

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
August 13, 2015**



AGENDA

MEETING CALLED TO ORDER AT 3:00 PM

ROLL CALL

ELECTION OF CHAIR AND VICE CHAIR

WORK SESSION – *Discussion items only, no action taken*

Discussion Of Pending Ordinance Amending The Land Management Code Section 15, Chapter 11 and All Historic Zones To Expand The Historic Sites Inventory and Require Review By The Historic Preservation Board Of Any Demolition Permit In The Historic District.

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

Recommended modifications to pending ordinance for staff to forward to Planning Commission and City Council

Review of demotion permits for the following Buildings and Structures to be consider under the pending ordinance:

- 427 Main Street (Memorial Building)– demolition of a portion of the post-1982 wall to create patio access. Building constructed in 1939, Landmark Site *PL-15-02821*
- 52 Prospect Avenue – demolition of 1980s rear deck, replacing post-1929 stone retaining wall, repairing c.1904 historic porch, replacing post-1929 stone veneer below the porch on the east and north elevations *PL-15-02837*

Consideration of meeting dates and times

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.



Historic Preservation Board Staff Memo

Subject: Pending H-District Ordinance
Author: Anya Grahn
Department: Planning Department
Date: August 13, 2015
Type of Item: HPB Update

Background:

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend Land Management Code to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board.

Ordinance No. _____

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE
SECTION 15, CHAPTER 11 AND ALL HISTORIC ZONES TO EXPAND THE
HISTORIC SITES INVENTORY AND REQUIRE REVIEW BY THE HISTORIC
PRESERVATION BOARD OF ANY DEMOLITION PERMIT IN A HISTORIC DISTRICT**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City; and

WHEREAS, it is in the best interest of the community to periodically amend the Land Management Code to reflect the goals and objectives of the City Council and to align the Code with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed changes to the Land Management Code are necessary to supplement existing zoning regulations to protect Historic structures and the economic investment by owners of similarly situated property (currently Historic);

WHEREAS, Park City was originally developed as a mining community and much of the City's unique cultural identity is based on the historic character of its mining era buildings;

WHEREAS, these buildings are among the City's most important cultural, educational, and economic assets;

WHEREAS, the demolition of potentially historic buildings would permanently alter the character of a neighborhood, community and City;

WHEREAS, individual members of the Historic Preservation Board, ("HPB") the official body to review matters concerning the historical designation and design of buildings within the City, and several members of the public have requested that the Council reconsider the sufficiency of the Historic Building Inventory;

WHEREAS, the pending amendments to the Land Management Code ("LMC") and the Historic District Guidelines and any revisions to the Historic Building Inventory are expected to be completed within the next six months;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, that:

SECTION 1. AMENDMENTS. The recitals above are incorporated herein as findings of fact. The Land Management Code, Title 15 of the Municipal Code of Park City, is hereby amended as follows:

- A. Amendment to Section 15-11-10(A) (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~~as demonstrated by any of the following: it previously received a historic grant from the City; or it has previously been listed on the Historic Site Inventory; or it was listed as Significant or Contributory on any reconnaissance or other historic survey; or despite non-historic additions it retains its historic scale, context, materials in a manner and degree which can reasonably be restored to 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 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or~~
 - ~~(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 a Dissimilar Location, 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 (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.
- (3) Any Development involving the Reconstruction of a Landmark Site or a Significant Site that is executed pursuant to Section 15-11-15 of this code shall remain on the Park City Historic Sites Inventory and shall be listed as a Significant Site.

B. New Section. The following section shall be added to Land Management

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Code Title 15, all Historic Zoning Districts Chapters 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and Chapter 11:

Final Review by Historic Preservation Board. Any application for any demolition permit as defined by the IBC, which includes reconstruction, disassembly, and panelization for demolition of any Building (main, attached, detached, or public), Accessory Building, and/or Structure in which any part of the structure was constructed before 1975 in a Historic District zone must be reviewed by the Historic Preservation Board. Nothing in this section adds any additional criteria or standards to existing Land Management Code or International Building Code sections governing the issuance of such permit. Review by the Board is limited to determination that demolition of such Building (main, attached, detached, or public), Accessory Building, and/or Structure is in conformance with applicable code. If non-compliance is determined, the application shall be remanded to the applicable authority. Planning staff shall review demolition applications of interior elements that (1) have no impact on the exterior of the structure; or (2) are not structural in nature; or (3) the scope of work is limited to exploratory demolition.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

SECTION 3. EFFECT ON EXISTING APPLICATIONS/PERMITS. Any Complete Application for any demolition permit or CAD received prior to Friday, August 7, 2015, shall not be affected by this amendment. Any currently valid permits or CAD which have been issued by the Building and Planning Departments prior to the adoption of this Ordinance shall not be affected by this amendment.

PASSED AND ADOPTED this ____ day of September, 2015.

PARK CITY MUNICIPAL CORPORATION

Mayor Jack Thomas

Attest:

City Recorder's Office

Approved as to form:

Mark D. Harrington, City Attorney



Historic Preservation Board Staff Memo

Subject: Permit Review
Author: Anya Grahn
Department: Planning Department
Date: August 13, 2015
Type of Item: HPB Update

Background:

On Thursday, August 6th, City Council passed a pending ordinance to update our Land Management Code for historic designation as well as not permit any demolitions in the Historic Districts. As part of this ordinance, any application for any demolition permit as defined by the IBC, which includes reconstruction, disassembly, and panelization for demolition of any Building (main, attached, detached, or public), Accessory Building, and/or Structure in which any part of the structure was constructed before 1975 in a Historic District zone must be reviewed by the Historic Preservation Board. Review by the Board is limited to determination that demolition of such Building (main, attached, detached, or public), Accessory Building, and/or Structure is in conformance with applicable code. If non-compliance is determined, the application shall be remanded to the applicable authority.

Planning staff shall review demolition applications of interior elements that (1) have no impact on the exterior of the structure; or (2) are not structural in nature; or (3) the scope of work is limited to exploratory demolition.

For this reason, staff is requesting that the HPB review the pending permit applications for 427 Main Street (Memorial Building) and 52 Prospect Avenue. Information regarding these two applications will be provided to the HPB during the meeting; however, staff strongly recommends that the HPB members visit these sites prior to the Special Meeting.

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



HISTORIC DISTRICT DESIGN REVIEW PRE-APPLICATION

PROJECT PLANNER	<i>Makenia Hawley</i>	APPLICATION #	PL-15-0752
	<i>For Office Use Only</i>	DATE RECEIVED	06-16-15
		EXPIRATION	

The Pre-Application is for general information regarding what will be required for the full Historic District Design Review (HDDR) application and to answer general questions pertaining to the potential project. The Pre-Application Conference is not intended to represent exactly what can be done with a structure or project, but rather serve as a first step and help educate an applicant in the future process going forward and to familiarize them with the Design Guidelines. Further, feedback provided via this meeting should not be considered binding of any approval or disapproval. Approval occurs in accordance with the requirements of Land Management Code 15-11-12. Information provided at this meeting is based upon the accuracy of the information provided by the applicant.

PROJECT INFORMATION

NAME: Rock & Reillys

ADDRESS: 427 Main Street

TAX ID: B-013490 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Rock & Reillys

MAILING ADDRESS: 427 Main Street
park city, ut
84060-2043

PHONE #: (435) 655 - 2926

EMAIL: _____

APPLICANT REPRESENTATIVE

NAME: Travis Baldus

MAILING ADDRESS: 1453 Luasanne way
midway ut

PHONE #: (435) 714 - 0788

EMAIL: t.baldus@loregrp.com

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



Ex



→ Railing is the same style.

Example of Gate

On Thu, Jul 2, 2015 at 1:40 PM, Makena Hawley <Makena.Hawley@parkcity.org> wrote:

You can put everything out after you've painted, no inspection needed.

Have a great 4th!

Makena Hawley

Planning Tech

Planning Department

[435.615.5065](tel:435.615.5065)

From: Travis Baldus [<mailto:t.baldus@loregroup.com>]

Sent: Thursday, July 02, 2015 12:57 PM

To: Makena Hawley

Subject: RE: Just wanted to thank you and had a few questions.

Painting tonight, we have the same tables and layout approved. Do we anything inspected. Our can I put tables out tomorrow after the painting is done

Makena Hawley

Planning Tech

Planning Department

435.615.5065

From: Travis Baldus [mailto:t.baldus@loregrp.com]
Sent: Tuesday, June 16, 2015 2:22 PM
To: Makena Hawley
Subject: Re: Just wanted to thank you and had a few questions.

I don't know if you need more from Gretchen as the building manager but this is the email that they sent us approving the work.

Begin forwarded message:

From: Adam Frank <adam@adam-frank.com>
Date: June 12, 2015 at 1:07:22 PM PDT
To: Craig Ley <craig@loregrp.com>, Jeremy Findel <jeremy@loregrp.com>
Subject: FW: Utah Deck

From: Gretchen Amerongen <gamerongen@hotmail.com>
Date: Friday, June 12, 2015 at 1:05 PM
To: Adam Frank <adam@loregrp.com>
Cc: Mimi Kim <mimikim6464@gmail.com>
Subject: FW: Utah Deck

All the following owners proposals need to be followed

Adam,

Mimi forwarded me your email below regarding the requested changes to the deck area. The building owners are willing to agree to the proposed changes as long as the following conditions are met:

- All work would need to be completed by licensed contractors

- All required permits and approvals would need to be obtained prior to the start of any work
- The proposed new opening would need to have a gate that swings inward toward the building and could be latched closed
- The proposed deck would need to be temporary/removable in design, leaving no trace of installation
- The concrete company hired to cut the new opening would need to remove all three of the "garden" areas completely from the deck. Thus providing you more square footage for additional customers.
- All of this work would need to be performed at your cost exclusively

Please let me know your thoughts and if you have any questions

Thank you,
Gretchen Amerongen, CMP
gamerongen@hotmail.com
[661-904-8332-Cell](tel:661-904-8332)

On Tue, Jun 16, 2015 at 2:16 PM, Travis Baldus <t.baldus@loregrp.com> wrote:

Thank you,

I attached the application however I didn't know a few things if its a historic site and the year of construction.

