



## AGENDA

<b>MEETING CALLED TO ORDER – 5:00 PM</b>			<i>Pg</i>
<b>ROLL CALL</b>			
<b>ADOPTION OF MINUTES OF SEPTEMBER 2, 2009</b>			5
<b>PUBLIC COMMUNICATION – <i>Items not on regular meeting schedule.</i></b>			
<b>STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES</b>			17
<b>CONTINUATION – <i>Public hearing and continue as specified</i></b>			
5:05 PM	100 Marsac Avenue – Appeal of Staff’s Determination of Compliance of a Historic District Design Review <i>Continue to November 4, 2009</i>	PL-09-00709	5 min
<b>REGULAR MEETING – <i>Discussion, public hearing, and possible action</i></b>			
5:10 PM	175 Snow’s Lane - Determination of Historical Significance and Inclusion on the Historic Sites Inventory <i>Public hearing and continue to October 7, 2009</i>	PL-09-00792	10 min 23
5:20 PM	205 Snow’s Lane - Determination of Historical Significance and Inclusion on the Historic Sites Inventory <i>Public hearing and continue to October 7, 2009</i>	PL-09-00791	10 min 47
5:30 PM	115 Woodside Avenue - Determination of Historical Significance and Inclusion on the Historic Sites Inventory <i>Public hearing and continue to October 7, 2009</i>	PL-09-00790	10 min 69
5:40 PM	601 Sunnyside Drive – Grant <i>Public hearing and possible action</i>	PL-09-00767	20 min 89
<b>ADJOURN</b>			

**Times shown are approximate.** Items listed on the Regular Meeting may have been continued from a previous meeting and may not have been published on the Legal Notice for this meeting.

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted. For further information, please call the Planning Department at (435) 615-5060.

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.



**MINUTES SEPTEMBER 2, 2009**



PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
SEPTEMBER 2, 2009

BOARD MEMBERS IN ATTENDANCE: Roger Durst, Brian Guyer, Ken Martz, Adam Opalek, Sara Werbelow, David White

EX OFFICIO: Thomas Eddington, Brooks Robinson, Kayla Sintz, Mark Harrington, Patricia Abdullah.

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WORK SESSION

The Work Session was called to order at 6:05 p.m.

Policy discussion regarding Administrative Policies

Planner Kayla Sintz remarked that the Staff felt it was appropriate to initiate a policy discussion to update the new Board members and to address recent policy questions. Items for discussion were outlined in the Staff report.

Planner Sintz stated that the first item was the historic grant program and a discussion regarding maintenance items. She noted that the grant application currently states that, "Maintenance items such as exterior painting and new roofing are the responsibility of the homeowner, but may be considered under specific circumstances". A second issue was the timing for submitting an application. Planner Sintz remarked that the Staff would like to modify the application form to provide clearer direction to applicants who apply to the grant program. She asked if the Board Members were interested in outlining special or specific circumstances that might allow maintenance items, or if they would prefer to delete that sentence from the application.

Planner Sintz commented on possible scenarios the Staff had brainstormed for allowing exterior paint and roofing. These included disasters, landmark only structures, or Historic Register structures. She noted that approximately 57 properties in the thematic district would fall into those categories, as well as 52 properties in the Main Street district. Another suggestion would be a one-time only consideration.

Board Member Martz offered the scenario of a one-time allowance if it is connected with other eligible preservation improvements where the paint might be disturbed. In connection with comments expressed during the last public hearing, Board Member Martz thought extra consideration should be given to individual homeowners who actually live in their historic home. He suggested that income should also be a factor. He knows people who would like to apply for a grant, but the 50% match level does not allow them to do the work because their income is too low. He would like to see a lesser percentage for owner-occupied structures to create a more feasible restoration project. An owner would have to provide a financial statement to demonstrate additional need. A reduced percentage would not be offered to businesses.

Board Member Durst agreed with Board Member Martz; however, if they allow exterior painting, it should only be considered for wood. He could not think of another appropriate material to be painted. Secondly, one criteria should be that the wood is the preservation element and the first barrier against weather. In addition, proper

preparation would be a key element. If they qualify painting as an eligible grant item, a complimentary portion of the repairs or restoration would need to be done by the owner. He wanted to make sure they would not be granting for paint being placed on an unprepared surface.

Board Member Opalek agreed with the Planning Department suggestion to allow painting for landmark structures and National Historic Register structures. He believed it would help provide an incentive for people who could not otherwise afford a preservation project.

Board Member Werbelow asked if the grant program currently applies only to landmark or historic register structures. Planner Sintz stated that grants are available for historic residential or commercial structures in Park City. However, eligible structures must be on the Historic Sites Inventory in order to apply for a grant. Planning Director Eddington clarified that the HSI has two levels of designation; landmark and significant. Planner Sintz pointed out that the HSI clarification should be included in the updated document.

Board Member Durst asked if any of the 109 historic structures had received grants in the past. Planner Sintz was unsure and offered to research that information. Board Member Werbelow asked about the original intent of "special circumstances". She felt it was a vague statement that needed to be clarified. Board Member Werbelow believed the three suggestions offered by Board Member Martz should be incorporated into the concept for the grant program. Firming up the timing for an application and the qualifications would help tighten the standards for the community in general. She like the idea of requiring additional preservation work and for giving consideration based on income and primary residence.

Board Member White thought they should consider exterior painting and roofing for natural disasters such as fire or flood. In addition, if someone applies for a construction grant and the construction requires painting on portions adjacent to the original structure, he felt that painting should be considered eligible for the grant. He also favored the owner-occupied concept as suggested. Board Member White agreed with the comment that wood is the acceptable material to be painted and that it should be prepared properly prior to painting.

Planner Sintz noted that Board Member White had mentioned roofing. She asked if roofing would only be eligible if it piggy backed with a corresponding construction project. Board Member White replied that new construction or a natural disaster could make roofing eligible for a grant.

Planner Sintz summarized that the Board was in agreement with 1) one-time application for paint and roofing if it is part of a landmark or National Historic Register structure; 2) that there would be flexibility to modify the matching 50% to accommodate specific incomes or circumstance; 3) that exterior painting over wood and roofing would be considered if it is part of a larger construction project; 4) that prior to painting the wood should be properly prepared; 5) that special consideration and assistance would be given to owner/occupied structures.

Board Member Martz clarified that matching 50% should still be the main percentage in the grant process. He was only suggesting flexibility for owner/occupied structures based on financial need upon submission of a financial statement. Board Member

Werbelow reiterated her comment to replace “special circumstances” with specific stipulations and interpretation of the grant policy. She did not recall that any of the Board members had suggested a one-time only limit.

Board Member Opalek was uncomfortable with a one-time limit and suggested once every ten years. Board Member White agreed.

Director Eddington asked if landmark or National Register structures would be an additional stipulation or special circumstance, or if it would be combined. Board Member Opalek thought that it would be combined. Planner Sintz stated that she would incorporate their comments into a format for the Board to review at the next meeting.

Planner Sintz moved to the issue of application timing. She noted that this issue was raised on a project that was heard by the HPB last month. The Staff would like to modify the application based on HPB discussion of whether or not grant applications should be accepted once a building permit has been issued.

Board Member Martz stated that since new design guidelines were adopted and they now have a Design Review Team, he would like a box that the DRT could check to indicate that they communicated the grant process to the applicant during the pre-application process. This would eliminate any misunderstanding. Board Member Opalek agreed and thought it should be the number one item on the list.

Planner Sintz clarified that the HPB was not interested in considering grant applications once a building permit has been issued. Board Member Martz agreed in general. However, circumstances may arise on major projects that cannot be anticipated before the project is started. Those would be special circumstances that could be addressed by the Design Review Team.

Board Member White suggested adding language indicating that special consideration may be given for specific items under unforeseen circumstances, but not the entire project. He did not support allowing grant applications on a major project once a building permit has been issued.

Director Eddington summarized that the HPB wanted the Staff to codify in the grant application the policy of not accepting an application after construction has started. In addition, the Board would like a line item added to the design review application that can be checked off once the applicant is informed that a grant is available.

Board Member Durst asked if it was possible for a member of the HPB to be present during the design review on projects where there is intent to apply for a grant. This would help the Board understand the portion of the project they would be considering when the grant application comes before them. Director Eddington pointed out that currently the LMC does not have an HPB member on the Design Review Team. The Staff could provide an informal report to the HPB on projects where the applicant indicated an interest in the grant program.

Based on a conversation with the City Budget Officer, Brett Howser, in August, Planner Sintz asked if the HPB would like to invite the Council liaison to attend a meeting to discuss annual grant funding. Board Member Martz recalled from the last meeting that

the Board wanted to be part of the process to know how much money is left and what might still be needed.

Planner Sintz referred to comments at the last meeting about moving to a more formal application schedule, where the HPB would award a grant based on a pool of applications reviewed at one time. This would allow them to prioritize how much would be given to each application based on a set amount.

Board Member Werbelow was unsure how that could be done because it is hard to arbitrarily encourage applications within a certain time frame. She suggested the possibility of identifying a specific period of time before the City Council works on their budget for a call to action to the community to encourage people to voice their potential needs for grant funds. This would give the City Council better information to help analyze specific needs within the budget.

City Attorney Mark Harrington explained that the City Council picks special topics annually for a series of hearings that they have on the budget. These topics range from employee pay plans to specific capital projects. Mr. Harrington stated that when the City Council does special service contracts, which are community grants, it would be appropriate for the HPB to request that the City Council also bullet point historic preservation grants on that hearing. This would be a way to hear community feedback and prioritization in terms of the annual amount.

Board Member Martz remarked that with the Design Review Team it would be hard to quantify a group of grants and he was unsure how they could handle adequately distributing the funds. City Council Liaison, Liza Simpson, noted that going back to a one-time, once a year rush of applications would give the HPB the benefit of weighing applications against each other. They do not have that ability with the current process. She believed it was important to have a continued discussion about funding and funding needs in the future. Grants are significantly different and they change as the town becomes more sophisticated. Ms. Simpson suggested that the HPB should have a robust discussion about which application process is most effective and provides the most "bang for the buck"; while at the same time, trying to fold that into the new design review process.

The Board felt this discussion should be a topic for the visioning session. Director Eddington stated that the Staff would proceed with grant applications on an as received basis until further discussion. He agreed with City Attorney Harrington that an HPB representative should petition the City Council at the time of budgeting to look at the grant process for historic grants.

A third item for discussion was application and project updates. She requested input from the Board on how they would like to be notified on applications and pending projects. She suggested that the Staff provide a list of approved Historic District Design Review projects and a list of pending applications by address.

Board Member Durst requested the list as suggested by Planner Sintz to be provided at each HPB meeting. Board Member White asked if they should be informed of these applications before they are approved. Board Member Durst preferred to know the status of the application and where it is in the process.

Director Eddington pointed out that the Staff would be limited on the amount of information they could provide since the HPB is the appeal body in the event an application is appealed.

Board Member Opalek asked if the update needed to be included with the Staff report or if the Board members could be updated more frequently in an email. City Attorney Harrington stated that because the update is only informational, the HPB could choose the preferred way to receive it. Board Member Opalek preferred a weekly email. Board Member Durst suggested that the Staff include a City map with the properties identified on the map and attach it to the update at each meeting.

Board Member Martz commented on three buildings on Main Street. One is the Old Claim Jumper building, which is up for auction and has been sitting vacant for two years. He noted that this building is not secured and anyone can walk in. He remembered when the old Coalition Building caught fire and he had the same concerns for this building. Board Member Martz stated that a second structure of concern is the Centennial Building, which was flooded several years ago and the base of the structure is rotting away. The third structure was the Imperial Hotel. It has been gutted and he was certain that the fire sprinklers were off. Board Member Martz stated that these are three of the most significant buildings on Main Street and all three are a potential for disaster. It is important for the Planning Department to monitor this issue and for the public to understand if the City has plans to move in a direction that keeps these buildings safe, secure and hopefully occupied in the near future. Board Member Martz believed these buildings should be part of the ongoing updates to the HPB.

Director Eddington reported that the Building Department is working on a process to protect structures that are not currently occupied. He would provide information in the updates as it becomes available.

Planner Sintz asked if the Board would consider changing their meeting time to 5:00 p.m., which is more in line with the starting time for other boards and commissions. The Board concurred with starting the HPB meetings at 5:00 p.m.

The Board discussed dates for the next visioning session. Board Member Durst felt it would be appropriate to schedule their visioning in conjunction with the visioning that has been contracted by the City. He would like the opportunity to have a discussion with that group. Board Member Martz preferred to schedule visioning sessions bi-annually. Board Member Werbelow agreed and suggested choosing a date. She also liked the idea of incorporating the community visioning findings because the Historic District was a major topic.

Director Eddington stated that the Staff would provide dates for consideration at the next meeting.

Board Member Durst stated that he had acquired a book from the State of Virginia that talks about design review and historic district. He requested that the Staff research the book and look at the applications that were applied. He believed it was critical to the sustained quality and character of Park City. Board Member Durst requested to work with Staff on that topic.

#### Election of Chair and Vice-Chair

Prior to the regular meeting, the Board elected a new chair and vice-chair.

MOTION: Board Member Werbelow nominated Roger Durst as the HPB Chair. Board Member Martz seconded the nomination.

Board Member Durst accepted the nomination.

VOTE: The motion passed unanimously.

MOTION: Board Member White nominated Ken Martz as the HPB Vice-Chair. Board Member Opalek seconded the nomination.

Board Member Martz accepted the nomination.

VOTE: The motion passed unanimously.

## REGULAR MEETING

### ROLL CALL

Chair Durst opened the regular meeting and noted that all Board members were present with the exception of Dave McFawn, who was excused.

Chair Durst asked Brian Guyer, a new Board member, to provide a description of his background. Brian Guyer stated that he has lived in Park City for three years. He is the Director for the United Way of Salt Lake. His experience is working in public policy and advocacy in Salt Lake; however, he wanted an opportunity to get involved with Park City and the planning involved with maintaining the nature of the City. Mr. Guyer stated that typically he would not be interested in serving on a historic preservation board, but Park City has a deep historic past and the HPB serves a good purpose. This is his first experience with City politics and he is excited to learn as much as possible. Mr. Guyer stated that he does not live in the historic district but he owns a home in Park City.

### PUBLIC COMMUNICATIONS

John Stafsholt, a resident at 633 Woodside commented on the work session discussion and felt the HPB had raised good points. In addition to the three buildings Board Member Martz raised as concerns, Mr. Stafsholt suggested that they also look at the first house on Upper Woodside that the City owns, which is right behind the Distillery. That house has been vacant for two years. Because the City owns it, he felt they should set a better example. Mr. Stafsholt favored the idea to consider awarding an additional percentage of grant money for owner/occupied structures. Roofing is very expensive and it is the number one item that allows a house to obtain demolition by neglect. A leaking roof on a historic house can lead to many other problems. He believed that painting also protects a house from outside elements and he supported the requirement for proper preparation prior to painting. Mr. Stafsholt remarked that allowing exterior painting would help reduce more significant problems on historic houses.

