

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
November 2, 2016**



AGENDA

SITE VISIT – 3:30 PM – *No discussion or action will be taken on site.*

803 Norfolk Avenue – Site visit will be at 3:30 PM

336 Daly Avenue (garage) – Site visit will be at 4:00 PM

227 Main Street (Star hotel) – Site visit will be at 4:30 PM

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF OCTOBER 5, 2016

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Memo to the Historic Preservation Board – Relocation of a Significant Garage and Material
Deconstruction of the Garage

PL-16-03189

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Planner Grahn

CONTINUATIONS

Legislative—Consideration of an ordinance amending the Land Management Code Section 15,
Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and limiting the use of flat roofs to 25%
of the total roof structure.

Planner Grahn

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Public hearing and continuation to date uncertain

REGULAR AGENDA – *Discussion and possible action as outlined below*

227 Main Street (Star Hotel) – Determination of Significance

PL-16-03330

27

Public hearing and possible action

*Planner Grahn,
Turpen*

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803 Norfolk Avenue – Reconstruction and Material Deconstruction Review – Reconstruction of
a historic garage structure along Crescent Tram and Material Deconstruction of stacked stone
retaining walls, historic roof and dormers, chimney, demolition of historic and non-historic
foundation elements, historic and non-historic porch elements on the front and side porches,
historic doors, replacement of historic and non-historic windows; removal of portions of
historic walls in order to accommodate a new addition on the northwest corner of the historic
house.

PL-15-02923

Planner Grahn

Public hearing and possible action

Design Guideline Revisions- Staff recommends that the Historic Preservation Board take public
comment, discuss and consider the proposed changes to the Design Guidelines for Park City's
Historic Districts and Historically Significant Buildings. Sections include Guidelines for
Determining Era of Restoration; Guidelines for Relocation, Panelization, and Reconstruction;
Recommendations for Sustainability in Historic Buildings; and Treatment of Historic Building
Materials.

GI-13-0022

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*Planner Turpen,
Grahn*

Public hearing and possible recommendation

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF OCTOBER 5, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Douglas Stephens

EX OFFICIO: Bruce Erickson, Anya Grahm, Polly Samuels McLean, Louis Rodriquez

Prior to the meeting, the Historic Preservation Board held a site visit at 416 Ontario Avenue.

ROLL CALL

Chair White called the meeting to order at 5:04 p.m. and noted that all Board Members were present except Jack Hodgkins, who was excused.

ADOPTION OF MINUTES

June 1, 2016

Board Member Beatlebrox noted that the HPB had reviewed these minutes at a previous meeting and they were tabled for approval because a quorum of members who attended that meeting were not present. However, at that meeting she had requested that rubber wall be changed to correctly read **rubble wall**, but she could not see where that change had been made. She thought it was important to have the minutes corrected.

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of June 1, 2016 as amended to change Rubber Wall to Rubble Wall. Board Member Holmgren seconded the motion.

VOTE: The motion passed. Board Member Hewett abstained since she was absent on June 1st.

July 20, 2016

Board Member Holmgren referred to page 15, line 9, 5th sentence, and noted that Planner Turpen was referred to as he and it should correctly read **she**. Board Member Turpen referred to page 16, last sentence and suggested that criteria be changed to **criterion**, since criteria is singular and criterion refers to multiple.

MOTION: Board Member Beatlebrox moved to APPROVE the Minutes of July 20, 2016 as amended. Board Member Holmgren seconded the motion.

VOTE: The motion passed. Chair White abstained since he was absent on July 20th.

August 3, 2016

Board Member Beatlebrox referred to page 26, last paragraph, and changed hour to correctly read, **how our** properties evolved. On page 27, the man door should be corrected to **main door**.

Note: Board Member Holmgren pointed out that the corrections Ms. Beatlebrox mentioned were actually in the minutes of July 20, 2016.

There were no corrections to the August 3rd minutes.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of August 3, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed. Chair White abstained since he was absent on August 3rd.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahm reported that Cara Jean Means was the artist selected for this year's Historic Preservation Award. The art piece should be completed by the end of November. The intention is to have the plaques done for the other award recipients in December. When everything is completed, a joint meeting with the City Council and the HPB will be scheduled to unveil the painting and present the awards.

Planner Grahm stated that in December the HPB would also choose the next Historic Preservation Award for the 2016 calendar year.

Planner Grahm announced that there would be a crane at the McPolin Barn this week. The project is moving along quickly and the Staff has been reviewing the work that is done each week. The crane will be used to put in the steel members and the structural supports through the roof. The work on the barn was on schedule for completion in early November.

Planner Grahm recalled that that in July the HPB reviewed the LMC changes for relocation and reorientation of Historic buildings. The Staff would be taking those changes to the City Council on October 20th. Director Erickson stated that a key element that the City Council asked the Staff to bring forward, was to articulate significant public benefits to the relocation of a Landmark building. He and Planner Grahm were currently working on that. The intent is to make it more

rigorous. The review would most likely go to the City Council as a policy decision before a Landmark building could be moved. Director Erickson pointed out that it was for Landmark structures only and would not apply to Significant structures.

Director Erickson reported that the City Council adopted the Wildland Urban Interface Fire Restrictions a few weeks ago. There were some serious disconnects between that ordinance and what they were trying to achieve in the Historic Districts. The ordinance has since been rescinded and it will not be enforced until he and Planner Grahm can figure out how the Wildland Fire Interface Zone affects the Historic District and the materials that can be used on buildings. Director Erickson stated that one of things they were looking at was making a determination at the HPB level regarding critical community assets. For example, if they had to triage an interface zone, which ones should be saved first. He and Planner Grahm were doing their best to limit the impact and protect the houses at the same time.

Director Erickson clarified that the ordinance was completely rescinded, but it would come back in a different form.

Public Input

There were no comments.

CONTINUATIONS (Public Hearing and Continue to Date Specified.)

Board Member Beatlebrox asked if she was correct in understanding that the flat roof issue was also continued. Planner Grahm replied that the Staff has been meeting with the architectural committee and they came to realize that it was a bigger issue than they initially thought. She noted that it would be on the agenda in October as a Continuation to be officially continued.

1. 1302 Norfolk Avenue - Determination of Significance
(Application PL-16-03181)

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

MOTION: Board Stephens moved to CONTINUE 1302 Norfolk Avenue – Determination of Significance to a date uncertain. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

Regular Agenda – Discussion and Possible Action

1. 416 Ontario Avenue – Determination of Significance
(Application PL-16-03180)

Planner Grahm stated that she was standing in for the project planner, Hannah Turpen. She noted that Hannah had gotten married and was now Hannah Tyler.

Planner Grahm recalled that Planner Turpen had presented this to the HPB in July, and the Board had visited the site that day. Page 82 of the Staff report outlined all of the exterior changes that had occurred to the house since the Historic period, and primarily since 1958. The owner, Brooks Jacobsen, was present and would like to address the Board this evening. Mr. Jacobsen had written a narrative that was included in the Staff report, as well as a copy of the building permit that was issued for a re-roof that turned out to be much more than asphalt shingles.

Planner Grahm summarized the changes that have occurred, which included adding large dormers to the front and sides of the house; a new metal roof and other material changes such as siding and windows; an addition to the northeast; the porch on the front of the historic house has been removed; as well as other revisions or changes.

Planner Grahm noted that the criterion to determine whether or not something gets designated as Significant was listed on page 85 of the Staff report.

Planner Grahm noted that the Planner Turpen found that the structure is over 50 years old since County Records indicate it was built in 1904. She asked that the HPB discuss whether or not it meets the criteria for historic form. The structure had not previously received a grant from the City, it was not listed on any previous Historic Sites Inventory or intensive level survey. Planner Turpen found that it complied with Historic context; but only in the sense that the mass and scale of the building is fairly small, and that it matches the streetscape and not necessarily that it has retained its original form. In terms of whether or not it is important to local history, Planner Turpen found that it was based on the construction and that the tax cards had noted lumber lined walls with no studs, which indicates single wall construction, similar to how the rest of Park City was built.

The applicant, Brooks Jacobsen, stated that he has owned his home at 416 Ontario since 1989. He wanted it clear that the Planning Staff had not recommended this home for designation of Significance. He noted that the home was documented as part of the 1983 Reconnaissance level survey, and it was listed as non-contributory. Mr. Jacobsen stated that he applied for a historic grant on this home in 1990 and his application was denied because the house had already been altered beyond historic recognition. The house was again deemed not of historic significant in 2009.

Mr. Jacobsen stated that this home was not lived in by any historically significant person or family. It has had many short-term owners. He has owned it longer than anyone else.

Mr. Jacobsen stated he continued maintenance of the home with the understanding that it was not historically significant. In 1994 he obtained a building permit for a roof restructure. He pointed out that the restructuring was quite extensive. The home was leaking and he needed to stop it by fixing the roof. Mr. Jacobsen remarked that the only thing that is still intact is the layout of the front windows and door. However, they are out of context because the low pitched hip roof and porch were missing, and those were removed long before he purchased the house. He understood that the home was vacant between 1958 and 1974. Mr. Jacobson stated that the reveal and material of the fascia and soffit are different. The siding is a 14" cedar lap, which is very different than the 7-1/2" ship lap that is on historical homes. The rooflines have changed dramatically, and the only parts that are visible, less than 25%, are simple 8 and 12 pitch, which is not uncommon anywhere in Park City.

Mr. Jacobsen noted that the home is now 1560 square feet. It was originally 624 square feet. The home does not retain scale, context, or any original materials. He has owned and maintained his home for almost 30 years. It is cute and charming, but does not receive a historical ribbon year and after. It was not deemed historic in 1983 and again in 2009 because it is not historic.

Mr. Jacobsen stated that the home is not real visible from many places in town. He urged the Historic Preservation Board to determine that the home is not historically Significant.

Planner Grahm noted that this home was difficult for the Staff to determine, which is why Planner Turpen had forwarded a neutral determination and asked the HPB to discuss whether or not it met the criteria for Significance.

Board Member Holmgren thought the house had moved past Significant due to the number changes that have occurred over time. She felt they were grasping at straws to keep it as a Significant listing; and certainly a Landmark listing.

Board Member Stephens understood that the Board was being asked to determine whether the changes that have been made to this building impacts whether or not the structure is still Significant.

Planner Grahm reminded the Board that their findings for whether or not the house is Significant must tie back to the LMC items outlined in the Staff report. Board Member Stephens thought Planner Turpen came to the conclusion that the structure complies on Items C and D; and she was primarily looking for

discussion on Item B. Planner Grahn agreed; however, if the Board members disagreed with Planner Turpen, they could discuss any of the items.

Board Member Stephens stated that he could see parts of the original building during the site visit. The dormer on top could be removed and the original roof form could be re-established with little effort. However, beyond that, the rest of the historic material on the building has been removed. With the new exterior siding and the changes to the windows and openings, it could possibly be restored, but he believed any attempt to do a restoration at this point would mislead the public as to whether or not this was a historic building.

Director Erickson asked Planner Grahn to do a short summary of the site visit before they take public input.

Planner Grahn explained that the site tour was basic and they stayed outside of the house. Standing on the deck they noted the dormer and how it interacted with the truncated part of the hip roof that instead of being at the roof it was built over and constructed above it. It appears that the dormer had been built in two pieces. They walked around the back to determine which walls were historic, how the addition met the historic square/rectangular form, and how much of that rectangular form was still present. They noted window and door openings. Planner Grahn stated that she was very strict about the Board holding their comments and discussions until this meeting with the public. She emphasized that there had been no discussion on-site.

Chair White stated that from the west it was easy to tell where the truncated pitch roof originally existed. However, the dormers and the additions from any of the other elevations was not done in a manner to be sympathetic to the original historic house. He agreed with Mr. Stephens that there is very little left of the historic structure or materials.

Chair White opened the public hearing.

Ruth Meintsma referred to Criteria A, B, C and D outlined on page 85 of the Staff report. She noted that Item C said compliance in terms of historic scale, context and materials. In response to a comment about the limited context, Ms. Meintsma presented a picture of the context of the neighborhood. She identified the historic structures in the area that were identified in pink and they were all Significant structures. The structures identified in orange were Landmark structures. The house at 416 Ontario was shown in blue. Ms. Meintsma believed this was a significant pocket of history.

Ms. Meintsma referred to Item D regarding importance to local history. She noted that the applicant had stated that no one of significance lived there; however, that is not the criteria. If it was a mining house and miners lived there,

that would make it important. According to the paperwork, she understood that the house was built in 1896, which was the high energy of the Mining Era.

Ms. Meintsma referred to Item B and noted that the question is whether it “retains its historical form.” She indicated that there was an (i), (ii) and (iii) category. She pointed out that the historic grant did not apply, being on the Historic Sites Inventory did not apply, and that the house is listed as Significant did not apply. However, Item B states, “It retains its historical form as may be demonstrated by the three separate (i’s), but not limited to”. She concentrated on the historical form. Ms. Meintsma pointed out that Board Member Stephens has used this as an important criterion many times in his historic work and respect for the materials. She recalled discussions at previous meeting on other buildings that came before the Board for a determination of significance, and the comments about the amount of material. Ms. Meintsma pointed out that material was not listed anywhere in the criteria because a reconstructed historic house with all brand new materials can still be a Significant Site. She emphasized that material is not the issue.

Ms. Meintsma concentrated her comments on historical form. She had overlayed the historic image with the existing image. She stated that what was shown in blue was still there and that the original form still exists. She identified the portions that represented more than half of the historic house if the additions were removed. She believed the house retains its historical form; and therefore, complies with Criteria B.

Ms. Meintsma presented an aerial view photo of the roof and she believed that the historic roof is still there. Two-thirds of the roof has been imposed upon except the corner that was not visible. She noted that nothing in the information indicated where it was the original corner or when it turned if any of the back wall was original. She stated that it is still there. Ms. Meintsma referred to page 81, which mentions remaining historical elements. She noted that the north wall was not included in the remaining historical elements in that listing, and neither was the northeast corner. Ms. Meintsma believed this structure complies with Criteria A, B, C and D without question.

Ms. Meintsma showed an image of the property lines. She understood that it is difficult to rebuild a historic house and make a new house because of the restrictive criteria. However, she believed there was definite advantage to the house as it currently stands. It crosses the front property line. If that house is taken down, it has to be built ten feet from the front property line. She assumed it was a single lot.

Mr. Jacobsen replied that it was a lot and a half.

Ms. Meintsma believed the side yard setback would still be 3 feet. She noted that the side yard on the north side is over the property line. A new structure would have to be moved in three feet from that property line. She stated that there were serious advantages from taking this house as it is and rebuilding and adding to it.

Ms. Meintsma stated that the structure was not deemed significant in the past, but the difference is that now there is stronger and more detailed criteria because they are moving forward to a different level. She did not believe the past should be considered for the assessment of whether or not this house is significant. It is being reassessed and the past is not relevant. Ms. Meintsma commented on the owner's statement that the house is not highly visible. She noted that the trees keep it from being visible, but standing on the parking lot looking up, it is easy to see the historic structures that step up. Some elements are visible and this house is hidden only by the trees. She stated that if they allow this house to come down it would be a domino effect. They need to pay attention to these points and hold on to what they have. Taking away this structure would diminish what they have.

Lauren Stealer stated that she has lived in Park City for ten years and she has never seen this house. Park City has a lot of historic homes and she did not believe it would matter if this one was not determined to be historic.

Chair White closed the public hearing.

Mr. Jacobsen noted that Ms. Meintsma indicated that the home was built in 1896, but he has found nothing in the records to indicate that date.

Planner Grahn referred to page 77 of the Staff report, and noted that the lot was purchased in 1896 and the house was constructed approximately 1904.

Mr. Jacobsen referred to the first image Ms. Meintsma presented of the Ontario neighborhood. He noted that Ms. Meintsma had indicated that 405 was historic; however, it is right next to Shorty's stairs, but she showed it coming all the way back up to Ontario Avenue. He stated that a small front house may be historic, but the home that is built up to Ontario Avenue is not historic. He was living there when that home was built.

Mr. Jacobsen noted that the historic image Ms. Meintsma had shown did not include the low pitch hip roof or the porch. He remarked that those were key elements that have been gone for almost 50 years. Regarding the property line comments, Mr. Jacobsen stated that his house does not go beyond the property lines. It was surveyed recently and he offered to do another site visit so the HPB could see where the property lines are staked. He was unsure where Ms. Meintsma got her information but it was incorrect.

Chair White noted that the house was shown going over the property line on the north side. Mr. Jacobsen reiterated that it does not go over the property line. The property was still staked and he had the property lines and survey information at his home.

Mr. Jacobsen stated that Ms. Meintsma talked about the northeast corner being original, which is the corner that is closest to Shorty and Ella's house on the back corner. That is not historic at all.

Ms. Meintsma clarified that she misspoke and she was actually talking about the southeast corner.

Board Member Beatlebrox stated that this was difficult because she was excited about the history of the house; however, during the site visit she was disappointed. The house has changed a lot over the years. It reminded her of the house in the 1400 Block of Park Avenue. It was a cute hippie house but there was not much of the original left. Ms. Beatlebrox hated to lose this house because it is nested in an area of historic Park City, but at the same time the historic part of this house is pretty far gone.

Board Member Hewett stated that whether or not the house is over the property line did not have any bearing on their decision. That would be an issue between the property owner and the City and it is not relevant at this point. Ms. Hewett did not think they should assume that someone would tear down the house.

Board Member Beatlebrox pointed out that if the structure is determined to be Significant or Landmark it could not be demolished. If it is not put on the HSI, it could be demolished. The concern is losing the historic fabric when sites are not protected by being on the Historic Sites Inventory. Ms. Beatlebrox stated that the fact that this particular structure causes her concern because over the years it has not been designated.

Board Member Stephens believed that Ms. Hewett was trying to say that if it were true that the building was built over property lines, the fact that there might be some economic benefit to not tearing down the house would not be within the purview of the HPB. It would be financial decision that the owner would make. He agreed that it was not part of their decision process. Their decision should be guided by the LMC.

Board Member Stephens agreed with Ms. Meintsma that the house clearly retains its historical form, under Item B. However, his comments refer to Section C (i), "It retains its historical scale", which it does; "it's context", which it does. But then it says, "materials in a manner and degree which can be restored to historical form, even if it has non-historic additions". With the condition of the

house and what has been removed, Mr. Stephens was unsure whether there was still historical context because all the materials would be new. He noted that Item C (ii) states, "It reflects the historical or architectural character of the site or district through design characteristics such as mass", which it does, "scale, composition and materials". He pointed out that the materials are not in place on this particular home. Board Member Stephens believed the home fails in Item C with regards to the LMC in meeting the criteria for being a significant site.

Board Member Holmgren reiterated her earlier comment that the house was too far gone to be listed.

Director Erickson noted that the Findings of Fact and Conclusions of Law opposed to adding 416 Ontario Avenue to the Historic Sites Inventory were found on page 90 of the Staff report. He suggested that they also add Mr. Stephen's finding regarding Item C, that the materials are not in context.

Planner Grahn drafted a finding stating that Criteria C was not met as the historic materials no longer reflect the historic or architectural character of the site or district. The Board members were comfortable with that language.

Board Member Stephens stated that as a Board they will always have problems on determining significance when it relates to materials in the middle ground. In some instance it is obvious that most of the historic material is there and their decision is apparent. In this particular situation their decision is also apparent because it is easy to determine that the historic materials are limited; if there is anything left at all. He personally did not observe any historic materials on-site. Mr. Stephens remarked that if they hone in on the middle ground a little better, it would give them the legislative background to be making decisions in the future.

Board Member Holmgren recalled that the Board had a similar problem with another structure; and it is painful to determine that the historic material is gone.

Planner Grahn stated that in addition to materials, in a number of cases it has to do with the form not being present. When there have been significant changes to the form and the materials have been lost, the multitude of changes impact their decision.

Board Member Stephens stated that he could see the form very much in place. If the dormers were removed it would be easy to restore the roof back to its original situation. His issue is that so much of the historic fabric of the home has been removed and disposed of. He was concerned that if they tried to restore it, they would be misleading the intent of the Historic Inventory.

Chair White agreed that if they took off all the additions and the dormers, the old historic form would be there. They could also put back the porch roof and the

porch. If the house could be reconstructed, he wanted to know what that would do with regard to materials. Chair White pointed out that houses have been taken down and reconstructed and they were still listed as Significant.

Planner Grahn replied that he was correct. A number of houses are listed as Significant on the Historic Sites Inventory because they were reconstructed based on physical and photographic evidence that helped piece together what those building looked like during the historic period.

Board Member Beatlebrox recalled that the HPB had recently ruled on a structure that was reconstructed and they determined that it was Significant. That home was not surrounded by a number of historic houses. Ms. Beatlebrox thought this decision was difficult because of the historic context of the surrounding structures.

Board Member Hewett believed that was the reason why they spend so much time on the rules for building a new home because it is important for the new structure to fit into the character of the neighborhood. However, in the end, she did not believe that should be part of the decision making when determining significance.

MOTION: Board Member Hewett moved that the Historic Preservation Board finds that the structure at 416 Ontario does not meet the criteria for a designation of Significant to the Historic Sites Inventory, based on the Findings of Fact and Conclusions of Law found in the Staff report as clarified and amended. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 416 Ontario Avenue

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. This site was not included on the 2009 HSI.
2. The house at 416 Ontario Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 416 Ontario Avenue was not listed on the Historic Sites Inventory in 2009.
4. There is a one-and-a-half-story wood frame modified pyramid house at 416 Ontario Avenue.

5. The house was constructed in 1904, per the Summit County Recorder. The house was constructed during the Mature Mining Era (1894-1930).
6. The house first appears on the 1907 Sanborn Fire Insurance Map and remains unchanged on the 1929 and 1941 Sanborn Fire Insurance Maps.
7. The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City; including, a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a porch with a centered low pitch hip roof that did not span the width of the front façade. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today.
8. The 1949 and 1958 the tax appraisal cards state that the house was 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was 624 square feet.
9. The house was documented as a part of the 1983 Reconnaissance Level Survey and was listed as non-contributory at that time.
10. The 1982 Reconnaissance Level Survey documented that a centered dormer (west dormer) had been added to the main roof on the primary façade, the northeast addition was expanded, new siding installed, and the porch had been removed.
11. After 1982, the west dormer addition was expanded, a new north dormer was added, the northeast addition was expanded, and a new metal roof has been installed.
12. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form.
13. The configuration of the historic pair of double hung windows, the historic door, and historic transom window above the front door still remains.
14. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011.
15. The house is clad in horizontal wood lap siding.
16. The scale and context of the house has not been maintained.

17. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form and diminished its Historical Form.

18. The original pyramid form is not discernable.

19. The mass and scale of the house are no longer consistent with the historic district, because of the loss of historic materials, architectural features, and treatments.

20. The house has lost its association with an era of historic importance to the community.

21. The house does not meet LMC 15-11-10(A)(2)(C) as the materials no longer reflect the Historic or Architectural character of the site or district.

22. The site does not meet the criteria as Significant on the City's Historic Sites Inventory.

23. Staff finds that the structure at 416 Ontario Avenue does not meet the standards for local "significant" designation, and does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law – 416 Ontario Avenue

The existing structure located at 416 Ontario Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(b) It retains its Historical 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 or on any reconnaissance or intensive level survey of historic resources; or

Does not comply.

(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 Historical Form even if it has non-historic additions; and

(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; or

Does not comply.

The existing structure located at 416 Ontario Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

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

(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 **Does Not Comply.**

(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;

ii. The lives of Persons significant in the history of the community, state, region, or nation; or

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

2. Design Guideline Revisions—Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City's Historic Districts and Historically Significant Buildings. Universal and Specific Design Guidelines will be reviewed for: Site Design; Primary Structures: Foundations; Exterior Walls; Roofs; Store Fronts; Doors (Not included in Storefronts); Windows (not included in storefronts); Gutters & Downspouts; Historic Balconies/Porticos; Decks, Fire Escapes, and Exterior Staircases; Chimneys and Stovepipes; Architectural Features; Mechanical Equipment, Communications, and Service Areas; Paint & Color; Additions to Primary Structures: Protection of Historic Sites and Structures; Transitional Elements; General Compatibility; Scenario 1: Rooftop Additions; Scenario 2: Rear Additions; Basement Additions; New Storefronts; New Balconies; New Decks; Handrails; Awnings; and Reusing Historic Houses as Commercial Structures. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council. (Application PL-13-0022)

Planner Grahn reported that the HPB previously reviewed these Design Guidelines for Main Street. At that time the Board wanted the opportunity to walk around Main Street to see how the Guidelines could be applied. The Guidelines were outlined in the Staff report.

Planner Grahm referred to language indicating that substitute decking material could be used for balconies. She recalled that the Board had a lengthy discussion about whether or not substitute decking materials should be used on historic porches, and they were adamant that the decking material should be wood. Planner Grahm offered to remove that guideline.

Board Member Hewett understood from a previous discussion that the Planning Department could request that a foundation be covered for a better appearance, but they could not require it. Ms. Hewett noted that the language in the guideline was still the same in suggesting that the foundation be covered with whatever materials. She wanted to know why they could not require it.

Planner Grahm explained that Main Street building can be different on how their foundations relate. On the Main Street façade they would not want to see a two-foot foundation. It is normally where the kick plate is based on the language of the commercial building. As the hillside goes down and the building is more level, and it is on either the Swede Alley side or the right-of-way side of the building, she did not believe it would have as much impact on the look of the building. She offered to look into it if there was consensus among the Board that foundations should be covered.

Board Member Hewett thought they would look nicer covered. Having Swede Alley look nice was also important. She was unsure about the legalities and whether they were overstepping their boundary; but if that was not an issue she suggested that they require that the foundation to be covered to look better.

Planner Grahm read the Guideline on page 145 of the Staff report. "A historic site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, generally no more than six (6) inches of the new foundation shall be visible above final grade on the primary and secondary façades". She stated that they could say that the foundation shall "not" be visible rather than allowing six inches to show.

Ms. Hewett noted that language three lines down says, "Consider adding a plinth, or trim board, at the base of a historic structure to visually anchor the historic structure to the new foundation". Rather than say "consider" she thought it should just say to do it.

Board Member Stephens stated that the reference to "six inches" is part of the Uniform Building Code that requires the use of a material that will not deteriorate from water for the first six inches above grade. Wood will not work and that would require the use of composite material or stone.

Planner Grahm asked if the Board wanted to take a stronger stand on the plinth and trim board and make it a requirement. Mr. Stephens remarked that from a

design standpoint the building needs to feel anchored to its site. Chair White stated that on Woodside Avenue there were a couple of homes where the concrete foundation came up above the grade to sometimes as much as three feet. He recalled previous discussions about berming the grade up to reduce the visual appearance of the concrete foundation. Chair White was unsure how that could be legislated.

Planner Grahn stated that the foundation guidelines require regrading as much as possible and narrowing the amount of the new foundation that is exposed. They would not want historic wood materials or new wood material sitting on the dirt, but at the same time the foundation should not detract from the historic building.

Board Member Stephens agreed with Ms. Hewett that they should be more specific in saying that no more than six inches of the foundation can be exposed. Chair White favored that approach. Mr. Stephens pointed out that being more specific would not leave it open to interpretation.

Board Member Stephens referred to the guidelines on page 164 of the Staff report regarding roof additions. On the Main Street side he understood that it was one level and back 50% behind the primary façade. Planner Grahn stated that one reason for saying only story from the wall plate is because a lot of the buildings have false fronts. Even though it may look like a flat roof building there could actually be a gable hiding behind the façade. If one story is measured from the gable, it is actually two stories. Mr. Stephen asked what was one story. Planner Grahn replied that it was not narrowed down, but she thought they would have to be subjective and use their best preservation methods.

Board Member Stephens commented on ADA access issues and ADA access with the front entrances. He noted that when the City and County Building in Salt Lake was redone, the building was historic but they were able to work through many of the historic issues. However, he knew of very few historic buildings on Main Street that actually comply with ADA access. Chair White pointed out that Main Street does not comply. Mr. Stephens asked if it was an issue for the Design Guidelines, or whether it was a Building Department issue. Planner Grahn replied that it was a Building Department issue, and the Design Guidelines need to compensate the best way possible. She stated that depending on the building, a lot of times it is easier to put the ADA access off the back. Depending on how the building is laid out, the rear entrance usually works well, primarily because of the grade along Swede Alley. Mr. Stephens noted that on the west side of Main Street there is limited or no access.

Board Member Stephens commented on an issue that he thought needed to be quantified between the Building Department and the Planning Department so the design community understands what it has to work with when redoing the front

entrances. He stated that changing a non-ADA access to an ADA access could have a dramatic impact on a design.

Board Member Hewett recalled that the last time the HPB had this discussion, Planner Grahn pointed out that almost all of the openings have been adapted to ADA, and that there were more issues with the links from the 1980s. Planner Grahn agreed. She did not believe there were many original doors left from the historic period. When they were working on the Main Street improvements there was a lot of talk about changing the grade on Main Street to make it more ADA accessible, and what should be done with all the stairs that project onto Main Street. At that time there were no solutions and everything was kept as is. Mr. Stephens stated that he had walked Main Street after their last discussion and he still found many issues that would prevent ADA access. He also recalled discussions about encouraging restorations on Main Street, and he thought that is where they would encounter bigger problems.

Planner Grahn offered to speak with the Building Department about ADA requirements on Main Street. She also believed the Secretary of the Interior would have work sheet on creating ADA accessibility in historic buildings. Since this would apply to Main Street and also residential buildings, she and Planner Turpen would try to draft supplementary guidelines. She suggested that ADA could be its own chapter. Mr. Stephens reiterated that when the design community goes into the Building Department they should know what the expectations are ahead of time.

Chair White recalled that when Ron Ivie was the Chief Building Official, he gave historic building a little slack. Mr. Stephen stated that he had that same experience with Mr. Ivie; however, he was not sure that was ever formalized.

Director Erickson noted that they just went through this issue on the Barn. It was not a remote issue and it would not take the Staff long to go back to the standards and craft some language.

Board Member Stephens commented on the language stating that storm windows need to be on the inside. He thought they were seeing more replacement windows than storm windows. Mr. Stephens asked if that was strictly on commercial building or residential buildings as well. Planner Grahn believed that the current Guidelines only have a section about windows, and it only says to put the storm window on the inside. She thought there were a few buildings in town with storm windows on the exterior. If they are put on the exterior they should mimic the frame of the window next to it. It should not overlap or look thin and cheap. Mr. Stephens identified a typical historic storm window that was used back in the 1940s. It was wood, single-paned glass hung on brackets on the outside. The millwork actually matched the types of windows

being built at that time. He thought it was an appropriate way of doing exterior storm windows.

Planner Grahn presented the Guideline as written and asked if the 1940s storm window would meet the guideline. Mr. Stephens asked when it would not be feasible to do an interior storm window. Planner Grahn replied that it would depend on how the window is constructed and how the interior was remodeled. Director Erickson stated that he has never seen an interior storm window.

Director Erickson suggested that they could strengthen the language by saying, "storm windows on the outside should match or complement the way storm windows would have been constructed at the time of the building." Mr. Stephens suggested that they eliminate the interior part. It should not matter if someone wants to put storm windows on the inside. Planner Grahn would make the change to include the language stated by Director Erickson and to remove the reference regarding the interior.

Planner Grahn stated that the Staff was looking for a recommendation to the City Council this evening; however, if the Board felt there were too many redlines, they could make the changes and bring it back for a recommendation at the next meeting.

Board Member Beatlebrox commented on paint. She understood that paint is not a popular topic, but she felt the issue was raised when they talked about Swede Alley and the fact that paint would tie the front of the building to the back of the building. Ms. Beatlebrox wanted to go on record saying that paint is really important. In the past two high-profile renovations, paint has been the problem. She indicated the lack of differentiation of paint at the Main Street Mall, which would have minimized the visual appearance of the size. Another renovation was the Rio Grande where the paint or stain was matched to make it look like the same building and not historic. Ms. Beatlebrox requested that the HPB re-open the paint issue at some point because she believes that paint is within their purview.

Board Member Stephens asked if Ms. Beatlebrox was talking about paint color or the finishes to differentiate different components of the building. Ms. Beatlebrox replied that she was talking about both. In talking about color, she compared Flanagan's, which is very appropriate, to the clothing store building that was purple and green, and Chloe Lane which was very bright and inappropriate. She believed that paint makes a difference.

Board Member Holmgren stated that the HPB is not the paint police, and if they were, the Rio Grande building should have been brought back in yellow. Ms. Holmgren firmly believed that the City could not tell people what color to paint their house. Ms. Beatlebrox remarked that paint makes a big difference in the

look and feel of the street. When they talk about Main Street in particular, she thought there should be guidelines or references.

Planner Grahm stated that when the HPB did the compatibility study on the residential houses, the Board agreed that when the addition was painted a different color than the historic house, each portion popped a lot more. However, since they do not control paint colors, they gave up with guidelines that suggest painting the addition a different color than historic structure. She pointed out that they would not want brick and stone surfaces to be painted. They tried to hone in on the word “finish” rather than “color”. Planner Grahm stated that from a preservation standpoint, if they are looking at regulating paint, they should look at the historic color. Another issue is whether people would be more inclined to paint their house without permission, and if so, it would create the problem of regulation and Code enforcement. People could also let the paint disintegrate and deteriorate the wood because they do not want to go through the hassle of getting a paint palette approved. Mr. Stephens recalled that when the City approved paint colors in the past, they were seeing a repetition of the same colors over and over again because everyone knew those colors would be approved.

Board Member Hewett asked if they could approve the color schemes for commercial but not for residential. Board Member Stephens thought that would be an interesting approach. Planner Grahm offered to research what other communities do with respect to paint. She noted that the Planning Department has a paint palette from the 1990s when they were regulating paint. When people come to the counter asking about historic paint colors they show them that pallet. Mr. Stephens questioned whether it was even historic issue. In his opinion, it was more of a design issue in terms of new construction versus old construction and a way of differentiating shapes and additions. He thought it might be beneficial to have the Planning Staff look at paint more closely in the commercial district.

Board Member Holmgren stated that she would personally like the buildings on Swede Alley to be brighter colors.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

MOTION: Board Member Beatlebrox moved to forward a POSITIVE recommendation to the City Council for the proposed changes to the Park City’s Design Guidelines for Historic Districts and Historic Sites as amended and researched by the Planning Department with the changes as indicated on storm

windows and foundations; and that the Staff do additional research on paint management in the HCB and HRC Districts. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Director Erickson noted that the Staff was seeing a number of proposals for small cell sites and distributive antennas in order to densify the cell network. Other cities have a cell manager/planner technician. The Staff will be coming forward with additional regulations on small cell. The antennas are smaller but the box on the ground is larger, similar to the power transmission.

The meeting adjourned at 6:40 p.m.

Approved by _____
David White, Chair
Historic Preservation Board

Memo to the Historic Preservation Board



Application #: PL-16-03189
Subject: 336 Daly Avenue
Author: Anya Grahn, Historic Preservation Planner
Date: November 2, 2016
Type of Item: Relocation of a Significant Garage and Material
Deconstruction of the Garage

The applicant for this project has requested that we schedule this item on our December 7, 2016, meeting due to her availability. The applicant is requesting to relocate the garage off of her property and on to the adjacent property owned by Talisker. As part of the relocation, she is also proposing to make improvements to the existing historic garage structure. The Building Department issued a Notice and Order to Repair for the garage and cabin structure at 360 Daly Avenue on August 29, 2016 to United Park City Mines, the owner of the garage and cabin structure.

Staff anticipates that it will be difficult to make a site visit to the garage as part of the December 7, 2016 meeting as the building and site will likely be covered by snow at that time. Staff has scheduled a site visit with the HPB to inspect the garage at its current location and identify its proposed landing spot on the site.

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: LMC Amendment- Building Height- Roof Pitch
Date: November 2, 2016
Type of Item: Legislative—LMC Amendment

Summary Recommendations

Staff recommends the Historic Preservation Board conduct a public hearing and continue this item to a date uncertain.

Background:

The HPB reviewed this item on August 3, 2016, and directed staff to meet with the design community to further discuss the impacts of the proposed LMC changes. Staff has organized lunch discussions with developers and architects on August 24th and September 21st to receive feedback. Staff is reviewing this input from the design community and determining how best to amend the LMC.



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Hannah Turpen, Planner
Subject: Historic Sites Inventory
Address: 227 Main Street – Star Hotel
Project Number: PL-16-03330
Date: November 2, 2016
Type of Item: Administrative – Determination of Significance for Building

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and find that the building at 227 Main Street, also known as the Star Hotel, is “Significant” and should remain on the Park City Historic Sites Inventory.

The Historic Preservation Board will be conducting a site visit to 227 Main Street prior to the regular meeting agenda on November 2, 2016.

Topic:

Project Name: Star Hotel at 227 Main Street
Applicant: Westlake Land LLC (Represented by Todd Cusick)
Owners: Westlake Land LLC
Proposal: Determination of Significance

Background:

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current. The Historic building at 227 Main Street was constructed c.1921 according to the Summit County Recorder’s Office and is designated on the Historic Sites Inventory as a Significant Site. The building was first identified as historic in 2007 as part of the City’s Historic Building Inventory ([see HPB Resolution 07-01](#)), and was later included in the 2009 Historic Sites Inventory.

There have been a number of previous Planning and Building Department approvals. Sign plans were approved in 1991 and 2000. There was also a permit to replace the awnings on the building in 1994, temporary roof repair in 2005, stucco repair in 2007, and a new water heater in 2009.

The current owner has been meeting with Staff since 2013 to explore development options on this site. The applicant submitted a Determination of Significance (DOS) application to remove the building from the HSI on September 29, 2016. The application was deemed complete on October 6, 2016.

The Park City Building Department recorded a Notice and Order to Repair the structure on October 2, 2015. The Notice and Order requires the owner to vacate the structure due to hazardous conditions. The conditions include the lack of a stable foundation beneath the structure and further decay of portions of the rubble foundation due to water infiltration. There is also missing foundation beneath some of the support members, and the structural members have wracked, warped, buckled, and settled. Finally, the Notice and Order documents the lack of structural stability of the chimney.

On September 29, 2016, the Planning Department received an application for a Determination of Significance; it was deemed complete on October 6, 2016. As indicated by the applicant's submittal, the applicant has spent the last two years conducting exploratory demolition on the interior of the structure in order to determine the building's history. The applicant proposes to remove the Significant designation from the building as they wish to demolish it and redevelop the site.

History of the Structure:

Staff has traced the history of the structure through CRSA's intensive level survey of the site, site visits, as well as the materials provided by the applicant.

In 1871, the Townsite Company, represented by Edward P. Ferry, David C. McLaughlin, and Fred Nims, secured title to four quarter sections, the area that was to become Park City. John and Sarah Huy (sometimes Huey) had predated the Townsite Company and built one of the first houses in Park City at 227 Main Street c.1889; however, their title to the land was not legally transferred until April 10, 1916, when W.I. Snyder deeded lots 7 and 8 of the Park City Block 12 to Sarah Huy.

The Huys lived at 227 Main Street on-and-off through the 1920s. John (1844-1902) and Sarah Huy (1849-1930) had moved to Utah from Nevada City. John worked as an engineer at the Ontario Mining Company in Park City; however, he later worked in Granite, Montana, where he died in 1902. The Huys kept their house in Park City and continued to reside here until Sarah Huy moved to Colorado in 1920, selling the house to D.L.H.D "Joe" Grover, a Chinese immigrant who held large amounts of Park City real estate.

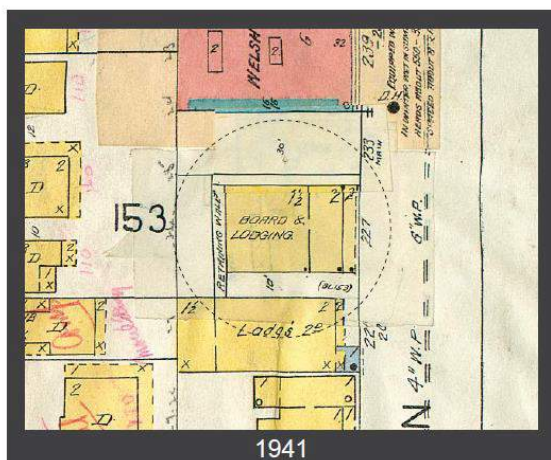
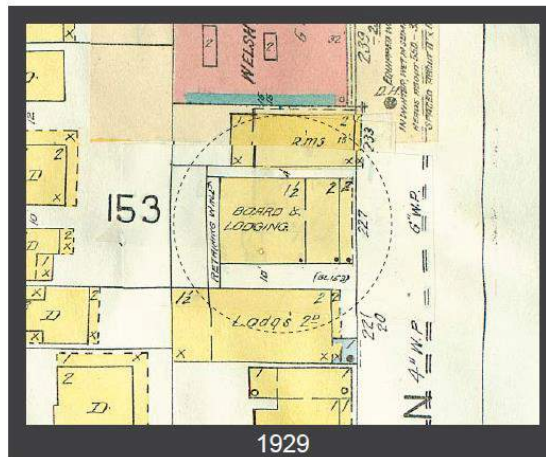
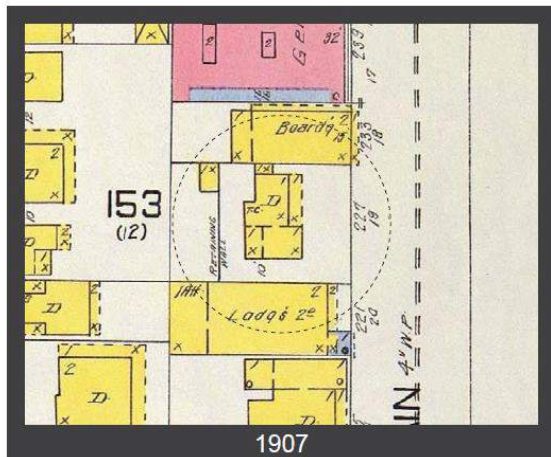


Cross-wing folk Victorian cottage constructed by the Huys in 1889 at 227 Main Street.

During this era of Park City's history, it was not uncommon for Chinese immigrants or "Celestials" to face racial discrimination. The Chinese were often exploited for their cheap labor and not permitted to work in the mines. Instead, they worked in boarding houses as cooks, established laundries and restaurants in Park City's China Town, and even contributed to the construction of Park City's railroads. The immigrants largely settled behind Main Street (now Swede Alley) and lived in tents and shanties; only about fourteen houses were constructed in China Town. Park City's residents were overall tolerant of their Chinese neighbors, though racism certainly existed as is evident by the construction of the China Bridge, connecting the Rossie Hill neighborhood to Main Street by a bridge that spanned over Chinatown.

Joe Grover was a Chinese immigrant and old time Park City resident. In addition to managing a laundry and restaurant, Grover also acted as a realtor. He began by purchasing a few houses, renting them out, and then purchased more. By the time of his death in 1926, he owned over 60 Park City properties. When his son, Joe, inherited his father's properties, they were valued at \$36,000.

The Sanborn Fire Insurance Maps show that the boarding house replaced the cross-wing cottage prior to 1929, and the Summit County Recorder's Office lists the date of construction as 1920. Though Joe Grover did not sell the property to the Allende family until 1937, the Sanborn maps indicate that the Allendes had constructed the boarding house by 1929 and census records show they had eleven boarders by 1930. Frank Allende (1887-1975), his wife and children, and most of their tenants were Spanish-born, which may have influenced the Spanish Revival architecture of the boarding house.



The Sanborn Fire Insurance maps show that the Boarding & Lodging house had replaced the L-shaped cross-wing cottage by 1929.

Frank Allende (1887-1975) was a recognized Parkite, known primarily for running a boarding house on Park City's Main Street. In 1927, the Park Record noted that federal agents had arrested Deputy Sheriff W.R. Jefford, who had been bought off by those opposing Prohibition. Following Jefford's arrest, Allende was arrested and a still along with 50 gallons of whisky were seized by federal agents from his property at the Star Hotel. Allende contributed to Park City's larger underground revolt against Prohibition (See Exhibit H).

Prior to 1901, unmarried miners were required to live in mine-owned boarding houses; however, the Boarding House Law of 1901 brought an end to the monopoly and provided greater demand for private lodging along Main Street. This law likely influenced the construction of the Star Hotel in 1920, which was one of several boarding houses concentrated on Upper Main Street. The others include Alaskan House at 125 Main Street, 151 Main Street, the Centennial House at 176 Main Street, and the Bogan Boarding House at 221 Main Street. During the Mature Mining Era, Park City's population was largely young, single men who came to seek their fortunes in Park City's

mines. These US and foreign-born single miners needed lodging that provided room and board.



c. 1930s (Park City Historical Society & Museum, Pop Jenks Collection)

What's most curious about the construction of the boarding house is that it was tacked on to the front of the original cross-wing. Even in the 1930s photograph above, the gable roof structure and walls of the original cross-wing are evident behind the new Spanish Revival-style façade (1). The roof of the new structure was haphazardly constructed atop the original cross-wing and the exterior of the new façade and original building were clad in stucco. While the window and door configuration on the façade beneath the two-story covered porch reflect the Spanish Revival style, the remaining windows remained true to the design of the cross-wing house (as can be seen in the Analysis Section).

In the years before the Great Depression, revival styles were adapted widely across the United States and applied to residential and commercial buildings. As their classification indicates, these styles looked to the past and Europe in particular, for inspiration. The 1893 Chicago World's Fair, the Columbian Exposition, further promoted revival style architecture as the exposition encouraged historical interpretations of European styles in the design of the fair's temporary pavilions and buildings.

The Panama-California Exposition of 1915-1917 endorsed the Spanish Revival style as many of the design of the Exposition's temporary structures were largely influenced by the Spanish Baroque, Spanish Colonial, and Spanish Revival styles. The style paid homage to the history of the southwest, playing up the architecture of New Spain and borrowing from Spanish and Latin American architecture. The style was further

disseminated by the Hollywood film industry in the 1920s and 1930s. It is largely characterized by curved and arched openings, white stucco exterior walls, and arcades (series of arches supported by columns).

The Spanish Revival style was popular from 1915 to 1940. As constructed in c.1920, the Star Hotel embodied many of the prominent features of this style, such as its rectangular plan, low-pitched hip roof, and white stucco walls. The porch was penetrated with three arched openings supported by low, square wood columns forming an arcade. The windows and doors beneath the porch are rectangular as were the carriage doors on the lower level that led into the garage.

The Allende family operated the Star Hotel on this site for several decades before ultimately selling the property to William and Joyce Gardner in 1972. The Gardners then sold the property to the Rixie family in 1975.



C.1940 Tax Photograph of the Star Hotel at 227 Main Street

The Rixies were responsible for many of the changes seen on the building today. William and Georgie Carol Rixie remodeled the façade of the building in 1976, converting the two-story porch into an enclosed porch that mimicked the original form. The Rixies covered the stone foundation and staircase on the south side of the building

with new stucco in 1976. The new façade won a beautification award in November 1976.



c.1976 photo of Rixies remodeling the front of the building.



c.1982 Architectural Survey photo

The Rixies also constructed a fourth floor addition above the original cross-wing between 1976 and 1977. This addition is wood framed and sits atop the ridge of the cross-wing house with a single dormer extending over the ridge. Their son Bill also remembers modifying window openings, door openings, and building materials. As previously noted, the Rixies also replaced awnings in 1994, made a temporary roof repair in 2005, and completed stucco repair in 2007.



Applicant submitted this rooftop view of the Star Hotel, showing the rear addition that was added by the Rixies 1976-1977.

A National Register architectural survey of Park City's historic resources was completed in April 1982 (Exhibit D). At that time, Ellen Beasley found that the building was non-contributory and noted that the "new façade put on in Depression; has been changed again." Staff has found no evidence of the façade being replaced during the Great Depression (1929-1939); however, it is clear that the Rixies converted the two-story porch into an enclosed porch in 1976. Further staff believes that Beasley's determination was due in part because of the changes to the façade and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City's Main Street.

A second National Register reconnaissance-level inventory survey was conducted by Allen Roberts in 1995 (Exhibit E). He evaluated 227 Main Street as "C(?) B(?)". C-rated buildings were over 50 years old but altered and not presently eligible for the National Register; B-rated buildings were potentially eligible but slightly less significant and/or intact.

In 2007, the Historic Preservation Board passed [Resolution 07-01](#) which established a Historic Building Inventory. Using the criteria set forth by the LMC, consultants Dina Blaes and Beatrice Luftkin conducted a citywide survey of 571 properties that were determined to be either undeniably or possibly historic sites; the list was then finalized to 416 historically significant properties which included 227 Main Street. At the time of designations, the property owner still had the right to request a formal hearing with the Historic Preservation Board for a Determination of Significance (DOS). Any final action regarding the adoption of the Historic Building Inventory in its entirety could be appealed to the Board of Adjustment (BOA) within ten (10) days. Individual hearings for DOSs had no time limit for appeal as they would be reviewed on a case-by-case basis. (See Exhibit F—Property Worksheet on 227 Main Street, 2007 Historic Property Inventory)

On August 4, 2008, the Park City Council adopted Ordinance 08-33 imposing a temporary moratorium on the demolition of any structure located within the municipal boundaries and built before 1962. Further, City Council provided additional direction to staff to move forward with amendments to LMC 15-11-12 Determination of Historical Significance to accommodate "Landmark" and "Significant" designations and to broaden the criteria by which buildings, structures, and sites are designated as historic.

On January 22, 2009, City Council passed [Ordinance 09-05](#) amending the LMC criteria for designating sites to the HSI. On February 4, 2009, the HPB approved Resolution 09-01 adopting the Historic Sites Inventory (Exhibit G). 227 Main Street was designated as a Significant site as part of this inventory.

The current owner, Westlake Land, LLC purchased the property in 2013. The owner has spent considerable time documenting the building. Based on his documentation, physical evidence, and staff's understanding of the history of the building, staff finds concluded an in-depth analysis of the historic materials which can be found in Exhibit A.

Analysis and Discussion:

Per Land Management Code § 15-11-9, it is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures and Sites are among the City's most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required. The Land Management Code encourages owners to preserve the Essential Historical Form of the historic structure; the 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.

The Design Guidelines provide direction on maintaining and preserving this Essential Historical Form. Universal Guideline #1 states that a site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features. Universal Guideline #3 further encourages the preservation of historic exterior features of a building. Finally, Universal Guidelines #9 and #10 provide direction to sensitively introducing new additions so that the new addition has a minimal impact on the historic materials and features of the building, as well as so the addition can be removed in the future to restore the essential form of the building.

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The structure is currently identified as "Landmark" on the Historic Site Form.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:

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 or if the Site is of exceptional importance to the community; and

Complies. Per the analysis, the original cross-wing house was constructed 1889 and the Star Hotel addition to the east was constructed c.1920. Portions of the building are between 96 and 127 years old.

(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

Does not comply. The construction of at least two additions by the Rixies between 1976 and 1977 and changes to materials have caused the structure to lose its historic integrity. The overall form of the structure has been altered due to the Rixie additions, and the conversion of the two-story porch on the Main Street façade in 1976 significantly altered the original design, materials, workmanship, and historic sense of the c.1920 boarding house. Due to the cumulative effect of these changes, the building would no longer be eligible for the National Register of Historic Places as defined by the National Park Service. (See Exhibit A for staff's analysis of remaining historic features)

(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;

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

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

Complies. The boarding house was constructed c.1920 during Park City's Mature Mining Period (1894-1930), likely as a response to provide additional housing for miners along Main Street. The boarding house is associated with both Joe Grover, a prominent Chinese immigrant who transgressed beyond the Chinatown of Swede Alley to become the owner of over one-hundred Park City properties, as well as Frank Allende, a Spanish-born immigrant who ran a boarding house that catered primarily to Spanish-born miners according to census records. The original appearance of the building in the Spanish Revival-style contrasts with the folk Victorian styles typically seen along Park City's Main Street but reflects the growing demand for European-inspired Revival styles, made popular at the beginning of the twentieth century.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

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 the Site is of exceptional importance to the community; and

Complies. As previously noted, the original cross-wing house was constructed in 1889 and the Star Hotel addition to the east was constructed c.1920. Portions of the building are between 96 and 127 years old. Staff finds that while the two-story porch on the façade was converted into an enclosed porch, portions of that porch and the remainder of the building are indeed over 50 years old. Please see discussion below and Exhibit A for more detail as to which historic materials remain.

The applicant contests that the Star Hotel building that exists today is not historic and is not the same structure that existed during the historic period. The applicant asserts that the Rixie family, his predecessors, largely reconstructed the façade of the Star Hotel. He believes that the physical evidence he has provided shows that the historic structure is not “hiding behind” the Rixie’s alterations.

(b) It retains its Historical 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 or on any reconnaissance or intensive level survey of historic resources; or

Complies. Staff finds that despite the 1976-1977 conversion of the two-story porch on the façade into an enclosed porch and the fourth story addition in the rear of the building, the c.1920 Star Hotel largely maintains its Historical Form. The overall shape, mass, and volume of the structure has not changed since 1920, with the exception of the fourth-story rear addition made by the Rixies. Though the Rixies converted the two-story porch in 1976 to an enclosed porch, it largely retained the original dimensions and footprint of the original porch.

As outlined in Exhibit A, staff finds that many of the original door and window openings are present on the sides and rear elevations of the existing building. As shown in Exhibit A, the c.1889 double-hung two-over-two windows of the original cross-wing house are still visible from the north and south elevations. Beyond the front wall of the original cross-wing, the windows on the side elevations change to more rectangular, horizontal-oriented openings which reflect the era of the Spanish-revival style addition that was built to the front (east) of the cross-wing c.1920. On the rear (west) elevation, there are ghost lines of original window openings on the two gable ends of the cross wing, beneath the c.1976 fourth-story addition constructed by the Rixies.

The building has not received any historic grants from the City.

As described in the analysis above, the building was evaluated as “non-contributory” in the 1982 Ellen Beasley survey, which focused on National Register

eligibility. Nevertheless, it was found to be historic on the 2007 Historic Building Inventory and designated as Significant on the Historic Sites Inventory in 2009 as it was found to comply with the LMC criteria for designation to the Historic Site Inventory as a “Significant” site. (See Exhibit G)

As seen in Exhibit A, Staff finds that there is a substantial amount of historic materials and form still extant on the building which include, but are not limited to the following:

- East Elevation:
 - Portions of the basement level stone foundation
 - Historic exterior wall plane of the now enclosed porch
 - Two (2) porch posts on the third level
 - Door and window openings
 - Ornamental eave structure
- South Elevation
 - Ornamental eave structure
 - Chimney
 - Windows
- North Elevation
 - Ornamental eave structure
 - Windows
- West Elevation
 - Portions of the historic gabled ends (ca. 1889)
- Additional Materials present on all elevations
 - Roof Form and Cornice
 - Historic wood siding and trim materials
 - Portions of the historic stucco

Unlike staff, the applicant finds that the building has lost its historic integrity due to the amount of alterations made outside of the Mature Mining Period (1894-1930). In his analysis, he agreed with Ellen Beasley’s 1982 analysis which determined the building was “non-contributory” and should be “treated as new.” He also cited CRSA’s 2015 intensive level survey which also found that the façade was not historic.

Staff finds that CRSA noted, “The historic façade was covered in a non-historic 1976 alteration which yielded the appearance that remains today. The original columns were furred out and the remaining openings were closed in with glazing. The accents and craftsmanship of the original were lost, and the alteration detracts from the historic integrity of the building.” This is the only alteration that CRSA mentions has been made to the historic building. (Exhibit C)

(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 Historical Form even if it has non-historic additions; and

(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; or

Complies. Staff finds that the building retains its historic scale, context and materials in a manner and degree which can be restored to the Historical Form. The 1976 front porch could be removed and reconstructed to match that seen in the c.1940 tax photograph. Further, the fourth story rear addition could also be removed. The Rixies' conversion of the porch into an enclosed porch loosely pays tribute to the original Spanish Revival design of the building with its arched openings. The building reflects the Historical and Architectural character of the site and district through its mass, scale, composition, materials, and other architectural features that are Visually Compatible to the Main Street National Register Historic District.

The applicant asserts that the building no longer reflects the Historic or Architectural character of the site through its design characteristics due to the contested rebuilding of the porch in 1976. The applicant believes that there are no historic features remaining in this building to measure, template, or document. The applicant contests that the building does not meet the criteria for designation as a Significant site due to the major alterations that have destroyed the Essential Historical Form.

(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.

Complies. Staff finds that the era of significance for this building is the Spanish Revival-style Star Hotel that came into existence c.1920, during the Mature Mining Period (1894-1930).

The boarding house was constructed c.1920 during Park City's Mature Mining Period (1894-1930), likely as a response to provide additional housing for single miners along Main Street. The boarding house is associated with both Joe Grover, a prominent Chinese immigrant who transgressed beyond the Chinatown of Swede Alley to become the owner of over sixty Park City properties, as well as Frank Allende, a Spanish-born immigrant who ran a boarding house that catered primarily to Spanish-born miners according to census records. The original appearance of the building in the Spanish Revival-style contrasts with the folk Victorian styles typically seen along Park City's Main Street but reflects the growing demand for European-inspired Revival styles, made popular at the beginning of the twentieth century.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be “de novo” and will be reviewed for correctness.

Notice:

On October 19, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on October 19, 2016 and posted the property on October 19, 2016.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. No public input was received at the time of writing this report.

Alternatives:

- Conduct a public hearing to consider the DOS for the Star Hotel at 227 Main Street described herein and determine whether the structure at 227 Main Street meets the criteria for the designation of “Significant” to the Historic Sites Inventory according the draft findings of fact and conclusions of law, in whole or in part; or
- Conduct a public hearing and find the structure for the Star Hotel at 227 Main Street does not meet the criteria for the designation of “Significant” to the Historic Sites Inventory and provide specific findings for this action; or,
- The Historic Preservation Board may find that additional information is needed and continue the action to a date certain.

Significant Impacts:

There is currently a Notice and Order on the property that requires the owner to stabilize the building. Should the Historic Preservation Board find that the building does not meet the criteria for designation as “Significant” on the Historic Sites Inventory, the applicant intends to demolish the building immediately in order to satisfy the notice and order. If the building remains on the Historic Sites Inventory, the applicant will need to stabilize the building. The Owner may return to the Historic Preservation Board on applications of any reconstruction of the building or Material Deconstruction applications.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing and find that the building at 227 Main Street, also known as the Star Hotel, is “Significant” and should remain on the Park City Historic Sites Inventory.

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The property at 227 Main Street is located in the Historic Commercial Business (HCB) District.
3. The boarding house is 227 Main Street was listed as “Significant” on the Park City Historic Sites Inventory in 2009.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. In 1871, the Townsite Company secured title to four quarter sections, the area that was to become Park City. John and Sarah Huy (sometimes Huey) had built a house on this property, but the title to the land was not legally transferred to Sarah Huy until 1916.
6. Sarah Huy sold the house to D.L.H.D “Joe” Grover in 1920, a prominent Chinese businessman who owned over 60 rental properties in Park City. It is not believed that Grover ever resided at the property, but probably used it as a rental property.
7. Joe Grover did not sell the property to the Allende family until 1937; however, the Allendes had constructed the boarding house by 1929 and census records showed that they had eleven boarders by 1930.
8. The Sanborn Fire Insurance maps of 1889, 1907, 1929, and 1941 substantiate that the boarding house was built prior to 1929.
9. At least three alterations occurred on this site following construction of the original cross-wing. A Spanish Revival-style three-story addition was constructed to the east (Main Street) façade of the cross wing c.1920. The Rixie family converted the main and upper level stories of the front porch element into an enclosed porch in 1976 and constructed a fourth story addition at the rear of the cross-wing in 1976-1977.
10. The Spanish Revival style elements evident in the construction of the c.1920 addition include the rectangular plan, low-pitched hip roof, white stucco walls and the arcade on the second level above Main Street.
11. The original cross-wing house was constructed c.1889 and the Spanish-revival addition was constructed to the east façade of the cross-wing c.1920. Portions of this building are between 96 and 127 years old.
12. The historic building at this site contributes the Settlement and Mining Boom Era (1894-1930) and largely retains its Essential Historical Form.
13. The Spanish Revival-style addition to create boarding house was built during an era of Historic Importance to the community, the Mature Mining Boom Era (1894-1930). It is associated with the lives of persons of Historic importance to the community, Joe Grover and Frank Allende. Moreover, the haphazard

construction of the Spanish Revival-style addition to a cross-wing in order to meet changing demands, the sites use as a boarding house, and the Spanish Revival style are all noteworthy methods of construction, materials, and craftsmanship.

14. The original basement/garage area was covered with stucco by the Rixies during the 1976 remodel; however, the stucco could be removed to expose the original stone foundation.
15. The original metal railing for the Star Hotel entrance is still present in the structure of the new solid stucco railing.
16. Due to the location of the now internal walls of the existing enclosed porch, staff has concluded that this is the historic exterior wall plane of the Star Hotel prior to the enclosure of the porch. The original entrance opening now includes a non-historic entrance door with sidelights and the window openings have been converted into archways; however, staff has concluded that the historic exterior wall plane of the Star Hotel still exists. Staff found physical evidence on the Third Level Enclosed Porch of the existence of two (2) historic porch posts.
17. The original roof form has remained largely unchanged. The ca. 1889 Cross-wing cottage roof form is still visible as are the hipped roof form of the main structure and the flat roof form formed above the porch projection.
18. There is physical evidence of the historic internal structure of the flat roof form above the porch and the hipped-roof form in the attic, the cornice structure and historic stucco on the interior of the Third Level enclosed porch.
19. The north and south elevations remain largely unchanged due to the existence of the historic window openings, historic windows, unadorned eave structure of the ca. 1889 cross-wing cottage, ornamental arched eave of the Star Hotel addition, and presence of historic materials. The historic chimney is located on the south elevation.
20. The rear (west) elevation still retains the northern and southern gabled-ends of the ca. 1889 Cross-wing which were cut in half (vertically) to accommodate the 1976-1977 Rixie addition, historic wood and stucco siding, and historic trim. The addition could be removed to restore the gabled-ends.
21. The c.1889 double-hung two-over-two windows of the original cross-wing house are still visible from the north and south elevations.
22. Beyond the front wall of the original cross-wing, the windows on the side elevations change to more rectangular, horizontal-oriented openings which reflect the era of the Spanish-revival style addition that was built to the front (east) of the cross-wing c.1920.
23. On the rear (west) elevation, there are ghost lines of original window openings on the two gable ends of the cross wing, beneath the c.1976 fourth-story addition constructed by the Rixies.
24. Staff finds that there is a substantial amount of historic materials and form still extant on the building which include, but are not limited to the following list organized by elevation: the East Elevation contains portions of the basement level stone foundation, historic exterior wall plane of the now enclosed porch, two (2) porch posts on the third level, door and window openings, ornamental eave structure, etc. The South Elevation contains the ornamental eave structure,

chimney, windows, etc. The North Elevation contains the ornamental eave structure, windows, etc. The West Elevation contains portions of the historic gabled ends (ca. 1889), etc. Additional materials present on all elevations include roof form and cornice, historic wood siding and trim materials, portions of the historic stucco, etc.

25. A second National Register reconnaissance-level inventory survey was conducted by Allen Roberts in 1995 and found that the building at 227 Main Street should be evaluated as C or B. C represented buildings over 50 years old that had been altered and were not eligible for the National Register of Historic Places. B represented buildings that were potentially eligible but slightly less significant and/or intact.
26. A National Register architectural survey of Park City's historic resources was completed in April 1982 and found the building to be non-contributory. Staff finds that this designation was due to the changes in the façade and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City's Main Street.
27. In 2007, the Historic Preservation Board passed Resolution 07-01 which established a Historic Building Inventory. 227 Main Street was identified as historic on this inventory.
28. On January 22, 2009, City Council passed Ordinance 09-05 amending the LMC criteria for designating sites to the HSI.
29. On February 4, 2009, the HPB approved Resolution 09-01 adopting the Historic Sites Inventory. 227 Main Street was designated as a Significant site as part of this inventory.
30. No Historic District Grant has ever been awarded to this property.
31. The boarding house at 227 Main Street does not meet the standards for "Landmark" designation due to the material changes and alterations to the façade in 1976 that have detracted from the building's historic integrity and made it ineligible for the National Register of Historic Places.
32. On September 29, 2016, the Planning Department received an application for a Determination of Significance; it was deemed complete on October 6, 2016.