On Tue, Jun 16, 2015 at 12:42 PM, Makena Hawley <Makena.Hawley@parkcity.org> wrote:

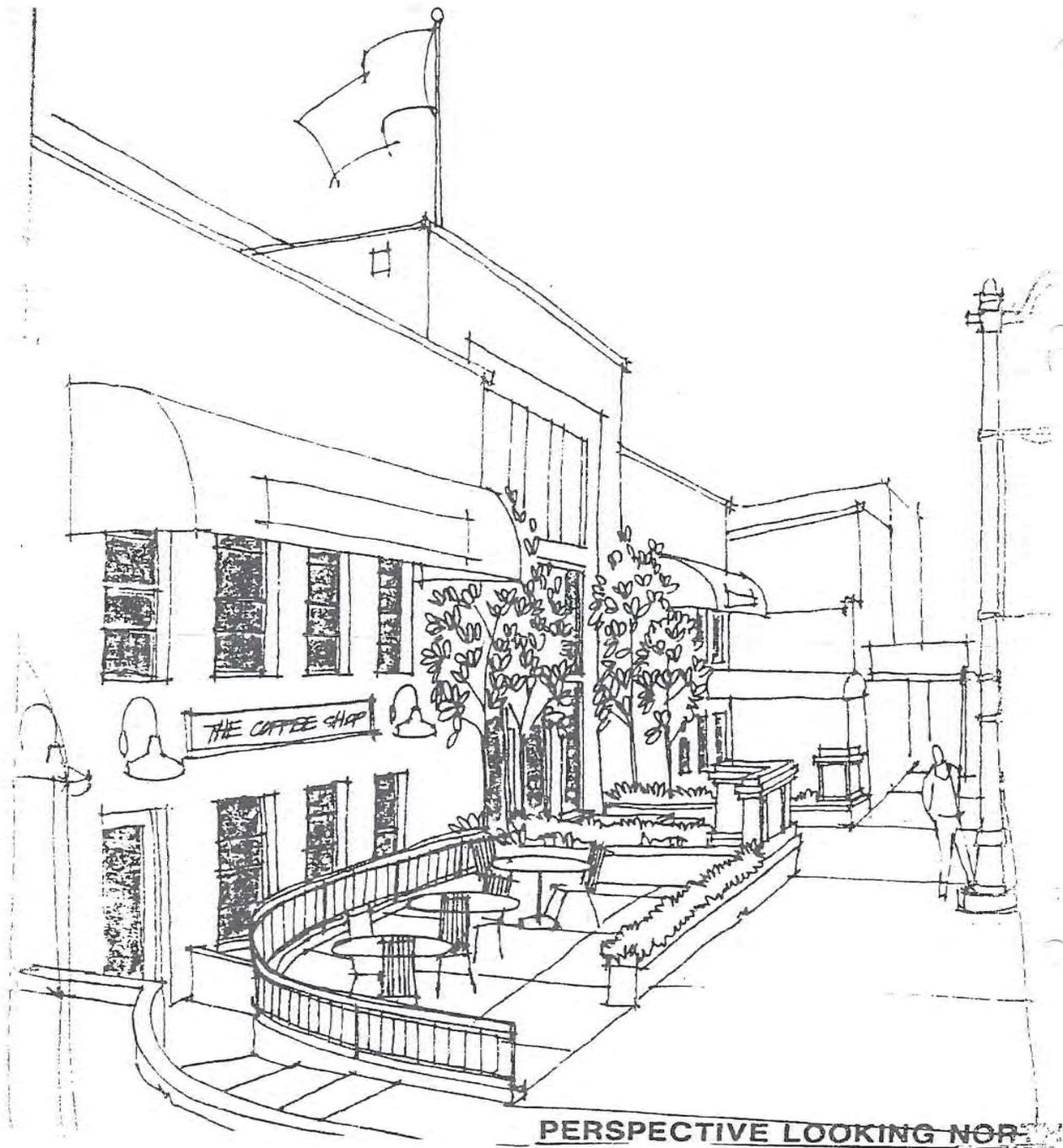
Here ya go.

Sorry, we usually just do the waiver letter and that works most of the time, but I stamped the attached sheets.

Let me know if that works for them,

Thanks, talk to you soon!

Makena Hawley



PERSPECTIVE LOOKING NORTH

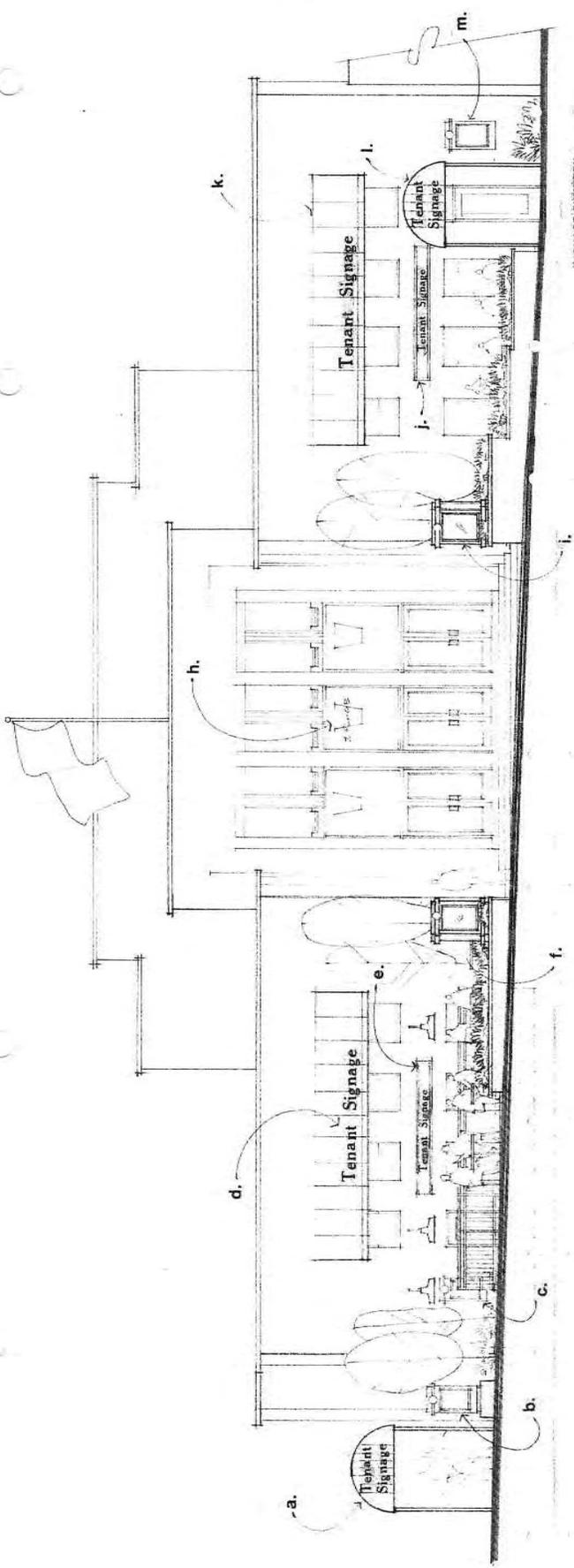
Research on past proposals

JONATHAN DEGRAY - ARCHITECT
 P.O. BOX 1674, PARK CITY, UTAH 84060 TEL. 801-649-6373

427 MAIN STREET, PARK CITY, UTAH
 Z PLACE SIGNAGE PLAN

DATE: 10.10.12
 REVISIONS:
 1/17/12
 11/19/12
 11/19/12

SHEET NO.
 A-1



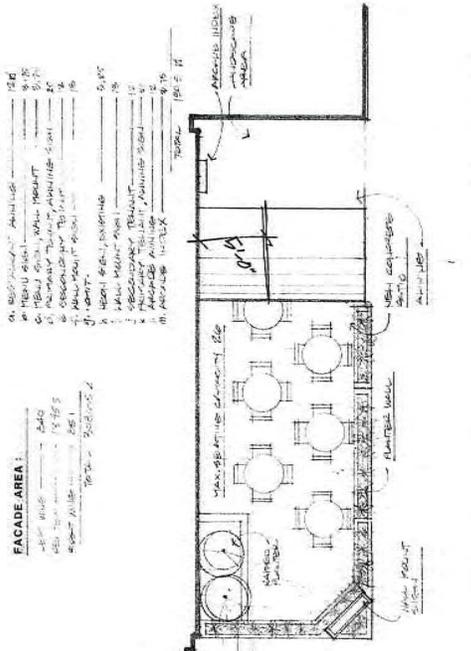
MAIN STREET ELEVATION
 SCALE: 3/4" = 1'-0"

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PLAN VIEW
 SCALE: 3/4" = 1'-0"

REVISED WINNING PLAN.
 HISTORIC DISTRICT
 COMMISSION APPROVED
 ON: 10/19/12
 AS NOTED.

Research on past proposals

MEMORANDUM
PARK CITY PLANNING DEPARTMENT

TO: Planning Commission
FROM: Suzanne McIntyre, Senior Planner *SM*
DATE: November 18, 1992
RE: Z-Place - CUP for Revised Signage and Outdoor Dining

I. PROJECT STATISTICS:

Applicant: Steve Scogyan, Vice President, Park City Entertainment Center
Project Address: 427 Main Street
Request: Revision to Sign Plan & Request for Outdoor Dining
Zoning: HCB
Adjacent Land Uses: Commercial, MF Residential
Date of Staff Report: REVISED November 12, 1992
Staff Planner: Suzanne McIntyre
Staff Recommendation: **APPROVE with Conditions**

II. BACKGROUND INFORMATION

The owners of Z-Place are requesting a CUP for a new signage plan and outdoor dining. The building is covered by a facade easement held by the City to protect its historical integrity but changes may be made subject to design review by the HDC and use review by the Community Development Director. The HDC will be reviewing changes to the facade and making a recommendation to the Planning Commission on the sign plan and outdoor dining at their meeting on Monday, November 16, 1992. The staff has made a positive recommendation to the HDC and we anticipate their support for both.

III. PROJECT DESCRIPTION

The applicants are requesting a CUP would provide for changes in two areas: signage and outdoor dining.

