



HISTORIC PRESERVATION BOARD
FEBRUARY 4, 2009
LIBRARY AND EDUCATION CENTER
1255 PARK AVENUE, ROOM 205
6:00 PM

REGULAR MEETING – 6:00 PM

ROLL CALL

APPROVE MINUTES – JANUARY 14, 2009

PUBLIC COMMUNICATIONS

STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES

ACTION ITEMS

- 21 Historic Sites Inventory – Adoption of Landmark and Significant sites (Public hearing and possible action)

ADJOURN

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

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MINUTES JANUARY 14, 2009

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JANUARY 14, 2009

BOARD MEMBERS IN ATTENDANCE: Todd Ford, Roger Durst, Puggy Holmgren, Gary Kimball, Ken Martz, Adam Opalek, Sara Werbelow.

EX OFFICIO: Thomas Eddington, Kirsten Whetstone, Kayla Sintz, Jeff Davis, Polly Samuels McLean, Patricia Abdullah.

Chair Todd Ford called the meeting to order at 6:04 p.m. and introduced Roger Durst and Adam Opalek, the two new Board members

WORK SESSION

308 Ontario Avenue – Advice and Guidance

Planner Whetstone reported that on September 19, 2008, the applicant submitted a revised application for a Historic District Design Review for an addition to an historic home at 308 Ontario Avenue. An application for a Steep Slope CUP was also submitted. On December 12, 2008, during a steep slope review, the Planning Commission requested that the applicant seek advice and guidance from the Historic Preservation Board regarding mass, scale, compatibility and design of the addition as it relates to the historic structure. The Planning Commission also requested guidance on whether the addition would change the historic designation of the house, which is currently listed on the 2007 Park City Historic Building Inventory.

Minutes from the December 12th Planning Commission meeting were included in the Staff report.

Planner Whetstone reviewed the application for an addition to the historic home at 308 Ontario Avenue as outlined in the Staff report. The addition is being proposed with a connector to the historic home, eliminating the need to do anything to the historic structure.

Planner Whetstone stated that the applicant had requested a variance in the front to allow access to the garage. Planner Whetstone reviewed a site plan to show the orientation of the structures on the lot. She noted that the design contemplates constructing a landscaped tunnel over the portion of the driveway closest to the garage doors. This is proposed to minimize the visual impact of the retaining walls, garage door and alteration of natural topography. It would also result in a two-story massing for the first 31 feet. The garage doors and driveway would curve away and you would only see landscaping from the street.

Planner Whetstone reported that the Planning Commission was mainly concerned with the west elevation.

Regarding the concern from the Planning Commission as to whether the addition would affect the home remaining on the inventory list, Planner Whetstone had consulted with

Dina Blaes and the home would continue to be a significant site on the inventory. It is not eligible for landmark status because of existing changes to the original structure.

Bill Mammen, the project architect, stated that he has lived and worked in Park City since 1979. He was a member of the original Historic District Commission and participated in writing the current design guidelines. Mr. Mammen did not believe there was any controversy regarding this application and that the Planning Commission only wanted the HPB to confirm that the addition was acceptable under the guidelines.

Mr. Mammen presented drawings showing the proposed addition in relation to the historic home. He noted that the tallest portion starts 10 feet from the back of the original house and explained how the addition was made to look like a separate structure.

Board Member Durst asked about the length of the proposed tunnel. Mr. Mammen replied that the tunnel is 22 feet before you reach the garage door. He noted that in front of the house, Ontario Avenue is across the street and not in the driveway, which is part of the problem. They need to cross 30 feet before they reach the front of the house. In that 30 feet the grade raises to 18 feet before the right-of-way meets the front of the house. The solution was to design and construct a tunnel, as opposed to having 18-foot tall retaining walls. Mr. Mammen believed this solution works for the owner and the City and it preserves an old house. It would look like 2 or 3 buildings clustered together and would not have a massive appearance.

Planner Whetstone explained that the garage would require an encroachment agreement from the City Engineer. That agreement would have to be in place prior to building permits.

Chair Ford asked if the Planning Commission specifically identified issues for the HPB. Planner Whetstone replied that the Planning Commission asked the HPB to look at the front façade and the connection. The Planning Commission had also requested a model. Mr. Mammen stated that he preferred to explain his plan with drawings instead of a model.

Board Member Werbelow noted that the Planning Commission also requested input from the HPB on design mass and scale.

Board Member Kimball wanted to know how much of the addition would be visible from Ontario. Mr. Mammen stated that the existing house is barely visible from Ontario because of a large evergreen tree in the street right-of-way. Parts of the new structure would be visible from Ontario. Mr. Mammen stated that the existing stone steps that go between Ontario and McHenry would be reconstructed and those would become the front steps to the new entrance of the house. He indicated the current entrance to the house, which is through a sliding glass door on the porch.

Chair Ford clarified that the new primary street access to the house would be from the street to the front door. Mr. Mammen stated that someone could park in front of the garage and walk up the steps to the front door. Chair Ford asked if the entrance would be the sliding glass doors on top of the garage or if it would be the original stairs. Mr. Mammen replied that it would be on the south side off of 3rd Street.

Planner Whetstone stated that she was unable to find an old picture of the original entrance. The Sanborn map shows a structure that had a porch facing Main Street.

Board Member Durst understood from the plans that the delineation of portal to tunnel was facing west. Mr. Mammen replied that this was correct. Board Member Durst asked if the site plan suggests that the cover on the tunnel comes out to where the sidewall on the tunnel makes a break. Mr. Mammen answered yes. Board Member Durst was interested in knowing what the sidewalls would be and the material.

Mr. Mammen replied that the sidewalls of the tunnel would probably be stone veneer on cast in place concrete. The span going across would probably be sandblasted concrete. He was unsure of the exact depth and noted that it is currently drawn at 3 feet. Mr. Mammen expected it would be somewhere between 36 and 42 inches. Board Member Durst understood that this would become the identification of the living unit from Ontario. Mr. Mammen replied that this was correct. He visually put 308 on the beam for identification.

Board Member Durst referred to the dotted line just below the level where the doors come out and felt it was reasonable to put some kind of railing at that point. Mr. Mammen stated that he would like to landscape that area in a way that is not user friendly to keep people from walking through there to avoid having to have a 36 inch railing.

Chair Ford indicated the double doors in the front of the new elevation and he assumed there would be a patio in front of those doors. The assumption is that if you walk out far enough there would be a cliff where the overhang goes over the driveway. Chair Ford believed the Building Department would mandate some type of railing. He pointed out that the visual impact of that railing was not demonstrated on the plans. Mr. Mammen presented his plan for landscaping that he believes would preclude people from walking down. Board Member Durst believed the design of the portal is critical to this building in terms of whether or not a railing is included and the construction materials. Board Member Durst understood that the wall beyond the determination of the southern wall is a block rubble wall that would taper down. Mr. Mammen answered yes.