Conclusions of Law:

1. The structure located at 227 Main Street does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies**.
 - 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 **Does Not Comply**.
 - 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;*

- ii. *The lives of Persons significant in the history of the community, state, region, or nation; or*
 - iii. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.***
- 2. The structure located at 227 Main Street does meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and*
Complies.
 - (b) *It retains its Historical 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 or on any reconnaissance or intensive level survey of historic resources; or***Complies.**
 - (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 Historical Form even if it has non-historic additions; and*
 - (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; or **Complies.***
 - (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. **Complies.***

Exhibits:

Exhibit A – Staff’s Analysis

Exhibit B – Applicant’s Analysis

Exhibit C – Current Historic Site Form for 227 Main Street

Exhibit D – 1982 Park City Survey Worksheet for Post-1930s Structures

Exhibit E – 1995 Reconnaissance Level Survey Excerpts

Exhibit F – 2007 Park City Historic Property Inventory Supplemental 1 Property Worksheet

Exhibit G – February 4, 2009 Historic Preservation Board Staff Report and Minutes

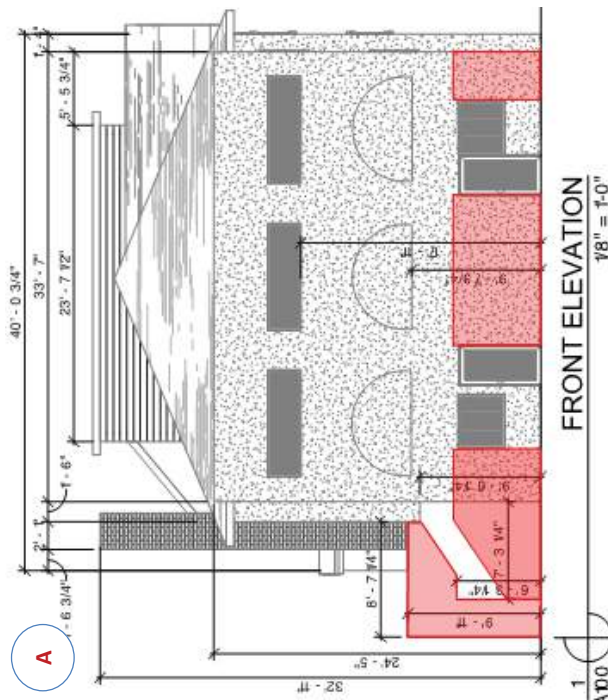
Exhibit H – Supplemental Photographs and Information

EXHIBIT A - Staff's Analysis

Analysis 1: First Level (Basement/Foundation — East Elevation)

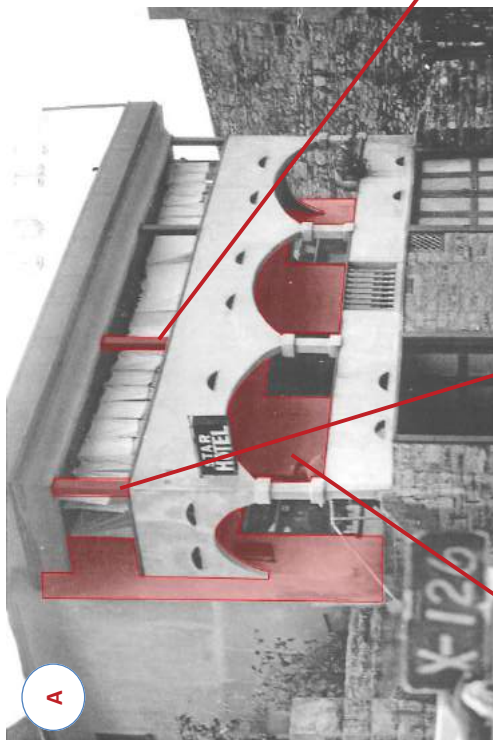
Historic Preservation Board November 2015

(A-B) The shaded red areas of the rendering and current photo represent the areas of the structure that staff finds are historic. (C) The red shaded areas of the ca. 1930s tax photograph show the original appearance of the basement/foundation. (D) While these areas were covered with stucco by the Rixies during the 1977 remodel, the stucco could be removed to expose the original stone foundation. (E) In addition, Senior Building Inspector Rich Novasio conducted a detailed inspection of the building on September 22, 2015. The inspection produced documentation of the stone foundation from the interior of the building and small window just left of the north garage entrance. Note the pipe penetrating the upper left pane of the historic window in Photo E and the pipe visible in Photo B (identified by a small red square) exiting the front (east) façade. (F) Also, staff has found evidence of the historic stair railing in the now solid stucco railing.



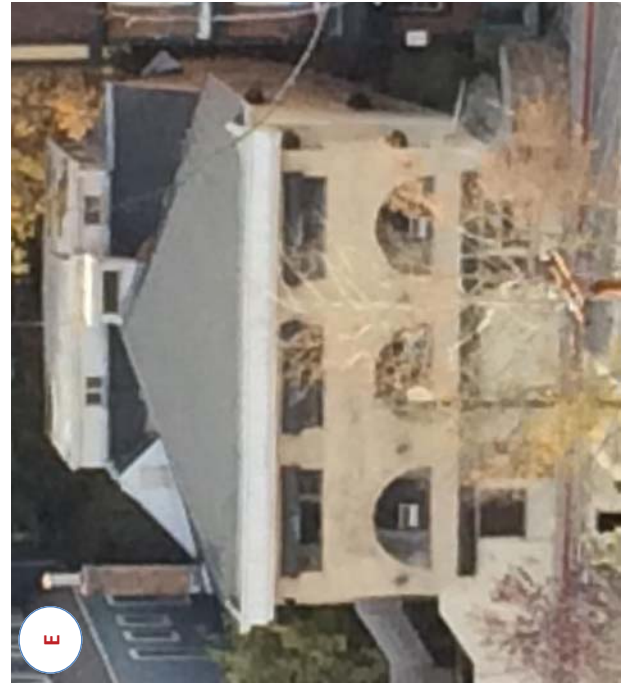
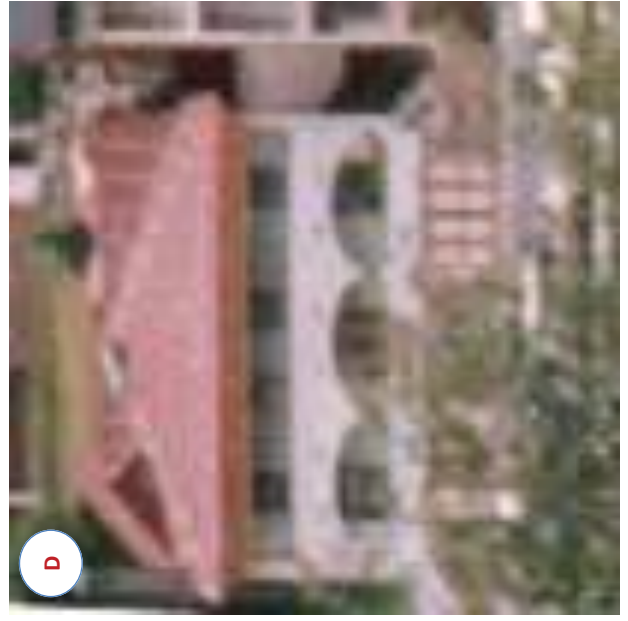
Analysis 2: Second and Third Level (Enclosed Porch – East Elevation)

(A) The shaded red areas of the ca. 1930s tax photograph represent the areas of the Second and Third Level Porch that staff finds are historic. (B) Due to the hanging laundry in the ca. 1930s tax photograph, staff has also included a ca. 1930s cross-canopy view (Park City Historical Society & Museum, Pop Jenks Collection) which shows the Third Level historically external wall plane. The segments Star Hotel Third Level external wall plane that are marked by an asterisk (*) represent the remaining portions of the historic external wall plane present on the interior of the now enclosed porch. (C) Due to the location of the now internal walls of the existing enclosed porch, staff has concluded that this is the historic exterior wall plane of the Star Hotel prior to the enclosure of the porch. Photo C was taken facing north on the Second Level of the structure near the threshold of the southern exterior entrance to the enclosed porch. Visible are the arches of the enclosed porch (right) and the original location of the entrance opening and window openings (left). The original entrance opening now includes a non-historic entrance door with sidelights and the window openings have been converted into archways; however, staff has concluded that the historic exterior wall plane of the Star Hotel still exists. (D-E) Staff found physical evidence on the Third Level Enclosed Porch of the existence of the two (2) historic porch posts shaded red in Photo A and Photo B.



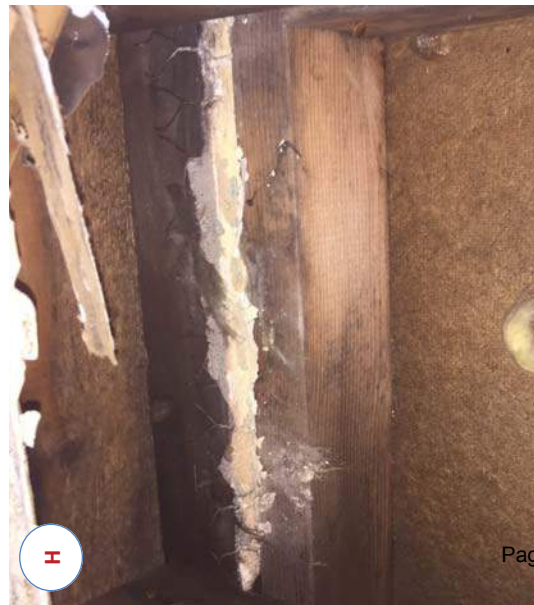
Analysis 3: Roof Form and East Cornice

(A) The rendering provided by the applicant does not accurately represent the roof/cornice structure of the east elevation; therefore, a photograph taken by Rich Novasio on September 22, 2011, has been used to identify the areas (shaded red) of the historic cornice/roof structure on the east (front) elevation that stands are historic. (B) The red shaded areas of the ca. 1930s tax photograph show the original appearance of the roof/cornice. (C) A ca. 1930s cross-canyon view photograph (Park City Historical Society & Museum, Pop Jenks Collection) shows the original appearance of the entire roof form. (D) A pre-1976 cross-canyon view shows the roof form prior to the Rixie remodel. (E) A current cross-canyon view shows the current roof form (after the Rixie remodel). As is demonstrated by the exterior photographs, the original roof form has remained largely unchanged. The ca. 1889 Cross-wing cottage roof form is still visible as is the hipped roof form of the main structure and the flat roof form formed above the porch projection. Continued on next page...



Analysis 3: Roof Form and East Cornice Continued...

(F) Photo F (facing east) shows the flat roof form above the porch where it meets the hipped-roof form of the main building. (G) Staff has found physical evidence of the historic internal structure of the flat roof form above the porch and the hipped-roof form in the attic. Visible in Photo G (facing east) are the historic knob-and-peg wiring, historic structural members of the hipped-roof form where it meets the flat roof form above the porch, and non-historic vertical posts likely installed in an effort to add further structural support for the hipped-roof form. (H) Staff has also found physical evidence of the historic cornice structure and historic stucco on the interior of the Third Level enclosed porch. (I) The Cross-wing Cottage roof form is visible on the exterior of the structure. (J) In addition, visible in the attic space of the Star Hotel is further evidence of the Cross-wing cottage roof form.



Analysis 4: South Elevation

(A) The ca. 1930s cross-canyon view photograph (Park City Historical Society & Museum, Pop Jenks Collection) shows the south elevation including the historic window openings, chimney, and eave structure. This photo shows more of the south elevation than the ca. 1930s tax photograph. (B) The rendering provided by the applicant does not accurately represent the south elevation as features are not depicted such as window openings, trims, decorative elements, etc. Therefore, staff has provided a series of photographs identifying the historic elements of the façade that still remain. Photo B identifies the Second Level historic window just east of the chimney—also visible in Photo A.

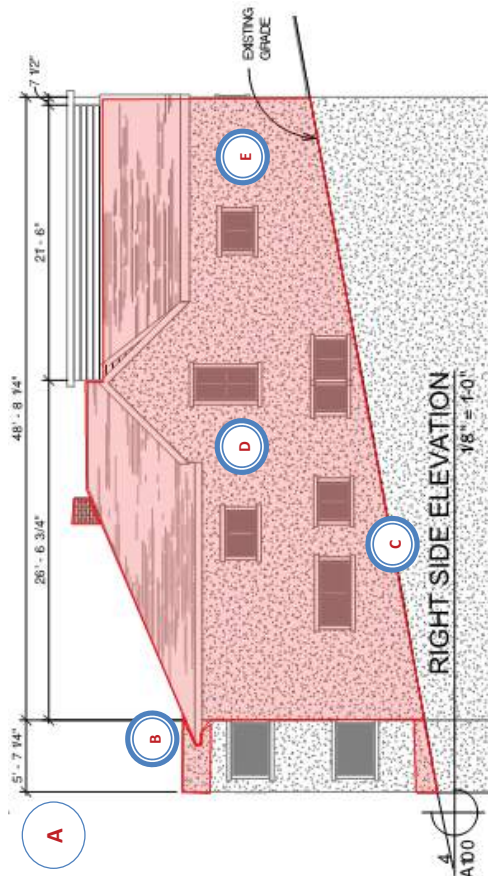
(C) Photo C identifies the Third Level historic windows which flank the historic chimney—also visible in Photo A. The historic window to the left (west) of the chimney is original to the ca. 1889 Cross-wing cottage; whereas the historic window to the right (east) of the chimney is a part of the Star Hotel addition to the ca. 1889 Cross-wing cottage. Note the ornamental arched eave to the right (east) of the chimney which is original to the Star Hotel and characteristic of the Spanish Revival style. The left (west) side of the chimney contains the original eave of the ca. 1889 Cross-wing cottage which is why there is no ornamentation, rather this is a simple unadorned eave characteristic of the single-family dwellings throughout Park City. (D) Photo D identifies three (3) historic windows, all of which are original to the ca. 1889 Cross-wing cottage. The window on the right of the photo is visible in

Photo C and Photo A



Analysis 5: North Elevation

(A) The shaded red areas of the north elevation identify the areas of the elevation that staff finds are historic. Because the renderings provided by the applicant do not accurately represent all of the design details, staff has provided additional photos—the circled letters on the rendering identify the Photo taken by staff of each design element. (B) Photo B identifies the ornamental arched eave of the porch and Star Hotel main building. (C) Photo C identifies the eastern Second Level historic window openings. (D) Photo D identifies the historic window and gabled-end of the ca. 1889 Cross-wing cottage at the junction of the Star Hotel addition. The original window opening (left) is also visible. Note the ornamental arched eave of the Star Hotel and the unadorned eave of the ca. 1889 Cross-wing cottage. (E) Photo E identifies the edge of a historic window opening and ca. 1889 Cross-wing cottage.



Analysis 6: West Elevation

(A) The shaded red areas of the west (rear) elevation identify the areas of the elevation that staff finds are historic. Because the renderings provided by the applicant do not accurately represent all of the design details, such as the rear door, window openings, trim, material changes, etc., staff has provided additional photos—the circled letters on the rendering identify the Photo taken by staff of each design element (B) Photo B identifies the northern gabled-end of the ca. 1889 Cross-wing which was cut in half (vertically) to accommodate the 1976-1977 Rixie addition. (C) Photo C identifies the 1976-1977 Rixie addition and half-gabled-ends that still remain from the ca. 1889 Cross-wing cottage on the north and south ends of the west (rear) elevation. (D) Photo D identifies the historic siding of the ca. 1889 Cross-wing cottage. Note the window openings that were patched using historic siding from other areas of the ca. 1889 Cross-wing cottage. (E) Photo E identifies the southern gabled-end of the ca. 1889 Cross-wing which was cut in half (vertically) to accommodate the non-historic Rixie addition.

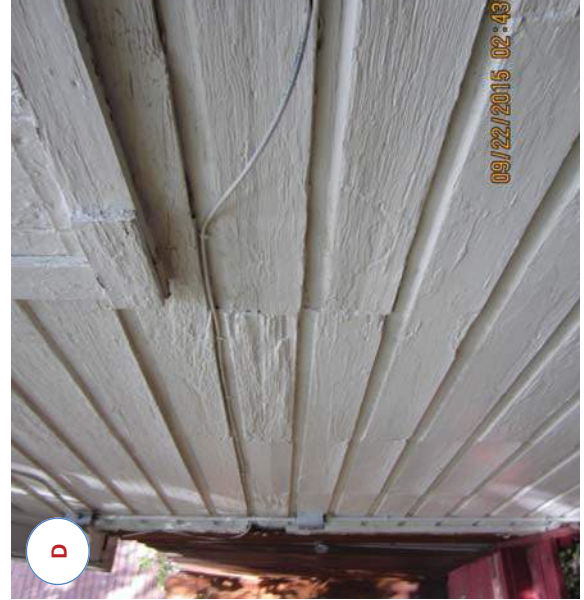
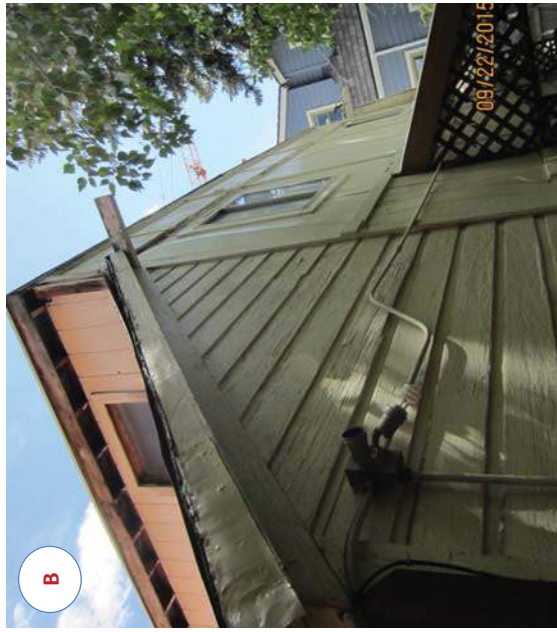
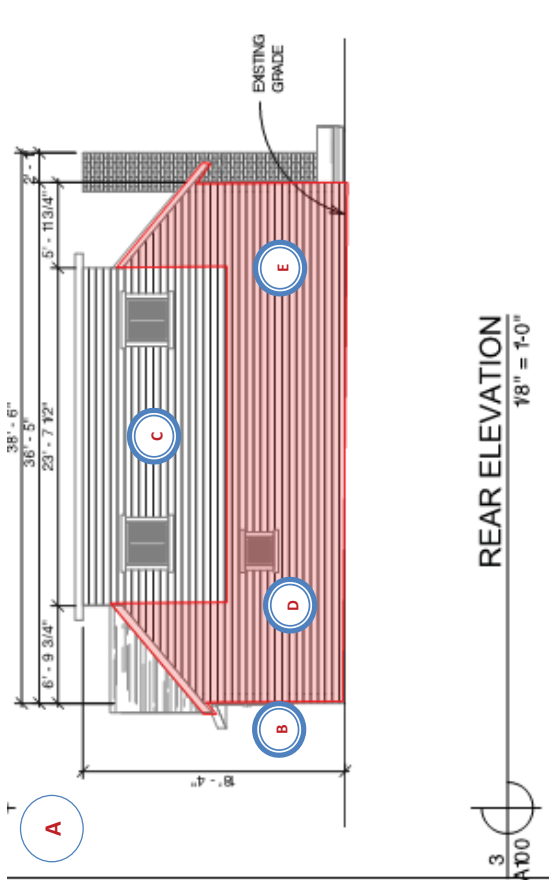
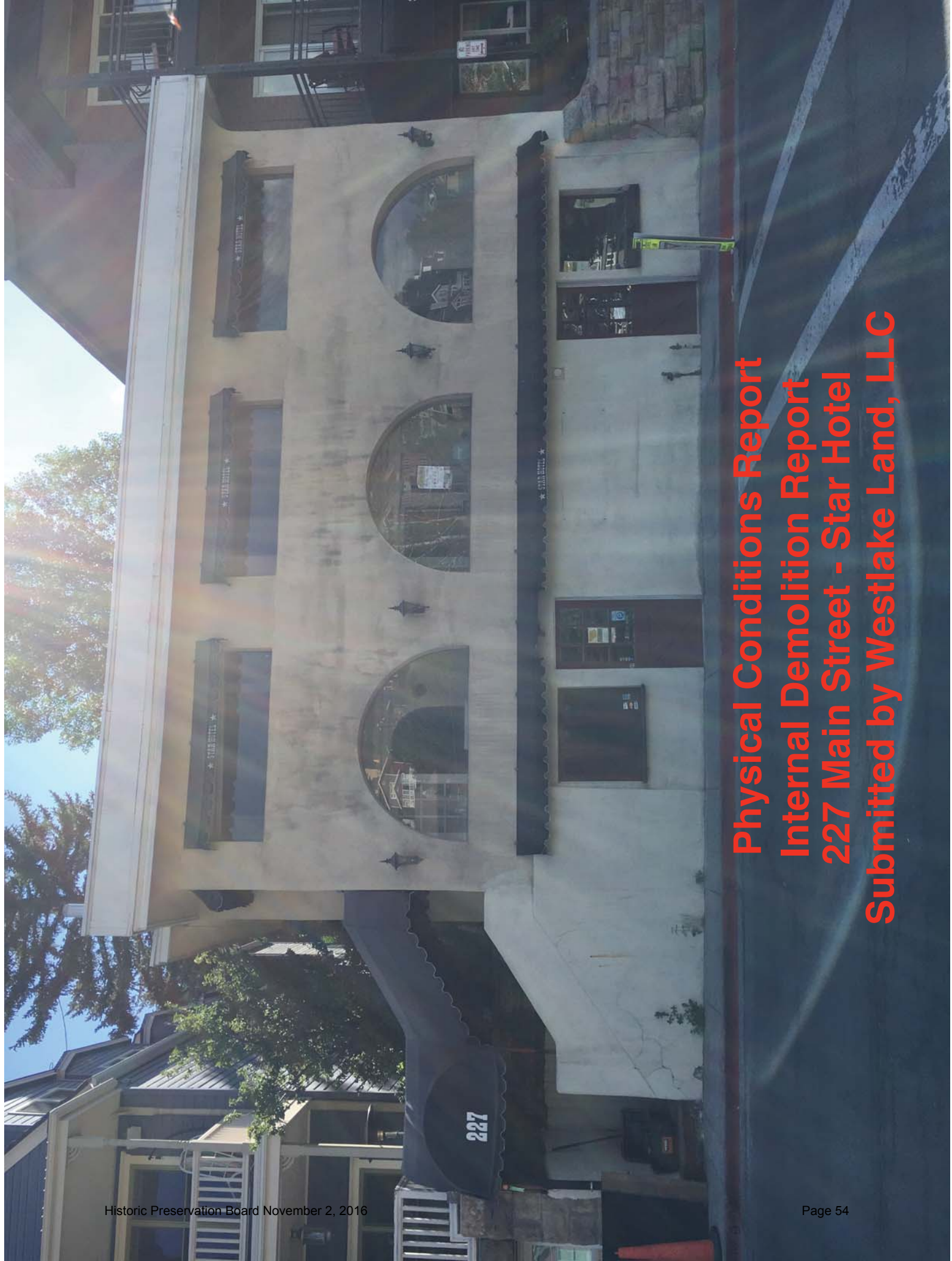


EXHIBIT B: Applicant's Physical Conditions Report Submittal



**Physical Conditions Report
Internal Demolition Report
227 Main Street - Star Hotel
Submitted by Westlake Land, LLC**

September 27, 2016

Historical Preservation Board
Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060

RE: 227 MAIN STREET, PARK CITY, UTAH, STAR HOTEL

Dear Historical Preservation Board Members:

On July 11, 2016, on behalf of Westlake Land, LLC, I filed with the PCMC Planning Department a "Physical Conditions Report," and an "Internal Demolition Report" on the above property. This report is the product of 2 ½ years of research to determine the history of the Star Hotel. This report is on this enclosed flash drive items (1) – (34). In summary we have concluded:

1. The Star Hotel building as it exists today is not historic and is not the same structure that existed in the historically significant period. This is the same conclusion that PCMC reached in April of 1982 when Ellen Beasley, working for PCMC, surveyed the building and concluded its "SIGNIFICANCE OF THE SITE TO (the historic) DISTRICT" as "Non-Contributory." (See "PCMC 1982 Survey Worksheet" in report attached). This Survey was done in preparation of the first historical preservation ordinance PCMC adopted in 1983. This Survey further defined the Star Hotel as: "Treated as new."
2. In July of 1976, after owning the Star Hotel for a little more than 1 year, the Rixey family (my predecessor in ownership), "removed and replaced" the façade of the Star Hotel with Mr. Rixey's idea of what the old hotel looked like (See Rixey Affidavit). In viewing the photographs in the report you will note similarities but certainly no reasonable authenticity.
3. The only visible and/or discoverable historical features of the Star Hotel that exist today are possibly some of the brick in the chimney on the south side of the hotel (See Rixey Affidavit).
4. In January of 2015, CRSA, an architectural firm in Salt Lake City, defined the 1976 alteration as "non-historic."
5. In 2007, PCMC approved a list of properties that were either "undeniably or possibly historic sites." The Star Hotel, or 227 Main Street, was included on this list. Although the 1982 Survey was noted in the minutes of this action there is no explanation as to why the Star Hotel was included in this list even though 1982 PCMC Survey deemed the property as "Non-Contributory" and "Treated as new."
6. PCMC Planning staff has told Westlake Land that no "back-up" exists as to why the 2007 list differs from the 1982 Survey and what evidence was found to make this change. This is confusing as in the minutes of the October 1, 2007 meeting minutes of this Board, a Mrs. Newland "added that she was confused as to why her house, which had previously never been deemed historic, would now be added to this list when it has aluminum siding, roof, and windows." Planning Director Putt responded: "that he could provide the worksheets and information used to make the determination." Although requested multiple times, Westlake

has been told this type of information does not exist. Board members, in this same meeting, defined this list as "a baseline" to work with (pages 2 and 3 of Minutes).

Although we believe it is probably time-worthy to determine how and why the Star Hotel was considered significant to the historic district it is probably more relevant to consider these facts:

- Photographic evidence proves that today's Star Hotel is not the same as the Star Hotel from the historically significant period (See report, 1930's photo vs current).
- Physical evidence proves that a historically significant structure is not "hiding behind" the current structure.
- Sworn testimony attests to the above facts.
- The Star Hotel is unsafe and cannot be repaired (See January 2014 Epic Engineering Report, 2015 PCMC building department report).
- On May 27, 2014, the owner of the Star Hotel died onsite. The death was ruled an accident but it was clear that the condition of the Star Hotel contributed to Mrs. Rixey's death as she fell through the attic room floor into the third level of the building and succumbed to injuries pursuant to this accident.
- In January of 2014, Westlake presented the PCMC planning department with a structural engineering report. In this report, Mr. Adam Huff, a licensed structural engineer, concluded that he: "cannot recommend trying to resolve the structural problems associated with this building."
- Since January 2014 Westlake has been consistently requesting permission to demolish the structure.
- Westlake has been diligent in its historic research and has shown that there are no historic features remaining in this building to measure, template, or document.
- The building does not meet the criteria for a Significant Site because "major alternations...have destroyed the essential historical form" (See page 23, February 4, 2009, HPB minutes).
- In this same meeting the Board discussed the fact that PCMC "does not have intensive level surveys" of all buildings on the list and that an owner provided survey could show that the site does not meet the criteria. We suggest we have illustrated the fact that this building does not have "historic integrity."

We would be happy to provide a physical copy of the report contained in this flash drive to each member of the committee but the PCMC Planning Department directed us otherwise.

Thank you for your consideration. We look forward to meeting with you.

Sincerely



Todd Cusick
Manager, Westlake Land, LLC

Westlake Land, LLC
515 Sheffield Drive
Provo, UT 84604

July 19, 2016

Ms. Hannah M. Turpen
Planner, Park City Planning Department
445 Marsac Avenue
Park City, UT 84060
(via hand delivery)

Re: Physical Conditions Report, Internal Demolition – 227 Main Street (Star Hotel)

Dear Ms. Turpen:

In our last Pre-Application meeting on April 12, 2016, regarding the above noted subject it was suggested that we obtain an internal demolition permit and explore, from the inside, whether the architectural features of the Star Hotel from the historically significant period can be found. This was done in June and July. Our research has found the following:

1. In July of 1976, William and Carol Rixey, then owners of the Star Hotel, removed the façade and replaced it with Mr. William Rixey's version of a façade that is similar to the historical façade but different. Today's façade is a 1976 creation.
2. Park City Municipal Corporation ("PCMC") permitted the above noted construction. It was inspected by Wayne Matthews of PCMC. It is our understanding Mr. Matthews was then the City Manager of Park PCMC.
3. The only architectural feature visible and measurable today, possibly from the historically significant period, is the chimney on the south side of the structure. We attempted to obtain access to the two rock panels on the front of the structure seen in pre-1975 photos but found they cannot not be safely accessed from the inside.
4. The Historic Site Form – Utah State Historic Preservation Office states (Section 4, paragraph 3): In reference to the 1976 renovation, "the accents and craftsmanship of the original were lost, and the alteration detracts from the historical integrity of the building." This we agree with. The Site Form also states: "the historic façade was covered over in the non-historic 1976 alteration." This is not wholly correct. You will see that the Rixey Affidavit, the Rixey family photos from 1976, and the internal demolition indicate that the historic façade was removed and not simply covered. On July 18, 2016, in phone conversation with Mr. Ewanowski, author of the Historic Site Form, he confirmed that the use of the word "covered" is an assumption as he did not have the benefit of the eye witness accounts, photographs from 1976, or access to the interior of the building. Mr. Ewanowski also suggested that the use of the word "covered" may simply be a "left-over" from a prior description but he was unsure. Alternatively, the prior descriptions of the Star Hotel may have been using the word "covered" in relation to the home of "Joe Grover, Chinese entrepreneur" (see April 1982 PCMC worksheet - below) which was

indeed covered by the post-1930's façade which was removed and replaced by the 1976 façade.

5. The April of 1982 PCMC document entitled "PARK CITY WORKSHEET FOR POST-1930 STRUCTURE" in the question of "SIGNIFICANCE OF SITE TO DISTRICT" (meaning Historic District) correctly marks the Star Hotel as "Non-Contributory" noting that the façade has been "changed again" and "treated as new" as of April of 1982.

Enclosed you will find these supporting items:

- Affidavit by Bill Rixey, son of William and Carol Rixey who has first-hand knowledge of this construction activity and participated therein.
- Photographic evidence in Mrs. Rixey's handwriting documenting the contractor, electrician, and the fact that Park City Municipal permitted this construction in July of 1976 and that it was inspected and approved by the PCMC (Mr. Wayne Matthews).
- Photographic evidence that the existing door and window openings and other architectural features do not match the historic photograph and that these features cannot be measured, templated, or recreated simply because they no longer exist.
- Photographic evidence that the northern most rock panel, the one visible today, comes from after 1976.
- Rixey family photos from 1976 and 1977.
- Contractor report from internal demolition of June and July 2016.
- Epic Engineering Report, Adam Huff P.E., dated January 23, 2014, recommending complete demolition
- JZW Laser Scan, Peter Meuzelaar, May 2016
- Historic Site Form – Utah State Historic Preservation Office, January 2015
- Photo: Park City Historical Society, Star Hotel – Treasure Mountain Inn
- Park City Survey Worksheet for Post 1930's Structure dated February 1982 and April 1982
- October 2, 2015, NOTICE from PCMC to Westlake Land ordering demolition of the structure

In short, we have concluded the following regarding the façade of the Star Hotel:

1. It is a creation of Mr. William Rixey and was built in July of 1976.
2. Park City Municipal Code Title 15-11-10(A), CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITE INVENTORY, list three categories in order of significance: (1) Landmark Site, (2) Significant Site, and (3) Contributory Site. In April of 1982 the Star Hotel was accurately described as "non-contributory" to the significance of the historic district.
3. The Historic Site Form dated January 2015, accurately notes that the accents and craftsmanship of the original structure were lost.
4. When the initial 1983 historical preservation ordinance was passed the Star Hotel façade was 7 years old.

Attached you will find a grid-by-grid report detailing our findings along with photographs and above noted documentation. We have also conducted a laser scan of the outside of the existing structure performed by JZW Architecture and have included a PDF version of that scan.

We propose the following:

- 1) Demolition: During demolition we will consider salvaging what brick can be reasonably salvaged from the chimney and include the chimney in any plans for a replacement building while using as much original brick as possible. To be authentic it should be noted that we do not know that this chimney dates back to the historic period.
- 2) 227 Main should be removed from the Historic Sites Inventory because: (a) It is not 50 years old, (b) It has not retained its Historic Integrity and/or Historical Form, and (c), it is not significant in local, regional or national history, architecture, engineering, or culture. The lone exception to this is what possibly remains of the chimney which according to the Rixey Affidavit is “substantially” the same chimney as it was in 1975. This can possibly be “reconstructed” using the dimensions on the laser scan noting that it is not known whether this chimney dates to the historically significant period.
- 3) The architectural theme of the new building should be Victorian in order to blend into the Imperial and recently completed 205 project. This is consistent with what existed in the 1920’s which was a “Victorian Style... dwelling” according to the current Historic Site Form dated January 2015 (Section 4, paragraph 2).
- 4) A plat amendment to remove the interior lot line.
- 5) New Construction: We propose to utilize all existing space on this “zero-lot-line” property but keeping a light-and-air space between the Imperial and the new structure consistent with the space between the Imperial and the 205 Project. The space on the north, west, and vertically we propose to fully utilize.

In conclusion, it is our position that chimney is the only architectural feature that can possibly be recovered with any reasonable level of authenticity noting that it may not date back to the historically significant period. We propose that a new structure be consistent with the historically significant period’s architectural style as defined by the January 2015 Historic Site Form, i.e. Victorian. We propose that the 1976 non-historic structure should be removed for public safety, aesthetic, and historic authenticity reasons.

We appreciate your consideration.

Sincerely,

Todd Cusick
Manager

Affidavit of William (Bill) Rixey

STATE OF WASHINGTON)
 : ss.
COUNTY OF CHELAN)

I, Bill Rixey, being duly sworn on oath do hereby affirm and say:

1. I am over twenty-one (21) years of age and I am competent to make this Affidavit.
2. I currently reside at 2010 Edgewood Lane, Wenatchee, Washington, 98801.
3. I am the son of Carol and William Rixey who purchased the Star Hotel at 227 Main Street in Park City, Utah, in 1975.
4. I am personally familiar with the history of the Star Hotel from the time my parents purchased it and participated in the many remodels and architectural changes of the building since 1975.
5. In July of 1976 my family removed and replaced the façade of the Star Hotel with the currently existing façade. The architectural features that exists today, although similar to the building that existed when my parents purchased it in 1975, are not the same. The architectural features of today's building are a creation of my father William Rixey.
6. The architectural features such as the window openings, door openings, building materials, etc., that can be seen today are from 1975 to 1977.
7. In 1976 and 1977 my family added the 4th story (highest level) of the building. Prior to that time the 3rd floor was the highest floor of the building.
8. In the attached Exhibit 1 to this Affidavit you will see a photo of the building that appears to be what it looked like when my parents purchased it in 1975.
9. Exhibit 2 to this Affidavit is a photo found in my mother's personal items after her passing that is similar to Exhibit 1 but I believe is from an earlier time.
10. Exhibit 3 is a photo of today's building. In this photo the chimney, which is the only visible architectural feature that exists today from the time my parents purchased the

building, can be seen. We repaired this chimney over time but I believe it is substantially the same chimney.

11. In Exhibit 2 and Exhibit 3 you will see two rock panels. One panel is between what was the two garage doors that faced Main Street and the other is triangular in shape and is south of the furthest south former garage door. These existed at the time my family purchased the building and are now covered by stucco placed over them in 1976. I believe there are no other architectural features on the front of the building from before the time of my family's purchase in 1975 hidden beneath today's façade.

Further affiant sayeth naught.

DATED this 7th day of ~~June~~ ^{July 2016} 2014.

William Bill Rixey
William (Bill) Rixey

Subscribed and sworn to before me this 7th day of July, 2016.



[Signature]
Notary Public

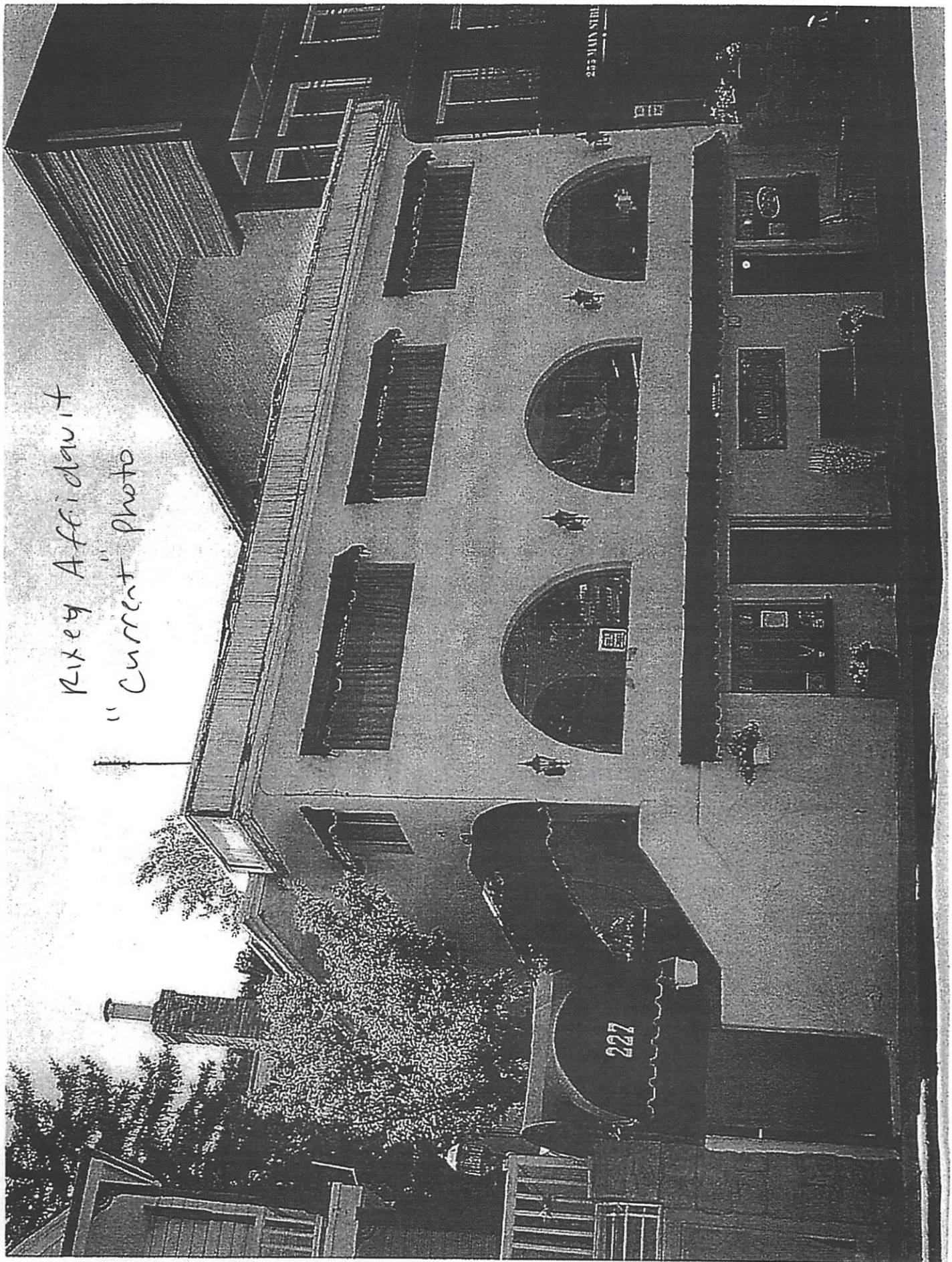
Exhibits 1, 2, and 3

Riley Affidavit Exhibit 1



Rixey
Affidavit
Exhibit
2





Name of site Star Hotel Subdivision _____
Address 227 Main Block _____ Lot(s) _____
Owner _____ Present Zoning HCB
Owner Address _____ Use Hotel

PRIMARY STRUCTURE

View northwest oblique

“Non-Contributory” - April 1982

Date of photo 2/82Negative File 10/33SIGNIFICANCE OF SITE TO DISTRICT: Non-Contributory x Contributory _____

NOTE: Most post-1930 buildings are categorized as non-contributory.

Comment: Star Hotel covers home of Joe Grover, Chinese entrepreneur; new facade put on in Depression; has been changed again. Treated as new.Form completed by: Ellen Beasley Date: April, 1982Beasley/February 1982
Page 65

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Huy Residence-Star Hotel**

Address: **227 Main Street**

Township Range Section:

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

UTM:

Current Owner Name: **Westlake Land LLC**

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

Current Owner Address: **515 Sheffield Drive**

Quad/2011

Provo, UT 84604

Tax Number: **PC-194**

Legal Description (include acreage): **PC 194 LOTS 7 & 8 BLK 12 PARK CITY SURVEY M68-291 2091-397-401; 0.09 AC**

2 STATUS/USE

Property Category

☒ building(s)
☐ structure
☐ site
☐ object

Evaluation

☒ eligible/contributing
☐ ineligible/non-contributing
☐ out-of-period

Use

Original Use: **single dwelling**
Current Use: **specialty store**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Oct. 2013 (2)**
☒ prints: **1970s, 1995, 2006, 1948**
☒ historic: **c. 1930, early 1900s**

Drawings and Plans

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

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

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

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

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

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.
Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: **John Ewanowski, CRSA Architecture**

Date: **January 2015**

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: other type / Spanish Mission style No. Stories: 3

Foundation Material: not verified Wall Material(s): stucco

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

Number of associated outbuildings 0 and/or structures 0.

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

221 Main is distinct on Main Street in its use of stucco siding in creating a Spanish Mission style façade. The most unique feature of the building is a front patio (closed in with glazing after initial construction), which contains three evenly-spaced, very wide fixed windows over three large fixed semi-round windows. The basement businesses are accessed by two glazed wood doors, each of which is flanked by a window. Access to the first floor porch is accessed through stairs to the side the south.

The major addition to the building was in the 1920s and is thus considered part of Park City's historic period. Originally a Victorian style single-family dwelling set back from the street, the front (east) volume was added, including guest rooms and the front two-level porch. This represented a stylistic change in a more elaborate version of the Spanish Mission style we see today. The arched front openings were originally accented by smaller pairs of arches above and supported by exposed wood columns, creating a more slender construction. The upper level of the porch was also open-air, with four simple posts supporting the roof above.

The historic façade was covered over in a non-historic 1976 alteration which yielded the appearance that remains today. The original columns were furled out and the remaining openings were closed in with glazing. The accents and craftsmanship of the original were lost, and the alteration detracts from the historical integrity of the building.

5 HISTORY

Architect/Builder: unknown

Date of Construction: c. 1885; 1920s addition; 1976 alteration

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

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

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

John and Sarah Elizabeth Huy (sometimes spelled "Huey") were the first owners of this property. The Townsite Company, represented by Edward P. Ferry, David C. McLaughlin and Fred Nims on land records, secured title to the four quarter-quarter sections ("forties") that would become Park City through a land scrip program in 1871, although the initial litigation on their patent was not settled until 1888. Many people who had been living on the land became worried about the possibility of eviction without clear title. The Huys were part of the group that predated the Townsite Company claim to the land, as evidenced by the attached "title search form." The title was not legally transferred to the Huys until 1916, when W.I. Snyder—then the trustee for the Townsite Company—deeded lots 7 and 8 in Park City block 12 to Sarah Huy. Snyder took it upon himself to clear the "muddle" created by the opposing Townsite Company and squatters who had ignored the company's title.¹ This transaction is visible in the records through a warranty deed from Snyder to Sarah Huy on April 10, 1916, which essentially legitimized the Huys' claim to the property after living there for over thirty years.

¹ "The Sheriff Sale of Park City Property Explained in Full by W.I. Snyder," *Park Record*, April 7, 1916.

The Huy Residence is shown on the 1889 Sanborn Map, making it one of the earliest in a wave of houses in Park City. It was an "L cottage" type house in the Victorian style, which was a common house appearance in the town at that time. The house was set back from the street, with a front lawn sloping towards Main Street retained by a stone wall. Stone steps bisected the lawn and led to wooden steps up to the front porch. The porch roof was supported by lathe-turned posts, with Victorian brackets. A pediment was added over the porch steps to divert rain water from the entrance. The house was clad in drop wood siding and painted white, typical of Park City residences.

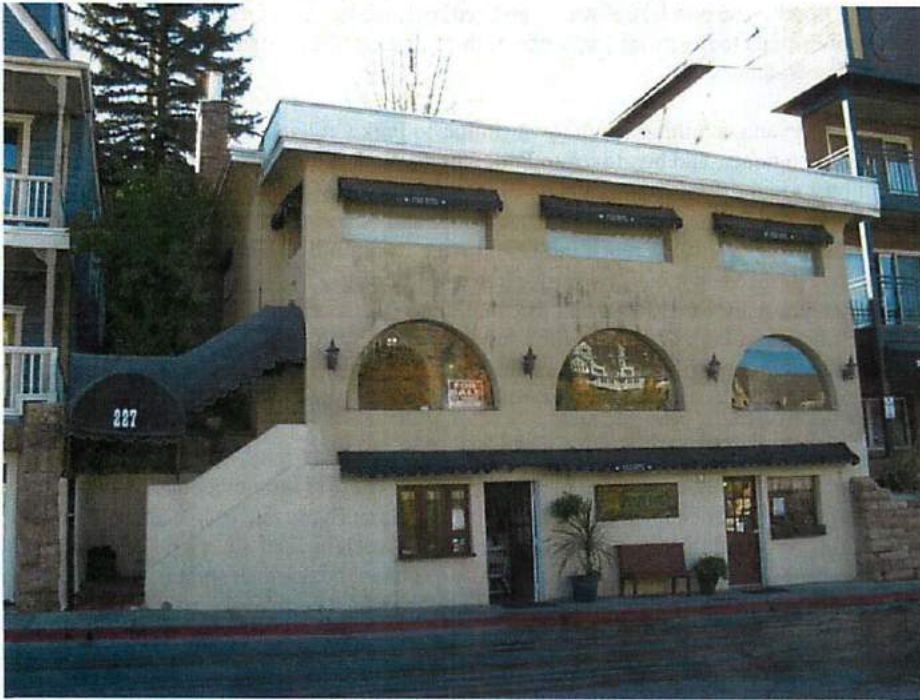
The Huys moved to Utah from Virginia City, Nevada, a mining boom town similar to Park City and the location of the prolific Comstock Lode of silver. John was an engineer, and he moved to Park City to work in that capacity for the Ontario Mining Company after Virginia City went bust around 1880. The couple built their house on Main Street soon after arrival in Park City. John was born on September 28, 1844 in Pennsylvania of a French father and American mother. Sarah (nee Moyn) was born in western Pennsylvania on May 24, 1849, also to a French father and American mother. Her older sister Clarissa married Nathan Addison Baker, who became a pioneering homesteader of Denver. Sarah and John Huy married around 1869 in Nevada City. Around 1900, John's mine engineering career took him to Granite, Montana, and Sarah spent much of her time there with him, although they kept their house in Park City. John died suddenly on May 20, 1902 of a heart ailment and was buried in Granite. Sarah came back to live permanently in Park City but moved to Denver in 1920 to be with her sister, who died in 1926. Sarah Huy died in Colorado on July 1, 1930 and is buried in Glenwood Cemetery in Park City.

After moving to Colorado, Sarah had sold the family house to D.L.H.D. "Joe" Grover, a Chinese man who owned vast amounts of Park City real estate, including around sixty houses at the time of his death. There is little evidence to suggest that Joe Grover lived in this house, and it was expanded and occupied by Frank Allende and family by the 1930 census. Allende had built the eastern addition by that time and converted the house into the Star Hotel, which housed eleven boarders in 1930. Allende, his wife, and most of these tenants were born in Spain, which potentially explains the Spanish style of architecture in the addition. The Allende family operated the Star Hotel out of the building for many years, with Frank dying in Ogden on August 23, 1975.

The Allendes had sold 227 Main to William and Joyce Gardner in 1972, and they sold it to long-time owners William and Georgie Carol Rixie in 1975. The Rixies owned the Star Hotel until Carol's death in 2013. The building is currently owned by Westlake Land LLC, with Uptown Fare in the lower level and a vacant space in the former residential levels.

227 Main Street, Park City, Summit County, Utah

Historic Site Form—continuation sheet



227 Main Street. Southeast oblique. October 2013.



227 Main Street. Northeast oblique. October 2013.

Address: 227 Main Street
City: Park City, UT
Current Owner: Westlake Land LLC
Address: (see historic site form for address)

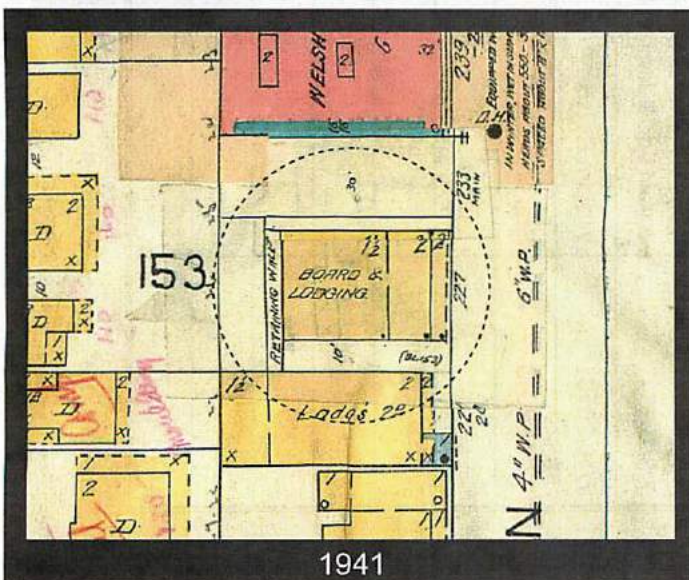
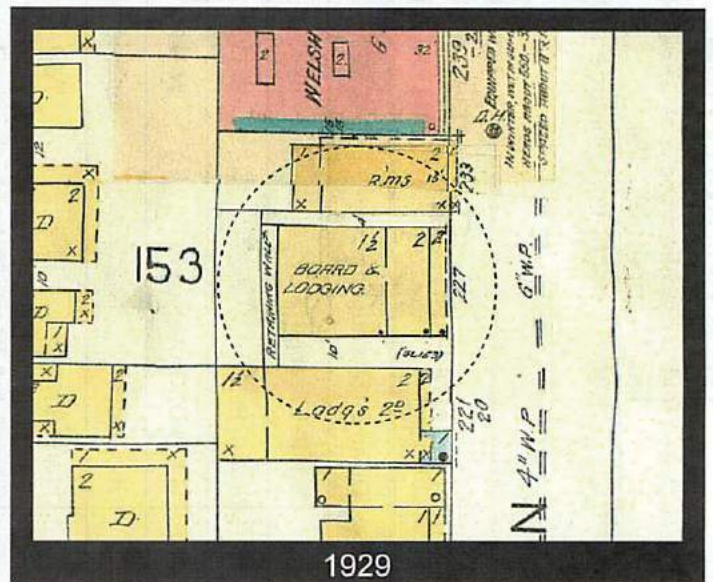
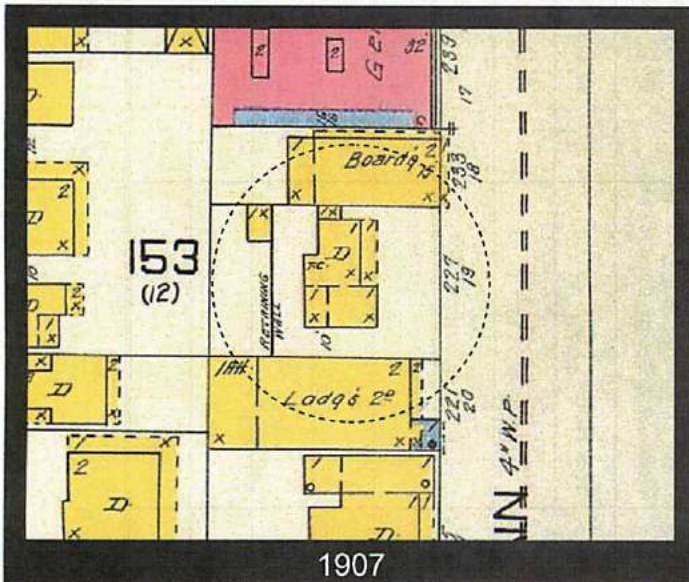
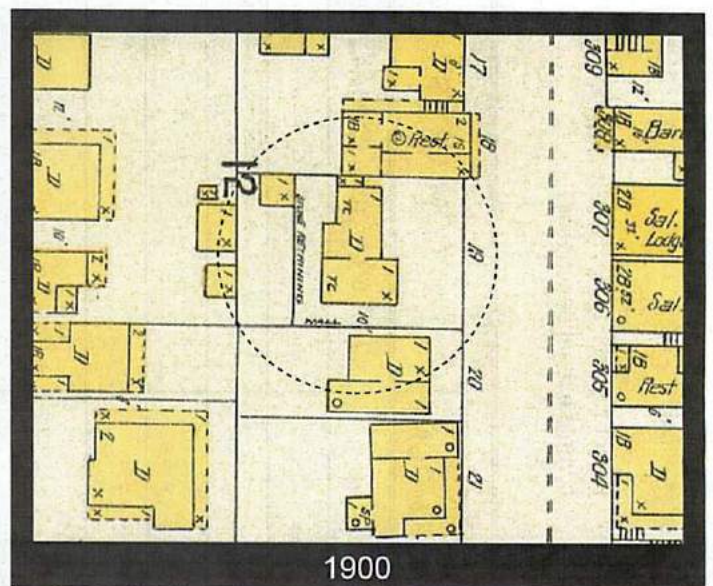
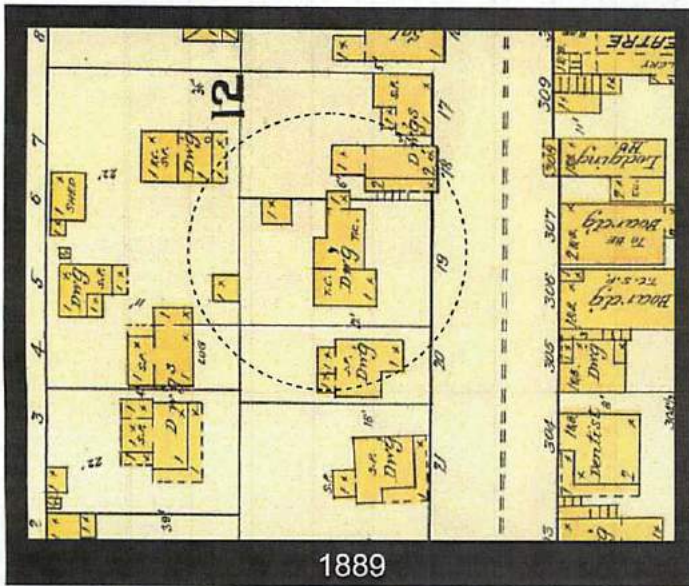
Tax Number: PC-194

Legal Description (include acreage): PC lot 7 and 8, block 12 (see historic site form for

complete legal description)

Researcher: John Ewanowski, CRSA Architecture

Date: 2/20/2014



John Huy Dead.

Wednesday word was received in the Park that John Huy had dropped dead in Granite Montana from heart disease. The news was a shock to the many friends of the deceased for he was one of the old timers of Park city and for years was engineer at the Ontario mine. About two years ago he and his wife went to Granite at which place they have since resided. Mr Huy was a quite, industrious man, and was highly respected by all who knew him and his sudden and untimely death will be mourned here as well as elsewhere where he was known. The deepest sympathy will go out to the bereaved widow in her dark hour of trouble.

It was thought the body would be brought here for interment but word was received yesterday that the funeral would occur at Granite under the auspices of the A O U W of that city. Mr Huy was a member in good standing of Ontario Lodge No 1 A O U W of this city.

Park Record, 5/24/1902



Huy headstone

Mrs. Sarah Huy

The Record has been asked by relatives to republish the following from the Denver News of July 3rd, of the death and burial of the late Mrs. Sarah E. Huy, a former well known and beloved resident of this community:

Funeral services for Mrs. Sarah Elizabeth Huy, Colorado and Utah pioneer and sister of the late Mrs. N. A. Baker, who died Wednesday at her home, 4105 South Grant street, were held at the Hatfield mortuary Thursday under the direction of the Englewood Christian Science church.

Interment will be made in Park City, Utah, where Mrs. Huy lived for fifty years and where her husband is buried.

Mrs. Huy was born May 24, 1849, near Franklin, Pa. Her elder sister, Mrs. Baker, with her husband, was one of the first Denver residents, arriving here in 1860.

Mrs. Huy was married to John Huy, whose death occurred twenty-seven years ago, in Virginia City, Nevada, about 1869, and shortly afterward moved to Utah.

She came to Denver to live with Mrs. Baker at the South Grant street address in 1920. Mrs. Baker died in 1926. Mrs. Huy was ill only three weeks before her death.

Surviving her are a nephew, A. E. Baker, Littleton, and two nieces, Mrs. W. S. Arnold, Englewood, and Mrs. E. W. Sebben, Denver. Mrs. Sebben, daughter of Mrs. Baker, will accompany her aunt's body to Park City.

Park Record, 8/19/1930

Frank Allende

Frank Allende, 77, Ogden, died in an Ogden hospital Aug. 23, 1975, after a long illness.

He was born Dec. 3, 1887, Spain. He married Teodora Idoeta Nov. 18, 1922, Salt Lake City. He came to the United States in 1904.

Mr. Allende was a former resident of Park City, owner and operator of the Star Hotel, member St. Jos-

eph's Catholic Church, BPOE.

Survivors: wife, daughters, Louisa Blanch, Pilar A. Young, both Ogden; three grandchildren; 4 great-grandchildren; brothers in Spain.

Funeral Mass was held at St. Joseph's Catholic Church, Ogden.

Burial, Washington Heights Memorial Park.

Park Record, 8/28/1975

Beautification Awards

Through the efforts of many hard working, Main Street business people, the town's busy commercial district for the most part sparkles under fresh paint with many bright new facades adding life to the City center.

A visitor to the Record office this week who hadn't been in town for over a year said she hardly recognized the place remarking "It looks like everyone's finally gotten it together".

Although, Main Street retains somewhat of a toothless grin appearance due to the vacant lots, the recent renovation of many

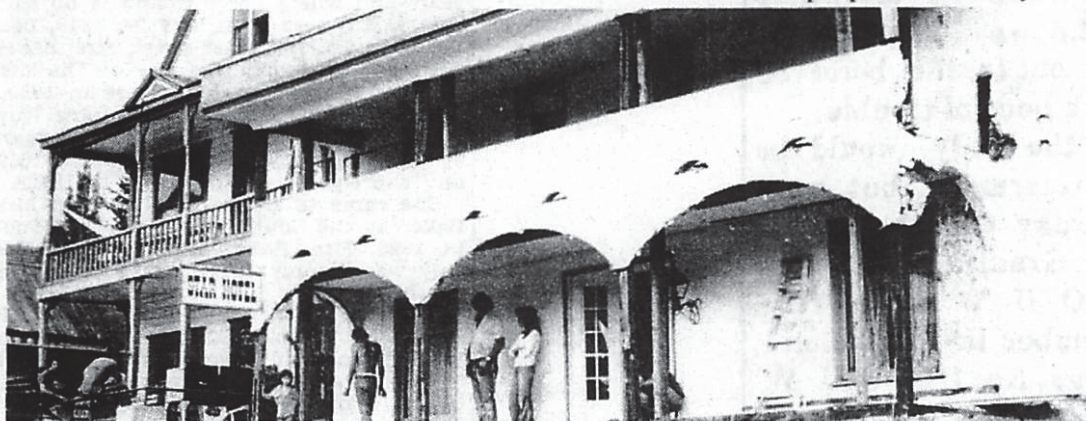
older buildings will probably act as a catalyst in stimulating new building.

Most of the beautifiers will receive their rewards in terms of increased business stimulated by an attractive shop; but just in case, the Chamber will give special awards to all merchants who substantially renovated their Main Street buildings during the last year. Those awards will be presented at the Annual Winter Kick Off Banquet November 13.

Those receiving a token of public appreciation for their

beautification efforts will be; Pete Toly, for the Red Banjo, Bill & Carol Rixey for the Star Hotel, John & Jennifer Sharp, for the Sharp Gallery, Pete Alvarez, for The Gypsy's Arm, Mat and Helen Alavarez, for the Timberhaus, Otto Milet, for Cafe Ritz, Mayor Leon Uriarte for his Balcony, Bill & Carolyn Bloom for their Balcony, and Alan Crooks Et. Al for the Kimball Art Center. An award will be also given to the Pink Haus.

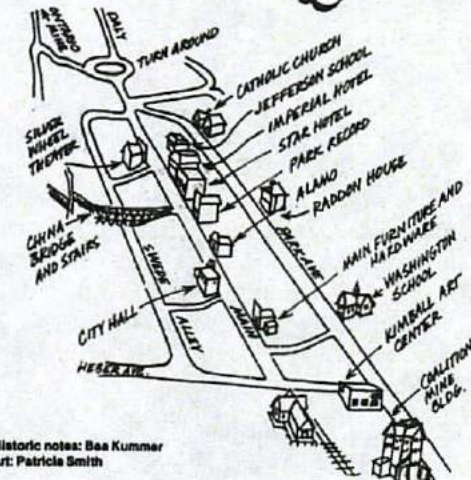
All of these people are to be congratulated for their efforts towards making Park City a better and more prosperous community.



Star Hotel

Park Record, 11/11/1976

historic walking tour



Historic notes: Baa Kummer
Art: Patricia Smith



CATHOLIC CHURCH
The first church in Park City was built in 1887 and served until 1902. It was replaced by the current church in 1902. The church was built on the site of the old Catholic Church in Utah, built in 1887. The church was destroyed by fire on January 27, 1918, after the fire of the church, when the church was destroyed.



THE RADDOON HOUSE
The house was built for the Raddon family in the Park City area. It was destroyed by fire in 1902. It was replaced by the current house in 1902. It was destroyed by fire in 1902. It was replaced by the current house in 1902.



JEFFERSON SCHOOL
The first school to be built in Park City was built in 1887 and served until 1902. It was replaced by the current school in 1902. The school was built on the site of the old Jefferson School in Utah, built in 1887. The school was destroyed by fire on January 27, 1918, after the fire of the school, when the school was destroyed.



CHINA BRIDGE
Park City had a small bridge for the first time when it was built in 1887. The bridge was built on the site of the old China Bridge in Utah, built in 1887. The bridge was destroyed by fire on January 27, 1918, after the fire of the bridge, when the bridge was destroyed.



THE PARK RECORD
The Park Record was built in 1887 and served until 1902. It was replaced by the current building in 1902. The building was built on the site of the old Park Record in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.



SILVER BRIDGE
The Silver Bridge was built in 1887 and served until 1902. It was replaced by the current bridge in 1902. The bridge was built on the site of the old Silver Bridge in Utah, built in 1887. The bridge was destroyed by fire on January 27, 1918, after the fire of the bridge, when the bridge was destroyed.



THE ALAMO
The Alamo was built in 1887 and served until 1902. It was replaced by the current building in 1902. The building was built on the site of the old Alamo in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.



CITY HALL
City Hall was built in 1887 and served until 1902. It was replaced by the current building in 1902. The building was built on the site of the old City Hall in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.



MAIN FURNITURE AND HARDWARE
The building was built in 1887 and served until 1902. It was replaced by the current building in 1902. The building was built on the site of the old Main Furniture and Hardware in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.



WASHINGTON SCHOOL
The building was built in 1887 and served until 1902. It was replaced by the current building in 1902. The building was built on the site of the old Washington School in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.



KIMBALL ART CENTER
The building was built in 1887 and served until 1902. It was replaced by the current building in 1902. The building was built on the site of the old Kimball Art Center in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.



COALITION BUILDING
The building was built in 1887 and served until 1902. It was replaced by the current building in 1902. The building was built on the site of the old Coalition Building in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.



MINER'S LIVERY
The building was built in 1887 and served until 1902. It was replaced by the current building in 1902. The building was built on the site of the old Miner's Livery in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.

MINER'S LIVERY
Built in the early 1880s, the Miner's Livery was a small building that served as a livery for the miners. It was destroyed by fire in 1902. It was replaced by the current building in 1902. The building was built on the site of the old Miner's Livery in Utah, built in 1887. The building was destroyed by fire on January 27, 1918, after the fire of the building, when the building was destroyed.

tioned as a hotel.