Signage. Proposed is a sign plan which would allow 148 square feet, down from 153 square feet which is the maximum allowed by the Sign Ordinance based upon 5% of the total front facade square footage. The sign plan incorporates the existing architectural features of the building and new features such as the walls of the proposed outdoor dining area. This plan incorporates the Planning Commission's and Historic District Commission's suggestions from Work Sessions with both groups and the staff is very pleased with the result. All signage will have consistent typeface and colors, and a lighting plan will be provided to the staff if the concept is approved.

The components of the sign plan are as follows:

a.	restaurant awning	12 sf
b.	menu board	5
c.	menu board, cafe	5
d.	primary tenant awning	20
e.	secondary tenant wall	12
f.	club - wall mounted	20
g.	entry windows (3)	5.25
h.	neon logos (existing)	5
i.	club - wall mounted	20
j.	secondary tenant wall	20
k.	primary tenant awning	20
l.	arcade awning	12
m.	arcade index	5
	TOTAL:	153 sf

This total indicates 153 sf but this number has been reduced to 148 sf by changes made to the wall mounted signs in front of the outdoor dining areas. The applicants responded to concerns about the signs appearing to be too tall and imposing and they have reduced them from 7'0" to 5'10".

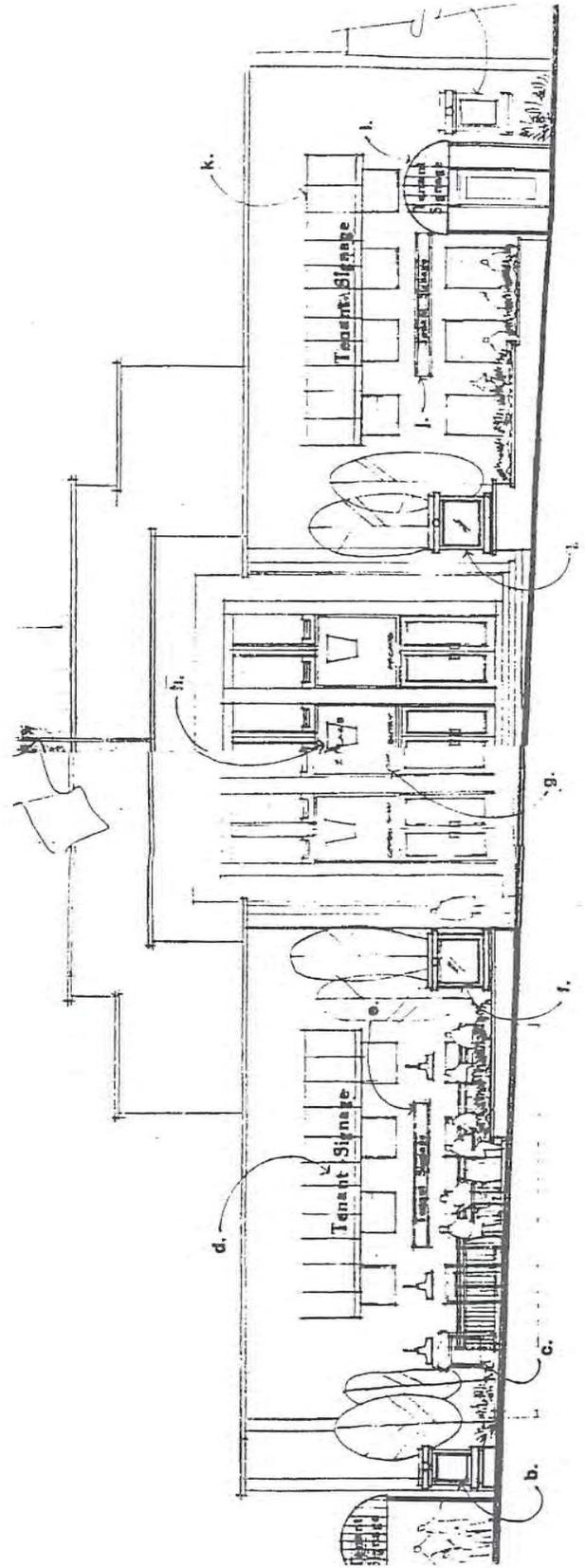
The sign plan is still somewhat conceptual in nature and the staff requests the Planning Commission approve the plan allowing the staff to resolve the details as they are developed by the applicants. For example, the final determination of colors, lighting, and materials has not been made and we would appreciate the flexibility of working those things out with the applicants. If, however, the Planning Commission is not comfortable with having the staff determine those details we would be happy to bring everything back to the Planning Commission. We do request you give a decision on the general sign plan so the applicants may proceed with advising their tenants.

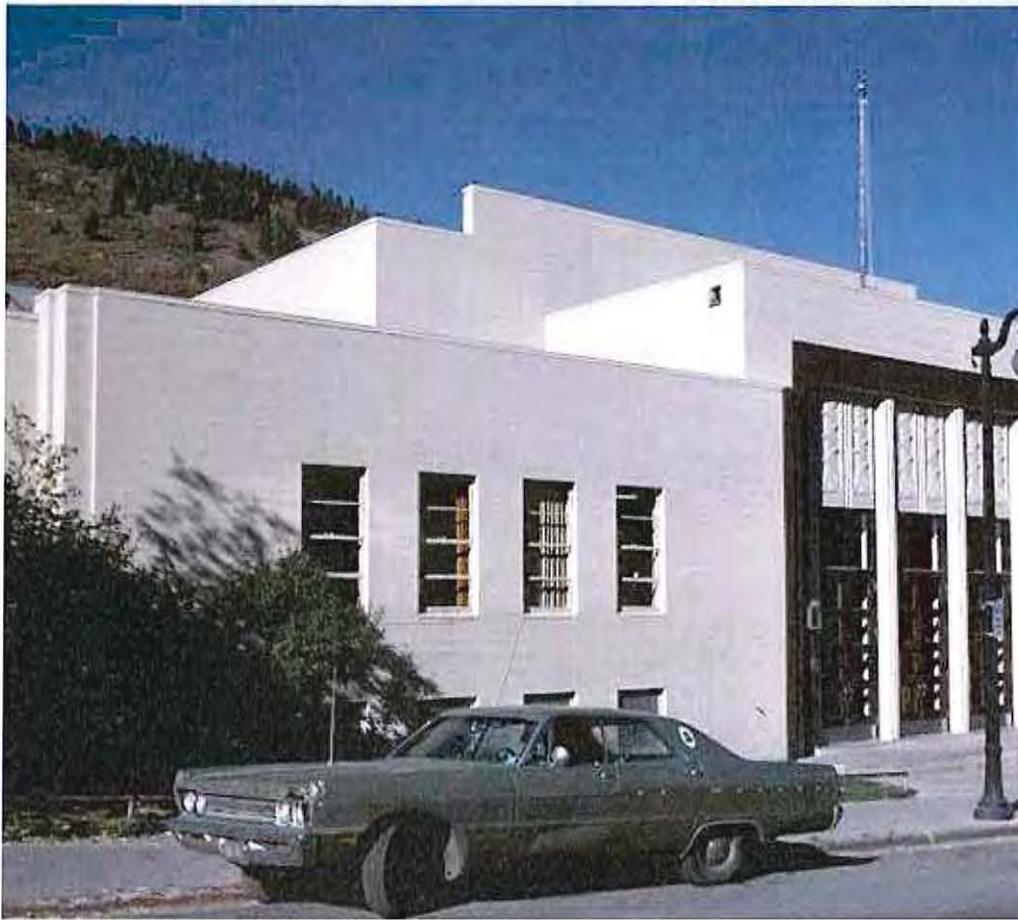
Outdoor Dining. The applicants would like to have outdoor dining in the small landscaped areas in front of the building. There is enough space between the building and the sidewalk to allow for a small amount of cafe seating which will be enclosed within decorative fencing and a small landscape planter. The applicants will comply with all City ordinances regarding outdoor dining, and will have the furniture details approved by the staff.

IV. DISCUSSION:

These improvements have been supported at the staff level because we strongly believe the building owners have tried very hard to make a go of it with the existing building and are now proposing reasonable improvements. The building is one of the most significant buildings on Main Street and its success or failure reflects on the entire town.

Research for post-proposals





DRT
Comments:

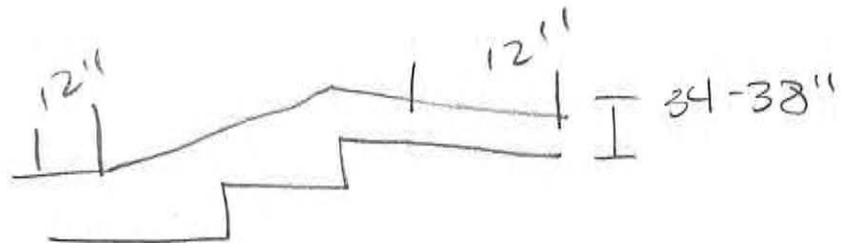
→ gate should be more gate style
- art deco
- metal
- relate door to architecture of the building.

- hand rails on each side

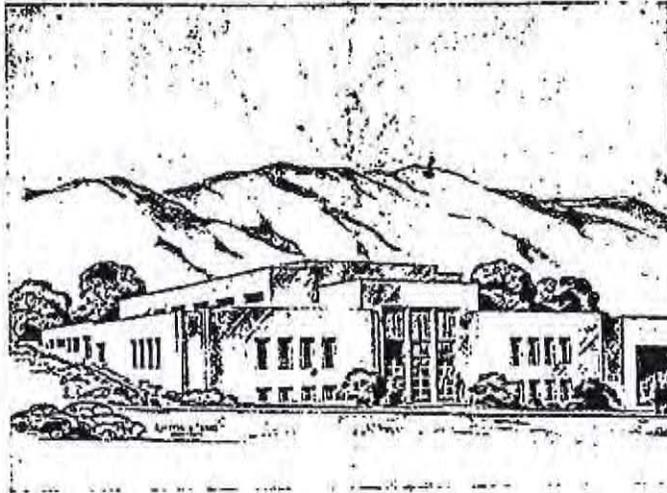
- extend 12" top + bottom

→ sign
- any logos/branding w/ be considered signage thus a sign permit will be required.