Mr. Mammen stated that if a handrail is required by the Building Department, he would prefer an iron railing that is inconspicuous as possible. He noted that the railings on the old house are wood. He would like to use 2 x 2 tube steel for the railing on the new portion. For the guardrail, he would probably suggest $\frac{3}{4}$ or $\frac{1}{2}$ inch steel verticals with a steel cap. He would propose a rust color that melts away into the landscaping. Mr. Mammen was hopeful that guard railing would not be required with proper landscaping.

Board Member Martz referred to the front elevation and the suggestion to take off the non-historic porch of the old building. Mr. Mammen replied that the non-historic porch that would be removed is where the connection is between the new and the old building. The porch in front with the railing is historic and would remain. Mr. Mammen explained that everything on all four sides of the house would remain. The only difference will be where the sliding glass door butts into the house. Board Member Martz noted that the historic pictures of the house show a different porch. Mr. Mammen stated that at some point the roof on the historic house was redone. He intends to preserve the house as is. Mr. Mammen pointed out that he was forced to do a curved driveway into the garage because of the street right-of-way.

Board Member Martz thought the very top roof appeared massive in comparison to the historic house in terms of height differentiation. Mr. Mammen stated that looking from McHenry, the front of the house back to the ridgeline is almost 50 feet. Board Member Martz clarified that his concern was the height looking from Ontario. Mr. Mammen did not believe the back porch would be seen from Ontario Avenue.

Planner Whetstone reviewed the drawings and discussed the height and mass and scale of the historic house. Board Member Martz noted that the minutes from the Planning Commission meeting indicated some concern with the vertical height. Mr. Mammen noted that the proposed height does not exceed the 27' height limit. He tried to keep the scale commiserate with the mining era.

Chair Ford felt this was one of the more sensitive additions and he commended Mr. Mammen for not trying to maximize the space. He thought the plan shows a fair amount of restraint and it is fairly sensitive.

Chair Ford asked if the existing walls on the property have been identified as historic. Planner Whetstone was unsure and noted that Dina Blaes would look into that in researching individual elements for the inventory. The inventory is now a site inventory that addresses walls and other elements beyond buildings. Mr. Mammen did not believe the walls were significant but offered to check with Ms. Blaes.

Chair Ford pointed out that the majority of comments this evening relate to landscaping. He recommended that Mr. Mammen submit a final landscape plan to the Planning Commission so they could have an accurate representation of how the landscaping on top of the concrete would look and how it will be accomplished. Chair Ford suggested that Mr. Mammen get clarification from the Building Department on the railing issue prior to requesting final approval from the Planning Commission. He recalled comments about making sure the materials for the large wall that generates the pedestrian experience to the house would be historically compatible.

Board Member Durst asked about the roof slopes. Mr. Mammen stated that the original house has a 5/12 slope and the addition has a 6/12 slope. The intent is to make it look like two different houses. The east roof is a flat seam. The historic roof is a standing seam. Mr. Mammen stated that he personally disliked standing seams for this climate because it channels the snow.

Board Member Holmgren commented on the importance of walls.

Board Member Durst was less complimentary about the design. He was concerned about the number of things going on, such as lapsiding, vertical board siding, a stone wall and exposed concrete walls. He wondered about the correlation between the railings as they are observed from Ontario. Board Member Durst thought that replicating the older siding on to the new building confuses the relationship between the older section and the new. He stated that the addition needs to grow from the original house or be something distinct. Board Member Durst complimented Mr. Mammen on keeping the massing well within the envelope.

Planner Whetstone stated that they would take a second look at some of the materials.

1110 Woodside Avenue – Advice and Guidance

Planner Whetstone reported that the Staff received an application for a Historic Design Review for an addition to a historically significant house located at 1110 Woodside. After conducting the design review, the Staff found that the application was not in compliance with some of the guidelines. The historically significant building is listed on the National Register at the request of the previous owner. It is also listed on the 2007 Park City Historic Building Inventory. Planner Whetstone consulted with Dina Blaes regarding this property and Ms. Blaes suggested that this property would very likely be a landmark site.

Planner Whetstone stated that the building sits on two flat lots and a plat amendment would be required. The applicant would like input on the design review before submitting a plat amendment application. She noted that the structure sits further back than the required front setback. The structure takes up most of the lot, which makes it a unique situation. Adding a basement could be done without raising the house too much from its original elevation.

The Staff was mostly concerned with the rear addition, because it would go across the entire back of the house. Planner Whetstone requested direction from the HPB regarding the rear elevation.

Bill Mammen, representing the applicant, provided examples of houses that he felt were similar to what was being proposed and indicated comparisons that he felt made this application more acceptable. Board Member Holmgren pointed out that the examples shown were approved before the inventory list was established and the new guidelines were updated.

Mr. Mammen felt the door was being shut on this applicant because the new guidelines have not been adopted. He reviewed the proposed addition and noted that from the street view, the addition does not overwhelm the front façade of the existing bungalow.

Mr. Mammen presented a photo of the house at 1110 Woodside, which showed exactly where the ridge line would be on the addition and how the two outside walls would be visible. He noted that the additional footprint of the addition is a quarter of the size of the original bungalow. Mr. Mammen remarked that the Staff questioned compliance with Guideline 49, which talks about altering the front façade, and stated that they are not altering the front façade. He pointed out that they are back 10-1/2 feet from the first peak of the roof and 8 feet from the middle of the middle. This puts them so far back from the front façade that he did not think it was an issue.

In terms of preserving the original shape of the roof, Mr. Mammen stated that the plan was designed in a way that shows the original roof and honors and respects what historically exists. He pointed out that the addition would not be seen from the street.

Mr. Mammen stated that Guideline 62, which talks about preserving the character of the roof line, was being misapplied to this project. The guidelines talk about skylights and putting dormers on old roofs. He did not believe the guideline was intended to apply to additions. He agreed that the guideline would apply if he changed the roof shape, but that is not the case.

Mr. Mammen referred to Guideline 73, to maintain the typical roof orientation, and stated that he debated whether or not to do gable roofs on the new portion or distinguish it from the old. He decided to use gable roofs to match the gable roof on the old because it makes the addition less noticeable. Mr. Mammen stated that when he designed this project he was very sensitive to the guidelines and he believes this addition complies.

Chair Ford reminded the Board members that this was a work session item and the purpose was to hash out thoughts and ideas. Planner Whetstone preferred that the Board provide direction on specific guidelines.

