TO BE CONNECTED w/GLUE AND (5)16d @ 6" O.C.
ALL DBL. STUDS ARE TO BE CONNECTED WITH (2)10d @ 6" O.C. STAGGERED

ICC ESR APPROVAL NUMBERS:
TJI JOISTS: ICC ESR-1153
MICROLAMS: ICC ESR-2015
PARALLAMS: ICC ESR-2015

WOOD STUD WALLS ARE TO BE 2x6 DF#2 GRADE STUDS @ 16" O.C. OR BETTER TYP. U.N.O.

WOOD STUD WALL SCHEDULE

TYPE \ HEIGHT \ MARK	2x4 DF#2 @ 16" O.C.	2x6 DF#2 @ 16" O.C.	2x6 DF#2 @ 12" O.C.	1 3/4x5 1/2 LVL@16"O.C.	1 3/4x5 1/2 LVL@12"O.C.	2x8DF#2 @16"O.C.	1 3/4x7 1/4 LVL@16"O.C.
NON-BEARING INTERIOR WALLS	16'-Ø"	24'-Ø"	--				
BEARING INTERIOR WALLS	12'-Ø"	20'-Ø"	--				
NON-BEARING EXTERIOR WALLS	10'-Ø"	16'-Ø"	18'-Ø"				
BEARING EXTERIOR WALLS	8'-Ø"	12'-Ø"	16'-Ø"	18'-Ø"	21'-Ø"	18'-Ø"	25'-Ø"

NOTES: 1. FOR THE CASE NOT FOUND HERE, INFORM ENG. FOR DESIGN.

HDR: HEADER, SEE SCHEDULE
HDN: HOLDOWN, SEE SCHEDULE
SW: WOOD SHEAR WALL, SEE SCHEDULE
BW:BEARING WALL
BWA: BEARING WALL ABOVE
NBW: NON-BEARING WALL
OBR: OVER-BUILD ROOF
GT: GIRDER TRUSS
KP: KING POST
DJ: DOUBLE JOISTS

DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

CEILING JOIST SCHEDULE

2x4 STUD GRADE @ 24"/16" O.C.	2x6 DF#2 GRADE @ 24"/16" O.C.	2x8 DF#2 GRADE @ 24"/16" O.C.	REMARKS
11'/12'	16'/18'	22'/24'	

NOTES: FOR THE CASE NOT FOUND HERE, INFORM ENG. FOR DESIGN.

ROOF FRAMING PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES SHEET AND STANDARD WOOD FRAMING DETAILS FOR
   A. GENERAL STRUCTURAL NOTES
   B. TYPICAL HEADER DETAIL
   C. TYPICAL TOP PLATE SPLICE DETAIL
   D. TYPICAL SHEAR WALL DETAIL
2. KP. = KING POST, SEE PLAN FOR SIZE AND LOCATION TYPICAL.
3. ALL ROOF JOISTS OR TRUSSES ARE CALLED OUT ON PLAN. SEE PLAN FOR SIZE & SPACE TYP.
4. ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL, ELECTRICAL & PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. HANGING CEILING, DUCTWORK OR OTHER ITEMS FROM THE PLYWOOD DECK IS NOT ALLOWED.
6. PROVIDE JOIST/TRUSS BRIDGING AS PER MANUFACTURER'S SPECIFICATION.
7. PROVIDE SOLID BLOCKING AT JOIST/TRUSS BEARING TYPICAL U.N.O.
8. PROVIDE 1/8" GAP ON ROOF DECK PLYWOOD OR FOLLOW MANUFACTURER'S SPECIFICATION.
9. SEE STANDARD DETAIL FOR MULTI-STUDS TO WOOD BEAM/HEADER CONNECTION TYPICAL.
10. SHEAR WALLS SHOWN ARE BELOW FRAMING LEVEL. COORDINATE WITH FRAMING PLANS.