Ruth Meintsma, a resident at 305 Woodside, echoed Mr. Stafsholt. She recalled a previous application for a home on Daly that was not granted money for painting because it was an ineligible item. She felt that home could have used help with painting in terms of preservation. Ms. Meintsma completely agreed with their suggestion for

owner/occupied homes and hardship cases. She pointed out other opportunities homeowners have for hardship cases in terms of painting. She noted that sometimes the Rotary is willing to paint houses. Also, the Museum Zions Bank often offers to paint historic houses for hardship cases. Ms. Meintsma was glad that the HPB was considering similar opportunities and she felt they were thinking in the right direction.

#### STAFF/BOARD COMMUNICATIONS

City Attorney Mark Harrington stated that there would be a training session with the Legal Department for the new Chair and Vice-Chair elected this evening, as well as the new members. The purpose of the training session is to review ethics and meeting procedures and to answer questions. Current members were invited to attend if they would like a refresher course. They should notify Mr. Harrington via email if they plan to attend. Mr. Harrington would provide a list of potential training dates prior to the next meeting.

Planner Sintz reported that the next HPB meeting was scheduled for October 7<sup>th</sup> and it would be held in the Marsac Building.

Chair Durst asked if Patricia Abdullah had email and contact information for all the Board members and if that information was available to the Board members. Ms. Abdullah replied that it was available.

#### CONTINUATION TO DATE CERTAIN

##### Determination of Historical Significance and Inclusion on the Historic Sites Inventory for 175 Snow's Lane, 205 Snow's Lane, 115 Woodside Avenue, and Mining Related Sites on Park City Mountain Resort

Planner Sintz requested that the Board open the public hearing for the above item and continue it to the October 7<sup>th</sup> meeting.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member White moved to CONTINUE the above item to October 7, 2009. Board Member Opalek seconded the motion.

VOTE: The motion passed unanimously.

#### REGULAR MEETING DISCUSSION/PUBLIC HEARING/ACTION ITEMS

##### 424 Park Avenue, Blue Church - Grant

Chair Durst opened the public hearing.

There was no comment.

Planner Sintz reviewed the application for exterior paint and preservation work to the wood structure at 424 Park Avenue. The applicant was Louise Wismer. This item was on the agenda due to timing and because the applicant wishes to do work prior to inclement weather. Planner Sintz requested that the HPB discuss this item and consider a continuation based on the direction given during work session regarding exterior paint. Planner Sintz noted that the structure is on the National Historic Register and it received money for paint in 2002 under the Historic District Commission.

Planner Sintz remarked that the HIS was erroneously deleted from the Staff report. However, the Staff report contained an exterior photograph submitted by the applicant, as well as a letter explaining the background of the structure. The Staff report also included an email from Wismer regarding special circumstances.

Board Member Opalek noted that the application was for 424 Park Avenue and the townhouses at 421 Park Avenue. He clarified that the townhouses are not historic and should not be included in the application. Board Member Opalek assumed the estimates provided included both the Church and the townhouses. He asked if Ms. Wismer had cost estimates for only the historic Church.

Ms. Wismer stated that the \$1,000 for the townhouse was for the bottom portion of the townhouse, as well as the stairs going up to the top deck. Planner Sintz stated that deducting that amount would reduce the eligible improvements to 12,000.

Board Member Martz understood that the Church is broken into condominiums and he asked if the units were individually owned. Ms. Wismer answered yes. Board Member Martz asked if the owners are charged a maintenance fee or homeowners dues for maintenance. Ms. Wismer replied that the owners are charged \$1,000 annually for a total of \$12,000 each year. They have had a lot of leaking and heat tape problems on the roof and that was included in the application. Ms. Wismer remarked that the maintenance fund last year was used to re-pipe the plumbing. She explained that that the primary concern is the restoration of the wood on the building. It is cracking and peeling and just painting over it would not suffice. She would like grant funds to help restore the wood and prepare it properly before applying the paint.

Chair Durst wanted to know the source of the estimate. Planner Sintz noted that the applicant had provided estimates from four painting companies. All the estimates included surface preparation and coating applications. Ms. Wismer stated that the contractor she chose has previously worked on older structures in Park City. Chair Durst asked if the amount presented in the grant application indicated the lowest bidder on the project and whether there was much disparity between the four bids. Ms. Wismer replied that the bids were fairly close. The contractor she chose was thorough and appeared to be more knowledgeable about restoring the wood.

Board Member Werbelow pointed out that the structure is a landmark site. She asked if the special circumstance related strictly to restoring the wood. Ms. Wismer replied that wood restoration is the primary objective. However, they had roofing problems and the heat tape was no longer working. The contractor she chose would concentrate more on the wood restoration.

Chair Durst asked if the roofing problems had been rectified. Ms. Wismer replied that the roof was fixed after the neighbors complained that the icicles were breaking windows

and causing problems. Heat tape was placed throughout the entire north side of the building.

Board Member White believed the Blue Church was considered a commercial structure. Although it is a landmark site, he raised the question of possibly assessing the tenants to help pay for the work. Board Member White felt the matter needed further discussion.

Board Member Opalek agreed with Board Member White and stated that limited funding would also affect his decision. Board Member Werbelow asked if the units are individually owned or rented. Ms. Wismer stated that the use is nightly lodging and the units are individually owned. There are seven units in the lodge and four units across the street. There is also a large lobby, a spa area, and a game room in the lodge.

In response to questions regarding an HOA, Ms. Wismer replied that there is an HOA and their annual meeting occurred in August. She noted that most of the funds were depleted on the roof, the heat tape and the leaks within the building. Board Member Opalek asked what the owners had concluded if this grant was not awarded. Ms. Wismer replied that they would probably just paint the front of the building and not the north and south sides. The front is the most heavily damaged area.

Planner Sintz asked if any of the condominium units are occupied by the owners year round. Ms. Wismer stated that the units are owner occupied year round. Some do occupy their units two or three months in the summer.

Chair Durst opened the public hearing.

Ruth Meintsma remarked that because the RDA funds are limited, everything needs to be prioritized. Under the current regulations, painting is not an eligible grant item. She understood that the HPB might consider changing the policy to include painting when it would directly help preserve a structure. Ms. Meintsma thought it would be best if the owners could find a way to fund the painting without the grant. She cautioned the Board members to be careful about making sure that grant money for painting is only awarded in situations where there is no other option for preserving the structure. Ms. Meintsma did not believe this application was that type of situation. Her concern was based on the fact that there is so little money and so much to be done.

Chair Durst closed the public hearing.

Board Member White remarked that if the units are owned and rented as nightly rentals, the owners could possibly afford to pay for the painting. He agreed that a landmark structure needs to be protected, but he questioned whether a grant was reasonable in this situation.

Board Member Werbelow stated that the Board had consensus during the work session for verifying special circumstances. Landmark structures were one part of the analysis. The rest of the analysis was to allow painting in conjunction with other elements of preservation, primary residence and income specific considerations. She did not believe this request for painting fit those criteria. Board Member Werbelow suggested that the Board ask the homeowners to find other means to fund the painting. Board Member Opalek agreed.

MOTION: Board Member Opalek made a motion to deny the request. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

100 Marsac Avenue – Appeal of Design Review

Planner Brooks Robinson stated that the previous day the Staff received word from the appellants, the Edison and Thomas families, and the applicants, Talisker United Park City Mines, requesting that both parties have the opportunity to meet with the Staff in an effort to come to some resolution prior to HPB action on the appeal of the design review.

Planner Robinson noted that the next regular meeting for the HPB on September 16<sup>th</sup> has been cancelled to due a special meeting scheduled for the Planning Commission that evening. If the appellants and the applicants cannot come to some resolution, the Staff would look for another date prior to the October 7<sup>th</sup> meeting to hear the appeal.

Director Eddington noted that all the Wednesdays in September were occupied and he asked if the HPB could meet on Monday, September 21<sup>st</sup> or Tuesday September 22<sup>nd</sup>, if necessary. Chair Durst clarified that the meeting would be an official public hearing on the appeal. Planner Robinson replied that this was correct, but only if the involved parties could not find resolution.

City Attorney Harrington stated that he had been in contact with the various parties and it appears that waiting until October 7<sup>th</sup> was acceptable. He still needed to confirm that with the appellants, but they both had previously said they would be available on October 7<sup>th</sup>.

MOTION: Board Member Werbelow moved to CONTINUE the Appeal for 100 Marsac Avenue to October 7, 2009. Board Member Opalek seconded the motion.

VOTE: The motion passed unanimously.

Chair Durst requested that the staff arrange for a noon time site visit prior to October 7<sup>th</sup>, at which time he would like to see the full scale graphics that are available for the proposed design. This would give the Board members a sense of what is being proposed before hearing the appeal. City Attorney Harrington suggested September 21<sup>st</sup> or 22<sup>nd</sup>. Director Eddington stated that he would coordinate a site visit and notice it accordingly.

Board Member Martz requested to see a streetscape and Planner Robinson offered to include one. He noted that with the Steep Slope CUP, the applicants had presented a fly through simulation and he would ask them to provide some screenshots for the HPB.

The meeting adjourned at 7:21 p.m.

Approved by \_\_\_\_\_

## **STAFF COMMUNICATION**





**STAFF COMMUNICATION**

**HISTORIC DISTRICT DESIGN REVIEW(S)**

PL-07-00191	430 Main Street *	<i>Pending</i>
PL-07-00234	313 Daly Avenue *	<i>Pending</i>
PL-08-00311	255 Main Street *	<i>Pending</i>
PL-08-00327	637 Woodside Avenue *	<i>Compliance</i>
PL-08-00329	657 Park Avenue *	<i>Pending</i>
PL-08-00365	543 Woodside Avenue *	<i>Pending</i>
PL-08-00386	176 Main Street *	<i>Pending</i>
PL-08-00387	129 Main Street *	<i>Pending</i>
PL-08-00388	160 Park Avenue *	<i>Pending</i>
PL-08-00389	108 Park Avenue *	<i>Pending</i>
PL-08-00417	1110 Woodside Avenue *	<i>Pending</i>
PL-08-00434	515 Main Street *	<i>Pending</i>
PL-08-00435	154 Marsac Avenue *	<i>Pending</i>
PL-08-00495 –	100 Marsac Avenue – Lot 1 through Lot 10 *	<i>Compliance</i>
PL-08-00504		
PL-08-00507	68 Prospect Street *	<i>Pending</i>
PL-08-00517	410 Deer Valley Loop Road *	<i>Pending</i>
PL-08-00520	412 Deer Valley Loop Road *	<i>Pending</i>
PL-08-00560	71 Daly Avenue *	<i>Pending</i>
PL-08-00571	16 Sampson Avenue *	<i>Pending</i>
PL-08-00582	201 Norfolk Avenue *	<i>Pending</i>
PL-09-00646	584 Park Avenue *	<i>Pending</i>
PL-09-00655	505 Woodside Avenue *	<i>Compliance</i>
PL-09-00685	575 Park Avenue *	<i>Pending</i>
PL-09-00690	227 McHenry Avenue *	<i>Pending</i>
PL-09-00750	919 Woodside Avenue	<i>Pre-App Complete</i>
PL-09-00751	352 Main Street	<i>Pre-App Complete</i>
PL-09-00774	1059 Park Avenue	<i>Pre-App Complete</i>
PL-09-00775	352 Main Street, Dugin & Spur	<i>Pre-App Complete</i>
PL-09-00793	3000 North Highway 224, McPolin Farm	<i>Pending</i>

**DETERMINATION OF HISTORICAL SIGNIFICANCE AND INCLUSION/EXCLUSION ON HISTORIC SITES INVENTORY**

PL-09-00664	1062 Woodside Avenue – Exclusion	<i>Pending</i>
PL-09-00790	115 Woodside Avenue – Inclusion	<i>Pending</i>
PL-09-00791	205 Snow’s Lane – Inclusion	<i>Pending</i>
PL-09-00792	175 Snow’s Lane – Inclusion	<i>Pending</i>

\* Applications submitted under the Historic District Guidelines published 1983.

Applied – The application has been received, no planner has been assigned and no review has taken place.

Pending – The application has been received, a planner has been assigned, and the project is currently under review for compliance.

Pre-App Complete – The Pre-application has been received, a planner has been assigned, and the Pre-application review has taken place. No Design Review application has been applied for.

Compliance – The planner has found the project to be in compliance with the appropriate Historic District Guidelines.

Approved – Final Action of approval has been taken on an application.

Denied – Final Action of denial has been taken on an application.

**GRANT(S)**

PL-09-00766 1049 Park Avenue  
PL-09-00767 601 Sunnyside Drive

*Pending*  
*Pending*

**APPEAL(S) OF STAFF'S DETERMINATION OF COMPLIANCE**

PL-09-00709 100 Marsac Avenue, Lot 1 through Lot 10  
PL-09-00778 505 Woodside Avenue

*Pending*  
*Pending*

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Applied – The application has been received, no planner has been assigned and no review has taken place.

Pending – The application has been received, a planner has been assigned, and the project is currently under review for compliance.

Pre-App Complete – The Pre-application has been received, a planner has been assigned, and the Pre-application review has taken place. No Design Review application has been applied for.

Compliance – The planner has found the project to be in compliance with the appropriate Historic District Guidelines.

Approved – Final Action of approval has been taken on an application.

Denied – Final Action of denial has been taken on an application.





## **REGULAR AGENDA**



# Historic Preservation Board Staff Report



**Author:** Thomas E. Eddington, Jr., AICP  
Dina Blaes, Preservation Consultant  
**Subject:** Historic Sites Inventory  
**Date:** October 7, 2009  
**Type of Item:** Administrative

Planning Department

## **Summary Recommendation:**

Staff recommends the Historic Preservation Board conduct a public hearing and designate the site located at 175 Snow's Lane (Judge Mine Superintendent's House) to the Historic Sites Inventory.

## **Topic:**

**Project Name:** Park City Historic Sites Inventory  
**Applicant:** Planning Department  
**Proposal:** Designate 175 Snow's Lane to the Historic Sites Inventory

## **Background:**

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

At this time, the Planning Department is seeking to add 175 Snow's Lane to the Historic Sites Inventory because it was found to meet the criteria for designation as a Significant Site.

## **Analysis and Discussion:**

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(B) authorizes the Planning Department to nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory.

The City's Historic Preservation Consultant, Preservation Solutions, compiled the application for designation to the Historic Sites Inventory, portions of which have been incorporated to this report. The following sources were used in compiling the application submittal requirements:

- Abstract of Title
- Carter, Thomas and Peter Goss. 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. Pages 1-9, 21-23 and 26-27.

- "Judge Mine Superintendent's house: 175 Snows Lane." Park City Historical Society & Museum. Date Unknown.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998. Pages 308-310.
- Utah State. Historic Preservation Research Office. Structure/Site Information Form: Snow Lane. Salt Lake City: State of Utah, 1983.
- Historic Photographs

If the Historic Preservation Board finds, based on the analysis, the site complies with the criteria outlined below (Title 15-11-10), it will be added to the Historic Sites Inventory.