Mr. Mammen reviewed the site plan. Chair Ford asked about the rear setback. Planner Whetstone replied that ten feet is the required setback. Mr. Mammen stated that he was considering bringing the house 5 feet forward to the front setback. Mr. Mammen noted that the City has requested that he bring the driveway back to allow two cars to be parked in the driveway and off the street.

Board Member Durst asked if this would allow them to eliminate one of the two parallel parked cars in the front. Mr. Mammen stated that he could; however, the City did not want him to do that. Mr. Mammen stated that the two tandem spaces would be for the property owner, but they cannot preclude anyone from parking on Woodside.

Planner Whetstone stated that the City would like to see a landscape plan because a lengthy portion of the front would be landscaped and not just paved. Chair Ford thought that they should start asking for landscape plans for both private and public space.

Board Member Durst appreciated the photographs Mr. Mammen provided showing similar additions. He was not familiar enough with the structures photographed, but it appeared as though the siding material on those additions was identical to what was on the original house. He also noticed that the window proportions on the newer additions were similar and their function appears to be the same. He noted that Mr. Mammen had universally gone to a divided light casement window and he wondered why the proportions were not more similar. He also wanted to know why Mr. Mammen elected to use a divided light.

Mr. Mammen explained that the casements are all for egress. The bedrooms have divided light casements. If they use a double hung window it would not meet the egress requirements. The intent is to look like double hung windows from a distance. Board Member Durst pointed out that the casement windows on the front are divided into squares and those are respectively the bathroom and closet. He wanted to know why those were not shown on the renderings. Mr. Mammen replied that those windows could not be seen so they were out of the picture. Board Member Durst clarified that he was talking about the casement windows down below the porch. Mr. Mammen stated that he took the photograph of the house as it currently exists and it does not have a basement. Mr. Mammen clarified that the house has a basement now but there are no windows except for a few coal chutes. He would raise the basement by digging it deeper, thereby keeping the house at the same elevation.

Board Member Martz commented on the work that was done on the inventory and the design guidelines and the comments that were made during public hearings. He thought that the yellow house across from the library with the large addition was identical to the house at 1110 Woodside in many ways, particularly from the front. The addition on the

back is larger than the addition being proposed. He referred to another yellow house with an addition and noted that both of those projects were approved by the City under the guidelines that are currently enforced.

Board Member Martz referred to comments Ms. Blaes made regarding the inventory and he believed it was partially connected to the Planning Commission's concern with the project at 308 Ontario. Board Member Martz understood that the smaller yellow house received a historic grant for approximately \$20,000 to improve the original historic house. The addition was outside of the purview of the HPB. Board Member Martz stated that this house came up in discussions with Ms. Blaes because it was de-listed from the historic inventory due to the mass and the height of the addition. He believed another structure across the street was also de-listed because of the front mass of the addition as viewed from the street. Board Member Martz commented on the issue of having an approved project cause the de-listing and loss of historic structures on the inventory. He believed those were the issues behind the comments from the Planning Commission for requesting an HPB review.

Mr. Mammen agreed and stated that this was one problem with the old guidelines.

Assistant Attorney, Polly Samuels McLean stated that this application came in under the existing guidelines and those are the guidelines that apply. However, if the guidelines were wrongly applied, the HPD does not need to continue that mistake. Ms. McLean noted that there is a purpose statement in the Land Management Code that talks about trying to maintain the historic value of houses and that is an overriding concern.

Planner Whetstone believed that delisted structures are structures that did not make it on to the 2007 inventory. Board Member Holmgren disagreed and stated that some buildings were specifically taken off because of their additions.

Chair Ford referred to the basement windows on the front elevation and thought there was a section of the City Code that addresses the visibility of new basement windows in historic structures. Planner Whetstone replied that it is in the guidelines but not in the Code. She explained that the Staff was mainly concerned with the addition from the back. The Staff had not yet done a detailed design review and they have not talked about windows, material or other details. Planner Whetstone stated that at this point they were looking for direction from the HPB on mass and scale and the location of the addition.

Chair Ford stated that in his opinion, the visibility of the front basement windows was an issue.

Board Member Kimball pointed out that all the examples shown were handled by Staff and were never seen by the HPB. Planner Whetstone replied that this was correct. Board Member Holmgren noted that several of those buildings were opposed by the neighbors who could not understand why they were allowed to be built.

Mr. Mammen stated that he could eliminate both of the basement windows in the front, but he would need to add a window on the north side. Chair Ford recalled that visibility of those additions from the right-of-way was an element they tried to address in the revised guidelines. He stated that one of the problems is the 2-dimensional nature of the architectural drawings. The rendering was helpful, but additional renderings and street views would also be helpful to show various alternatives.

Chair Ford stated that these are the types of additions where making the addition look completely separate comes back to bite them. He thought the examples Mr. Mammen had presented demonstrated the City's preference to make these types of additions look more like an organic growth of the original structure, rather than a modern extension. He was concerned with the vertical siding and how the foundation wall comes up, but he felt those were elements that could be addressed.

Board Member Durst wondered about trying to maintain the visual integrity of the original hip roof and creating a flat valley against the new building. Mr. Mammen replied that it would have to be a sloped plane building. Mr. Durst suggested continuing the ridge. Mr. Mammen replied that he had originally done that but the Staff wanted to see the old roof line. Mr. Mammen explained his original plan. He was willing to take their comments and work with the Staff on a design that was acceptable to the HPB and the neighbors. He did not believe this was the same type of looming addition like he had shown on the two Park Avenue homes. Mr. Mammen felt that the examples he showed of approved projects were bad design that should not have been approved.

Planner Whetstone noted that the north elevation showing the roof did not address the Staff's preference for the roof at all. Board Member Ford felt the overall width of the back of the addition needs to shrink. He believed that would help with the roof form and with preserving the entire north elevation, with the exception of the basement window. Mr. Mammen argued that if they want him to push it back, he would like a compromise to let him go forward. If he could go two feet towards the front, he could take two feet off the north.

Chair Ford suggested that Mr. Mammen prepare a drawing that demonstrates that the two feet of visual intrusion would be minimal.

Board Member Holmgren was astounded at what was being proposed for the west elevation.

Planning Director Eddington clarified that the HPB was talking about taking off some of the north addition, so it does not appear to be a symmetric second story over the first story when looking at the west elevation. This would result in the loss of square footage on the north elevation and sliding it over.