HEADER SCHEDULE

MARK	SIZE	END BRG.	REMARKS
HDR-1	(3)2x6	(2)2x6	
HDR2	(3)2x8	(2)2x6	or (3)1 3/4x5 1/2LVL
HDR-3	(3)2x10	(2)2x6	or (3)1 3/4x7 1/4LVL
HDR-4	(3)2x12	(3)2x6	or (3)1 3/4x9 1/2LVL
HDR-5	5 1/8x12 GLB.	(3)2x6	or (3)1 3/4x11 7/8LVL
HDR-6	(2)2x6	(2)2x4	
HDR-7	(2)2x8	(3)2x4	or (2)1 3/4x5 1/2LVL
HDR-8	(2)2x10	(3)2x4	or (2)1 3/4x7 1/4LVL
HDR-9	(2)2x12	(3)2x4	or (2)1 3/4x9 1/2LVL
HDR-10	3 1/8x12 GLB	(4)2x4	or (2)1 3/4x11 7/8LVL

NOTES:
1. GLULAM BEAMS SHALL BE COMBINATION SYMBOL 24F-V4 FOR REGULAR BEAM AND 24F-V8 FOR CANTILEVERED BEAM TYPICAL.
2. ALL GLULAM BEAMS TO BE ZERO CAMBER BEAMS U.N.O.
3. ALL MULTI-MEMBER BEAMS & STUDS SHALL BE NAILED TOGETHER w/(2) ROWS 16d @ 6" O.C. BOTH SIDES TYPICAL.

NUMBER OF KING STUDS:
ONE KING STUD FOR OPNG. 2'-Ø" TO 5'-Ø"
TWO KING STUDS FOR OPNG. 5'-Ø" TO 10'-Ø"
THREE KING STUDS FOR OPNG. 10'-Ø" TO 15'-Ø"
FOUR KING STUDS FOR OPNG. 15'-Ø" TO 20'-Ø"

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2021
STATE OF UTAH
1/30/2020

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR.
NORTH SALT LAKE CITY, UTAH 84054

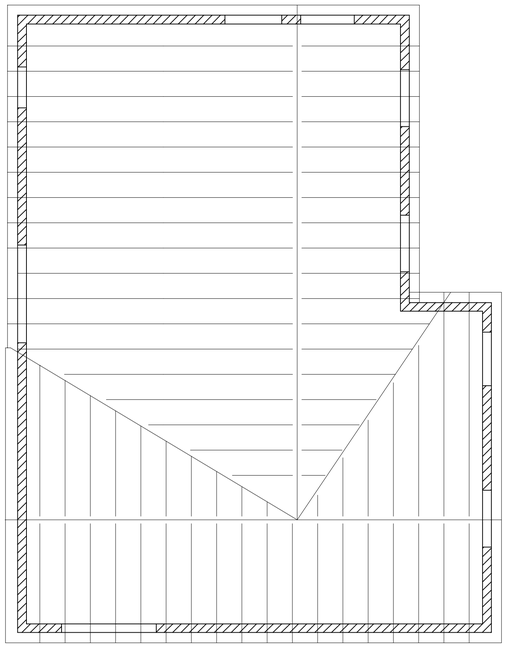
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS LLC. REPRODUCE AND OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2014 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE.(HISTORY HOME)
PARK CITY, UTAH

JOB NO.	SE20040
DRAWING DATE:	1/31/2020
DATE	1/30/2020
DRAWN BY:	HS
CHECKED BY:	YX
FILE NO:	

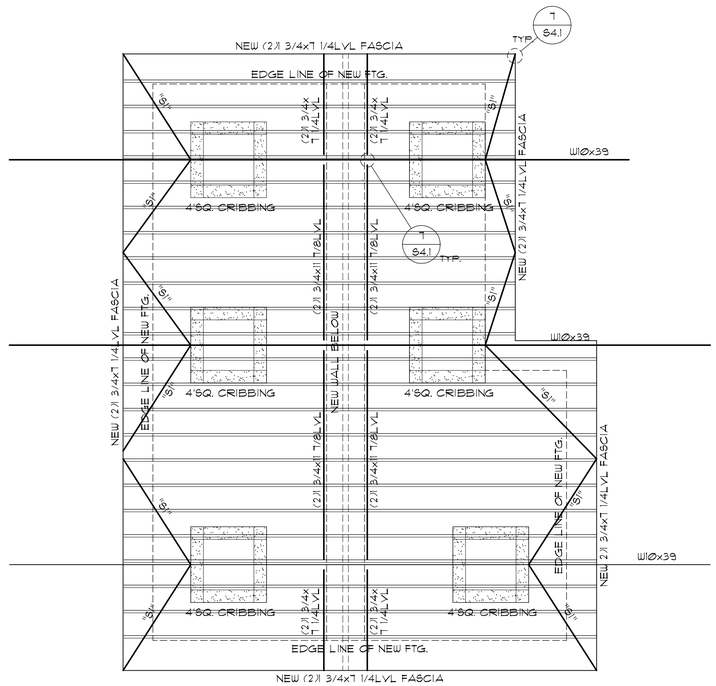
S2.2



CRIBBING SHORING PLAN

SCALE 1/4" = 1'-0"

NOTE "S1":
USE (2)2x8 BRACINGS w/(8)16d TO FASCIA BEAM AT ONE END w/(8)16d TO CRIBBING TYP. U.N.O.