→ handrail
= need example



Memorial Building Nearing Completion



Through the kindness of Legionnaire H. Fred Egan Tuesday afternoon The Record reporter was taken through the almost finished Veteran's War Memorial building.

It is truly a wonderful structure, and when furnished will prove a most delightful and commodious civic and social center for not only Park City but for the county in general—and will be the center of activity, not only as a meeting place, but for many recreational and social events, public dances, political and social gatherings of every description. It is impossible to form an idea of the magnitude, convenience and beauty of this public structure until one goes through it—and notes its extensiveness and ideal arrangements, and when completed and furnished, it can indeed be pointed to with just pride by Park City in particular and the county in general—when unlimited praise should and undoubtedly will be given to the legionnaires and progressive citizens who made it possible to build and equip such a beautiful and useful structure as a token of appreciation of the services of the war veterans.

The exterior of the building covers a space of 100x110 feet. The front entrance has three double swinging doors, and one large side entrance on the south. In the large hall on the main floor, are neatly arranged trophy cases; the main auditorium is 61x82 feet, with a large stage with all necessary accessories; and on the south is the men's lounge room; a large banquet room adjoins—so arranged that these two large rooms can be used as a dance hall or meeting place when necessary. Venetian blinds and drapes will be used for the windows. Back of the banquet room is a large kitchen, which will be modernly equipped in every detail; on this same side is the office and check room; adjoining are the living apartments for the caretakers, consisting of three rooms—conveniently arranged; on the north are the ladies' showers, and locker room; a first-aid room and utility room; two meeting rooms and ladies lounge—which

of course will all be modernly equipped.

The downstairs section will be a rifle range, 50 and 75 foot target range, with targets, etc.; three bowling alleys, billiard room with two billiard tables and two pool tables; a boy scout room, which will be rustic finish; also an equipment room, especially arranged; boys lockers and showers, also men's lockers and showers; toilets, etc. Downstairs is also the boiler room, ventilating fan—all with the latest modern equipment.

The lounge rooms will be furnished for perfect comfort and ease—in all, a modern building, perfectly equipped in every detail.

The building occupies the site of the once Blyth Fargo establishment, which was one of the leading business establishments of the early days of Park City, dating back to the early 80's, when it was under the firm name of M. A. Aschhelm, Park City's early pioneer merchant—and a progressive citizen of the early days.

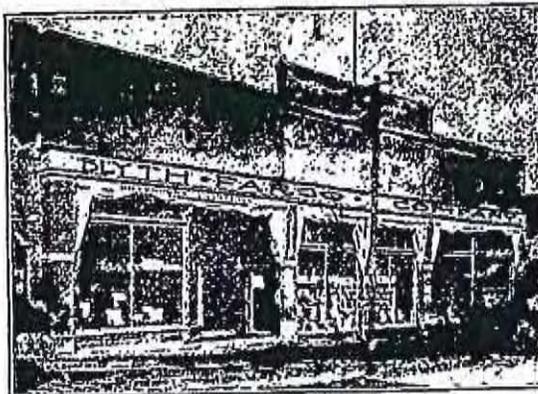
The Blyth Fargo store, which is published below, was destroyed by fire in March, 1927.

BIDS CALLED FOR

The following appeared in Salt Lake papers this week:

Notice is hereby given that the Board of Commissioners, Summit county, Utah, will receive bids for furnishing all labor, material, transportation and services for furnishing and installing furniture and equipment for the Community Building at Park City, Utah; each bid to be in accordance with plans, specifications and other contract documents now on file with the Architects at 312 Beneficial Life Building, Salt Lake City, where they may be examined and copies obtained upon deposit of \$5.00 per set, which deposit will be refunded upon the return of such copies in good condition within five days after the bids are opened. * * *

The Board of Commissioners reserves the right to reject any or all bids or waive any informality in a bid. The work hereunder must be fully completed on or before October 30, 1939.



*Research on
Memorial
Building*



PARK CITY MAGAZINE

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PARK CITY MAGAZINE / WINTER-SPRING 2008 / SUMMIT COUNTY WAR VETERANS BUILDING

SHARE

Summit County War Veterans Building

TEXT: HAL COMPTON
MARK NELSON



After World War I, a wave of patriotism created a desire to honor the men and women who served in the military. Cities and towns across the country erected statues, plaques and historic markers. Some, including Park City and Summit County, even constructed public buildings.

The Summit County War Veterans Memorial Building at 427 Main Street was constructed on the site of the old Blyth-Fargo Store, destroyed by fire in 1927. Following a tour of the nearly-completed building in 1939, a reporter for The

Park Record wrote, "It is truly a wonderful structure and when finished will prove a most delightful and commodious civic and social center for not only Park City but for the county in general."

The WPA (Work Projects Administration) project began in 1938 and was completed in 1940. The structure had 50 rooms, a large basement, a rifle range, a gymnasium, a Boy Scout room, showers and lockers, an auditorium and an American Legion room. At various times, the Memorial Building served as a meeting hall for many different organizations. More recently, it housed the Park City Police Department, KPCW and the Municipal Recreation Department. In 1977, Summit County officials realized they were funding the maintenance and operation of the Memorial Building mainly for the use of Park City residents and organizations, so they turned it over to Park City. By 1984, the City determined that the Memorial Building was inadequate for the recreational needs of Park City and acquired the Park Meadows Racquet Club instead.

With no more use for the Memorial Building, the City sold it to Bob Savin, who renovated it into an entertainment center called Z-Place. Later, Kenny Griswold, owner of then-Wolf Mountain Resort, purchased the building and completed an extensive renovation. Today, the building houses O'Shucks Bar & Grill, Harry O's Nightclub, Onassis Restaurant, Jackie O's Bar and The Room Nightclub.

An historic plaque, containing the names of all Summit County men and women who served the country, was removed from the Memorial Building and moved to the Summit County Court House in Coalville, where it remains today.

This article appears in the Winter/Spring 2008 issue of Park City Magazine
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Your comments may be edited for brevity and foul language.



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Park City, Utah 84098



PARK CITY'S FULL-TIME PLASTIC SURGEON

Research on Memorial Building

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: War Veteran's Memorial Building

Address: 427 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-153

Current Owner Name: MEMORIAL BUILDING LLC

Parent Parcel(s):

Current Owner Address: 30833 N WESTERN HWY STE 121, FARMINGTON, MI 48334

Legal Description (include acreage): ALL OF LOTS 8,9,10,11,12,21,22,23,24 & 25 BLK 10 PARK CITY SURVEY, 0.69 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: Public
Current Use: Commercial

*National Register of Historic Places: ineligible eligible
 listed (date: 03/07/1979 - Park City Main Street Historic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

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

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

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

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

- Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA: Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.
Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form, 1979.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Central Block with Wings / PWA Moderne style

No. Stories: 1 ½

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

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

General Condition of Exterior Materials:

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

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. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few commercial structures built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed along Main Street, contributing to the overall character of the business district.

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): This structure represents PWA Moderne style used in Utah during the 1930s.

6 PHOTOS

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

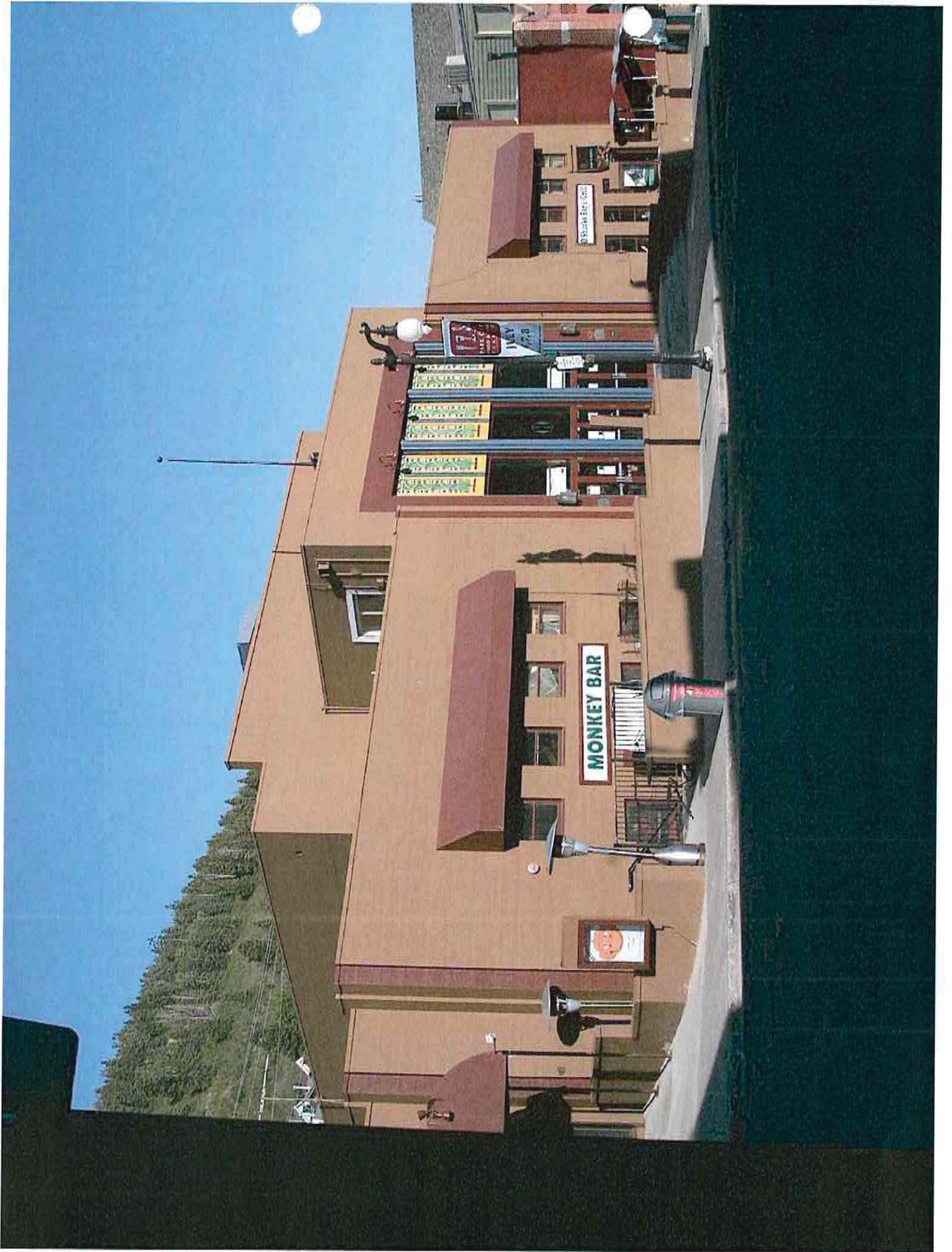
Photo No. 1: elevation. Camera facing .