Chair Ford stated that the four feet was taken off the north elevation in exchange for potentially two additional feet towards the west. Director Eddington asked if two feet would take it to the top of the ridge. Mr. Mammen stated that his preference would be to take it to the top of the ridge. Chair Ford pointed out that doing that would solve snow and drainage issues. Mr. Mammen was unsure if he would take the entire east wall out that direction and instead was considering maybe half of it. Mr. Mammen used a drawing to explain what he would like to do.

After further discussion, Chair Ford clarified that the entire historic roof line would be seen from the north elevation. Board Member Werbelow believed that would help maintain the potential for this house to remain on the National Registry. Mr. Mammen replied that the house would stay on the National Registry with the addition as proposed. Planner Whetstone noted that the house was placed on the National Register at the request of a previous owner and this current owner has the ability to request that it be

removed. Board Member Werbelow asked if the owner was interested in keeping it on the National Register. Mr. Mammen answered yes. He stated that the owner would also tear down the house if it kept him from getting the house that he needs.

Director Eddington clarified that the owner could not just decide to tear down the house.

Planner Whetstone stated that the Staff was looking for more direction and suggested that Mr. Mammen prepare renderings based on the requests made this evening to be reviewed at a future meeting. Director Eddington believed Mr. Mammen was looking at the issue from a square footage perspective, whereas the Staff was looking at it from a planning and design perspective. He thought the Staff could work with Mr. Mammen to come up with a few conceptual drawings.

Chair Ford clarified that Mr. Mammen was making the point that if he moves beyond the ridge line he would not be able to fit a hall, a bedroom and a bath. He might be able to accommodate a studio and a hall but that would be all.

Chair Ford looked forward to seeing the revisions.

REGULAR MEETING/PUBLIC HEARING

ROLL CALL

Chair Ford called the regular meeting to order and noted that all Board Members were present.

Chair Ford requested that the Board Members provide a brief statement on their backgrounds and interest on the Board.

Board Member Sara Werbelow stated that she is a real estate broker who has worked in Old Town and Deer Valley for the last seven or eight years. She owns property in Old Town and has a personal, vested interest in the future of the Historic District.

Board Member Gary Kimball stated that he is a Park City native. He has lived in Park City all his life and intends to stay die there. He loves Old Town.

Board Member Puggy Holmgren stated that she has lived in Park City for over 20 years. She lives in the purple house on Park Avenue and she is very active in Old Town activities. Like Board Member Kimball, she does not intend to leave.

Board Member Roger Durst stated that he is an architect and he has worked in Park City for 13 years. He graduated from University of California at Berkeley and he is still licensed to practice in California. He currently serves on the Utah Heritage Foundation Board, as well as the Historic Preservation Board.

Board Member Ken Martz stated that he has been a resident of Park City and the area for 36 years. He has a restored historic house on Upper Park Avenue. He served on the Historic District Commission in the 1990's and has been a member on the Historic Preservation Board for 2-1/2 years. He is also on the Board of the Park City Historical Society as their representative member to the HPB. He retired from the State Court System after 30 years and he has a lot of interest in history and Old Town Park City.

Chair Ford stated that he runs the Riverstone, which is a land use, planning, architecture and civil engineering firm in Park City. He has lived in Park City for four years. He owned a historic house in Old Town and sold it right before the market crashed.

Board Member Adam Opalek stated that he has lived in Park City for 13 years. He came to ski and never left. He does not plan to leave anytime soon. Board Member Opalek stated that he saw this position advertised in the paper and applied because he wanted to get more involved in the community. He has lived in Old Town for a number of years.

APPROVAL OF MINUTES – December 3, 2008

Chair Ford made corrections to the minutes. On page 58 of the Staff report, third paragraph from the top, the third sentence that read, “It has a second story addition is will...” and noted that either “is” or “will” needed to be eliminated. In the following paragraph, he noted that “Department of Interior” needed to be capitalized. On page 57, third paragraph from the top, Chair Ford referred to the sentence, “She was certain any structure not currently on the historic building inventory would qualify for landmark status”, and corrected it to read, “...would **not** qualify for landmark status.”

Board Member Durst referred to page 57, third paragraph from the bottom, and corrected “three to give years” to read, “three to **five** years.” Board Member Durst wanted to know what happened to the design review team that was described in the last issue of the guidelines in terms of who serves on the design review team. He noted that the minutes did not reflect any discussion about that team.

Chair Ford replied that the design review team may have already been established prior to the December 3rd meeting. He noted that the intent of the December 3rd meeting was to principally discuss the differences between the landmark sites and the significant sites.

MOTION: Board Member Martz moved to APPROVE the minutes of December 3, 2008 as corrected. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATION

There was no comment.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Eddington reminded the Board members of the visioning session scheduled for February 10, 2009. The next regular HPB meeting is scheduled for February 5th, 2009.

Director Eddington stated that an email would be sent to all the Board Members regarding the design camp. This camp, which will assist the HPB, the Planning Department and any Council Members and Planning Commissioners who are interested in attending, with regard to how to utilize, interpret and implement the new design guidelines. Director Eddington believed the dates were February 22nd and 23. He would confirm those dates and forward that information.

Chair Ford asked if the design guidelines would be adopted before that training camp. Director Eddington answered no. He stated that the purpose of this camp is to provide training prior to implementing the guidelines.

Chair Ford recalled at the last meeting that the LMC amendments relevant to the design guidelines were going to the Planning Commission on January 7th. Director Eddington stated that the amendments were presented to the Planning Commission on January 7th and they will be moving forward to the City Council, so the new historic site inventory will meet the provisions of the LMC.

Board Member Werbelow disclosed that she would be recusing herself from 1323 Woodside Avenue.

Board Member Durst stated that last July he had hoped to serve on this committee to render an opinion. He would like to hear the testimony on 1323 Woodside and make comment, but he would not be voting.

PUBLIC HEARING/ACTION ITEMS

1. 1323 Woodside Avenue – Determination of Significance

Planner Jeff Davis reported that on February 29, 2008 the City received a completed application for determination of historic insignificance for the structure at 1323 Woodside Avenue. The property is currently listed on the Park City historic building inventory, which was approved in 2007. The applicant is requesting a determination of significance in order to determine future development plans for the property.

Planner Davis noted that the Staff report contained a copy of the Historic Building Inventory fact sheet for the property. The Staff recognizes that the existing condition of the structure is poor; however the Planning Department does not support deferred maintenance or demolition by neglect as a method to remove structures from the Inventory. Additionally, reconstruction of the historic structures is an approved method of preservation in Park City.

Due to the fact that the structure was found to be historic on the original 2007 historic inventory, the Staff recommended that the HPB find the single family home located at 1323 Woodside Avenue to be historically significant based on the findings of fact and conclusions of law contained in the Staff report.