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

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

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

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

*Analysis: The site meets the criterion. It is at least 50 years old. Records--newspaper accounts, photographs, and Sanborn Insurance maps--indicate the house was built in 1908.*

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

*Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. The cumulative effect of alterations made to the building--wholesale replacement of historic materials (siding and windows) and changes to façade openings--result in the loss of historic integrity that is required for listing in the NRHP.*

**(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.**

*Analysis:* The site meets the criterion. It is significant in state and regional history and culture primarily because of its association with the mining industry. It is the only extant house in Park City to be positively identified as having been built for use by a mine superintendent and having been built at the location of the mine operations. The house at 101 Prospect Street is believed to have been built by the mine company for use by its officials because it was built on property owned by the mine, but the evidence for this claim has not been substantiated. In addition, the subject house is older and built in a much grander scale than the house at 101 Prospect (c. 1925). Until at least 1983, the house was occupied by the mine superintendent. The house, much larger than the modest cottages built during the mining period, was the residence of a mining company executive, which was rare in Park City. Most mining executives built their large houses in Salt Lake City.

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

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

*Analysis:* The site meets this criterion. It is at least 50 years old. Records--newspaper accounts, photographs, and Sanborn Insurance maps--indicate the house was built in 1908.

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

*Analysis:* The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as relating to the mining boom era in Park City. The house type--double pile or extended hall-parlor forms (interior was not inspected so type cannot be verified)--were prominent house types constructed during the mining era. In addition, historic photographs reveal that the house generally retains its original physical characteristics.

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

*Analysis:* The pitch in the main roof of the primary façade has not been changed. The primary façade of this site is the northeast façade and it remains as it was seen in the historic photographs--a low-pitched hipped roof form.

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

*Analysis:* Upper stories have not been added or removed after the Period of Historic Significance.

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

*Analysis:* This building is not located on its original site, but was moved to this site--a similar site--in 1969. Both sites were owned by the United Park City Mines Company, both sites are removed from the dense hillside residential development of the city, and both sites are relatively remote.

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

*Analysis:* The additions--rear shed roofed addition and the attached garage--do not obscure 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**

*Analysis:* The site meets the criterion. It is significant in local history and culture primarily because of its association with the mining industry. It is the only extant house in Park City to be positively identified as having been built for use by a mine superintendent and having been built at the location of the mine operations. The house at 101 Prospect Street is believed to have been built by the mine company for use by its officials because it was built on property owned by the mine, but the evidence for this claim has not been substantiated. In addition, the subject house is older and built in a much grander scale than the house at 101 Prospect (c. 1925). Until at least 1983, the house was occupied by the mine superintendent. The house, much larger than the modest cottages built during the mining period, was the residence of a mining company executive, which was rare in Park City. Most mining executives built their large houses in Salt Lake City.

**(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.**

**Notice:**

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

**Public Input:**

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

**Alternatives:**

- Conduct a public hearing on the Site described herein and designate the Site to the Historic Sites Inventory as presented.
- Conduct a public hearing and reject designation of the Site to the Historic Sites Inventory, providing specific findings for this action.
- Continue the action to a date certain.

**Significant Impacts:**

There are no significant fiscal impacts on the City as a result of designating the Site described in this report to the Historic Sites Inventory.

**Consequences of *not* taking the Recommended Action:**

Not taking the recommended action may result in the demolition of a historic resource.

**Recommendation:**

Staff recommends the Historic Preservation Board conduct a public hearing and vote to designate the Site described in this staff report to the Historic Sites Inventory.

**Exhibits:**

Exhibit A - Photographs of the subject Site.

# HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

## 1 IDENTIFICATION

Name of Property: Judge Mine Superintendent's House

Address: 175 Snow's Lane

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-25-A-4

Current Owner Name: Bernolfo Family Limited Partnership

Parent Parcel(s): PP-25-A (pre annexation)

Current Owner Address: 163 S. Main Street, SLC UT 84111

Legal Description (include acreage): Lot 2 Rothwell Subdivision. Part of a 6.545 acre parcel subdivided in 2008. Prior to annexation into Park City, parcel number was PP-25-A.

## 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 (name/date: \_\_\_\_\_)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo
- prints
- historic: c.1969

### 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.

"Judge Mine Superintendent's house: 175 Snows Lane." Park City Historical Society & Museum. Date Unknown.  
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998. Pages 308-310.  
Utah State. Historic Preservation Research Office. Structure/Site Information Form: Snow Lane. Salt Lake City: State of Utah, 1983.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type: Residential:Other and/or Style: Vernacular

No. Stories: 2

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

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

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Jul-09

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

Uninhabitable/Ruin

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

**Site:** Well-maintained lawn and natural setting plantings. Large parcel with house set off road an angle with circular drive.

**Foundation:** Concrete

**Walls:** Hardiplank siding, simple window trim, door trim, and corner boards.

**Roof:** Low hip roof.

**Windows/Doors:** Double-hung sash type with one-over-one lights. Entry door is surrounded by simple side lights and transom.

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

**Location:**  Original Location  Moved (date 1969) Original Location: Empire Canyon

**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 house, constructed in 1908 as a frame two-story hall-parlor or double pile (interior configuration not verified) with simple wood siding. The house is five bays long and two bays wide with a center entry door. The house was constructed with a full-width hip roofed porch with turned posts and square balusters on the rail. The windows are double-hung sash type with simple trim. According to the 1983 Structure/Site Form, an original rear porch was replaced by a 41'x16' rear shed addition when the house was moved from its original location in Empire Canyon. According to the Park City Historical Society Museum, the house was significantly altered in 2000. The original wood siding was replaced with hardiplank and the windows were replaced. These changes along with the addition of a window opening on the first floor have significantly diminished the buildings historic integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house was originally built in Empire Canyon near the Daly-Judge Mine operations. In 1967 and 1969, landslides in the immediate area forced the mine company to move the house to the current location. Though quite a distance from the original site, the current site is not significantly dissimilar from the original. Both sites are isolated from other residential development and are natural settings owned by the mine company.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical material from the historic period has been replaced with new materials that attempt to match the types used during the mining era; specifically, the vertical siding, simple window and door trim, turned porch posts, and square porch rail balusters, etc... None of the materials appear to be original, but the new materials reflect the physical characteristics typical of mining era homes.

**Feeling** (Describe the property's historic character.): The physical elements of the site--primarily the replacement materials, garage addition, and suburban drive--diminish the sites ability to convey a strong sense of life in a western mining town of the late nineteenth and early twentieth centuries; the loss of historic materials is significant and negatively impacts the site's historic character.

**Association** (Describe the link between the important historic era or person and the property.): The site is important because of its association with the mining industry. It is the only extant house in Park City to be positively identified as having been built for use by a mine superintendent and having been built at the location of the mine operations. The house at 101 Prospect Street is believed to have been built by the mine company for use by its officials because it was built on property owned by the mine, but the evidence for this claim is not as compelling as the subject property. In addition, the subject house is older and built in a much grander scale than the house at 101 Prospect (c. 1925). Until at least 1983, the house was occupied by the mine superintendent. The house, much larger than the modest cottages built during the mining period, was the residence of a mining company executive, which was rare in Park City. Most mining executives built their large houses in Salt Lake City.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: ) Date of Construction: c. 1908

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. **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): This house is linked to the Judge Mine Superintendents. The house was occupied by these mine officials from 1908 until at least 1983. It is the only house known to have been built for mine officials.

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): The house is significant for architectural reasons because it is one of the few extant two-story "mansions" in Park City. It was built for the mine officials, which was rare. Most mine officials constructed their large homes in Salt Lake City,

## 6 PHOTOS

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

**Photo No. 1:** Northeast (primary) façade, 2009.

**Photo No. 2:** North oblique, 2009.

**Photo No. 3:** House being moved from Empire Canyon to current site, 1969.

**Photo No. 4:** House being moved from Empire Canyon (passing the Depot) to current site, 1969.

**Photo No. 5:** House in original location up Empire Canyon just before being moved, 1969.

Photo No. 6: Aerial photograph, Google Earth, 2009.













The Start

Property Type: \_\_\_\_\_

Historic Preservation Research Office

**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: Snow Lane UTM: 12 456020 4501060  
 Park City, Summit County, Utah  
 Name of Structure: Daly-Judge Mine Superintendent's House T. R. S.  
 Present Owner: United Park City Mines Company  
 c/o E. L. Osika, Jr.  
 Owner Address: 309 Kearns Building, 136 South Main, Salt Lake City, Utah 84101

Year Built (Tax Record): \_\_\_\_\_ Effective Age: \_\_\_\_\_ Tax #: \_\_\_\_\_  
 Legal Description: \_\_\_\_\_ Kind of Building: \_\_\_\_\_  
 The house is located on a large parcel of land located in the Northwest quarter of the Southeast quarter of Section 8 T2S R4E Salt Lake Base and Meridian; the approximate description for the small parcel of land upon which this house sits is described as commencing approximately 2400 feet West of the intersection of Snow Lane with Utah Highway North 248; thence West 200 feet, South 200 feet, East 200 feet, North 200 feet to point of beginning. Less than one acre.

STATUS/USE 2

Original Owner: \_\_\_\_\_ Construction Date: 1908 Demolition Date: \_\_\_\_\_  
 Original Use: \_\_\_\_\_ Present Use: \_\_\_\_\_  
 Building Condition: \_\_\_\_\_ Integrity: \_\_\_\_\_ Preliminary Evaluation: \_\_\_\_\_ Final Register Status: \_\_\_\_\_  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: \_\_\_\_\_ Date of Photographs: 1983 Photo No.: \_\_\_\_\_  
 Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other  
 Research Sources:  
 Abstract of Title  Sanborn Maps  Newspapers  U of U Library  
 Plat Records/Map  City Directories  Utah State Historical Society  BYU Library  
 Tax Card & Photo  Biographical Encyclopedias  Personal Interviews  USU Library  
 Building Permit  Obituary Index  LDS Church Archives  SLC Library  
 Sewer Permit  County & City Histories  LDS Genealogical Society  Other  Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
 Park Record. February 22, 1908, p. 3; October 10, 1908, p. 3; August 7, 1969, p. 1.  
 Kummer, Bea. Interview, February 10, 1984, Park City, Utah.  
 Osika, E. L., Jr. Telephone interview, April 23, 1984, Salt Lake City, Utah.  
 The Mining Review. October 30, 1910, p. 17; October 30, 1915, p. 1.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style:

Description of physical appearance &amp; significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The Daly-Judge Mine Superintendent's House is a large rectangular two story frame house with a low pitch hip roof. It was designed in no particular style. It is five bays long and two bays wide. There are five irregularly spaced openings on both stories of the facade, five windows on the second story and a door centered between pairs of windows on the first floor. The two windows per floor on the gable ends are centered one above the other. All of the windows are the one over one light double hung sash type. The second story windows are framed by narrow shutters, a recent cosmetic addition. That change does not affect the original character of the building, and is reversible. The main entrance is a wide bay with a door centered between side lights, topped by a transom. A hip roof porch spans the facade, supported on lathe turned piers. It has a straight post balustrade, typical of the period of its construction.

The house was originally built in Empire Canyon on the extension of Daly Avenue, but had to be moved in July of 1969 when it was threatened by landslides. It was moved to the site of the William M. Ferry Mansion at the mouth of Thayne's Canyon outside of Park City. The original rear porch on the house came loose during the move and was apparently replaced by a 41'x16' rear (See continuation sheet)

Statement of Historical Significance:

Construction Date: 1908

Built in 1908, the Daly-Judge Mine Superintendent's House is both historically and architecturally significant. It is the only documented, extant example in the Park City area of a house built at the location of the mining operations by a mining company for the use of its superintendent. Other mine superintendents also had houses built for them by their companies, and others chose to live in their own houses in town, but only one other remaining house, located in town at 101 Prospect (built c. 1925), has been identified as having possibly been built by a mining company for the use of its officials. The Daly-Judge Mine Superintendent's House, however, is the oldest and largest of the two, and is the only one to be positively identified as a mining company-built superintendent's house. In Park City, which is dominated by small worker's cottages, large houses, such as this, of well-to-do mining officials are rare, since the mine owners and other officials whose jobs did not require their daily presence at the mines usually had their large houses built in Salt Lake City, 35 miles away. Since its construction, this house has served almost continuously as the home of the superintendent of the Daly-Judge Mine (now consolidated into the United Park City Mines) and is currently occupied by the superintendent of the mining company. This house was moved from its original location near the Daly-Judge Mine and Mill in Empire Canyon in 1969 when it was threatened with destruction by landslides. Its new and current location at the mouth of Thaynes Canyon is similar to the original in that it is located outside the town, thereby maintaining much of the feeling associated with the isolated setting of the original location. Its relocation to this site does not adversely affect any adjacent historical resources. The William M. Ferry Mansion, which was originally located here, shared this location until it was moved in 1973 after being purchased from the mining company by a private individual. The Daly-Judge Mine Superintendent's House is architecturally significant as one of only five extant, documented examples of large, relatively elaborate two-story houses in the Park City area (See continuation sheet)

Continuation Sheet 1

Judge Mine Superintendent's House  
Description continued:

extension after the house was situated in its new location.<sup>1</sup> The extension can be recognized as a recent addition, but it was built so that it complements the original house in both materials and scale. A shed extension was the most common provision for extra space in Park City houses, and therefore is an appropriate design choice for this house. The addition of the shutters, the removal of the rear porch and the addition of the shed extension are the only alterations of the Judge Mine Superintendent's House. Those changes are unobtrusive and have not affected the building's original integrity. This house is in excellent condition.

<sup>1</sup>Park Record, August 7, 1969, p. 1.

History continued:

which are classified as mansions. Three of those are located in the town proper, and two, this house and the Ferry House, are located on the outskirts of the town. This house is in excellent condition and maintains its original integrity.

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This two-story, eight room frame house was constructed in 1908 to serve as the home of the Daly-Judge Mine superintendent and his family.<sup>1</sup> It was built on the steep slope of Empire Canyon adjacent to the Judge Mine and Mill, about a mile south of Park City, apparently replacing a one-story frame house at about the same location.<sup>2</sup>

The first superintendent to occupy this house was Mr. E.W. Durfee, who was hired as superintendent of the mine in February of 1908 to replace F.P. Burrall.<sup>3</sup> Durfee was a graduate of the Michigan School of Mines and had worked for 14 years in the mining industry prior to joining the Daly-Judge operation.<sup>4</sup> He served as superintendent for only a few years, as did his successor, a Mr. Mason. Oscar Friendly, superintendent of the mine from 1913 to 1925, was the first long-term resident of the house. The house was left vacant at times, apparently when the superintendent chose to live in town or elsewhere rather than up near the mine. Other occupants of this house included Superintendent George Krueger (1935-52), William W. and Reva Richardson, caretakers (1950s -'60s), and Niles Andrus (1965-'70s). In the 1920s the Daly-Judge Mine began to be known simply as the Judge Mine, so this house is referred to sometimes as the Judge Mine Superintendent's House.

Although this house is the only house in Park City clearly identified as a mine-owned, superintendent's house, there is some evidence to indicate that the house at 101 Prospect in Park City was also built for the use of the officials of either the Daly-Judge or other mining companies.<sup>5</sup> That house, which was probably built in the late 1920s, is a one-story frame bungalow. Its location on mining property supports the claim that it was built, owned and used by the mining companies.