Photo No. 2: elevation. Camera facing .

Photo No. 3: elevation. Camera facing .

Photo No. 4: elevation. Camera facing .





Makena Hawley

From: Travis Baldus <t.baldus@loregrp.com>
Sent: Tuesday, June 16, 2015 2:22 PM
To: Makena Hawley
Subject: Re: Just wanted to thank you and had a few questions.

I don't know if you need more from Gretchen as the building manager but this is the email that they sent us approving the work.

Begin forwarded message:

From: Adam Frank <adam@adam-frank.com>
Date: June 12, 2015 at 1:07:22 PM PDT
To: Craig Ley <craig@loregrp.com>, Jeremy Findel <jeremy@loregrp.com>
Subject: FW: Utah Deck

From: Gretchen Amerongen <gamerongen@hotmail.com>
Date: Friday, June 12, 2015 at 1:05 PM
To: Adam Frank <adam@loregrp.com>
Cc: Mimi Kim <mimikim6464@gmail.com>
Subject: FW: Utah Deck

Adam,

Mimi forwarded me your email below regarding the requested changes to the deck area. The building owners are willing to agree to the proposed changes as long as the following conditions are met:

- All work would need to be completed by licensed contractors
- All required permits and approvals would need to be obtained prior to the start of any work
- The proposed new opening would need to have a gate that swings inward toward the building and could be latched closed
- The proposed deck would need to be temporary/removable in design, leaving no trace of installation
- The concrete company hired to cut the new opening would need to remove all three of the "garden" areas completely from the deck. Thus providing you more square footage for additional customers.
- All of this work would need to be performed at your cost exclusively

Please let me know your thoughts and if you have any questions

Thank you,
Gretchen Amerongen, CMP
gamerongen@hotmail.com
661-904-8332-Cell

On Tue, Jun 16, 2015 at 2:16 PM, Travis Baldus <t.baldus@loregrp.com> wrote:
Thank you,

#Need to adhere by following:





Site Pic

RECEIVED
JUN 16 2015
PARK CITY
PLANNING DEPT

new opening

Hollywood Reporter

WINNER'S DAY

BECK'S



Site Pic

RECEIVED
NOV 16 2015
CITY DEPT

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



HISTORIC DISTRICT DESIGN REVIEW PRE-APPLICATION

For Office Use Only

PROJECT PLANNER Annah Turpen

APPLICATION # PL-15-07837

DATE RECEIVED 06-25-15

EXPIRATION _____

The Pre-Application is for general information regarding what will be required for the full Historic District Design Review (HDDR) application and to answer general questions pertaining to the potential project. The Pre-Application Conference is not intended to represent exactly what can be done with a structure or project, but rather serve as a first step and help educate an applicant in the future process going forward and to familiarize them with the Design Guidelines. Further, feedback provided via this meeting should not be considered binding of any approval or disapproval. Approval occurs in accordance with the requirements of Land Management Code 15-11-12. Information provided at this meeting is based upon the accuracy of the information provided by the applicant.

PROJECT INFORMATION

NAME: ADDIE CONNER

ADDRESS: 52 PROSPECT
PARK CITY UT

TAX ID: _____ OR

SUBDIVISION: _____ OR

SURVEY: PARK CITY SURVEY LOT #: 526 BLOCK #: 18

APPLICANT INFORMATION

NAME: ADDIE CONNER

MAILING ADDRESS: _____

PHONE #: (617) 650 - 5675

EMAIL: addie @ SOCIALCODE.INC. Com

APPLICANT REPRESENTATIVE

NAME: MARK NEWMAN

MAILING ADDRESS: PO BOX 68119
PARK CITY UT
84068

PHONE #: (435) 655 - 5376

EMAIL: PCHANDYHELP @ GMAIL . Com

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



SUBMITTAL REQUIREMENTS – All of the following items must be included in order for the Planning Department to take the application.

1. Completed and signed application form.
2. On a separate piece of paper **provide a written project description** that summarizes the intent of the proposed project and describe the anticipated scope of work. For projects involving Historic Sites, the description should make known any intentions to remove, relocate, reorient, raise, disassemble/reassemble, and/or reconstruct all or part of the Historic Site.
3. One (1) copy of the existing site plan.
4. Photographs of the Site, both Panoramic and Aerial.
5. If the Site in question is listed on the Historic Sites Inventory a copy of the Historic Sites Form should accompany the application. The Site Form can be requested at the Planning Department.

PROJECT DESCRIPTION

1. On a separate sheet of paper, **give a general description** of the proposal and attach it to the application (See Submittal Requirement #2).
2. Existing Zoning: RESIDENTIAL
3. Is the property listed on the Historic Sites Inventory?
 Yes No
4. If Yes what is the designation of the Historic Site? UNKNOWN TO ME
Landmark Site Significant Site
5. Current use of the property: RESIDENCE
6. Year constructed: 1904

* TO REPLACE EXISTING RETAINING WALL PER HISTORICAL REQUIREMENT. USING BROWN CANYON BUILDERS APPROX 6X10 IN SIZE IN A PREFORMED WALL OF CONCRETE.

* REPLACE EXISTING DECK @ REAR OF RESIDENCE TO CONFORM TO THE HISTORICAL REQUIREMENTS AND BUILDING CODE.



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.

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____

Name of Applicant: _____

MA
MARK NEWMAN

PRINTED

Mailing Address: _____

PO Box 651198
PARK CITY UT 84068

Phone: _____

435 655 5376

Fax: _____

Email: _____

PCHANDY HELP @ Gmail .com

Type of Application: _____

REQUEST FOR APPROVAL OF REMAINING WALL BETWEEN RESIDENCES

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: _____

ADDIE CONNER

PRINTED

Mailing Address: _____

Street Address/ Legal Description of Subject Property: _____

52 PROSPER STREET PARK CITY UT 84060

Signature: _____

MA

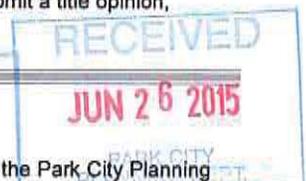
Date: _____

5/13/15

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 CCRs.

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.





August 11, 2015

Addie Conner
52 Prospect Avenue
Park City, UT

CC: Mark Newman

**Re: Complete Historic District Design Review Determination
Property Address: 52 Prospect Avenue
PL-15-02837**

Per your Pre-Historic District Design Review Application (Pre-HDDR) submitted on June 25, 2015, regarding the significant structure located at 52 Prospect Avenue, it was determined that your proposed work is a minor alteration having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Therefore, per §15-11-12(A)(3) of the Land Management Code, your proposal would not be required to complete the full Historic District Design Review (HDDR) process; however adherence to the Design Guidelines is still required. The following conditions must be met:

- The applicant is proposing to replace the existing rear deck. The new rear deck will meet the side yard and rear yard setbacks.
- A historic porch is located on the northeast and southeast elevations of the historic single-family dwelling. The historic porch floor boards and structural members have been removed. The applicant is proposing to repair the existing historic porch and replace the porch floor boards. The historic porch posts will be retained.
- The new rear deck decking material and historic porch floor boards will consist of wood planks. The rear deck/historic porch railing and structural details will consist of the following:
 - 4" x 4" square structural wood posts
 - 3' tall railing consisting of:
 - 2" x 6" wood top rails
 - 2" x 4" wood bottom rails
 - 2" x 2" wood balustrades
- The stone veneer on the lower level of the northeast elevation will be removed. Horizontal painted 8" wood channel siding with 2" wood trim will replace the stone veneer on the northeast elevation.
- The stone veneer below the historic porch on the southeast elevation will be removed.

Vertical painted 8" wood channel siding with 2" wood trim will replace the stone veneer on the southeast elevation.

- The existing stone retaining wall located on the 44 Prospect Avenue property is associated with the historic single-family dwelling located at 52 Prospect Avenue. The existing stone retaining wall is located approximately 8'4" north of the 52 Prospect Avenue north property line. The wall is approximately 32'6" in length and runs parallel to the 52 Prospect Avenue north property line. The existing stone retaining wall will be replaced with a board-formed concrete retaining wall. An encroachment agreement between the owners of 52 Prospect Avenue and 44 Prospect Avenue for the stone retaining wall is recorded at Summit County.

Any application for any demolition for any Building (main, attached, detached, or public), Accessory Building, and/or Structure constructed before 1975 in a Historic District zone must be reviewed by the Historic Preservation Board as stated in the pending ordinance. Once your Building Permit is submitted, Historic Preservation Board review will be required.