Planner Davis remarked that the applicant has the opportunity and the burden to prove whether or not the property is historic.

Steve Bremmer, the architect representing the Elliott Work Group, stated that this item was before the HPB because the Staff had requested discussion on Criteria #6. He remarked that the lapboard siding typically found on historic type structures does not exist on this building. After further investigation, they found that the shingle sheathing is straight on and there is no lap siding to salvage or save. Mr. Bremmer referred to a photograph that was referenced as a 1930's Tax ID photo. They were not aware of that photo when they first ventured into the project, but they believe this may be the original

siding and the structure may never have had lap siding. He clarified that this was their opinion and not based on fact.

Mr. Bremmer commented on the number of items referenced in the criteria and the Staff analysis that relates to the mining era. He felt this project strays from the mining era in its context. He presented a map of the RC District and pointed out that the red units reflect the buildings currently labeled as historic on the inventory. The black portion of the map represented the surrounding context, which is not on the inventory. In looking at the street elevations and the density of the RC District surrounding this house, Mr. Bremmer believed it was no longer appropriate to preserve that single family dwelling in its current context.

Mr. Bremmer stated that historic districts have contributing and non-contributing elements and this residence, in its existing condition, no longer fits into the context of contributing to the historic district. Mr. Bremmer stated that they found very little architectural character in this building worth preserving. In its current condition it is not salvageable. With direction from Staff, they would have to look at reconstruction and the question is whether or not that would be appropriate.

Mr. Bremmer presented the 1907 Sanborn map and noted that there was a different house on 1321 Woodside at that time. That house was torn down and a new house was built that sits in between the properties further off the street.

Chair Ford opened the public hearing.

Gary Knudsen, an adjoining property owner, stated that he spoke with Craig Elliott, with the Elliott Work Group. Mr. Knudsen believed the City would like to see one nice project and the existing house would be a sore tooth inside the project. He believes the proposal would be beneficial to the City and better for tax purposes. Mr. Knudsen agrees that the house is not compatible for the reasons stated by Mr. Bremmer. He noted that the area is zoned RC and there is a lot of traffic. It is no longer a residential area. Mr. Knudsen could not see how the house would benefit that area. He stated that a survey was done 20 years ago and wondered if the HPB or the City listened to the people. Mr. Knudsen believes they are on two sides of the fence. He urged the HPB to be compassionate and to consider how this request would benefit the City. Mr. Knudsen recognized that this was a hard decision but he felt strongly that a nice project would better benefit the RC zone.

Chair Ford closed the public hearing.

Board Member Holmgren stated that when it is cool and convenient to be historical, people want to replicate. When it is not, people want to tear it down. She noted that the building is on the Historic Inventory. In addition, they spent over a year drafting new guidelines to meet all the criteria. Board Member Holmgren felt the Staff did a good job and did the proper research before making their recommendation. She walks past the building once or twice a month and in her opinion, the structure is historically significant.

Chair Ford clarified that the HPB was reviewing this determination against the six criteria in the Land Management Code that determines if a building is significant or insignificant. During the process of compiling the historic significant list, this building was deemed to be historically significant and was added to the inventory. Chair Ford understood that

the HPB was judging the information submitted by the applicant this evening to determine if any of that information warrants a change to one or more of the criteria that would change the status from significant to insignificant.

Board Member Martz stated that two months ago he and Board Member Kimball toured this building and another building with Ron Ivie and the City Council. They did not go inside because the structure is dangerous. This building and another building further up Woodside are in bad condition because they have been vacant for years. Board Member Martz stated that no one has lived in the structure at 1323 since 1990.

Board Member Martz stated that unrelated to the criteria, he did not think the building itself was salvageable because of its deteriorating condition. However, he believes it is a candidate for replication and would fall underneath the new guidelines in terms of duplication.

Board Member Kimball commented on the imitation brick installation. He noted that a good salesman sold a lot of that brick in Park City during the late 1940's. He did not think the brick was used before that time.

Chair Ford asked the Board Members if any of the information presented this evening was enough to change the evaluation of the property and its significance.

Board Member Martz stated that after reading through the criteria, he felt that compliance is made in each case. He understood the issues regarding the isolation of the project, but based on the criteria, the building is significant. He reiterated his earlier comment that the building is a candidate for duplication but not restoration.

MOTION: Board Member Holmgren moved to find that the building at 1323 Woodside Avenue is historically significant. Board Member Kimball seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1323 Woodside

1. The home at 1323 Woodside Avenue is located in the Recreation Commercial (RC) Zoning District.
2. The property is listed on the Park City Historic Building Inventory (HBI).
3. The home was built in approximately 1910.
4. The current condition of the home is poor and the roof has some structural damage and is partially collapsed due to neglect.
5. The home is found to be associated with the mining era.
6. The architectural and historic features and value of the home have been found to contribute to the area and are comparable to others found in the district as a whole.
7. All findings from the Analysis section are incorporated herein.

Conclusions of Law – 1323 Woodside Avenue

1. The Building is Associated with the mining era.
2. The structure embodies the distinctive characteristics of type and period; one-story, “four-square” form, hipped roof, window type and placement, symmetry of façade.
3. The architectural and historic value of the structure contributes to the significance of the property and area.
4. The home demonstrates a quality of integrity of location, design, setting, materials, and workmanship.
5. The structure was built approximately 1910 with subsequent alterations.
6. The architectural and historic features are comparable to those on other structures in the area.
7. The home substantially complies with the standards of review found in LMC Section 15-11-12(A) and therefore is historically significant pursuant to LMC Section 15-11-12.

The meeting adjourned at 8:05 p.m.

Approved by _____
Todd Ford, Chair
Historic Preservation Board

REGULAR AGENDA

Historic Preservation Board Staff Report



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

Planning Department

Summary Recommendation:

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

Topic:

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

Background:

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

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

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

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

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

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

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

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

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

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

Analysis and Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(i) Changes in pitch of the main roof of the primary façade if:

(a) the change was made after the period of historic significance, or

(b) the change is NOT due to any structural failure, or

(c) the change is NOT due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous owner.

(ii) Addition of upper stories or the removal of original upper stories occurred after the period of historic significance, or

(iii) Moving it from its original location to one that is dissimilar to the original, or

(iv) Addition(s) that significantly obscures the essential historical form when viewed from the primary public right-of-way.