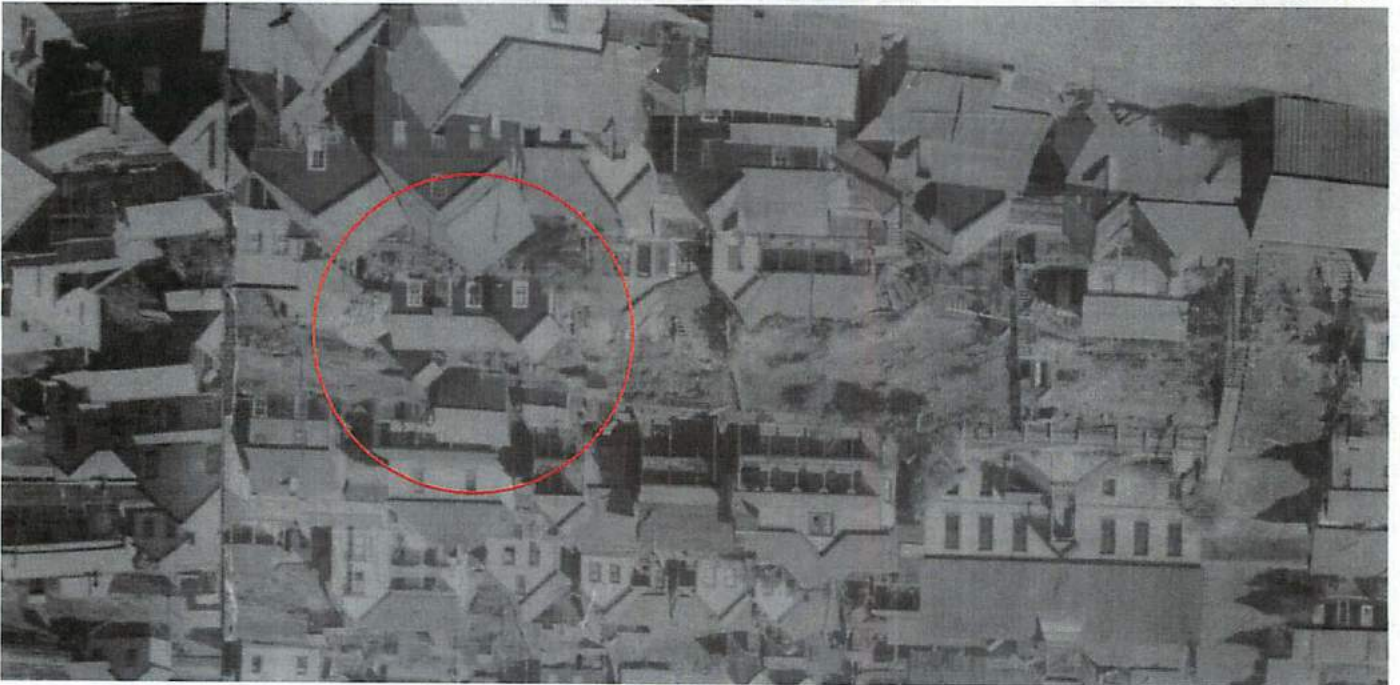


SILVER

early 1900s (Park City Historical Society & Museum)



1890s (Park City Historical Society & Museum)



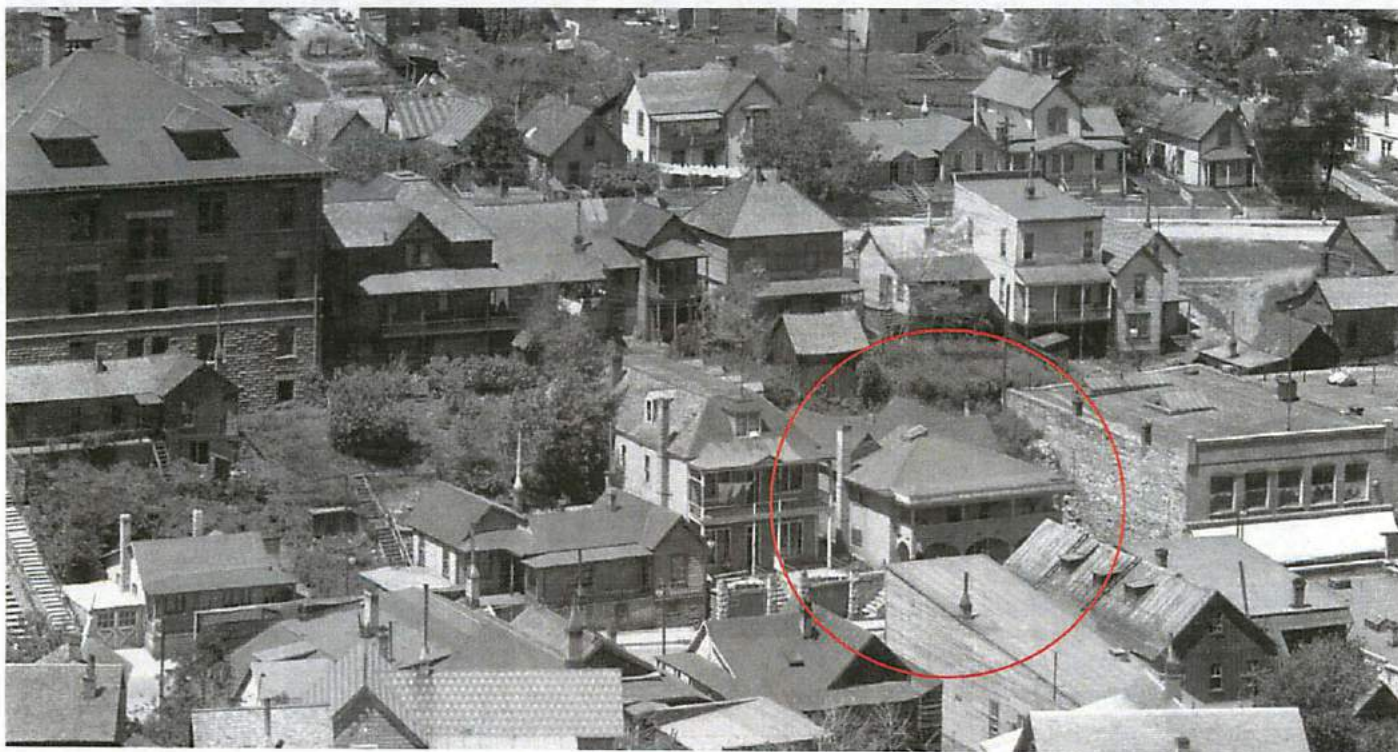
227 Main Street, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials

227 Main Street, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Sarah Huy and son, 1914 (ancestry.com)



c. 1930s (Park City Historical Society & Museum, Pop Jenks Collection)

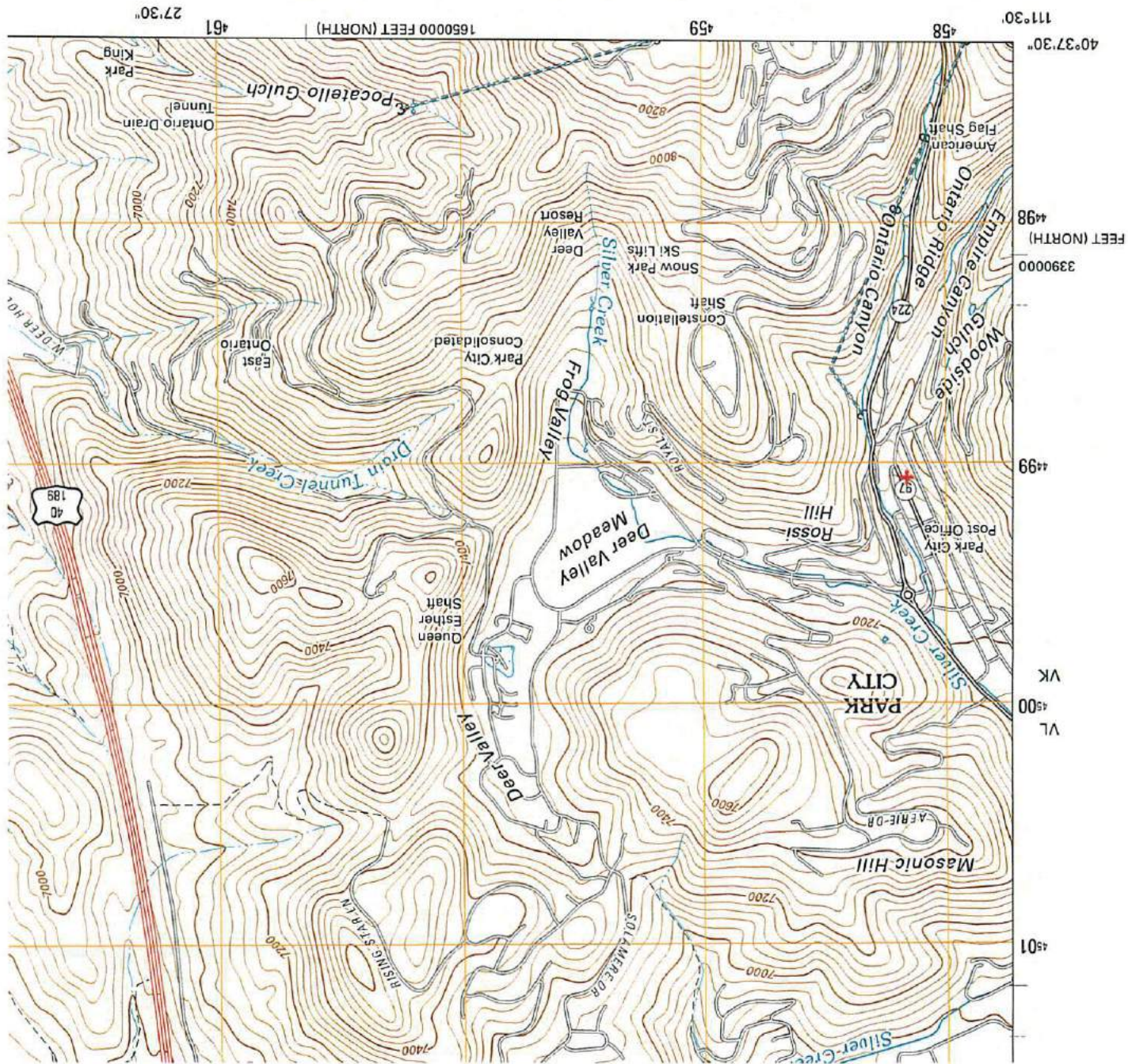
227 Main Street, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



1970s

227 Main Street, Park City, Summit County, Utah
Intensive Level Survey—USGS Map



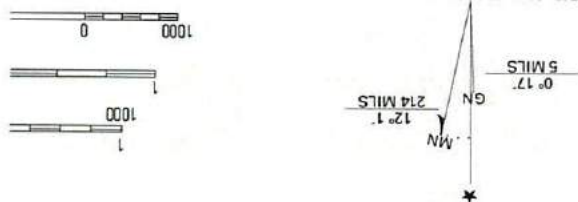
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1000-meter grid: Universal Transverse Mercator, Zone 12T
10 000-foot ticks: Utah Coordinate System of 1983
(north and central zones)

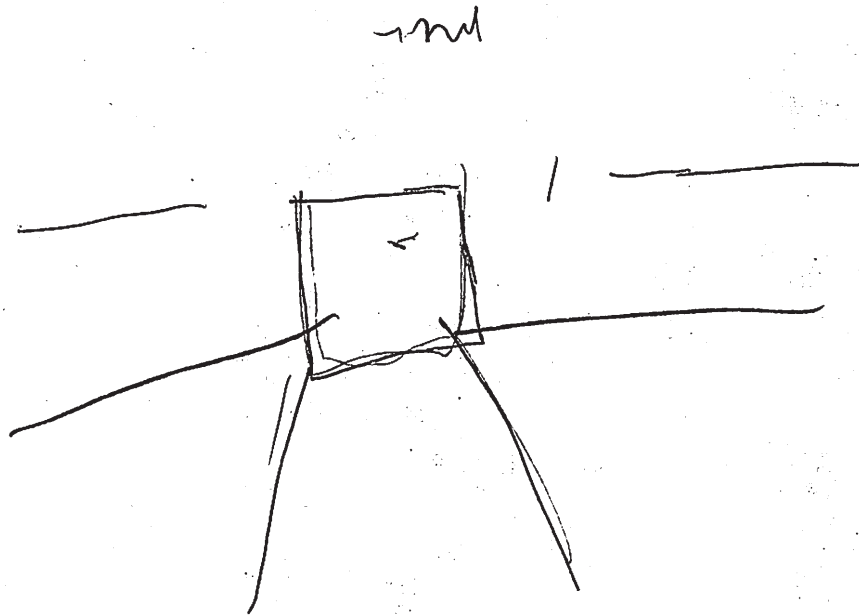
Imagery: NAIP, July 2009 - August 2009
Roads: ©2006-2010 Tele Atlas
Names: GNIS, 2009
Hydrography: National Hydrography Dataset, 2009
Contours: National Elevation Dataset, 2008

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

U.S. National Grid	100,000-m Square ID	VK	12T
Grid Zone Designation			

UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET







NOTICE AND ORDER TO REPAIR

TO: West Lake Land, LLC, a Utah limited liability company
515 Sheffield Drive, Provo Utah, 84604

FROM: Chad Root, Building Official, Park City Municipal Corporation
PO Box 1480, 445 Marsac Ave, Park City, UT 84060

SUBJECT PROPERTY:

Street address; 227 Main Street Pak City Utah, 84060

Legal Description: LOT 7 and 8, Block 12, PARK CITY AMENDED, according to the official plat thereof, on file and of record in the office of summit county recorder, Summit County, Utah. PC-194

Description of Violation: The building has been determined to be unsafe for human occupancy and is a health, life and safety concern for public safety

Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1.

1997 Uniform Code for the Abatement of Dangerous buildings

Chapter 302 section (s)

302 item 5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become dislodged, or collapse and thereby injure person or damage property.

302 item 7. When any portion thereof has wracked, warped, buckled, or settled to such an extent that walls or the structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction

MINIMUM REQUIREMENTS

1. The minimum requirements for the preservation of historic properties shall be as follows:

a. The historic property shall be preserved in its original location and setting.

b. The historic property shall be preserved in its original form.

c. The historic property shall be preserved in its original use.

d. The historic property shall be preserved in its original condition.

e. The historic property shall be preserved in its original state.

f. The historic property shall be preserved in its original location and setting.

g. The historic property shall be preserved in its original form.

h. The historic property shall be preserved in its original use.

i. The historic property shall be preserved in its original condition.

302 item 8. Whenever the building or structure, or any portion thereof because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such buildings; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

302 item 16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connection or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

You are hereby required as a result of the above condition to take the following action:

(X) REPAIR:

- (a) All required building permits shall be secured to repair the items listed in Paragraph 1, and work shall commence, within thirty (30) calendar days of the date of this order.
- (b) All repairs in Paragraph 1 shall be completed within the time requirements set forth by the building department permit requirements
- (c) All repairs shall be approved by the Park City Planning department under **historic** renovations and repairs. Approvals to be submitted to the building department in writing for final approval

(X) VACATE:

- (a) The building/structure shall be required to be vacated within thirty (30) calendar days from the date of this order.

(X) DEMOLISH:

- (a) The building/structure shall be vacated within thirty (30) calendar days from the date of this order.
- (b) All required building permits for a demolition of the structure shall be secured therefor within thirty (30) calendar days from the date of this order.
- (c) Demolition shall be determined by the Park City Planning department under **historic preservation** requirements. A written plan of historic preservation shall be submitted to the building department within thirty (30) calendar days from the date of this order.

- 3. If any required repair or demolition work for which vacation is not necessary, is not commenced within the time specified, the building official:

- (a) Will order the building vacated and posted to prevent further occupancy until the work is completed, and;
 - (b) May proceed to cause the work to be done and charge the costs thereof against the property or its owner.
- 4. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor.
- 5. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings. Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

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

- 6. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.

One copy thereof has been served on each of the following, if known to the building official or disclosed from official public records:

- (a) The holder of any mortgage or deed of trust or other lien or encumbrance of record;
- (b) The owner or holder of any lease of record; and
- (c) The holder of any other estate or legal interest of record in or to the building or the land on which it is located.

Service of this notice and order has been made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested. Service by certified mail shall be effective on the date of mailing.

7. If compliance is not had with this order within the time specified above and no appeal has been properly and timely filed, thereof undersigned Building Official shall file in the Summit County recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified.

Dated this 02, day of October, 2015.



Richard Novasio, Senior Building Inspector



Chad Root, Park City, Chief Building Official

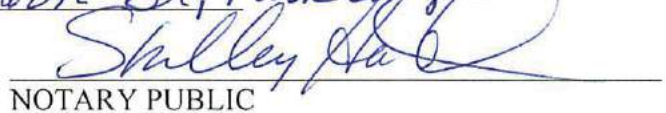
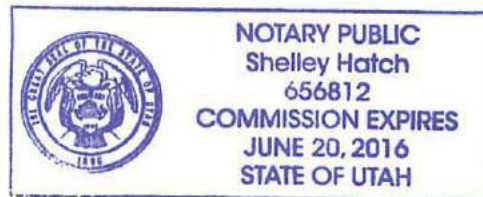
STATE OF Utah

COUNTY OF Summit

Subscribed and sworn to me this 5 day of Oct 2015, in the County of Summit, State of Utah.

My Commission Expires: June 20, 2016

Residing at: 140 Matternhorn Dr, Park City, Utah 84098


NOTARY PUBLIC



Star Hotel
227 Main Street
Park City, UT 84060

Section 1

This section is in reference to the water damage, decay and dilapidation of the structure. Under the provisions of the 1997 Uniform Code for the abatement of dangerous or Dangerous Buildings,

Section 302 (8). Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal movement or instability of any portion of the ground necessary for the purpose of supporting such buildings; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

Refer to photographs for structural concerns. The structure has no stable foundation. Photographs were taken in the back storage area of the deli.



Photo 1 The structure has no concrete or stable foundation. The foundation consists of rubble, dirt and loose stone matter.



Photo 2 Decay of the rubble foundation due to water infiltration



Photo 3 The red arrows show improperly installed shims are blocking to level the floor above. Not permitted on dirt. The yellow arrow shows the removal of floor joist, this is consistent throughout the floor area



Photo 4 The red circle shows movement of the rubble foundation and decay of the floor joist members resting directly on top of the rubble. The red arrow shows decay of water lines used to heat the structure



Photo 5 A sump was installed to remove water from the area but was not properly maintained and currently is not in working condition



Photo 6 A drainage system was improperly installed and permitted to drain directly on top of the dirt floor causing decay, mold and erosion



Photo 7 The floor joist of the structure are resting directly on top of dirt and rubble. Not permitted under building codes



Photo 8 Wood backing being used to prevent rubble from filling the storage area. Backing is failing and decayed. Serious mold and water concerns



Photo 9 Back side of photo 8



Photo 10 Example of missing foundation under support member. Connection to support from attic 3rd floor

Section 2

This section is in reference to the structural stability of the chimney attached to the building.

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (5) Whenever any portion or member or appurtenance thereof is likely to fail, or become detached or dislodged , or collapse and thereby injure persons or damage property



Photo 1 The chimney shows signs of decay and instability. To be removed or evaluated by a structural engineer

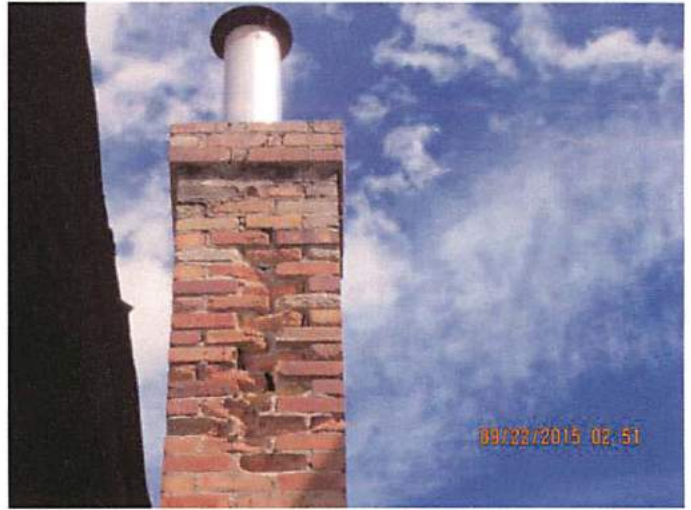


Photo 2 Structural brick has decayed or is deteriorated in such a way is may fail

Section 3

This section is in reference to the stability and structural components of the building.

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (7) Whenever any portion thereof has wracked, warped, buckled or settled to such and extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction

Refer to the photographs for concerns with structural stability. The order of photographs are from the attic to rubble foundation.

There was a third floor addition added to the building in the late 1970's. Several construction methods are being questioned . It is advised a structural engineer evaluate the entire building for structural stability.



Photo 1 The structural members supporting the roof are not properly installed and are not plumb. Excessive load could cause the members to fail



Photo 2 Support members for roof are not adequate for the purpose being served. Engineer to justify



Photo 3 Damaged, decayed or improperly installed structural members



Photo 4 Structural members not properly supported



Photo 5 Support member not properly fastened



Photo 6 Support members not fastened and are not perpendicular to the load they serve



Photo 7 Roof has been repaired, support members not properly installed. Engineer to evaluate and justify



Photo 8 Note structural beam. Refer to photo 9



Photo 9 The third level of the structure was added in the 1970's. The addition will need to be evaluated by a structural engineer. The support beam in this photo is missing a point load.



Photo 10 Water damage second floor. Settling cracks noted. Structural engineer to justify



Photo 11 Noted settling around the bathroom window on the second floor. Consistent with improperly installed support beam on third floor.



Photo 12 Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation



Photo 13 Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation

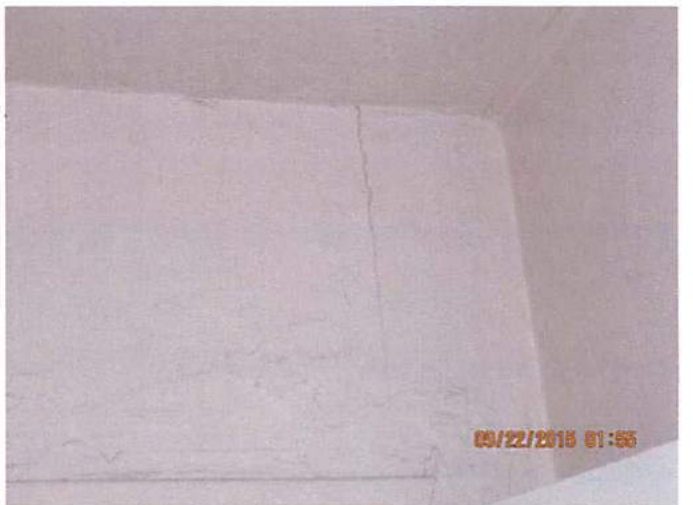


Photo 14 Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation



Photo 15 Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation

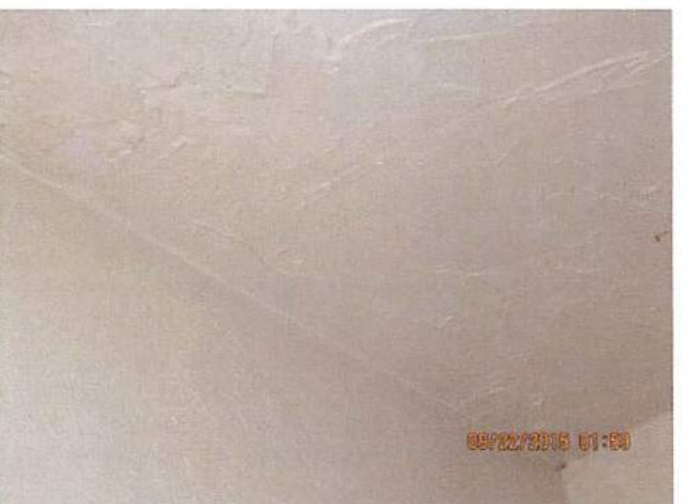


Photo 16 Use of heavy texture was noted on recent repairs. Possibly being used to hide structural separation. Noted cracking and voids behind texture



Photo 17 Several windows on the second floor have separated and have been nailed shut. This is consistent with wracked and warped walls due to structural stability of the building



Photo 18 Several shims have been used to level the building. These shims have not been properly installed



Photo 19 Several shims and braces have been used to level the building. These shims and braces have not been properly installed



Photo 20 Floor joist are bearing directly on top of soils. This is not permitted by code



Photo 21 Floor joist are bearing directly on top of soils. This is not permitted by code



Photo 22 Floor joist bearing directly on dirt. Shims and bracing added for support. Improperly installed



Photo 23 The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



Photo 24 The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



Photo 25 The red circle shows a direct load at the end of a cut off floor joist. The blocking is bearing directly on soils. The yellow arrow shows the removal of a floor joist. The area above is the dining room



Photo 26 The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



Photo 27 Over notching of floor joist. Area above, dining room



Photo 28 Rail road rails being used as shims for floor above. This area would be Approximately 18 feet into front entry main level.

Section 4

This section refers to health, life and safety concerns with the building

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (16) Whenever any building or structure, because of obsolescence, dilapidated conditions, deterioration, damage, inadequate exits, lack of sufficient fire-resistant construction, faulty electrical wiring, gas connections or heat apparatus, or other cause, is determined by the fire marshal to be a fire hazard .



Photo 1 Gas lines that have terminated in hidden rooms that are not properly secured. This room is located in the deli in the front area between entry doors

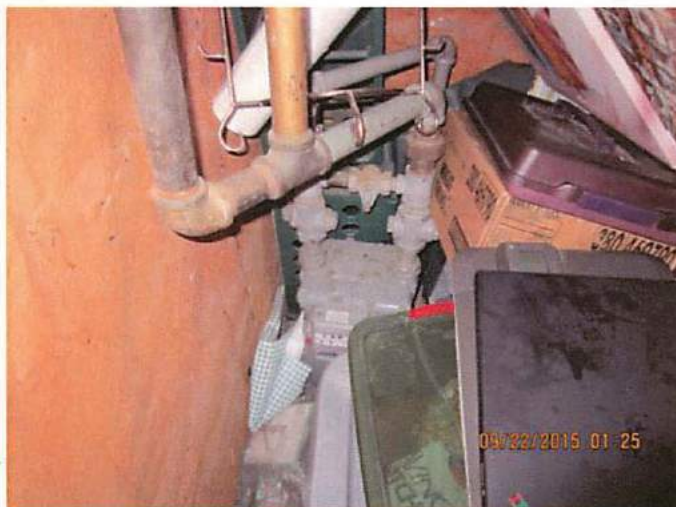


Photo 2 Gas meter is located in a hidden room with possible improper connections to the building. The room is located in the front of the deli between the entry doors



Photo 3 There are numerous pipes consisting of potable water, heating water lines and gas lines that are in direct contact with soils and not properly secured. Decay and deterioration of piping is noted throughout the underground area



Photo 4 Unsecured gas lines, unknown valves that are not properly maintained or marked



Photo 5 Unknown valves that are not properly maintained, marked or accessible



Photo 6 Water lines used for the heating of the building are damaged by decay and deterioration. Erosion and sloughing of the rubble foundation. Severe stability concerns for the structure



Photo 7 A water/trash pump is located directly below photo 6, the pump is not in working condition



Photo 8 Improperly installed plumbing repairs. Ends not properly capped. Copper to galvanized requires a brass coupler



Photo 9 Gas line shows decay and deterioration needs to be shut off ASAP

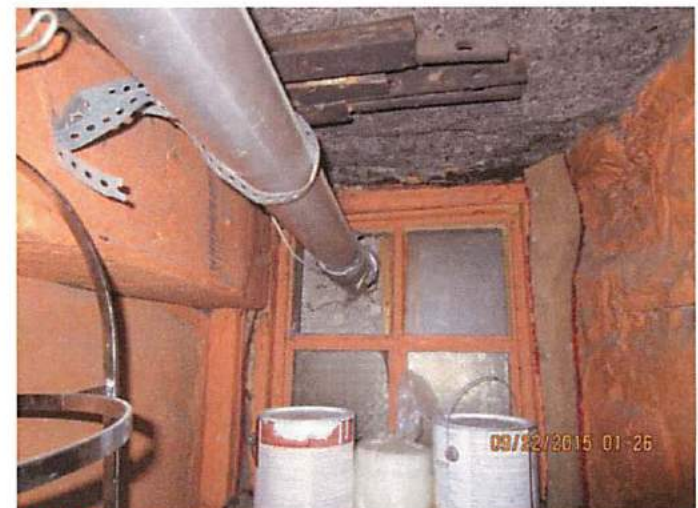


Photo 10 Vent line for hot water heater exceeds the maximum length. Possible carbon dioxide (co2) concerns. Located in deli



Photo 11 The building is being heated by a 1930's era boiler that has been converted from coal/wood to natural gas. The boiler has no current state boiler inspection tags and required by state law to be inspected annually. It is advised the state boiler be notified for a immediate safety check on the boiler. The gas line that feeds the boiler is unsafe and should be terminated .



Photo 12 Example of the radiator heating system that uses the boiler to heat the building



Photo 13 Example of the radiator heating system that uses the boiler to heat the building



Photo 14 Knob and tube electrical is located throughout the building. Knob and tube type wiring is classified as a possible health, life and safety concern if not properly maintained. It is common practice and a requirement of the electrical code to remove knob and tube wiring if any portion of the building is upgraded with newer electrical wiring. The building shows numerous upgrades in wiring and electrical upgrades, such as electrical panels, breakers, outlets and lighting. The knob and tube may not be able to support the current electrical upgrades in a safe manner and may be a fire concern. An electrical engineer needs to evaluate the electrical for the entire building before the electricity is turned on.



Photo 15 Knob and tube wiring located throughout the attic area



Photo 16 Knob and tube wiring located throughout the attic area

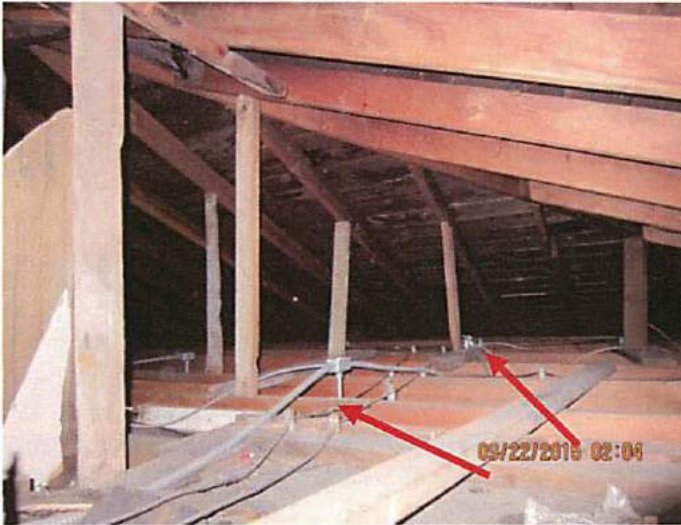


Photo 17 Knob and tube wiring located throughout the attic area



Photo 18 General inspections noted that the knob and tube is most likely active



Photo 18 Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic



Photo 19 Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic



Photo 20 Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic



Photo 21 Outlets located under windows that are damaged. Moisture and decay surrounds the electrical outlet



Photo 22 Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



Photo 23 Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



Photo 24 Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



Photo 25 Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



Photo 26 Tape being used to cove water damage next to electrical outlet that feeds light

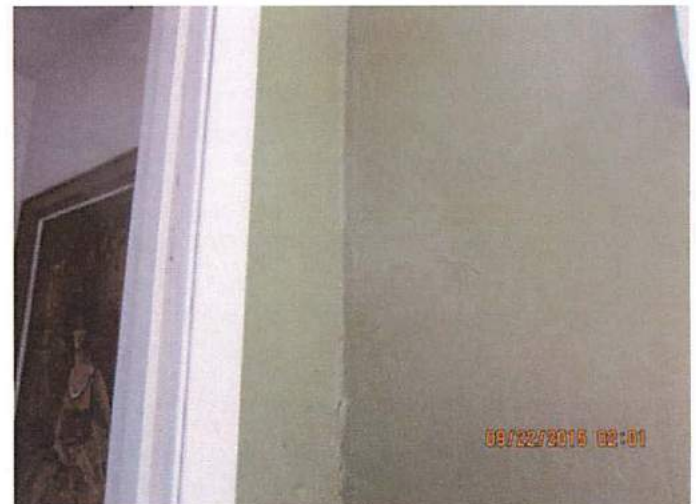


Photo 27 Water damage and structural concern behind wall



Photo 28 Roof leaks being repaired with a product that is not designed for such use



Photo 29 Roof appears to have been recently repaired but some areas are damaged and show signs of possible water infiltration



Photo 30 Possible location of water infiltration

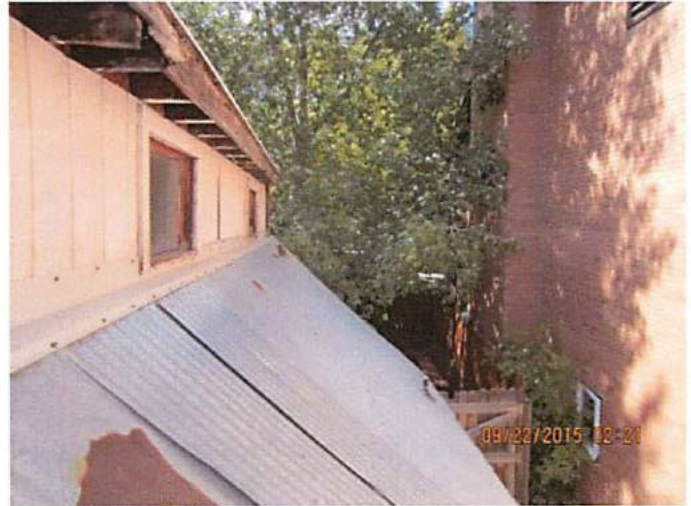


Photo 31 Roof shows sign of decay and rot damage, soffit and fascia are missing, possible location of water infiltration



Photo 32 Roof shows sign of decay and rot damage, soffit and fascia are missing, possible location of water infiltration



Photo 33 Structural concerns possibly related to the drainage from the roof



Photo 34 The "above and "below" photos represent the continuation of a structural crack that is consistent with a rubble and dirt foundation. Structural deviations are difficult to see on wood framed construction. At least 30 of the building is wood framed





Photo 35 Egress from the back of the dwelling serving 50% of 8 units or 22 occupants cannot be used. Gates are locked to prevent escape and no safe access to the front of the building is provided. Limited egress, direct violation of the fire code for egress requirements for type R-3 buildings and occupant load



Photo 36 Egress path rear of building. No access to safe location



Photo 37 Egress path rear of building. No access to safe location



Photo 38 Side view of non-usable egress from rear of building

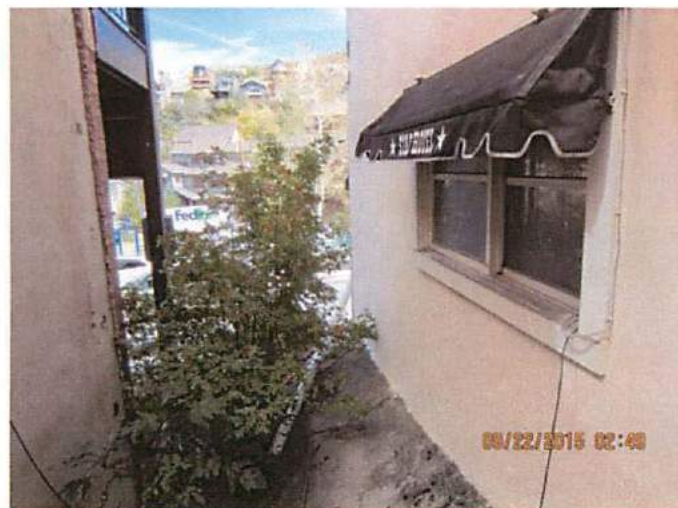


Photo 39 Front view of photo 38, end of trail is a 8 foot drop to side walk



Photo 40 Egress path from other side of building. No safe access to main street

January 23, 2014

Westlake Land, LLC
Attn: Todd Cusick
515 Sheffield Drive
Provo, UT 84604

Corporate Headquarters
50 East 100 South
Heber City, UT 84032
ph: 435-654-6600
fax: 435-654-6622

Salt Lake Office
3341 South 4000 West
Suite D
West Valley City, UT 84120
ph: 801-955-5605
fax: 801-955-5618

Williston Office
1418 2nd Ave. #3
Williston, ND 58801
ph: 701-774-5200
fax: 701-774-5200

Killdeer Office
49 Central Ave. S.
Killdeer, ND 58640
ph: 701-203-6247

Vernal Office
60 North 800 West
Vernal City, UT 84078
ph: 435-781-2113
fax: 435-781-2113

Mesa Office
4710 East Falcon Drive
Suite 111
Mesa, AZ 85215
ph: 480-309-6504

RE: STAR HOTEL STRUCTURAL EVALUATION

This report will summarize my findings and professional opinion regarding the structural condition of the Star Hotel located at 127 South Main Street, Park City.

It is my understanding that a home built in the 1860's first occupied the property. There were later modifications to the home which included an addition to the East. This most likely happened when the home was converted into a hotel. Other modifications included a modified façade completed in the 1970's. Figure 1 shows the elevation of the Hotel in the 1930's.

Figure 1 - 1930 Photo



The original floor framing of the structure can be viewed at the basement level at the rear of the existing restaurant. The floor framing consists of 2 x 8 members @ 16" o.c. that are supported by intermediate 4 x 4 beams. The beams are supported by 4 x 4 posts approximately 12 feet apart. The posts do not bear onto footings, but onto the soil. I could not find evidence of a foundation around the perimeter of the structure. There are 2 x boards laid horizontal with vertical supports used to prevent soil from falling into the storage area. From my observations I could not find evidence of a stone or concrete foundation.

The floor framing was constructed directly onto soil and leveled using stone or wood shims. As seen in figure 1 the beams and joists are supported onto the soil.



Figure 2 – Foundation Conditions



The existing soil consisted mostly of bedrock or large boulders that were held firmly into place. There were sump pumps located at the two storage rooms in the basement that most likely are in place to de-water the areas during spring run-off. There was no evidence of a concrete floor in the basement area. As seen in Figure 1 the lower level was used as a parking garage. Since the area is now a restaurant floor covering was placed over the floor. It appears the floor covering was placed directly over the soil due to the un-even floor which varied substantially in height.

The second floor framing of the hotel seems to be consistent with the joist size and direction of the main level. There were defects noticed in the sagging ceiling above and the sloping and un-even floors. The most notable issue with the floor framing is the amount of settlement noticeable towards the North side. Shown in Figure 3 the floor is at the lowest point directly below the wall behind the dresser shown in the photo. This wall supports the roof framing above and most likely is supported onto an inadequately sized beam at the floor framing.

Figure 3 - Sloping Floors



The original home had a modification to add a 3rd and 4th level. It is not known when this remodel occurred. As seen in Figure 4, the outline of the modification can be seen. It appears the original roof was interrupted by adding exterior walls that were supported onto the floor framing of the 2nd level to allow space to be captured in the original attic. Notice the outline as defined by the horizontal siding where it intersects the vertical siding. The roof above the 4th level is a flat roof that is supported by the exterior walls. This added additional load to the floor framing by as seen in Figure 3 causing the deflection of the floor joists / beams.

Figure 4 - Rear Elevation



There are many structural concerns associated with this building. The main concerns include the lack of a foundation, inadequate floor beams, lack of column footings, and large deflections on the 2nd, 3rd, and 4th floors. There are most likely many other structural conditions which cannot be viewed without further investigation.

RECOMMENDATIONS

There is a very high liability risk associated with this property for the building owner and for the building tenants. It is my professional opinion that the building should be demolished and re-constructed. The design life of the existing building has been exceeded. Improper construction techniques and methods were used in the buildings original construction. It is not cost effective to try and correct the structural problems outlined in this report by leaving the existing structure in place. In order for the building to be used as a hotel it should comply with all of the current life safety and structural requirements of the current building code.

The Park City historical district guidelines can be complied with by constructing the building exterior consistent with photograph shown in figure 1. I would recommend to the historical district to allow demolishing and re-constructing the building as the most economical and feasible way to solve the structural problems associated with this building.

I cannot recommend trying to resolve the structural problems associated with this building by performing a remodel. I believe any builder or developer faced with the task of bringing this building to current code standards would agree that demolishing and re-building is the best solution. This will also allow important features to be designed into the new building that will make the building more useable and attractive.

I can be reached with any questions or concerns regarding this report. Please contact me at 435-654-6600 extension 58.

Respectfully,



**Adam Huff, P.E.
Epic Engineering, P.C.**



July 9, 2016

Re: Report on Internal Demolition – Star Hotel, for Westlake Land, LLC

Goran was contracted to perform controlled-internal demolition on the Star Hotel at 227 Main Street, Park City, Utah. The work was performed in June and July of 2016. As Project Manager I am writing this report at the request of Westlake Land to document what was found.

Information Provided and Instructions

We were provided two pictures of the Star Hotel; one appears to be from the 1930's or 1940's due to the vehicle in the foreground (X-126 on board attached fender) and one appears to be much more recent photo (red trim on soffit, fascia, and eaves). There are obvious differences in the window and door openings as well as the structural components of the two pictures. We were asked to expose enough of the framing to determine whether the older window and door openings (which are obviously much larger) were present and measure them if they could be found. We were also asked to access the two rock panels from shown in the older photo on level one.

Procedure

We removed sheetrock in 15 strategic locations that should have revealed the older window and door openings and dimensions if they exist today.

Findings

Although there appeared to be “recycled” wood from time to time it is clear that nearly all of the building materials that make up the structure of the façade are relatively new. We were unable to find the window and door openings in the older picture. The columns that were the main vertical structural component evident in the older picture between the arches have been replaced with 2”x6” framing (see picture D). The insulation, wiring, and application of stucco is also consistent with 1970's construction and on our first visit to the property we discovered a note written on the framing of level two indicating that the structure was from July of 1976. This appears to be accurate. We were unable to safely gain access to the rock panels from the inside.

I can be reached at 801-550-2022 for questions.

Sincerely,

Josh Kaze
Project Manager



1970's

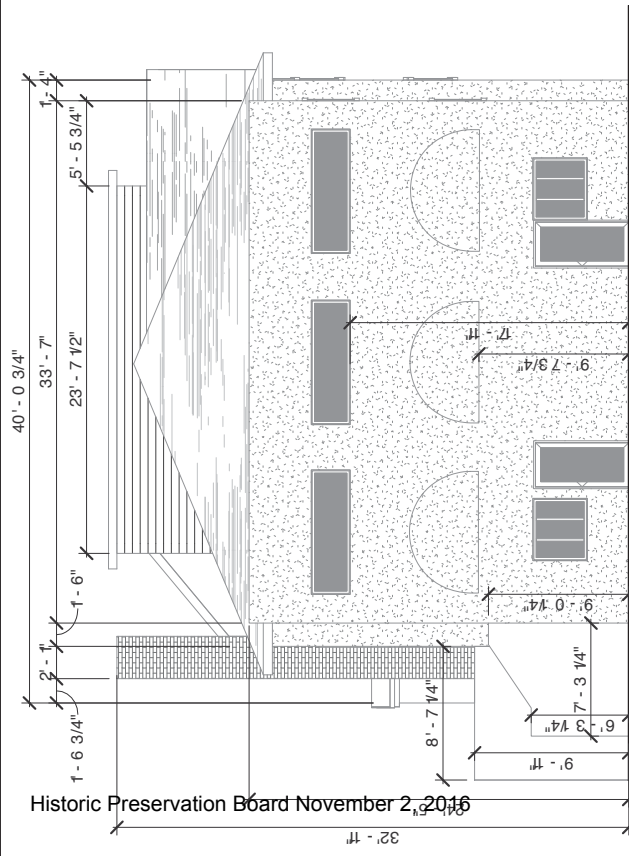




JMW
Johns-Manville
Fiber Glass
BUILDING
INSULATION

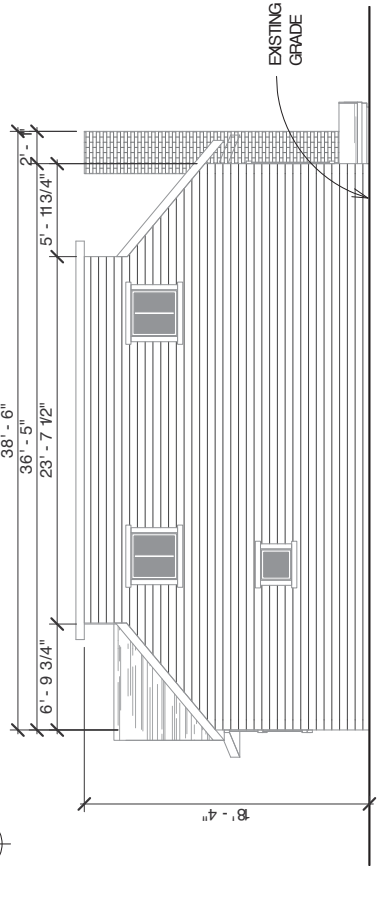
INSULATION
BUILDING
Fiber Glass
Johns-Manville
JMW

PICTURE "D"



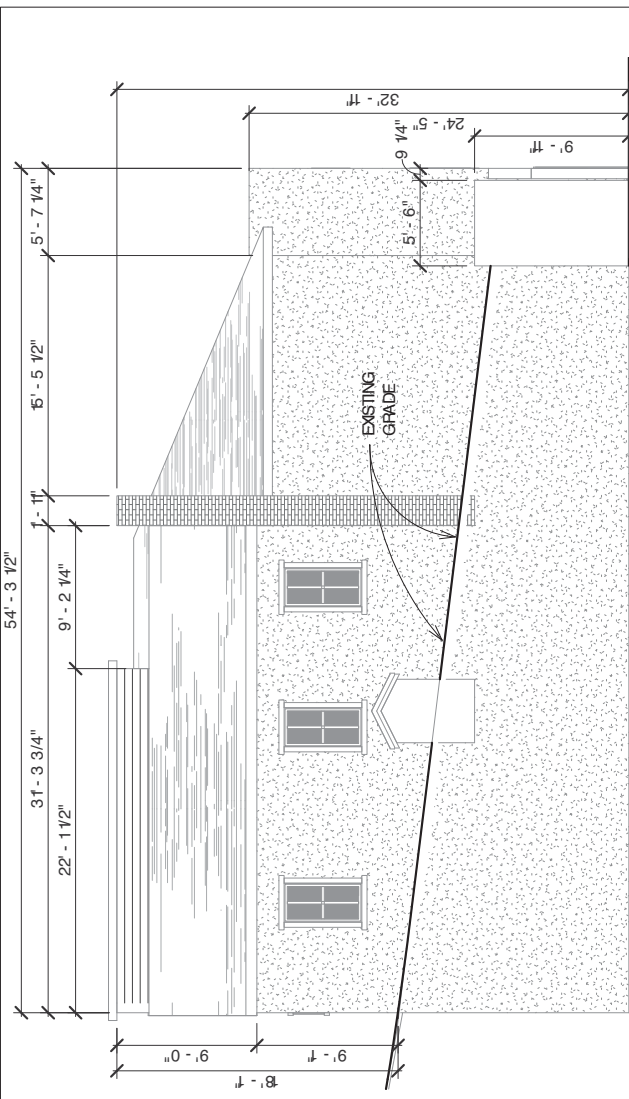
FRONT ELEVATION

1/8" = 1'-0"



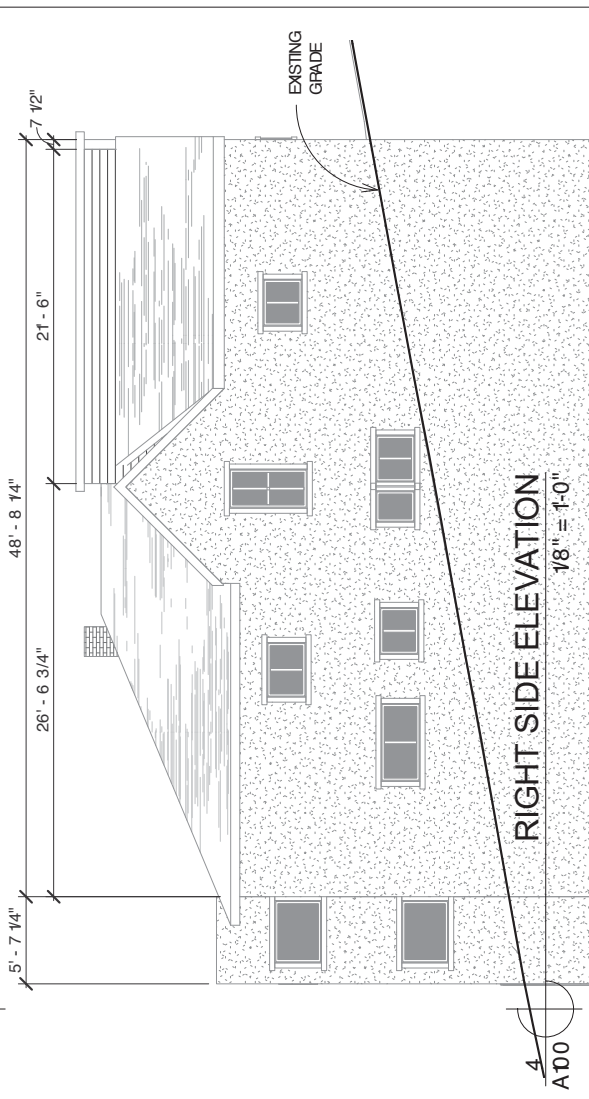
REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

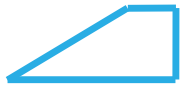
1/8" = 1'-0"

Westlake Land, LLC
Report
Internal Demolition Photos and Findings
Photos from July 1976 Construction of Façade at
227 Main Street
Park City, Utah

Key to Cover Photo of Levels 1, 2, and 3, Photo of Level 4:



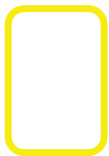
Red Grids: Façade is divided into 12 grids for description grid by grid.
Grid # is in upper-left corner of each grid.



Blue: Rock Panels believed to be under stucco but inaccessible from inside



Green: location of internal demolition photos (taken from inside building; photos A through O).



Yellow: location of photos illustrating 1976 construction of façade



Red Arrow: Chimney

References:

Rixey Affidavit, dated July 7, 2016

Contractor Report and Photos, Josh Kaze, Goran, Project Manager, July 9, 2016

Epic Engineering Report, Adam Huff P.E., dated January 23, 2014

JZW Laser Scan, Peter Meuzelaar, partner, May 2016

Historic Site Form – Utah State Historic Preservation Office, January 2015

Photo: Park City Historical Society, Star Hotel – Treasure Mountain Inn

Park City Survey Worksheet for Post 1930's Structure dated February 1982 and April 1982

Grid #1

It is possible that a triangular shape of historic gray rock exists under stucco in this grid. The Rixey Affidavit suggests as much, however, it can only be accessed from the front. The demolition contractor attempted to gain access to this panel but was unsuccessful as it cannot be done with complete demolition from the front side.

Grid #2

The historic structure contained a garage door in this grid. The opening has been reframed and a man-door and side window has been framed into this grid. The garage door opening could not be found. Photo A documents the unsuccessful attempt by the demolition contractor to gain access to the rock panel in Grid #3.

Grid #3

Behind Grid #3, to the depth of approximately 7'-8', a column of dry-stacked rocks have been covered by sheetrock. The rocks contain no mortar and appear to be used as a "structural column" that supports the cross-beams holding up the internal span of the building. After exposing this (see Photos A and B) the demolition contractor stopped work in this area. This column makes it impossible to safely access the rock panel that may be under the stucco in Grid #3.

Grid #4

The historic structure contained a garage door in this grid. Bill Rixey has stated (Not included in Rixey Affidavit) that the owner just prior to his family (Gardner) removed the garage doors but the garages remained behind these previous doors until his family cleaned out the garage space. This appears to be consistent with the 1960's photo from the Park City Historical Society Photo as the garage doors and curb-cuts for entry can be clearly seen in this photo. Sometime in the late 1960's to early 1970's these doors were removed. This Grid contains a door and side window framed into the space previously occupied by the garage door but the former garage door opening cannot be found.

Grid #5

This Grid contains a rock-faced retaining wall. The wall was placed after July of 1976 as Photo Q illustrates the absence of the rock in July of 1976. This is consistent with the Park City Historical Society Photo as the 1960's wall is different in material and visual dimensions than the current wall.

Grid #6

This Grid is the first place explored for evidence of the former arches on the 2nd level. You will see in Photo C that the vertical structural post of the former arch has been replaced by modern 2"x6" framing. The other side of the former arch shows the same 2"x6" framing in the location one would expect to find the vertical structural post if it still existed (see Photo D). In Photo D you will note (3) modern 2"x6" vertical studs at the mid-point between the today's south arch and middle arch.

Grid #7

Photo E is the location between the middle and north arches. Here we find modern 2"x6" framing in the same configuration as in Photo D. On the framing we have notes written by Mrs. Rixey (handwriting confirmed by Bill Rixey) which read:

- "Remodeld by Charles Mast Construction Company of Salt Lake City for William R. Rixey – July 1976"
- "Electrical work by Ricard Olsen – Park City"
- "Inspected by Wayne Matthews" (former PCMC city manager)
- "Glass by xxxxx" (illegible –water damaged)

Grid #8

Photo F is the inside of the northeast corner of the structure and shows modern 2"x6" framing along with two plumbing lines.

Grid #9

Photo G shows the southeast corner of the structure on the 3rd level. It has modern 2"x6" framing, the board on which the stucco was applied in 1976, and some stucco entering into the framing from the outside. Photos H and I are the header and north side of this same opening.

Grid #10

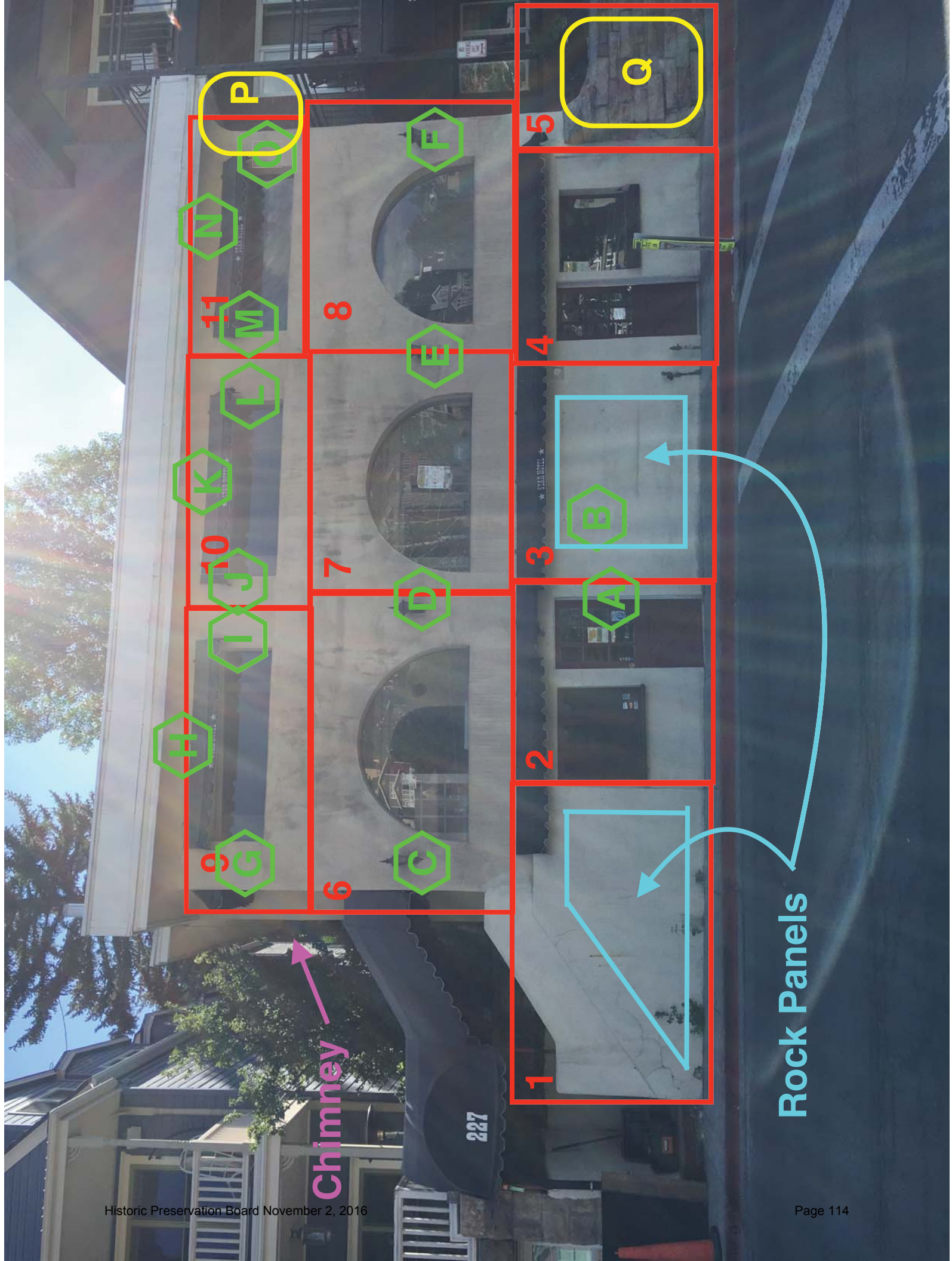
Photos J, K, and L are south, middle/header, and north respectively of this opening all showing modern 2"x6" framing and the backer board for the stucco.

Grid #11

Photos M, N, and O are south, middle/header, and north respectively of this opening all showing modern 2"x6" framing and the backer board for the stucco. Photo P is from 1976 and shows the same framed opening and is consistent with the new construction noted in the Rixey Affidavit and April 1982 PCMC Worksheet labeling the structure as "new."

Grid #12

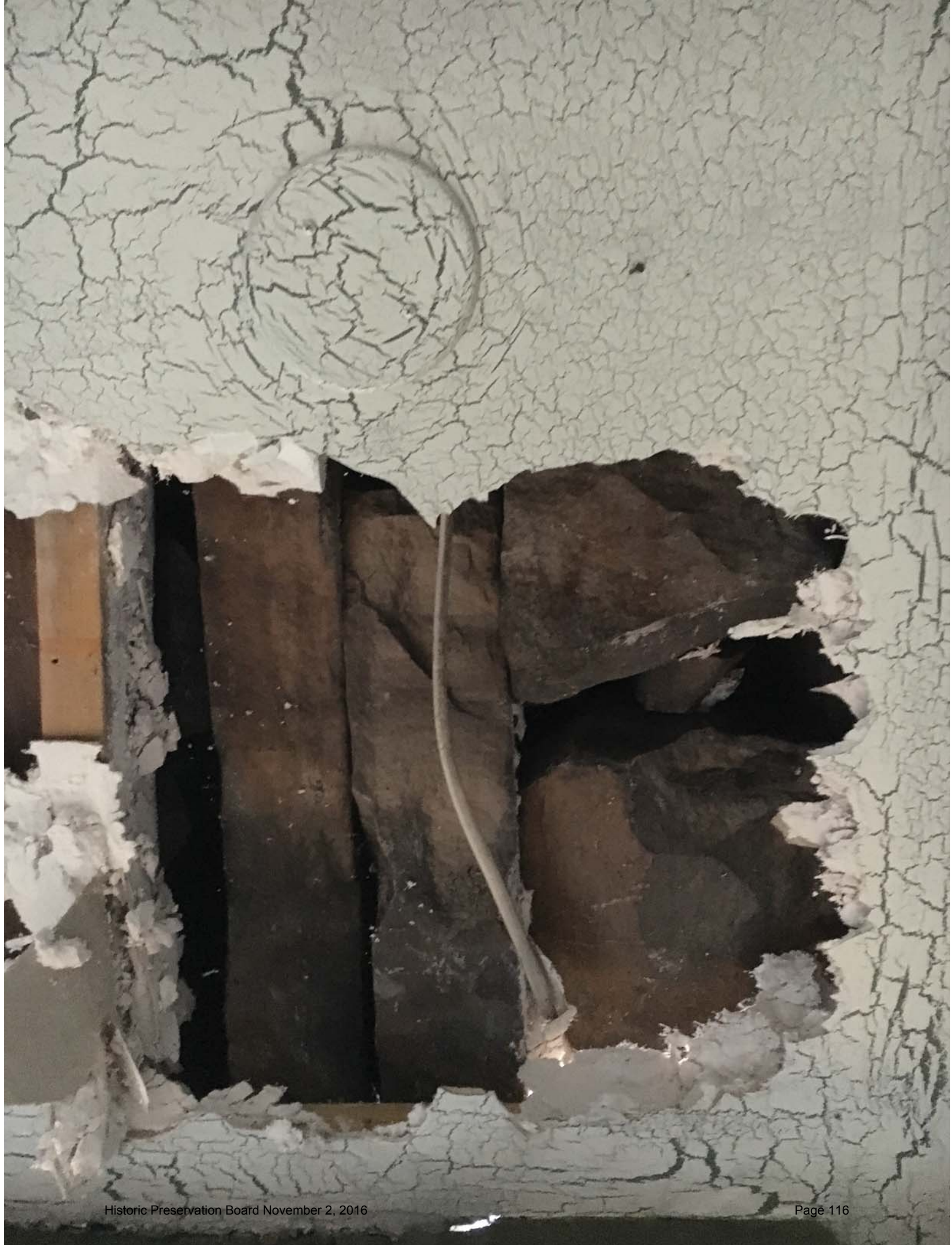
This is level 4 which was added in 1977 (Rixey Affidavit and Epic Engineering report). No internal demolition was performed on this level.