(See continuation sheet)

Daly-Judge Mine Superintendent's House  
History continued:

On May 12, 1969, a landslide in Empire Canyon dammed the stream near the location of the Daly-Judge Mine Superintendent's House, creating a natural reservoir over 40 feet deep.<sup>6</sup> A similar but less threatening landslide had occurred in May of 1967, but this time, rather than simply clear away the slide debris and restore utility lines, it was decided by the owners of the building to move it to a safer location. The new site for the building at the mouth of Thaynes Canyon was also owned by the mining company, and, located away from town in an isolated, natural setting, it was probably viewed as a very favorable location. The United Park City Mines Company, a combination of the Daly-Judge and other major mines in the area, has retained possession of this house to the present.

Located on the new site at the time this house was moved was the William M. Ferry House, built in 1890, which had been neglected and left vacant for a number of years. The Ferry House was purchased from the mining company by a private individual in 1973 and moved from the property.

<sup>1</sup>Park Record, October 10, 1908, p. 3.

<sup>2</sup>1907 Sanborn Insurance Maps of Park City.

<sup>3</sup>Park Record, February 22, 1908, p. 3.

<sup>4</sup>Ibid.

<sup>5</sup>Interview with Bea Kummer, February 10, 1984, Park City, Utah; also, telephone interview with E.L. Osika Jr., vice-president United Park City Mines Company, April 23, 1984, Salt Lake City, Utah.

<sup>6</sup>Park Record, August 7, 1969, p. 1..

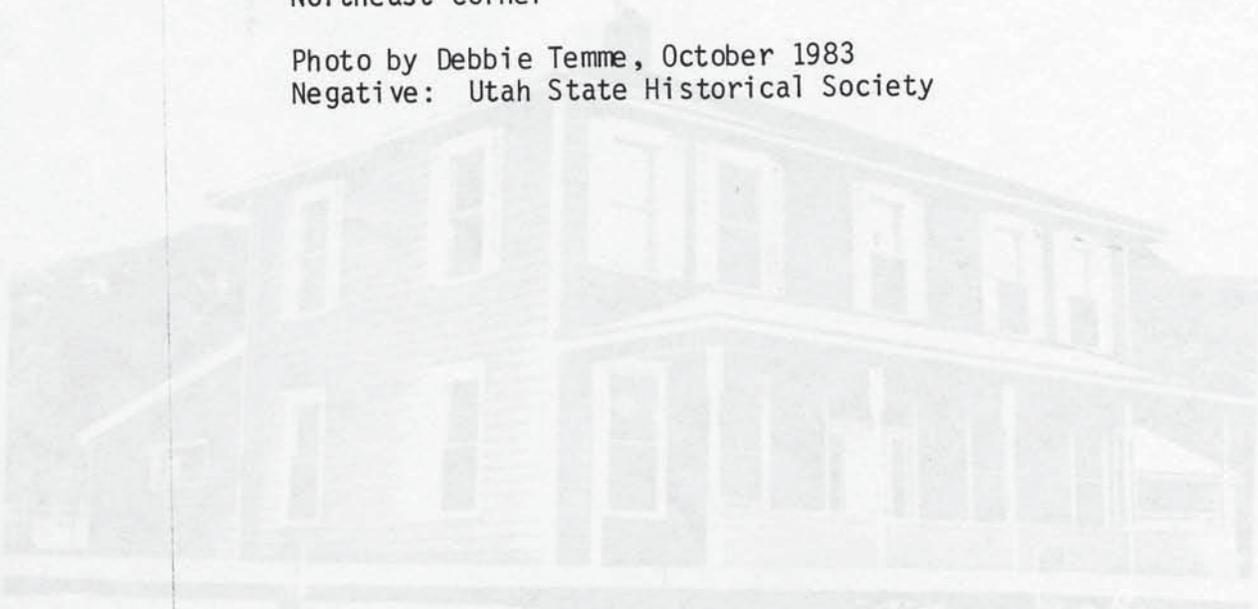


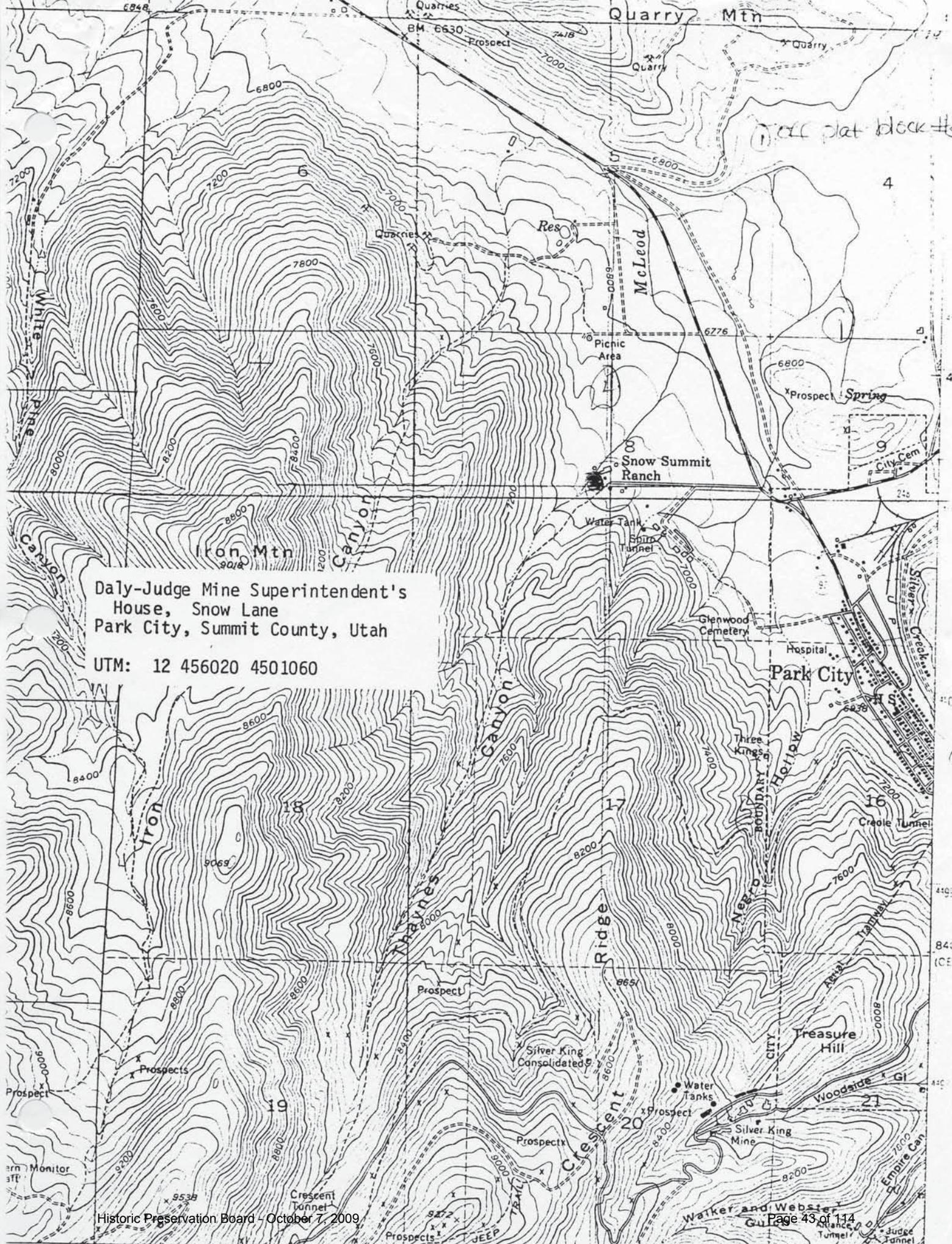
Daly-Judge Miss Superintendent's House  
Snow Lane  
Park City, Summit County, Utah  
Northeast corner  
Photo by Debra L. Proctor 1983  
Restored by Historical Society

Daly-Judge Mine Superintendent's House  
Snow Lane  
Park City, Summit County, Utah

Northeast corner

Photo by Debbie Temme, October 1983  
Negative: Utah State Historical Society





Daly-Judge Mine Superintendent's House, Snow Lane Park City, Summit County, Utah

UTM: 12 456020 4501060



# TITLE SEARCH FORM, continued

ADDRESS:	TAX NUMBER:	
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Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS



# Historic Preservation Board Staff Report



Planning Department

**Author:** Thomas E. Eddington, Jr., AICP  
Dina Blaes, Preservation Consultant  
**Subject:** Historic Sites Inventory  
**Date:** October 7, 2009  
**Type of Item:** Administrative

## **Summary Recommendation:**

Staff recommends the Historic Preservation Board conduct a public hearing and designate the site located at 205 Snow's Lane to the Historic Sites Inventory.

## **Topic:**

**Project Name:** Park City Historic Sites Inventory  
**Applicant:** Planning Department  
**Proposal:** Designate 205 Snow's Lane to the Historic Sites Inventory

## **Background:**

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

At this time, the Planning Department is seeking to add 205 Snow's Lane to the Historic Sites Inventory because it was found to meet the criteria for designation as a Significant Site.

## **Analysis and Discussion:**

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(B) authorizes the Planning Department to nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory.

The City's Historic Preservation Consultant, Preservation Solutions, compiled the application for designation to the Historic Sites Inventory, portions of which have been incorporated to this report. The following sources were used in compiling the application submittal requirements:

- Abstract of Title
- Alexander, Thomas G. and James B. Allen. Mormons and Gentiles: A History of Salt Lake City. Boulder: Pruett, 1984. Page 229.
- Carter, Thomas and Peter Goss. 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. Pages 37.

- Lufkin, Beatrice and Dina Blaes. Historic Site Form. Utah State Historic Preservation Office, 2006.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998. Pages 308-310.
- Photographs

If the Historic Preservation Board finds, based on the analysis, the site complies with the criteria outlined below (Title 15-11-10), it will be added to the Historic Sites Inventory.

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

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

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

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

*Analysis: The site meets the criterion. It is at least 50 years old. According to Gerry Hanley, grandson of the Sullivans, the property was built c. 1904-05, but the Summit County Assessor's Office has 1922 as the construction date.*

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

*Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. The cumulative effect of the alterations made to the building--primarily, the first floor additions to the original structure, particularly on the primary façade--result in the loss of historic integrity that is required for listing in the NRHP.*

**(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.**

*Analysis:* The site does not meet the criterion. The site contributes to the general understanding of the agricultural activities that occurred on the outskirts of Park City during the mining-boom era, but is not associated with any one event, person or artistic endeavor of significance within that history.

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

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

*Analysis:* The site meets this criterion. It is at least 50 years old. According to Gerry Hanley, grandson of the Sullivans, the property was built c. 1904-05, but the Summit County Assessor's Office has 1922 as the construction date.

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

*Analysis:* The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as relating to the agricultural activities taking place on the outskirts of Park City during the mining era. Despite the significant later additions, the main building retains its basic form as a simple 1-½ story rectangular block with later (within period) L addition.

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

*Analysis:* There is no evidence to suggest the pitch in the main roof of the primary façade has been changed.

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

*Analysis:* Upper stories have not been added or removed after the Period of Historic Significance.

**(iii) Moving it from its original location to a Dissimilar Location, or**  
*Analysis: This building is located on its original site.*

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

*Analysis: The additions--main floor on the primary façade (likely an enclosed porch)--do not obscure 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**

*Analysis: The site meets the criterion. The site is significant in the local history and culture primarily because of its association with agricultural and ranching activities that took place on the outskirts of Park City and with Herbert A. Snow (see below).*

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

*Analysis: The site is associated with Herbert Snow, a banker in Salt Lake City who, among his achievements in ranching, narrowly lost the 1939 SLC mayoral race against the city's world-famous racecar driver, Ab Jenkins. Even after his death, Snow's Guernsey cows received awards and recognition within the local ranching industry.*

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

**Notice:**

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

**Public Input:**

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

**Alternatives:**

- Conduct a public hearing on the Site described herein and designate the Site to the Historic Sites Inventory as presented.
- Conduct a public hearing and reject designation of the Site to the Historic Sites Inventory, providing specific findings for this action.
- Continue the action to a date certain.

**Significant Impacts:**

There are no significant fiscal impacts on the City as a result of designating the Site described in this report to the Historic Sites Inventory.

**Consequences of *not* taking the Recommended Action:**

Not taking the recommended action may result in the demolition of a historic resource.

**Recommendation:**

Staff recommends the Historic Preservation Board conduct a public hearing and vote to designate the Site described in this staff report to the Historic Sites Inventory.

**Exhibits:**

Exhibit A - Photographs of the subject Site.

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 205 Snow's Lane

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PP-25-F

Current Owner Name: Patrick M. & Gwen S. Reddish

Parent Parcel(s):

Current Owner Address: 205 Snow's Lane, Park City Utah 84060

Legal Description (include acreage):

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date: \_\_\_\_\_  
Permit #: \_\_\_\_\_  
 Full  Partial

### Use

Original Use: Residential  
Current Use: Residential

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

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints
- historic: c.

### Drawings and Plans

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

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

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other: ILS Form, 2006.

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

Alexander, Thomas G. and James B. Allen. Mormons and Gentiles: A History of Salt Lake City. Boulder: Pruett, 1984. Page 229.

Carter, Thomas and Peter Goss. 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. Pages 37.

Lufkin, Beatrice and Dina Blaes. Historic Site Form. Utah State Historic Preservation Office, 2006.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998. Pages 308-310.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other (modified to L) / Vernacular 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), # 1;  structure(s), # 1.

General Condition of Exterior Materials:

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 06-2009

- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Site: Rural setting with natural vegetation. House sits off of Snow's Lane with primary façade facing north.

Foundation: Concrete

Walls: Vertical siding - board and batten, wooden window and door trim.

Roof: Side gable roof form with dormers, full-width shed roof extension on front elevation - all sheathed in standing seam metal roof materials.

Windows/Doors: Various types including one-over-one double-hung sash, six-over-one double hung sash, fixed casement, "picture" windows of fixed casement, "French doors" with single lights, and doors with single lights.

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 central section of the house is 1-½ stories tall and side-gabled with gabled wall dormers, each with a double-hung window. A shed-roofed single-story addition on the front, possibly an enclosed front porch, stretches the full thirty-six foot length of the façade with large picture windows in horizontal openings. Knee brackets support the small gabled porch sheltering the front door. The unpainted wooden porch deck in front has three stairs and an unusual open metal pipe and wire grid railing.

A fifteen-foot-wide, one-and-a-half story ell extends back twenty-two and a half feet from the main section. It was most likely built at the same time as the side-gabled central section. It also has gabled wall dormers on both the east and west sides and a double-hung window in the second floor gable end. On the first floor it is surrounded by a single story addition that broadens in the rear (south elevation) to forty feet in width with a low-pitched gable roof and is glazed on the first floor gable end. Double glass doors lead onto a wooden deck that extends twelve feet south from the house and wraps around the house on the southeast side.

The corbelled brick wall chimney is the major feature on the east elevation. A single story shed-roofed addition, possibly at one time a glazed porch, extends back from the original section, with a single door and three double-hung windows. Double glass doors are located in the newest section toward the rear. The extent of changes has significantly diminished the building's historic integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is semi-rural with agricultural fields and the large Armstrong barn to the north across the street. The house is at the end of the unpaved Snow's Lane and has a rural feeling in spite of the residential development nearby on Three Kings Drive.