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

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

(ii) Lives of persons who were of historic importance to the community, or

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

Process:

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

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

Notice:

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

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

Public Input:

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

Alternatives:

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

Significant Impacts:

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

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

Consequences of *not* taking the Recommended Action:

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

Recommendation:

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

Exhibits:

Exhibit A - HPB Resolution No. 09-01

Exhibit B - Park City Historic Sites Inventory

Exhibit A - HPB Resolution No. 09-01

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

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

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

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

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

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

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

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

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

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

HISTORIC PRESERVATION BOARD

Approved as to form:

Todd Ford, Chairperson

Mark Harrington, City Attorney

ANCHOR AVENUE



55 Anchor Avenue
Landmark Site

CHAMBERS STREET



64 Chambers Street
Landmark Site

CRESCENT TRAM



732 CRESCENT TRAM
Landmark Site

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

DALY AVENUE



5 DALY AVENUE
Significant Site



10 DALY AVENUE
Significant Site



24 DALY AVENUE
Landmark Site



61 DALY AVENUE
Landmark Site



61 DALY AVENUE



71 DALY AVENUE
Significant Site



81 DALY AVENUE
(tax photo - panelized)
Significant Site



97 DALY AVENUE
Landmark Site



118 DALY AVENUE
(pre-partial Reconstruction)
Significant Site



124 DALY AVENUE
Significant Site



131 DALY AVENUE
Landmark Site



142 DALY AVENUE
Landmark Site

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

DALY AVENUE



145 DALY AVENUE
Landmark Site



161 DALY AVENUE
Significant Site



162 DALY AVENUE
Landmark Site



166 DALY AVENUE
Landmark Site



167 DALY AVENUE
Significant Site



172 DALY AVENUE
Significant Site



173 DALY AVENUE
Significant Site



173 DALY AVENUE



180 DALY AVENUE
Significant Site



187 DALY AVENUE
Significant Site



199 DALY AVENUE
Significant Site



239 DALY AVENUE
Significant Site

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

DALY AVENUE



239 DALY AVENUE



243 DALY AVENUE
Landmark Site



255 DALY AVENUE
Significant Site



257 DALY AVENUE
Significant Site



257 DALY AVENUE



269 DALY AVENUE
Landmark Site



269 DALY AVENUE



279 DALY AVENUE
Landmark Site



291 DALY AVENUE
Significant Site



297 DALY AVENUE
Significant Site



309 DALY AVENUE
Significant Site



309 DALY AVENUE
(right building only)

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

DALY AVENUE



314 DALY AVENUE
Landmark Site



360 DALY AVENUE
Significant Site



360 DALY AVENUE

DEER VALLEY DRIVE



555 Deer Valley Drive
Significant Site



560 DEER VALLEY DRIVE
Significant Site



577 Deer Valley Drive
Significant Site

DEER VALEY LOOP ROAD



595 DEER VALLEY LOOP
Significant Site



632 DEER VALLEY LOOP
Significant Site

DOC HOLLIDAY DRIVE



2465 DOC HOLLIDAY DR
Significant Site

EMPIRE AVENUE



830 EMPIRE AVENUE
Landmark Site



835 EMPIRE AVENUE
Landmark Site



841 EMPIRE AVENUE
Significant Site



844 EMPIRE AVENUE
Significant Site



901 EMPIRE AVENUE
Significant Site



911 EMPIRE AVENUE
Landmark Site



920 EMPIRE AVENUE
Significant Site



923 EMPIRE AVENUE
Significant Site



939 EMPIRE AVENUE
Landmark Site

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



963 EMPIRE AVENUE
Significant Site



964 EMPIRE AVENUE
Significant Site



1004 EMPIRE AVENUE
Significant Site



1011 EMPIRE AVENUE
Significant Site



1013-1015 EMPIRE AVE
Significant Site



1063 EMPIRE AVENUE
Significant Site

FOURTH STREET



120 FOURTH STREET
Significant Site

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

GRANT AVENUE



130 GRANT AVENUE
(now Main Street frontage)
Significant Site



210 GRANT AVENUE
Significant Site



222 GRANT AVENUE
Significant Site



250 GRANT AVENUE
Significant Site



250 GRANT AVENUE
Accessory Structure



262 GRANT AVENUE
Significant Site



270 GRANT AVENUE
Landmark Site



304 GRANT AVENUE
Significant Site

HEBER AVENUE



199 HEBER AVENUE
Significant Site



201 HEBER AVENUE
Significant Site

HIGHWAY 224



3000 Highway 224
(Total of six structures)
Landmark Site



3000 Highway 224



3000 Highway 224

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

HILLSIDE AVENUE



9 HILLSIDE AVENUE
(pre-reconstruction)
Significant Site



9 HILLSIDE AVENUE
(pre-reconstruction)



27 HILLSIDE AVENUE
Landmark Site



37 HILLSIDE AVENUE
Significant Site



114 HILLSIDE AVENUE
Significant Site



114 HILLSIDE AVENUE
Accessory Building

KEARNS BOULEVARD



2780 KEARNS BOULEVARD
Landmark Site



2780 KEARNS BOULEVARD

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

KING ROAD



33 KING ROAD
Landmark Site



33 KING ROAD



69 KING ROAD
Landmark Site



69 KING ROAD



74 KING ROAD
Significant Site



80 KING ROAD
Significant Site



81 KING ROAD
Significant Site

LUCKY JOHN DRIVE



1400 LUCKY JOHN DRIVE
Significant Site

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

MAIN STREET



109 Main Street
Significant Site



115 MAIN STREET
Significant Site