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

Sincerely,



Bruce Erickson, AICP
Planning Director

CC: Hannah M. Turpen, Planner



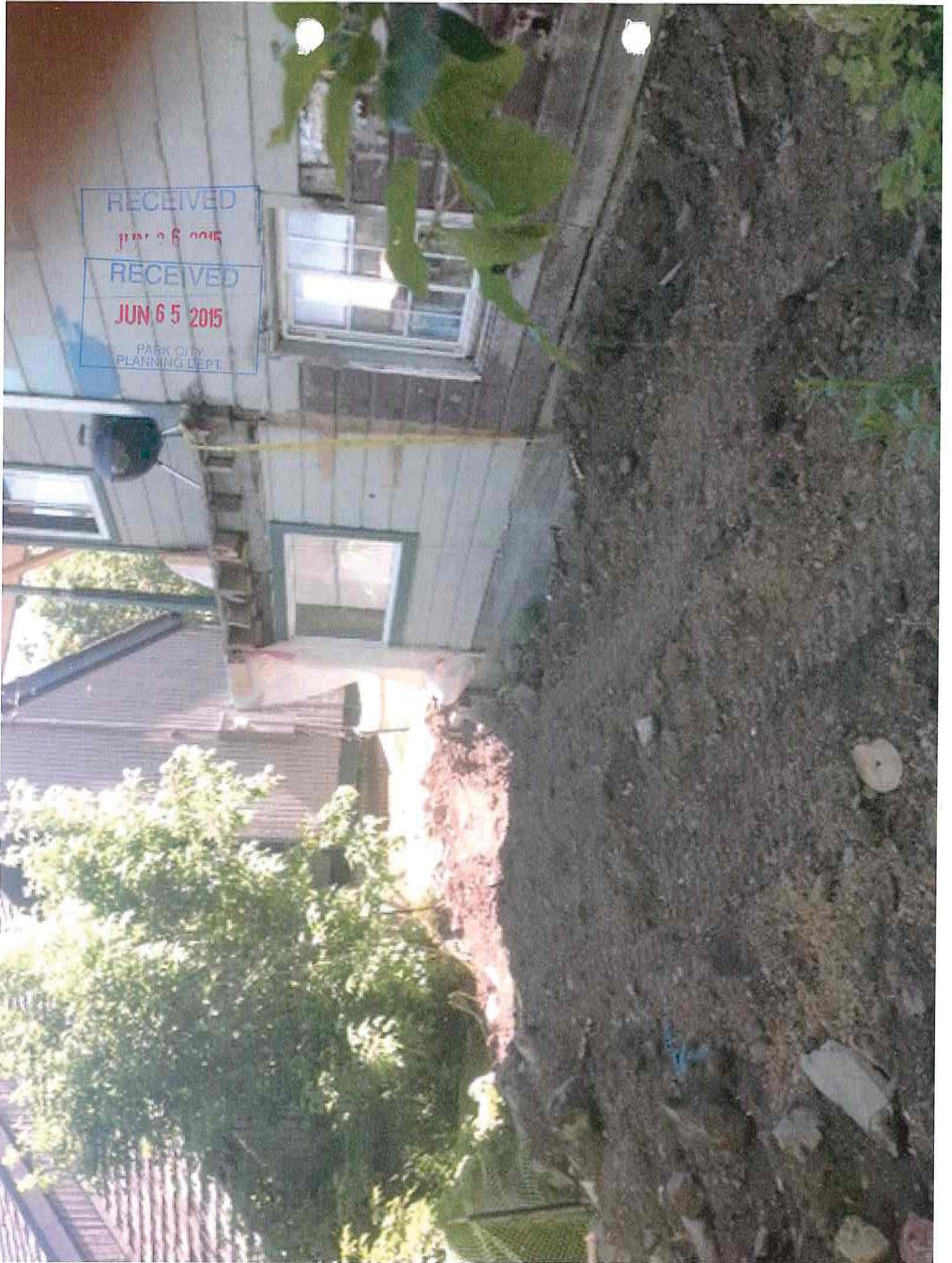
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JUN 26 2015
PARK CITY
PLANNING DEPT.



RE
JUN 26 2015

PLANT

RECEIVED
JUN 6 2015
RECEIVED
JUN 6 5 2015
PARK CITY
PLANNING DEPT.



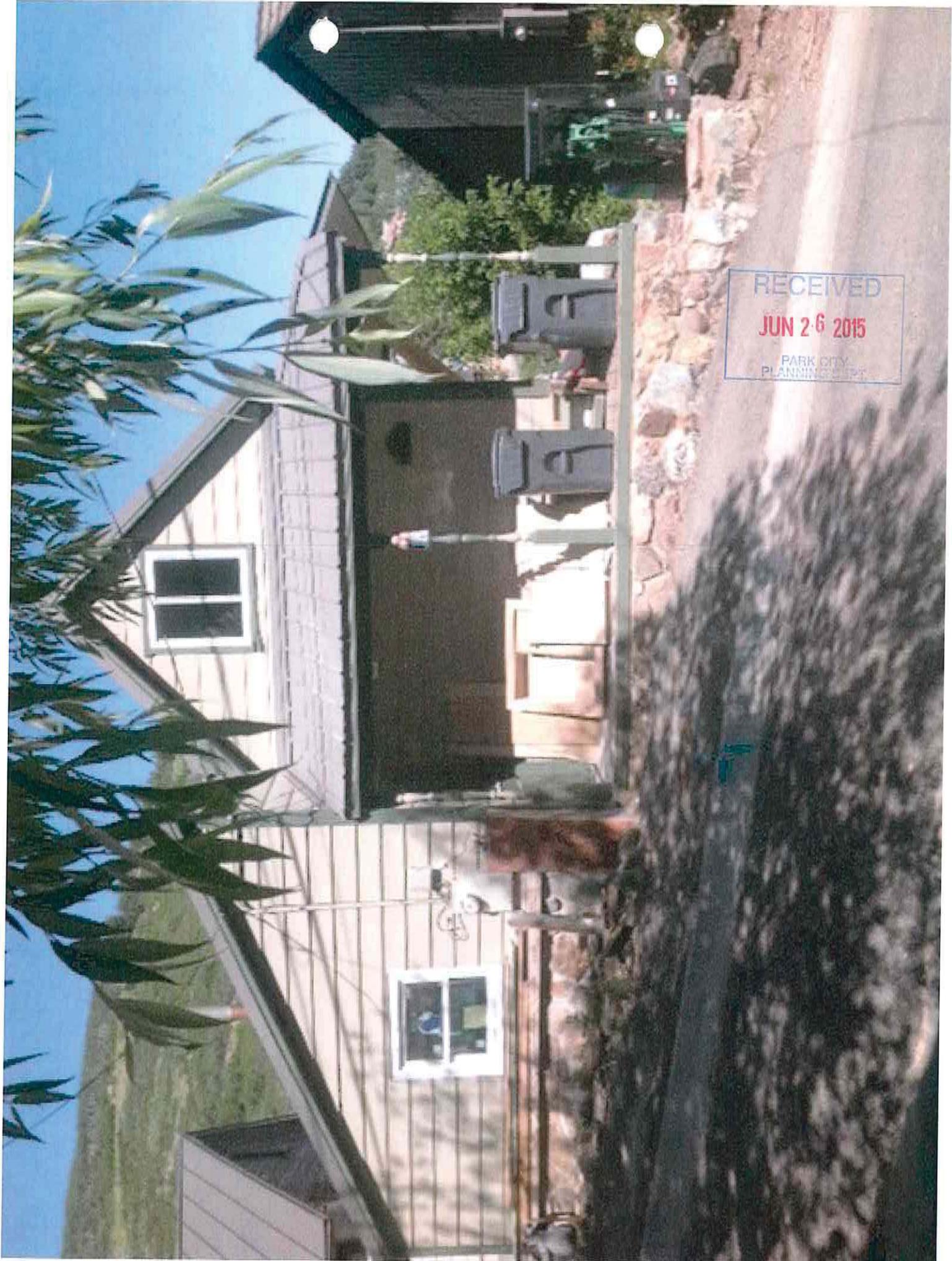
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PLANNING DEPT





RECEIVED
JUN 5 2015
CITY PLANNING DEPT

45

36

44

Prospect Ave

RETAIN WALL REPAIR

REDO DECK

52

51

57

60

59

68

RECEIVED

JUN 26 2015

PARK CITY PLANNING DEPT



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 52 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-232-232-A

Current Owner Name: Dell Roger Fuller

Parent Parcel(s):

Current Owner Address: 2857 Hackney Ct, Park City, UT 84060

Legal Description (include acreage): 0.10 acres; PARK CITY BLOCK 18 BLOCK: 18 LOT: 4BUILDING: 0.00BEG AT THE SE COR OF LOT 4 BLK 18 PARK CITY SURVEY (SD PT BEING S 14*02' W 8 FT FROM A STONE WALL ON GRANTORS PROPERTY); & RUN TH W 20.48 FT; TH N 61*13' W 10.82 FT; TH S 35*47' W 6.42 FT; TH W 46.29 FT TO THE NW COR OF LOT 5 BLK 18 PARK CITY SURVEY; TH S 13*59' W ALONG THE W'LY LINE OF LOTS 5 & 6 29.80 FT; TH S 80*17'71" E 66.36 FT; TH S 58* E 12 FT TO THE E'LY LINE OF LOT 6; TH N 14*02' E 47.9 FT TO THE PT OF BEG

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: c. 1968, 1995 & 2006
- historic: c.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: Hall-Parlor type

No. Stories: 1

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08



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

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

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
 Fair (Some problems are apparent. Describe the problems.):
 Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
 Uninhabitable/Ruin

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

Foundation: Concrete with stone veneer.

Walls: Drop siding.

Roof: Gable roof form sheathed in metal material.

Windows/Doors: Double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame hall-parlor house has been significantly altered. The 1907 Sanborn Insurance map suggests a hall-parlor (single room depth) with two small square additions on the rear corners. One of the additions is visible from the primary public right-of-way and has a shed roof that extends beyond the eave of the original hall-parlor and is extended to reach the midpoint of the hall-parlor gable. The tax cards note minimal changes to the general form of the house. The c. 1968 tax photo shows substantial changes including plank siding, open metalwork porch columns and hand rails, a basement addition with stone veneer, changes to the window openings, and aluminum side slider windows. In 1995, these incompatible changes were still evident. Sometime between 1995 and 2006, many elements--porch roof, porch posts, fenestration, and window type--were restored, but it is not known if they were based on historic photographs or were based on typical designs used in Park City during the mining era. Though many design elements appear to have been restored, the overall changes are significant and render the site ineligible for listing in the National Register of Historic Places.

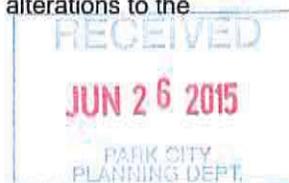
Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is not significantly altered from what is seen in early photographs. The house sits on approximately 0.10 acres on a narrow sloping lot. Landscaping is informal and minimal.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though there has been an effort to restore some historic elements, much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

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

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

Though efforts have been made to restore some of the historic elements, the 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. 1904¹

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: Southwest oblique. Camera facing northeast, 1995.