Chimney

Rock Panels









Remodeled by Charles Mast
Construction Company
of Salt Lake for
William W. Rixey - July 1976

Electrical work by
Richard Olsen - Park City

NOT FOR PUBLICATION 1/8/87/3

Made in the USA

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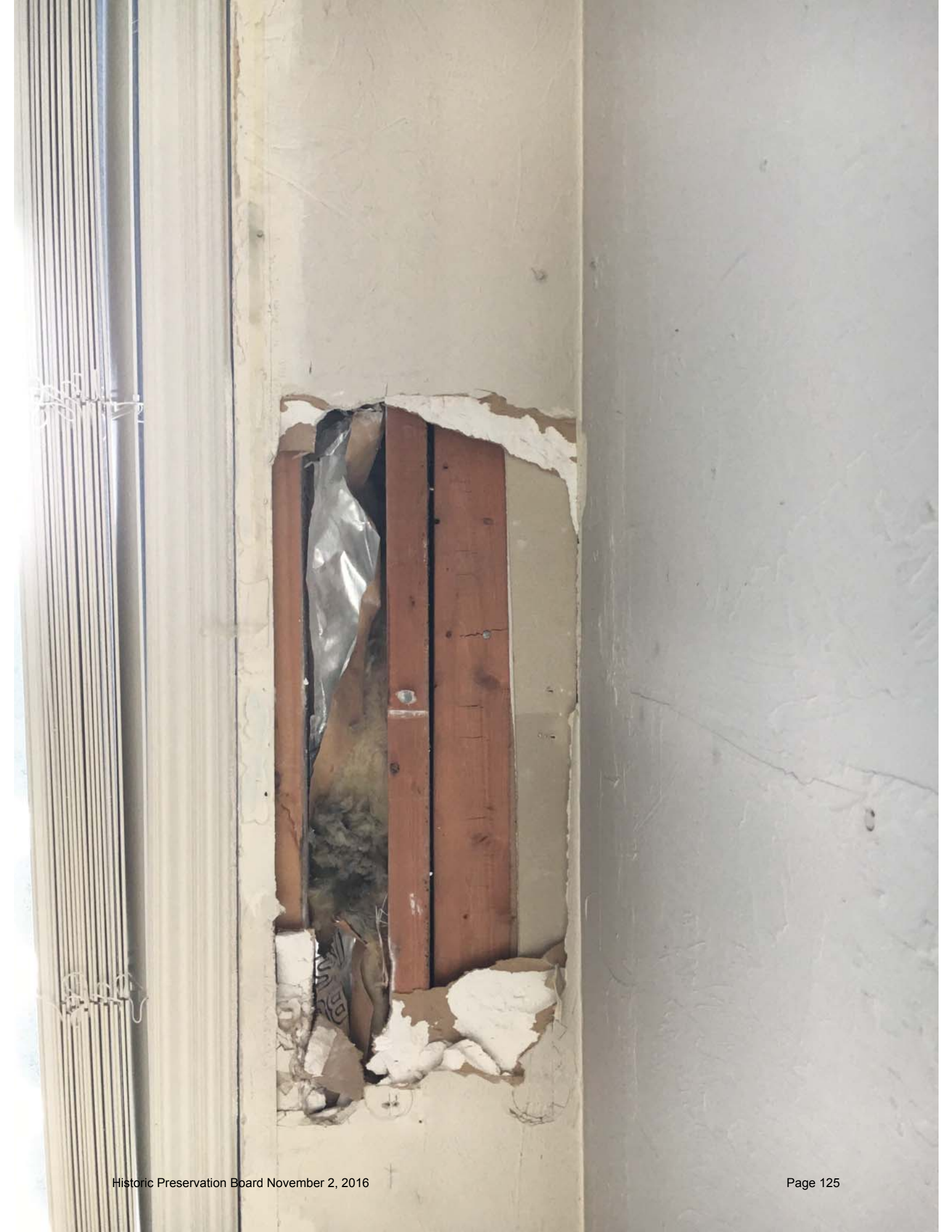
1000



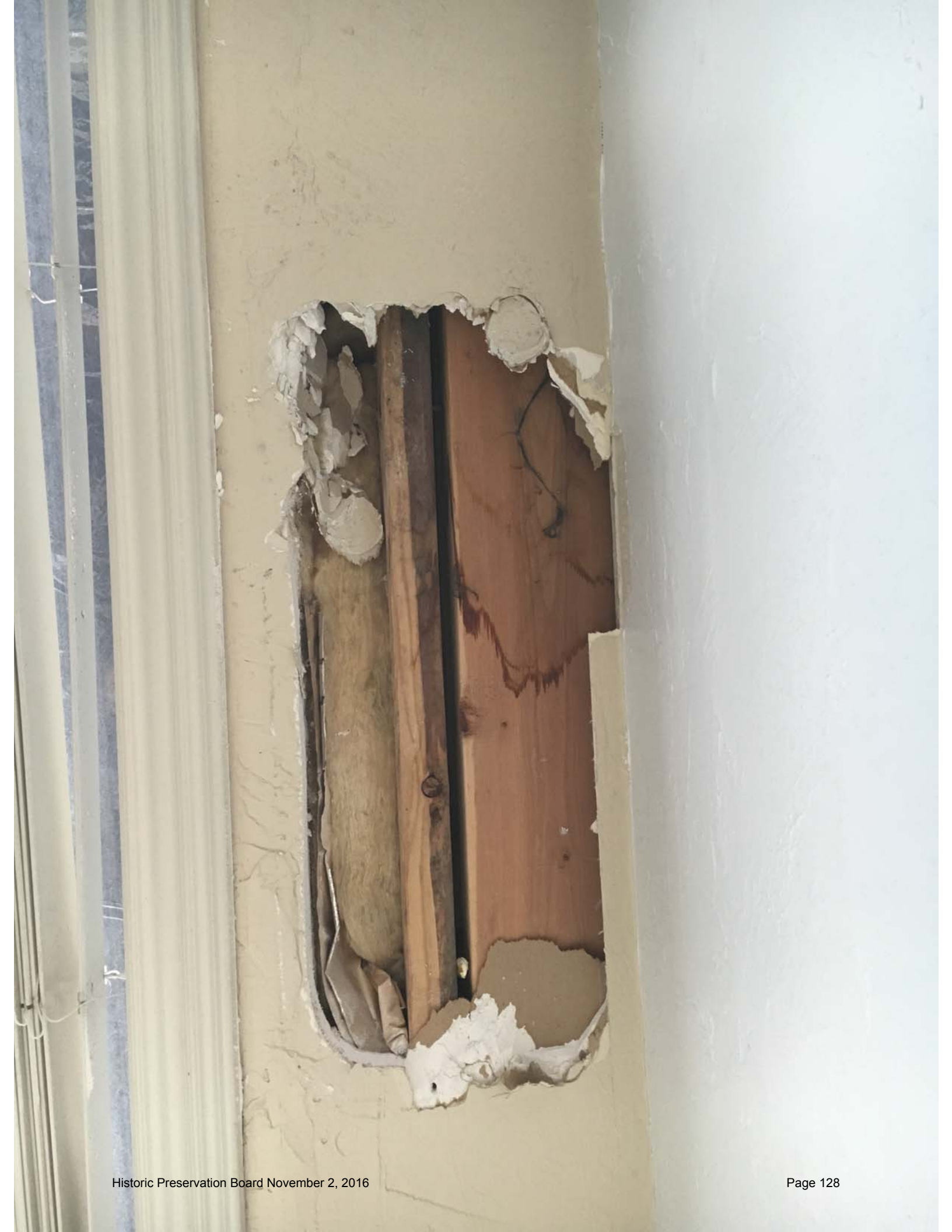
















No wall present
in 1976



12

Level 4: added in 1976-1977

- See Rixey Affidavit
- See Epic Engineering report

Chimney





Title Star Hotel - Treasure Mountain

Date 1960s

Description

Star Hotel - Treasure Mountain Inn. This photo shows the main covered entrance with an arched portico. It is a four-story structure with stone on the lower level on the front. There is a sign on the front reading "Star Hotel", and four vehicles are parked beside the hotel.

Credit Park City Historical Society & Museum, Pop Jenks Collection

12/11/2013 14:30:10 Historic Preservation Board November 2, 2016

Park City Museum

Page 135
K:\PP4\IMAGES\007\19872415.JPG





EXHIBIT C: Current Historic Site Form for 227 Main Street

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Huy Residence-Star Hotel**

Address: **227 Main Street**

Twtnshp

Range

Section:

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

UTM:

Current Owner Name: **Westlake Land LLC**

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

Current Owner Address: **515 Sheffield Drive**

Quad/2011

Provo, UT 84604

Tax Number: **PC-194**

Legal Description (include acreage): **PC 194 LOTS 7 & 8 BLK 12 PARK CITY SURVEY M68-291 2091-397-401; 0.09 AC**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **specialty store**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Oct. 2013 (2)**

☒ prints: **1970s, 1995, 2006, 1948**

☒ historic: **c. 1930, early 1900s**

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

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

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: other type / Spanish Mission style No. Stories: 3

Foundation Material: not verified Wall Material(s): stucco

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

Number of associated outbuildings 0 and/or structures 0.

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

221 Main is distinct on Main Street in its use of stucco siding in creating a Spanish Mission style façade. The most unique feature of the building is a front patio (closed in with glazing after initial construction), which contains three evenly-spaced, very wide fixed windows over three large fixed semi-round windows. The basement businesses are accessed by two glazed wood doors, each of which is flanked by a window. Access to the first floor porch is accessed through stairs to the side the south.

The major addition to the building was in the 1920s and is thus considered part of Park City's historic period. Originally a Victorian style single-family dwelling set back from the street, the front (east) volume was added, including guest rooms and the front two-level porch. This represented a stylistic change in a more elaborate version of the Spanish Mission style we see today. The arched front openings were originally accented by smaller pairs of arches above and supported by exposed wood columns, creating a more slender construction. The upper level of the porch was also open-air, with four simple posts supporting the roof above.

The historic façade was covered over in a non-historic 1976 alteration which yielded the appearance that remains today. The original columns were furred out and the remaining openings were closed in with glazing. The accents and craftsmanship of the original were lost, and the alteration detracts from the historical integrity of the building.

5 HISTORY

Architect/Builder: unknown

Date of Construction: c. 1885; 1920s addition; 1976 alteration

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

<u> </u> Agriculture	<u> </u> Economics	<u>C</u> Industry	<u> </u> Politics/ Government
<u> </u> Architecture	<u> </u> Education	<u> </u> Invention	<u> </u> Religion
<u> </u> Archeology	<u> </u> Engineering	<u> </u> Landscape Architecture	<u> </u> Science
<u> </u> Art	<u> </u> Entertainment/ Recreation	<u> </u> Law	<u> </u> Social History
<u>C</u> Commerce	<u>C</u> Ethnic Heritage	<u> </u> Literature	<u> </u> Transportation
<u> </u> Communications	<u> </u> Exploration/ Settlement	<u> </u> Maritime History	<u>C</u> Other: <u>Mining</u>
<u> </u> Community Planning & Development	<u> </u> Health/Medicine	<u> </u> Military	
<u> </u> Conservation		<u> </u> Performing Arts	

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

John and Sarah Elizabeth Huy (sometimes spelled "Huey") were the first owners of this property. The Townsite Company, represented by Edward P. Ferry, David C. McLaughlin and Fred Nims on land records, secured title to the four quarter-quarter sections ("forties") that would become Park City through a land scrip program in 1871, although the initial litigation on their patent was not settled until 1888. Many people who had been living on the land became worried about the possibility of eviction without clear title. The Huys were part of the group that predated the Townsite Company claim to the land, as evidenced by the attached "title search form." The title was not legally transferred to the Huys until 1916, when W.I. Snyder—then the trustee for the Townsite Company—deeded lots 7 and 8 in Park City block 12 to Sarah Huy. Snyder took it upon himself to clear the "muddle" created by the opposing Townsite Company and squatters who had ignored the company's title.¹ This transaction is visible in the records through a warranty deed from Snyder to Sarah Huy on April 10, 1916, which essentially legitimized the Huys' claim to the property after living there for over thirty years.

¹ "The Sheriff Sale of Park City Property Explained in Full by W.I. Snyder," *Park Record*, April 7, 1916.

The Huy Residence is shown on the 1889 Sanborn Map, making it one of the earliest in a wave of houses in Park City. It was an “L cottage” type house in the Victorian style, which was a common house appearance in the town at that time. The house was set back from the street, with a front lawn sloping towards Main Street retained by a stone wall. Stone steps bisected the lawn and led to wooden steps up to the front porch. The porch roof was supported by lathe-turned posts, with Victorian brackets. A pediment was added over the porch steps to divert rain water from the entrance. The house was clad in drop wood siding and painted white, typical of Park City residences.

The Huys moved to Utah from Virginia City, Nevada, a mining boom town similar to Park City and the location of the prolific Comstock Lode of silver. John was an engineer, and he moved to Park City to work in that capacity for the Ontario Mining Company after Virginia City went bust around 1880. The couple built their house on Main Street soon after arrival in Park City. John was born on September 28, 1844 in Pennsylvania of a French father and American mother. Sarah (nee Moyn) was born in western Pennsylvania on May 24, 1849, also to a French father and American mother. Her older sister Clarissa married Nathan Addison Baker, who became a pioneering homesteader of Denver. Sarah and John Huy married around 1869 in Nevada City. Around 1900, John’s mine engineering career took him to Granite, Montana, and Sarah spent much of her time there with him, although they kept their house in Park City. John died suddenly on May 20, 1902 of a heart ailment and was buried in Granite. Sarah came back to live permanently in Park City but moved to Denver in 1920 to be with her sister, who died in 1926. Sarah Huy died in Colorado on July 1, 1930 and is buried in Glenwood Cemetery in Park City.

After moving to Colorado, Sarah had sold the family house to D.L.H.D. “Joe” Grover, a Chinese man who owned vast amounts of Park City real estate, including around sixty houses at the time of his death. There is little evidence to suggest that Joe Grover lived in this house, and it was expanded and occupied by Frank Allende and family by the 1930 census. Allende had built the eastern addition by that time and converted the house into the Star Hotel, which housed eleven boarders in 1930. Allende, his wife, and most of these tenants were born in Spain, which potentially explains the Spanish style of architecture in the addition. The Allende family operated the Star Hotel out of the building for many years, with Frank dying in Ogden on August 23, 1975.

The Allendes had sold 227 Main to William and Joyce Gardner in 1972, and they sold it to long-time owners William and Georgie Carol Rixie in 1975. The Rixies owned the Star Hotel until Carol’s death in 2013. The building is currently owned by Westlake Land LLC, with Uptown Fare in the lower level and a vacant space in the former residential levels.



227 Main Street. Southeast oblique. October 2013.



227 Main Street. Northeast oblique. October 2013.

TITLE SEARCH FORM

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

Tax Number: PC-194

Legal Description (include acreage): PC lot 7 and 8, block 12 (see historic site form for complete legal description)

Address: 227 Main Street

City: Park City, UT

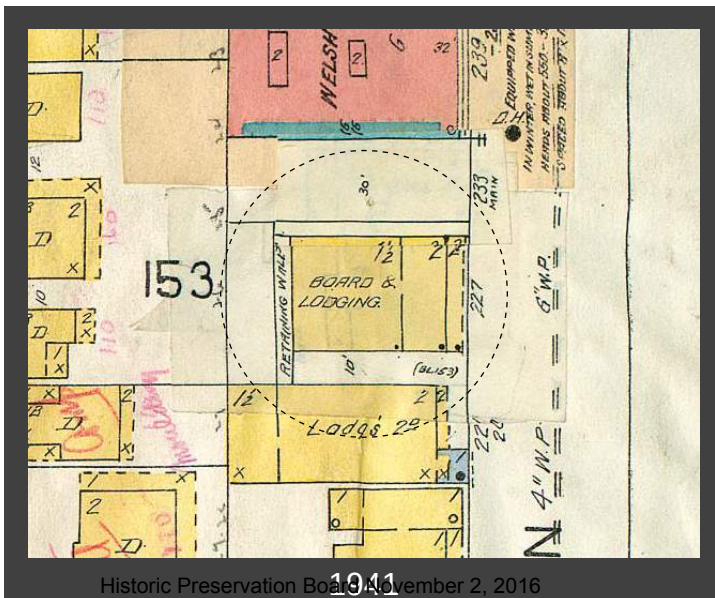
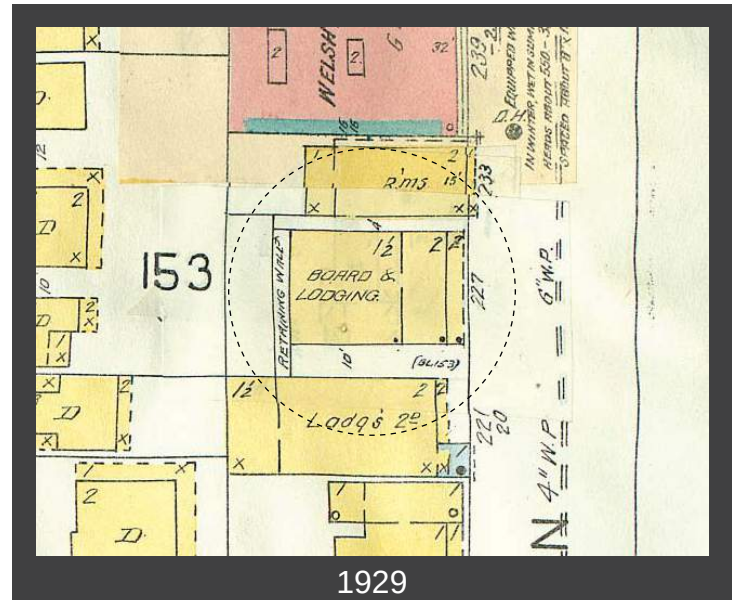
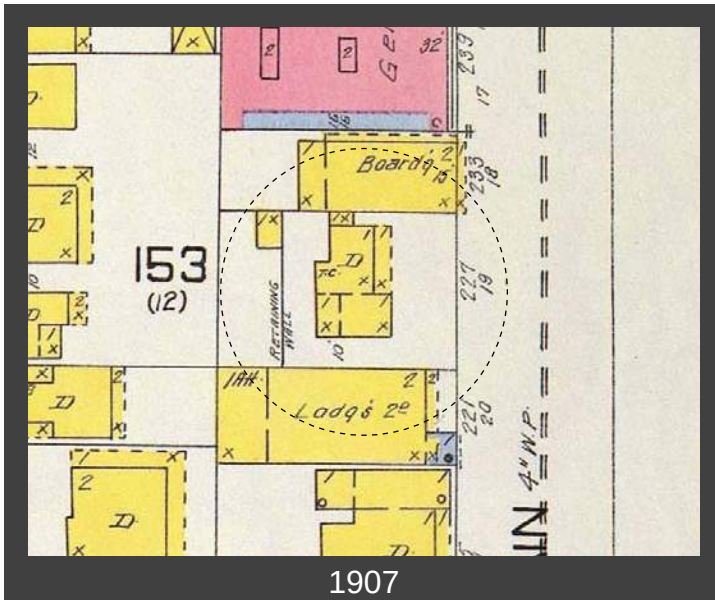
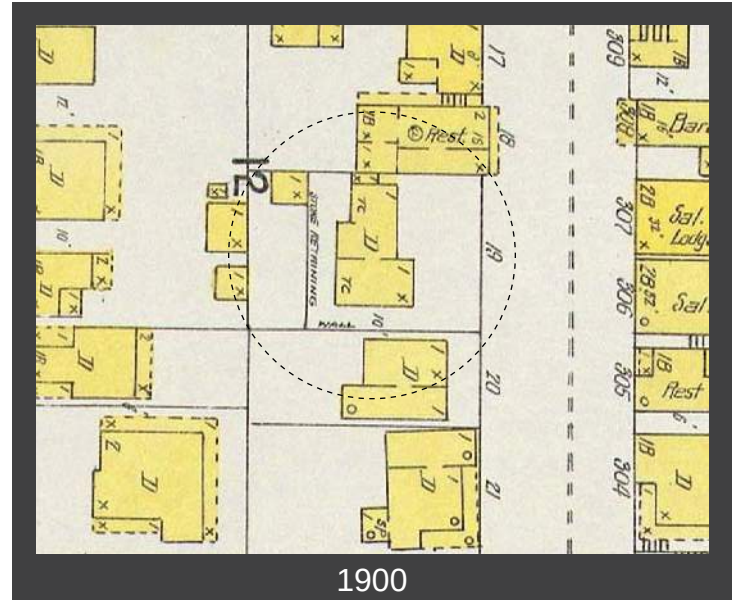
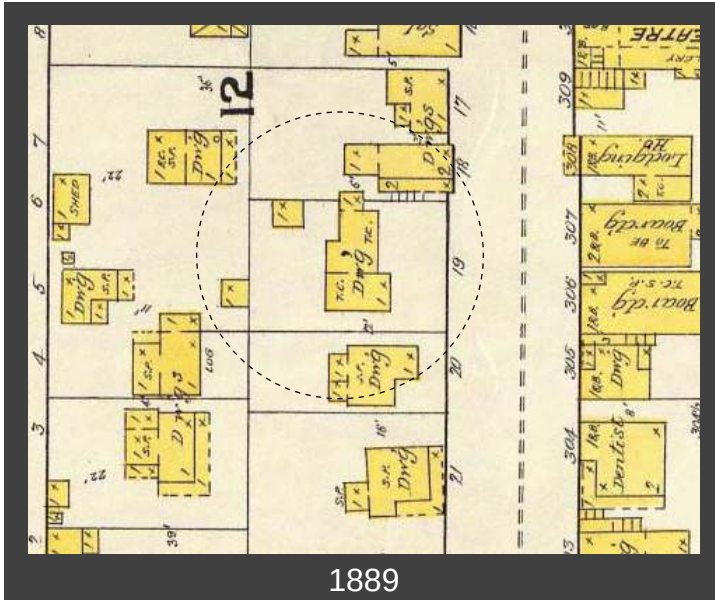
Current Owner: Westlake Land LLC

Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		1,2,6,7,8,9,17,18,21,22,23,24,25,26,27
2/21/1896	John Huy	Sarah Elizabeth Huy	Q.C.		
4/10/1916	W.I. Snyder	Sarah E. Huy	W.D.		
6/25/1921	Sarah E. Huy	G.L.H.D. Grover	W.D.		
2/26/1932	3rd Jud. Dis. Court	Joe Grover	decree		
10/13/1937	Joe Grover	Frank Allende	W.D.		
10/16/1972	Frank Allende et al	William L Jr. & Joyce L. Gardner	W.D.		
7/8/1975	William L Jr. & Joyce L. Gardner	William W. & Georgie Carol Rixie	W.D.		
7/16/2013	William R. Rixey	Star Hotel LLC	W.D.		
12/31/2013	Star Hotel LLC	Westlake Land LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 2/20/2014



John Huy Dead.

Wednesday word was received in the Park that John Huy had dropped dead in Granite Montana from heart disease. The news was a shock to the many friends of the deceased for he was one of the old timers of Park city and for years was engineer at the Ontario mine. About two years ago he and his wife went to Granite at which place they have since resided. Mr Huy was a quite, industrious man, and was highly respected by all who knew him and his sudden and untimely death will be mourned here as well as elsewhere where he was known. The deepest sympathy will go out to the bereaved widow in her dark hour of trouble.

It was thought the body would be brought here for interment but word was received yesterday that the funeral would occur at Granite under the auspices of the A O U W of that city. Mr Huy was a member in good standing of Ontario Lodge No 1 A O U W of this city.

Park Record, 5/24/1902



Huy headstone

Mrs. Sarah Huy

The Record has been asked by relatives to republish the following from the Denver News of July 3rd, of the death and burial of the late Mrs. Sarah E. Huy, a former well known and beloved resident of this community:

Funeral services for Mrs. Sarah Elizabeth Huy, Colorado and Utah pioneer and sister of the late Mrs. N. A. Baker, who died Wednesday at her home, 4105 South Grant street, were held at the Hatfield mortuary Thursday under the direction of the Englewood Christian Science church.

Interment will be made in Park City, Utah, where Mrs. Huy lived for fifty years and where her husband is buried.

Mrs. Huy was born May 24, 1849, near Franklin, Pa. Her elder sister, Mrs. Baker, with her husband, was one of the first Denver residents, arriving here in 1860.

Mrs. Huy was married to John Huy, whose death occurred twenty-seven years ago, in Virginia City, Nevada, about 1869, and shortly afterward moved to Utah.

She came to Denver to live with Mrs. Baker at the South Grant street address in 1920. Mrs. Baker died in 1926. Mrs. Huy was ill only three weeks before her death.

Surviving her are a nephew, A. E. Baker, Littleton, and two nieces, Mrs. W. S. Arnold, Englewood, and Mrs. E. W. Sebben, Denver. Mrs. Sebben, daughter of Mrs. Baker, will accompany her aunt's body to Park City.

Park Record, 8/19/1930

Frank Allende

Frank Allende, 77, Ogden, died in an Ogden hospital Aug. 23, 1975, after a long illness.

He was born Dec. 3, 1887, Spain. He married Teodora Idoeta Nov. 18, 1922, Salt Lake City. He came to the United States in 1904.

Mr. Allende was a former resident of Park City, owner and operator of the Star Hotel, member St. Jos-

eph's Catholic Church, BPOE.

Survivors: wife, daughters, Louisa Blanch, Pilar A. Young, both Ogden; three grandchildren; 4 great-grandchildren; brothers in Spain.

Funeral Mass was held at St. Joseph's Catholic Church, Ogden.

Burial, Washington Heights Memorial Park.

Park Record, 8/28/1975

Beautification Awards

Through the efforts of many hard working, Main Street business people, the town's busy commercial district for the most part sparkles under fresh paint with many bright new facades adding life to the City center.

A visitor to the Record office this week who hadn't been in town for over a year said she hardly recognized the place remarking "It looks like everyone's finally gotten it together".

Although, Main Street retains somewhat of a toothless grin appearance due to the vacant lots, the recent renovation of many

older buildings will probably act as a catalyst in stimulating new building.

Most of the beautifiers will receive their rewards in terms of increased business stimulated by an attractive shop; but just in case, the Chamber will give special awards to all merchants who substantially renovated their Main Street buildings during the last year. Those awards will be presented at the Annual Winter Kick Off Banquet November 13.

Those receiving a token of public appreciation for their

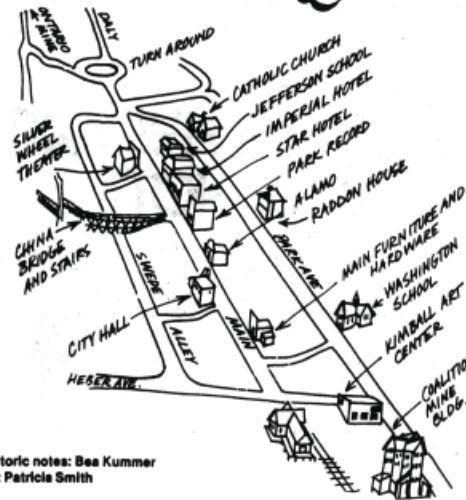
beautification efforts will be; Pete Toly, for the Red Banjo, Bill & Carol Rixey for the Star Hotel, John & Jennifer Sharp, for the Sharp Gallery, Pete Alvarez, for The Gypsy's Arm, Mat and Helen Alavarez, for the Timberhaus, Otto Mileti, for Cafe Ritz, Mayor Leon Uriarte for his Balcony, Bill & Carolyn Bloom for their Balcony, and Alan Crooks Et. Al for the Kimball Art Center. An award will be also given to the Pink Haus.

All of these people are to be congratulated for their efforts towards making Park City a better and more prosperous community.



Park Record, 11/11/1976

historic walking tour



Historic notes: Bea Kummer
Art: Patricia Smith



CITY HALL
City Hall, built in 1886, was all but destroyed in the fire of 1898 and was rebuilt. It houses the territorial jail called the "Orepan" which has 2 solitary cells and one large area where the first Union League (1918) Minutes of the World can be seen on the wall. It was part of the city's main office where jailed, or trouble-makers, sat. They were trying to form a union. Rates were \$2.75 per day for an eight hour shift. Add to see it at City Hall.



MAIN FURNITURE AND HARDWARE
This was once the I.O.O.F. Hall where dances were held every Saturday night. It was also used as an I.O.O.F. meeting hall until the new Ward was built.



WASHINGTON SCHOOL
This building was built in 1886 and by 1887 there were 600 students. The Catholic, Catholic, Washington, Lusk and Jefferson were early day schools and these still to one were consolidated when the Mormon school was built in 1896. Many plans have been discussed for this old building but so far nothing has been done.



UNION PACIFIC DEPOT
The Utah Eastern Railway four-car depot, Park City in 1881 and this station was built in 1885 and originally painted in bright yellow. It was one of several depots including the Rio Grande Western and the Denver and Rio Grande depots.



KIMBALL ART CENTER
Originally known as the Kimball Lumber store, later the Kimball garage and in 1976, it became the beautiful Kimball Art Center.



COALITION BUILDING
Built in the early 1900's the Coalition housed bars and clubs for one brought down from the Silver King Mine where it was divided into several sets for sleeping. The building is 7,300 ft. long strong over thirty rock coal mines which are still standing, although the mine was no longer when the train no longer came to the station.

MINER'S JARGONARY
Shaft - Vertical elevator shaft (hoist).
Slope - Area of ground where work is being done.
Rise - Vertical hole from one level to the other.
Portal - Surface opening to underground level.
Level - The location of work geographically. The 1200 level means 1200 feet from the surface and so on.
Dirt - A horizontal tunnel used to locate the ore and building.
Wreck - A tunnel that is run at an angle to the ore.
Single Jack - An old like hammer used to drive steel into the rock for blasting or for building supports.
Double Jack - Same as above, except employing force as much as 8 to 12 pounds or more the weight was on both sides of the handle.
Jack Hammer - Hydraulic drill for breaking gas, pushed and guided with the slush.
Buzzy Drilling Machine - Improved version of the "Widow Maker" using water to reduce dust.
Widow Maker - Dry drilling machine.
Buck - Rammer from the workings taken from the drifts, cogen, etc.
Mucking Machine - Hydraulic hand mucking, runs on tracks, sweeps up the rock and dumps into the mine cars.
Rock Jack - Shovel, gear driven.
Rock Drags - Shovelmen.
Long Horse - Usually in drift, best place for miners to set back, actually



CATHOLIC CHURCH
Though several churches are older than St. Mary's, this is the oldest Catholic Church in Utah, built in 1882. The Parish was established by Pope Leo XIII on January 27, 1878, after Mass in St. George's Hall where the Claretian monks lived.



THE RADDOON HOUSE
This home was built by the Raddoon family of the Park Record shortly after the fire of 1898. It was razed when purchased by John Price and fully restored.



CHINA BRIDGE
Park City had two wooden bridges by that name when it was a bustling community of 10,000 people. The Chinese community of 300 was situated around water creek in the July the bridge went over. Look up the Mt. Asa Valley toward Boulder Alley. The first bridge was a bright red one large enough for two teams of horses to cross. It was badly burned in the fire of 1898 and a second bridge took its place in 1906. This bridge was torn down when it became unsafe and was replaced by 44 strong steel to the school in 1958. These are the China Stairs.



THE PARK RECORD
The Record started in Park City in 1880. The name was changed to the Park Record November 8, 1884. James Shuckbush was the first editor. Several followed and on December 6, 1886, the man head read Bruce Raddoon, editor and publisher, and this was the last beginning of the Park Record's forty years of continuous service. In 1956 it was sold to H. C. McCannery.

JEFFERSON SCHOOL
The first school to stand on this site was built in 1887 and served until it was torn down in 1902 to make way for a three story Jefferson school which served until schools consolidated in 1936. The Jefferson House stands on the original foundation which is a part of the Treasure Museum for Goldie mounts.

IMPERIAL HOTEL
The Bigges, owners of the Bigges Mine, built the Imperial as a boarding house for miners around 1906. It served as an emergency hospital during the flu epidemic of 1918. In 1940 the roof burned and when it was rebuilt they left off the 8 dormers. It was condemned in 1974 but has since been restored and again functions as a hotel.



SILVER WHEEL THEATRE
The Egyptian Theatre was built in 1926 by John Ruge, and was the first talking movie house in Park City. It was built on the site of the old Chinese Theatre which collapsed from the weight of the snow one night shortly after the theatre had closed for the night.



THE ALAMO
This Spanish-Victorian building became a hotel operating during when viewed from the inside. It was once the Utah Power and Light office and later a liquor store.

tioned as a hotel.



SILVER



1890s (Park City Historical Society & Museum)



early 1900s (Park City Historical Society & Museum)



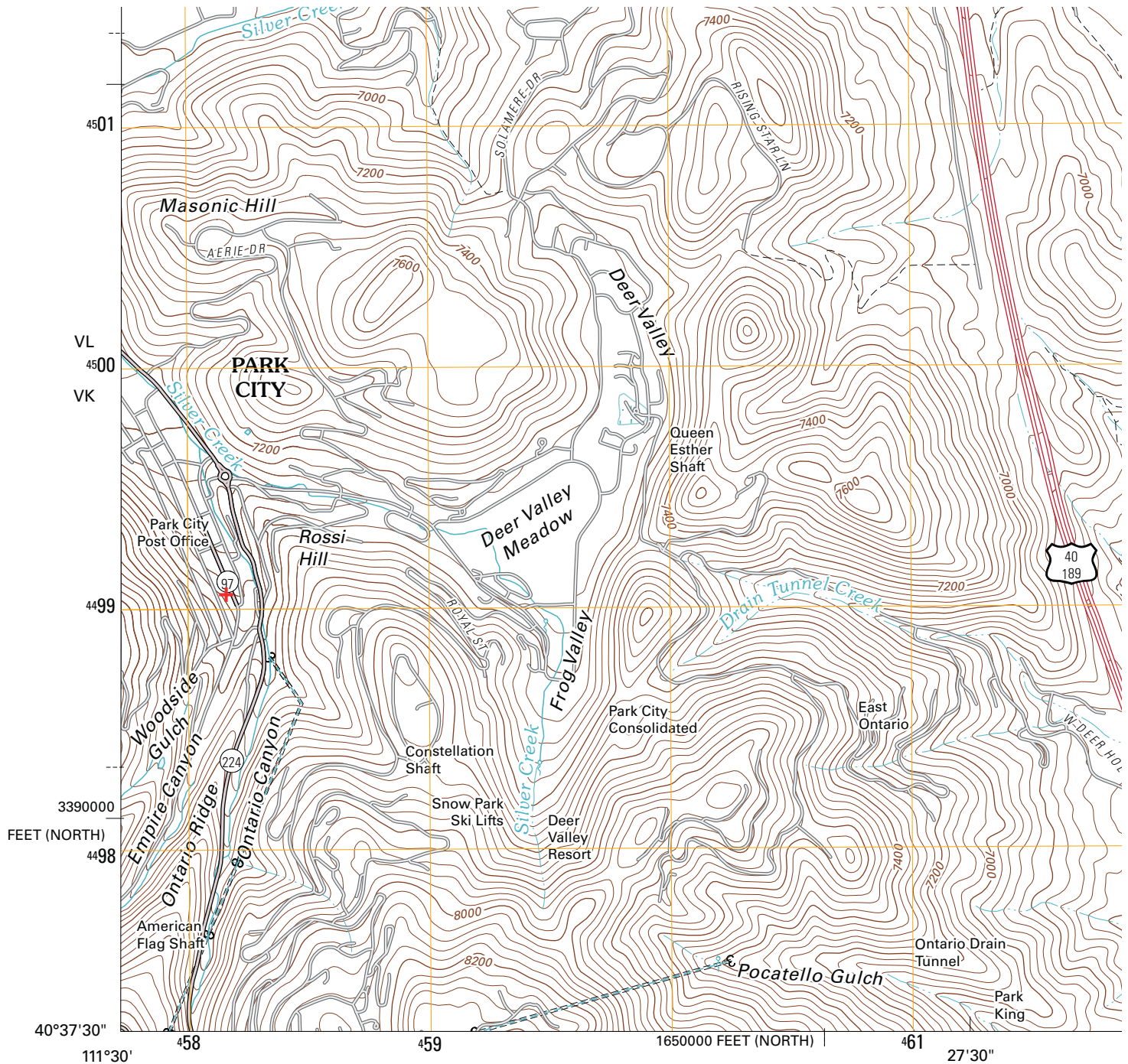
Sarah Huy and son, 1914 (ancestry.com)



c. 1930s (Park City Historical Society & Museum, Pop Jenks Collection)

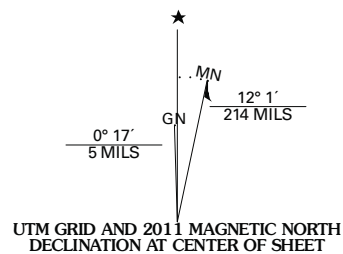


1970s



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid	
100,000-m Square ID	
VL	4500
VK	
Grid Zone Designation	
12T	

EXHIBIT D – 1982 Park City Survey Worksheet for Post-1930s Structures

PARK CITY SURVEY WORKSHEET FOR POST-1930 STRUCTURES:

SITE NO. 33

Name of site Star Hotel Subdivision _____
 Address 227 Main Block _____ Lot(s) _____
 Owner _____ Present Zoning HCB
 Owner Address _____ Use Hotel

PRIMARY STRUCTURE

View northwest oblique



Date of photo 2/82
 Negative File 10/33

SIGNIFICANCE OF SITE TO DISTRICT: Non-Contributory x Contributory _____

NOTE: Most post-1930 buildings are categorized as non-contributory.

Comment: Star Hotel covers home of Joe Grover, Chinese entrepreneur; new facade put on in Depression; has been changed again. Treated as new.

Form completed by: Ellen Beasley Date: April, 1982

Beasley/February 1982

EXHIBIT E - 1995 Reconnaissance Level Survey Excerpts

ROLL	STREET	CITY	COUNTY	SURVEY DATE	CODE	HOUSE NO.	DIR.	EVAL.	CONSTR. DATE	HT. (5)	MAT. #1	MAT. #2	STYLE #1	STYLE #2	TYPE	ORIG. USE	DOB CON?	COMMENTS	
1.	MAIN	PARK CITY	SUMMIT	04/05	CU	110	N	B	1915	011	BD		TB	OV	RF	R1		C-2	METAL ROOF
2.	MAIN	PARK CITY	SUMMIT			110	N	B	1900	011	BD		OV	RZ	RX	R1		C-2	
3.	MAIN	PARK CITY	SUMMIT			115	N	A	1895	011	BD		OV	RZ	RZ	R1		C-2	10#84003978
4.	MAIN	PARK CITY	SUMMIT			125	N	A	1910	025	BD		OV	RZ	RX	R1		C-2	
5.	MAIN	PARK CITY	SUMMIT			139	N	C	1885	011	BD		OV	RZ	RZ	R1		C-2	10#84002250
6.	MAIN	PARK CITY	SUMMIT			151	N	A	1925	035	CD		OV		AL	R2		C-2	
7.	MAIN	PARK CITY	SUMMIT			221	N	A	1904	035	CD		OV		AL	R2		C-1	IMPERIAL HOTEL
8.	MAIN	PARK CITY	SUMMIT			227	N	C	1925	025	EA		OV	RS	AL	R2		C-2	37#14 HOTEL
9.	MAIN	PARK CITY	SUMMIT			255	N	D	1970									C-1	TRASKSURE MTN.
10.	MAIN	PARK CITY	SUMMIT			305	N	A	1899	011	CA		VE		C1	C3		C-2	LIBBY MYER GAL
11.	MAIN	PARK CITY	SUMMIT			309	N	A	1925	021	CD		OV		C2	C1		C-1	BARDSLEY BLDG.
12.	MAIN	PARK CITY	SUMMIT			317	N	D	1970	011								C-1	EATING EST.
13.	MAIN	PARK CITY	SUMMIT			317	N	D	1970									C-1	
14.	MAIN	PARK CITY	SUMMIT			323	N	D	1992									C-1	
15.	MAIN	PARK CITY	SUMMIT			333	N	D	1985									C-1	MAIN ST. MALL

10. WAS FIRST NAT'L BANK

4. RECREATION ECONOMY EXPANSION, 1966-1995 (Out of historic period)

Like other ski resort towns in the Mountain West, Park City's character has changed rapidly, dramatically and irretrievably in the last thirty years. For 100 years a small community of a few streets and one and two story buildings, the town's new-found wealth brought larger, taller buildings often replacing historic structures in "Old Town" and its surrounding environs. During the first decade of reinvestment and growth, development was not well controlled or guided with respect to preserving or being compatible with the historic environment. Tall, monolithic boxes like the Treasure Mountain Inn at the top of Main Street were built without regard to the scale, design or materials of their historic neighbors.

By the mid-1970s, however, longtime and recent residents alike voiced concern over the destruction of the city's historic sites and charming character. An historic district commission was founded by the City and design guidelines were prepared and put into effect by ordinance. In the late 1980s, a matching grant program for all building types was created to encourage restoration, especially of historic exteriors. Similarly, a demolition ordinance was passed to encourage preservation. As a result, as many as 200 of Park City's historic buildings have been restored or rehabilitated to some extent. As important, the new construction in "Old Town" has become more compatible with the historic architecture.

D. FINDINGS

1. EVALUATION RATINGS

Approximately 850 buildings were recorded. The number is an estimate because some of the large buildings which run the entire length of a block and have more than one primary facade, were recorded twice, once for each street they faced. A few corner buildings were also recorded twice where it was not clear initially which way they faced.

Of these, the buildings were rated as follows (revised, Dec. 1995 list):

Rating	#	%
"A" sites (potentially eligible/architecturally significant and intact):	171	19.5
"B" sites (potentially eligible/slightly less significant and/or intact):	131	15.0
"C" sites (over 50 years old but altered and not presently eligible):	103	11.7
"D" sites (less than 50 years old and therefore register ineligible):	472	53.8

EXHIBIT F – 2007 Park City Historic Property Inventory Supplemental 1 Property Worksheet

ADDRESS: 227 Main Street
PARCEL #: PC-194



15-11-12. DETERMINATION OF HISTORICAL SIGNIFICANCE

... It is hereby declared that all Buildings, Structures and Sites within Park City which substantially comply with the standards of review found in Section 15-11-[12](A), are determined to be Significant for the purposes of this Chapter.

(A) **STANDARDS OF REVIEW.** In determining the Historic Significance of the Property at the hearing, the HPB shall evaluate whether the Building, Structure or Site demonstrates a quality of Significance in local, regional, state or national history architecture, archaeology, engineering or culture, and integrity of location, design, setting, materials, and workmanship according to the following criteria:

Criteria	Evaluation
(1) The Building, Structure or Site is associated with events or lives of Persons Significant to our past; and/or	Yes, mining era.
(2) The Building, Structure or Site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master; and/or	Yes, the structure embodies the distinctive characteristics: Spanish colonial revival elements, stucco/plaster, arched windows, austere exterior.
(3) The architectural or historical value or Significance of the Building, Structure or Site contributes to the Historic value of the Property and surrounding Area; and/or	Yes, the architectural and historical value of the structure contributes to the significance of the property and area.
(4) The Building, Structure, or Site is at least fifty (50) years old, or has achieved Significance within the past fifty (50) years if the Property is exceptional importance to the community; and/or	Yes, c. 1925, but may be built around earlier structure.
(5) The relation of Historic or architectural features found on the Building, Structure or Site to other such features within the surrounding Area; and/or	No, the architectural and historic features are not comparable with other significant structures in the area— only because of the lack of Spanish colonial revival style structures.
(6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the Building, Structure or Site.	The structure is typical in scale and size to commercial buildings constructed during the mining era.

In addition to on-site visual analysis, the following were consulted in determining substantial compliance with the standards of review found in Title 15, Chapter 11, Section 12 Determination of Historical Significance.

Tax Photo	
1982 Survey Evaluation	Non-contributory.
Permit Files	
SHPO¹	Utah Historic Sites Database ID # 57678. Property file— copy of form completed for the 1995 RLS— no more information than is listed in the database entry.
Tax Assessor	
PCHS&M²	S. Morrison states that in-house research indicates b. 1929.
Other	Notes from previous surveys and visual cues suggest current façade was added in 1930's, but that an earlier structure may exist in some form beneath.

¹ State Historic Preservation Office

² Park City Historical Society and Museum

EXHIBIT G – February 4, 2009 Historic Preservation Board Staff Report and Minutes

Historic Preservation Board Staff Report



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

Planning Department

Summary Recommendation:

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

Topic:

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

Background:

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

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

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

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

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

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

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

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

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

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

Analysis and Discussion:

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

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

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

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

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

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

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

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

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
- (b) It retains its essential historical form; meaning there are no major alterations that have destroyed the essential historical form. Major alterations that destroy the essential historical form include:
 - (i) Changes in pitch of the main roof of the primary façade if:
 - (a) the change was made after the period of historic significance, or
 - (b) the change is NOT due to any structural failure, or
 - (c) the change is NOT due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous owner.

- (ii) Addition of upper stories or the removal of original upper stories occurred after the period of historic significance, or
 - (iii) Moving it from its original location to one that is dissimilar to the original, or
 - (iv) Addition(s) that significantly obscures the essential historical form when viewed from the primary public right-of-way.
- (c) It is important in local or regional history, architecture, engineering or culture associated with at least one of the following:
- (i) An era of historic importance to the community, or
 - (ii) Lives of persons who were of historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.

Process:

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

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

Notice:

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

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

Public Input:

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

Alternatives:

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

Significant Impacts:

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

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

Consequences of *not* taking the Recommended Action:

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

Recommendation:

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

Exhibits:

Exhibit A - HPB Resolution No. 09-01

Exhibit B - Park City Historic Sites Inventory

Exhibit A - HPB Resolution No. 09-01

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

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

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

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

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

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

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

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

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

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

HISTORIC PRESERVATION BOARD

Approved as to form:

Todd Ford, Chairperson

Mark Harrington, City Attorney

ANCHOR AVENUE



55 Anchor Avenue
Landmark Site

CHAMBERS STREET



64 Chambers Street
Landmark Site

CRESCENT TRAM



732 CRESCENT TRAM
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

DALY AVENUE



5 DALY AVENUE
Significant Site



10 DALY AVENUE
Significant Site



24 DALY AVENUE
Landmark Site



61 DALY AVENUE
Landmark Site



61 DALY AVENUE



71 DALY AVENUE
Significant Site



81 DALY AVENUE
(tax photo - panelized)
Significant Site



97 DALY AVENUE
Landmark Site



118 DALY AVENUE
(pre-partial Reconstruction)
Significant Site



124 DALY AVENUE
Significant Site



131 DALY AVENUE
Landmark Site



142 DALY AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

DALY AVENUE



145 DALY AVENUE
Landmark Site



161 DALY AVENUE
Significant Site



162 DALY AVENUE
Landmark Site



166 DALY AVENUE
Landmark Site



167 DALY AVENUE
Significant Site



172 DALY AVENUE
Significant Site



173 DALY AVENUE
Significant Site



173 DALY AVENUE



180 DALY AVENUE
Significant Site



187 DALY AVENUE
Significant Site



199 DALY AVENUE
Significant Site



239 DALY AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

DALY AVENUE



239 DALY AVENUE



243 DALY AVENUE
Landmark Site



255 DALY AVENUE
Significant Site



257 DALY AVENUE
Significant Site



257 DALY AVENUE



269 DALY AVENUE
Landmark Site



269 DALY AVENUE



279 DALY AVENUE
Landmark Site



291 DALY AVENUE
Significant Site



297 DALY AVENUE
Significant Site



309 DALY AVENUE
Significant Site



309 DALY AVENUE
(right building only)

DALY AVENUE



314 DALY AVENUE
Landmark Site



360 DALY AVENUE
Significant Site



360 DALY AVENUE

DEER VALLEY DRIVE



555 Deer Valley Drive
Significant Site



560 DEER VALLEY DRIVE
Significant Site



577 Deer Valley Drive
Significant Site

DEER VALEY LOOP ROAD



595 DEER VALLEY LOOP
Significant Site



632 DEER VALLEY LOOP
Significant Site

DOC HOLLIDAY DRIVE



2465 DOC HOLLIDAY DR
Significant Site

EMPIRE AVENUE



830 EMPIRE AVENUE
Landmark Site



835 EMPIRE AVENUE
Landmark Site



841 EMPIRE AVENUE
Significant Site



844 EMPIRE AVENUE
Significant Site



901 EMPIRE AVENUE
Significant Site



911 EMPIRE AVENUE
Landmark Site



920 EMPIRE AVENUE
Significant Site



923 EMPIRE AVENUE
Significant Site



939 EMPIRE AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



963 EMPIRE AVENUE
Significant Site



964 EMPIRE AVENUE
Significant Site



1004 EMPIRE AVENUE
Significant Site



1011 EMPIRE AVENUE
Significant Site



1013-1015 EMPIRE AVE
Significant Site



1063 EMPIRE AVENUE
Significant Site

FOURTH STREET



120 FOURTH STREET
Significant Site

GRANT AVENUE



130 GRANT AVENUE
(now Main Street frontage)
Significant Site



210 GRANT AVENUE
Significant Site



222 GRANT AVENUE
Significant Site



250 GRANT AVENUE
Significant Site



250 GRANT AVENUE
Accessory Structure



262 GRANT AVENUE
Significant Site



270 GRANT AVENUE
Landmark Site



304 GRANT AVENUE
Significant Site

HEBER AVENUE



199 HEBER AVENUE
Significant Site



201 HEBER AVENUE
Significant Site

HIGHWAY 224



3000 Highway 224
(Total of six structures)
Landmark Site



3000 Highway 224



3000 Highway 224

HILLSIDE AVENUE



9 HILLSIDE AVENUE
(pre-reconstruction)
Significant Site



9 HILLSIDE AVENUE
(pre-reconstruction)



27 HILLSIDE AVENUE
Landmark Site



37 HILLSIDE AVENUE
Significant Site



114 HILLSIDE AVENUE
Significant Site



114 HILLSIDE AVENUE
Accessory Building

KEARNS BOULEVARD



2780 KEARNS BOULEVARD
Landmark Site



2780 KEARNS BOULEVARD

KING ROAD



33 KING ROAD
Landmark Site



33 KING ROAD



69 KING ROAD
Landmark Site



69 KING ROAD



74 KING ROAD
Significant Site



80 KING ROAD
Significant Site



81 KING ROAD
Significant Site

LUCKY JOHN DRIVE



1400 LUCKY JOHN DRIVE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



109 Main Street
Significant Site



115 MAIN STREET
Significant Site



122 MAIN STREET
Significant Site



125 MAIN STREET
Landmark Site



133 MAIN STREET
Significant Site



140 MAIN STREET
Landmark Site



148 MAIN STREET
(aka 130 Grant Avenue)
Significant Site



150 MAIN STREET
Landmark Site



151 MAIN STREET
Landmark Site



158 MAIN STREET
Significant Site



170 MAIN STREET
Landmark Site



176 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



186 MAIN STREET
Significant Site



221 MAIN STREET
Landmark Site



227 MAIN STREET
Significant Site



268 MAIN STREET
Significant Site



305 MAIN STREET
Landmark Site



306 MAIN STREET
Landmark Site



309 MAIN STREET
Landmark Site



312 MAIN STREET
Landmark Site



322 MAIN STREET
Landmark Site



328 MAIN STREET
Landmark Site



347 MAIN STREET
Significant Site



350 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



354 MAIN STREET
Significant Site



355-357 MAIN STREET
Significant Site



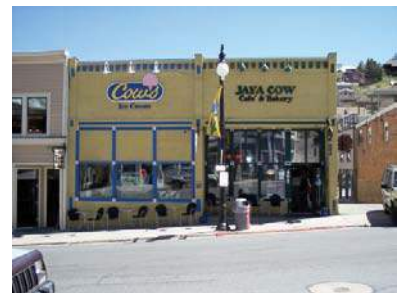
359 MAIN STREET
Significant Site



361 MAIN STREET
Landmark Site



368 MAIN STREET
Landmark Site



402 MAIN STREET
Landmark Site



405 MAIN STREET
Landmark Site



408 MAIN STREET
Significant Site



412 MAIN STREET
Significant Site



419 MAIN STREET
Landmark Site



427 MAIN STREET
Landmark Site



430 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
 Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



434 MAIN STREET
 Landmark Site



436 MAIN STREET
 Landmark Site



438 MAIN STREET
 Landmark Site



440 MAIN STREET
 Landmark Site



442 MAIN STREET
 Significant Site



447 MAIN STREET
 Landmark Site



453 MAIN STREET
 Significant Site



461-463 MAIN STREET
 Significant Site



508 MAIN STREET
 Landmark Site



509 MAIN STREET
 Landmark Site



510 MAIN STREET
 Significant Site



511 MAIN STREET
 Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



515 MAIN STREET
Significant Site



523 MAIN STREET
Landmark Site



524 MAIN STREET
Landmark Site



526 MAIN STREET
Landmark Site



528 MAIN STREET
Landmark Site



540 MAIN STREET
Landmark Site



541 MAIN STREET
Landmark Site



550 MAIN STREET
Landmark Site



556 MAIN STREET
Significant Site



558 MAIN STREET
Significant Site



562 MAIN STREET
Landmark Site



573 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



586 MAIN STREET
Significant Site



591 MAIN STREET
Significant Site



660 MAIN STREET
Landmark Site

MARSAC AVENUE



220 MARSAC AVENUE
Significant Site



252 MARSAC AVENUE
Landmark Site



334 MARSAC AVENUE
Landmark Site



338 MARSAC AVENUE
Significant Site



342 MARSAC AVENUE
Landmark Site



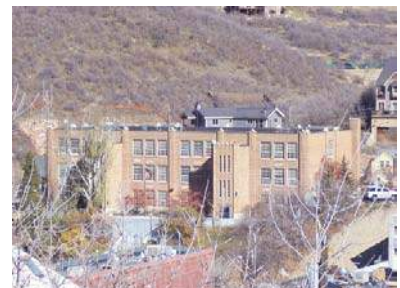
402 MARSAC AVENUE
Significant Site



412 MARSAC AVENUE
Landmark Site



416 MARSAC AVENUE
Landmark Site



445 MARSAC AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



508 MARSAC AVENUE
Significant Site

MCHENRY STREET



253 MCHENRY STREET
Landmark Site



253 MCHENRY STREET



257 MCHENRY STREET
Significant Site

MONITOR DRIVE



2245 MONITOR DRIVE
Significant Site



2414 MONITOR DRIVE
Significant Site



2414 MONITOR DRIVE
Accessory Building



2414 MONITOR DRIVE
Structure

NORFOLK AVENUE



143 NORFOLK AVENUE
Significant Site



164 NORFOLK AVENUE
Significant Site



668 NORFOLK AVENUE
Landmark Site



668 NORFOLK AVENUE
Accessory Buildings



713 NORFOLK AVENUE
Landmark Site



802 NORFOLK AVENUE
Landmark Site



803 NORFOLK AVENUE
Significant Site



803 NORFOLK AVENUE
Accessory Building



811 NORFOLK AVENUE
Landmark Site



811 NORFOLK AVENUE
Accessory structure



823 NORFOLK AVENUE
Landmark Site



823 NORFOLK AVENUE
Accessory Building

NORFOLK AVENUE



824 NORFOLK AVENUE
Landmark Site



827 NORFOLK AVENUE
Significant Site



835 NORFOLK AVENUE
Significant Site



843 NORFOLK AVENUE
Landmark Site



901 NORFOLK AVENUE
Significant Site



902 NORFOLK AVENUE
Landmark Site



915 NORFOLK AVENUE
Significant Site



920 NORFOLK AVENUE
Landmark Site



921 NORFOLK AVENUE
Significant Site



933 NORFOLK AVENUE
Landmark Site



945 NORFOLK AVENUE
Landmark Site



946 NORFOLK AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

NORFOLK AVENUE



955 NORFOLK AVENUE
Landmark Site



962 NORFOLK AVENUE
Landmark Site



1002 NORFOLK AVENUE
Significant Site



1002.5 NORFOLK AVENUE
Landmark Site



1003 NORFOLK AVENUE
Landmark Site



1003 NORFOLK AVENUE
Accessory Building



1009 NORFOLK AVENUE
Significant Site



1021 NORFOLK AVENUE
Significant Site



1055 NORFOLK AVENUE
Significant Site



1063 NORFOLK AVENUE
Significant Site



1101 NORFOLK AVENUE
Landmark Site



1102 NORFOLK AVENUE
Landmark Site

NORFOLK AVENUE



1135 NORFOLK AVENUE
Significant Site

ONTARIO AVENUE



264 ONTARIO AVENUE
Landmark Site



308 ONTARIO AVENUE
Significant Site



316 ONTARIO AVENUE
Landmark Site



317 ONTARIO AVENUE
Significant Site



323 ONTARIO AVENUE N
Landmark Site



335 ONTARIO AVENUE
Landmark Site



355 ONTARIO AVENUE
Landmark Site



405 ONTARIO AVENUE
Significant Site



413 ONTARIO AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



417 ONTARIO AVENUE
Landmark Site



422 ONTARIO AVENUE
Significant Site

ONTARIO CANYON STREET



44 ONTARIO CANYON ST
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



104 PARK AVENUE
Significant Site



121 PARK AVENUE
Landmark Site



139 PARK AVENUE
Landmark Site



145 PARK AVENUE
Significant Site



157 PARK AVENUE
Landmark Site



161 PARK AVENUE
Landmark Site



259 PARK AVENUE
Landmark Site



263 PARK AVENUE
Significant Site



305 PARK AVENUE
Significant Site



323 PARK AVENUE
Landmark Site



325 PARK AVENUE
Landmark Site



339 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



343 PARK AVENUE
Landmark Site



351 PARK AVENUE
Landmark Site



363 PARK AVENUE
Landmark Site



364 PARK AVENUE
Significant Site



401 PARK AVENUE
Landmark Site



402 PARK AVENUE
Landmark Site



411 PARK AVENUE
Significant Site



416 PARK AVENUE
Landmark Site



421 PARK AVENUE
Landmark Site



424 PARK AVENUE
Landmark Site



430 PARK AVENUE
Significant



437 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



445 PARK AVENUE
Landmark Site



455 PARK AVENUE
Landmark Site



463 PARK AVENUE
Landmark Site



502 PARK AVENUE
Landmark Site



517 PARK AVENUE
Landmark Site



525 PARK AVENUE
Landmark Site



526 PARK AVENUE
Significant Site



527 PARK AVENUE
Significant Site



528 PARK AVENUE
Landmark Site



539 PARK AVENUE
Landmark Site



543 PARK AVENUE
Landmark Site



553 PARK AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



557 PARK AVENUE
Significant Site



561 PARK AVENUE
Significant Site



569 PARK AVENUE
Significant Site



575 PARK AVENUE
Landmark Site



602 PARK AVENUE
Significant Site



606 PARK AVENUE
Landmark Site



610 PARK AVENUE
Landmark Site



614 PARK AVENUE
Landmark Site



630 PARK AVENUE
Significant Site



638 PARK AVENUE
Landmark Site



651 PARK AVENUE
Landmark Site



657 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



690 PARK AVENUE
Landmark Site



698 PARK AVENUE
Landmark Site



703 PARK AVENUE
Landmark Site



703 PARK AVENUE
GARAGE (Pre-rehab)
Landmark Site



801 PARK AVENUE
Significant Site



811 PARK AVENUE
Significant Site



817 PARK AVENUE
Significant Site



819 PARK AVENUE
Significant Site



820 PARK AVENUE
Significant Site



909 PARK AVENUE
Significant Site



915 PARK AVENUE
Significant Site



923 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



929 PARK AVENUE
Landmark Site



937 PARK AVENUE
Significant Site



943 PARK AVENUE
Landmark Site



949 PARK AVENUE
Significant Site



959 PARK AVENUE
Landmark Site



1015 PARK AVENUE
Significant Site



1021 PARK AVENUE
Landmark Site



1043 PARK AVENUE
Significant Site



1043 PARK AVENUE
Accessory Building



1049 PARK AVENUE
Landmark Site



1059 PARK AVENUE
Significant Site



1060 PARK AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



1062 PARK AVENUE
Landmark Site



1063 PARK AVENUE
Landmark Site



1101 PARK AVENUE
Significant Site



1102 PARK AVENUE
Significant Site



1108 PARK AVENUE
Significant Site



1109 PARK AVENUE
Significant Site



1114 PARK AVENUE
Significant Site



1119 PARK AVENUE
Landmark Site



1124 PARK AVENUE
Landmark Site



1125 PARK AVENUE
Landmark Site



1128 PARK AVENUE
Landmark Site



1129 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



1135 PARK AVENUE
Significant Site



1141 PARK AVENUE
Landmark Site



1141 PARK AVENUE
Accessory Building



1149 PARK AVENUE
Significant Site



1150 PARK AVENUE
Landmark Site



1160 PARK AVENUE
Significant Site



1209 PARK AVENUE
Landmark Site



1215 PARK AVENUE
Landmark Site



1255 PARK AVENUE
Landmark Site



1266 PARK AVENUE
Significant Site



1274 PARK AVENUE
Significant Site



1280 PARK AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



1301 PARK AVENUE
Landmark Site



1304 PARK AVENUE
Landmark Site



1323 PARK AVENUE
Significant Site



1326 PARK AVENUE
(during construction)
Significant Site



1326 PARK AVENUE
(rear-during construction)



1328 PARK AVENUE
Landmark Site



1333 PARK AVENUE
Landmark Site



1354 PARK AVENUE
Landmark Site



1359 PARK AVENUE
Significant Site



1406 PARK AVENUE
Significant Site



1420 PARK AVENUE
Significant Site



1450 PARK AVENUE
Significant Site

PARK AVENUE



1460 PARK AVENUE
Significant Site



1488 PARK AVENUE
Significant Site



1503 PARK AVENUE
Landmark Site



1503 PARK AVENUE
Accessory Building

PROSPECT STREET



9 PROSPECT STREET
Significant Site



14 PROSPECT STREET
Significant Site



22 PROSPECT STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



36 PROSPECT STREET
Landmark Site



51 PROSPECT STREET
Landmark Site



52 PROSPECT STREET
Significant Site



57 PROSPECT STREET
Landmark Site



59 PROSPECT STREET
Landmark Site



60 PROSPECT STREET
Significant Site



68 PROSPECT STREET
Landmark Site



101 PROSPECT STREET
Landmark Site

RIDGE AVENUE



147 RIDGE AVENUE
Landmark Site

ROSSIE HILL DRIVE



622 ROSSIE HILL DRIVE
Landmark Site



652 ROSSIE HILL DRIVE
Landmark Site



660 ROSSIE HILL DRIVE
Landmark Site

SAMPSON AVENUE



16 SAMPSON AVENUE
Significant Site



40 SAMPSON AVENUE
Significant Site



41 SAMPSON AVENUE
Landmark Site



60 SAMPSON AVENUE
Significant Site



115 SAMPSON AVENUE
Significant Site

SANDRIDGE ROAD



130 SANDRIDGE AVENUE
Landmark Site



130 SANDRIDGE AVENUE
Accessory Building



152 SANDRIDGE AVENUE
Significant Site



152 SANDRIDGE AVENUE
Accessory Building



156 SANDRIDGE AVENUE
Accessory Building



164 SANDRIDGE AVENUE
Significant Site



218 SANDRIDGE AVENUE
Significant Site



222 SANDRIDGE AVENUE
Landmark Site



222 SANDRIDGE AVENUE
Accessory Building



228 SANDRIDGE AVENUE
Significant Site



228 SANDRIDGE AVENUE
Accessory Building



244 SANDRIDGE AVENUE
Significant Site

SEVENTH STREET

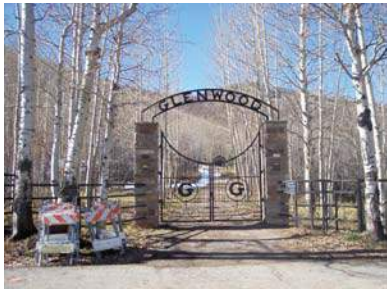


39 SEVENTH STREET
Landmark Site



41 SEVENTH STREET
Significant Site

SILVER KING DRIVE



END OF SILVER KING DR
Landmark Site

SUNNYSIDE DRIVE



601 SUNNYSIDE DRIVE
(pre-Reconstruction)
Landmark Site

SWEDE ALLEY



147 SWEDE ALLEY
Landmark Site

THREE KINGS DRIVE



1895 THREE KINGS DRIVE
Significant Site

WOODSIDE AVENUE



109 WOODSIDE AVENUE
Landmark Site



109 WOODSIDE AVENUE
Accessory building



133 WOODSIDE AVENUE
Significant Site



139 WOODSIDE AVENUE
Significant Site



149 WOODSIDE AVENUE
Significant Site



232 WOODSIDE AVENUE
Landmark Site



311 WOODSIDE AVENUE
Significant Site



335 WOODSIDE AVENUE
Landmark Site



347 WOODSIDE AVENUE
Significant Site



359 WOODSIDE AVENUE
Significant Site



401 WOODSIDE AVENUE
Significant Site



405 WOODSIDE AVENUE
Significant Site

WOODSIDE AVENUE



424 WOODSIDE AVENUE
Significant Site



429 WOODSIDE AVENUE
(pre-construction)
Significant Site



481 WOODSIDE AVENUE
Significant Site



501 WOODSIDE AVENUE
Significant Site



505 WOODSIDE AVENUE
Significant Site



543 WOODSIDE AVENUE
Significant Site



563 WOODSIDE AVENUE
Significant Site



564 WOODSIDE AVENUE
Landmark Site



586 WOODSIDE AVENUE
Significant Site



605 WOODSIDE AVENUE
Significant Site



615 WOODSIDE AVENUE
Significant Site



627 WOODSIDE AVENUE
Significant Site

WOODSIDE AVENUE



633 WOODSIDE AVENUE
Significant Site



655 WOODSIDE AVENUE
Landmark Site



664 WOODSIDE AVENUE
Significant Site



733 WOODSIDE AVENUE
Significant Site



805 WOODSIDE AVENUE
Significant Site



817 WOODSIDE AVENUE
Landmark Site



823 WOODSIDE AVENUE
Significant Site



827 WOODSIDE AVENUE
Significant Site



835 WOODSIDE AVENUE
Significant Site



839 WOODSIDE AVENUE
Landmark Site



901 WOODSIDE AVENUE
Landmark Site



905 WOODSIDE AVENUE
Significant Site

WOODSIDE AVENUE



909 WOODSIDE AVENUE
Significant Site



919 WOODSIDE AVENUE
Significant Site



951 WOODSIDE AVENUE
Landmark Site



1002 WOODSIDE AVENUE
Significant Site



1007 WOODSIDE AVENUE
Significant Site



1010 WOODSIDE AVENUE
Landmark Site



1013 WOODSIDE AVENUE
Significant Site



1020 WOODSIDE AVENUE
Significant Site



1026 WOODSIDE AVENUE
Landmark Site



1045 WOODSIDE AVENUE
Significant Site



1053 WOODSIDE AVENUE
Significant Site



1057 WOODSIDE AVENUE
Landmark Site

WOODSIDE AVENUE



1057 WOODSIDE AVENUE
Accessory building



1060 WOODSIDE AVENUE
Significant Site



1062 WOODSIDE AVENUE
Significant Site



1100 WOODSIDE AVENUE
Landmark Site



1103 WOODSIDE AVENUE
Significant Site



1107 WOODSIDE AVENUE
Significant Site



1110 WOODSIDE AVENUE
Landmark Site



1120 WOODSIDE AVENUE
Significant



1120 WOODSIDE AVENUE
Accessory building



1127 WOODSIDE AVENUE
Landmark Site



1147 WOODSIDE AVENUE
Significant Site



1158 WOODSIDE AVENUE
Significant Site

WOODSIDE AVENUE



1162 WOODSIDE AVENUE
Landmark Site



1167 WOOSIDE AVENUE
Landmark Site



1323 WOODSIDE AVENUE
Significant Site



1439 WOODSIDE AVENUE
Significant Site



1439 WOODSIDE AVENUE
Accessory structure



1445 WOODSIDE AVENUE
Significant Site



1455 WOODSIDE AVENUE
Significant Site

Ms. Blaes asked the Board Members to especially consider attending the training on March 3rd with the State Historic Preservation Office. She noted that the HPB previously supported having a requirement within the Land Management Code that any proposed projects related to Landmark sites result in the building retaining its designation as a Landmark site. This means that any project would have to meet the Department of Interior Standards. On March 3rd the State Historic Preservation staff will walk through these sites with the Staff and approach the methodology for making sure an application complies with the Department of Interior Guidelines.