122 MAIN STREET
Significant Site



125 MAIN STREET
Landmark Site



133 MAIN STREET
Significant Site



140 MAIN STREET
Landmark Site



148 MAIN STREET
(aka 130 Grant Avenue)
Significant Site



150 MAIN STREET
Landmark Site



151 MAIN STREET
Landmark Site



158 MAIN STREET
Significant Site



170 MAIN STREET
Landmark Site



176 MAIN STREET
Landmark Site

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

MAIN STREET



186 MAIN STREET
Significant Site



221 MAIN STREET
Landmark Site



227 MAIN STREET
Significant Site



268 MAIN STREET
Significant Site



305 MAIN STREET
Landmark Site



306 MAIN STREET
Landmark Site



309 MAIN STREET
Landmark Site



312 MAIN STREET
Landmark Site



322 MAIN STREET
Landmark Site



328 MAIN STREET
Landmark Site



347 MAIN STREET
Significant Site



350 MAIN STREET
Landmark Site

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

MAIN STREET



354 MAIN STREET
Significant Site



355-357 MAIN STREET
Significant Site



359 MAIN STREET
Significant Site



361 MAIN STREET
Landmark Site



368 MAIN STREET
Landmark Site



402 MAIN STREET
Landmark Site



405 MAIN STREET
Landmark Site



408 MAIN STREET
Significant Site



412 MAIN STREET
Significant Site



419 MAIN STREET
Landmark Site



427 MAIN STREET
Landmark Site



430 MAIN STREET
Landmark Site

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

MAIN STREET



434 MAIN STREET
Landmark Site



436 MAIN STREET
Landmark Site



438 MAIN STREET
Landmark Site



440 MAIN STREET
Landmark Site



442 MAIN STREET
Significant Site



447 MAIN STREET
Landmark Site



453 MAIN STREET
Significant Site



461-463 MAIN STREET
Significant Site



508 MAIN STREET
Landmark Site



509 MAIN STREET
Landmark Site



510 MAIN STREET
Significant Site



511 MAIN STREET
Landmark Site

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

MAIN STREET



515 MAIN STREET
Significant Site



523 MAIN STREET
Landmark Site



524 MAIN STREET
Landmark Site



526 MAIN STREET
Landmark Site



528 MAIN STREET
Landmark Site



540 MAIN STREET
Landmark Site



541 MAIN STREET
Landmark Site



550 MAIN STREET
Landmark Site



556 MAIN STREET
Significant Site



558 MAIN STREET
Significant Site



562 MAIN STREET
Landmark Site



573 MAIN STREET
Landmark Site

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



586 MAIN STREET
Significant Site



591 MAIN STREET
Significant Site



660 MAIN STREET
Landmark Site

MARSAC AVENUE



220 MARSAC AVENUE
Significant Site



252 MARSAC AVENUE
Landmark Site



334 MARSAC AVENUE
Landmark Site



338 MARSAC AVENUE
Significant Site



342 MARSAC AVENUE
Landmark Site



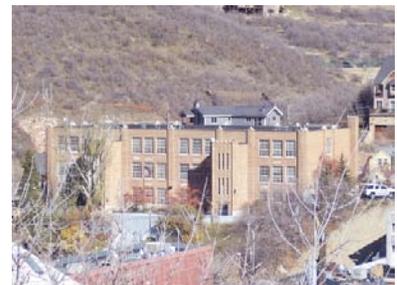
402 MARSAC AVENUE
Significant Site



412 MARSAC AVENUE
Landmark Site



416 MARSAC AVENUE
Landmark Site



445 MARSAC AVENUE
Landmark Site

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



508 MARSAC AVENUE
Significant Site

MCHENRY STREET



253 MCHENRY STREET
Landmark Site



253 MCHENRY STREET



257 MCHENRY STREET
Significant Site

MONITOR DRIVE



2245 MONITOR DRIVE
Significant Site



2414 MONITOR DRIVE
Significant Site



2414 MONITOR DRIVE
Accessory Building



2414 MONITOR DRIVE
Structure

NORFOLK AVENUE



143 NORFOLK AVENUE
Significant Site



164 NORFOLK AVENUE
Significant Site



668 NORFOLK AVENUE
Landmark Site



668 NORFOLK AVENUE
Accessory Buildings



713 NORFOLK AVENUE
Landmark Site



802 NORFOLK AVENUE
Landmark Site



803 NORFOLK AVENUE
Significant Site



803 NORFOLK AVENUE
Accessory Building



811 NORFOLK AVENUE
Landmark Site



811 NORFOLK AVENUE
Accessory structure



823 NORFOLK AVENUE
Landmark Site



823 NORFOLK AVENUE
Accessory Building

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

NORFOLK AVENUE



824 NORFOLK AVENUE
Landmark Site



827 NORFOLK AVENUE
Significant Site



835 NORFOLK AVENUE
Significant Site



843 NORFOLK AVENUE
Landmark Site



901 NORFOLK AVENUE
Significant Site



902 NORFOLK AVENUE
Landmark Site



915 NORFOLK AVENUE
Significant Site



920 NORFOLK AVENUE
Landmark Site



921 NORFOLK AVENUE
Significant Site



933 NORFOLK AVENUE
Landmark Site



945 NORFOLK AVENUE
Landmark Site



946 NORFOLK AVENUE
Landmark Site

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

NORFOLK AVENUE



955 NORFOLK AVENUE
Landmark Site



962 NORFOLK AVENUE
Landmark Site



1002 NORFOLK AVENUE
Significant Site



1002.5 NORFOLK AVENUE
Landmark Site



1003 NORFOLK AVENUE
Landmark Site



1003 NORFOLK AVENUE
Accessory Building



1009 NORFOLK AVENUE
Significant Site



1021 NORFOLK AVENUE
Significant Site



1055 NORFOLK AVENUE
Significant Site



1063 NORFOLK AVENUE
Significant Site



1101 NORFOLK AVENUE
Landmark Site



1102 NORFOLK AVENUE
Landmark Site

NORFOLK AVENUE



1135 NORFOLK AVENUE
Significant Site

ONTARIO AVENUE



264 ONTARIO AVENUE
Landmark Site



308 ONTARIO AVENUE
Significant Site



316 ONTARIO AVENUE
Landmark Site



317 ONTARIO AVENUE
Significant Site



323 ONTARIO AVENUE N
Landmark Site



335 ONTARIO AVENUE
Landmark Site



355 ONTARIO AVENUE
Landmark Site



405 ONTARIO AVENUE
Significant Site



413 ONTARIO AVENUE
Landmark Site

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



417 ONTARIO AVENUE
Landmark Site



422 ONTARIO AVENUE
Significant Site

ONTARIO CANYON STREET



44 ONTARIO CANYON ST
Landmark Site

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

PARK AVENUE



104 PARK AVENUE
Significant Site



121 PARK AVENUE
Landmark Site



139 PARK AVENUE
Landmark Site



145 PARK AVENUE
Significant Site



157 PARK AVENUE
Landmark Site



161 PARK AVENUE
Landmark Site



259 PARK AVENUE
Landmark Site



263 PARK AVENUE
Significant Site



305 PARK AVENUE
Significant Site



323 PARK AVENUE
Landmark Site



325 PARK AVENUE
Landmark Site



339 PARK AVENUE
Significant Site

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

PARK AVENUE



343 PARK AVENUE
Landmark Site



351 PARK AVENUE
Landmark Site