There are two outbuildings on the property near the house. A wooden breezeway with a corrugated metal roof connects the house to the three-car gable-roofed garage on the east. The breezeway and the garage date from the late 1960s or early 1970s.<sup>1</sup> A curved concrete sidewalk leads around to the studio at the back (south). The corrugated metal round studio has a conical-shaped roof clad with metal standing seam roofing. It has windows on both levels and was built between 1994 and 2001.<sup>2</sup>

<sup>1</sup> From the time of the ownership by the Princes, according to the next owner, Raye Carleson Ringholz.

<sup>2</sup> Kirsten Whetstone, Park City senior planner, 12/1/06.

With the exception of additional accessory structures, the setting does not appear to have been altered significantly.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical material from the historic period has been replaced with new materials that are compatible with the types of materials used during the historic period. The new additions, particularly on the rear also reflect the materials typical of that period.

**Feeling** (Describe the property's historic character.): The physical elements of the site combine to give a vague sense of life in a mining town of the late nineteenth and early twentieth centuries. The site has been significantly modified, but the mass and scale of the main building and the care taken to attach the accessory structures in a way that sets them apart from the main building has enabled the site to retain much of its historic character.

**Association** (Describe the link between the important historic era or person and the property.): This property is associated primarily with the agricultural activities that occurred on the outskirts of Park City during the mining era. In addition, the site is also associated with Herbert A. Snow. Herbert Snow was a banker in Salt Lake City who, among his many achievements in area of ranching and business, narrowly lost the 1939 SLC mayoral race against the city's world-famous racecar driver, Ab Jenkins.<sup>3</sup>

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1904-05

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)

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation): The site is associated with Herbert Ashby Snow, a prominent banker in SLC and rancher who raised prized Guernsey cows.

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:** North (primary façade) elevation, 2009.

**Photo No. 2:** North (primary façade) elevation, 2006.

**Photo No. 3:** Northeast oblique (obstructed), 2006.

**Photo No. 4:** East elevation detail, 2006.

**Photo No. 5:** South elevation, 2006.

**Photo No. 6:** Southeast oblique, 2006.

**Photo No. 7:** West elevation detail, 2006.

**Photo No. 8:** West elevation, 2006.

**Photo No. 9:** Northwest oblique (obstructed), 2006.

<sup>3</sup> Alexander, Thomas G. and James B. Allen. Mormons and Gentiles: A History of Salt Lake City. Boulder: Pruett Publishing Company, 1984. Page 229.



















# HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

## 1 IDENTIFICATION

Name of Property:

Address: 205 W. Snows Lane

Twnshp: Range: Section:

City, County: Park City, Summit County

UTM:

Current Owner Name: Reddish, Patrick M. & Gwen S.

USGS Map Name & Date: Park City West, UT, 1955, Rev. 1975

Current Owner Address: 205 W. Snows Lane, Park City, UT 84060

Tax Number: PP-25-F

Legal Description (include acreage): Beg S 26.15 ft & W 2724.1 ft from NE Cor Sec 8 T2SR4E SLBM said pt on fence line; th S 1\*24'14" W along said fence line 151.84 ft; th N 88\*25' W 132.89 ft; th N 0\*16' W 150 ft; th S 88\*25' E 84.595 ft; th N 89\*30' E 52.69 ft to beg together with & subject to r/w 3 rods wide c/l beg S 2590.30 ft & W 2861.39 ft from NE cor Sec 8 T2SR4E SLBM & run E to center of county rd Snow Lane. Cont. 0.46 acres.

## 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: Single Dwelling

## 3 DOCUMENTATION

### Photos: Dates

slides: 2006  
 prints: 2006  
 historic: various

### 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 Library  
 USHS Preservation Files  
 USHS Architects File  
 LDS Family History Library  
 local library: Park City Historical Society and Museum  
 university library(ies): Marriott Library, University of Utah

### Drawings and Plans

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

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

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

Armstrong, Mel. Telephone interviews with author, November 15 & 28, 2006.

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.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Utah Centennial History Series. Utah State Historical Society and the Summit County Commission. Salt Lake City: Utah State Historical Society, 1998.

Hanley, Gerry. Telephone interview with author, November 28, 2006.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Reddish, Gwen. Property owner. Telephone interview with author, May 15, 2006.

Ringholz, Raye Carleson. *Diggings and Doings in Park City*. Park City, UT: R.C. Ringholz, 1990.

Ringholz, Raye Carleson. Telephone interview with author, December 8, 2006.

Whetstone, Kirsten. Telephone interview with author, December 1, 2006.

Researcher/Organization: Beatrice Lufkin-Dina Blaes / Park City Municipal Corporation Date: 2006

*Building Style/Type:* Classical: Other - Vernacular / Other Residential Type *No. Stories:* 1 ½  
*Foundation Material:* concrete, coursed rubble *Wall Material(s):* painted wooden shingle siding  
*Additions:* none minor x major (describe below) *Alterations:* none x minor major (describe below)  
*Number of associated outbuildings* 2 *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.*

The house faces Snow's Lane to the north with its façade shaded by several large pine trees in the front yard. The central section of the house is 1 ½ stories tall and side-gabled with gabled wall dormers, each with a double-hung window. A shed-roofed single-story addition on the front, possibly an enclosed front porch, stretches the full thirty-six foot length of the façade with large picture windows in horizontal openings. Decorative shutters surround the two first-floor windows and the entry door. Knee brackets support the small gabled porch sheltering the front door. The unpainted wooden porch deck in front has three stairs and an unusual open metal pipe and wire grid railing.

A fifteen-foot-wide one-and-a-half story ell extends back twenty-two and a half feet from the main section. It was most likely built at the same time as the side-gabled central section. It also has gabled wall dormers on both the east and west sides and a double-hung window in the second floor gable end. On the first floor it is surrounded by a single story addition that broadens in the rear (south elevation) to forty feet in width with a low-pitched gable roof and is glazed on the first floor gable end. Double glass doors lead onto a wooden deck that extends twelve feet south from the house and wraps around the house on the southeast side.

The corbelled brick wall chimney is the major feature on the east elevation. A single story shed-roofed addition, possibly at one time a glazed porch, extends back from the original section, with a single door and three double-hung windows. Double glass doors are located in the newest section toward the rear.

Two small shed-roofed additions are found on the west side, one on the second floor where the ridge lines intersect and the other a single-story small room with a door on the north on the first floor. Both have aluminum slider windows. Other windows on the house are double-hung, one-over-one or six-over-one replacement windows.

There are two outbuildings on the property near the house. An unpainted wooden breezeway with a corrugated metal roof connects the house to the three-car gable-roofed garage on the east. The garage is clad in painted vertical wooden siding and has three single-car overhead doors on the façade. The breezeway and the garage date from the late 1960s or early 1970s.<sup>1</sup> A curved concrete sidewalk leads around to the studio at the back (south). The corrugated metal round studio has a conical-shaped roof clad with metal standing seam roofing. It has windows on both levels and was built between 1994 and 2001.<sup>2</sup>

The setting is semi-rural with agricultural fields and the large Armstrong barn to the north across the street. The house is at the end of the unpaved Snow's Lane and has a rural feeling in spite of the residential development nearby on Three Kings Drive. The house is ineligible/noncontributing because of the first floor additions to the original structure, particularly on the façade.

**5 HISTORY**

<sup>1</sup> From the time of the ownership by the Princes, according to the next owner, Raye Carleson Ringholz.

<sup>2</sup> Kirsten Whetstone, Park City senior planner, 12/1/06.

Architect/Builder:

Date of Construction: c. 1904-5<sup>3</sup>

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

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Agriculture              | <input type="checkbox"/> Economics                             | <input type="checkbox"/> Industry                  | <input type="checkbox"/> Politics/<br>Government   |
| <input type="checkbox"/> Architecture                        | <input type="checkbox"/> Education                             | <input type="checkbox"/> Invention                 | <input type="checkbox"/> Religion                  |
| <input type="checkbox"/> Archeology                          | <input type="checkbox"/> Engineering                           | <input type="checkbox"/> Landscape<br>Architecture | <input type="checkbox"/> Science                   |
| <input type="checkbox"/> Art                                 | <input type="checkbox"/> Entertainment/<br>Recreation          | <input type="checkbox"/> Law                       | <input checked="" type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce                            | <input type="checkbox"/> Ethnic Heritage                       | <input type="checkbox"/> Literature                | <input type="checkbox"/> Transportation            |
| <input type="checkbox"/> Communications                      | <input checked="" type="checkbox"/> Exploration/<br>Settlement | <input type="checkbox"/> Maritime History          | <input type="checkbox"/> Other                     |
| <input type="checkbox"/> Community Planning<br>& Development | <input type="checkbox"/> Health/Medicine                       | <input type="checkbox"/> Military                  |  |
| <input type="checkbox"/> Conservation                        |  | <input type="checkbox"/> 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.

The spring running through the property is named after Elizabeth Sullivan, Sullivan’s Spring.<sup>4</sup> Elizabeth Roseann Denton Sullivan was born in Ogden, Weber County, in 1857 to George and Margaret Jane Pears Denton. She and Patrick John Sullivan married and in 1880 were living in Stockton, Tooele County, while Patrick Sullivan worked in the smelter. Popular history states that she and her husband homesteaded the property. The mining industry drew the Sullivans to Park City where they were living in 1884 as their second son, John Denton Sullivan, was born. Patrick and Elizabeth Sullivan moved here from their smaller house to the south.<sup>5</sup> Patrick died in 1898 in Park City and Elizabeth was left to raise their four sons alone.

Snow’s Lane was named after Herbert Snow, a Salt Lake banker who purchased the property in 1934. He ran the Snow Summit Ranch and raised Guernsey cows in a dairy operation, as well as pursuing a career in banking and living in Salt Lake City. This house was associated with the ranch. Herbert Ashby Snow was born in St. George in 1889 and married his second wife, Eleanor Taylor, in 1944. Following his death in 1957, his widow, Eleanor Taylor Snow, deeded the property to the Snow Summit Ranch Corporation in 1964.

Frederick S. Prince, Jr. and his wife, Anne Armstrong, received title to the property from the Snow Summit Ranch in 1970 and renovated the house to live in with their family. Anne Armstrong’s two brothers, Mel and Herbert, now live nearby; Mel in the c. 1926 Armstrong Barn and Herbert in the c. 1907 Judge Mine Superintendent’s House that was moved to Snows Lane. As children the Armstrongs had spent weekends on the property with their grandparents, the Herbert Snows. A family photograph shows Anne Armstrong as a child planting the pine tree in front of the house.<sup>6</sup>

The Princes sold in 1975 to Joseph F. Ringholz and his wife, Raye Carleson, the Park City historian. The 205 Snows Lane address was used in the imprint on her Park City history, *Diggings and Doings in Park City*, in 1983. Henry J. (Hank) Louis purchased the property in 1994. He was an architect and built the round studio before he sold to Richard Tavener in 2001. The current owners, Patrick M. and Gwen S. Reddish, acquired the property in 2004.

<sup>3</sup> Date is from Gerry Hanley, grandson of the Sullivans. The Summit County Assessor’s Office has 1922 as the construction date.

<sup>4</sup> Telephone conversation with Mel Armstrong.

<sup>5</sup> According to Gerry Hanley his grandparents the Sullivans used to live in the small frame hall-parlor at what is now 1895 Three Kings Drive, which has since been relocated on the lot and has a modern addition under construction in 2006.

<sup>6</sup> Conversation with Mel Armstrong, 11/19/06.

# TITLE SEARCH FORM

<b>ADDRESS:</b>	<b>205 Snow's Lane</b>		<b>TAX NUMBER:</b>	<b>PP-25-F</b>
<b>CITY:</b>	Park City, Utah		<b>LEGAL DESCRIPTION AND ACREAGE: 0.46 acres</b> Beg S 26.15 ft & W 2724.1 ft from NE Cor Sec 8 T2SR4E SLBM said pt on fence line; th S 1*24'14" W along said fence line 151.84 ft; th N 88*25' W 132.89 ft; th N 0*16' W 150 ft; th S 88*25' E 84.595 ft; th N 89*30' E 52.69 ft to beg together with & subject to r/w 3 rods wide c/1 beg S 2590.30 ft & W 2861.39 ft from NE cor Sec 8 T2SR4E SLBM & run E to center of county rd Snow Lane.	
<b>CURRENT OWNER:</b>	Patrick & Gwen Reddish 205 Snow's Lane, Park City, Utah 84060		<b>DATE BUILT:</b>	
<b>HISTORIC NAME:</b>	----		c. 1904-05	

Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS
	3/29/04	Richard Tavener	Patrick & Gwen Reddish	WD		
	7/02/01	Henry J. Louis	Richard Tavener	WD		
	2/28/94	Joseph F. Ringholz	Henry J. Louis	WD		Current legal description
	2/25/94	Henry J. Louis	Bank One Mortgage Corp.	TRD		\$351,600
	1/16/81	Frederick S. Prince Jr., & Anne Armstrong	Joseph & Raye Ringholz	QCD		Corrected QCD
	3/31/75	Frederick S. Prince Jr., & Anne Armstrong	Joseph & Raye Ringholz	WD		Legal slightly diff M26/571+1974 TRDeed
	6/26/70	Snow Summit Ranch Corp.	Frederick S. Prince Jr., & Anne Armstrong	WD		M26/511 larger piece includes current prop.
11 118	5/15/64	Eleanor T. Snow, widow	Snow Summit Ranch Corp.	WD		232,231, 230 contains house.

# TITLE SEARCH FORM, continued

ADDRESS:	TAX NUMBER:	
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Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS

# Historic Preservation Board Staff Report



Planning Department

**Author:** Thomas E. Eddington, Jr., AICP  
Dina Blaes, Preservation Consultant  
**Subject:** Historic Sites Inventory  
**Date:** October 7, 2009  
**Type of Item:** Administrative

## **Summary Recommendation:**

Staff recommends the Historic Preservation Board conduct a public hearing and designate the site located at 115 Woodside Avenue to the Historic Sites Inventory.

## **Topic:**

**Project Name:** Park City Historic Sites Inventory  
**Applicant:** Planning Department  
**Proposal:** Designate 115 Woodside Avenue to the Historic Sites Inventory

## **Background:**

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

At this time, the Planning Department is seeking to add 115 Woodside Avenue to the Historic Sites Inventory because it was found to meet the criteria for designation as a Significant Site.

## **Analysis and Discussion:**

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(B) authorizes the Planning Department to nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory.

The City's Historic Preservation Consultant, Preservation Solutions, compiled the application for designation to the Historic Sites Inventory, portions of which have been incorporated to this report. The following sources were used in compiling the application submittal requirements:

- 1920 United States Federal Census record for DLH De Grover.
- Abstract of Title (partial completed in 1978 for USHS Structure/Site Form, partial completed 2009)
- Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007. Pages 3-5.

- Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991. Page 37.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998. Pages 308-310.
- Notarianni, Philip. Structure/Site Information Form: 115 Woodside Avenue. Salt Lake City: Utah State Historic Preservation Research Office, 1978.
- Roper, Roger & Deborah Randall. Thematic Nomination Form: Residences of Mining Boom Era, Park City. Washington, D.C.: National Register of Historic Places, 1984. Pages 1, 3 and 15-16.