REGULAR AGENDA/ACTION ITEMS/PUBLIC HEARINGS

Historic Sites Inventory – The adoption of landmark and significant sites revised inventory

The Staff recommended that the HPB conduct a public hearing and approve the attached resolution as Exhibit A in the Staff report, adopting the Park City Historic Sites Inventory. The Staff report contained background on how they have reached this point.

Ms. Blaes clarified some points in the Analysis and Discussion section of the Staff report. On January 22nd the City Council adopted amendments to the Land Management Code that changed the way historic sites are designated in Park City. She noted that the Staff report contained the LMC language under the analysis and discussion section. Ms. Blaes pointed out the criteria for designating sites to the inventory for both landmark sites and significant sites. She noted that one of the requirements for designation of a significant site is to retain essential historical form. This is defined in the LMC as the “physical characteristics of a structure that make it identifiable as existing in or relating to an important era in the past”.

Ms. Blaes referred to the Process section and noted that in the previous LMC it was not clear who could apply for a building to be designated. That has now been clarified and it can be either the owner/applicant or the Planning Department. Following this action, an owner or the Planning Department can bring additional applications to the HPB for consideration and designation as significant or landmark sites. Ms. Blaes remarked that another point that was clarified in the LMC changes was to clearly state criteria for removal of a site. She felt it was important to understand that adoption of the Historic Sites Inventory would not preclude any applicant or owner in the future to come before the HPB with additional information as to why their building should not be on the inventory list. The owner has the right to be heard and to have a public hearing to determine whether or not it should be removed from the inventory.

Board Member Durst clarified that the request could come from the owner or the Planning Department. Ms. Blaes answered yes.

Ms. Blaes noted that the City does not have intensive level surveys on all these buildings and they have done their best to increase the amount of information to help justify designation. However, it is possible that an owner could come forward with a fully researched intensive level survey that would show that the site does not meet the criteria for designation. The intent is to have a clear process in the LMC for allowing that to occur. Ms. Blaes believed this would be discussed further as they look at the LMC changes being proposed for the design review process, as they affect landmark sites versus significant sites.

Ms. Blaes stated that the Staff report contained information regarding significant impacts and the consequences of not taking action this evening.

Ms. Blaes distributed copies of corrections to Exhibit B. She also passed out documents for individual properties with information that was representative of the type of information that is electronically available to the Staff. Each document contained a three or four page written description providing a legal description, architectural description, cites sources used, tax records, photos, and sandborn maps.

Ms. Blaes stated that the corrections made for the inventory being approved this evening were for: 74 King Road, 143 Norfolk Avenue, 668 Norfolk Avenue, 713 Norfolk Avenue, 929 Park Avenue, 14 Prospect, and 130 Sandridge. She had prepared a power point presentation showing past and current photographs of these properties to show the modifications made to each structure. After reviewing each property, corrections were made and the above stated structures were re-designated.

Ms. Blaes reviewed each site and explained why, after further assessment, 74 King Road was re-designated as a landmark site; 143 was re-designated from significant to landmark; 668 Norfolk was re-designated from landmark to significant site because the roof top rear addition renders it ineligible for National Register listing.

Board Member Kimball noted that 668 is actually 662 Norfolk, however Norfolk not longer exists in that location and suggested that they use Crescent Tram as the street address. Ms. Blaes clarified that the legal description is listed under 668 Norfolk and she preferred to keep that address. She stated that for many properties, the City's address does not match the County's address.

Ms. Blaes continued with the designation corrections. She noted that 713 Norfolk was re-designated from landmark to significant site because of significant alternations to the side and rear. 929 Park Avenue was re-designated from landmark to significant because of alterations. She noted that some of the alterations are reversible and the structure could return to its landmark status. Until then it should be designated as a significant site. Ms. Blaes remarked that 14 Prospect was originally listed as a significant site, but based on photographic information they discovered that it should be listed as a landmark site. She noted that the alterations to the front entry portico are easily reversible.

Chair Ford wanted to know if alterations are reversible on both 929 Park Avenue and 14 Prospect, why one can be a landmark structure and the other is not. Ms. Blaes replied that 929 could not be landmark primarily because of changes to the window openings. The difference is what was added but can be taken away versus something that must be completely reconstructed.

Ms. Blaes noted that 120 Sandridge was originally listed as a landmark site; however the tax card indicates that changes were made outside the historic period and the property was re-designated to a significant site.

Mr. Blaes reviewed the list of mining related sites and structures as outlined in the packet. She noted that these structures were originally assessed in 1991 by Sandra Morrison in the reconnaissance level survey. They all meet the criteria for designation of

significant sites as shown in the photographs, however, further verification needs to be done to make sure each structure still exists. Due to the snow, they were not able to do any verification. Ms. Blaes requested that the Board approve the mining related structures listed in the packet this evening as significant sites on the inventory, with the stipulation that additional research and verification for any designation of landmark sites would be done and that any of these designations could come back to the HPB at a later date.

Chair Ford asked if the mining structures are all inclusive and asked about a structure at the end of Daly. Ms. Blaes stated that if there are additional structures, she recommended that the HPB make a motion to instruct the Planning Staff to do a full reconnaissance level survey of all mining related structures to be part of a comprehensive package. She was not comfortable submitting any other structures for designation without further information.

Board Member Holmgren referred to page 37 of the Staff report, the current Boulevard Buildings, and recalled that the HPB had previously determined that those buildings were in bad shape. Ms. Blaes replied that they are in bad shape, but she was directed by former Planning Director, Patrick Putt, to conduct an intensive level survey, and those came in as being eligible for National Register listing.

Board Member Martz commented on 1062 Woodside Avenue and understood that prior to his time on the Board, the HPB had found that building to be insignificant. Ms. Blaes replied that the determination was made under old criteria. She pointed out that new criteria was established by City Council action on January 22nd. Board Member Martz noted that in the 1990's, 632 Deer Valley Loop was found to be insignificant. Ms. Blaes reiterated that those previous determinations are irrelevant due to the new criteria.

Assistant City Attorney, Polly Samuels McLean, asked if there was a list of sites that the HPB previously deemed as significant that were not on the list. Ms. Blaes stated that she did not know every determination of significance that was made in the last five years. However, she could say that the structures on the list meet the criteria in the current Land Management Code, which was adopted on January 22nd. She believed there were more buildings on the list than the HPB had deemed significant in previous decisions, since the City Council had broadened the criteria to include more buildings.

Board Member Kimball asked Ms. Blaes to comment on the house on Doc Holiday Drive that was moved in from Coalville. He noted that Doc Holiday Drive did not exist during the mining era and the house from Coalville appears out of place. Ms. Blaes explained that the criteria in the Land Management Code talks about moving structures into a location that is dissimilar from its original location. From what they know about the original location in Coalville, they did not feel it met the definition of dissimilar location as approved by the City Council. Ms. Blaes pointed out that the structure would not meet landmark status because of the distance it was moved, but it does meet the criteria for significant sites.

Ms. Blaes stated that as the Board Members go through the PDF file, the address may be different from the address of the structure seen in the photograph. She wanted it clear that it is the structure in the photograph and not the address that is important. As an example, she indicated photographs of structures that no longer exist or exist in some other form or place, or plans were approved for partial reconstruction. She specifically

mentioned 118 and 124 Daly Avenue as examples. For those types of structures, the Historic Site form indicates which of those should be re-evaluated if the owners follow the plan that was approved by the Planning Department. Ms. Blaes strongly recommended that when those projects are completed or nearing completion, that they make sure these structures are considered to be significant sites on the inventory and that they comply with the plans approved by Staff.

Chair Ford thought this detail might need to be addressed in a resolution to indicate that when the address and the photo do not correspond, the photo rules. Ms. Blaes believed the HPB could state this as part of their motion.

Chair Ford asked if the properties that might have different addresses should be included as aka addresses. Ms. Blaes pointed out that in cases where there are several known addresses for one structure, those are identified on the forms that were passed out this evening as an aka.

Chair Ford opened the public hearing.

Ron Whaley, a resident at 819 Park Avenue, noted that earlier the Board addressed mine sites that were quite a ways out of the City limits. He wanted to know how wide a net the Board was casting in their evaluations.

Chair Ford did not believe any of the mine sites were outside of the City limits. Mr. Whaley argued that 90% of the sites are outside the City limits. Chair Ford clarified that those sites were brought into the City as part of the annexation of Park City Mountain Resort.

Mr. Whaley objected to the incorrect listing of his property at 819 Park Avenue to the inventory list. He was aware of the stated procedure that the City followed, however, he sees no other governmental activity where a citizen needs to defend himself against an allegation with such abusive conduct by the City. He stated that the HPB through the auspice of the City, compiled an inventory list based on the compilation of second and third hand information. That information is being deemed by the Board as being accurate without checking it themselves or asking the property owners to verify that information. Mr. Whaley pointed out that when this inventory is passed, this information would become law and have the effect of law. The only way a property owner can defend himself is by paying \$200 for the privilege of appearing before the HPB to correct something that violates the sensibility of transparent government. Mr. Whaley assumed that none of the Board members had gone through the inventory to check viability and correctness, which he believes violates the matter of fair government.

Susan Coring, a resident at 1141 Park Avenue, believed there was an error in the Inventory and she was unsure if this was the forum to present that correction.

Chair Ford encouraged Ms. Coring to continue.

Ms. Coring noted that the Inventory shows her property correctly at 1141 Park Avenue and the next segment picture shows an accessory building identified as being the back of their property. She noted that this was incorrect and the accessory building should be listed at 1129 Park Avenue.

John Stafsholt, a resident at 633 Woodside, stated that his house was recently included as a significant site and he applauded that action as the right thing to do. He indicated that others in attendance this evening had the same situation where their structures were not protected and not on the original inventory list. Those properties have since been included and the property owners believe the City is doing the right thing by trying to protect these historic houses. Mr. Stafsholt reminded the Board that the temporary zoning ordinance would expire in three days. If the HPB does not take positive action on this Inventory, they will start seeing demolition permits on Monday. He urged the HPB to follow through with the process.

Chair Ford closed the public hearing.

Chair Ford asked for an update on the demolition moratorium. He asked if there was pending action from the City Council if this inventory list is not approved within the next three days. Director Eddington was unaware of pending action and noted that the TZO would expire on February 7th.

Assistant Attorney McLean clarified that State law requires that the moratorium only last for six months. If no action is taken after six months, the moratorium would expire. Ms. McLean pointed out that the existing moratorium would expire in three days, however, if this inventory is adopted, the protections as part of the resolution would apply.

The next City Council meeting was scheduled for the following evening. Ms. Blaes pointed out that nothing related to the Historic Sites Inventory was noticed for that agenda. The inventory could be discussed but no action could be taken.

Chair Ford asked if it was necessary for the City Council to vote the inventory into law. Director Eddington answered no. The HPB has that full authorization. Ms. Blaes remarked that this item could be heard again at the next HPB meeting on February 18th.

Board Member Holmgren pointed out that some of the pictures in the packet had nothing written underneath them. Ms. Blaes stated that those were probably accessory buildings.

Ms. Blaes stated that two pieces of information had been prepared. The designation came as a result of the historic site forms that were prepared on each of the properties photographed in the packet. The forms contain substantially more information than what was included in the photograph. She used a structure at 543 Woodside as an example. Accessory structures behind the building were identified on the form but they were not shown on the photograph. Ms. Blaes felt it was important to understand that there is a group of documentation on file with the Planning Department that supports the designation. The resolution states that anyone can request copies of that documentation during regular business hours and it would be provided.

Board member Durst asked if it had to be an all or nothing resolution or if the HPB could hold certain properties in abeyance. Ms. Blaes replied that the language in the resolution talks about the list in its entirety. Assistant Attorney McLean believed the HPB could consider removing questionable structures from the inventory; however, she suggested that it be done in a manner where all the criteria is reviewed. If structures are taken off the inventory they would be exposed to demolition without a CAD or any other restrictions.

Board Member Werbelow clarified that the existing inventory list has 359 sites and the proposed list has 400 sites; therefore, 46 new sites were added. She asked if there was any type of designation to identify the newly added sites. Ms. Blaes stated that the information was available but she had not broken it out on the inventory. Board Member Werbelow felt it was difficult to approve this resolution without knowing the new sites and what had changed to make them eligible for this new list. Board Member Werbelow was sensitive to the fact that there was a TZO deadline, but she felt it was important to discuss this fact.

Director Eddington stated that if the Board members had concerns about a property being on the inventory, the HPB could adopt the inventory this evening and direct the Staff to re-review specific sites. Those sites would be protected from demolition if the list was adopted in its entirety, but the sites should be identified at the time of adoption. Director Eddington point out that if the HPB adopted the list this evening and found other sites that they wanted to consider, that could be discussed at the next HPB and the Staff could be directed to do further analysis. Chair Ford clarified that the HPB has the authority to add or remove structures at any time. There is no timeline for the Staff or property owner to bring forth new information or to request that the Staff conduct a more thorough examination of a property. Director Eddington agreed and noted that that language was added to the LMC. Chair Ford remarked that their authority also extends to adding potential mining structures following more intense analysis.

Board Member Werbelow asked if there needed to be language in the resolution that addresses additional review between now and the next meeting. Assistant Attorney McLean stated that the resolution would not change if the HPB wanted to adopt the inventory in its entirety and protect all the listed sites, based on Dina Blaes' review and supporting documentation. If they would like to have more analysis on specific structures, they would still be adopting the resolution in its entirety; however, they would be directing Staff to look into certain sites more intensively. Ms. McLean remarked that the Land Management Code was recently amended in order to enable the HPB to adopt the inventory based on the listed criteria. Part of those amendments added the appeal process that a property owner or the City could request at any time. Therefore, the City can review a site at any time to re-designate its status.

Board Member Martz commended the excellent job that was done on this entire project and he was ready to make a motion to adopt the resolution. There is an additional appeal process built into the system and if there is an appeal, either by an individual or by the City, he suggested that the fee could be waived and a more in-depth assessment of the particular property could be done. Board Member Martz felt that any appealable properties could be handled on an individual basis once the listed is adopted.

Board Member Holmgren agreed with Board Member Martz. This was a job well done and everyone involved should be commended. She was ready to vote on a motion.

Board Member Durst asked if the fee could be waived. Ms. McLean believed it would be left to the determination of the City Manager. She was unprepared to give a definite answer this evening and offered to look into it. Ms. McLean asked if the HPB was suggesting that the fee be waived indefinitely or within a specific time period. Board Member Martz commented on a number of situations where the City has waived fees.

Chair Ford felt the fee should be waived if the property owner proposes to add a property to the list or upgrade a property from significant to landmark. In his opinion, the fee should not be waived for removing a property, de-listing a property, or moving it from landmark to significant status.

Ms. Blaes pointed out that 15-11-7 in the LMC provides limitations to the power of the HPB and currently states that the HPB has no authority to waive or increase any requirement of any ordinance of the City. Chair Ford noted that Section 2 of the resolution states, "Historic Sites Inventory shall be kept on file and available to the public in the City Recorder's Office. The support documentation may be kept in the Planning Department so long as it is referenced by the inventory on file." Chair Ford requested that "may" be changed to "shall".

Board Member Durst stated that he had recently joined the Board again. He remembered early on when Ms. Blaes first conducted her survey and went through the analysis and the process on some of these properties. Board Member Durst stated that he received his packet at the 11th hour and had very little time to review the list in its final form. Board Member Durst stated that he could support this resolution only if the HPB took it upon themselves to review this inventory of properties collectively and come back with some comments. He understood the imperative of getting this done based on the TZO, but he was not entirely comfortable adopting this resolution.

Chair Ford was under the opinion that even if the HPB voted to adopt the resolution this evening, they were by no means done with the list and that the HPB, the Staff, Ms. Blaes and property owners would be examining some of the shadow properties that are on the cusp. He suggested organizing field trips in March after they have an opportunity to look through the lists and redline the properties in question. This would give the HPB the opportunity to determine whether or not those properties should be further examined more officially to see if they need to be upgraded, downgraded or removed.

Board Member Werbelow was inclined to adopt the list this evening based on the amount of work that went into the analysis, and her concern with the expiration of the TZO. She agreed with Chair Ford in terms of further analysis. Board Member Werbelow noted that the resolution states that the Preservation Board has determined that these buildings or sites meet the criteria. If the list is adopted this evening, more analysis would be required in they are faced with an appeal. Her main concern is their ability to have a more fluid analysis.

Assistant Attorney McLean explained that the appeal process requires the HPB to review all the criteria listed in the Code to determine whether or not a site should be on the list. The HPB cannot determine that a site should remain on the inventory based only on the fact that it is already on the list.

Board Member Werbelow understood that the HPB would be required to review the criteria. However, she worried about the inclination to err on the side of the original analysis and felt it would lessen the opportunity to review a site from an objective standpoint.

Ms. McLean stated that the process does not give deference to the list when reviewing an appeal against the criteria.

Board Member Durst clarified that the properties at 2780 Kearns Blvd. are owned by the City. He recalled previously negotiating engineering support for the accessory buildings off of Marsac or Sandridge, which are privately owned. Board Member Durst stated that if these buildings are designated as landmarks, the City has the responsibility to sustain the buildings to avoid hazards. He wanted to know what would be responsible for maintaining the integrity of the privately owned structures. Ms. Blaes replied that the owner would be responsible and that would be enforced by the City through the Building Department. Ms. Blaes pointed out that this would occur regardless of whether or not the building is listed on the historic sites inventory. The enforcement is the same for any structure in Park City. The only separate protection these historic buildings receive is the CAD process.

Chair Ford noted that the new guidelines that were adopted attempt to add a level of enforcement by prohibiting demolition by neglect. Ms. Blaes stated that the language is reinforced in the design guidelines, but the legal authority is addressed in the proposed LMC changes.

Board Member Martz recalled that the City had assisted in funding a project to reinforce and refurbish four out of five of those structures on Sandridge.

Chair Ford noted that cemetery gates and mining structures were included in the definition of a structure. He wanted to know where the line was drawn in terms of walls or other structures. Ms. Blaes stated that structure is a defined term in the LMC and they followed that definition. She noted that building is included under the umbrella of a structure; but building is more clearly defined in the LMC and includes main buildings, attached, detached and public and accessory as separate definitions of building. Chair Ford questioned the legality of adding cemetery gates but not landscape elements.

Board Member Kimball stated that the gates on the cemetery were relatively new. Ms. Blaes replied that the gates and the fencing at the Glenwood Cemetery are new but they are considered reconstruction. They are part of the National Register nomination and they are listed on the National Register. Therefore, they qualify as being a locally designated landmark.

Chair Ford noted that the criteria for designated sites on the Park City Historic Sites Inventory does not mention landscapes. It only mentions buildings, accessory building and/or structures. He wanted to know why the cemetery would be on the list. Ms. Blaes replied that the cemetery is made up of structures and buildings and it is considered a site under the defined term in the LMC. Chair Ford was concerned about opening up the issue to appeals on some of these sites that are not defined in the LMC as a structure. Ms. Blaes read the definition of a Site in the LMC that was adopted by the City Council, "An area, lot or piece of land where a building, main, attached, detached, public, accessory buildings and/or structures were, are, or will be located." Chair Ford asked if the definition Ms. Blaes had read was included in the criteria for designated sites. Ms. Blaes replied that it was.

Board Member Werbelow asked if any of the 46 new sites came on as landmark sites. Ms. Blaes answered no.

Chair Ford reminded the Board about the two amendments that were discussed this evening and should be included in the motion. The first was in Section 2, changing

“may” to “shall” and the other was to add language indicating that the photo or image in the inventory would rule if there is a discrepancy between the address given and the picture. Director Eddington suggested that the motion include the annexed area of Park City that includes the new mining sites.

MOTION: Board Member Martz made a motion to accept the resolution to adopt the Park City Historic Sites Inventory pursuant to the Land Management Code Section 15-11-12 with the amendments 1) to change the wording in Section 2 related to support documentation from “may” to “shall”, 2) that the annexed portion of the mining era sites be added to the Site Inventory, and 3) that in the case of discrepancies between addresses and pictures of the site, that the picture would be the site designation and not the address. Board Member Holmgren seconded the motion.

VOTE: The motion passed 6-1. Board Member Durst voted against the motion.

MOTION: Board Member Holmgren made a motion to direct the Staff to do a full survey and inventory of all Park City mining sites/structures as soon as the weather permits. Board Member Martz seconded the motion.

VOTE: The motion passed unanimously.

Ms. Blaes asked if there were specific sites the HPB wanted to identify this evening for discussion at the next meeting. It would be helpful to have specific addresses. This would allow the Staff time to compile additional information before the next meeting.

Board Member Durst asked if those sites could be conveyed to Ms. Blaes outside of this meeting. Board Member Martz was interested in discussing the property at the top of Daly, the change shop and the mine entrance to the Daly Mine. He was also interested in the entrance to the Ontario Mine at the top of Marsac. He also suggested the tram towers that go up to the Ontario Mine and come down to the Marsac Mill.

Based on the comment from Susan Coring, Chair Ford suggested that the Staff look into 1141 Park Avenue to see if the rear accessory structure is on a different property. Chair Ford asked Ms. Blaes to set a timeline for the Board members to submit their red flag sites to her for the next meeting. Ms. Blaes stated that these could come back for discussion as a work session item on February 18th. If necessary, specific sites could be scheduled on the regular agenda in March. Ms. Blaes requested that the Board Members submit their concerns to her by Wednesday, February 11th. They could either email her or communicate with Director Eddington.

The meeting adjourned at 7:50 p.m.

Approved by _____

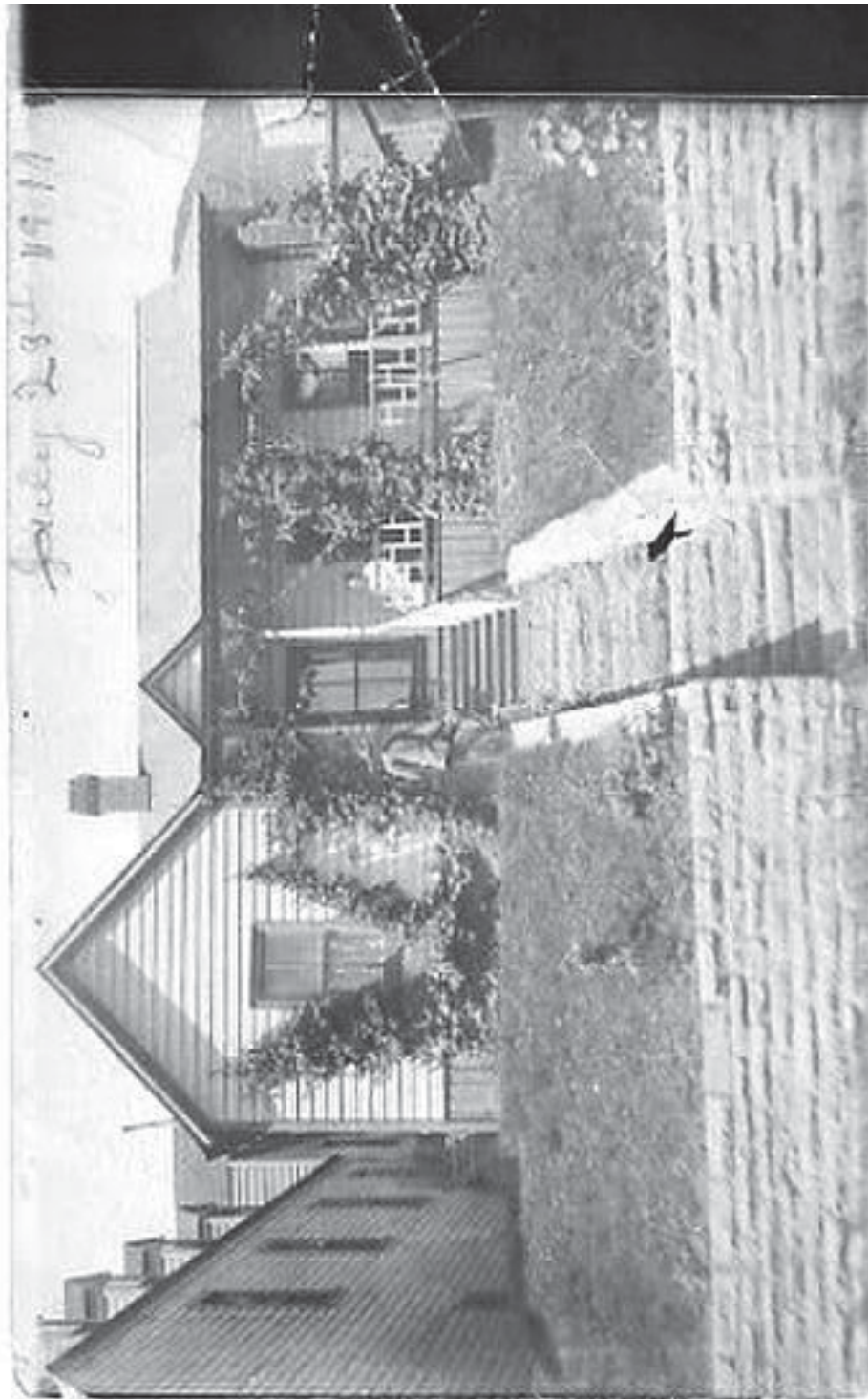
Todd Ford, Chair
Historic Preservation Board

EXHIBIT H – Supplemental Photographs and Information

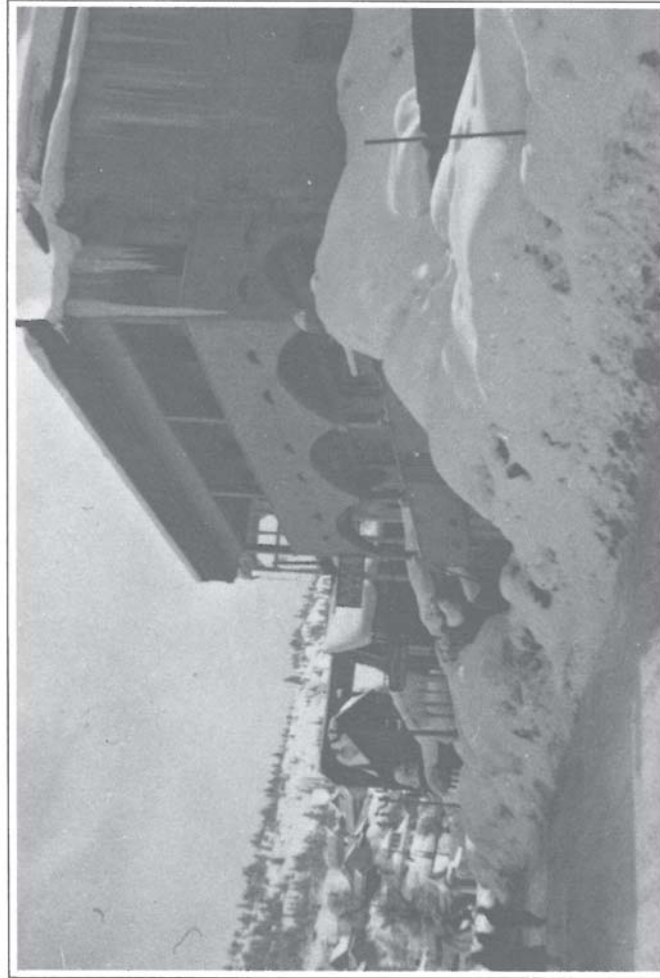




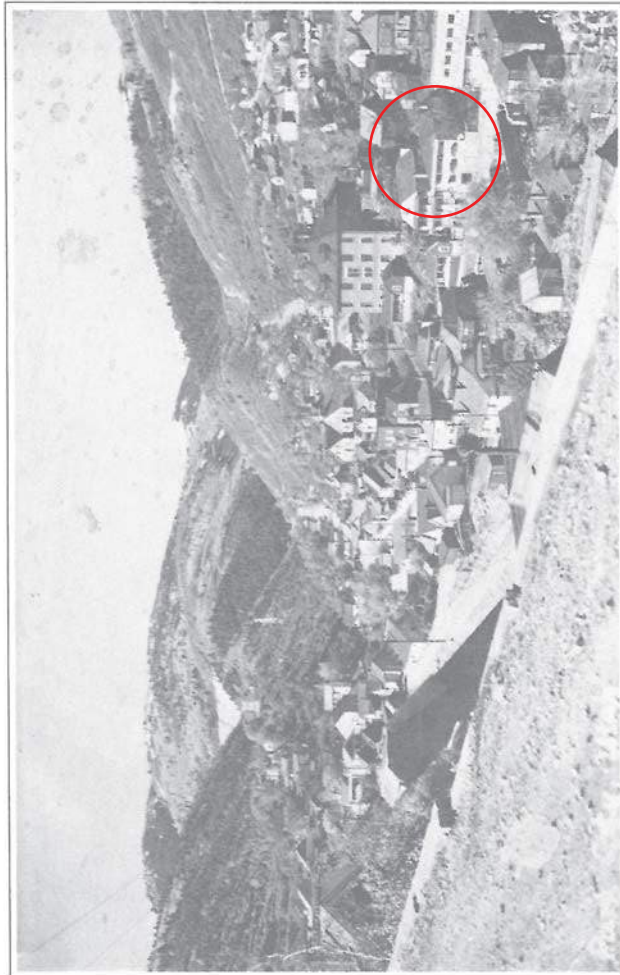




July 23rd 1911



Star Hotel on upper Main Street in the winter of 1948, the worst ever.



Park City overview.

Beautification Awards

Through the efforts of many hard working, Main Street business people, the town's busy commercial district for the most part sparkles under fresh paint with many bright new facades adding life to the City center.

A visitor to the Record office this week who hadn't been in town for over a year said she hardly recognized the place remarking "It looks like everyone's finally gotten it together".

Although, Main Street retains somewhat of a toothless grin appearance due to the vacant lots, the recent renovation of many

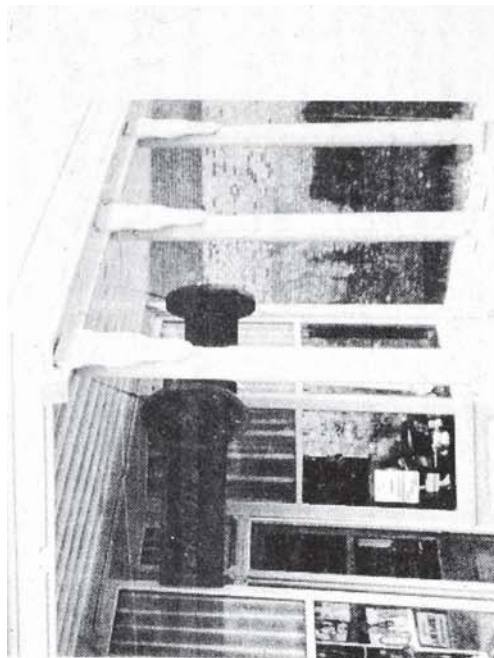
older buildings will probably act as a catalyst in stimulating new building.

Most of the beautifiers will receive their rewards in terms of increased business stimulated by an attractive shop; but just in case, the Chamber will give special awards to all merchants who substantially renovated their Main Street buildings during the last year. Those awards will be presented at the Annual Winter Kick Off Banquet November 13.

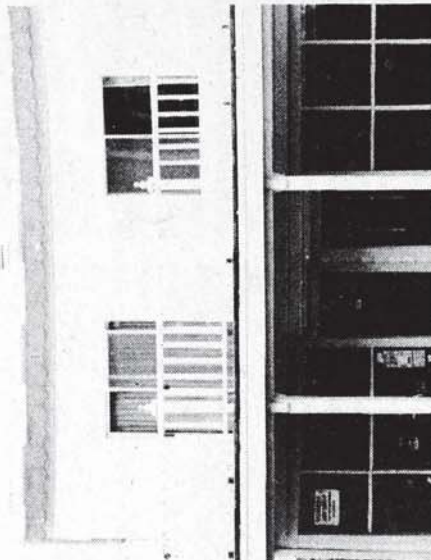
Those receiving a token of public appreciation for their

beautification efforts will be: Pete Toly, for the Red Banjo, Bill & Carol Rixey for the Star Hotel, John & Jennifer Sharp, for the Sharp Gallery, Pete Alvarez, for The Gypsy's Arm, Mat and Helen Alavarez, for the Timberhaus, Otto Milet, for Cafe Ritz, Mayor Leon Uriarte for his Balcony, Bill & Carolyn Bloom for their Balcony, and Alan Crooks Et. Al for the Kimball Art Center. An award will be also given to the Pink Haus.

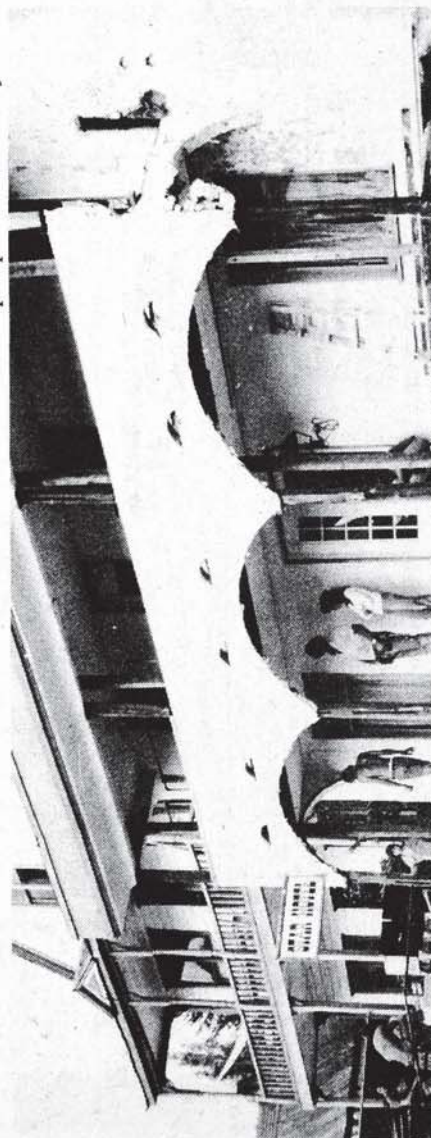
All of these people are to be congratulated for their efforts towards making Park City a better and more prosperous community.



Bloom's

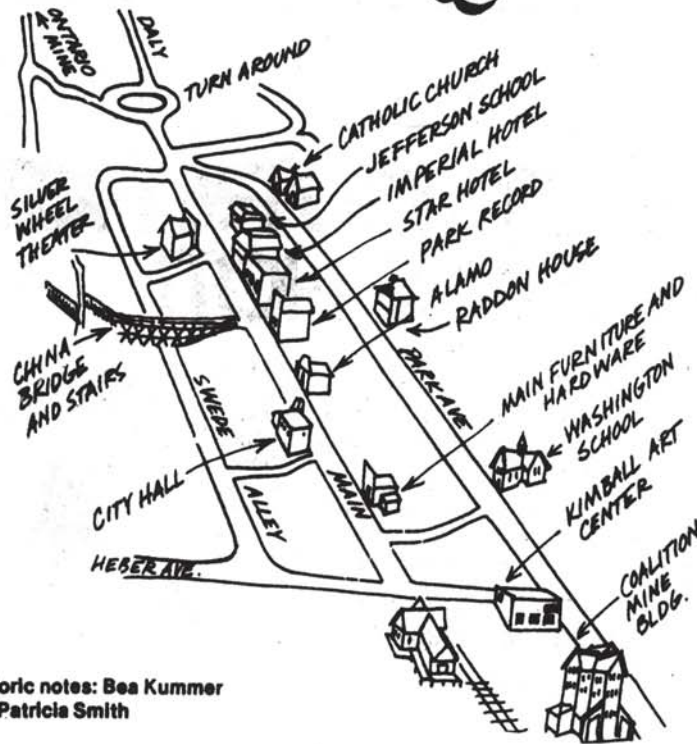


The Mayor's



Star Hotel

historic walking tour



Historic notes: Bea Kummer
Art: Patricia Smith



CATHOLIC CHURCH
Though several parishes are older than St. Mary's, this is the oldest Catholic Church in Utah, built in 1883. The Parish was established by Pope Leo XIII on January 27, 1878, after Mass in Simmons Hall, where the Claim jumper now stands.



THE RADDON HOUSE
This home was built by the Raddons (owners of the Park Record) shortly after the fire of 1898. It was vacant when purchased by John Price and fully restored.



JEFFERSON SCHOOL
The first school to stand on this site was built in 1887 and served until it was torn down in 1902 to make way for a three story Jefferson school which served until schools consolidated in 1936. The Jefferson House stands on the original foundation which is a part of the Treasure Mountain Inn Condo miniums.

CHINA BRIDGE

Park City had two wooden bridges by that name when it was a bustling community of 10,000 people. The Chinese community of 300 was situated around poison creek in the fully the bridge went over. (Look past the Mt. Air Variety toward Swede Alley.) The first bridge was a bright red one large enough for two teams of horses to cross. It was badly burned in the fire of 1898 and a second bridge took its place in 1906. This bridge was torn down when it became unsafe and was replaced by 44 strong steps to the school in 1954. These are the China Stairs.



THE PARK RECORD

The Record started as the Park Mining Record in February, 1880. The name was changed to the Park Record November 8, 1884. James Shupbach was the first editor. Several followed and on December 6, 1884, the mast head read Buser-Raddon, editors and publishers, and this was the real beginning of Sam Raddon's sixty years of continuous service. In 1956 it was sold to H. C. McConoughy.

THE PARK RECORD (cont.)
and in 1976 was sold to Richard M. Buys. The Park Record has been published weekly since the very beginning and is the oldest continuous weekly in the state.



THE ALAMO
This Spanish Victorian building features a most interesting patio when viewed from the inside. It was once the Utah Power and Light office and later a liquor store.



SILVER WHEEL THEATRE

The Egyptian Theatre was built in 1926 by John Rugar, and was the first talking movie house in Park City. It was built on the site of the old Dewey Theatre which collapsed from the weight of the after the theater had closed for the night.



CITY HALL
City Hall, built in 1888, was all but destroyed in the fire of 1898 and was rebuilt. It houses the territorial jail called the "Dungeon" which has 3 solitary cells and one large area where the first Union insignia (1916 Workers of the World) can be seen on the wall. It was put there by the men who were jailed as trouble-makers because they were trying to form a union. Wages were \$2.75 per day for an eight hour shift. Ask to see it at City Hall.



MAIN FURNITURE AND HARDWARE

This was once the I.O.O.F. Hall where dances were held every Saturday night. It was also used as an L.D.S. meeting hall until the new Ward was built.



WASHINGTON SCHOOL

This building was built in 1886 and by 1887 there were 600 students. The Ontario, Catholic, Washington, Lincoln and Jefferson were early day schools and those still in use were consolidated when the Mansie school was built in 1936. Many plans have been discussed for this old landmark but so far nothing has been done.



UNION PACIFIC DEPOT

The Utah Eastern Railway first reached Park City in 1881 and this station was built in 1885 and originally painted bright yellow. It was one of several depots including the Rio Grande Western and the Denver and Rio Grande depots.



KIMBALL ART CENTER

Originally known as the Kimball Livery stable, later the Kimball garage and in 1976, it became the beautiful Kimball Art Center.



COALITION BUILDING

Built in the early 1900's the Coalition housed bins and chutes for ore brought down from the Silver King Mine where it was dumped into railroad cars for shipping. The tramway is 7,300 ft. long strung over thirty nine steel towers which are still standing, although the cable was removed when the train no longer came to the station.

MINER'S JARGON-ARY

Shaft - Vertical elevator shaft (hole).
Stope - Area of ground where work is being done.
Raise - Vertical hole from one level to the other.
Portal - Surface opening to underground levels.
Level - The location of work geographically. The 1200 level meant 1200 feet from the surface and so on.
Drift - A horizontal tunnel run to locate the fissure and ore bedding.
Winze - A tunnel that is run at an angle to the ore.
Single Jack - An axe like hammer used to drive steel into the rock for blasting or for building supports.
Double Jack - Same as above, except weighing twice as much (8 to 12 pounds or more) the weight was on both sides of the handle.
Jack Hammer - Hydraulic drill for stamping gear - pushed and guided with the stomach.
Buzzy Drilling Machine - Improved version of the "Widow Maker" using water to reduce dust.
Widow Maker - Dry drilling machine.
Muck - Residue from the workings taken from the mine.
Mucking Machine - Replaces hand mucking, runs on tracks, scoops up the muck and dumps into the mine cars.
Idiot Stick - Shovel, spoon.
Irish Boy - Wheelbarrow.
Dog House - Quarry in drift, resident place for miners to eat lunch, virtually

W. R. Jefford Arrested By Federal Officers

The apparent exultant exclamation of nearly every one you meet the first part of this week was: "Well, they have got Jefford"—and judging from the evidence that is daily piling up against the former deputy sheriff, he has apparently so entangled himself in the meshes of the law that quite likely the only way he will be able to extricate himself will be by paying the penalty—either by a prison term or heavy fine—perhaps both.

Practically ever since W. R. Jefford has been connected with the sheriff's office, either in the capacity of deputy sheriff or special officer, there has been a suspicion among a large number of our citizens that he was obtaining money unlawfully, and as time went on this suspicion became stronger and stronger, because of lavish expenditures at times elaborate social functions, big real estate deals, etc., but his friends, who appreciated his services as a capable and fearless officer, and knowing he had made profitable investments, and was deriving legitimate revenue from sources other than his salary, concluded the many and oft-repeated stories of his wrong-doings were put in circulation by those who were prejudiced against him—as being tangible in the way of proof apparently could not be obtained—or if obtained, never given publicity.

And so things drifted along until Jefford severed his connection with the sheriff's office, he purchasing a business and residence property in Grays Valley, California, establishing his son, Louis, in business, and he and family moving there to make their home—he still being under suspicion of being mixed up with the "whiskey ring" of this city, but carrying his head as high as ever—and emphatically maintaining his innocence of any wrong-doing when confronted with the many rumors afloat.

Jefford on the 23d of this month returned to Park City, for the purpose, he said, of working for the success of the city Republican ticket, in appreciation for what the Republicans had done for him in the past, and to attend to some private business. It was his "private business," evidently, that finally misled him up with the "Bootlegger's League," giving him publicity he little expected.

And now the sincere hope of every citizen of the community is, that the investigation will be pushed with all possible speed, the facts obtained, and the case brought to trial—and if guilty, the limit of the law be given Jefford—for a man in his position, an officer of the law, he entitled to no sympathy whatever if guilty as charged—and his conviction and punishment will do much to clear up the disgraceful condition in Park City, and tend hereafter to put men in office who are honest and law-abiding—and fearless and earnest in law enforcement.

THE STORY OF THE ARREST

For the past month two capable and dependable federal men, John G. Cox, of Portland, Oregon, and Earl A. Patterson, of Seattle, Washington, have been working in Park City, under the direction of George A. Coates, the new prohibition director at Salt Lake City. They were unknown to anyone in this city, and with the aid of one or two local men, to whom they made themselves known later, together with two or three alleged victims of former Deputy Sheriff Jefford, who

claim they were paying regular monthly "tribute" to him to prevent a raid and seizure of their illicit places of business, a plan was formed that resulted in one of the biggest cleanups of "moonshine" joints, the city has experienced for some time past. In addition to setting a trap for "Blackbird" Jefford, into which he fell with a pleasing thud, followed by his arrest and imprisonment.

It was Saturday night when the trap was set for Jefford at the "Tenor" "soft drink" parlor, upper Main street. He was expected at this place to collect his regular monthly "tush money," as it was called. The federal officers, Andrew Fontana, that the federal officers conceal themselves nearby where the money would be paid over and await its coming. It was early Sunday morning when Jefford walked into the place, and after the customary greetings and salutations, Fontana said in effect: "Jefford, I have only fifty dollars for you to-night, but if you come around in the morning, I will give you the other \$25.00." The federal men heard every word of the conversation, and Jefford took the money, put it in his pocket, and walk out and start across the street from the place.

The federal officers then came from their hiding place and forced Jefford, overtaking him they demanded that he put up his hands. This he refused to do at first—but the second demand was made in such a forceful way that Jefford's hands went up the full height—and then brought down to where the handcuffs could be put on—on the "famed" ex-deputy was a prisoner—with the "tush money" still in his pocket.

Dr. D. L. McDonald, who had assisted the federal officers very materially in planning for the raids and the "catching" of Jefford, was ready with his automobile, and the prisoner was at once taken to Salt Lake, and placed in the county jail, where he remained until Monday, when he was released under a \$2,000.00 bond.

It is doubtful if Dr. McDonald ever experienced greater pleasure in his life, enjoyed when giving his avowed enemy, Jefford, a free ride to Salt Lake, as a handcuffed, federal prisoner, he tells all about it in his "window bulletins."

UNDER CONSTANT SURVEILLANCE

According to the two federal officers, Jefford was under almost constant surveillance for nearly a month. They have abundant evidence that around the 10th of each month the ex-deputy sheriff would visit the dealers in illicit "moonshine," and under threat of having their places raided and closed up, would obtain amounts of money ranging from \$25.00 to \$75.00, he promised "protection," telling them all that the money thus collected would be divided by three—a third going to Sheriff Fontana, one-fourth to the federal officers, and the remaining third to himself. In return for their money Jefford promised complete immunity from arrest for the bootleggers.

RAIDS ON WHISKEY JOINTS

After Jefford was in custody and safely on his way to Salt Lake, the federal officers, with the assistance of Deputy Sheriff Frank Payne, the "clean-up" of "joints" commenced, which ended very satisfactory. Three raids netted them some 600 gallons of bad booze together with two good-sized stills.

CLAIMS JEFFORD SOLD STILL

The first one to fall into the clutches of the officers was Frank Allende. At his place a still was seized together with some 500 gallons of whiskey.

A fellow named Al Jackson was the next to "moan." At his place the officers found a still, and confiscated 150 gallons of whiskey ready for the market, with 250 gallons of wine. Jackson informed the arresting officers that he had bought the still from Jefford.

The next "stopping place" for the raiding officers was the Central Hotel, upper Main street. Mrs. Glazema, the proprietress, who it will be remembered accompanied Mr. and Mrs. Jefford on their automobile trip to California last summer, when Mr. Jefford was looking for a business location for his son, was placed under arrest. At this place thirty gallons of whiskey, and some 600 gallons of wine was found and confiscated, as these three arrests were levelled off, emphatically declared that "Blackbird" Jefford was the man "higher up" who paired in the profits, according to the statements of the arresting officers.

Numerous other raids were made by the officers at this time, resulting in other arrests and seizures, details of which were not given out.

And thus the good work by good officers for a good cause went on all day Sunday. According to the federal officers who are still working on the "clean-up," some thirty, a day or two, have been secured and will be used as evidence against Jefford, charging him with receiving monthly "protection" money, selling stills to them, furnishing them with whiskey, taking money and whiskey in pay for stills, etc., etc. In no case has immunity in any manner been promised these men who signed affidavits.

UNDER \$2,000.00 BONDS

Monday Jefford appeared before United States Commissioner J. V. Felt, when a general charge of violation of the prohibition law was filed against the offender, who was placed under a \$2,000.00 bond to appear before the grand jury. The bond, of course, was furnished.

Evidence now in the hands of Prohibition Administrator Coates, gives his office the basis of several possible charges against the defendant, so it is reported.

WHAT AFFIDAVITS CLAIM

According to statements accredited to Mr. Coates, some of the affidavits state that Jefford had an income of \$23,000.00 a month from the liquor interests of Park City.

One of those who made an affidavit told Mr. Coates that he had been paying \$4,000 a year for the last four years to Jefford in return for immunity from arrest, which he thought Jefford could give. Another said that he had paid \$3,000 over a four-year period.

The method used for obtaining the money, according to the federal officers investigating, was for the former deputy to call regularly at the soft drink parlors. He rarely asked outright for money, but waited for the proprietor to give him from \$25 to \$75.

Those who are furnishing the prohibition office with evidence desired for a case against Jefford, according to Mr. Coates, have all been placed under arrest without their names being made public. They are at liberty on their own recognizance, and will be available if

their testimony is desired by the grand jury.

SHERIFF JOE CLARK MAKES STATEMENT

"I have heard some talk of Jefford's alleged dealings," Sheriff Clark declared over the phone to a Tribune reporter, Monday, from Councilville where he was informed of his former deputy's arrest, "but I put them down as nothing without truth. Anything that he had done has been on his own account and it has only been when we needed a special officer that he has ever been employed since his resignation."

THE MAREY INVESTIGATION

It will be remembered that during the administration of Governor Charles R. Mabey, May 3, 1914, state peace officers, under the direction of George Mabey, the governor's brother, raided the mining camp without first consulting Jefford, who was then a Summit county deputy sheriff. The raid was made after Governor Mabey had received numerous complaints that "things were wide open" and some intimations that officers of the law were not only winking at violations, but taking protection money from the law-breakers. While a great deal of evidence was gathered, when the time came to present it to the grand jury it was found that much had disappeared, according to Governor Mabey, so that the matter was dropped.

THE FISHER SUIT

As a result of the "farce raid" alluded to above, Jefford filed suit against John D. Fisher, one of the county commissioners, who had complained of the law enforcement at the camp. The suit alleged that Fisher had made slanderous remarks about Sheriff's conduct as an officer. The action never came to trial, because of Jefford failing in obtaining evidence against Mr. Fisher.

JEFFORD IN PRISON

Mr. Jefford came up to Park City Tuesday, and to a Record reporter stated he was of the opinion he would be cleared of all charges when all the facts were brought out. He stoutly maintained his innocence as usual, of any wrong doing.

ENTITLED TO COMMENDATION

To the federal officers responsible for Jefford's arrest, Deputy Sheriff Payne, and all others who aided and abetted in the present "clean up" of Park City, commendation is due and is freely given, with the sincere hope that there will be no unnecessary delay, no "backing down" or "unsatisfactory" in making out indictments to the guilty ones, and that the good work of uncovering of "whiskey factories," booze joints and unlawful acts of "crookedness" of the law officers, will continue uninterrupted, with the assurance of every co-operation on the part of the law-abiding element of Summit county.

THE GOOD WORK GOES ON

Messrs. Cox and Patterson, with Deputy Sheriff Frank Payne, are still on the job and have the "bookkeepers" on the run. Tuesday night three more places were raided, and the law-breakers placed under arrest for trial in the state courts.

Justo Records of the annex Hotel, was caught with 200 gallons of wine and a quantity of whiskey at his place.

Joe Koehner was arrested at his residence, and sixty-five gallons of wine and several bottles of "home-brew" confiscated.

The third offender was Al Adams who was arrested at his home, and ten cases of home brew added to the huge quantity of intoxicating liquor confiscated the past week.

Keep young boys, for there are many more yet, who are, and have been for many, many moons, making their living by violating the law. Punishment is coming to them and they deserve it.

THE HANDCUFFS WERE OFFENSIVE

Since Jefford's release on bonds it is stated he had made a great "holier" because he was handcuffed the morning of his arrest, and severely criticizing Federal Officer Cox for so doing.

The federal officer desires it be made clear that his prisoner was handcuffed, not because he had the least fear of the prisoner doing him bodily harm, but for the reason that Jefford had very convincing evidence on his person, in the form of good, U. S. money paid to him for "protection" by a party selling illicit whiskey, and the federal man was too wise to give Jefford the freedom of his hands to destroy this important evidence.

Mr. Jefford has been a peace officer for many years, and he must admit, if he is any way fair, that he received every courtesy at the time of his arrest that he would grant a prisoner under similar circumstances, declare the federal officers.

WAS DEPUTIZED FOR A PURPOSE

M. V. Mitosavich, known as "Honest Mike," was deputized by Chief Prohibition Officer Jackson, to assist in an effort to get evidence against Jefford, and to assist the federal officers in every way possible. Mike is credited with doing effective work.

ANOTHER STILL FOUND

The federal officers, with Deputy Sheriff Payne, unearthed another still Wednesday night, the owner of which they do not care to make public at this time. The name "W. R. Jefford" was on the still, who is claimed as the owner by the man arrested, according to the arresting officers.

GOING TO SALT LAKE

The Record is informed that a number of citizens interested in the cleaning up of conditions in Park City, and the punishment of offenders already in custody, will go to Salt Lake with facts and figures to present to state and court officials, in order to stimulate action in getting at the bottom of the "liquor men" that have caused so much unfavorable publicity for our fair city the past week.



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 803 Norfolk Avenue
Project Number: PL-15-02923
Date: November 11, 2016
Type of Item: Administrative – Material Deconstruction and Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the reconstruction of the historic garage and material deconstruction of non-historic and non-contributory materials at 803 Norfolk Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI). The Historic Preservation Board will be conducting a site visit to this property prior to the regular agenda on November 2, 2016.

Topic:

Address: 803 Norfolk Avenue
Designation: Significant
Applicant: Jim Hewitson (Architect Jon DeGray)
Proposal:
1. Reconstruction of c.1938 corrugated metal garage along Crescent
2. Material Deconstruction of stacked stone retaining walls, historic roof and dormers, chimney, demolition of historic and non-historic foundation elements, historic and non-historic porch elements on the front and side porches, historic doors, replacement of historic and non-historic windows; removal of portions of historic walls in order to accommodate a new addition on the northwest corner of the historic house.

Background:

On August 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 803 Norfolk Avenue. The application was deemed complete on September 6, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval and the request for reconstruction of the historic garage.

There have been very few applications for this property in the past. In 2009, a plumbing permit was issued. This past year, the Park City Council approved a plat amendment for this property on May 19, 2016. The plat has not been recorded at the time of this report.

The current HDDR application is for the renovation of the historic house and reconstruction of the garage at 803 Norfolk.

History of Development on this Site

Isaac R. Prior took out a \$300 mortgage a month after purchasing the parcel at 803 Norfolk Avenue from the Townsite Company in 1886; a four-square or pyramid-roof cottage was constructed on the site. The house was then sold to William B. Jones in 1887, and Jones took out a mortgage of \$193 in 1891 to expand the house as is evident by Sanborn Map Analysis. The hip roofed addition was built to the west and included a porch. Based on its separate entrance, the addition may have been used as an apartment.

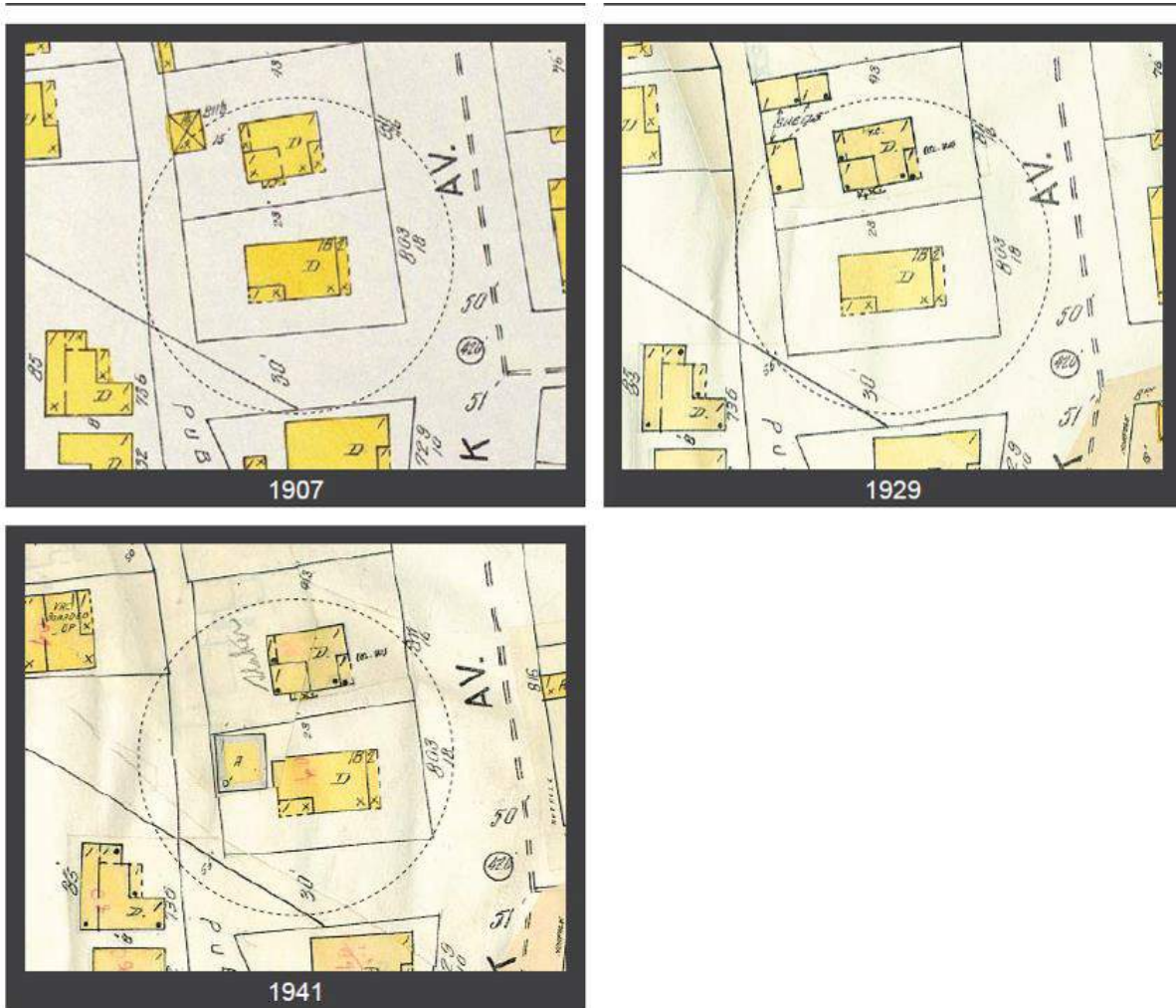


While not shown in the Sanborn Fire Insurance Maps, staff finds that the lower level was constructed early on. Based on the c.1900 photograph below, it appears that the basement addition was constructed prior to the in-line addition to the west in c.1891. It is unclear if the basement addition shown in the photograph is the same basement addition that exists today as the extant lower level features framed walls whereas the c.1900 rear addition to the west is built of single-wall construction.



This c. 1900 photograph shows the basement addition, but not the rear addition. Photo courtesy of the Utah State Historical Society.

The house remained largely unchanged from the 1900 to 1941 as indicated in the Sanborn Map Analysis below. Note that the garage first appears in the 1941 Sanborn Map, and the historic tax cards note a date of construction of 1938



The house largely appeared as it did in the c.1940 historic tax photograph below. As seen in the tax photograph, there was a coal shed to the west of the rear porch on the south elevation. The second bay to the east of the porch had a solid railing and boarded wall adjacent to the house. The west wall of the porch was open to the coal shed.



The property was purchased by Thomas M. and LaVon R. Hewitson in 1949, and is now owned by their children James L. Hewitson and Dorothy L. Foster. The Hewitson family has been helpful in providing additional photographs and remembering significant changes that their parents made to the home.

The homeowner remembers a sleeping porch on the northwest corner of the house. Sleeping porches became popular at the turn of the twentieth century due to the growing popularity of germ theory and fears of tuberculosis. Sleeping porches were constructed to allow families to sleep outside in the fresh air and away from stuffy, warm bedrooms. The fresh air was thought to kill germs. Whereas front porches were intended to be a transition between private interior space and common exterior space, the sleeping porch was generally constructed at the back of the house where it offered greater privacy to the home's inhabitants. Sleeping porches generally consisted of two to three screened walls to maximize air flow.

There is physical evidence of a sleeping porch on the northwest corner of the c. 1900 rear addition and the sleeping porch appears in the 1949 tax card; however, it does not appear in the Sanborn Fire Insurance maps. Nevertheless, staff has found that it is not uncommon for the Sanborn Fire Insurance maps to not accurately present conditions in Park City. After the 1920s, the Sanborn Company did not regularly re-draw their maps, but, rather, often, made corrections directly on earlier versions by hand or trace paper. Further, improved firefighting capabilities and the diminishing risk of fires meant that the

Sanborn maps were less precise. Staff and our preservation consultant find that this may explain why the shed was not included in the early Sanborn maps.

The wraparound porch that extends from the Norfolk façade to the north elevation of the house also does not appear on the Sanborn Fire Insurance Maps, but is noted on the 1949 tax card. Along Norfolk, the lower porch is at ground level, but becomes below grade as it wraps the corner to the north as the grade leads uphill. There is a side door and window on the north elevation below the porch that appear original, so this below-grade entrance was likely constructed at the same time as the basement addition. There is a porch roof on the north side and posts that sit on a concrete retaining wall. Based on the construction of this porch, it appears to date from c.1940. It's unclear whether or not there was always an overhang above the side door to the basement apartment, but the c.1940 porch addition has gained historical significance in its own right.

Following the end of the period of significance—the Mature Mining Era (1894-1930)—and after the historic photo was taken, a number of modifications were made to the house that exist today. A number of windows on the main level of the house were replaced with new aluminum windows. The coal shed on the south elevation was removed in the 1970s and the porch walls were replaced with plywood. The 1968 tax card also notes the house having two dormers, rather than the single dormer on the Norfolk façade. The sleeping porch had also been demolished by 1968 and the house was clad in new asbestos shingle siding. A window was added to the west of the western most basement window. The overall form of the house and its original window and door configuration remained.

Analysis 1: Reconstruction of the Historic Garage

There is a corrugated metal garage on the northwest corner of the property, immediately adjacent to Crescent Tramway. Per the tax cards, the garage was constructed in 1938 as a two-car garage. The driveway from the garage leads to 8th Street as it curves to form Crescent Tram.

The 1938 historic garage is in poor condition and the applicant proposes reconstruction. The reconstruction will be based on photographic and physical evidence, and the applicant proposes to reconstruct the garage in its existing location. Reconstruction, as outlined in LMC 15-11-15, requires Historic Preservation Board review and approval. Building and Planning Department staff have conducted a site visit and examined the condition of the building.

Chad Root, Chief Building Official, toured the site with staff on September 29th and found that the garage was hazardous and dangerous, pursuant to Section 116.1 of the International Building Code. His comments are attached as Exhibit F. Staff has found that the garage is settling in different directions, causing the garage to settle towards the house as well as the street. The garage has settled askew in such a way that the panels have become warped and may not be salvageable. The roof has corroded, and

there are holes where the galvanized corrugated metal panels have rested on the dirt floor. The garage has no foundation, a dirt floor, and minimal wood frame structure.

The [*Design Guidelines for Historic Sites*](#) provide guidance on the Reconstruction of Historic Buildings (pages 38-39). The Guidelines explain that reconstruction is allowed if the Chief Building Official determines the structure to be a hazardous or dangerous building, pursuant to Section 115.1 of the International Building Code AND the building cannot be made safe and serviceable through repair. Reconstruction must be guided by documentation and physical evidence in order to facilitate an accurate re-creation, as the reconstruction cannot be based on conjectural designs or adopted features of different historic buildings. The Guidelines also require that the reconstruction recreate the documented design of exterior features such as the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships. Reconstructions should also preserve and reuse any remaining historic materials found to be safe and/or serviceable. The reconstruction should accurately duplicate the appearance of the historic building in materials, design, color, and texture. Finally, the building may not be reconstructed on a location other than its original site.



This image shows how the garage is settling in different directions.

Additionally, the reconstruction of a historic building or historic structure must comply with [LMC 15-11-15](#). This section of the LMC was recently amended and shifted the review authority from the Planning Director and Chief Building Official to the Historic Preservation Board (HPB). The HPB shall review staff's analysis and find that the project complies with the following criteria in order for the relocation to occur:

(A) CRITERIA FOR RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE.