LIFT HOUSE 24" AND ADD
CONC. FOUND. WALL ALL AROUND
WITH 36" CRAWL SPACE

CRIBBING SHORING PLAN

SCALE 1/4" = 1'-0"

SEE DETAIL 9/S3.1 FOR
CRIBBING SHORING TYP. U.N.O.

PARK CITY
1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
11/30/2020

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE
3/31/2021
STATE OF UTAH
1/30/2020

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR.
NORTH SALT LAKE CITY, UTAH 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2014 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

HORN PARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ
DALY AVE. RESIDENCE
180 DALY AVE.(HISTORY HOME)
PARK CITY, UTAH

JOB NO. SE20040

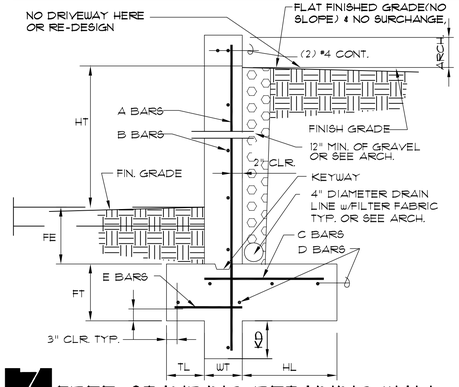
DRAWING DATE: 1/31/2020
DATE 1/30/2020
DRAWN BY: HS
CHECKED BY: YX
FILE NO:

S2.3

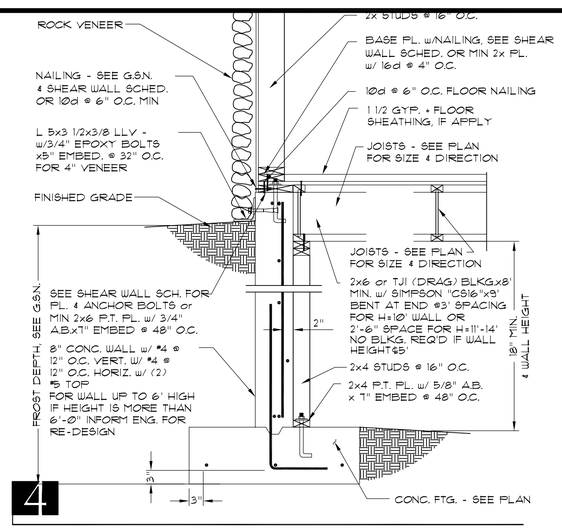
PARK CITY
1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
11/30/2020

TYPICAL CONCRETE RETAINING WALL SCHEDULE

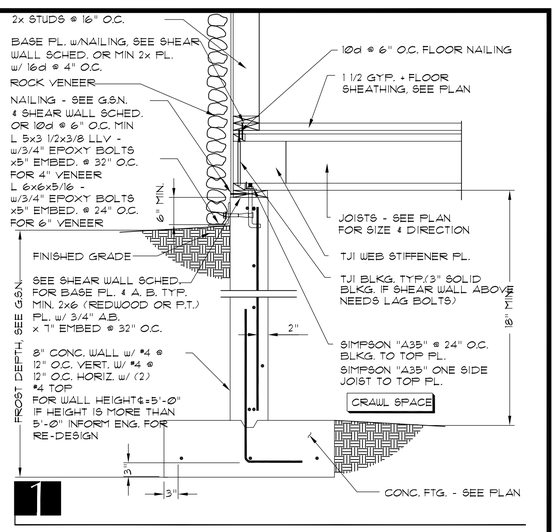
MARK	HT (max.)	FE	TL	WT	HL	FT	KD	A	B	C	D	E
W1	2'-0"	2'-6"	8"	8"	8"	12"	Ø	#4 @ 16"	#4 @ 18"	NONE	#4 @ 12"	NONE
W2	4'-0"	2'-6"	1'-3"	8"	1'-3"	12"	Ø	#4 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 12"
W3	6'-0"	2'-6"	2'-0"	8"	2'-0"	12"	Ø	#5 @ 10"	#5 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 12"
W4	8'-0"	2'-6"	3'-0"	8"	4'-4"	15"	Ø	#6 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#4 @ 12"
W5	10'-0"	2'-6"	3'-6"	10"	5'-10"	19"	Ø	#7 @ 12"	#5 @ 12"	#5 @ 10"	#5 @ 12"	#5 @ 12"