If the Historic Preservation Board finds that based on the analysis that the site complies with the criteria outlined below (Title 15-11-10), it will be added to the Historic Sites Inventory.

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

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

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

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

*Analysis: The site meets this criterion. It is at least 50 years old. Sanborn maps show the house at this location as early as 1889 and additional research (primarily the title abstract) presented in the 1978 Structure/Site Form completed for the Utah State Historic Preservation Office suggests the home was built as early as 1885.*

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

*Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. The cumulative effect of the alterations made to the building--"pop-top" addition, basement addition and garage, site re-grading, loss of historic materials (windows, doors, siding, etc...)--result in the loss of historic integrity that is required for listing in the NRHP.*

**(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.**

*Analysis: The site does not meet this criterion. The site contributes to the general understanding of the mining-boom era, but is not associated with any one event, person or artistic endeavor of significance within that mining history. A locally prominent businessman owned the site, but his influence in the broader patterns of history and development in the region or state are not documented. The importance of the site is in being part of a larger collection of mining-era residences that reinforces the general character of historic Park City.*

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

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

*Analysis: The site meets this criterion. It is at least 50 years old. Sanborn maps show the house at this location as early as 1889 and additional research (primarily the title abstract) presented in the 1978 Structure/Site Form completed for the Utah State Historic Preservation Office suggests the home was built as early as 1885.*

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

*Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as relating to the mining boom era in Park City. Despite the later additions, the main building retains its basic form as a T cottage. The T cottage is one of the three most common house types built in Park City during the mining boom era (1869-1893).*

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

*Analysis:* The pitch in the main roof of the primary façade has not been changed. The primary façade of this site is the east façade and it remains as it was seen in the c. 1940 tax photos--a gabled cross-wing roof form.

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

*Analysis:* Upper stories have not been added after the Period of Historic Significance. A "pop-top" addition was constructed over only a portion of the gable wing of the house. The addition is neither a full upper story, nor does it obscure the T cottage form of the historic house. The ridgeline and pitch of the stem wing remain as they were historically and the gable wing retains its historic ridgeline and pitch to the midpoint.

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

*Analysis:* The building is located on its original site.

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

*Analysis:* The additions that have been constructed--"pop-top" and basement additions, primarily--do not obscure the Essential Historical Form when viewed from the primary public right-of-way. The house was originally constructed as a T cottage and despite the additions; it continues to "read" as a T cottage, albeit with a partial roof top addition. With the exception of the basement "bump-out" that projects from the front of the house, the additions appear to be limited to the original footprint of the house as seen 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**

*Analysis:* The site meets this criterion. It is associated with the early mining- boom era in Park City. The importance and broad impact of mining activities in Park City is well documented and generally accepted by historians and the public at large. As stated by Roger Roper in his thematic nomination of mining boom era residences to the NRHP, "Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah." The subject site is one of the group of properties found to be associated with the metal

*mining activities and reinforces the general character of historic Park City.*

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

*Analysis: The site meets this criterion. It is associated with Ding Lung Hing De Grover. Mr. De Grover was a well-known Chinese entrepreneur and businessman in Park City who owned several properties in Old Town. There is no evidence to suggest he lived at this site; according to the Federal Census, Mr. D.L.H. De Grover was living on Grant Avenue in 1920.*

*Mr. De Grover purchased the property 1918 and it was likely owned by his son, Joe Grover until 1981.*

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

**Notice:**

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

**Public Input:**

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

**Alternatives:**

- Conduct a public hearing on the Site described herein and designate the Site to the Historic Sites Inventory as presented.
- Conduct a public hearing and reject designation of the Site to the Historic Sites Inventory, providing specific findings for this action.
- Continue the action to a date certain.

**Significant Impacts:**

There are no significant fiscal impacts on the City as a result of designating the Site described in this report to the Historic Sites Inventory.

**Consequences of *not* taking the Recommended Action:**

Not taking the recommended action may result in the demolition of a historic resource.

**Recommendation:**

Staff recommends the Historic Preservation Board conduct a public hearing and vote to designate the Site described in this staff report to the Historic Sites Inventory.

**Exhibits:**

Exhibit A - Photographs of the subject Site.

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 115 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-399

Current Owner Name: James Holland

Parent Parcel(s):

Current Owner Address: 3 Claim Jumper Ct, Park City, Utah 84060

Legal Description (include acreage): LOT 5 & THE N 6 FT OF LOT 4, BLK 32 PARK CITY SURVEY; 0.05 ACRES.

## 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: c. 1940
- prints: 2008 and 2009
- historic:

### 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 (viewed digitally)
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories (gen. ref.)
- 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.

1920 United States Federal Census record for D.L.H. De Grover  
Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007. Pages 3-5.  
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. Page 37.  
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998. Pages 308-310.  
Notarianni, Philip. "115 Woodside Avenue." Structure/Site Information Form. Utah State Historical Society. Salt Lake City: 1978.  
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of  
Historic Places Inventory, Nomination Form. 1984. Pages 1, 3 and 15-16.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage type / Vernacular

No. Stories: 1.5

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

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

General Condition of Exterior Materials:

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 06-2009

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.

Walls: Wood drop siding, wood corner boards and trim--window, door and porch.

Roof: Cross-wing roof form with "pop-top" addition to gable wing. Rear roof form gradually slopes from ridge in a manner similar to "saltbox" roof form.

Windows/Doors: Double-hung sash type; some are vertically oriented (those on and near the front of the house) others are fairly squat in proportion (those on the newer parts of the house)

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 T cottage has been substantially altered over time (dates of alterations unknown). The original house was rehabilitated to accommodate several additions including a basement addition with garage. A large roof top addition rises from the midpoint of the gable wing and continues west to meet the rear wall of the house. The "pop-top" addition and basement addition--including changes to the front entry steps--diminish the integrity of the house, though the "pop-top" addition was executed in such a way as to retain an outline (on the north elevation) of the original roof form. The slight eave on the north side and the limitation of the addition to the gable wing of the house enables the original form to be observed. Also, a comparison between the footprint seen in the 1907 Sanborn map and the aerial photograph suggests the rear addition extended the footprint only slightly beyond what was extant in 1907.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered by the construction of additions and a driveway to the attached garage beneath the gable wing. The lot has been graded such that the severe rise from the retaining wall to the front porch--as seen in the tax photo--has been lost. The dry-stacked rubble stone retaining wall (seen in the tax photo) has been replaced with a concrete retaining wall with stone veneer. Small accessory building seen in the tax photo has been demolished.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical material from the period has been replaced with new materials that appear to match the types of materials that define the typical Park City mining era home; specifically, the drop siding, simple window trim, square porch posts, square porch balusters, etc... None of the materials on the house appear to be original, but the new materials reflect the physical characteristics of the surrounding historic homes.

**Feeling** (Describe the property's historic character.): The physical elements of the site--primarily the change to the site grading, alterations to the front steps, addition beneath the extended porch and the "pop-top" addition--diminish the sites ability to convey a strong sense of life in a western mining town of the late nineteenth and early twentieth centuries; however, effort was made to design the new elements, garage, etc., with modest impact on the overall historic character of the site. In addition, raising buildings to accommodate foundations and additional living space--and in more modern times, the automobile--has been a common development approach in Park City.

**Association** (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era. While the alterations are significant, efforts to retain important elements of the T cottage were successful--the roof addition, though an incompatible intrusion, is set back and allows the general form of the original house to be observed.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places and therefore unable to be designated to the Historic Sites Inventory as a Landmark Site. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation to the Historic Sites Inventory as a Significant Site.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1885<sup>1</sup>

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.<sup>2</sup>

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation): The site is associated with prominent Chinese businessman Ding Lung Hing De Grover who owned several properties in Old Town in the early part of the twentieth century.

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. Camera facing west, tax photo, c. 1940.

**Photo No. 2:** East elevation. Camera facing west, 2008.

**Photo No. 3:** East elevation. Camera facing west, 2009.

**Photo No. 4:** South elevation. Camera facing north, 2009.

**Photo No. 5:** Southeast oblique. Camera facing northwest, 2009.

**Photo No. 6:** Southwest oblique. Camera facing northeast, 2009

<sup>1</sup> Notarianni, page 1.

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

# TITLE SEARCH FORM

<b>ADDRESS:</b>	<b>115 Woodside Avenue</b>		<b>TAX NUMBER:</b>	<b>PC-399</b>
<b>CITY:</b>	Park City		LEGAL DESCRIPTION AND ACREAGE: 0.05 acres LOT 5 & N 6FT OF LOT 4 BLK 32 PARK CITY SURVEY.	
<b>CURRENT OWNER:</b>	James Holland 3 Claim Jumper Court, Park City, Utah 84060			
<b>HISTORIC NAME:</b>	-----	<b>DATE BUILT:</b>		c. 1885

Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS
1943 1601	8/4/2008	Cool Water Resort Properties, LLC	James Holland	WD		
1894 0528	10/11/07	William D. Hinz, II & Kelley J. Hinz	Cool Water Resort Properties, LLC	WD		
1716 0564	7/14/05	Caroline Kirksey Kaeske	William D. Hinz, II & Kelley J. Hinz	WD		
0476 0617	9/30/02	Sweeney Land Company	Caroline Kirksey Kaeske	WD		
1228 0301	2/9/99	Patrick J. Sweeney	Sweeney Land Company	QCD		
ENT332026	1990	Ron Mazik	Patrick J. Sweeney	WD		
ENT244206	1985	Garvene H. Eriksen	Ron Mazik	WD		
4 298	5/28/81	Wolfe A. & Carole B. von Schmidt	Garvene H. Eriksen	WD		
		Joe Drover (likely Grover, not Drover)	Wolfe A. & Carole B. von Schmidt			From 1978 USHS Form
		Ding Lung Hing D. Grover (likely De Grover)	Joe Drover (likely Grover, not Drover)			From 1978 USHS Form
	1918	Hilma Koskula	Ding Lung Hing D. Grover (likely De Grover)			From 1978 USHS Form
		Chain of title unclear based on 1978 form	---			From 1978 USHS Form
	1916	Nick Koskula	William Koivula			From 1978 USHS Form
	1915		Tax Sale			From 1978 USHS Form

# TITLE SEARCH FORM, continued

<b>ADDRESS:</b>	<b>115 Woodside Avenue</b>	<b>TAX NUMBER:</b>	<b>PC-399</b>
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Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS
	1901	Mary J. Gibney Gray	Maria Curty			From 1978 USHS Form
	1897	Institution unknown	Mary J. Gibney Gray	Mortgage		From 1978 USHS Form
	1889	Mayor S. Ascheim	Mrs. Mary Gray			From 1978 USHS Form
	1883		Mayor S. Ascheim	QCD		From 1978 USHS Form













Researcher: Philip F. Notarianni  
Date: August 1978

Site No. SU-10-167

Utah State Historical Society  
Historic Preservation Research Office  
**Structure/Site Information Form**

IDENTIFICATION

Street Address: 115 Woodside Avenue  
Name of Structure: \_\_\_\_\_  
Present Owner: Wolfe A. & Carole B. von Schmidt  
Owner Address: 1436 Yale Avenue, Salt Lake City, UT

Plat Pcs Bl. 32 Lot 5  
T. R. S.  
UTM:  
Tax #: P.C.-399

2  
AGE/CONDITION/USE

Original Owner: Unknown  
Construction Date: possibly c. 1880's  
Demolition Date: \_\_\_\_\_

Original Use: Residential

Present Use:

- |   |                                       |                                    |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park         | <input type="checkbox"/> Vacant    |
| <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public                   | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Commercial               |                                       |                                    |

Occupants: \_\_\_\_\_

Building Condition:

- |  |                                |   |
|--|--------------------------------|---|
| <input type="checkbox"/> Excellent       | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered                    |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated    |                                | <input type="checkbox"/> Major Alterations            |

Preliminary Evaluation:

- Significant  
 Contributory  
 Not Contributory  
 Intrusion

Final Register Status:

- National Landmark  District  
 National Register  Multi-Resource  
 State Register  Thematic

4  
DOCUMENTATION

Photography:

Date of Slides: November 1977  
Views: Front  Side  Rear  Other

Date of Photographs: \_\_\_\_\_  
Views: Front  Side  Rear  Other

Research Sources:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Abstract of Title           | <input checked="" type="checkbox"/> City Directories                      | <input type="checkbox"/> LDS Church Archives       |
| <input checked="" type="checkbox"/> Plat Records     | <input type="checkbox"/> Biographical Encyclopedias                       | <input type="checkbox"/> LDS Genealogical Society  |
| <input checked="" type="checkbox"/> Plat Map         | <input checked="" type="checkbox"/> Obituary Index                        | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> County & City Histories               | <input type="checkbox"/> BYU Library               |
| <input type="checkbox"/> Building Permit             | <input type="checkbox"/> Personal Interviews                              | <input type="checkbox"/> USU Library               |
| <input type="checkbox"/> Sewer Permit                | <input checked="" type="checkbox"/> Newspapers                            | <input type="checkbox"/> SLC Library               |
| <input checked="" type="checkbox"/> Sanborn Maps     | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other                     |

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

Summit County Records  
Sanborn Maps, Park City, Utah, 1889, 1900, 1907  
Deseret News, May 26, 1942 p. 14, May 27, 1941 p. 20

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style:

Residential

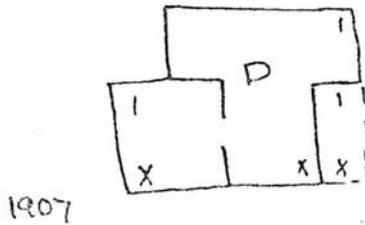
Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

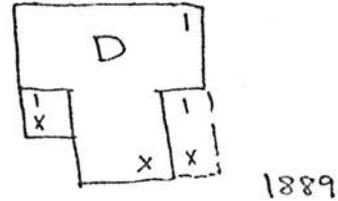
A shed, once located in front of the dwelling's porch, has been removed since the 1940's (Photograph to be attached.)

One-story frame, with bticktex siding, and gable roof. A porch sets on the southeast end. Some frame windows have been replaced with aluminum frames. A shed which was located in front of the porch has been removed since the 1940's.

From Sanborn Maps:



Appeared the same in 1900.



Statement of Historical Significance:

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military                   | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input checked="" type="checkbox"/> Mining          | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input checked="" type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political                  | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation                 |   |

In all probability, a pre-1898 fire dwelling that survived the conflagration.

Mayor S. Ascheim, Jewish merchant in Park City, acquired a quit claim on the property in 1883; and in 1889 it went to Mrs. Mary Gray. In 1897 the property was mortgaged by Mary J. Gibney (Gray) and sold to Maria F. Curty in 1901. The home was placed on the tax sale block in 1915; and in 1916 went to William Koivula from Nick Koskula. From Hilma Koskela to D. L. H. D. Grover in 1918.

William Koivula was born in 1883 in Vasa, Finland. He immigrated to the U.S. in 1889, and arrived in Park City in 1914. Koivula worked as a blacksmith for the Park Utah Consildated Mines, Judge Unit, beginning in 1916, and was a member of the I.O.O.F., Eagles, and Woodmen of the World. He died in 1941.