In approving an Application for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

- (1) The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to PARK CITY MUNICIPAL*

CODE - TITLE 15 LMC, Chapter 11 - Historic Preservation 15-11-19 Section 116.1 of the International Building Code; and

Chief Building Official (CBO) Chad Root inspected the site on September 29, 2016 and has found reconstruction is necessary due to the deteriorated condition of the building's materials and structure (Exhibit F). The garage structure is wood frame and sits directly on the dirt in most places. While the dirt is largely packed down, it has eroded away from the exterior walls in some areas. There are a few places where a makeshift concrete foundation wall has been poured to prevent erosion and stabilize the garage. As noted in the CBO's observations, the building has settled both towards the house to the east as well as Crescent Tramway to the northwest. This settlement has pulled the structural members in two directions, causing many to detach from the roof and wall structure.

Chad Root concluded that the structure is in poor condition and should be considered for reconstruction based on the deficiencies. He found that the material of the garage has deteriorated to a condition that it cannot be reasonably repaired, nor was it reasonable to attempt to move the structure or dismantle it for panelization.

(2) The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and

As noted by the CBO, the wood frame structure of the historic garage is failing due to the uneven settlement and wracking of the garage structure. The CBO found that reconstruction was the best method to preserving the structure and ensure its future longevity. The engineer's report (Exhibit H) only says that the garage is in bad condition and shall be rebuilt.

The applicant has found that the corrugated galvanized steel panels has no lateral capacity and needs to be removed in order to reconstruct the structural frame of the garage and sheath the new structure in plywood. As the walls sit directly on the dirt, many have corroded and deteriorated to create holes in the wall panels. The wracking of the structure has also caused many of the panels to warp. The roof is corroded and showing signs of deterioration as well. The metal is in poor condition and the applicant finds that re-using any existing metal panels will be difficult as there is not enough useable material to salvage.

(3) The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

The applicant proposes to reconstruct the garage. As required by the Design Guidelines, the reconstruction will be guided by documentation and physical

evidence in order to facilitate an accurate re-creation. Though the original materials may be beyond repair, they can be used to create accurate reconstructions of the building and its details. The reconstruction will include recreating the documented design of the exterior features such as building form and dimensions, roof shape, entrances, doors and their spatial relationships; any modifications to these materials is addressed as part of the Material Deconstruction review on the garage. The reconstructed building will accurately duplicate the appearance of the historic building, as it existed historically, in materials, design, and texture. The applicant proposes to reconstruct the building at its current site.

The applicant believes that the majority of the wall panels can no longer be made safe and serviceable through repair and need to be replaced. Staff finds that every effort should be made to salvage any panels that can be reused and that any panels that are beyond repair shall be replaced in-kind. Originally, these panels were galvanized steel and had a shiny, reflective appearance. Staff does not want the new panels to detract from the corroded, historic panels. Staff is proposing the following Conditions of Approval:

#4. Any corrugated metal wall panel that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated wall panels in-kind with new corrugated steel panels that match the existing in design, dimension, texture, material, and finish. The new corrugated metal panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials.

#5. Any corroded steel roof panels that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated roof panels in-kind with new steel panels that match the existing in design, dimension, texture, material, and finish. The new metal roof panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials. These panels shall not be reflective. Special attention shall be paid to duplicate the architectural detailing of the ridge cap.

Analysis 2: Material Deconstruction

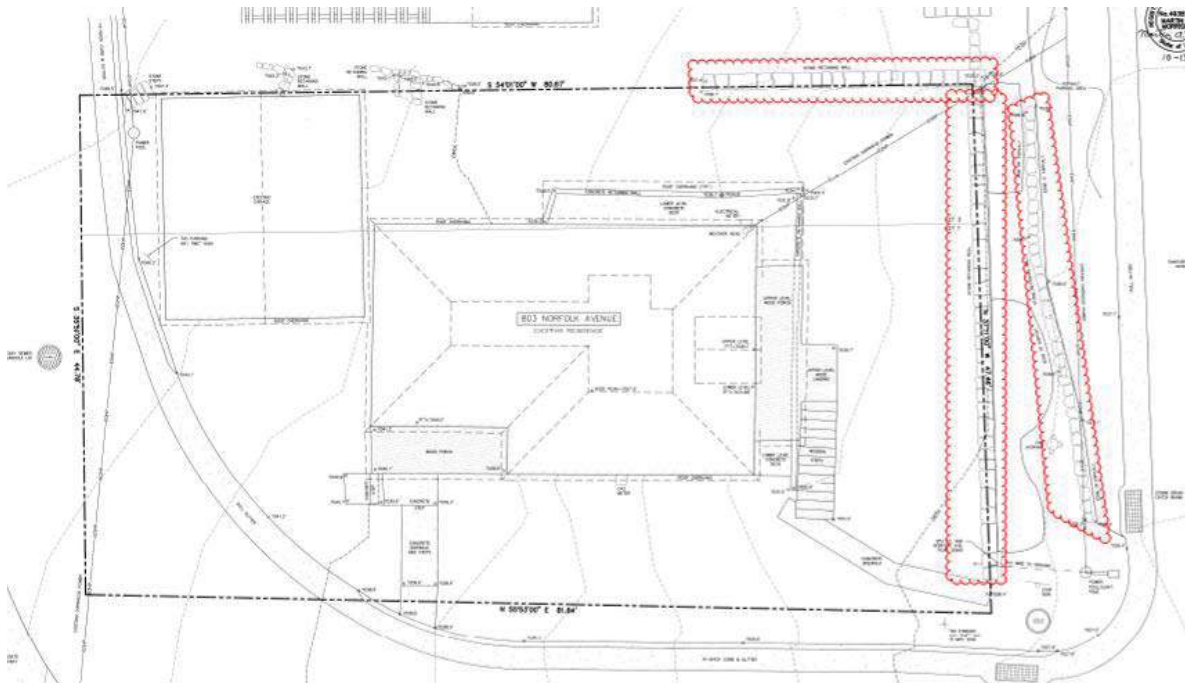
This house has had minimal alterations since the end of the Mature Mining Era (1894-1930). The applicant has removed the asbestos cement shingle siding to reveal the original wood siding as well as uncover ghostlines of past features. The applicant is proposing to construct a small sleeping porch addition on the northwest corner of the existing house and enclose an existing porch on the southwest corner (8th Street elevation) to gain additional living space. A new basement foundation will be poured beneath the house and garage. The garage currently sits less than one foot from the rear (west) wall of the house and it will be connected to the house as part of this rehabilitation. Staff has analyzed the specific scope of work for the material deconstruction below:

1. SITE DESIGN

The site has a moderate uphill slope of approximately 18 feet from the east side of the property along Norfolk Avenue to the west side along Crescent Tram. There are existing stone retaining walls along the east and north property lines. These walls are in poor condition and the Engineer's report notes that they are moving 5 to 12 inches horizontally at the top of the walls, creating a dangerous situation. The applicant proposes to reconstruct these walls with new stacked stone walls that are in keeping with the historic character of the district. A new stacked stone wall will also be constructed along the south property line, adjacent to 8th Street to help retain grade.

The age of these walls are unclear as they are not depicted in the Sanborn Fire Insurance Maps or the historic photographs of the site. Based on their method of construction, staff finds that they are over 50 years old and were likely constructed before the end of the historic period in 1930.

Staff finds that the proposed work to reconstruct the retaining walls mitigates any impact that will occur to the visual character of the neighborhood and any impact to the architectural integrity of the site's buildings.



Site Plan showing the location of the existing retaining walls.

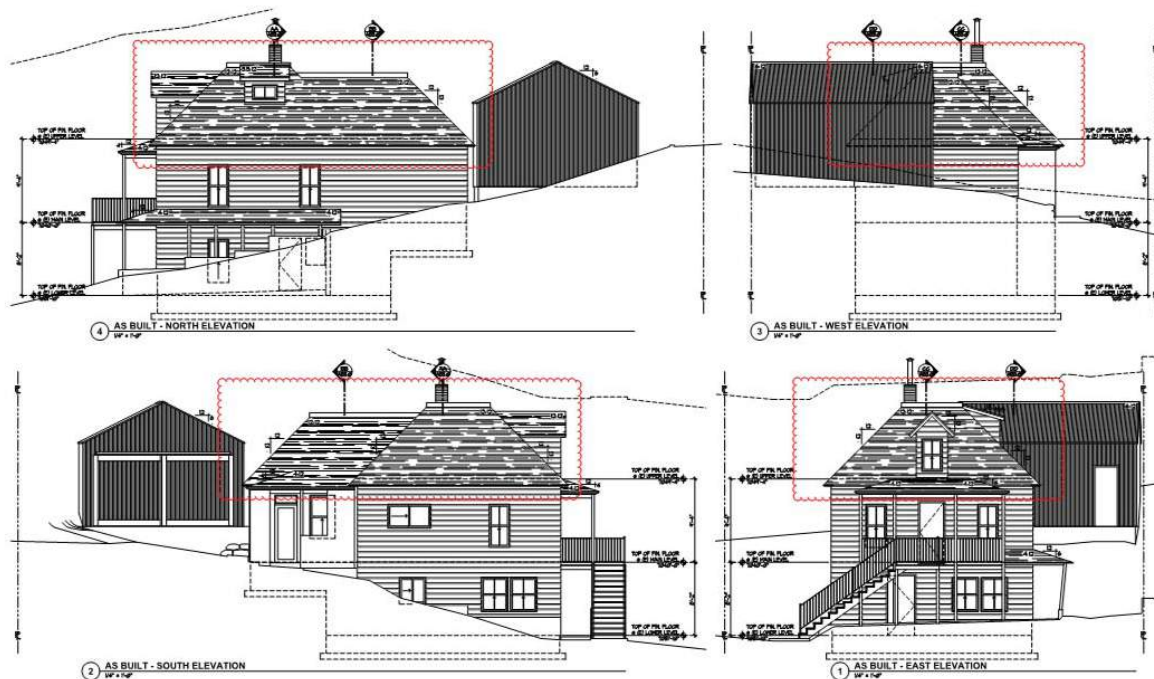
2. ROOF

The original c.1887 house features a truncated hip roof with a flat deck at the top center of the hip roof. The hipped-roof addition to the west of the original house was constructed before 1900. The original c.1887 roof has an original east-facing gable dormer. There is also a north-facing shed dormer that appears to have been added

early on, but is first documented in the 1968 tax card. The entire roof structure is wood framed and consists of simple, 1x4 and 2x4 framing.

The Engineer's Report notes that the existing roof structure is not structurally sound. The existing 2x4 roof joists are at 24" on center on a sloped roof spanning 8 to 12 feet. The 12 foot roof joists are at 12% capacity of the code and the 8 foot roof joists are 16% capacity of the code. The existing roof deck consists of 1x wood plank installed perpendicular to the existing joists and does not have any capacity of the shear diaphragm value. The addition to the west was found to be in poor condition.

The applicant is proposing to remove the entire roof structure and reconstruct the roof. Due to the close proximity of the roof joists and the shape of the roof, the applicant has found that sistering the existing structural members with new roof joists is nearly impossible as the roof framing is very cut up with dormer framing and short rafters. The applicant finds that it would be near impossible to sister alongside the short rafter pieces and new hip beams. The proposed reconstruction will match the original in design, dimension, and material. The new roof will be sheathed in architectural grade asphalt shingles.

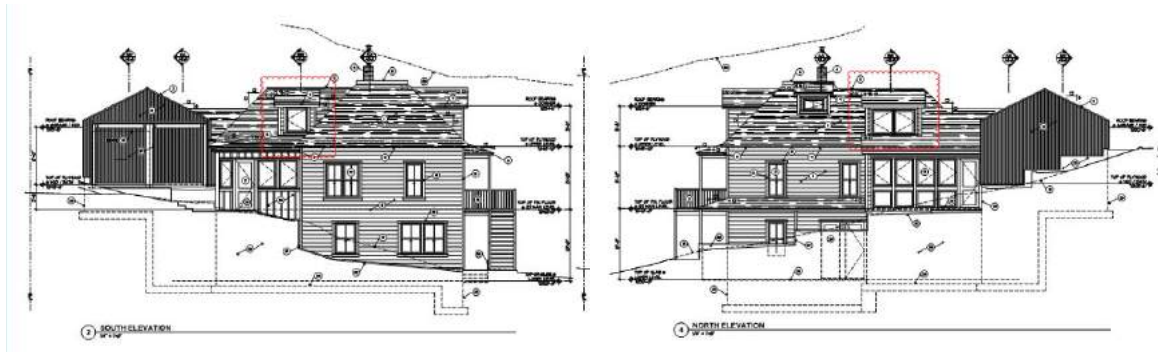


Removal of the roof.

The reconstruction of the roof is necessary for the rehabilitation of the structure and the proposed work to accurately reconstruct the roof mitigates any impact to the architectural integrity to the building to ensure the structural stability of the building.

HPB Discussion Requested.

Additionally, the applicant proposes to construct two (2) new shed dormers—one on each side—on the reconstructed roof of the c.1887 addition. The proposed dormers are consistent with the scale of the building. Staff finds that the new dormers are appropriate as they are beyond the midpoint of the historic house and are located toward the rear of the building where they do not detract from the historic façade of the house.

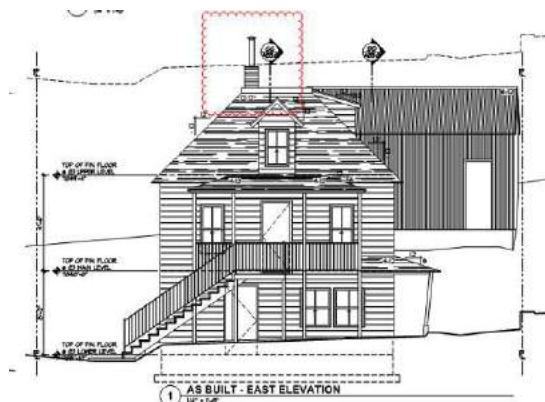


Location of new dormers on the reconstructed roof.

Staff finds that the new dormers are exterior changes that will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site. Further, the proposed exterior changes shall not damage or destroy the exterior architectural features of the property which are compatible with the character of the historic site. Staff recommends adding Condition of Approval 6, stipulating that the new roof dormers must be a minimum of 6" below the ridge of the historic roof.

3. CHIMNEY

The brick chimney is visible in the c.1940 tax photo. The chimney appears to have been shortened after 1940 and there is evidence of Portland Cement repairs. The applicant is proposing to remove the entire stack of the historic chimney. Salvaged bricks from the interior and exterior portions of the stack will be reused to reconstruct the chimney above the roofline of the historic house.



Chimney proposed to be reconstructed.

Staff finds that the proposed material deconstruction is necessary for the restoration and reconstruction of the chimney.

4. EXTERIOR WALLS

As previously described, the applicant has removed the post-1940 asbestos cement siding to uncover the original and historic drop novelty wood siding. The historic wood trim has also been removed, documented, and salvaged as part of the asbestos cement siding removal. The applicant proposes to restore the original wood siding. The applicant finds that the only way to pour a new foundation is to remove the lower level wall panels and brace the house so that the excavation equipment could dig out the lower level to construct a new foundation. The applicant finds that it would not be possible to maintain these lower level walls in-place and be able to dig out the foundation.

The majority of the original siding is in fair to good condition as it was largely protected beneath the asbestos cement siding. Nevertheless, staff finds that some of the individual siding and trim members will be damaged and deteriorated beyond repair. Staff proposes the following Condition of Approval to address this.

#7. Where the historic exterior materials cannot be repaired, they will 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 Project 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 Project Planner.

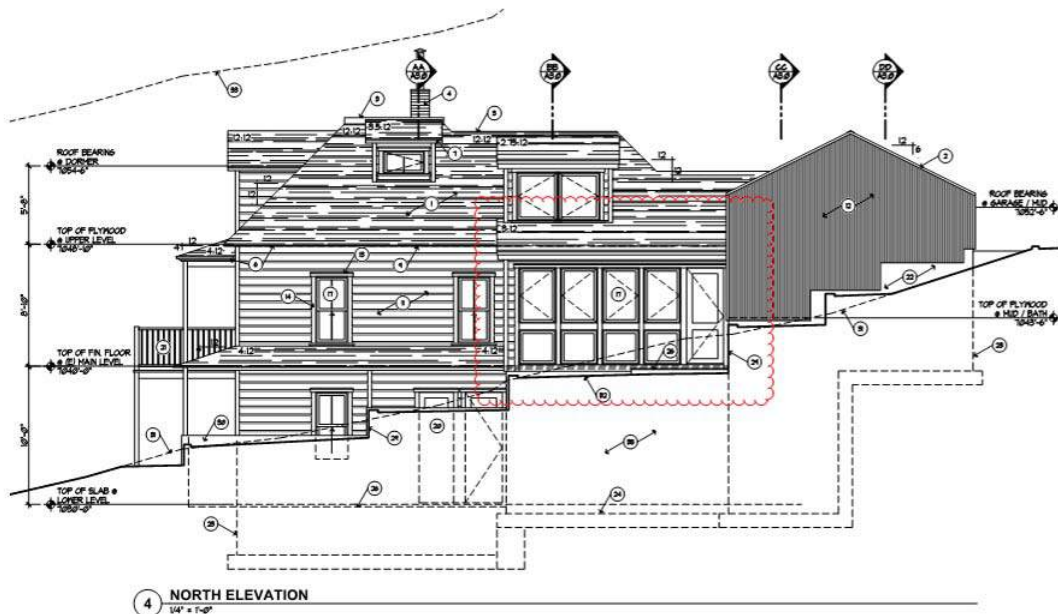
Staff finds that the proposed siding restoration is routine maintenance and does not require Historic Preservation Board Review.

On the north elevation of the rear addition, the exterior wall consists of painted vertical boards that sit directly on the dirt. This wall had previously been an interior wall between the house and the 10 foot by 10 foot sleeping porch documented on the 1968 tax card. The applicant is proposing to remove and reconstruct this wall as an IBC-compliant framed wall. The new sleeping porch addition will be constructed along this wall and attach to the garage wall to the west.



The wall on the left is the original wall between the house and sleeping porch. Note how the garage is pulling away from the wall of the house.

While the new sleeping porch addition is proposed in the same location as the now-lost sleeping porch, it will not be an accurate reconstruction. The new addition will need to comply with current setbacks and the lack of physical and photographic evidence of the original would make an accurate reconstruction difficult. Further, the proposed sleeping porch will reflect the openness of the original but feature glass windows so that the interior can be conditioned space rather than an outdoor room.



Proposed sunporch addition on the northwest corner of the historic house.

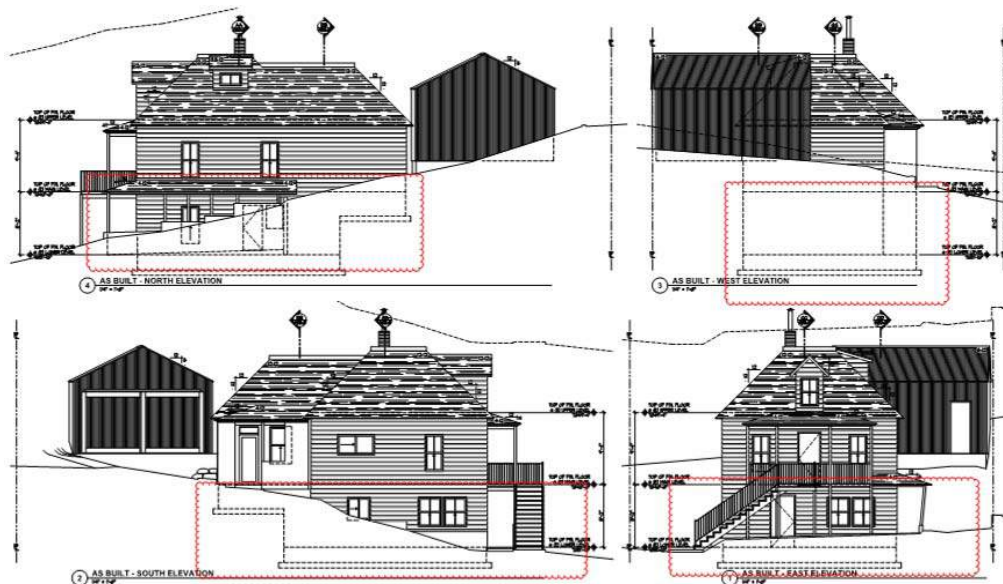
Staff finds that the alterations to the exterior siding to accommodate the new sleeping porch addition shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Finally, the applicant's exploratory demolition has confirmed the single-wall construction of this house. The applicant will evaluate the structural integrity of the walls during the interior demolition and repair the walls as necessary. The applicant intends to frame new stud walls on the interior of the house and rebuild the floor structure to improve the home's structural stability.

5. FOUNDATION

The historic photograph from c.1900 shows that the main level of the house was elevated above grade, revealing a walkout basement level that was constructed into the hillside. It is unclear when the existing basement level was constructed or if it is the same basement addition that was built before the 1891 addition. The 1949 and 1958 tax cards note that there is no foundation. This level is largely constructed of framed walls with some limited concrete walls along the south wall. This is the only portion of the house that features framed walls and not single-wall construction. The Engineer's Report (Exhibit H) notes that the existing building has sandstone footings but the footings are so deteriorated that they can be removed by hand and are no longer holding up the house.

The applicant is proposing to raise the house two feet (2') in order to pour a new concrete foundation beneath the house and the garage. On the Norfolk façade (east elevation), the new foundation will not be visible. The foundation will be re-clad with salvaged historic siding on the 8th Street (south) façade in order to conceal the new foundation. In order to complete this work, the existing foundation sections will be demolished.



Foundation level proposed to be removed.

Staff finds that the proposed material deconstruction is required for the rehabilitation of the building. Further, the proposed exterior changes shall not damage or destroy

the exterior architectural features of the subject property which are compatible with the character of the historic site.

6. PORCH

There are three existing porches on this house and each requires a specific scope of work.

Front Porch- Upper Level

The house was originally constructed with a two-story, partial-width, hipped-roof porch that extended across the Norfolk façade. The upper level of the porch was accessible from stairs facing 8th Street. As depicted by the c.1940 tax photograph, the porch consisted of roughly three bays separated by square wood columns and was wrapped with a plain wood railing. The posts and railing were replaced by new metal columns and railings likely in the 1960s.

The porch is largely deteriorated. The wood stair structure has deteriorated and the structural members have detached from the original structure. The porch floor shows sign of wood rot and the porch railings and posts are not historic. The applicant proposes to completely reconstruct the porch.



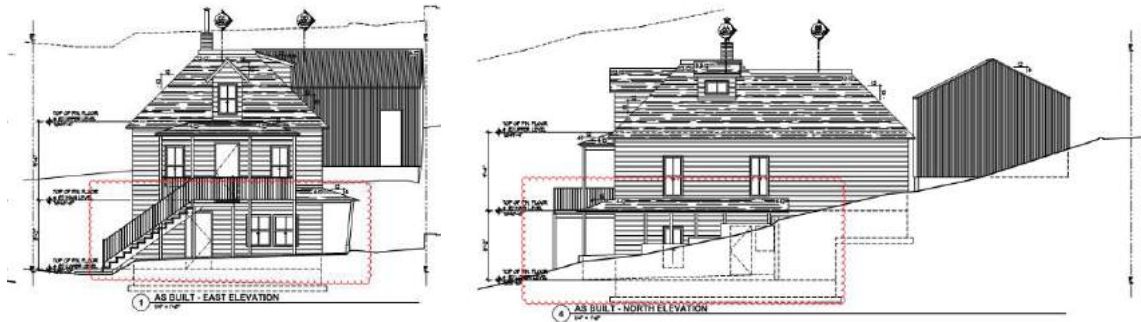
Upper level front porch proposed to be reconstructed.

Staff finds that the reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.

Front Porch- Lower Level

The lower level of the porch was constructed at the same time as the upper level; however, the porch was extended to wrap around the north elevation of the house sometime after 1907. The door openings on the north elevation of the house appear original, so it is likely that there was an overhang above this side entrance. Because of the grade change, the porch floor is at grade on the east (Norfolk) side but is below grade along the north elevation. There is a failing poured concrete wall along the north side that retains the soil and supports the simple wood posts holding up the shed roof along the north side of the house. Due to the settling of the concrete wall, the porch posts have become detached from the roof and concrete wall.

The applicant is proposing to reconstruct this porch. The porch roof will be reconstructed and a new concrete retaining wall will be poured along the north side. New drains will be added to address water issues.



Lower level wood and concrete porch proposed to be reconstructed.

Staff finds that the reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.

Side Porch

There is also a side porch on the south elevation of the c. 1891 rear addition. In a c.1950 photograph provided by the applicant, the west wall of the porch is closed in by a wood shed structure and the east half of the porch appears to have a solid rail. The porch has since been covered with painted plywood so that only the west bay of the house is open to access the kitchen door.



C.1950 photorgraph showing the wood shed on the left side of the porch.

The porch is in poor condition. The wood floor sits directly on the dirt and is largely rotted through. The plywood walls of the porch are not original and the wood shed has been lost. The applicant is proposing to reconstruct this side porch as an

enclosed porch. The porch will retain its original size and scale; however, new windows will be installed to enclose the porch.



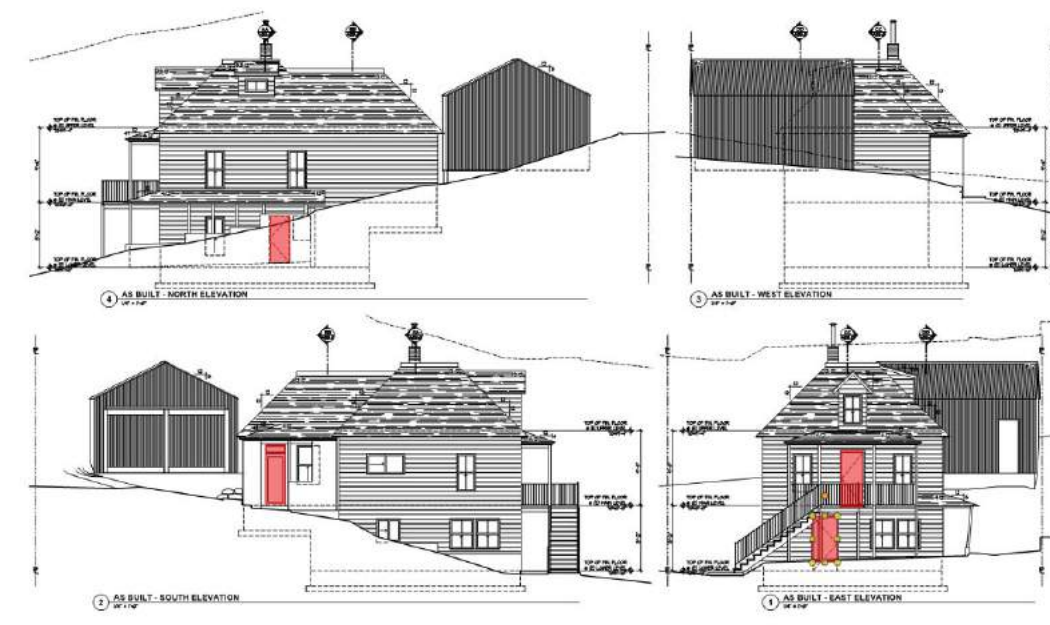
The applicant is proposing to enclose the rear porch.

Staff finds that the proposed enclosure of the porch will not impact the architectural integrity of the house. This porch is at the rear corner of the building as it was meant to be secondary; the two-story front porch on the Norfolk façade is the character-defining feature of this house. Further, the enclosure will maintain the openness of the porch and allow it to continue to read as a porch element. Staff finds that this proposed exterior change will not damage or destroy the exterior features of the subject property and will not have a detrimental effect on the historic district.

HPB discussion requested.

7. DOORS

Per the applicant's Physical Conditions Report, there are four doors on the historic house. These doors are all over 50 years old and in fair to poor condition. Three of the doors have door frames that are no longer square with the door, the paint has deteriorated, and the hardware is loose.



The applicant is proposing to replace all of the doors with new wood doors. The doors on the Norfolk façade will match the historic doors. The door on lower level of the north elevation, below grade, will be expanded to a patio door. Staff finds that this is a minimal change and will not be visible from the primary right-of-way.

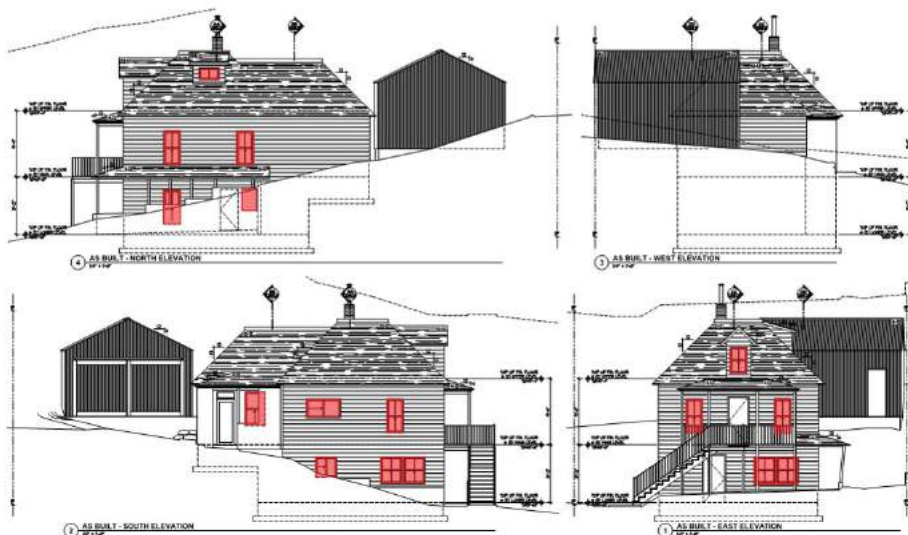


Proposed location of expanded door opening.

Staff finds that the proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

8. WINDOWS

There are sixteen (16) existing window openings on the exterior of the structure. Of these, fourteen of the existing windows are believed to be historic wood windows and two non-historic aluminum windows. The historic wood windows vary from fair to poor condition. They are experiencing wood rot, warping, paint deterioration, and many are no longer operable.



Red indicates the existing windows to be replaced.

Staff finds that the proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

In addition to the existing window openings, the applicant is proposing to expand one window on the main level of the historic c.1887 house with new side-by-side double-hung windows. Staff finds that while this window opening may be original, the expansion of the windows to create double-hung window openings will not detract from the historic integrity of the house. These windows are located beyond the midpoint and the proposed new windows are in keeping with the historic character of the house.

The applicant is also proposing to expand a lower level basement window beneath this window opening that will match the size of the historic windows to the east. Again, this modification is occurring beyond the midpoint and towards the back of the historic structure. These changes are minor and will not detract from the historic integrity of the house and are in keeping with the historic character of the house.



Proposed window alterations.

Staff finds that these proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the reconstruction of the historic garage and material deconstruction of non-historic and non-contributory materials at 803 Norfolk Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 823 Norfolk Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.

3. Based on Sanborn Fire Insurance map analysis, the house was constructed between 1886 and 1889 as a four-square or pyramid-roof cottage. Following its initial construction, an addition was constructed off the west (rear) elevation c.1900. A basement addition was also added prior to 1891 as is evident by historic photographs. The existing historic garage, located on the northwest corner of the site was constructed c.1938 and first appears in the 1941 Sanborn Fire Insurance map.
4. On August 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and reconstruction of the historic garage at 803 Norfolk Avenue; the application was deemed complete on September 6, 2016. The HDDR application is still under review by the Planning Department.
5. The applicant proposes to reconstruct the historic c.1938 corrugated metal garage located on the northwest corner of the site.
6. The proposal to reconstruct the c.1938 garage complies with LMC 15-11-15 Reconstruction of a Historic Building or Historic Structure. Chief Building Official Chad Root inspected the site on September 29, 2016, and found the structure to be hazardous or dangerous based on its visible leaning, failing foundation, and deterioration of its materials. The applicant's structural engineer has also found that the building cannot be made safe and/or serviceable through repair due to the significant racking of the building and the stress on existing materials. Finally, the applicant proposes to reconstruct the garage in its original location based on documentation and physical evidence to facilitate an accurate re-creation.
7. The applicant intends to remove existing stone retaining walls along the east and north property lines. These walls are in poor condition and the Engineer's report notes that they are moving 5 to 12 inches horizontally at the top of the walls, creating a dangerous situation. It is unclear when these walls were constructed; however, based on their construction and composition, staff estimates they are at least 50 years old and were likely built c.1930. The proposed work to reconstruct the retaining walls mitigates any impact that will occur to the visual character of the neighborhood and any impact to the architectural integrity of the site's buildings. The existing historic roof form is a truncated hip above the original four-square house and a truncated hip above the c.1900 addition to the west. There is an original east-facing dormer and a north-facing shed dormer that is first mentioned in the 1968 tax card. The entire roof structure consists of 1x4 and 2x4 framing. The Engineer's Report finds that the existing roof is not structurally sound as is evident by the lack of shear diaphragm value. The applicant is proposing to reconstruct the entire roof structure. The reconstruction of the roof is necessary for the rehabilitation of the structure and the proposed work to accurately reconstruct the roof mitigates any impact to the architectural integrity of the building to ensure the structural stability of the building.
8. The applicant proposes to construct two (2) new shed dormers on the north and south sides of the house. The new dormers are exterior changes that will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

The brick chimney is likely original to the historic four-square house. The chimney may have been shortened after 1940 based on photographic evidence and has

been repaired with Portland Cement. The applicant is proposing to remove the entire chimney stack and reconstruct it. The proposed material deconstruction is necessary for the restoration and reconstruction of the chimney.

9. The post-1940 asbestos cement siding has been removed and the applicant has found that the original and historic drop-novelty wood siding is in place. The applicant proposes to restore the original siding. The proposed siding restoration is routine maintenance and does not require Historic Preservation Board Review. The applicant is also proposing to remove an exterior wall on the northwest corner of the house. The wall consists of painted vertical boards that sit directly on the dirt and the wall was previously an interior wall separating the house from a sleeping porch. The alterations to the exterior siding to accommodate the new sleeping porch addition shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.
10. The Engineer's Report finds that the existing building has sandstone footings but the footings are so deteriorated that they can be removed by hand and are no longer holding up the house. The applicant is proposing to raise the house two feet (2') in order to pour a new concrete foundation beneath the house and the garage. The proposed material deconstruction is required for the rehabilitation of the building. Further, the proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.
11. The house was originally constructed with a two-story, partial-width, hipped-roof porch that extended across the Norfolk façade. The upper level of the porch was accessible from stairs facing 8th Street. As depicted by the c.1940 tax photograph, the porch consisted of roughly three bays separated by posts and railings that were added in the 1960s. Due to the amount of material deterioration on the porch, the applicant proposes to reconstruct the porch. The reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.
12. The lower level of the porch was constructed at the same time as the upper level; however, the porch was extended to wrap around the north elevation of the house sometime after 1907. There is a failing poured concrete wall along the north side that retains the soil and supports the simple wood posts holding up the shed roof along the north side of the house. Due to the settling of the concrete wall, the porch posts have become detached from the roof and concrete wall. The applicant is proposing to reconstruct this porch. The reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.
13. There is also a side porch on the south elevation of the c. 1891 rear addition. In the c.1940 tax photograph, the west wall of the porch is closed in by a wood shed structure and the east half of the porch appears to be boarded. The porch has since been covered with painted plywood so that only the west bay of the house is open to access the kitchen door. The applicant is proposing to reconstruct this side porch as an enclosed porch. The proposed enclosure of the porch will not impact the architectural integrity of the house.
14. Per the applicant's Physical Conditions Report, there are four doors on the historic house. These doors are all over 50 years old and in fair to poor condition. The

applicant is proposing to replace all of the doors with new wood doors. The proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

15. There are sixteen (16) existing window openings on the exterior of the structure. Of these, fourteen of the existing windows are believed to be historic wood windows and two non-historic aluminum windows. The historic wood windows vary from fair to poor condition. The proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.
16. the applicant is proposing to expand one window on the main level of the historic c.1887 house with new side-by-side double-hung windows and expand a lower level basement window beneath this window with a new window that will match the size of the historic windows to the east. these proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC **15-11-15**.
Reconstruction of the Historic Building and/or Structure on a Landmark Site.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
3. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.
4. Any corrugated metal wall panel that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated wall panels in-kind with new corrugated steel panels that match the existing in design, dimension, texture, material, and finish. The new corrugated metal panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials.

5. Any corroded steel roof panels that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated roof panels in-kind with new steel panels that match the existing in design, dimension, texture, material, and finish. The new metal roof panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials. These panels shall not be reflective. Special attention shall be paid to duplicate the architectural detailing of the ridge cap.
6. The new dormers on the north and south sides of the historic west addition will be constructed a minimum of 6 inches below the ridgeline.
7. Where the historic exterior materials cannot be repaired, they will 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 Project 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 Project Planner.

Exhibits:

- Exhibit A – HPB Checklist for Material Deconstruction
- Exhibit B – Historic Sites Inventory Form
- Exhibit C – Updated Plans, dated October 14, 2016
- Exhibit D – Physical Conditions Report
- Exhibit E – Historic Preservation Plan
- Exhibit F – Chief Building Official's Determination Letter, 10.3.16
- Exhibit G – DeGray Physical Conditions Report for Garage
- Exhibit H – Shen Engineering Report

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 803 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-137-A

Current Owner Name: HEWITSON JAMES L & FOSTER DOROTHY L (JT) Parent Parcel(s):

Current Owner Address: PO BOX 291, PARK CITY, UT 84060-0291

Legal Description (include acreage): **Legal** SUBD: SNYDERS ADDITION BLK 14 BLOCK: 14 LOT: 1-2 PLAT: 0S 16 T 2S R 4E ALL LOT 1 & S1/2 LOT 2 BLK 14 SNYDERS ADDITION TO PARK CITY TWD-439 SMISC-587 769-718 992-499 (REF:1505-1172 &1508-1812) 1505-1170-1174-1176, 0.07 AC

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
☒ Significant Site
☐ Not Historic

Reconstruction

- Date:
 Permit #:
☐ Full ☐ Partial

Use

- Original Use: Residential
 Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Foursquare type / Vernacular style

No. Stories: 2

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

Number of associated outbuildings and/or structures: ☒ accessory building(s), # 1; ☐ structure(s), # ____.

General Condition of Exterior Materials:

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

☒ Fair (Some problems are apparent. Describe the problems.): Wooden trim and porch supports on the façade have peeling paint and water damage. The outer layer of siding on the elevation facing the garage is peeling, exposing the unpainted drop wooden siding.

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

☐ Uninhabitable/Ruin

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

Foundation: The 1949 and 1958 tax cards note that there is no foundation. The foundation is not visible in the available photographs and therefore neither its material nor existence can be verified.

Walls: The drop/novelty wooden siding as seen in the c. 1940 tax photograph has been sheathed in what appears in the 1995 and 2006 photos to be asbestos cement siding.

Roof: The roof is hipped with a flat central portion, a deck roof, and clad in presumably composition shingles. The brick chimney as visible in the c. 1940 tax photo has most likely been lowered as it is barely visible in the 1995 and 2006 photographs.

Windows/Doors: The windows seen in the photographs are either two-over-two or one-over-one double-hung wooden sash. The simple casings are wooden. The one-over-ones are presumably replacements between c.1940 and 1995. The first floor door on the façade is wooden with two panels and a single large light. It appears to be original. The second floor entry door is not clearly visible in the 1995 or 2006 photographs because of the screen or storm door but appears to have a single large light.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story frame foursquare house has an unusual second story entry with an external wooden staircase. The wooden stairway as seen in the c. 1940 tax photograph has metal railings in the 1995 and 2006 photographs. The front-facing dormer is gable-roofed and the side roof dormer appears to be shed-roofed. The original siding has either been replaced, but more likely is completely covered by the asbestos siding.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set into a sloping lot so that the basement opens at full height on the façade. The lot has lawn but no other vegetation visible. A two-car c. 1938 garage is sheathed in galvanized corrugated metal and set at the rear of the house. This structure does not appear in the tax photo but is seen in the 1995 and 2006 photographs. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The 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 foursquare form is an early house type built in Park City during the mining era.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

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

Date of Construction: c. 1916¹

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

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.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: Accessory building. Camera facing north, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Recorder

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

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

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>688</u>	\$	\$ <u>1391</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 4 1/2 Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>110.</u> <i>FD</i>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>HIP</u> Mat. <u>SHG</u>		
Dormers—Small <u>1</u> Med. — Lg. —	<u>50.</u>	
Bays—Small — Med. — Lg. —		
Porches—Front <u>176 @ 1.00</u>	<u>139</u>	
Rear <u>56 @ 1.00</u>		
Cellar—Basin't— <u>1/4</u> <u>1/2</u> <u>1/2</u> <u>1/2</u> <u>1/4</u> full-floor <u>Fir.</u>	<u>281</u>	<u>40.</u>
Basement (Apts.)—Rooms Fin. <u>3</u>	<u>271</u>	
Attic Rooms <u>1</u> Fin. <u>1</u> Unfin. —	<u>163</u>	
Plumbing—{ Class <u>2</u> Tub <u>2</u> Trays <u>2</u> Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> Urns. — Ftns. — Shr. — Dishwasher — Garbage Disp. —	<u>665</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. — Oil — Gas — Coal —		
Air Conditioned — Incinerators —		
Radiant—Pipeless —		
Finish—{ Hd. Wd. — Floors—{ Hd. Wd. — Fir. <u>1</u> — { Fir. <u>1</u> — Conc. —	<u>80</u>	
Cabinets <u>2</u> Mantels —		
Tile—{ Walls — Wainscot. — Floors —		
Lighting—Lamp — Drops <u>1</u> Fix. —		
<u>WOOD LINED - STUDS</u>		<u>75</u> <i>VAL.</i>
Total Additions and Deductions	<u>1649</u>	<u>225</u>
Net Additions or Deductions	<u>225</u>	\$ <u>1424</u>

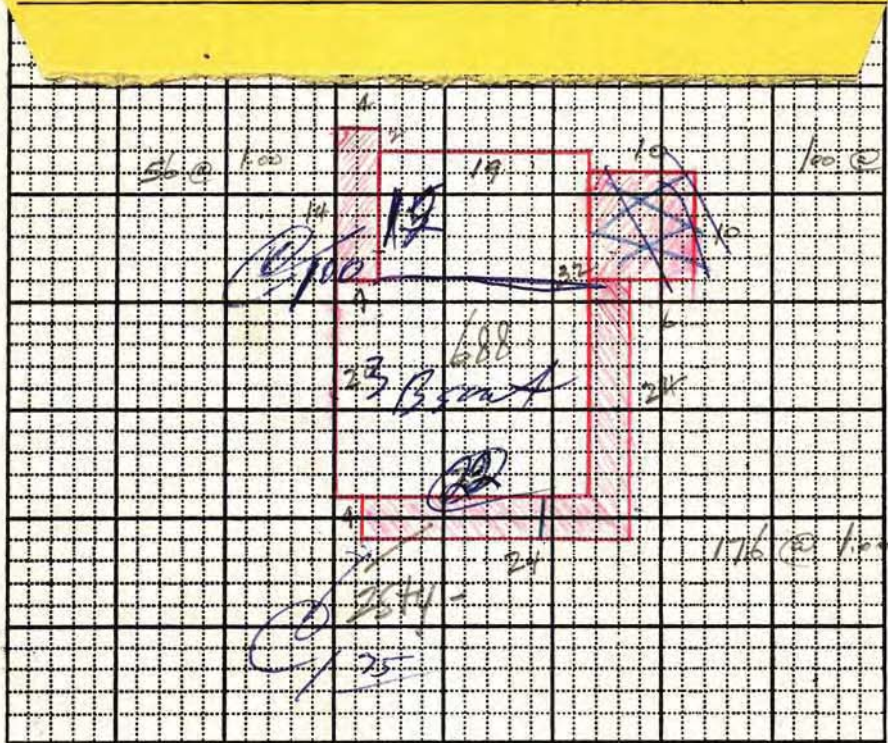
Age 33 Yrs. by { Est. Owner
Tenant
Neighbors
Records } REPRODUCTION VALUE \$ 2815
 Depr. 0 1-2-3-4-5-6 46/54 % \$ 1520
 Reproduction Val. Minus Depr. \$ 1520
 Remodeled Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% 3% _____
 Cars 2 Walls GI _____
 Roof GI Size 18 x 20 Age 11 _____
 Floor DIRT Cost 18/67 Depreciated Value Garage \$ 121
 Remarks AV. AGE RECORDED Total Building Value \$ _____
ON OLD CARD 25 YRS (1941)

Summit COUNTY SERIAL NO. SA 137A 336

OWNER'S ADDRESS Park City

LOCATION All lot 1 & S¹/₂ lot 2, B1K11

S.A.P.C

[illegible]

Serial No. SA 137A

Location Block 14SA Lot 1 + S¹/₂ Lot 2
 Kind of Bldg. PBS St. No. 803 Norfolk Ave
 Class 3 Type 1 2 3 4. Cost \$ 1435 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		688		\$ 1435
	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 Hip Mtl. Sdg.

Dormers—Small — Med. — Large —

Bays—Small — Med. — Large —

Porches—Front 176 @ 100 176

Rear 56 @ 100 56

Porch — @ —

Metal Awnings — Mtl. Rail —

Basement Entr. — @ —

Planters — @ —

Cellar-Bsmt. — 1/₄ 1/₂ 2/₃ 3/₄ Full Floor conc. 245

Bsmt. Apt. — Rooms Fin. — Unfin. 585

Attic Rooms Fin. 2 Unfin. 217

Plumbing { Class 1 Tub 1 Trays —

Basin 1 Sink 1 Toilet 1 600

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. —

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 —

② Cabinets 2 Mantels —

Tile—Walls — Wainseot — Floors —

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

Total Additions 1579

Year Built — Avg. 42 Current Value \$ 3314

Age 1949-33 Age 42 Commission Adj. — %

Inf. by { Owner - Tenant - Bldg. Value

Neighbor - Record - Est. Depr. Col. 1 2 3 4 5 6 45 %

Remodel Year — Est. Cost — Current Value Minus Depr. \$ 1491

Garage—Class 1 Depr. 2% 3% Carport—Factor —

Cars 2 Floor Wood Walls GI Roof GI Doors 2

Size 18 x 20 Age 1938 Cost 217 x 40 % 87

Other —

Total Building Value \$

Appraised 4-25- 19 58 By 1302

5A 137A
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 803 NORFOLK Ave

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	722		\$ 3264	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone — Conc. — Sills —

Ext. Walls —

Roof Type Hip Mtl. Shtg

Dormers—Small 2 Med. — Large — 160

Bays—Small — Med — Large —

Porches—Front 92 @ 125 115

Rear 56 @ 125 70

Porch 72 @ .75 54

Planters — @ —

Ext. Base. Entry — @ —

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full — Floor conc 521

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. 160 190

Attic Rooms Fin. 160 Unfin. —

Plumbing { Class 1 Tub. 1 Trays 1
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. — Shr. St. — O.T. —
Dishwasher — Garbage Disp. — 550

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

Oil — Gas X Coal — Pipeless — Radiant — 323

Air Cond. — Full — Zone —

Finish—Fir. ✓ Hd. Wd. — Panel —

Floor—Fir. ✓ Hd. Wd. — Other —

Cabinets 1 Mantels. —

Tile—Walls — Wainscot — Floors —

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

Awnings — Metal — Fiberglass —

Total Additions 2143

Year Built 1916 Avg. 1. 1910 Replacement Cost 5407

1965 Age 2. Obsolescence

Inf. by Owner Tenant - Adj. Bld. Value

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

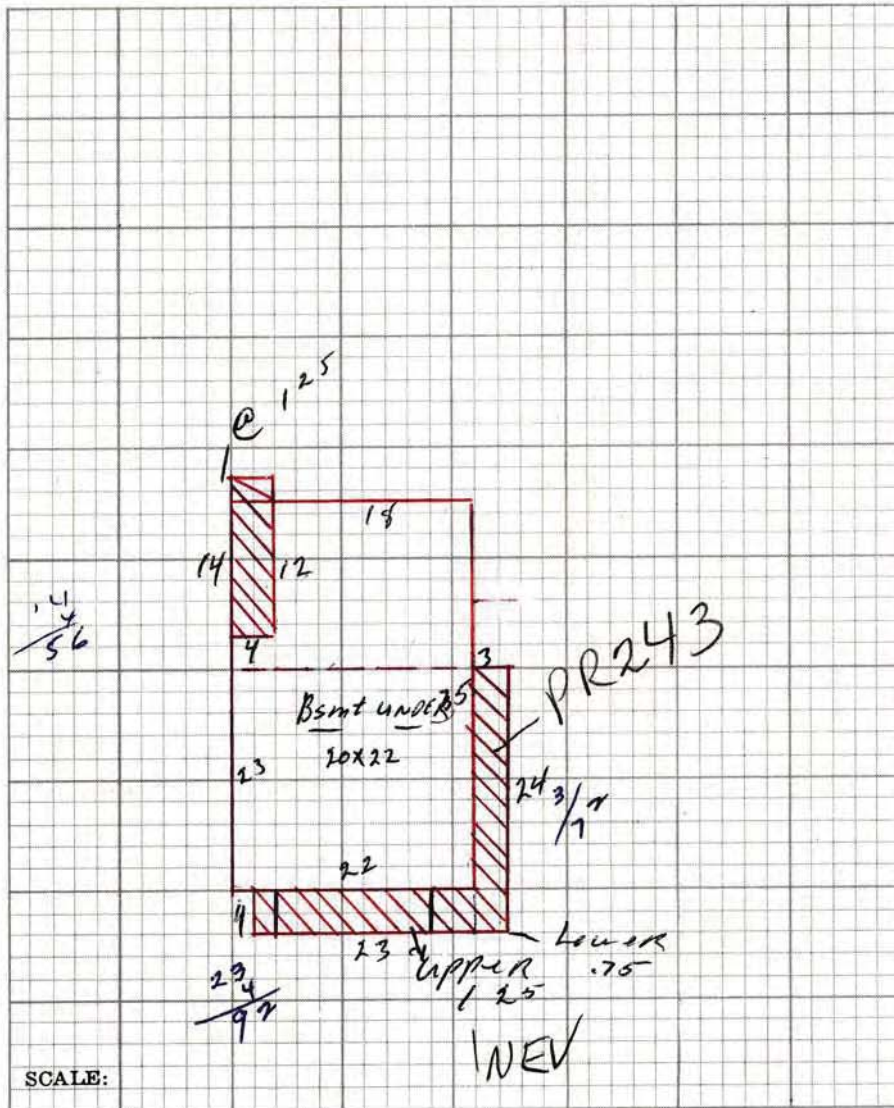
Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side GAM 25% 69 82

Total Building Value \$



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% 6%

Cars 2 Floor 1st Walls CI Roof CI Doors

Size 18 x 20 Age 1938 Cost 328 x 47%

1940 Base Cost x 30 % Depr. 98

Total

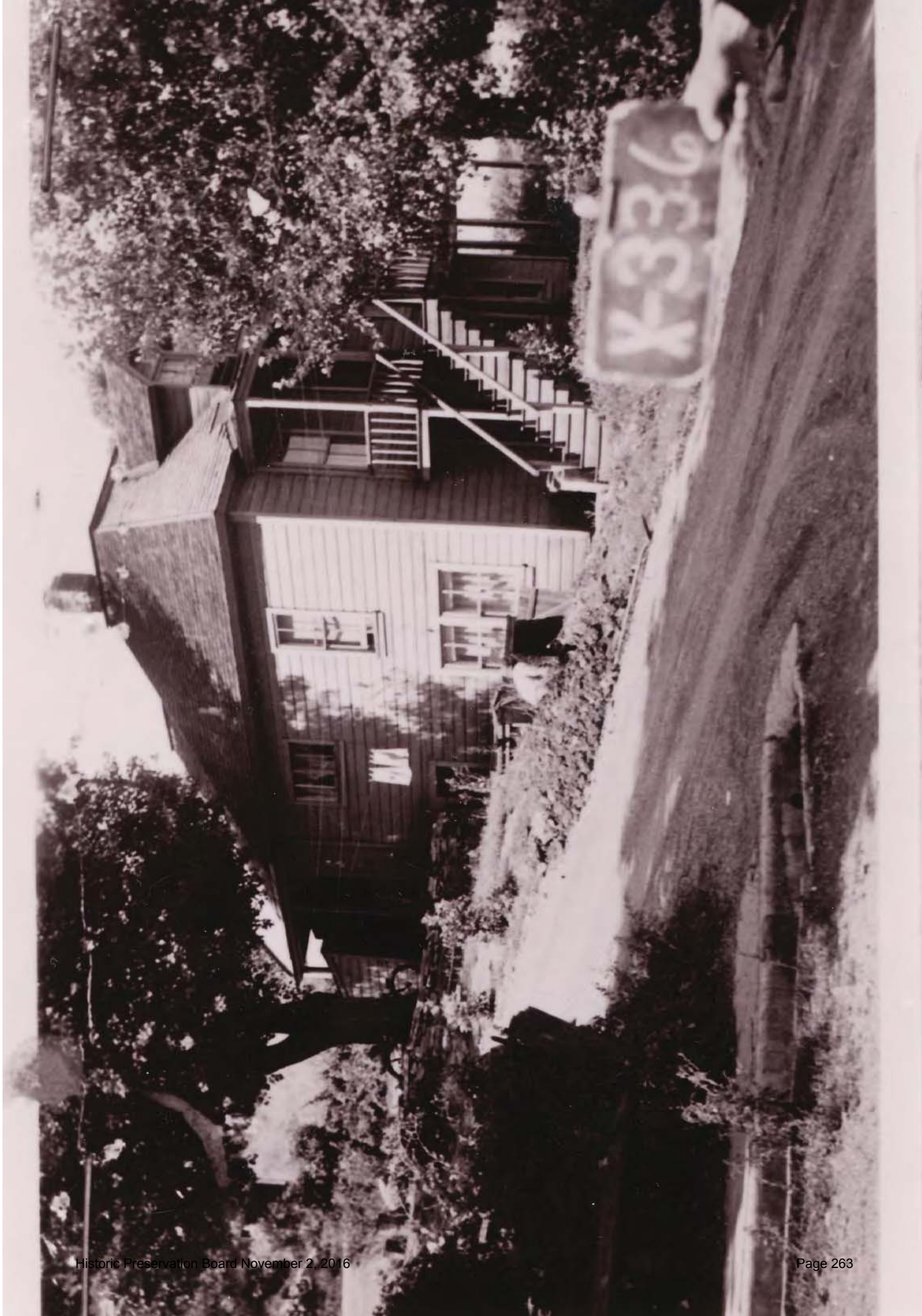
REMARKS Average Year of Construction Computation:

Year 1916 \$ 5084 = 94 % x 60 Year = 5640

Year 1965 \$ 323 = 6 % x 1 Year = 06

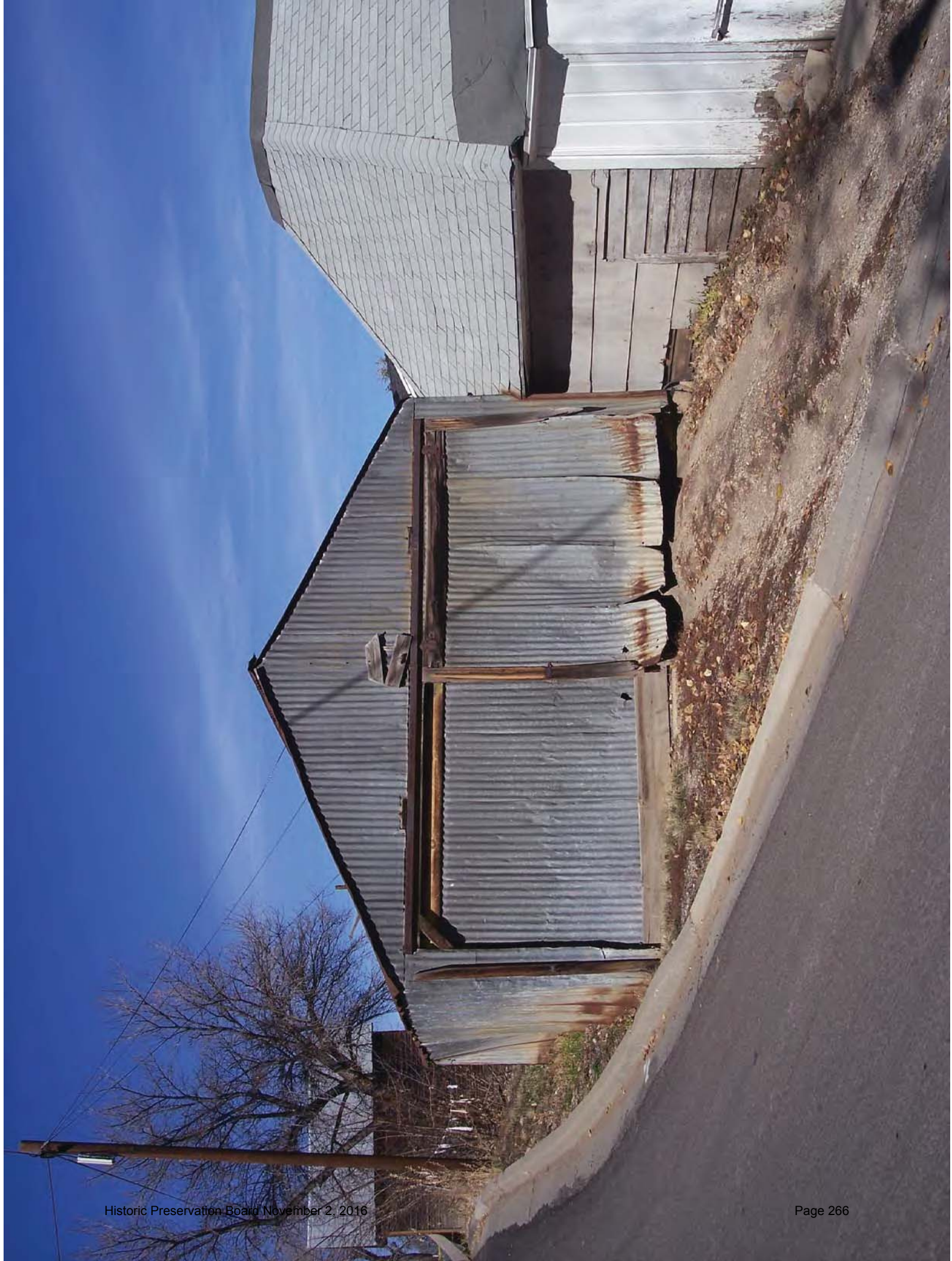
Average Year of Construction 1910 56.46

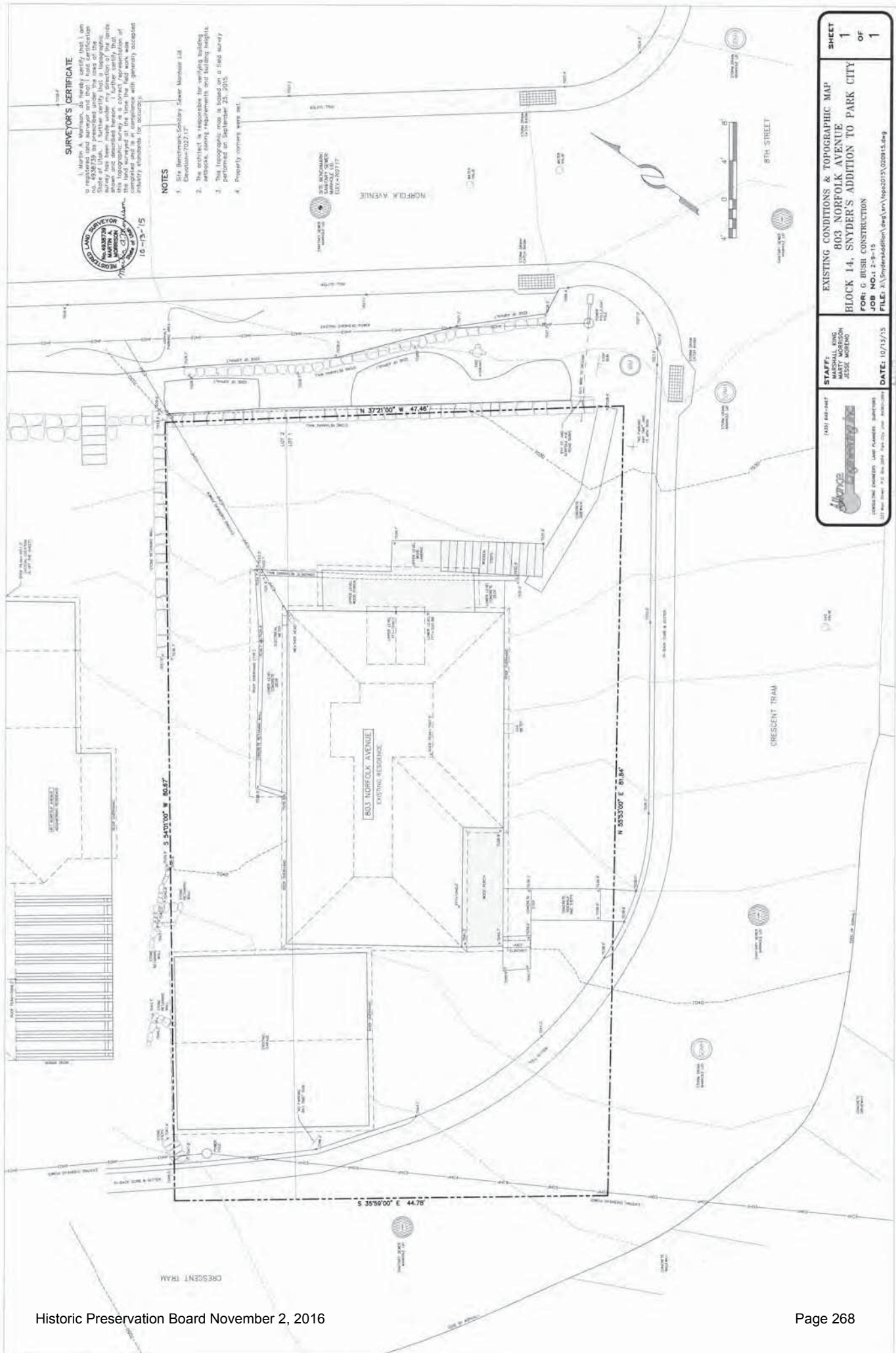
58











SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Virginia, License No. 4038239, as prescribed under the laws of the State of Virginia, and that I have personally supervised the making of this map, and that the same is a true and correct representation of the land surveyed at the time the field work was completed and is a composite with generally accepted surveying practices and procedures.