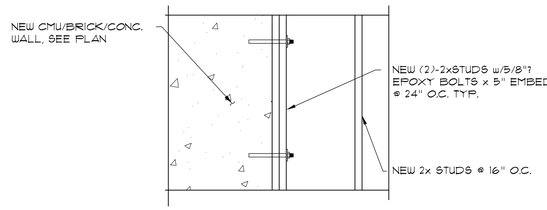
7 FREE-STANDING RETAINING WALL



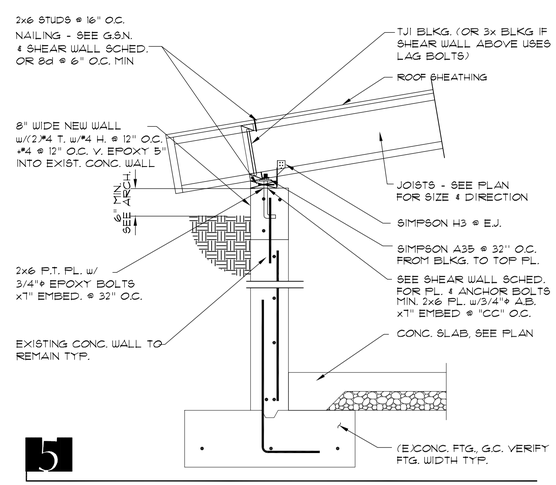
4



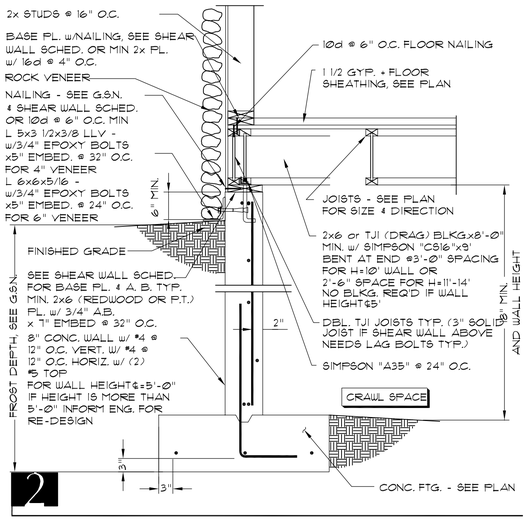
1



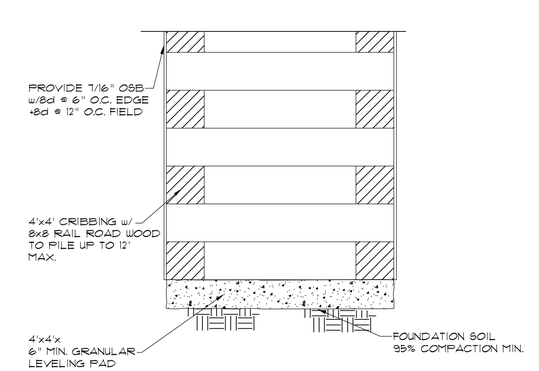
8 CONC./CMU WALL-NEW STUD WALL CONNECTION