Ding Lung Hing D. Grover, a Chinese entrepreneur, owned numerous homes in Park City which he used as rental properties. Grover bacame a successful businessman, long remembered by Parkites. This structure went to Joe Drover, and then to its present owner.

1920 United States Federal Census record for D L H De Grover

DEPARTMENT OF COMMERCE-BUREAU OF THE CENSUS  
 FOURTEENTH CENSUS OF THE UNITED STATES, 1920-POPULATION

Enumeration District No. 127  
 Sheet No. 17 B

NAME OF INCORPORATED PLACE *Park City, Utah*  
 CITY, TOWNSHIP, COUNTY, STATE, TERRITORY, OR POSSESSION

DATE OF PREPARATION 1920

NAME OF ENUMERATOR *D. L. H. De Grover*

NAME	RELATION TO HEAD OF HOUSE	SEX	AGE	DATE OF BIRTH	PLACE OF BIRTH	RACE	ETHNIC OR NATURALIZATION STATUS	EDUCATION	INDUSTRY OR OCCUPATION	PROPERTY OWNED	RENT PAID	VALUE OF REAL ESTATE	VALUE OF PERSONAL ESTATE	VALUE OF STOCKS AND BONDS	VALUE OF OTHER REAL ESTATE	VALUE OF OTHER PERSONAL ESTATE	VALUE OF ALL REAL ESTATE	VALUE OF ALL PERSONAL ESTATE	VALUE OF ALL REAL AND PERSONAL ESTATE
<i>D. L. H. De Grover</i>	Head	Male	58	abt 1862	California	White	Married	High School	Manager	Yes	No								
<i>Wife</i>	Wife	Female					Married			No	No								
<i>Children</i>	Children	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various	Various

*#54*  
*Grant Avenue.*

Record Index

Source Information

**Name:** D L H De Grover  
**Home in 1920:** Park City, Summit, Utah  
**Age:** 58  
**Estimated Birth Year:** abt 1862  
**Birthplace:** California  
**Relation to Head of House:** Head  
**Father's Birth Place:** California  
**Mother's Birth Place:** California  
**Marital Status:** Married  
**Race:** Chinese  
**Sex:** Male  
**Home owned:** Rent  
**Able to read:** Yes  
*able to write: yes*  
*image: 747*

**Record URL:** <http://search.ancestry.com/cgi-bin/ssse.dll?h=80551720&db=1920usfedcen&indiv=1>  
**Source Citation:** Year: 1920; Census Place: Park City, Summit, Utah; Roll T625\_1867; Page: 17B; Enumeration District: 127; Image: 741.  
**Source Information:** Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2005. For details on the contents of the film numbers, visit the following NARA web page: [NARA](http://www.nara.gov).  
 Note: Enumeration Districts 819-839 on roll 323 (Chicago City. Original data: United States of America, Bureau of the Census. *Fourteenth Census of the United States, 1920.* Washington, D.C.: National Archives and Records Administration, 1920. T625, 2,076 rolls.

# Historic Preservation Board Staff Report



**Subject:** 601 Sunnyside Drive  
**Author:** Kirsten A. Whetstone  
**Date:** October 7, 2009  
**Type of Item:** Historic District Grant Application

## Summary Recommendations

Staffs recommends the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with the reconstruction of the historic structure located at 601 Sunnyside Drive.

## Description

**Applicant:** Michael LeClerc  
**Location:** 601 Sunnyside Drive (aka 585 Deer Valley Road, aka 623 Deer Valley Drive, aka 623 Heber Road)  
**Proposal:** Determination of Historical Significance  
**Zoning:** Residential Development (RD)  
**Adjacent Land Uses:** Contemporary and historic single family homes and multi-family dwellings and condominiums  
**RDA:** Not within an RDA, but eligible due to listing on Park City Historic Site Inventory

## Background

According to the 2009 Park City Historic Site Inventory, the structure at 601 Sunnyside Drive is historically significant as a Landmark site and is eligible for the National Register of Historic Places. The building was constructed at the turn of the century, prior to 1907 and is associated with Park City's mining heritage. The building is typical of smaller homes and cabins constructed in Park City during this mining era. A cinder block shed addition was constructed since the circa 1900 construction date. These changes are evidenced by review of tax id photos and Sanborn maps. The first Sanborn map the property appears on is the 1907 map (addressed at 623 Heber Avenue).

According to a 1984 "Structure/Site Information" report on file at the Utah State Historical Society, addressed as 623 Deer Valley Road, the house is a one story frame hall and parlor house with a gable roof. It is one of only three extant well preserved houses in the Park City area that has board and battens siding and is the only one to be completely sided with board and batten siding. The other two houses are 544 Deer Valley Road and 660 Rossi Hill Drive. The report mentions the rear additions, the first being an in-period addition to the rear that is shown on the 1907 Sanborn maps, and the second being a more recent addition, likely the cinder block addition that is visible today. The report indicated that ownership records are sketchy; however the 1910

Census records list Brigham D. Young, a blacksmith, and his family as the owner/occupants of this house.

The applicant is the owner of the historic structure, addressed now as 601 Sunnyside Drive. The structure is in disrepair and has been condemned for human occupation by the Chief Building Official. With the exception of the cinder block shed addition, the structure maintains its original form. However, the wood material is in such an advanced state of decay that little, if any, material can be salvaged.

The applicant is seeking a grant from the Historic Preservation Board to reconstruct the structure. The Board has not previously been asked to consider a grant for a complete reconstruction, but it is not outside of the policy to do so. In September of 2008, building plans were approved for reconstruction of the historic structure, including excavation for a garage and basement beneath the house. The building plans included a contemporary house located on the site, with a minor connection. The grant request is for the reconstruction of the historic house.

The applicant plans to reconstruct the structure using new materials. The work also includes renovating the doors and windows by repairing or replacing them with new double hung wood windows in the same locations. The porch will be reconstructed as well.

### **Analysis**

Eligible improvements for historic district grants include, but are not limited to, siding, windows, foundation work, masonry repair, structural stabilization, retaining walls/steps/stairs of historic significance, exterior trim, exterior doors, cornice repair, and porch repair. The applicant is requesting that the HPB grant money for the following preservation work:

- Foundation, including excavation for a basement and garage
- Restore and replace siding to match original existing wood/metal siding
- Rebuild the floor and walls to ensure adequate stability of the roof and the floor.
- Insulation
- Restore and replace roof structure and roofing
- Repair or replace windows and doors to match original materials, size and style.
- Restore or repair historic porch with posts, railings, roof, and details to match the historic photographs.
- Restore and replace historic stairs
- Rough framing and carpentry to restore structure (not interior walls or finish carpentry)
- Hardware, exterior doors
- Rough plumbing, electrical, and heating and ventilation

Staff finds the proposed work as outlined in the scope of work (Exhibit B) submitted by the applicant is eligible for the historic grant with the exception of the foundation, excavation, basement and garage, plumbing, electrical, heating and ventilation. Staff

would like to receive the Board's input as to whether a portion of the foundation estimate (in the range of \$3,500) for cost of a slab on grade, could be eligible for a grant due to the fact that the structure currently has no foundation and the proposed plans include a garage under the house.

The total cost of the eligible items, excluding foundation cost, and excluding the excavation, grading and backfill for the basement and garage; heating and ventilation, rough plumbing, and rough electric is \$53,900. As the program is a matching grant, half of the total cost (\$26,950) is eligible to be granted. Adding in \$3,600 for a slab on grade would increase the total to \$57,500 and matching portion to \$28,750.

Staff finds that the above listed work with the exception of the foundation, excavation, basement and garage, plumbing, electrical, heating and ventilation, and hardware, is eligible for grant money and that by awarding the grant, the HPB would be contributing to the ongoing preservation of a historically significant building in Park City.

The Board is only allowed to contribute grants up to one half of the total cost of the preservation. Therefore, staff recommends that the Board consider granting the applicant one half of the proposed cost of the eligible preservation work in the amount of \$28,750.

The source of funding is the CIP fund for historic grants. That fund currently has approximately \$30,000 available. No additional funds were granted during the recent budget approval by the City Council.

### **Recommendation**

Staff recommends the Board review the proposed grant application and consider awarding the applicant a grant up to \$28,750, as itemized in Exhibit B and amended per this staff report.

### **Exhibits**

Exhibit A – Historic Site Form – Historic Site Inventory and photos

Exhibit B – Breakdown of estimated costs of the scope of work and Applicant's letter

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Brigham D. Young House**

Address: 601 Sunnyside Avenue

AKA: 623 Deer Valley Drive & 585 Deer Valley Drive

City, County: Park City, Summit County, Utah

Tax Number: SNS-1

Current Owner Name: Park City Ski Chalets, LLC

Parent Parcel(s):

Current Owner Address: PO Box 1194, Park City, UT 84060-1194

Legal Description (include acreage): 0.20 acres; LOT 1 SUNNYSIDE SUBDIVISION.

## 2 STATUS/USE

### Property Category

- building(s), main  
 building(s), attached  
 building(s), detached  
 building(s), public  
 building(s), accessory  
 structure(s)

### Evaluation\*

- Landmark Site  
 Significant Site  
 Not Historic

### Reconstruction

- Date:  
Permit #:  
 Full  Partial

### Use

- Original Use: Residential  
Current Use: Residential

- \*National Register of Historic Places:  ineligible  eligible  
 listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints:  
 historic: c.

### Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Site: Small structure on large lot. House sits up from roadway.

Foundation: None

Walls: Rustic board & batten siding.

Roof: Metal

Windows/Doors:

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

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This one-story frame house remains largely unchanged from the description provided in the 1983 National Register nomination (See Structure/Site Form, 1983 attached).

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is unchanged. However, in 2008, an application to reconstruct the house in conjunction with a large addition and extensive site work was approved. Photographs attached to this application do not reflect the approved work.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of wood siding (board & batten is unique), the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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

**Association** (Describe the link between the important historic era or person and the property.): 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.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

Based on the drawings provided by the applicant, if the project is executed as stated in the drawings and project specifications, this site will no longer be eligible for listing in the National Register of Historic Places and will therefore no longer meet the criteria for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1908<sup>1</sup>

<sup>1</sup> Summit County Tax Assessor.

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.<sup>2</sup>

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:** South elevation (primary façade). Camera facing north, 2008.

**Photo No. 2:** South elevation (primary façade). Camera facing north, 2008.

**Photo No. 3:** Southwest oblique. Camera facing northeast, 2008.

**Photo No. 4:** East elevation. Camera facing west, 2008.

**Photo No. 5:** East elevation. Camera facing west, 2008.

**Photo No. 6:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 7:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 8:** North elevation. Camera facing south, 2008.

**Photo No. 9:** Northwest oblique. Camera facing southeast, 2008.

**Photo No. 10:** Southwest oblique. Camera facing northeast, 2006.

**Photo No. 11:** Southwest oblique. Camera facing northeast, 1995.

**Photo No. 12:** Southwest oblique. Camera facing northeast, 1983.

**Photo No. 13:** Southeast oblique. Camera facing northwest, tax photo.

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

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 623 Deer Valley Road UTM: 12 458680 4499310  
 Park City, Summit County, Utah  
 Name of Structure: Brigham D. Young House T. R. S.  
 Present Owner: Richard and Patricia Ann Dennis  
 Owner Address: 2533 Yermo Avenue, Salt Lake City, Utah 84109  
 Year Built (Tax Record): Effective Age: Tax #: SNS 1  
 Legal Description: Kind of Building: (Previously PC 546)

Lot 1 Sunnyside Subdivision in Section 15 T2S R4E.  
 Included in the tax file description of this property is the house at 660 Rossie Hill Drive, located about two hundred feet south of this house. The land which that house sits on is part of a mining claim and the house is owned separately. It is included with this property apparently because the owner is the same for both. (See continuation sheet)

STATUS/USE 2

Original Owner: Unknown Construction Date: 1885 Demolition Date:  
 Original Use: Residence Present Use:  
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:  
 Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other

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

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

Dennis, Gladys. Telephone interview, January 25, 1984, Park City, Utah.  
 1910 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall &amp; Parlor House

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

This house is a one story frame hall and parlor house with a gable roof. It is one of only three extant well preserved houses in the Park City area that has board and batten siding, and is the only one to be completely sided with board and batten siding. Typical of the hall and parlor house, the door is centered between two windows. A porch, supported on simple square posts, spans the facade. There is also a window on the west end of the building. The windows are the two over two double hung sash type, and the screen door may be original. A rear extension was added perpendicular to the front section of the house. It may be original, but if not original it is likely that it was built shortly after the original construction. A shed extension was added to the rear extension. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it ususally contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Except for the rear extensions, the house is essentially unaltered, and it retains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, this house at 623 Deer Valley Road is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area. In addition, this house is significant as one of only three well preserved houses with board and batten siding. Although board and batten siding was commonly used in the construction of mining town houses, drop siding was the principle exterior building material used for Park City houses. The houses at 544 Deer Valley Road and 660 Rossie Hill Drive are the other two examples of houses with board and batten siding, and both are included in this nomination.

The exact date of construction and the name of the original owner of this house are unknown, however, it is likely that it was built in the 1880s or 1890s, as were the majority of Park City's hall and parlor houses. Ownership records of this property are very sketchy. It is possible that this house was built on land owned by a mining company, as were the houses across the road to the south of this one, thereby complicating the search to determine the occupants of this house. The 1910 census records, which were the first to identify the addresses of the houses surveyed, list Brigham D. Young, a blacksmith, and his family as the owner/occupants of this house.<sup>1</sup> Young apparently bought the house after 1900, because he does not show up in the 1900 census as the resident of any of the houses in this neighborhood. It is unknown how long he owned this property. This house was apparently purchased as investment property in the 1920s by William Wood, who lived at 652 Rossie  
(See continuation sheet)

623 Deer Valley Road  
History continued:

Hill Drive.<sup>2</sup> He owned three or four other houses in the neighborhood which were also used as rental property. Wood's grandson, Richard Dennis, is the current owner.