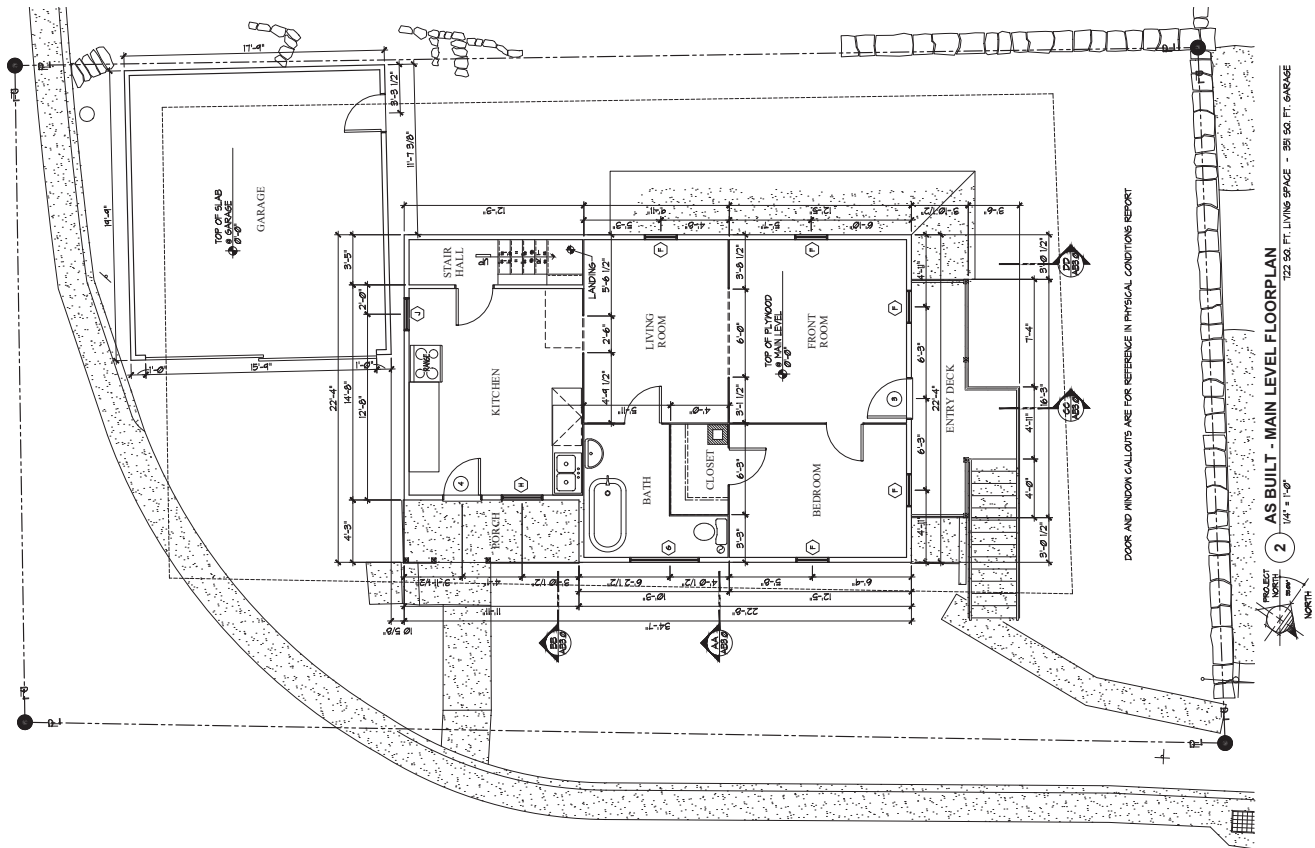
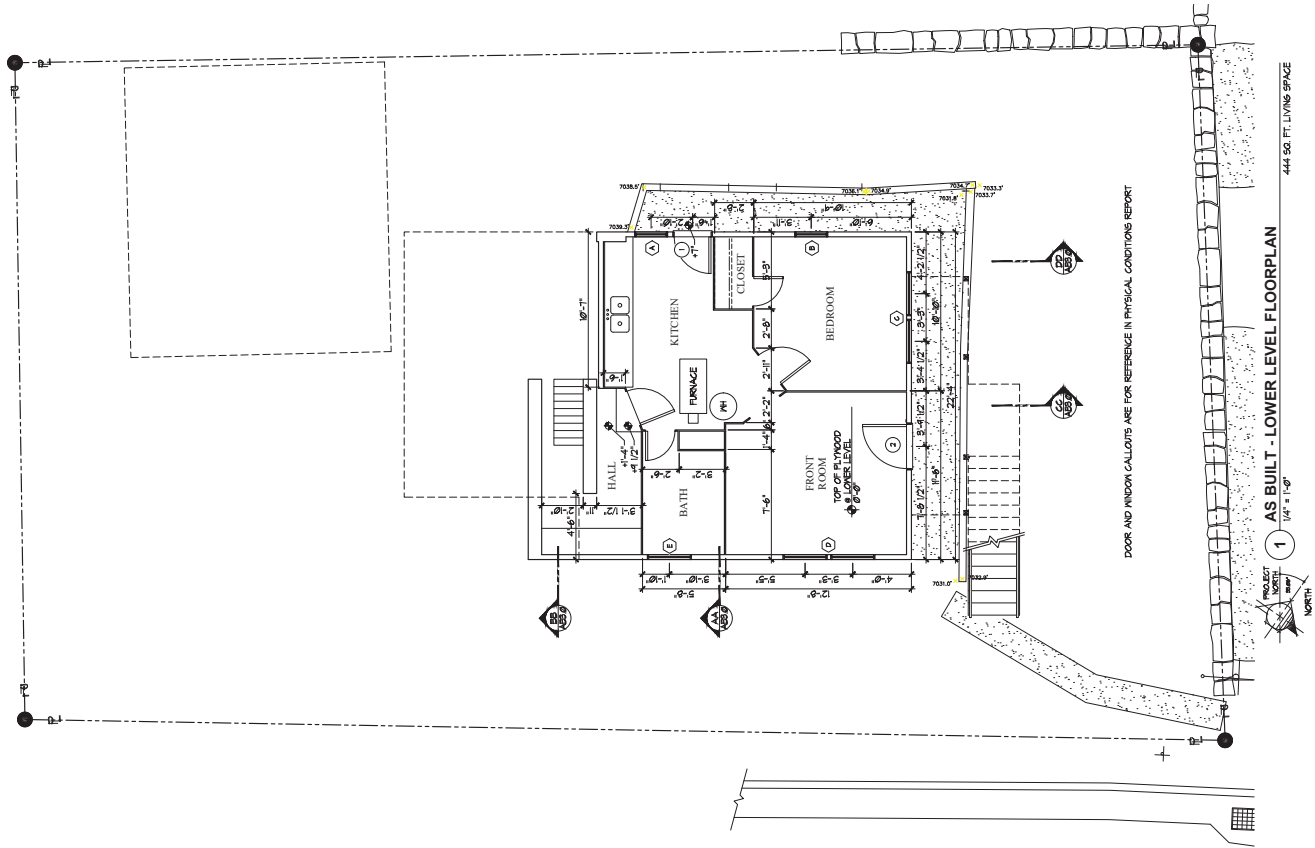


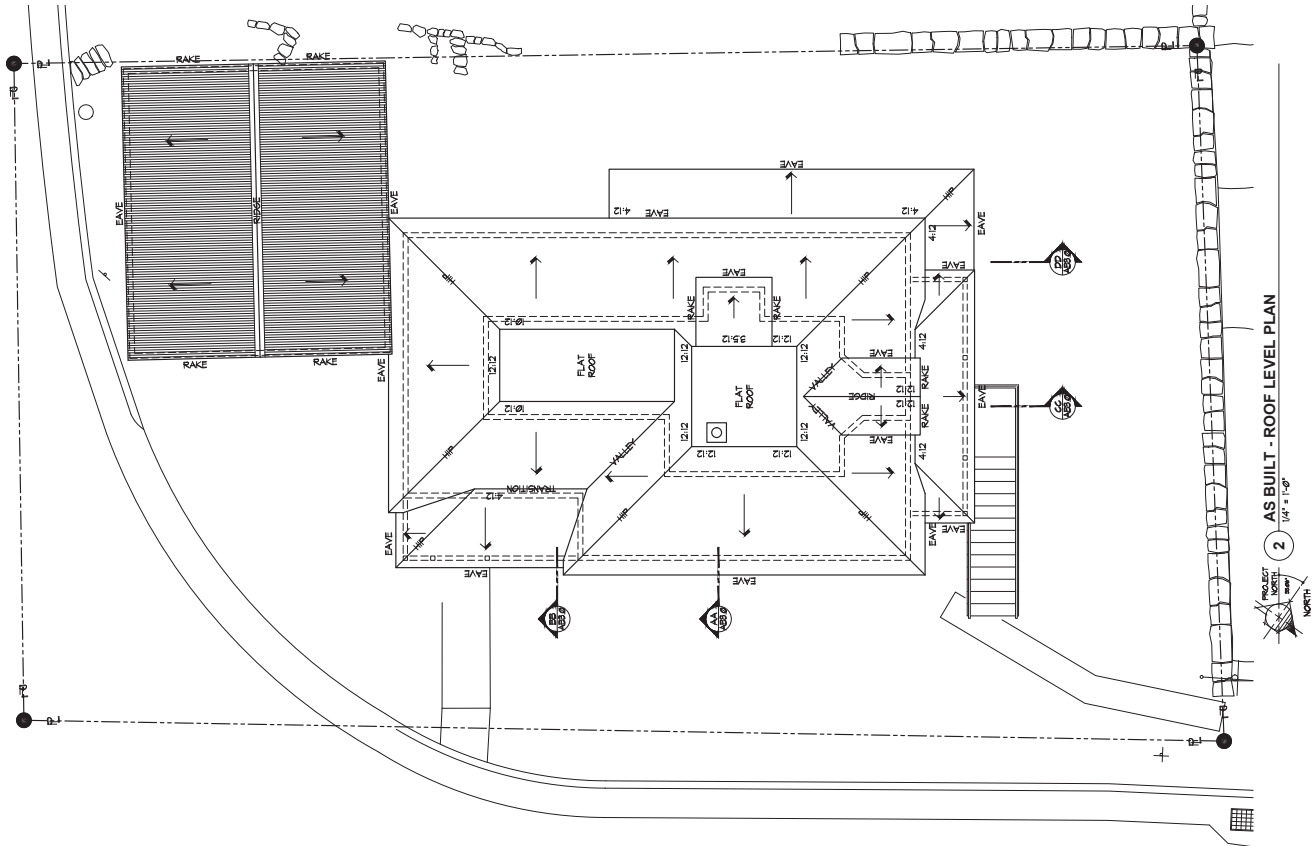
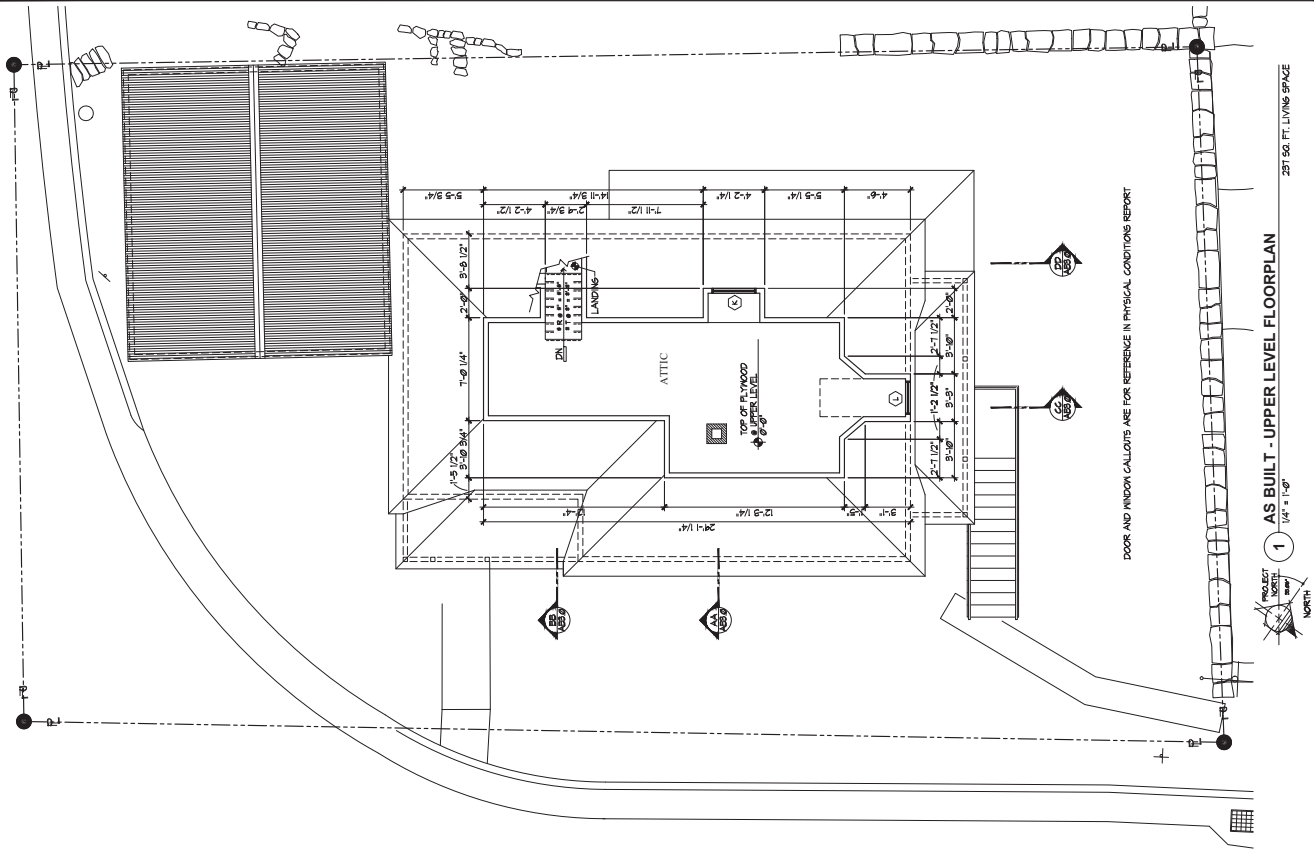
10-13-15

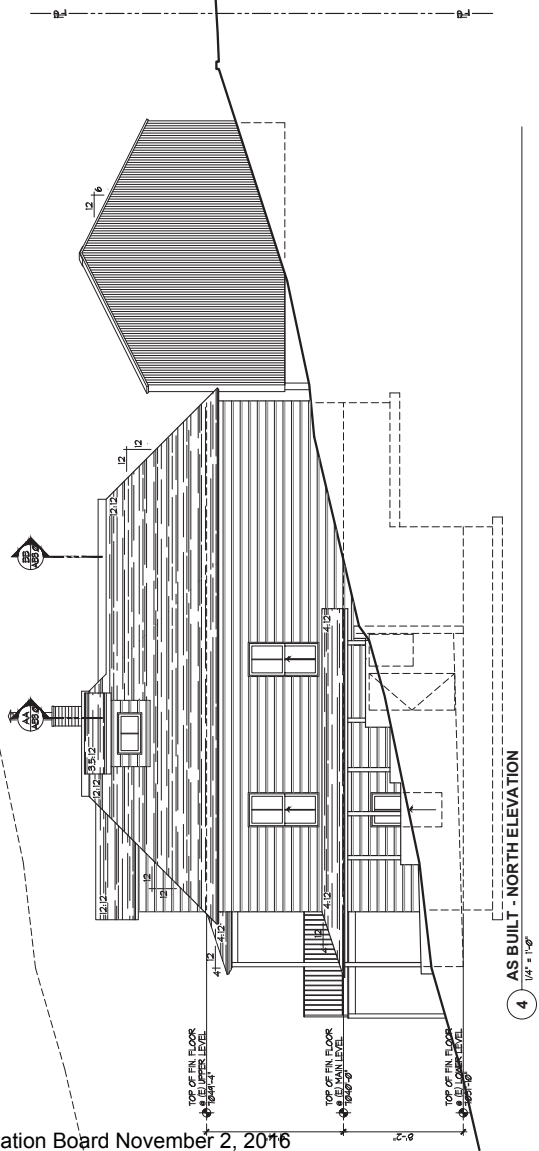
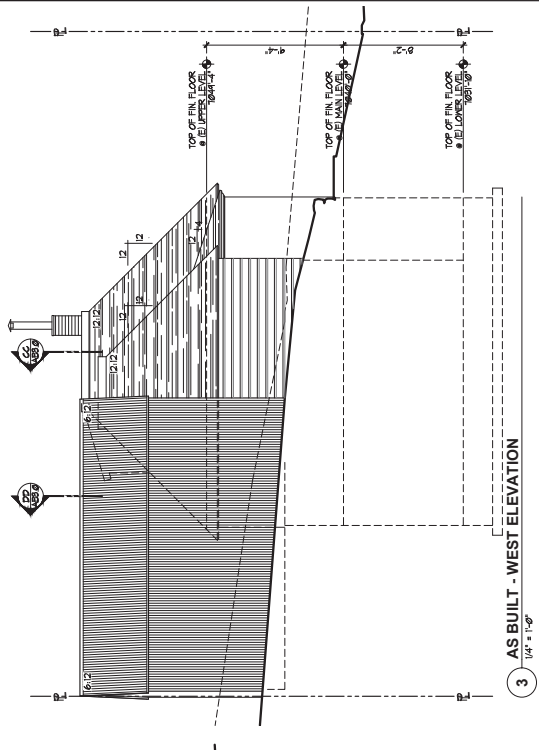
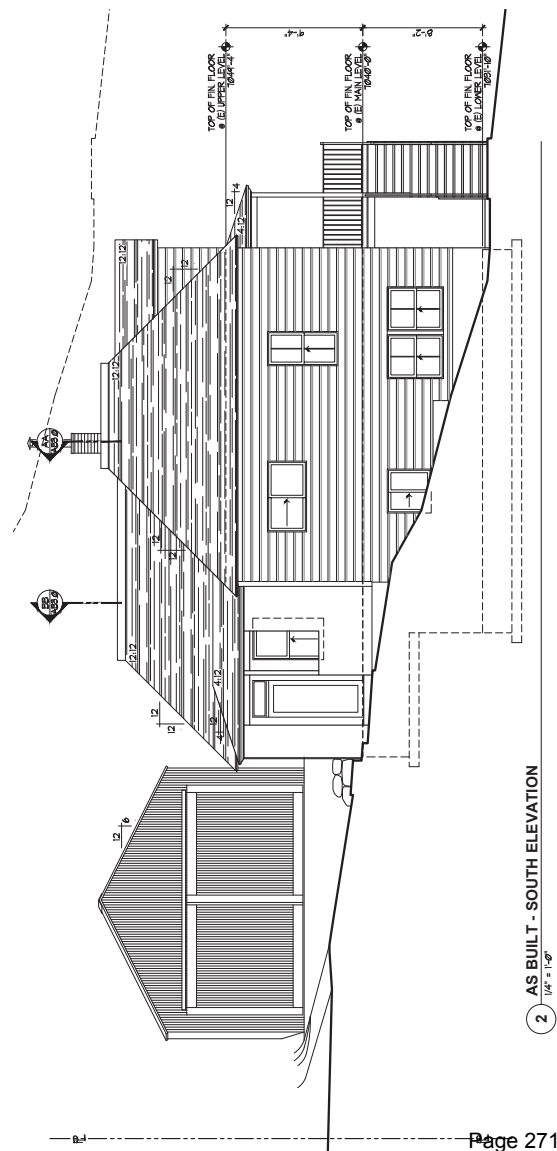
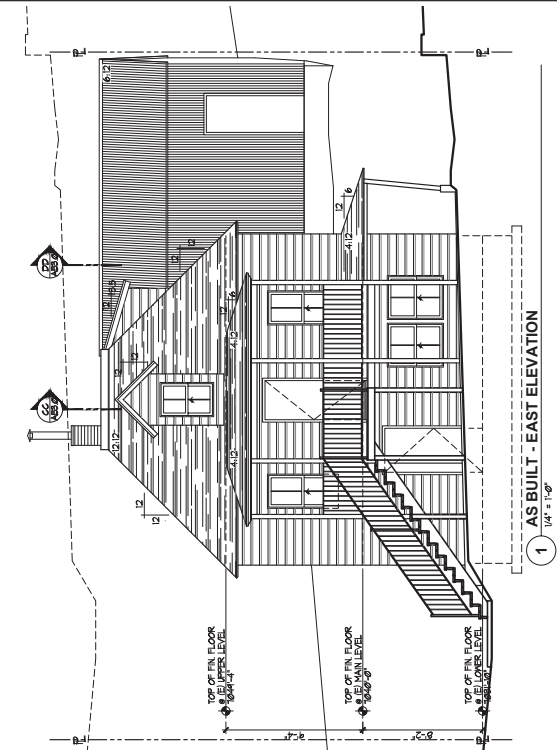
NOTES

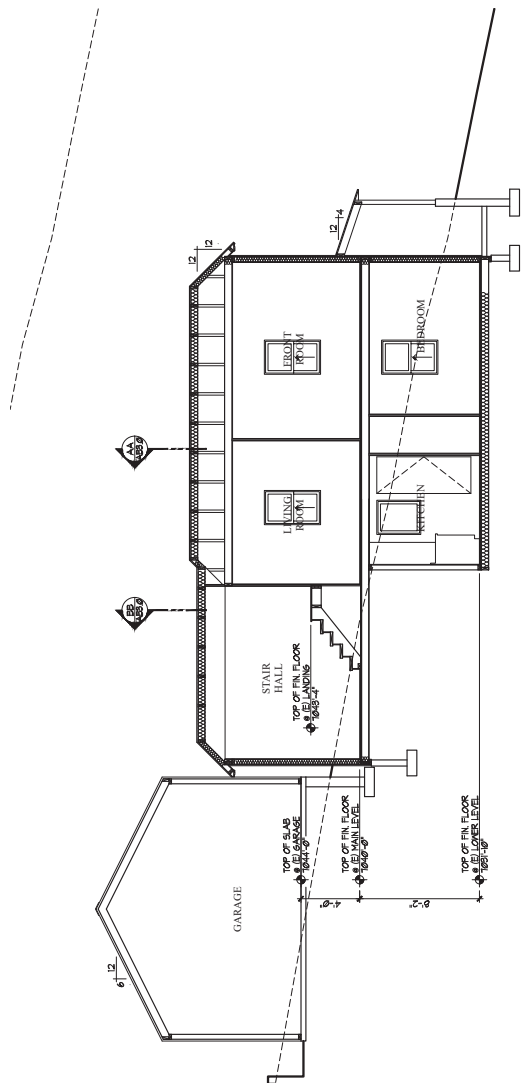
1. Site Benchmark: Solitary Stone Monolith L&L Elevation=7027.17'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on September 23, 2015.
4. Property corners were wet.

EXISTING CONDITIONS & TOPOGRAPHIC MAP 803 NORFOLK AVENUE BLOCK 14, SNYDER'S ADDITION TO PARK CITY FOR: G. BUSH CONSTRUCTION JOB NO.: 2-9-15 FILE: X:\Snyder's Addition\dwg\topo2015\020915.dwg		SHEET 1 OF 1
STAFF: ALL LINE MATTY MORRISON JESSE MORENO		DATE: 10/13/15

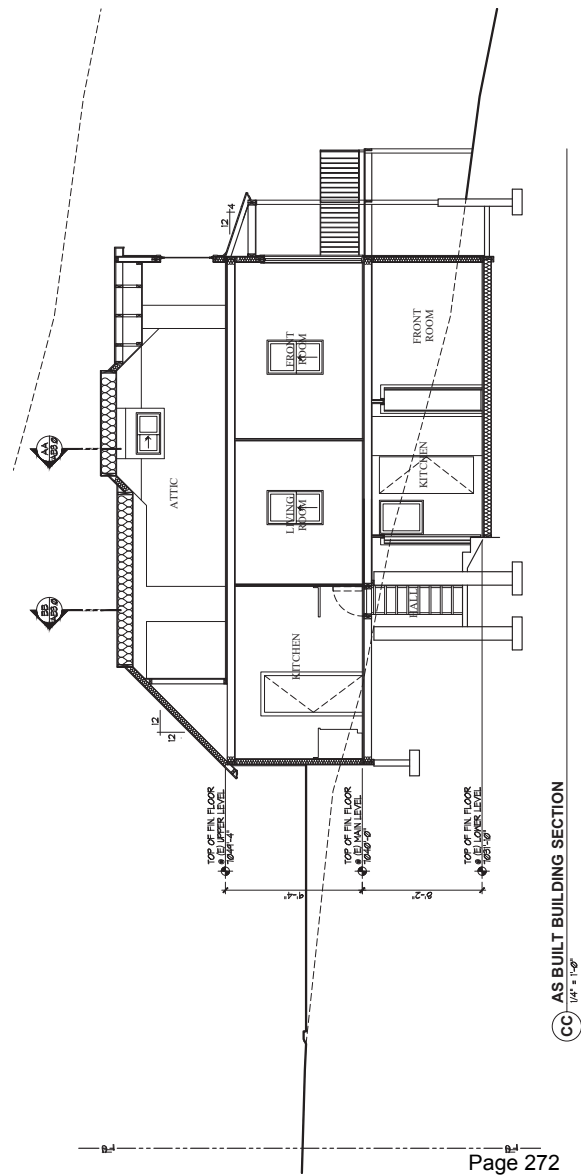




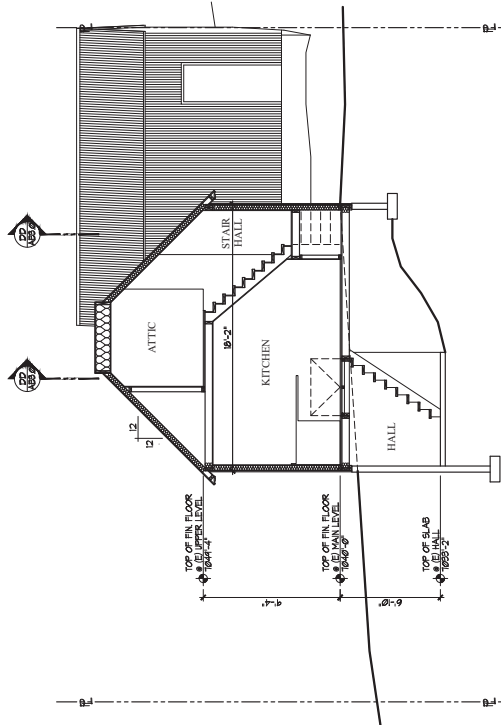




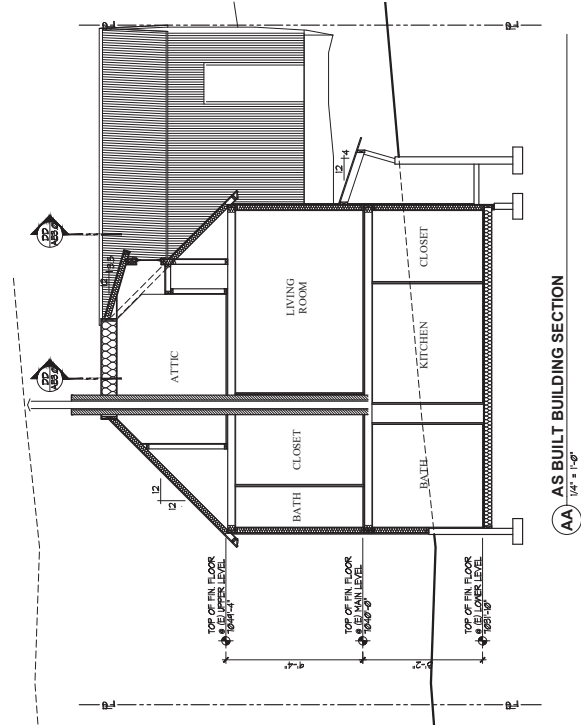
DD AS BUILT BUILDING SECTION
1/4" = 1'-0"



CC AS BUILT BUILDING SECTION
1/4" = 1'-0"



BB AS BUILT BUILDING SECTION
1/4" = 1'-0"



AA AS BUILT BUILDING SECTION
1/4" = 1'-0"

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON THE ADJACENT PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. AUTOMATIC IRRIGATION IS REQUIRED. PROVIDE SHOP DRAWINGS FOR APPROVAL.
3. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD SPECIFICATIONS.
4. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS, DETAILS AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL QUANTITIES, IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL Dictate THE COUNT.
6. CONTRACTORS SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS REQUIRED.
7. IN THE EVENT OF A DISCREPANCY WITH THE ARCHITECT OR OWNER IMMEDIATELY.
8. NO SUBSTITUTION SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
9. ALL SHRUB BEDS SHALL HAVE 3" OF COMPOSED BANK MULCH INSTALLED.
10. ALL SHRUB BEDS SHALL BE 6" DEEP.
11. ALL SHRUB BEDS SHALL BE 3' OF TYPICAL.
12. ALL PLANT MATERIAL SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
13. SHRUB BEDS SHALL BE PRESERVE IN TREATED WOOD OR TREX DECKING. ALL SHRUB BEDS NATIVE GRASS LOCATIONS.
14. NO BARE FOOT STOCK SHALL BE USED.
15. NO PLANTING HOOKS SHALL BE USED.
16. ALL PLANT MATERIAL SHALL BE 3" OF TYPICAL.
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SYMBOL	KEY	PLANTY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
	1	4	Colorado blue Spruce	Picea pungens	3" Dia.	6x14'	6-8" tall
	2	7	Aspen	Populus tremuloides	3" Dia.	6x10'	Minimum 4' tall
	3	21	Red twig dogwood	Cornus sericea 'Minicora'	5' Cal.		Spacing as noted on plan
SHRUBS							
PERENNIAL PLANTS							
	16	18	Blackberry	Rubus	1' Cal.	12-24"	Distribute Equally
	17	18	Columbine	Adonis vernalis	1' Cal.	12-24"	Distribute Equally
	18	18	Blackberry	Rubus	1' Cal.	12-24"	Distribute Equally
	19	18	Blackberry	Rubus	1' Cal.	12-24"	Distribute Equally
OTHER							
	346	517	Wood Chips		Small		3" Thick Layer
	257	517	Native Grass Seed Mix		1 lb./1500'	Hydroseed	See seed mix below
	257	517	Grass	Shore Fescue	1 lb./1500'		

ACTIVE GRASS SEED MIX
The seed mix shall be utilized in areas specified for active grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 100 ft² area. If coverage does not reach 80% reseedings must occur. Apply at a rate of 30 lbs./acre on the following percentages: 50% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pabian Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Blongrass, 10% Indian Kyangra, 10% Alope Blongrass.
In addition, add 10 lbs./acre each of Limon bicolor and Perennium. Etofen with active grass seed mixture.



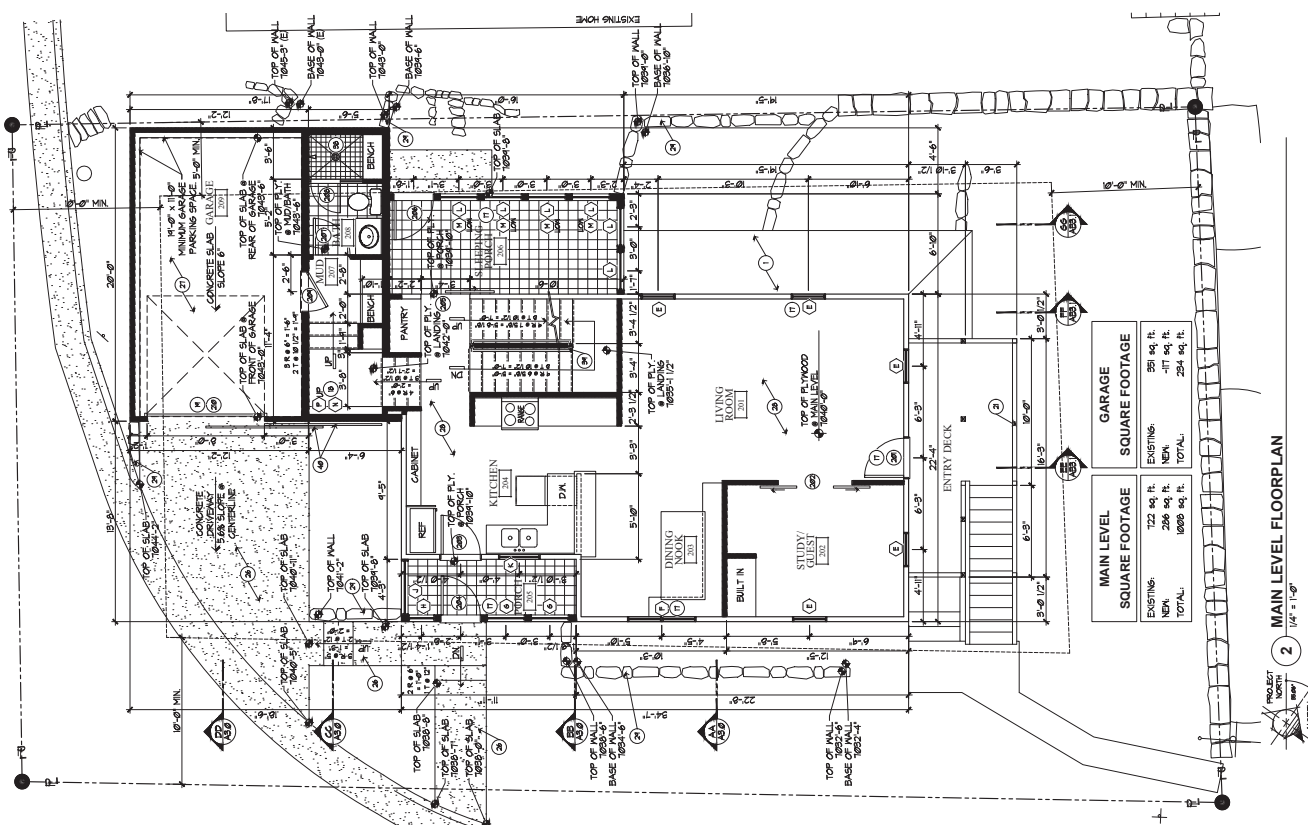
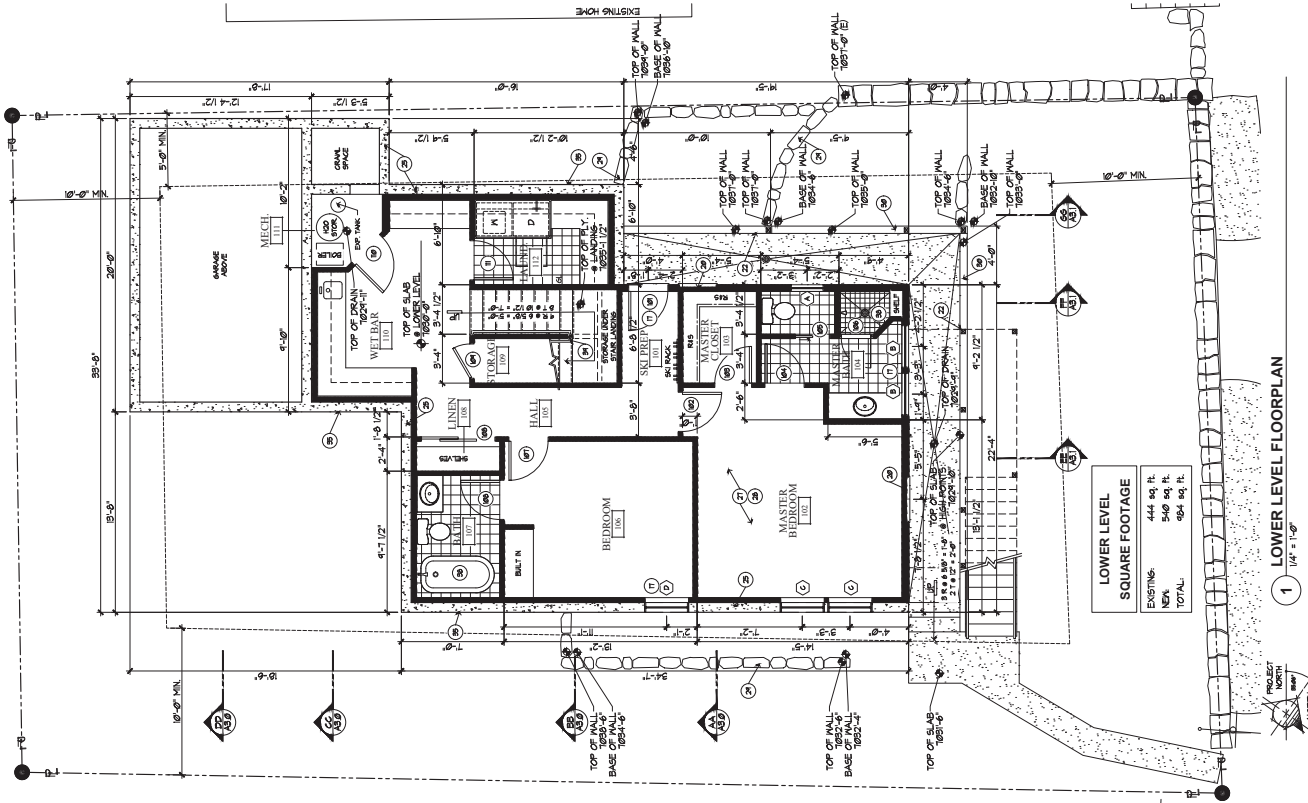
1 LANDSCAPE PLAN $1/4" = 1'-0"$

KEYED NOTES

- [illegible]

GENERAL NOTES

- GENERAL NOTES
- | | |
|-----------------------------|--|
| EXISTING WALL TO BE REMOVED | 1- EXTERIOR WALLS TO BE 2X6 FRAMING |
| EXISTING 2X FRAMED WALL | TYP. ALL INTERIOR WALLS TO BE 2X4 |
| EXISTING 8" CONCRETE WALL | FRAMING, UNO. - TYP. ALL FLOOR JOIST |
| NEW 2X FRAMED WALL | TO BE 11" 1/8" TJI FRAMING UNO. - TYP. ALL |
| NEW 8" CONCRETE WALL | ROOF JOIST TO BE 11" 7/8" TJI FRAMING UNO. |
- TYP.
- 2- ALL INSULATION PER RESURFACE REPORT.
- 3- VERIFY ALL EXISTING CONDITIONS.

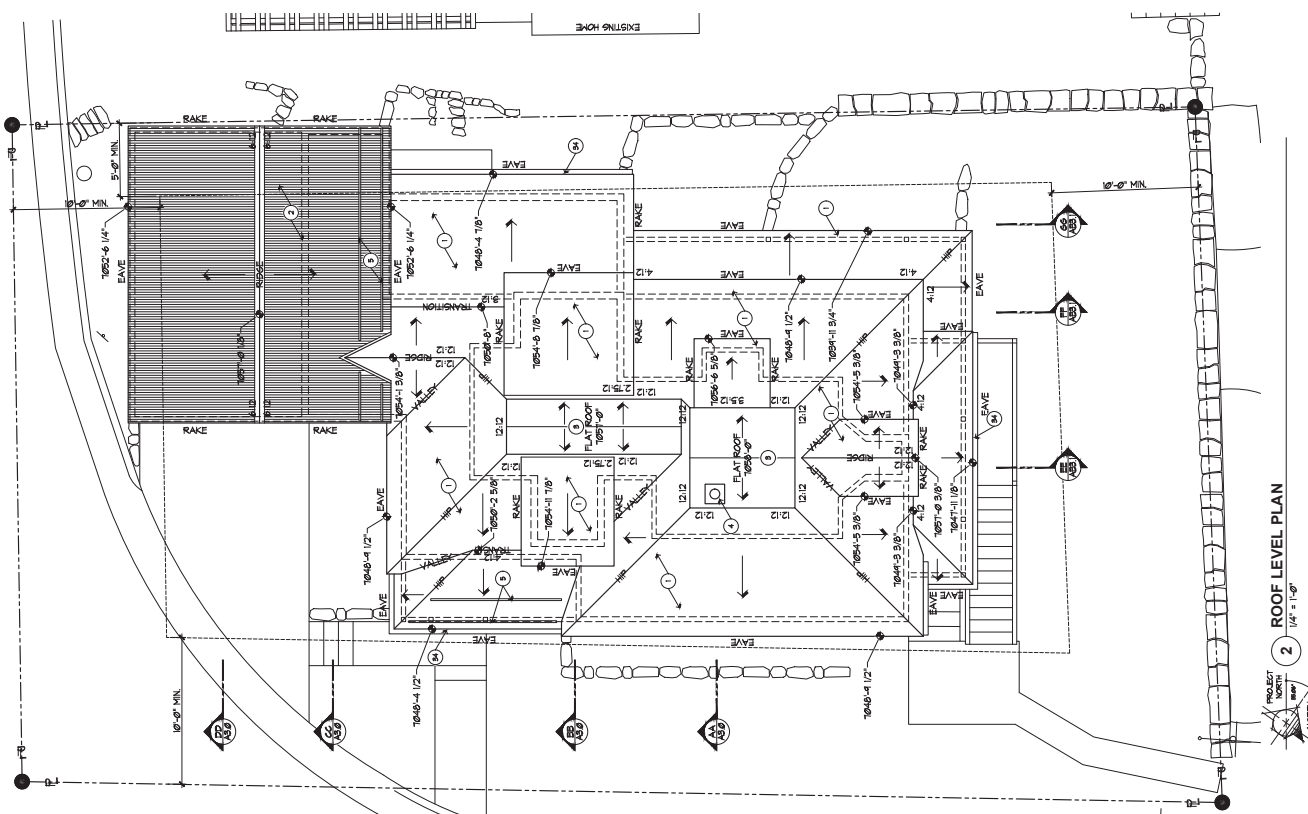
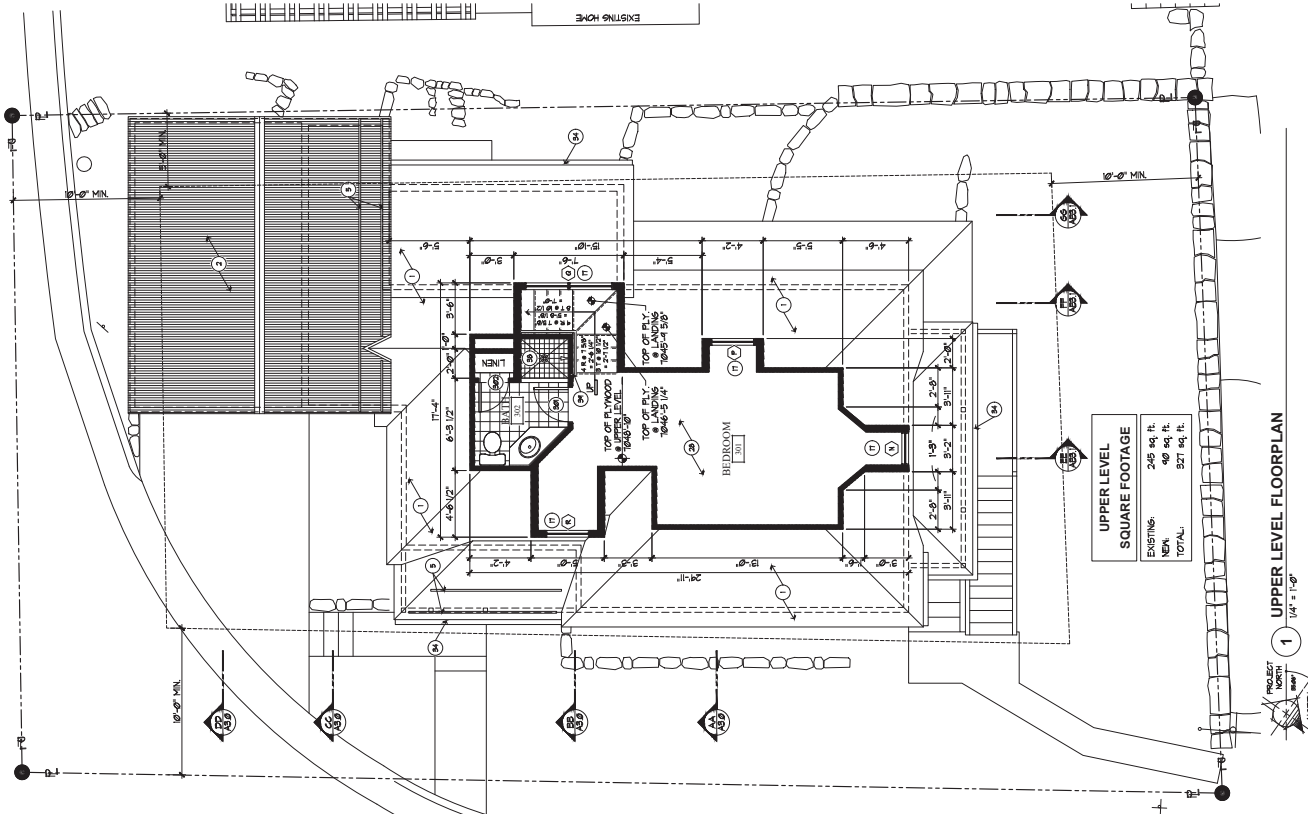


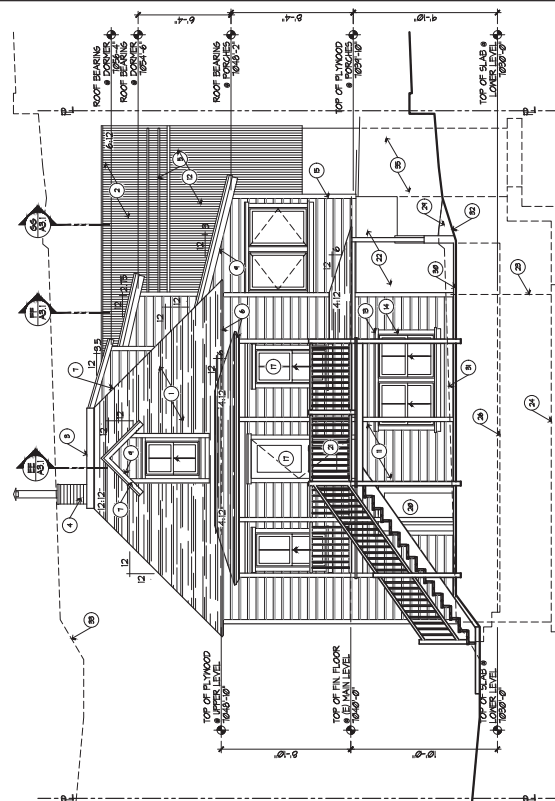
KEYED NOTES

- [illegible]

GENERAL NOTES

- EXISTING WALL TO BE REMOVED
EXISTING 2X FRAMED WALL
EXISTING 8" CONCRETE WALL
NEW 2X FRAMED WALL
NEW 8" CONCRETE WALL
- 1- EXTERIOR WALLS TO BE 2X6 FRAMING
TYP. ALL INTERIOR WALLS TO BE 2X4
FRAMING, U.N.O. - TYP. ALL FLOOR JOIST
TO BE 11/8" T.J. FRAMING U.N.O. - TYP. ALL
ROOF JOIST TO BE 11/8" T.J. FRAMING U.N.O.
TYP.
- 2- ALL INSULATION PER RESNACK REPORT.
3- VERIFY ALL EXISTING CONDITIONS.

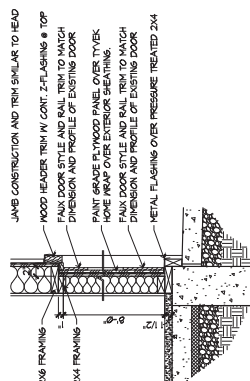




HEWITSON RESIDENCE
803 NORFOLK AVENUE
PARK CITY, UT 84060

2	2" VERTICAL DOOR JOINTS CORRUGATED SINKING TERN #	1	SHINGLE 56 YEAR PRESIDENTIAL C1, 1589
3	WOOD WINDOWS AND DOORS IN WOOD TRIM	2	PER SQUARE INCH ON ICE AND WATER UP TO 24" DOWN FROM PATER
4	WOOD TRIM MANUFACTURER REPORT - SEE SCHEDULE AND MANUFACTURER REPORT	3	DOUBLE INSULATION REQUIRED AT DOORS WITH SLOPE 4:12 OR LESS
5	ALUMINUM GLAZED WOOD WINDOWS AND DOORS W/ INSULATED GLAZES - SEE MANUFACTURER SPECIFICATIONS	4	DOORS WITH SLOPE 4:12 OR LESS WITH NON REFLECTIVE FINISH. INSTALLED PER MANUFACTURER SPECIFICATIONS
6	PAVE, STONE OVERLAP GARAGE DOOR PANEL STYLE	5	ENTIRE ROOF SURFACE UP TO 24" DOWN FROM ROOF TRIM
7	DETAIL MAZE	6	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
8	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	7	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
9	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	8	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
10	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	9	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
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30	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	29	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
31	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	30	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
32	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	31	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
33	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	32	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
34	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	33	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
35	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	34	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
36	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	35	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
37	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	36	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
38	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	37	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
39	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	38	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
40	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	39	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
41	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	40	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
42	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	41	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
43	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	42	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
44	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	43	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
45	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	44	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
46	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	45	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
47	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	46	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
48	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	47	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
49	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	48	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
50	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	49	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
51	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	50	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
52	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	51	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
53	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	52	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
54	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	53	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
55	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	54	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
56	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	55	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
57	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	56	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
58	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	57	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
59	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	58	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT
60	2" HIGH RAISED MATCH HISTORIC. SEE DETAIL MAZE	59	DOORS WITH SLOPE 4:12 OR LESS REQUIRED AT

4 FAUX DOOR DETAIL





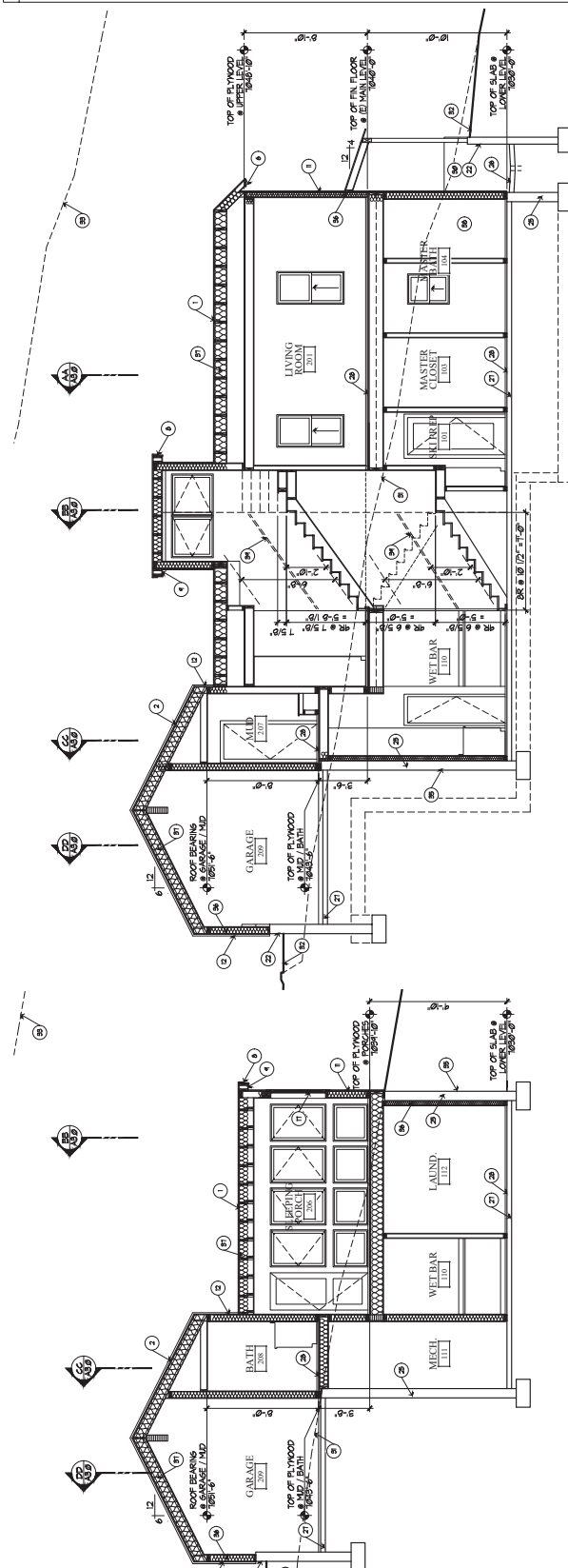
803 HERRICK
 EXISTING CONDITIONS
 NO SCALE



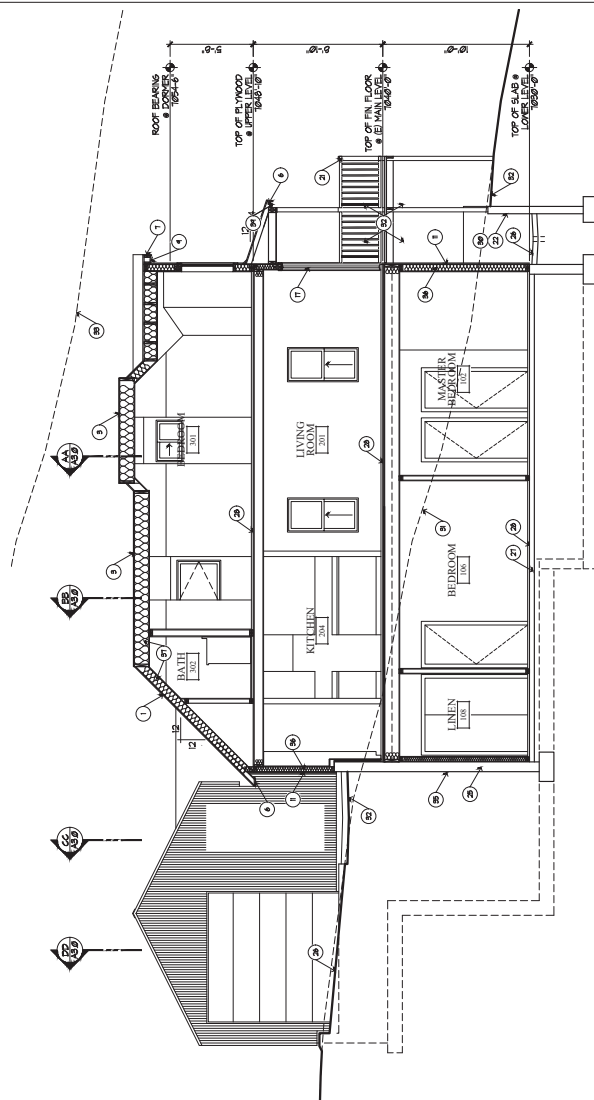
803 HERRICK
 PROPOSED
 NO SCALE

KEYED NOTES

- [illegible]



FF **BUILDING SECTION** $1/4" = 1'-0"$



EE $1/4" = 1'-0"$ **BUILDING SECTION**

PARK CITY

1881

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
 DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Residence Hewitson Residence
 ADDRESS: 803 Norfolk Avenue
Park City, UT 84060
 TAX ID: SA-137-A OR
 SUBDIVISION: _____ OR
 SURVEY: _____ LOT #: _____ BLOCK #: _____
 HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Gary Bush
 MAILING: Po Box 113
 ADDRESS: Park City Utah 84060
 PHONE #: (435) 649-2874 FAX #: (435) 649-4847
 EMAIL: Bushconstruction@qwest.net

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray, Architect
 PHONE #: (435) 646-7263
 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: [Signature]

Name of Applicant: Cathy Bush

Mailing PO Box 113

Address: PO UT 84060

Phone #: (435) 649-2874 Fax #: (435) 649-4847

Email: Bushconstruction

Type of Application: 1+DDR for Rehabilitation w/ Addition

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: Jim Hewitson

Mailing Address: _____

Street Address/ Legal _____

Description of Subject Property: _____

Signature: _____ Date: _____

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

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

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org 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: **Topography and Landscaping**

This involves:

- ☐ An original part of the building
☒ A later addition

Estimated date of construction: **Non-Historic**

Describe existing feature:

The site has a moderate west to east slope dropping about 18' from Crescent Tram to Norfolk Avenue.

All landscape areas are planted with grass

There are existing stone retaining walls at the east and north property lines.

There is an existing concrete retaining wall wrapping the northeast corner of the home.

This retaining wall supports a small shed roof structure

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The concrete retaining wall is failing and will be replaced.

Photo Numbers: **12,13,14,15, 16, 17, 18, 19**

Illustration Numbers: **1,2,3,4,5**

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



2. Structure

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

Element/Feature: **Foundation and Framing**

This involves:

- ☒ An original part of the building
☒ A later addition

Estimated date of construction: **Varies**

Describe existing feature:

The 1949 and 1958 tax cards note that there is no foundation. Physical inspection shows a concrete foundation at the south wall possibly added at later date.

The exterior walls are 2"x4" framing. Floor framing is 2"x8"

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Existing home is to be raised and new concrete footings and foundation are to be poured. Exterior walls are to be evaluated for structural integrity and repaired as needed. New engineered joists are to be sistered with main level floor framing. Upper level floor framing is to be removed and reconstructed.

Existing detached garage is to be reconstructed and joined to main house.

Photo Numbers: **14** Illustration Numbers: **6**

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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: Roofs	
This involves: ☐ An original part of the building	Estimated date of construction: 1900
☐ A later addition	
Describe existing feature:	
The roof is hipped with a flat central portion, a deck roof, and clad in composition shingles. There is an east facing gable dormer and north facing shed dormer. Roof framing is 2" x 4" Detached garage roof is a north to south running gable clad with corrugated metal. A shed roof was added above the lower level walkway at the northeast corner of home sometime after 1907.	
Describe any deficiencies:	Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor
All roofs are to be removed and reconstructed using engineered wood rafters. main house is to be composition shingles. Garage is to be corrugated metal.	
Photo Numbers: 11,12,15,16, 21	Illustration Numbers: 2,3,4,5

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



4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Brick Chimney**

This involves:

☒ An original part of the building

☐ A later addition

Estimated date of construction: **1900**

Describe existing feature:

The brick chimney as visible in the c. 1940 tax photo has most likely been lowered as it is barely visible in the 1995 and 2006 photographs.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Entire existing chimney stack is to be removed and faux chimney to be reconstructed to match historic photo.

Photo Numbers: **11,14,17**

Illustration Numbers: **2,3,4,5**

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



5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Exterior Walls**

This involves:

☒ An original part of the building

☐ A later addition

Estimated date of construction: **1900**

Describe existing feature:

The drop/novelty wooden siding as seen in the c. 1940 tax photograph had been covered over with what appears in the 1995 and 2006 photos to be asbestos cement siding. This later siding has since been removed to expose original historic siding.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

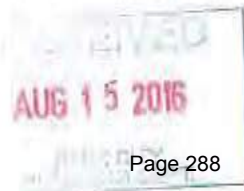
House is to be lifted and set back in place on new concrete foundation. siding at lower level is to be removed for lift and re-installed over new framing and foundation. new siding to replicate existing is to be used at proposed porch additions.

All historic trim at doors, windows, and corners has been removed and will be replaced with new wood trim to match historic photo.

Photo Numbers: **12,13,14,15,16,17,18,19**

Illustration Numbers: **2,3,4,5**

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



Element/Feature: **Detached Garage**

This involves:

☐ An original part of the building

☒ A later addition

Estimated date of construction: **1938**

Describe existing feature:

Exterior walls and roof of detached garage are 2" x 4" construction clad with corrugated metal siding.

Describe any deficiencies:

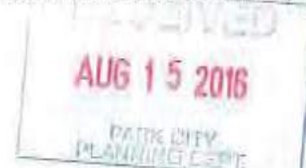
Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Garage structure will be removed and reconstructed on new concrete footings using 2x wall construction and engineered wood roof construction. Reconstructed garage will be clad with corrugated metal siding at walls and roof.

Photo Numbers: **20,21,22,23**

Illustration Numbers: **2,3,4,5**

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



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: **Concrete Foundation**

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

Estimated date of construction: **Unknown**

Describe existing feature:

The 1949 and 1958 tax cards note that there is no foundation. Physical inspection shows a concrete foundation at the south wall possibly added at later date.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

After home is lifted all existing foundation sections are to be removed and a new concrete foundation is to be poured. Home is then to be set in place and anchored to new foundation. Added porch areas and reconstructed garage are to be built on new foundation.

Photo Numbers: **14**

Illustration Numbers: **6**

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.

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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: **Porches**

This involves:

- ☒ An original part of the building
☒ A later addition

Estimated date of construction: **Varies**

Describe existing feature:

An open porch is located at the southwest corner of the home. This porch is covered with a shed roof. Walls are clad with painted plywood.

There is an elevated wood deck at the east side main entry with wood stairs running down to grade. The deck and stair have a metal railing.

Below the entry deck is a covered walkway wrapping the northeast corner of the house. A concrete wall retains grade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The open porch will be rebuilt and enclosed.

The wood deck and stairs is in disrepair and will be re-constructed and will have new wood railing to replicate historic.

concrete wall at lower level walkway is failing and will be replaced. Concrete walkway will be lowered along with lower living level and drains will be added to direct water to foundation drain system.

Photo Numbers: **11,12,16,19,24,25,26** Illustration Numbers: **1,2,3,6,7,9,10**

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: **MEP Systems**

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

Estimated date of construction: **Varies**

Describe existing feature:

the existing gas forced air furnace and water heater are located in lower level. Visible duct work, plumbing and electrical systems shows signs they been retrofitted and modified over time.

Gas service is at south wall of house

Overhead electrical service comes in at northeast corner of home.

Water meter is located just east of the southeast corner of the property

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

All existing internal MEP systems are to be removed and replaced.

Gas service is to be shut off. New meter location to be same as existing.

Overhead electrical service is to be disconnected. New meter location to be same as existing.

Water service is to be shut off. New 1 1/2" meter and 2" service line are to be installed.

Photo Numbers: **14,19,29**

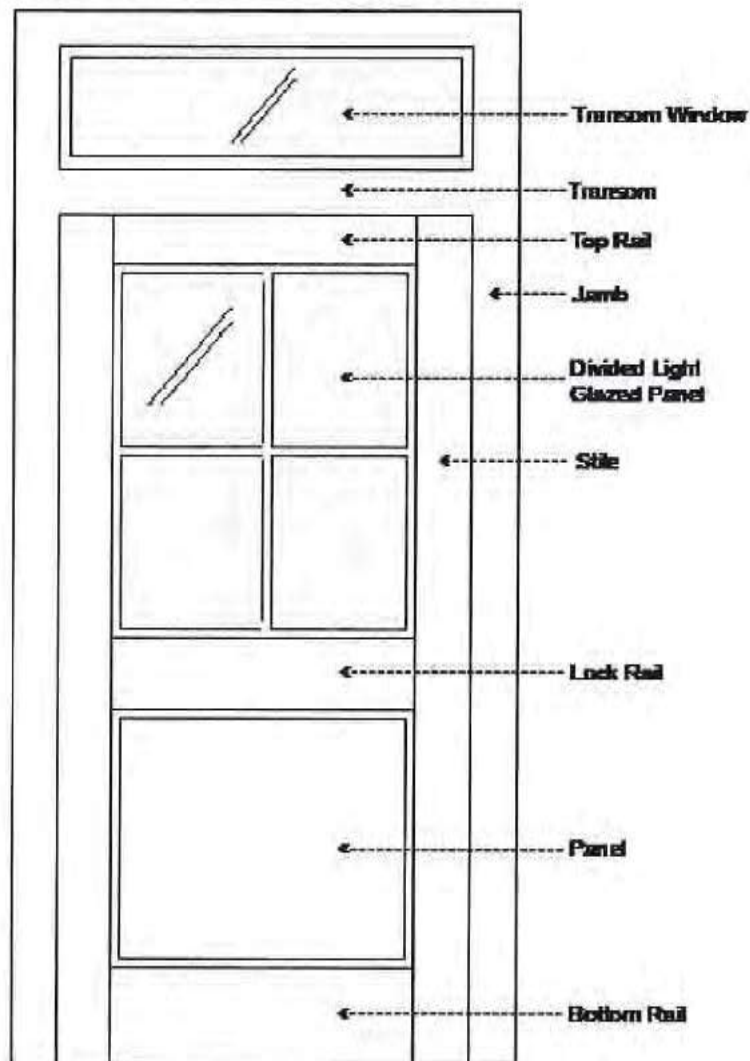
Illustration Numbers: **1**

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: 4

Number of historic doors on the structure: 2

Number of existing replacement/non-historic doors: 0

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	Frame is out of square with door	-	yes
1	Fair	Frame is out of square with door	-	yes
2	Fair	Frame is out of square with door	12	yes
3	Fair	Paint is weathered	12	yes
4	Fair	Paint is weathered, hardware loose	16	yes
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

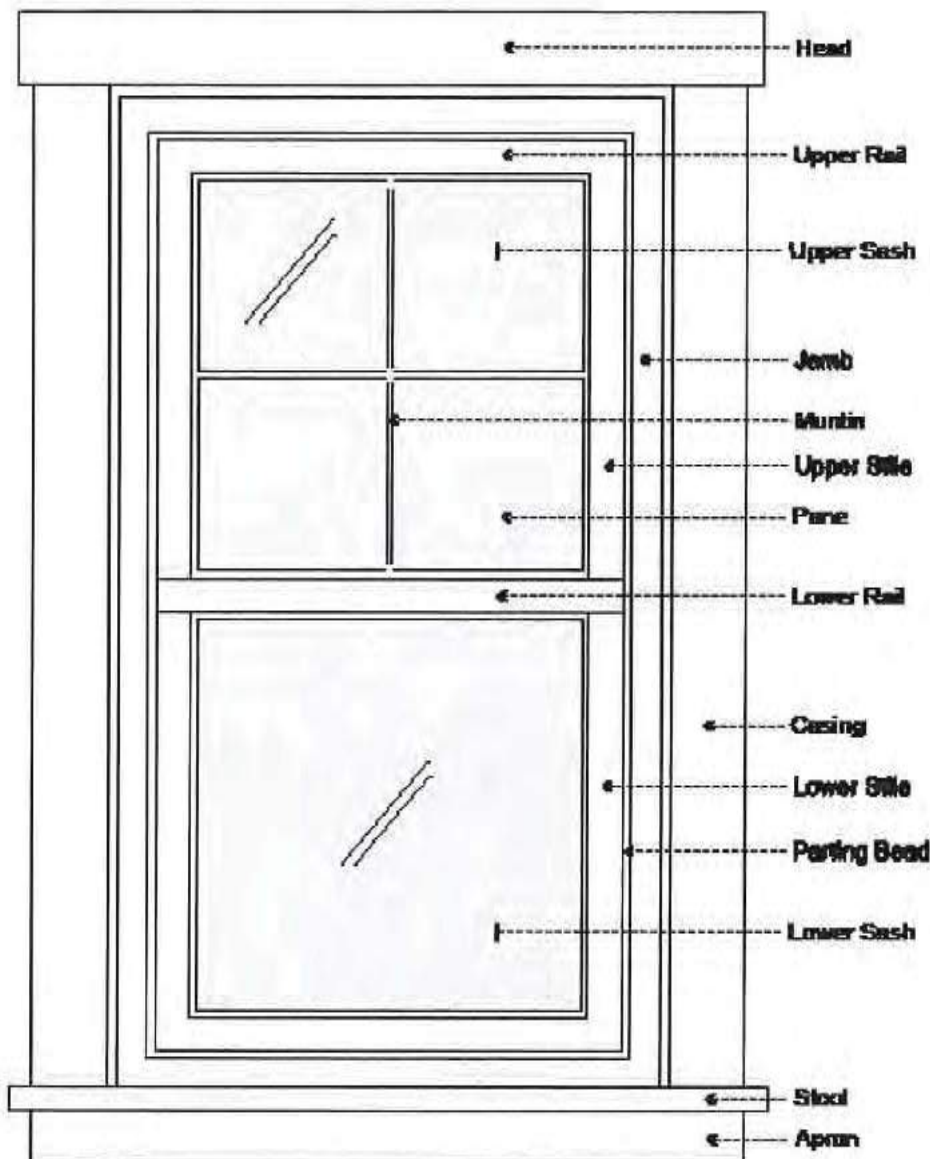
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014



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: 17
 Number of historic windows on the structure: 15
 Number of existing replacement/non-historic windows: 2
 Number of windows completely missing: 0

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

Number of windows to be replaced: 17

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
A	Fair			yes
B	Fair	Paint is weathered, hardware binds		yes
B	Poor			
C	Fair	Paint is weathered, hardware binds	12	yes
D	Fair	Paint is weathered, hardware binds	14	yes
E	Fair	Exterior grade runs in front of window	14	no
F	Fair	Paint is weathered, hardware binds	12,14,19	yes
G	Fair		15	no
H	Fair	Paint is weathered, hardware binds	16	yes
J	Fair	Paint is weathered, hardware binds		yes
K	Fair		19	no
L	Fair	Paint is weathered, hardware binds	12	yes
	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: **Interior**

This involves:

- ☒ An original part of the building
☒ A later addition

Estimated date of construction:

Varies

Describe existing feature:

The interior finishes appear to be mostly original with only minor updates.