Photo No. 3: South elevation. Camera facing north, c. 1968.

¹ Summit County Tax Assessor.

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>714</u>	<u>\$ -</u>	<u>\$ 1495</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 3 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>112 x 12</u> Conc. <u>None</u> <input checked="" type="checkbox"/> None <input type="checkbox"/>		<u>114</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Grb.</u> Mat. <u>Sho. Tin</u>		<u>11</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>152" @ 1.10</u>	<u>167</u>	
Rear _____ @ _____		
Cellar—Basmt'— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dr. Hl.</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <u>2</u> Unfin. _____	<u>267</u>	
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove _____ H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors _____ Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> _____ Fir. <u>ONE</u> _____ Conc. _____		<u>21</u>
Cabinets <u>Partly</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. lined - 5 @ 23"</u>		<u>125</u>
Total Additions and Deductions	<u>824</u>	<u>271</u>
Net Additions or Deductions	<u>-271</u>	<u>1495</u>

Avg Age 118 Yrs. by Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 2048

Depr. (12-3-4-5-6) 61/39 %

Reproduction Val. Minus Depr. \$ 799

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %

Garage—S 8 C _____ Depr. 2% 8% _____

Cars _____ Walls _____ Out Bldgs. _____

Roof _____ Size x Age _____

Floor _____ Cost _____ Depreciated Value Garage _____

Remarks (van Amstel 1511) Vacant. Total Building Value \$ _____

Appraised 10/1949 By CAO. & A.T.



Serial No. 1375

Location Block 13 PC Lots 5+6.
 Kind of Bldg. Res St. No. 62 Prospect St.
 Class 3 Type 1 2 3 4 Cost \$ 1375 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		714		\$ 1375
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type _____ Mtl. _____	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>15' @ 80</u>	122
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>Dirt</u>	50
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>2</u> _____ Unfin. _____	350
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink _____ Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	350
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/> Oil _____ Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> _____ Mantels _____	
Tile—Walls _____ Wainseot <u>Flr</u> Floors _____	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____	
Total Additions	872

Year Built _____	Avg. Age <u>57</u>	Current Value	\$ <u>2387</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. <u>(1) 2 3 4 5 6 30</u>	%
Garage—Class _____	Depr. 2% 3%	Current Value Minus Depr.	\$ <u>716</u>
Cars _____	Floor _____ Walls _____	Roof _____	Doors _____
Size— _____ x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$ _____

Appraised 5-14-58 By 1302



PC 232
Serial Number

OF
Card Number

Owners Name _____
 Location B/K 18 PC Lots 5 & 6
 Kind of Bldg. Res St. No. 52 PROSPECT Ave
 Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	741		\$ 3494	\$
	x x				
	x x				

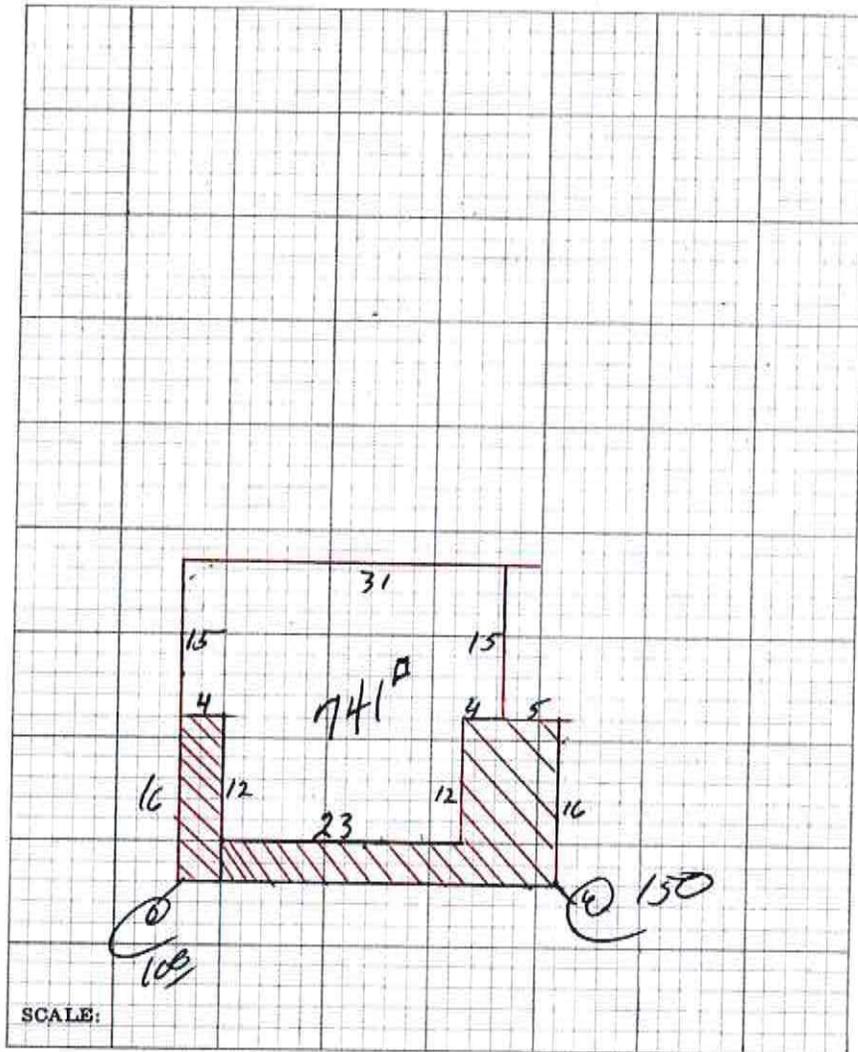
Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>X</u>		
Ext. Walls <u>S/d</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>Metal + Lat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	236 @ 150	354
Rear _____	64 @ 100	64
Porch _____	@	
Planters _____	@	
Ext. Base, Entry _____	@	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>Part</u>		350 <u>FLR</u>
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____		375
Plumbing	Class <u>2</u> Tub. <u>1</u> Trays _____	650
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sflr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		327
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels <u>1</u> <u>1-6</u>		390
Tile—Walls _____ Wainscot <u>1</u> Floors _____		40
Storm Sash—Wood D. _____ S. _____ Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions			2500
Year Built <u>1901</u>	Avg. <u>1901</u>	Replacement Cost	600
	Age <u>2</u>	Obsolescence	
Inf. by <u>(Owner - Tenant - Neighbor - Record - Est.</u>		Adj. Bld. Value	
		Conv. Factor	1.5
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 10-25 19 68 By 1701 W.L.L.
 Appraised ② _____ 19 _____ By _____ 1328





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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