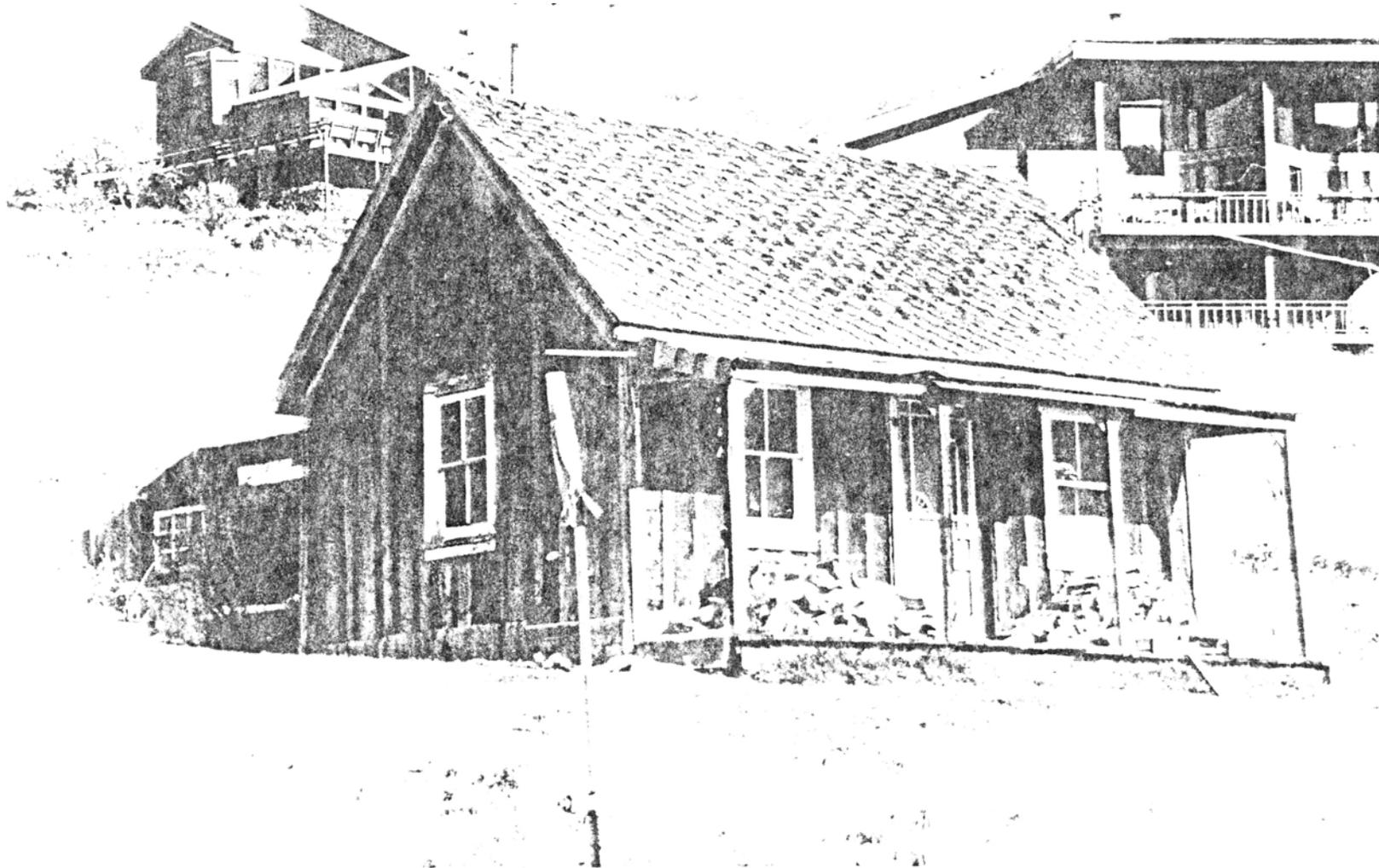
<sup>1</sup>The address given in the 1910 census records, 623 Deer Valley Road, corresponds with the address given for this house on the 1907 Sanborn Insurance Map, so it can be reasonably assumed they are the same house.

<sup>2</sup>Telephone conversation with Gladys Dennis (daughter of William Wood), January 25, 1984, 652 Rossie Hill Drive, Park City, Utah.

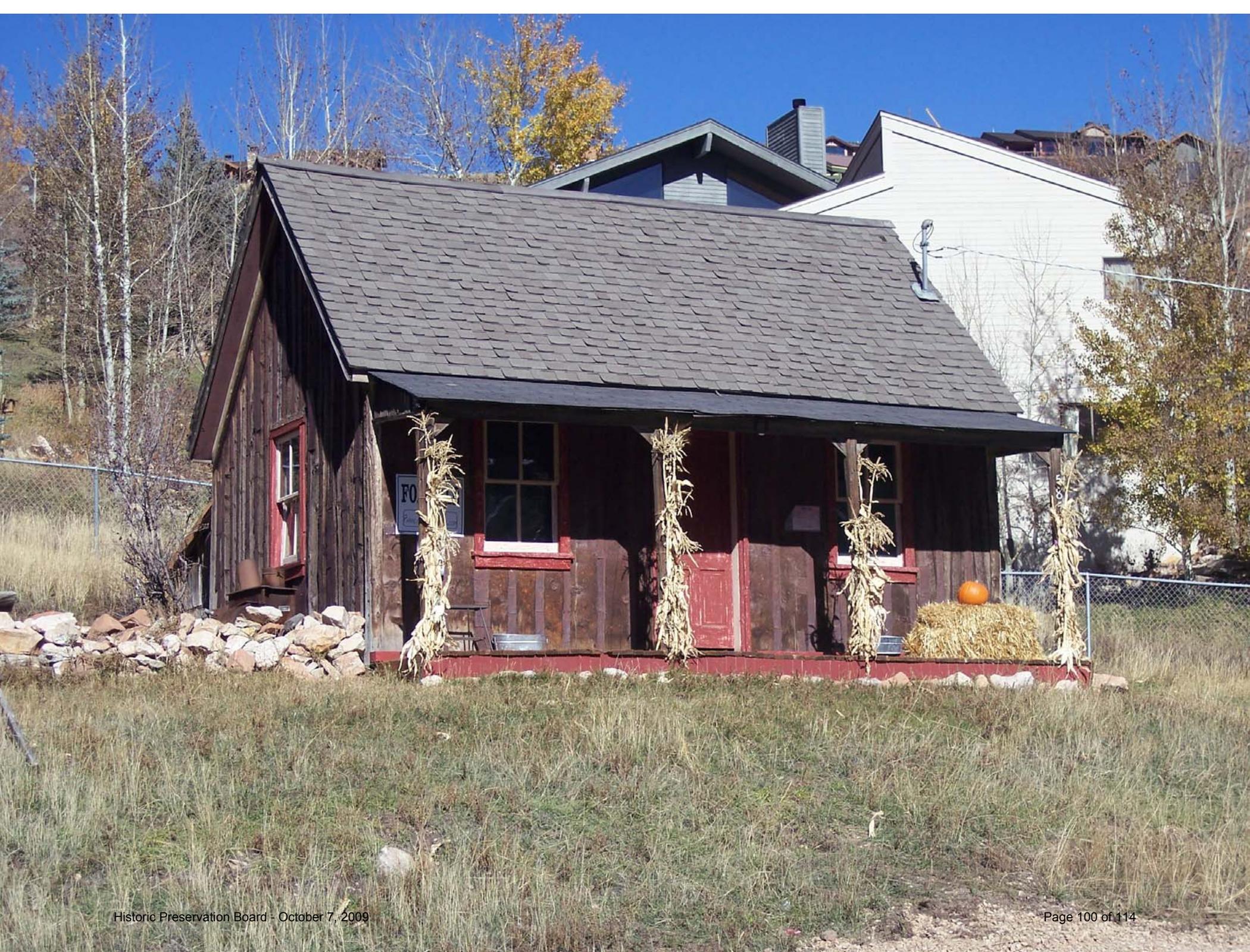
Legal Description continued:

Before becoming part of Sunnyside Subdivision the house at 623 Deer Valley Road was described as "the first house on the north side of Deer Valley Road." The house at 660 Rossie Hill Drive was and still is described as "the 15th house on the South side of Deer Valley Road."

.26 acres.



















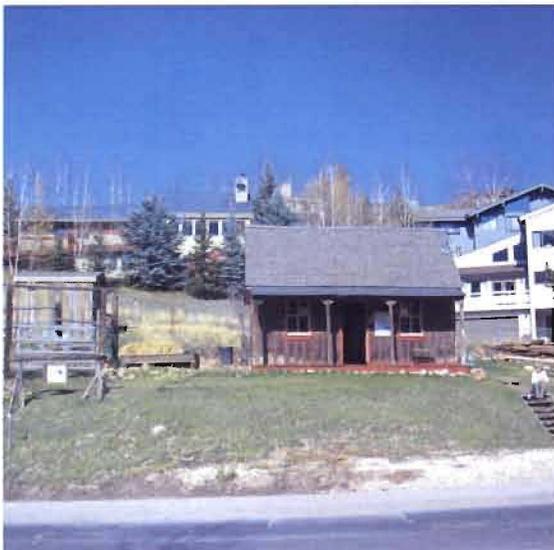








Preservation Grant  
601 Sunnyside Drive



## Historic Grant Application for 601 Sunnyside Drive



The following is a detailed explanation of my grant application for the little house on 585 Deer Valley Drive (601 Sunnyside Drive). The house is an iconic structure here in Park City, and planned reconstruction will provide the city with a beautiful example of historic preservation.

The project scope is a complete reconstruction of the current house. Since the house will be a complete reconstruction, any grant funds could be used for any of the applicable projects, such as foundation, siding, roofing, insulation, porch, windows, doors, or other parts of the project. Since this project will be viewed by probably more people than almost any other structure in town, I felt this project should receive the maximum funding that is possible. In this current environment the city's participation is crucial to achieving a high quality finished project. In the past the city has provided up to \$50,000 in matching funds. I have provided contractor bids, and a summary page that shows these bids in relation to just the costs for the historic cabin.

In addition, I will be the on site project manager, this will provide the most bang for the city's buck as most all of the funding will go directly to materials.

The result will be the most efficient use of the city's funds. I realize the current economy is tricky, but with the city's help, I can complete this historic reconstruction, and leave the city with a jewel to be enjoyed by thousands of visitors and residents daily.

The construction costs for the cabin, with the foundation, is app. \$200,000.

The project has been through the city planning process, with approvals from planning, building, engineering, as well as an approved historic preservation plan. Projected start date is as soon as I hear from the grant program. If I start by September 15, the project should take no longer than 6 months.

The house was built in approximately 1908, but probably earlier, and there is little known history. It was built by a Brigham Young, and the only known history covers a family named Peterson who lived there in the 50's with a family of 7. They believed it was originally used as a ranch where the rancher ran his cattle or sheep on the hillside above which is now Sunnyside subdivision. The restored cabin will return the house to contain app. 600 sq. ft. and the non historic shed addition will be removed.

TOP PLATE  
7083 - 0"

ONE ARCHITECTURAL CORNER  
ACTUAL CORNER  
OVER FULL BRACKING

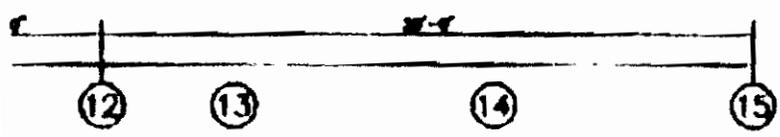
MAX. WOOD  
7081 - 0"

TOP PLATE  
7087 - 0"

ONE FORMER COLUMN  
BY 60% OF ORIGINAL BARK  
SPACE FORMER STUM  
COLOR CORNER CORNER

FORMER ORIGINAL BARK  
COLOR CORNER CORNER  
CORNER NEW STUM

SEE  
7084



RECEIVED  
AUG 12 2008

Eligible Improvements 601 Sunnyside Drive	Bid	City Portion	Owner Portion
Excavation	x 15,000	7500	7500
Grading and Backfill	x 2500	1250	1250
Foundation	x $\frac{2}{3}$ 30% = 3600 18000	9000	9000
• Lumber rough framing	7500	3750	3750
• Carpentry rough	8500	4250	4250
Roofing	12000	6000	6000
Heating and Ventilation	x 19000	8500	8500
Windows	2500	1250	1250
Insulation	3500	1750	1750
Siding	9000	4500	4500
Rough Hardware	x 1500	750	750
Exterior Doors	1500	750	750
Porch Construction	4200	2100	2100
Historic Stair Reconstruction	5200	2600	2600
Rough Plumbing	x 13000	6500	6500
Rough Electric	x 4500	2250	2250
	127,400	62,700	62,700

x - not recommended by Staff.

Michael LeClerc

	PRELIMINARY	BUDGET		SUBCONTRACTOR
1.	LAND			
2.	PLANS AND SPECS	32,000.00		
3.	ENGINEERING AND SURVEY	4,000.00		
4.	PERMITS AND ADDRESS	2,660.78		
5.	CONNECTION FEES	2,500.00		
6.	OVERHEAD			
7.	LOAN FEES			
8.	INTEREST			
9.	PROFIT/CONTRACTOR FEE	8,298.55		
10.	GENERAL LABOR	5,000.00		
11.	TITLE POLICY AND APPRAISAL	800.00		
12.	INSURANCE	0.00		
13.	TEMP UTILITIES	900.00		
<b>SITE PREPARATION</b>				
14.	GRADING AND BACKFILL	2,500.00		
15.	EXCAVATING	15,000.00		
16.	EQUIP. RENTAL/DUMPSTER/HAULING	360.00		
17.	SEWER AND WATER LINES	1,512.67		
<b>FOUNDATION</b>				
18.	FOUNDATION-MATERIAL	16,000.00		
19.	RETAINING WALLS & DRAIN FIELD			
20.	CONCRETE FLAT-MATERIAL	1,850.00		
21.	CONCRETE FLAT-LABOR			
22.	CONCRETE CUTTING	200.00		
23.	FOUNDATION WALLS			
24.	REBAR			
25.	PUMPING	350.00		
26.	WINDOW WELLS			
27.	DAMP PROOFING	1,000.00		
<b>ROUGH</b>				
28.	LUMBER-ROUGH FRAMING	7,500.00		
29.	CARPENTRY-ROUGH	8,500.00		
30.	ROOFING	12,056.25		
31.	TRUSSES			
32.	PLUMBING-ROUGH	13,000.00		
33.	ELECTRIC-ROUGH	6,500.00		
34.	HEATING AND A/C	19,000.00		
35.	WINDOWS	2,500.00		
36.	INSULATION	3,500.00		
37.	DRYWALL	3,200.00		
38.	CRANE			
39.	SIDING	2,000.00		
40.	STONEMWORK	1,500.00		
41.	SOFFIT AND FACIA	1,000.00		
42.	GUTTER AND DOWN SPOUTS			
43.	FIREPLACE	883.48		
44.	HARDWARE-ROUGH	1,500.00		
<b>FINISH</b>				
45.	LUMBER-FINISH	1,200.00		
46.	CARPENTRY-FINISH	1,400.00		
47.	PLUMBING-FINISH	1,500.00		
48.	ELECTRIC-FINISH	819.75		
49.	DRYWALL	0.00		
50.	CABINETS	1,200.00		
51.	COUNTER TOPS	500.00		
52.	FLOOR COVERINGS	2,000.00		
53.	TILE WORK	2,000.00		
54.	MILLWORK AND OAK RAILINGS			
55.	DOORS	1,500.00		
56.	GARAGE DOORS	1,500.00		
57.	SHOWER DOORS AND MIRRORS	500.00		
58.	PAINTING	1,000.00		
59.	ORNAMENTAL IRON			
60.	APPLIANCES	3,000.00		
61.	LIGHTING/ACCESSORIES	1,000.00		
62.	JACUZZI TUB	4,000.00		
63.	HARDWARE-FINISH	1,000.00		
<b>MISCELLANEOUS</b>				
64.	DRIVEWAY AND SIDEWALKS	5,000.00		
65.	FINISH GRADE	5,000.00		
66.	CLEANUP	500.00		
67.	LANDSCAPING	2,000.00		
68.	DECKING	700.00		
69.	MISCELLANEOUS UPGRADE	2,000.00		
70.	TEMPORARY TOILET	534.00		
71.	3% CONTINGENCY	6,000.00		
	<b>TOTALS</b>	<b>221,425.46</b>	<b>0.00</b>	