Main access to lower level is from 2 doors at exterior walkway. main level access is through floor hatch in kitchen and by way of unfinished corridor.

Upper level is accessed with an L-shaped stairway at northwest corner of home.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

All interior spaces are to be gutted out and remodeled.

A new stairway is to be constructed to access all levels of home.

Photo Numbers: **N/A**

Illustration Numbers: **N/A**

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 616-5060 or visit us online at www.parkcity.org. Updated 10/2014.



















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

PARK CITY

1884

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
 DATE RECEIVED: _____
 PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
 APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: 803 Norfolk Ave / Jim Hewitson
 ADDRESS: 803 Norfolk Ave

TAX ID: SA-137-A OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Gary Bush

PHONE #: (435) 649 - 2874 FAX #: (435) 649 - 4847

EMAIL: Bushconstruction@qwest.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.

Site Design

Use this section to 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: **Retaining 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:

A new concrete retaining wall will be built to replace the existing and failing wall that retains grade at the lower level walkway at the northeast corner of home.

New stacked rock retaining walls will be built at the north and south of home to better retain grade and prevent erosion.

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: **Foundation and Wood Framed 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 entire framed structure of the home will be lifted, existing foundation sections will be removed, new concrete foundation will be poured and home will be placed on and anchored to new foundation.

The detached garage structure will re-constructed on this new foundation.

The existing main level floor framing is to be sistered with new engineered wood floor framing. Existing upper level floor framing and roof framing is to be removed and reconstructed using engineered wood framing.

Exploratory demolition and evaluation is to be done at all exterior wood framed walls.



Roof

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

Element/Feature: **Roof Construction**

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 is to be reconstructed using engineered wood joists and panels per structural engineer specification. The home will have an architectural grade composition shingle roof and the reconstructed garage roof will be corrugated metal.

2 layers of ice and water shield underlayment are to be used at roofs with lower pitch than 4:12.

Chimney

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

Element/Feature: **Brick Chimney**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The entire stack of the existing chimney will be removed and a faux chimney will be built in same location to replicate historic photo.



Exterior Walls

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

Element/Feature: **Exterior Walls of Home**

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:

Exploratory demolition and evaluation is to be done at all exterior wood framed walls. Framing is to be repaired and replaced as required.

A new sleeping porch will be constructed to the north of existing home using 2x6 wood framing.

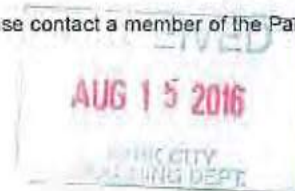
Element/Feature: **Exterior Walls of Garage**

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:

Garage structure is to be reconstructed on new foundation using 2x wood framing

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.



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: **New 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:

The entire framed structure of the home will be lifted, existing foundation sections will be removed, new concrete foundation will be poured and home will be placed on and anchored to new foundation. Garage will be reconstructed on new 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: **Porches and Decks**

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:

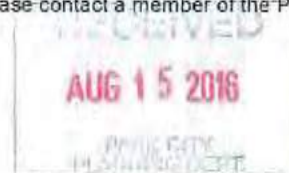
The open porch at the southwest corner of home will be rebuilt and enclosed as living space.

The wood deck and stairs at the east side of home will be re-constructed and will have new wood railing to replicate historic.

The concrete wall at lower level walkway is failing and will be replaced. Concrete walkway will be lowered along with lower living level and drains will be added to direct water to foundation drain system.

A new sleeping porch will be constructed at north of home.

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.



Doors

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

Element/Feature: **Front Door**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

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:

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.



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 historic windows are to be replaced with new wood windows to match size and type of historic.

Element/Feature: **Aluminum Clad 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:

Windows added at living space in re-constructed garage structure are to be aluminum clad wood windows.

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



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: **MEP Systems**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing internal MEP systems are to be removed and replaced and made compliant.

Gas service is to be shut off. New meter location to be same as existing.

Overhead electrical service is to be disconnected. New meter location to be same as existing.

Water service is to be shut off. New 1 1/2" meter and 2" service line are to 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: **Additions**

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 open porch at the southwest corner of home will be rebuilt and enclosed as living space. A new sleeping porch will be constructed at north of home.

The existing space between the house and garage is to be built in to attach the 2 structures. approximately 1/3 of re-constructed garage is to become living space.

The lower level is to be expanded to the area below the entire main level living space.

Added porches are to be clad with new cove siding with profile and finish to match historic.

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



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: _____

AUG 15 2016

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

Element/Feature: **Faux 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:

The north and east exterior walls of the lower level will be re-constructed with 2x6 framing. at the locations of the 2 existing exterior doors at lower level the wall will be 2x4 framing flush on inside face with 2x6 framing. Recess is to be trimmed and finished to replicate existing door openings.

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:





Park City Municipal Corporation

Department of Building and Fire Safety

CBO's Findings Statement and Determination

FROM: Chad Root, CBO/Fire Code Official

SUBJECT: 803 Norfolk
Park City, Utah

DATE: October 3, 2016

Purpose: The purpose of the CBO's Findings Statement and Determination letter is to give an educated and detailed explanations to the reasoning of the CBO's determination of the property located at 803 Norfolk located in Park City Utah,

Observed and Findings: A historic single family home and garage located at 803 Norfolk.

Garage: The Garage is in such a condition that in order to meet the historical interest of the community for years to come it should be reconstructed to match the current structure but shall be built under present day codes the structure will last for many years to come and can be enjoyed by the future residence of Park City. Currently the garage has metal siding that has rusted through in many areas along the sides and is in such a condition on the roof that it has bent between the rafters. The foundation in areas with a foundation has slid down the hill toward the home and is to point with a wet spring that the garage could fall in on itself.

Single Family Home: The Single family home on the other hand is in fairly good condition. The roof should be reconstructed so it would meet today's snow loads and the required insulation could then be added. The home owner would replicate the existing roof lines. The existing deck and roof should be reconstructed with new material as the current material has decayed and would not meet code with the demands of live and dead loads.

The Kitchen area of the home is not sitting on a foundation and should be reconstructed using the historic exterior siding and a foundation must be added.

The core of the existing home is in pretty good shape and could be lifted up to put a foundation and basement under the existing building.

Jonathan DeGray - Architect

October 11, 2016

Park City Municipal Corporation
443 Marsac Avenue
Park City, Utah

Attn: Anya Grahm
Planning Department

Re: 803 Norfolk Avenue
Existing Garage Structure
Existing Condition Report, Supplemental

Dear Anya,

The existing garage structure at 803 Norfolk dates to the 1940's. The building is a framed structure, 2"x4" at 24" o.c. wood studs covered with corrugated steel panels. The panels appear to be originally galvanized but most are now rusted. There is no foundation of slab, the floor is dirt. The condition of the building is marginal. It is tipping downhill and is being braced by the adjacent residence. With no foundation on the uphill side, against Crescent Tram, snow being plowed against the building is pushing that side of the structure in and causing it to tip. The corrugated panels span between 2x studs on the walls and roof without any intermediate support. Due to this condition they are warped and bending in between the supports due to snow load. There has been a review of the structure by Shen Engineers and the building has also been evaluated by the chief building official, Chad Root.

Topography:

The site is sloping both in the north south and east west directions. The current driveway access to the garage is upward of 20% slope

Footing and Foundation:

There is none

Roof:

Corrugated steel panels spanning between wood trusses at 24" o.c.

Exterior Walls:

2"x4" wood studs at 24" o.c. with no intermediate shear panel present

Doors:

The garage sliding doors are constructed of corrugated panels hanging from a horizontal wood member that is attached to sliding door hardware. The doors slide out of the way to allow a car to access the garage one side at a time.

There is a man door at the north east side of the structure that has been blocked off and is not in use.

Windows:

There are no windows in the structure

614 Main Street , Suite 302

P.O. Box 1674 , Park City , Utah 84060 Tel./Fax 435-649-7263

Email: degrayarch@gwestoffice.net Web: www.degrayarchitect.com

Interior:

The interior of the structure is unfinished. Dirt floor, exposed framing and corrugated panels can be seen throughout.

I hope this supplemental information is helpful.

Please let me know if you have any questions or need additional information.

Sincerely,

Jonathan DeGray

Jonathan DeGray - Architect

Shen Engineers, Inc. Structural/Seismic Consultants

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

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

Sept. 12, 2016

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

Subject: Physical Condition Report of Park City House
At 644 Woodside
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on Sept. 7, 2016 with the architect Jon DeGray and have done some structural calculations to determine the adequacy of the building. The capacity check of structural members is based on the 2015 International Building Code (2015IBC). The calculations would give us idea on how the structural members are performed. The residence is a historical building. Based on the historical building code, if the members have more than 50% of capacity of what the code is required, the structural members shall be ok.

The conclusions are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.
2. The existing roof deck is 1x wood plank installed particular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The existing (crawl space) floor joists are 2x7 or 2x8 @ 24" on center spanning 8'-0" to 14'-0". The 14'-0" floor joists are 28% capacity of the code. The 8'-0" floor joists are 62% capacity of the code. They need to be upgraded. The floor sheathing is 1x6 which is ok as per the code for gravity but not for lateral diaphragm. Suggest installing new 3/4" plywood or OSB with 10d @ 6" on center nailing.
4. All the existing headers need to be upgraded. We will review each one of them when design is available.

5. The existing exterior walls are 2x4 @ 16" on center with 1x6 planks installed horizontally. The exterior walls are all not strong enough for wind, seismic or gravity loads. Suggest that new 2x4 or 2x6 df#2 or better stud walls at 16" on center need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.
6. The existing building doesn't have any footings. The existing foundation walls were built with wood piles and sand stone. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

Overall, the home is in average condition comparing with the same age building in the area. If the wall sheathing is properly added, lifting the home in place seems to be the best solution for the remodel and addition of the project.

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

Best Regards,

Henry Shen

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

Shen Engineers, Inc. Structural/Seismic Consultants

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

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

Oct. 3, 2015

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

Subject: Physical Condition Report of Park City House
At 803 Norfolk Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on Sept. 30, 2016 with the architect Jon DeGray. The conclusions are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists. If possible, we suggest tearing the existing roof off and build a new roof with no thicker than 8" deep roof structure since the joists are sagging dramatically and it's hard to straight them out.
2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The existing (crawl space) floor joists are 2x6 @ 24" on center spanning 8'-0" to 12'-0. The 12'-0" floor joists are 22% capacity of the code. The 8'-0" floor joists are 57% capacity of the code. They need to be upgraded. The floor sheathing is 1x6 which is ok as per the code for gravity but not for lateral diaphragm. Suggest installing new 3/4" plywood or OSB with 10d @ 6" on center nailing.
4. All the existing headers need to be upgraded. We will review each one of them when design is in line.
5. The existing exterior walls at the upper level are 2x4 @ 24" on center with 1x6 planks installed horizontally. The existing main level walls are 1x10 planks horizontal inside+1x12 planks vertical installed outside. The exterior walls are all not strong enough for wind, seismic or gravity loads. Suggest that new 2x4 or 2x6 df#2 or better stud walls at 16" on center need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.
6. The existing building does have sandstone footings but the sandstone footing are rotted so bad and easy to be knocked off by hand. there is no footing on the back portion of the addition instead of building with wood piles and sand stone. We suggest tearing off the

existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

7. The back portion of the building addition is not historic and it's so bad. This portion of existing building shall be removed and re-built.
8. The back garage is not historical and it's in so bad condition. It shall be removed and re-built.
8. The site retaining walls are moving 5" to 12" horizontally on the top of the walls. It's very dangerous. They need to be removed and re-built.

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

Best Regards,


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



Historic Preservation Board Staff Report



Subject: Design Guidelines
Author: Anya Grahn, Historic Preservation Planner
Hannah Turpen, Planner
Date: November 2, 2016
Type of Item: Regular Session
Project #: GI-13-00222

Summary Recommendations:

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. Staff recommends that the Historic Preservation Board (HPB) take public comment on the proposed changes to the Park City's Design Guidelines for Historic Districts and Historic Sites; provide specific amendments to be made to the document if necessary; and continue the discussion to the December 7, 2016, HPB meeting.

Background:

During the [January 6, 2016 HPB meeting](#), staff discussed the history of the City's preservation efforts, the purpose of the Design Guidelines and their role as a living document, as well as differences between Federal, State, and Local preservation regulations. Staff discussed that though our Design Guidelines are based on the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, the City does not enforce the Secretary of the Interior's Standards; we rely solely on the Design Guidelines. Our Design Guidelines identify four (4) treatment methods: Preservation, Rehabilitation, Restoration, and Reconstruction, which are often used in tandem depending on the condition of the structure and work to be completed. These items are defined on page 6 of the Design Guidelines.

Staff began reviewing the Design Guidelines with the HPB in December 2014. Staff met with the HPB to discuss a potential outline for Design Guideline changes in December 2014. Following this discussion, staff brought forward a work session regarding the treatment of historic structures to discuss panelization and reconstruction in February 2015. In September and October 2015, the HPB discussed compatibility of new additions. Staff also led a discussion with the HPB regarding character zones on October 7, 2015, and November 18, 2015. Starting in [January 2016](#) and going forward, staff will be reviewing the Design Guidelines with the HPB on a monthly basis. (Thus far, the Design Guidelines have only not been on the agenda for the April HPB meeting.)

In addition to the Historic Preservation Board meetings, staff has also begun holding lunchtime work sessions and office hours to engage the public in these Design Guideline revisions. The first of these workshops was held on March 16th; 13 professionals in the Design, Development, and Building Community attended the workshop. Staff has also developed a [webpage](#) in order to promote this work on the

Design Guidelines. Staff anticipates future workshops as we begin to look at new infill design.

Analysis:

Staff has proposed revisions to the Guidelines for Relocation, Panelization, and Reconstruction. These activities are now reviewed by the Historic Preservation Board for compliance with Land Management Code (LMC) [15-11-13](#), [15-11-14](#), and [15-11-15](#). Nevertheless, staff finds that it is important to provide clear and detailed guidelines for historic structures undergoing one or more of these processes.

In 2011, the U.S. Department of the Interior and the National Park Service introduced [*The Secretary of the Interior's Standards for Rehabilitation and Sustainability for Rehabilitating Historic Buildings*](#). Staff has used this document to incorporate additional Design Guidelines for historic structures that specifically address sustainability issues such as maintenance, windows, weatherization and insulation, solar, and green roofs.

Finally, staff finds that one of our greatest challenges is providing direction on the treatment of historic materials. The Design Guidelines currently reference the adherence of recognized preservation methods; however, these are not specifically defined. Staff proposes introducing additional Design Guidelines that specifically address the treatment of common historic materials such as wood, masonry, architectural metals, and paint to aid staff in making recommendations.

The Design Guidelines for Historic Sites currently provides direction for Relocation and/or Reorientation of Intact Buildings; Disassembly/Reassembly of All or Part of a Historic Structure (panelization); and Reconstruction of Existing Historic Structures. Staff has made revisions to the Land Management Code (LMC) to provide specific criteria to aid the HPB in determining the need for relocating, panelizing, and reconstructing historic structures; however, the Design Guidelines also require additional clarification to ensure that the historic structure is protected during the construction process.

Staff is proposing the following Design Guideline revisions:

1. Period of Restoration

Staff finds that there needs to be a section in the Design Guidelines that provides input on which period of historical significance a building should be restored to. Staff is proposing the following:

Guidelines for Determining Era of Restoration

Historic buildings are not static, and many embody the accumulation of changes, large and small, that have been made throughout their history. By contrast, restoration, as defined by the Secretary of the Interior's Standards for Historic Preservation, depicts a property at a particular period of time in its history while removing evidence of other periods. When applying this approach to preservation, it is not appropriate, for instance, to restore a property to its 1920 appearance but retain non-historic additions from 1960. Instead,

restoration means accurately depicting the form, materials, features, and character of a property as it appeared at a particular period in time. Restoration retains as much of the historic period's fabric as possible, while removing inconsistent features and reproducing missing features in accordance with the restoration period.

Consider the following when determining what era to restore the building to:

1. **Relative Importance in history.** What era of significance, based on the City's Historic Sites Inventory, does the property contribute to? The era of significance is generally the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for designation on the City's Historic Sites Inventory. Is the building associated with a person important in history? If so, during what period did they occupy the building?
2. **Physical Condition.** What materials or characteristics of the building exist that contribute to our understanding of the building's era of significance? What is the existing condition or degree of integrity of the building's historic materials? What alterations contribute to our understanding of the building's historic significance?
3. **Evidence of Earlier Appearance.** Is sufficient evidence available to document the building's appearance during the proposed period of restoration and reproduce missing features? This may take the form of historic photographs, written records, maps, and/or physical evidence in the building itself.
4. **Existing Alterations.** Consider the quality, design, materials, and craftsmanship of the building and the changes that have occurred over time. Did the house have an early addition, creating a cross-wing from a hall-parlor form? Or, was the house remodeled during the historic period in order to reflect the Craftsman bungalow style?
5. **Uses.** What will the building be used for? How will use affect the property and how does this impact the different historic materials or characteristics that may be present?

2. Relocation, Panelization, and Reconstruction

Relocation, Panelization, and Reconstruction are actions that now require Historic Preservation Board approval. During the [July 20th HPB meeting](#) (page 219), the HPB made a positive recommendation to the Planning Commission and City Council for staff's proposed amendments to the Land Management Code regarding relocation of historic structures; the goal of these LMC amendments is to deter relocation of historic buildings. Staff has also reviewed amendments to the LMC regarding panelization and reconstruction; these amendments were passed by City Council on December 15, 2015 and provide additional requirements for such projects.

At the same time, staff finds that it is necessary to provide additional Design Guidelines for the relocation and reorientation of historic structures. Staff is proposing the following changes to our existing Design Guidelines:

Guidelines for Relocation, Panelization, & Reconstruction

Relocation and/or Reorientation of Intact Buildings or Structures

Whenever possible, a historic structure should be rehabilitated in its original location for the following reasons:

- The historic integrity of the site or neighborhood will be altered by the relocation and/or reorientation of the structure.
- The relocation and/or reorientation may threaten the historical significance of the structure or site.
- The structure may be damaged or weakened in the process of relocation and/or reorientation.
- Relocation and/or reorientation adds costs not associated with on-site rehabilitation; such as utility line removal, moving expenses, additional International Building Code requirements, tree removal/trimming, and possibly traffic control.

Relocation of any structure designated as historic on the City's Historic Sites Inventory may endanger its historic designation as defined by LMC 15-11-10(A), therefore, all applications for the relocation and/or reorientation of historic structures must be reviewed and approved by the Historic Preservation Board. No historic structure shall be relocated and/or reoriented when its preservation will be adversely affected.

When a structure is permitted to be relocated and/or reoriented, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.

Protection for the Historic Site

~~E.1.1~~ Relocation and/or reorientation of a historic buildings ~~should~~ shall be considered only after it has been determined by the Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action ~~and the application meets one of the criterion listed in the sidebar to the left.~~

~~E.1.2~~ Relocation and/or reorientation of a historic buildings ~~should~~ shall be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. A professional structural analysis shall be conducted in order to minimize any damage that may occur during the relocation/reorientation of a historic structure.

Hire licensed professional building movers to relocate a historic building.

~~E.1.3~~ ~~The~~ A historic structure ~~should~~ shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

~~E.1.4~~ ~~If~~ When rehabilitation of ~~the~~ a historic structure ~~will be~~ is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation, should shall be made ~~—roof repairs, windows/doors secured and/or covered, adequate ventilation—~~ to the structure to protect the historic fabric until rehabilitation can ~~commence~~ be accomplished.

~~E.1.5~~ A written plan detailing the steps and procedures for relocation or reorientation of a historic structure should shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.

Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.

A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.

Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.

The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.

A relocated/reoriented historic building shall be sited in a position similar to its historic orientation. The relocated/reoriented historic building shall maintain its relationship with the street and shall have a relatively similar setback. Relocating a historic structure to the rear of a parcel to accommodate a new building in front of it is not appropriate.

When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation and (if consistent to the District) with the same setbacks to the street as the placement on the original site.

Panelization

Disassembly & Reassembly of all or part of a historic structure

~~F.1.1~~ Disassembly of a historic building ~~should~~ shall be considered only after it has been determined by the ~~Design Review Team that the application meets one of the criteria listed in the sidebar.~~ Historic Preservation Board that the panelization is necessary as outlined by Land Management Code 15-11-14.

~~F.1.2~~ ~~Though~~ Disassembly/reassembly of a historic building is not ~~a~~ common practice in the preservation field, ~~if it~~ When disassembly/reassembly must be undertaken, it ~~should~~ shall be done using recognized preservation methods.

~~F.2.1~~ Measured drawings of the structure or element to be disassembled/reassembled ~~should~~ shall be completed.

~~F.2.2~~ A thorough photographic survey of the ~~element or~~ interior and exterior elevations as well as the architectural details of the structure ~~should~~ shall be ~~made~~ completed, including site and location views from all compass points, exterior elevations, interior elevations of each room, and elevations of each basement and attic wall. Standards for photographic documentation are provided in the Design Review Process section of these Design Guidelines.

~~F.2.3~~ Written plans detailing the disassembly and reassembly steps and procedures ~~should~~ shall be completed and approved by the Planning and Building Departments.

~~F.3.1~~ In order to minimize loss of historic fabric, structures ~~should~~ shall be disassembled in the largest workable pieces possible.

~~F.3.2~~ To ensure accurate reassembly, all parts of the building, structure, or element ~~should~~ shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons ~~should~~ shall be used to establish a marking code for each component. The markings ~~should~~ shall be removable or ~~should~~ shall be made on surfaces that will be hidden from view when the structure is reassembled.

~~F.3.3~~ Important architectural features of a historic building or structure should shall be removed, marked, and stored before the structure or element of the structure is disassembled.

~~F.3.4~~ The process of disassembly of a historic building or structure should shall be recorded through photographic, still or video, means; ~~still photograph or video~~.

~~F.3.5~~ As each component of a historic building is disassembled, ~~its~~ the physical condition should shall be noted, particularly if it differs from the condition stated in ~~the~~ pre-disassembly documentation. ~~If~~ When a part component is too deteriorated to remove, it should shall be carefully documented with photographs; and written notes on its dimensions, finish, texture, color, etc. ~~to facilitate accurate reproduction~~.

~~F.4.1~~ The Wall panels and roof surfaces should shall be protected with rigid materials, such as sheets of plywood, if when there is any risk of damage ~~to these elements~~ during the disassembly ~~storage~~ ~~reassembly~~ process.

~~F.4.2~~ The Disassembled components--trim, windows, doors, wall panels, roof elements, etc.-- should shall be securely stored on-site in a storage trailer ~~on-site~~ or off-site in a garage/warehouse/trailer ~~off-site~~ until needed for reassembly.

Reassembly

~~F.5.1~~ When reassembling ~~the~~ a historic structure, ~~its~~ the original orientation and siting should shall be approximated replicated as closely as possible.

~~F.5.2~~ New foundations and any additions should shall follow the Guidelines established in earlier sections of these Design Guidelines—~~Additions and Relocation and/or Reorientation of Intact Building~~.

Reconstruction

~~G.1~~ Reconstruction of a historic building or structure that exists in Park City is allowed if when the Chief Building Official determines the structure to be a hazardous or dangerous building, pursuant to Section ~~115.1~~ 116.5 of the International Building Code, ~~AND~~ and when the building cannot be made safe and/serviceable through repair.

~~G.2~~ Reconstruction ~~must~~ shall be guided by documentation and physical evidence in order to facilitate ~~an~~ accurate re-creation.

~~G.3~~ Reconstruction should shall not be based on conjectural designs or on a combinations of different features from other historic buildings.

~~G.4~~ Reconstruction should shall include recreating the documented design of exterior features such as ~~the~~ roof shape, architectural detailing, windows, entrances and porches, steps and doors, and ~~their~~ historic spatial relationships.

~~G.5~~ A Reconstruction should shall include measures to preserve and reuse any remaining historic materials found to be safe and/or serviceable.

~~G.6~~ A reconstructed building should shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.

~~G.7~~ A reconstructed building should shall duplicate the historic building, ~~but also~~ and shall reconstruct the setting, placement, and orientation of the original structure.

~~G.8~~ A Reconstruction should shall re-establish the historic relationship between the building or buildings and historic site features.

~~G.9~~ A building may not be reconstructed on a location other than ~~its~~ the original site.

3. Sustainability

Since the adoption of the Design Guidelines in 2009, the Secretary of the Interior has published their [Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings](#) in 2011. Staff finds that as Park City aspires to be more energy-independent and green, that our Design Guidelines for the Historic District need to reflect our community goals and help guide appropriate measures to increasing the energy-efficiency of our historic buildings.

The National Trust for Historic Preservation likes to promote, “The greenest building is the one already built.” Preservation Green Lab has found that reusing an existing building and upgrading it to maximum efficiency is almost always the best option regardless of building type and climate. They have based this conclusion on the embodied energy of existing materials such as old growth lumber and handmade masonry; the design of historic buildings respond to climate and site conditions; and transportation and waste management when the building is demolished. More information on Preservation Green Lab’s studies can be found [online](#).

Staff finds that our 2009 Design Guidelines provided limited direction on encouraging sustainability in historic buildings. Staff recommends adding a supplemental section to the Design Guidelines that provides recommendations directing property owners on how to make historic buildings more sustainable. Additionally staff finds that implementing these guidelines in their entirety would be overwhelming for the homeowner and should not be enforced in the same way that the treatment of historic materials. For that reason, staff has used “should” rather than “shall” in these recommendations.

Staff is proposing the following:

Recommendations for Sustainability in Historic Buildings

Sustainability is an environmental science that seeks to minimize the negative environmental impact of buildings by efficiency and moderation in the use of materials, energy, and development space and the ecosystem at large. Historic Preservation is an important component of the effort to reduce carbon footprint. Taking the steps to make a historic building more energy efficient is an easy and cost-effective way to be more eco-friendly.

[Planning for Sustainability](#)

An integrated sustainability team that includes a preservation professional should be assembled to ensure that the character and integrity of a historic building is maintained during any upgrades.

The condition of inherently-sustainable features of a historic building, such as shutters, storm windows, awnings, porches, vents, roof monitors, skylights, light wells, transoms and naturally-lit corridors, should be analyzed and included in energy audits and energy modeling before planning upgrades.

Methods to reduce energy use, such as installing fixtures and appliances that conserve resources, including energy-efficient lighting or energy-efficient lamps in existing light

fixtures, low-flow plumbing fixtures, and sensors and timers that control water flow, lighting and temperature, should be identified before undertaking more invasive treatments that may negatively impact a historic building.

Sustainable improvements, beginning with minimally invasive treatments that are least likely to damage historic building material, should be prioritized.

~~L.1 Owners are encouraged to~~ Maintaining a substantial percentage of original interior floors, walls and non-structural elements is encouraged.

~~L.2~~ Construction and renovation waste should be diverted from disposal ~~if~~ when recycling facilities or services are available.

~~L.3 Retain~~ The inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, operable windows, and transoms should be retained.

~~L.4 Increase~~ The thermal efficiency of historic buildings should be increased by observing traditional practices such as weather-stripping and insulating.

Maintenance

Historic buildings and structures should be maintained on a regular basis in order to preserve historic fabric and maximize operational efficiency.

Durable historic building materials should be retained, preserved and maintained.

Environmentally-friendly cleaning products that are compatible with historic finishes should be used.

Sustainable products and treatments, such as low-VOC paints and adhesives and lead-safe paint removal methods, should be used as much as possible when rehabilitating a historic building or structure.

Windows

Windows should be maintained on a regular basis to ensure they function properly and are completely operable.

Historic windows should be retained and repaired when deteriorated.

Historic windows should be weather-striped and caulked, when appropriate, to make them weather tight.

Interior or exterior storm windows or panels that are compatible with existing historic windows should be installed.

Compatible and energy-efficient replacement windows that match the appearance, size, design, proportion, and profile of the existing historic windows and that are durable, repairable and recyclable, should be installed when existing windows are too deteriorated to repair.

Missing windows should be replaced with new, energy-efficient windows that are appropriate to the style of the historic building and that are durable, repairable and recyclable.

Historic steel windows and curtain-wall systems should be retrofitted to improve thermal performance without compromising the historic character.

Existing historic shutters and awnings should be retained, preserved and maintained. Newly installed shutters and awnings should be historically appropriate.

Historically-operable interior transoms should be repaired or reopened, when possible, to improve air flow and cross ventilation.

Weatherization & Insulation

A variety of analytical tools, such as a comprehensive energy audit, blower door tests, infrared thermography, and energy modeling or daylight modeling should be used to gain an understanding of the building's performance and potential before implementing any weatherization or retrofit treatments.

A weatherization plan should be developed based on the results of an energy analysis of a building's performance and potential.

Infiltration should be eliminated, beginning with the least invasive and most cost-effective weatherization measures, such as caulking and weather-stripping, before undertaking more invasive weatherization measures.

The inherent thermal properties of a historic building's materials and the insulating needs for the specific climate and building type should be understood before adding or changing insulation.

Unfinished spaces, such as attics, basements and crawl spaces, should be insulated before adding wall insulation.

The appropriate type of insulation and adequate ventilation should be used in unfinished spaces. Wet-spray or other spray-in insulation that is not reversible or may damage historic materials should not be used. Adding insulation in cavities that are susceptible to water infiltration is not appropriate.

Air infiltration should be reduced before adding wall insulation.

Appropriate wall insulation should be installed when necessary only after lower impact treatments have been carried out.

Wall insulation that is not reversible and that may cause damage to historic building material is not recommended. Insulation installed on the exterior of a historic building which results in the loss of historic materials and may alter the proportion and relationship of the wall to the historic windows and trim is not appropriate.

Historic trim that was removed to install insulation should be reinstalled.

Heating, Ventilating, Air Conditioning (HVAC), and Air Circulation

Functional and efficient HVAC systems should be retained and maintained.

Existing HVAC systems should be upgraded within normal replacement cycles to increase efficiency and performance HVAC systems replaced prematurely when existing systems are operating efficiently is not recommended.

When a new HVAC system is necessary, an energy-efficient system that takes into account whole building performance and retains the historic character of a building and site should be installed.

The efficiency of HVAC systems should be augmented, where appropriate, with less-intensive energy measures, such as programmable thermostats, attic and ceiling fans, and louvers and vents.

High efficiency, ductless air conditioners, which may be a more sensitive approach than installing a new, ducted, central air-conditioning system that may damage historic building material, should be retained or installed when appropriate.

New mechanical ductwork should be installed sensitively or using a mini-duct system so ducts are not visible from the exterior and do not adversely impacts the historic character of the interior space.

HVAC equipment should be placed where it will operate effectively and efficiently and will be minimally visible and will not negatively impact the historic character of a building or its site.

The performance of a HVAC system should be examined regularly to ensure that the system is operating efficiently.

Whether a geothermal heat pump will enhance the heating and cooling efficiency of a building should be investigated before considering installation.

Solar Technology

On-site solar technology should be considered only after implementing all standard energy-efficiency treatments, which often have greater life-cycle cost benefit than on-site renewable energy, to improve the energy efficiency of a building.

Before considering solar technology for a historic structure, it should be analyzed whether the technology can be used successfully and will benefit the historic building without compromising its character or the character of the site or the surrounding Historic District.

A solar device should be installed in a compatible location on a site or on a non-historic building or addition where it will have minimal impact on the historic building and site.

A solar device should be installed on a historic building only after other locations have been investigated and determined infeasible.

A low-profile solar device should be installed on a historic building so the device is not visible or is minimally visible from the primary public right of way; for example, installation should be on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view, or on a secondary slope of a roof out of view from the primary public right of way.

A solar device on a historic building should be installed in a manner that does not damage historic roofing material, does not negatively impact the building's historic character, and is reversible.

Solar roof panels should be installed horizontally – flat or parallel to the roof slope—to reduce visibility.

Cool Roofs & Green Roofs

Staff proposes adding the following addition to the Design Guidelines:

Cool Roof: a type of roof that reflects and emits the sun's solar energy back to the sky instead of absorbing and transferring heat to the building below. The "coolness" is measured by two properties, solar reflectance and thermal emittance.

Whether or not a cool roof or green roof is appropriate for a historic structure should be analyzed before being considered.

A cool roof or green roof should be installed on a flat-roofed historic building where it will not be visible from the primary public right of way and will not negatively impact the building's historic character.

Appropriate roofing materials and colors should be selected when putting a cool roof on a historic building. Installing a cool roof that is incompatible in material or color with the historic building is not appropriate.

A historic building must be able to structurally accommodate the added weight of a green roof. When increasing the weight-bearing capacity of a historic structure is necessary to accommodate a green roof, it should be done in a manner sensitive to the historic character of the structure.

Before installation of a green roof system, a structure's roof should be water-tight, should drains properly and gutters and downspouts should function effectively.

When installing a green roof, a moisture-monitoring system should be included to protect the historic building from added moisture and accidental leakage.

A green roof should be vegetated with sustainable native plantings that are drought resistant and will not require excessive watering.

Vegetation for a green roof should be appropriately-scaled so not to grow so tall that the vegetation will be visible from the primary right-of-way and detract from the building's historic character.

Site Features & Water Efficiency

Historic character-defining site features should be respected when considering adding new sustainable features to the site.

Existing storm-water management features, such as gutters and downspouts, as well as site topography and vegetation that contribute to the sustainability of the historic site, should be used to advantage.

Natural, sustainable features such as shade trees should be added to the site, when appropriate, to reduce cooling loads for the historic building. Existing natural features, such as shade trees or planting trees that may grow to encroach upon or damage the historic building should be removed.

Permeable paving should be used where appropriate on a historic site to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a building foundation should be avoided in order to reduce heat island effect, building temperature, and damage to the foundation and to facilitate storm-water runoff.

A historic site should be landscaped with native plants, when appropriate, to enhance the sustainability of the site.

Daylighting

Features, such as glazed doors and transoms common in historic structures, that provide natural light to corridors should be retained.

Historic windows that have been blocked in should be reopened to add natural light and ventilation.

Skylights and dormers should be added on secondary roof elevations where they are not visible or are minimally visible so there is no impact negative to the building's historic character.

Automated daylighting controls that ensure adequate indoor lighting and allow for energy-saving use of daylighting should be installed on interior lighting systems.

New window openings should be added, where appropriate, on secondary and less visible façades to allow more natural light into a historic building.

4. Treatment of Historic Building Materials

As described in the current Design Guidelines (page 12-13), the mining rush and immediate need to provide housing meant that Park City's early settlers used simple, available materials to construct their residential and commercial buildings. Very few structures were constructed with foundations, though many have since been replaced with concrete and stone. Both commercial and residential structures consisted of single-wall and, sometimes, frame, construction. Most were wood-frame, though after the fire of 1898, brick and stone commercial structures became more popular materials for commercial and institutional buildings such as schools and churches.

Here are some examples of these materials that can be seen in the district:

	Wood. Wood was utilized extensively for framing, siding, as well as architectural features. <i>Wood was used to create architectural interest and ornamentation on Flannigan's façade at 438 Main Street.</i>
	<i>Wood was used extensively at this site at 843 Norfolk. The fence, siding materials, architectural ornamentation on the porch, doors, windows, and more consist of wood.</i>
	Masonry. Masonry can be in the form of stone, brick, terra cotta, and adobe as well as the mortar that holds these masonry units together. <i>The historic Park City City Hall at 528 Main Street consists of brick walls and detailing.</i>



Architectural Metals. Metal was sometimes used as siding or roofing material; however, more commonly, it was used to create cast iron facades, porches, steps, and later siding and windows.

The historic Kimball Garage at 638 Park Avenue historically had steel windows.

Currently, the Design Guidelines do not provide specific recommendations for different historic materials. Staff finds that it would be helpful to have resource pages about the treatment of these different materials to aid the public as well as staff in understanding the best approach for material preservation. Staff is proposing the following Design Guideline Revisions for the Treatment of Historic Materials:

Wood

Historically, wood was a popular material choice for siding, cornices, brackets, columns, balustrades, and other architectural features. These wood features, important in defining the historic character of the building or structure, are therefore important to retain, repair, and protect.

DO:	DO NOT:
Identify, retain, and preserve wood features, such as siding, cornices, brackets, window architraves, and doorway pediments and their paints and finishes that are important in defining the overall historic character of the building or structure. Protect and maintain wood features by providing proper drainage so water is not allowed to stand on flat, horizontal surfaces or accumulate on decorative features. Apply chemical preservatives to traditionally unpainted wood features, such as beam ends or outriggers that are exposed to decay hazards. Retain coatings, such as paint, that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint-surface deterioration and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required. Remove damaged or deteriorated paint to the next sound layer using the gentlest method	Remove or radically change wood features important in defining the overall historic character of a building or structure where that removal or change diminishes that overall character. Remove a major portion of a historic wood feature from a façade instead of repairing or replacing only the deteriorated portion of the wood feature. Reconstruct a façade with new material in order to achieve a uniform or 'improved' appearance. Radically change the type of finish or color accent scheme so the historic character of the exterior is diminished. Strip historically painted surfaces to bare wood then apply clear finishes or stains in order to create a 'improved natural look'. Strip paint or varnish to bare wood rather than repair or reapply a special finish, i.e., retain the grain finish on an exterior wood feature such as a front door. Fail to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces and

possible (hand-scraping and hand-sanding), before repainting. If paint on decorative wood features and flat wood surfaces is so deteriorated that total removal prior to repainting is necessary, use electric hot-air guns and electric heat plates with care. Apply compatible paint-coating systems following proper surface preparation. Evaluate the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features are necessary. Repair wood features by patching, piecing, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding. Replace in kind an entire wood feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornices, entablature, and balustrades. If using in-kind material is not technically or economically feasible, then a compatible substitute material shall be considered. Design and install a new wood feature, such as a cornice or doorway, when the historic feature is missing completely. The wood feature may be an accurate restoration using historical, pictorial, or physical documentation; or may be a new design that is compatible with the size, scale, material, and finish of the historic building or structure.	insect or fungus infestation. Use chemical preservatives, such as creosote, which that can change the appearance of wood features unless they the preservatives were used historically. Strip paint or other coatings to reveal bare wood, therefore exposing historically coated surfaces to the effects of accelerated weathering. Remove paint that is firmly adhered to and, thus therefore, protects wood surfaces. Use destructive paint-removal methods such as propane and butane torches, sandblasting, and water blasting. These methods can irreversibly damage historic woodwork. Use thermal devices improperly where historic woodwork becomes scorched. Fail to thoroughly neutralize wood after using chemicals, causing new paint to not adhere. Allow detached wood features to soak too long in a caustic solution where the wood grain becomes raised and the surface roughened. Fail to follow manufacturers' product and application instructions when repainting exterior woodwork. Use new colors that are inappropriate to the historic structure or District. Fail to undertake adequate measures to assure the protection of wood features. Replace an entire wood feature, such as a cornice or wall, when repair of the feature or limited replacement of deteriorated wood or missing parts is appropriate. Use, for a replacement part, substitute material that does not convey the visual appearance of, or that is not physically or chemically compatible with the surviving parts of a wood feature. Remove, and not replace a feature that is unrepairable, or replace the unrepairable feature with a new feature that does not convey the same visual appearance. Create a false historic appearance by replacing a wood feature based on insufficient historic, pictorial, or physical documentation. Introduce a new wood feature that is incompatible in size, scale, material and color.
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Masonry

Historic masonry materials generally include stone, brick, terra cotta, and adobe. Mortar was used to bond masonry units together. Historic mortar was quite soft, consisting primarily of lime and sand; however, after 1880, Portland cement was added to create a more rigid bond. While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance and repair techniques and harsh or abrasive cleaning methods.

DO:	DO NOT:
Identify, retain, and preserve masonry features, such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns as well as details such as tooling and bonding patterns, coatings, and finish, that are important in defining the overall historic character of the structure. Repair masonry walls and other masonry features where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork, by repointing mortar joints. Protect and maintain masonry by providing proper drainage so water does not stand on flat, horizontal surfaces or accumulate on curved decorative features. Clean masonry to remove heavy soiling or to halt deterioration only when necessary. Carry out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so both the immediate and long-range effects demonstrate the gentlest method possible. Clean masonry surfaces with the gentlest method possible, such as low-pressure water and detergents, using natural bristle brushes. Inspect painted masonry surfaces to determine whether repainting is necessary. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand-scraping) prior to repainting. Apply compatible paint coating systems following proper surface preparation. Repaint with colors that are historically appropriate to the building or structure and Historic District. Evaluate the overall condition of the masonry to determine if what is required is more than just protection and maintenance, that is, if	Remove or radically change masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replace or rebuild a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction. Apply paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance. Remove paint from historically painted masonry. Radically change the type of paint or coating or its color. Fail to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure. Clean masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials. Clean masonry surfaces without testing or without sufficient time for the testing results to be of value. Sandblast brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration. Use a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures. Clean with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces. Apply high-pressure water cleaning methods that will damage historic masonry and the mortar joints. Remove paint that is firmly adhered to and,

repairs to the masonry features will be necessary. Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. Duplicate old mortar in strength, composition, color, and texture. Duplicate old mortar joints in width and in joint profile. Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture. Use mud plaster as a surface coating over unfired, un-stabilized adobe; mud plaster bonds to the adobe. Cut damaged concrete back to remove the source of deterioration (often corroded metal reinforcement bars). The new patch must be applied carefully so it will match, and bond satisfactorily with the historic concrete. Repair masonry features by patching, piecing, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters. Apply new or non-historic surface treatments, such as water-repellent coatings, to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems. Design and install new masonry features such as steps or door pediments when the historic feature is missing completely. The new masonry feature shall be an accurate restoration using historical, pictorial, or physical documentation; or shall be a new design that is compatible with size, scale, material, and color of the historic structure.	therefore, protects masonry surfaces. Use methods of removing paint that are destructive to masonry such as sandblasting, application of caustic solutions, or high-pressure water blasting. Fail to follow manufacturers' product and application instructions when repainting masonry. Fail to undertake adequate measures to assure the protection of masonry features. Remove non-deteriorated mortar from sound joints, and then repoint an entire building or structure to achieve a uniform appearance. Use electric saws and electric hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing. Repoint with mortar of high Portland-cement content (unless Portland cement is the content of the historic mortar). Portland cement can often create a bond that is stronger than historic material and can cause damage as a result of a different coefficient of expansion and a different porosity of the material and mortar. Repoint with a synthetic caulking compound. Use a 'scrub' coating technique to repoint instead of traditional repointing methods. Change joint width or joint profile when repointing. Remove sound stucco or repair with a new stucco that is stronger than the historic material or does not convey the same visual appearance. Apply cement stucco to unfired, un-stabilized adobe. Cement stucco does not bond properly to un-stabilized adobe and can cause moisture to become trapped between materials, resulting in accelerated deterioration of the adobe. Patch concrete without removing the source of deterioration. Replace an entire masonry feature, such as a cornice or balustrade, when repair of the masonry and limited replacement of deteriorated missing parts is appropriate. Use a substitute material that is not physically or chemically compatible for a replacement part, or that does not convey the visual appearance of surviving parts of a masonry feature. Apply waterproof, water repellent, or non-historic coatings, such as stucco, as a substitute for repointing masonry, or masonry repairs. Coatings
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	are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration. Replace in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples include entire walls, cornices, balustrades, columns, or stairways. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. Remove and not replace, or replace with a new feature that does not convey the same visual appearance, a masonry feature that is unrepairable. Create a false historical appearance by replacing a masonry feature based on insufficient historical, pictorial, or physical documentation. Introduce a new masonry feature that is incompatible with the historic structure in size, scale, material and color.
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Architectural Metals

Architectural metal features may include cast iron facades, siding, porches, and steps. Sheet metal cornices, siding, roofs, roof cresting, and storefronts are often found on historic buildings and structures. These features may be important in defining the overall historic character of a building or structure. Metals commonly used in historic buildings and structures include lead, tin, zinc, copper, bronze, brass, iron, steel, nickel alloys, stainless steel, and aluminum.

<u>DO:</u>	<u>DO NOT:</u>
Identify, retain, and preserve architectural metal features such as columns, capitals, window hoods, stairways, and their finishes and colors that are important in defining the overall historic character of buildings or structures. Identification, prior to work, is also critical to differentiate between metals. Each metal has different properties and requires treatments unique to those properties. Protect and maintain architectural metals from corrosion by providing proper drainage so water does not stand on flat, horizontal surfaces or accumulate on curved, decorative features. Clean architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings. Identify the type of metal prior to any cleaning procedure to determine if cleaning is appropriate, and then test the metal to assure	Remove or radically change architectural metal features important in defining the overall historic character of a building or structure where that removal or change diminishes that overall historic character. Remove a major portion of a historic architectural metal feature from a façade, and then reconstruct the façade with new material, instead of repairing or replacing only the deteriorated metal in order to create a uniform or 'improved' appearance. Radically change the type of finish or historic color or accent scheme of the finish. Fail to identify, evaluate, and treat causes of corrosion, such as moisture from leaking roofs or gutters. Place incompatible metals together without providing reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode

the gentlest cleaning method possible is selected for the particular metal. Clean soft metals such as lead, tin, copper,terneplate, and zinc with appropriate chemical methods; these metal finishes can be easily abraded by blasting methods. Use the gentlest cleaning methods for cast iron, wrought iron, and steel--hard metals--in order to remove paint buildup and corrosion. If hand-scraping and wire-brushing have proven ineffective, low-pressure grit blasting may be used as long as it does not abrade or damage the surface. Apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys. Apply an appropriate protective coating, such as lacquer, to an architectural metal feature such as a bronze door that is subject to heavy pedestrian use. Evaluate the overall condition of architectural metal to determine whether more than protection and maintenance are required, that is, if repair is necessary. Repair architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repair of metal features may include limited replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features, such as porch balusters, column capitals or bases, and porch cresting, when there are surviving prototypes. Replace in kind an entire architectural metal feature too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as the model to reproduce the feature. Examples include cast iron porch steps or steel sash windows. If using the same in kind material is not technically or economically feasible, a compatible substitute material shall be considered. Design and install a new architectural metal feature, such as a metal cornice or cast iron capital, when the historic feature is missing completely. The new feature shall be an accurate restoration using historical, pictorial, or physical documentation, or shall be a new design that is compatible with the size, scale,	cast iron, steel, tin, and aluminum. Expose metals that are intended to be protected from the environment. Apply paint or other coatings to metals, such as copper, bronze, or stainless steel, that are meant to be exposed. Use cleaning methods that alter or damage the historic color, texture, or finish of a metal; or clean a metal when it is inappropriate. Remove the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish. Clean soft metals such as lead, tin, copper,terneplate, and zinc with grit blasting that abrades the surface of those metals. Fail to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel, or prior to using high-pressure grit blasting. Fail to re-apply, after cleaning, protective coating systems to metals or alloys that require them cleaning so to avoid accelerated corrosion. Fail to assess pedestrian use or new access patterns so architectural metal features are not subject to damage by use or by inappropriate maintenance such as salting adjacent sidewalks. Fail to undertake adequate measures to assure the protection of architectural metal features. Replace an entire architectural metal feature, such as a column or balustrade, when repair of the metal or limited replacement of deteriorated or missing parts is appropriate. Use a substitute material for a replacement part that does not convey the visual appearance of the surviving parts of an architectural metal feature or that is not physically or chemically compatible. Remove and not replace an architectural metal feature that is unrepairable, or replace it with a new architectural metal feature that does not convey the same visual appearance. Create a false historical appearance by replacing an architectural metal feature based on insufficient historical, pictorial, or physical documentation. Introduce a new architectural metal feature that is not compatible in size, scale, material and color.
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material, and color of the historic building or structure.	
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Department Review:

This staff report has been reviewed by the Planning and Legal Departments.

Recommendation:

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. Staff recommends that the Historic Preservation Board (HPB) take public comment on the proposed changes to the Park City's Design Guidelines for Historic Districts and Historic Sites; and provide specific amendments to be made to the document if necessary.

Exhibits:

Exhibit A — Design Guideline Revisions

GUIDELINES FOR DETERMINING ERA OF RESTORATION

Historic buildings are not static, and many embody the accumulation of changes, large and small, that have been made throughout their history. By contrast, restoration, as defined by the Secretary of the Interior's Standards for Historic Preservation, depicts a property at a particular period of time in its history while removing evidence of other periods. When applying this approach to preservation, it is not appropriate, for instance, to restore a property to its 1920 appearance but retain non-historic additions from 1960. Instead, restoration means accurately depicting the form, materials, features, and character of a property as it appeared at a particular period in time. Restoration retains as much of the historic period's fabric as possible, while removing inconsistent features and reproducing missing features in accordance with the restoration period.

Consider the following when determining what era to restore the building to:

1. **Relative Importance in history.** What era of significance, based on the City's Historic Sites Inventory, does the property contribute to? The era of significance is generally the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for designation on the City's Historic Sites Inventory. Is the building associated with a person important in history? If so, during what period did they occupy the building?
2. **Physical Condition.** What materials or characteristics of the building exist that contribute to our understanding of the building's era of significance? What is the existing condition or degree of integrity of the building's historic materials? What alterations contribute to our understanding of the building's historic significance?
3. **Evidence of Earlier Appearance.** Is sufficient evidence available to document the building's appearance during the proposed period of restoration and reproduce missing features? This may take the form of historic photographs, written records, maps, and/or physical evidence in the building itself.
4. **Existing Alterations.** Consider the quality, design, materials, and craftsmanship of the building and the changes that have occurred over time. Did the house have an early addition, creating a cross-wing from a hall-parlor form? Or, was the house remodeled during the historic period in order to reflect the Craftsman bungalow style?
5. **Uses.** What will the building be used for? How will use affect the property and how does this impact the different historic materials or characteristics that may be present?

GUIDELINES FOR RELOCATION, PANELIZATION, & RECONSTRUCTION

RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS OR STRUCTURES

Whenever possible, a historic structure should be rehabilitated in its original location for the following reasons:

- The historic integrity of the site or neighborhood will be altered by the relocation and/or reorientation of the structure.
- The relocation and/or reorientation may threaten the historical significance of the structure or site.

- The structure may be damaged or weakened in the process of relocation and/or reorientation.
- Relocation and/or reorientation adds costs not associated with on-site rehabilitation; such as utility line removal, moving expenses, additional International Building Code requirements, tree removal/trimming, and possibly traffic control.

Relocation of any structure designated as historic on the City's Historic Sites Inventory may endanger its historic designation as defined by LMC 15-11-10(A), therefore, all applications for the relocation and/or reorientation of historic structures must be reviewed and approved by the Historic Preservation Board. No historic structure shall be relocated and/or reoriented when its preservation will be adversely affected.

When a structure is permitted to be relocated and/or reoriented, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.

PROTECTION FOR THE HISTORIC SITE

Relocation and/or reorientation of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action.–

Relocation and/or reorientation of a historic building shall be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. A professional structural analysis shall be conducted in order to minimize any damage that may occur during the relocation/reorientation of a historic structure.

Hire licensed professional building movers to relocate a historic building.

A historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

When rehabilitation of a historic structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation, shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.

A written plan detailing the steps and procedures for relocation or reorientation of a historic structure shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.

Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.

A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.

Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.

The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.

A relocated/reoriented historic building shall be sited in a position similar to its historic orientation. The relocated/reoriented historic building shall maintain its relationship with the street and shall have a

relatively similar setback. Relocating a historic structure to the rear of a parcel to accommodate a new building in front of it is not appropriate.

When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation and (if consistent to the District) with the same setbacks to the street as the placement on the original site.

PANELIZATION

DISASSEMBLY & REASSEMBLY OF ALL OR PART OF A HISTORIC STRUCTURE

Disassembly of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the panelization is necessary as outlined by Land Management Code 15-11-14.

Disassembly/reassembly of a historic building is not common practice in the preservation field. When disassembly/reassembly must be undertaken, it shall be done using recognized preservation methods.

Measured drawings of the structure or element to be disassembled/reassembled shall be completed.

A thorough photographic survey of the interior and exterior elevations as well as the architectural details of the structure shall be completed, including site and location views from all compass points, exterior elevations, interior elevations of each room, and elevations of each basement and attic wall. Standards for photographic documentation are provided in the Design Review Process section of these Design Guidelines.

Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.

In order to minimize loss of historic fabric, structures shall be disassembled in the largest workable pieces possible.

To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

Important architectural features of a historic building or structure shall be removed, marked, and stored before the structure or element of the structure is disassembled.

The process of disassembly of a historic building or structure shall be recorded through photographic, still or video, means.

As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented with photographs and written notes on its dimensions, finish, texture, color, etc. to facilitate accurate reproduction.

Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage to during the disassembly-/storage-/reassembly process.

Disassembled components--trim, windows, doors, wall panels, roof elements, etc.-- shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer off-site until needed for reassembly.

REASSEMBLY

When reassembling a historic structure, the original orientation and siting shall be replicated as closely as possible.

New foundations and additions shall follow the Guidelines established in earlier sections of these Design Guidelines.

RECONSTRUCTION

Reconstruction of a historic building or structure is allowed when the Chief Building Official determines the structure to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code, and when the building cannot be made safe and/serviceable through repair.

Reconstruction shall be guided by documentation and physical evidence in order to facilitate accurate re-creation.

Reconstruction shall not be based on conjectural designs or on combinations of different features from other historic buildings.

Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships.

Reconstruction shall include measures to preserve and reuse remaining historic materials found to be safe and/or serviceable.

A reconstructed building shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.

A reconstructed building shall duplicate the historic building and shall reconstruct the setting, placement, and orientation of the original structure.

Reconstruction shall re-establish the historic relationship between the building or buildings and historic site features.

A building may not be reconstructed on a location other than the original site.

RECOMMENDATIONS FOR SUSTAINABILITY IN HISTORIC BUILDINGS

Sustainability is an environmental science that seeks to minimize the negative environmental impact of buildings by efficiency and moderation in the use of materials, energy, and development space and the ecosystem at large.

Historic Preservation is an important component of the effort to reduce carbon footprint. Taking the steps to make a historic building more energy efficient is an easy and cost-effective way to be more eco-friendly.

PLANNING FOR SUSTAINABILITY

An integrated sustainability team that includes a preservation professional should be assembled to ensure that the character and integrity of a historic building is maintained during any upgrades.

The condition of inherently-sustainable features of a historic building, such as shutters, storm windows, awnings, porches, vents, roof monitors, skylights, light wells, transoms and naturally-lit corridors, should be analyzed and included in energy audits and energy modeling before planning upgrades.

Methods to reduce energy use, such as installing fixtures and appliances that conserve resources, including energy-efficient lighting or energy-efficient lamps in existing light fixtures, low-flow plumbing fixtures, and sensors and timers that control water flow, lighting and temperature, should be identified before undertaking more invasive treatments that may negatively impact a historic building.

Sustainable improvements, beginning with minimally invasive treatments that are least likely to damage historic building material, should be prioritized.

Maintaining a substantial percentage of original interior floors, walls and non-structural elements is encouraged.

Construction and renovation waste should be diverted from disposal when recycling facilities or services are available.

The inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, operable windows, and transoms should be retained.

The thermal efficiency of historic buildings should be increased by observing traditional practices such as weather-stripping and insulating.

MAINTENANCE

Historic buildings and structures should be maintained on a regular basis in order to preserve historic fabric and maximize operational efficiency.

Durable historic building materials should be retained, preserved and maintained.

Environmentally-friendly cleaning products that are compatible with historic finishes should be used.

Sustainable products and treatments, such as low-VOC paints and adhesives and lead-safe paint removal methods, should be used as much as possible when rehabilitating a historic building or structure.

WINDOWS

Windows should be maintained on a regular basis to ensure they function properly and are completely operable.

Historic windows should be retained and repaired when deteriorated.

Historic windows should be weather-stripped and caulked, when appropriate, to make them weather tight.

Interior or exterior storm windows or panels that are compatible with existing historic windows should be installed.

Compatible and energy-efficient replacement windows that match the appearance, size, design, proportion, and profile of the existing historic windows and that are durable, repairable and recyclable, should be installed when existing windows are too deteriorated to repair.

Missing windows should be replaced with new, energy-efficient windows that are appropriate to the style of the historic building and that are durable, repairable and recyclable.

Historic steel windows and curtain-wall systems should be retrofitted to improve thermal performance without compromising the historic character.

Existing historic shutters and awnings should be retained, preserved and maintained. Newly installed shutters and awnings should be historically appropriate.

Historically-operable interior transoms should be repaired or reopened, when possible, to improve air flow and cross ventilation.

WEATHERIZATION & INSULATION

A variety of analytical tools, such as a comprehensive energy audit, blower door tests, infrared thermography, and energy modeling or daylight modeling should be used to gain an understanding of the building's performance and potential before implementing any weatherization or retrofit treatments.

A weatherization plan should be developed based on the results of an energy analysis of a building's performance and potential.

Infiltration should be eliminated, beginning with the least invasive and most cost-effective weatherization measures, such as caulking and weather-stripping, before undertaking more invasive weatherization measures.

The inherent thermal properties of a historic building's materials and the insulating needs for the specific climate and building type should be understood before adding or changing insulation.

Unfinished spaces, such as attics, basements and crawl spaces, should be insulated before adding wall insulation.

The appropriate type of insulation and adequate ventilation should be used in unfinished spaces. Wet-spray or other spray-in insulation that is not reversible or may damage historic materials should not be used. Adding insulation in cavities that are susceptible to water infiltration is not appropriate.

Air infiltration should be reduced before adding wall insulation.

Appropriate wall insulation should be installed when necessary only after lower impact treatments have been carried out.

Wall insulation that is not reversible and that may cause damage to historic building material is not recommended. Insulation installed on the exterior of a historic building which results in the loss of historic materials and may alter the proportion and relationship of the wall to the historic windows and trim is not appropriate.

Historic trim that was removed to install insulation should be reinstalled.

HEATING, VENTILATING, AIR CONDITIONING (HVAC), AND AIR CIRCULATION

Functional and efficient HVAC systems should be retained and maintained.

Existing HVAC systems should be upgraded within normal replacement cycles to increase efficiency and performance. HVAC systems replaced prematurely when existing systems are operating efficiently is not recommended.

When a new HVAC system is necessary, an energy-efficient system that takes into account whole building performance and retains the historic character of a building and site should be installed.

The efficiency of HVAC systems should be augmented, where appropriate, with less-intensive energy measures, such as programmable thermostats, attic and ceiling fans, and louvers and vents.

High efficiency, ductless air conditioners, which may be a more sensitive approach than installing a new, ducted, central air-conditioning system that may damage historic building material, should be retained or installed when appropriate.

New mechanical ductwork should be installed sensitively or using a mini-duct system so ducts are not visible from the exterior and do not adversely impacts the historic character of the interior space.

HVAC equipment should be placed where it will operate effectively and efficiently and will be minimally visible and will not negatively impact the historic character of a building or its site.

The performance of a HVAC system should be examined regularly to ensure that the system is operating efficiently.

Whether a geothermal heat pump will enhance the heating and cooling efficiency of a building should be investigated before considering installation.

SOLAR TECHNOLOGY

On-site solar technology should be considered only after implementing all standard energy-efficiency treatments, which often have greater life-cycle cost benefit than on-site renewable energy, to improve the energy efficiency of a building.

Before considering solar technology for a historic structure, it should be analyzed whether the technology can be used successfully and will benefit the historic building without compromising its character or the character of the site or the surrounding Historic District.

A solar device should be installed in a compatible location on a site or on a non-historic building or addition where it will have minimal impact on the historic building and site.

A solar device should be installed on a historic building only after other locations have been investigated and determined infeasible.

A low-profile solar device should be installed on a historic building so the device is not visible or is minimally visible from the primary public right of way; for example, installation should be on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view, or on a secondary slope of a roof out of view from the primary public right of way.

A solar device on a historic building should be installed in a manner that does not damage historic roofing material, does not negatively impact the building's historic character, and is reversible.

Solar roof panels should be installed horizontally – flat or parallel to the roof slope—to reduce visibility.

COOL ROOFS & GREEN ROOFS

Definition of a cool roof: a type of roof that reflects and emits the sun's solar energy back to the sky instead of absorbing and transferring heat to the building below. The "coolness" is measured by two properties, solar reflectance and thermal emittance.

Whether or not a cool roof or green roof is appropriate for a historic structure should be analyzed before being considered.

A cool roof or green roof should be installed on a flat-roofed historic building where it will not be visible from the primary public right of way and will not negatively impact the building's historic character.

Appropriate roofing materials and colors should be selected when putting a cool roof on a historic building. Installing a cool roof that is incompatible in material or color with the historic building is not appropriate.

A historic building must be able to structurally accommodate the added weight of a green roof. When increasing the weight-bearing capacity of a historic structure is necessary to accommodate a green roof, it should be done in a manner sensitive to the historic character of the structure.

Before installation of a green roof system, a structure's roof should be water-tight, should drains properly and gutters and downspouts should function effectively.

When installing a green roof, a moisture-monitoring system should be included to protect the historic building from added moisture and accidental leakage.

A green roof should be vegetated with sustainable native plantings that are drought resistant and will not require excessive watering.

Vegetation for a green roof should be appropriately-scaled so not to grow so tall that the vegetation will be visible from the primary right-of-way and detract from the building's historic character.

SITE FEATURES & WATER EFFICIENCY

Historic character-defining site features should be respected when considering adding new sustainable features to the site.

Existing storm-water management features, such as gutters and downspouts, as well as site topography and vegetation that contribute to the sustainability of the historic site, should be used to advantage.

Natural, sustainable features such as shade trees should be added to the site, when appropriate, to reduce cooling loads for the historic building. Existing natural features, such as shade trees or planting trees that may grow to encroach upon or damage the historic building should be removed.

Permeable paving should be used where appropriate on a historic site to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a building foundation should be avoided in order to reduce heat island effect, building temperature, and damage to the foundation and to facilitate storm-water runoff.

A historic site should be landscaped with native plants, when appropriate, to enhance the sustainability of the site.

DAYLIGHTING

Features, such as glazed doors and transoms common in historic structures that provide natural light to corridors should be retained.

Historic windows that have been blocked in should be reopened to add natural light and ventilation.

Skylights and dormers should be added on secondary roof elevations where they are not visible or are minimally visible so there is no impact negative to the building's historic character.

Automated daylighting controls that ensure adequate indoor lighting and allow for energy-saving use of daylighting should be installed on interior lighting systems.

New window openings should be added, where appropriate, on secondary and less visible façades to allow more natural light into a historic building.