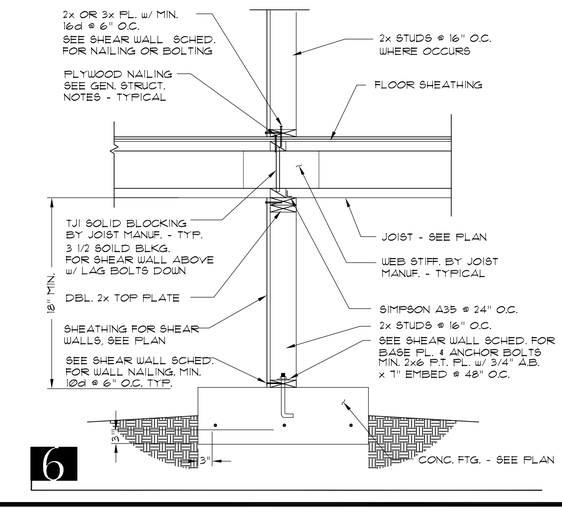
5



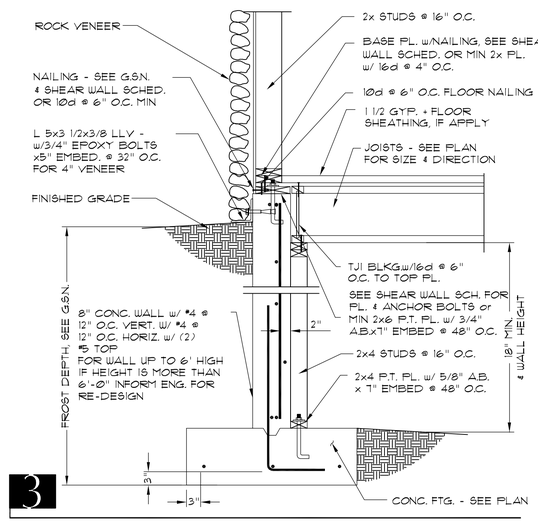
2



9 DETAIL OF CRIBBING PIER



6



3

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 9/31/2021
STATE OF UTAH
1/30/2020

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR.
NORTH SALT LAKE CITY, UTAH 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT. THESE INSTRUMENTS ARE NOT TO BE CHANGED OR REMAIN OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT 2005-2014
© 2014 HORN AND PARTNERS, LLC - ALL RIGHTS RESERVED

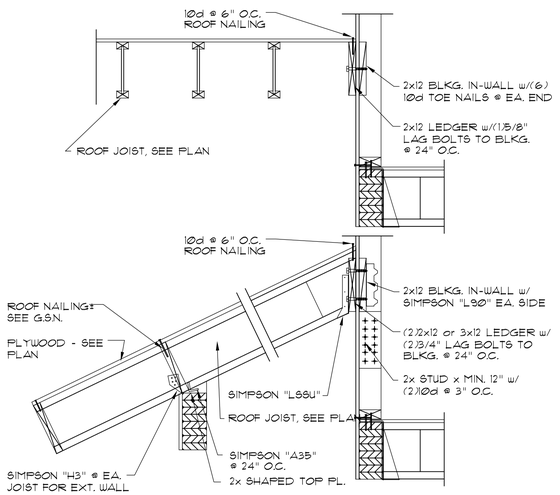
HORNPARTNERS
ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJECT
DALY AVE. RESIDENCE
180 DALY AVE.(HISTORY HOME)
PARK CITY, UTAH

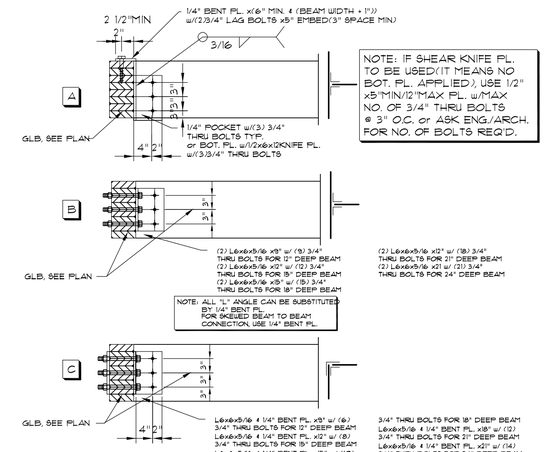
DRAWING DATE:	1/31/2020
DATE:	1/30/2020
DRAWN BY:	HS
CHECKED BY:	YX

JOB NO. SE20040
FILE NO:

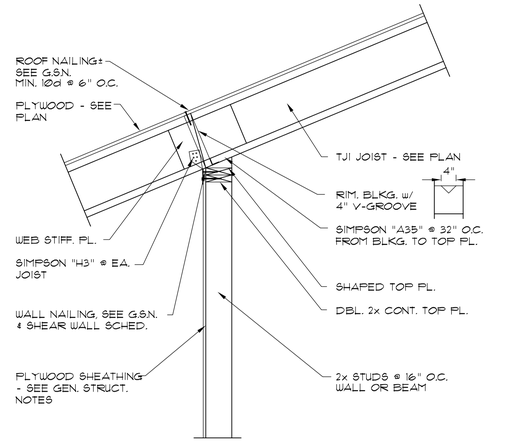
S3.1



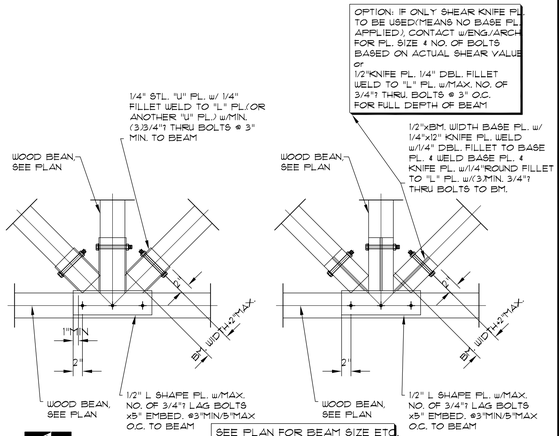
10



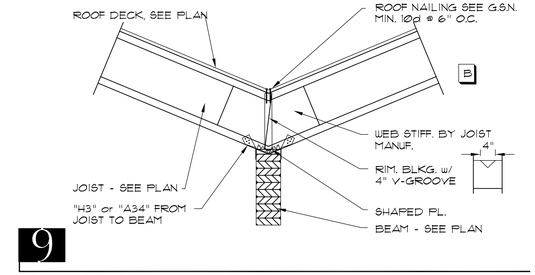
7



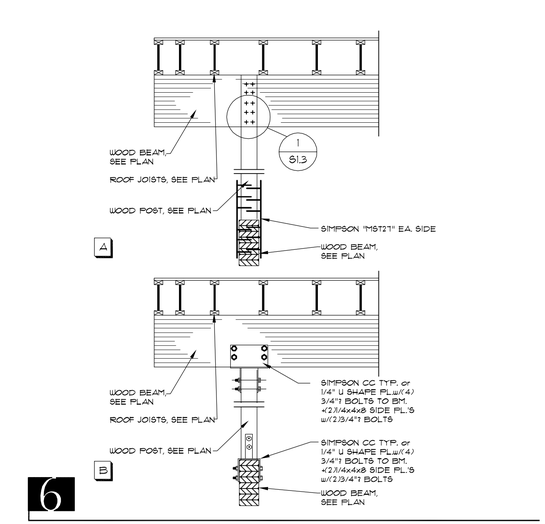
4



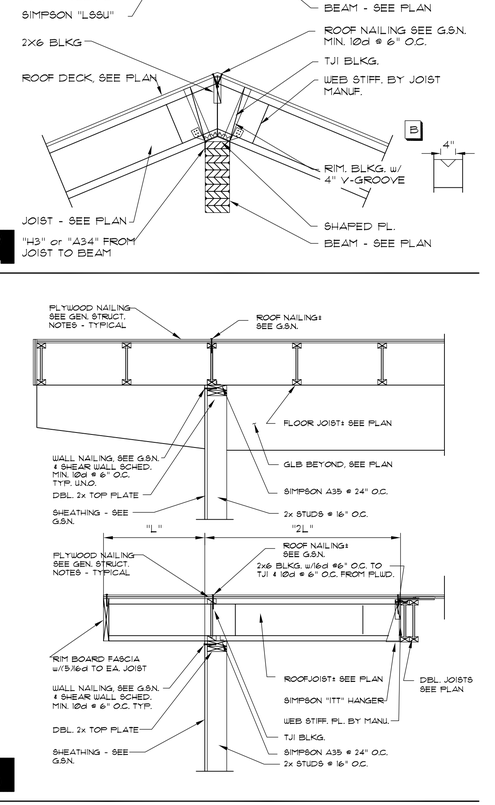
1



8



5



2

9

6

3

HORNPARTNERS ARCHITECTURE
P.O.BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2021
STATE OF UTAH
1/30/2020

OWNER
COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR.
NORTH SALT LAKE CITY, UTAH 84054

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF HORN AND PARTNERS, LLC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN ON THIS SHEET IS LIMITED WITHOUT THE WRITTEN CONSENT OF HORN AND PARTNERS, LLC.
© 2014 HORN AND PARTNERS, LLC. ALL RIGHTS RESERVED

PARK CITY 1884
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner- Scott Olsen
11/30/2020

PROJ
DALY AVE. RESIDENCE
180 DALY AVE.(HISTORY HOME)
PARK CITY, UTAH

JOB NO.	SE20040
DRAWING DATE:	1/31/2020
DATE:	1/30/2020
DRAWN BY:	HS
CHECKED BY:	YX
FILE NO:	

S4.1