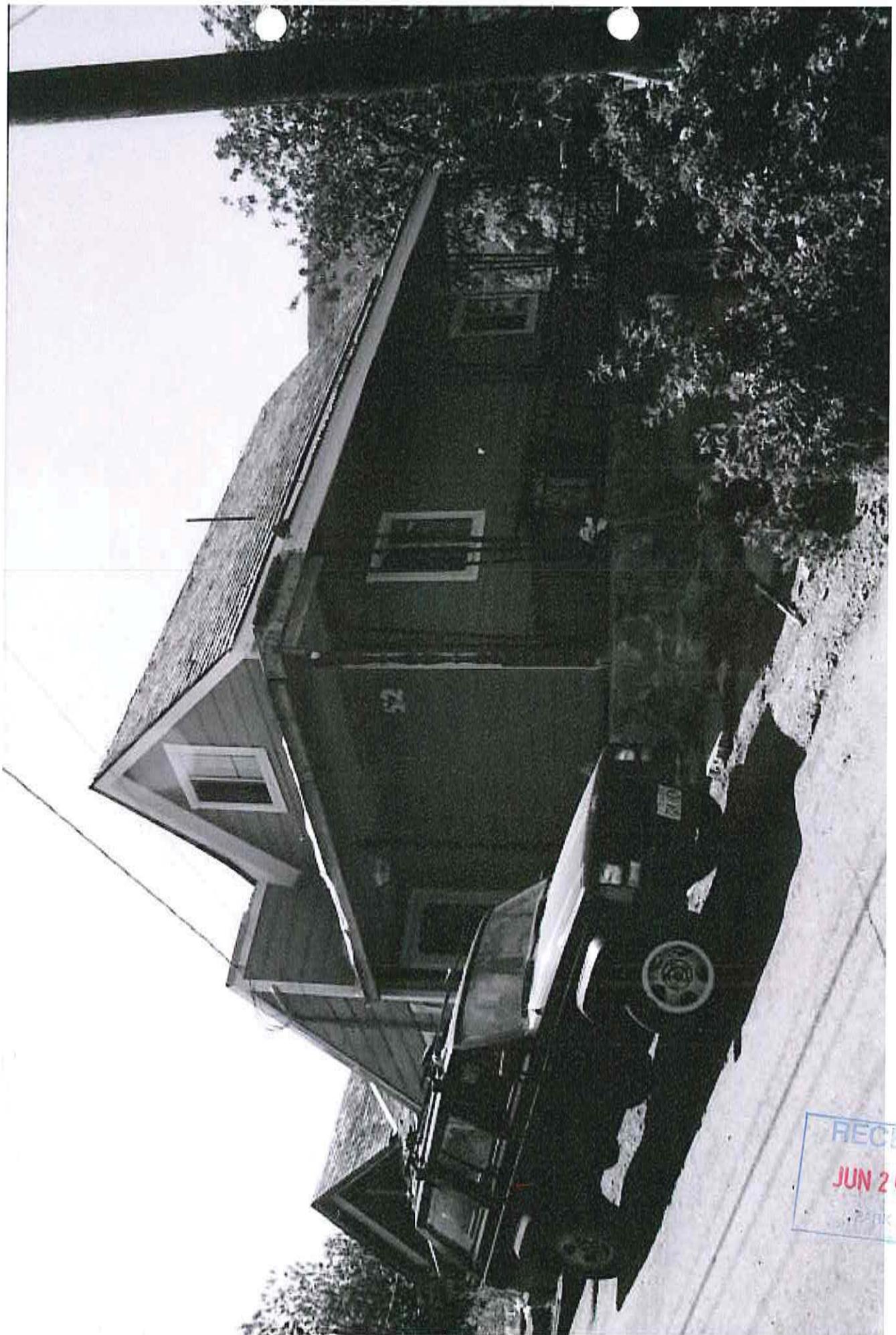
Total _____

REMARKS _____

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PARK CITY
21 2000 STREET

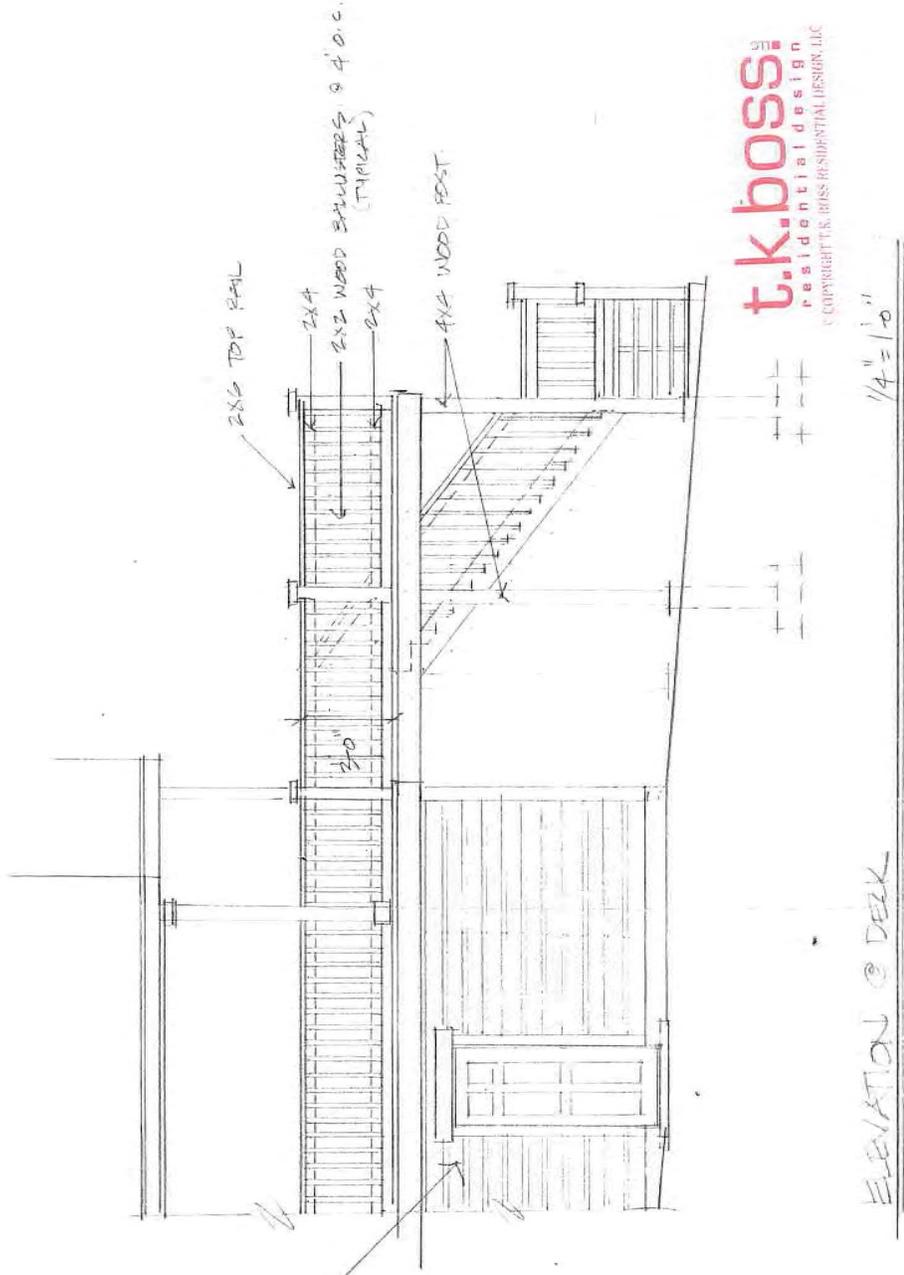


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PARK CITY

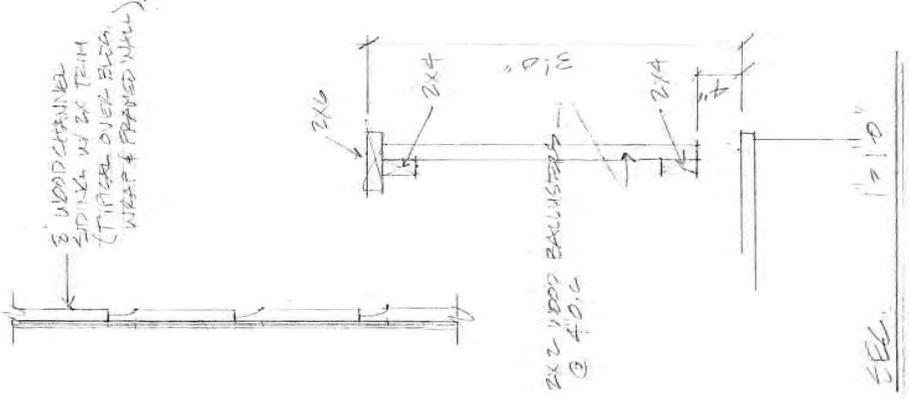


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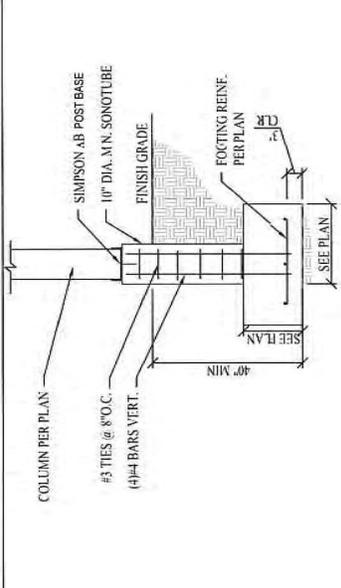
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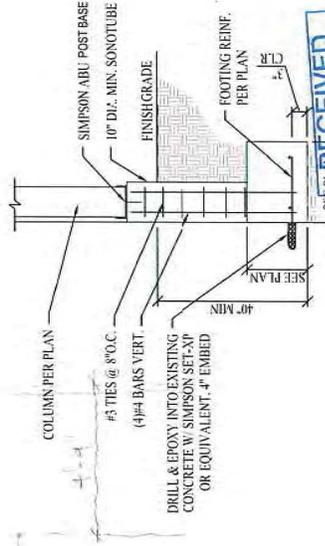
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PROJECT	DATE	14514	PROJECT NO.	CIVIL, STRUCTURAL, ENGINEERING & LAND SURVEYING
	DESIGNED BY	7/23/15	SHEET OF	PAVEMENT & ROOF CONSULTING
MARK NEWMAN CONSTRUCTION, LLC 52 PROSPECTOR, PARK CITY, UT		M/E	2	
8610 SOUTH SANDY PARKWAY • SANDY, UTAH 84070 (801) 255-7700 • FAX (801) 255-8071		 McNEIL ENGINEERING INC. 8610 SOUTH SANDY PARKWAY • SANDY, UTAH 84070 (801) 255-7700 • FAX (801) 255-8071		

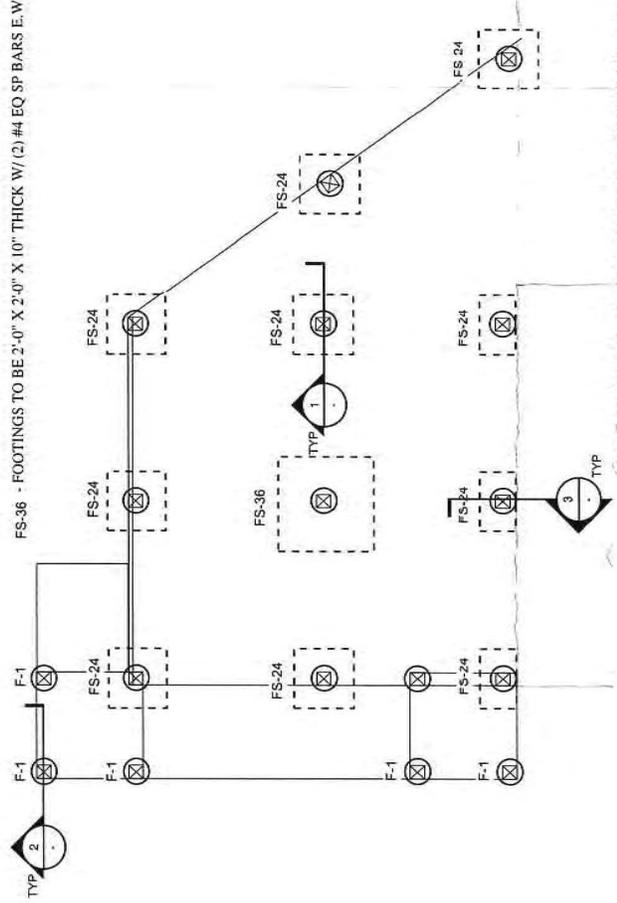


1
EXTERIOR SPOT FOOTING

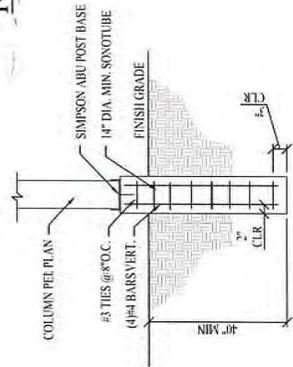


3
EXTERIOR SPOT FOOTING TO EXISTING CONC.

FOUNDATION NOTES:
 F-1 - PIER FOOTINGS
 FS-24 - FOOTINGS TO BE 3'-0" X 3'-0" X 10" THICK W/ (6) #4 EQ SP BARS E.W.
 FS-36 - FOOTINGS TO BE 2'-0" X 2'-0" X 10" THICK W/ (2) #4 EQ SP BARS E.W.



2
FOOTING AND FOUNDATION PLAN



2
PIER FOOTING