363 PARK AVENUE
Landmark Site



364 PARK AVENUE
Significant Site



401 PARK AVENUE
Landmark Site



402 PARK AVENUE
Landmark Site



411 PARK AVENUE
Significant Site



416 PARK AVENUE
Landmark Site



421 PARK AVENUE
Landmark Site



424 PARK AVENUE
Landmark Site



430 PARK AVENUE
Significant



437 PARK AVENUE
Significant Site

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

PARK AVENUE



445 PARK AVENUE
Landmark Site



455 PARK AVENUE
Landmark Site



463 PARK AVENUE
Landmark Site



502 PARK AVENUE
Landmark Site



517 PARK AVENUE
Landmark Site



525 PARK AVENUE
Landmark Site



526 PARK AVENUE
Significant Site



527 PARK AVENUE
Significant Site



528 PARK AVENUE
Landmark Site



539 PARK AVENUE
Landmark Site



543 PARK AVENUE
Landmark Site



553 PARK AVENUE
Landmark Site

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

PARK AVENUE



557 PARK AVENUE
Significant Site



561 PARK AVENUE
Significant Site



569 PARK AVENUE
Significant Site



575 PARK AVENUE
Landmark Site



602 PARK AVENUE
Significant Site



606 PARK AVENUE
Landmark Site



610 PARK AVENUE
Landmark Site



614 PARK AVENUE
Landmark Site



630 PARK AVENUE
Significant Site



638 PARK AVENUE
Landmark Site



651 PARK AVENUE
Landmark Site



657 PARK AVENUE
Significant Site

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

PARK AVENUE



690 PARK AVENUE
Landmark Site



698 PARK AVENUE
Landmark Site



703 PARK AVENUE
Landmark Site



703 PARK AVENUE
GARAGE (Pre-rehab)
Landmark Site



801 PARK AVENUE
Significant Site



811 PARK AVENUE
Significant Site



817 PARK AVENUE
Significant Site



819 PARK AVENUE
Significant Site



820 PARK AVENUE
Significant Site



909 PARK AVENUE
Significant Site



915 PARK AVENUE
Significant Site



923 PARK AVENUE
Significant Site

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

PARK AVENUE



929 PARK AVENUE
Landmark Site



937 PARK AVENUE
Significant Site



943 PARK AVENUE
Landmark Site



949 PARK AVENUE
Significant Site



959 PARK AVENUE
Landmark Site



1015 PARK AVENUE
Significant Site



1021 PARK AVENUE
Landmark Site



1043 PARK AVENUE
Significant Site



1043 PARK AVENUE
Accessory Building



1049 PARK AVENUE
Landmark Site



1059 PARK AVENUE
Significant Site



1060 PARK AVENUE
Landmark Site

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

PARK AVENUE



1062 PARK AVENUE
Landmark Site



1063 PARK AVENUE
Landmark Site



1101 PARK AVENUE
Significant Site



1102 PARK AVENUE
Significant Site



1108 PARK AVENUE
Significant Site



1109 PARK AVENUE
Significant Site



1114 PARK AVENUE
Significant Site



1119 PARK AVENUE
Landmark Site



1124 PARK AVENUE
Landmark Site



1125 PARK AVENUE
Landmark Site



1128 PARK AVENUE
Landmark Site



1129 PARK AVENUE
Significant Site

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

PARK AVENUE



1135 PARK AVENUE
Significant Site



1141 PARK AVENUE
Landmark Site



1141 PARK AVENUE
Accessory Building



1149 PARK AVENUE
Significant Site



1150 PARK AVENUE
Landmark Site



1160 PARK AVENUE
Significant Site



1209 PARK AVENUE
Landmark Site



1215 PARK AVENUE
Landmark Site



1255 PARK AVENUE
Landmark Site



1266 PARK AVENUE
Significant Site



1274 PARK AVENUE
Significant Site



1280 PARK AVENUE
Landmark Site

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

PARK AVENUE



1301 PARK AVENUE
Landmark Site



1304 PARK AVENUE
Landmark Site



1323 PARK AVENUE
Significant Site



1326 PARK AVENUE
(during construction)
Significant Site



1326 PARK AVENUE
(rear-during construction)



1328 PARK AVENUE
Landmark Site



1333 PARK AVENUE
Landmark Site



1354 PARK AVENUE
Landmark Site



1359 PARK AVENUE
Significant Site



1406 PARK AVENUE
Significant Site



1420 PARK AVENUE
Significant Site



1450 PARK AVENUE
Significant Site

PARK AVENUE



1460 PARK AVENUE
Significant Site



1488 PARK AVENUE
Significant Site



1503 PARK AVENUE
Landmark Site



1503 PARK AVENUE
Accessory Building

PROSPECT STREET



9 PROSPECT STREET
Significant Site



14 PROSPECT STREET
Significant Site



22 PROSPECT STREET
Landmark Site

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



36 PROSPECT STREET
Landmark Site



51 PROSPECT STREET
Landmark Site



52 PROSPECT STREET
Significant Site



57 PROSPECT STREET
Landmark Site



59 PROSPECT STREET
Landmark Site



60 PROSPECT STREET
Significant Site



68 PROSPECT STREET
Landmark Site



101 PROSPECT STREET
Landmark Site

RIDGE AVENUE



147 RIDGE AVENUE
Landmark Site

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

ROSSIE HILL DRIVE



622 ROSSIE HILL DRVIE
Landmark Site



652 ROSSIE HILL DRIVE
Landmark Site



660 ROSSIE HLL DRIVE
Landmark Site

SAMPSON AVENUE



16 SAMPSON AVENUE
Significant Site



40 SAMPSON AVENUE
Significant Site



41 SAMPSON AVENUE
Landmark Site



60 SAMPSON AVENUE
Significant Site



115 SAMPSON AVENUE
Significant Site

SANDRIDGE ROAD



130 SANDRIDGE AVENUE
Landmark Site



130 SANDRIDGE AVENUE
Accessory Building



152 SANDRIDGE AVENUE
Significant Site



152 SANDRIDGE AVENUE
Accessory Building



156 SANDRIDGE AVENUE
Accessory Building



164 SANDRIDGE AVENUE
Significant Site



218 SANDRIDGE AVENUE
Significant Site



222 SANDRIDGE AVENUE
Landmark Site



222 SANDRIDGE AVENUE
Accessory Building



228 SANDRIDGE AVENUE
Significant Site



228 SANDRIDGE AVENUE
Accessory Building



244 SANDRIDGE AVENUE
Significant Site

SEVENTH STREET



39 SEVENTH STREET
Landmark Site



41 SEVENTH STREET
Significant Site

SILVER KING DRIVE



END OF SILVER KING DR
Landmark Site

SUNNYSIDE DRIVE



601 SUNNYSIDE DRIVE
(pre-Reconstruction)
Landmark Site

SWEDE ALLEY



147 SWEDE ALLEY
Landmark Site

THREE KINGS DRIVE



1895 THREE KINGS DRIVE
Significant Site

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

WOODSIDE AVENUE



109 WOODSIDE AVENUE
Landmark Site



109 WOODSIDE AVENUE
Accessory building



133 WOODSIDE AVENUE
Significant Site



139 WOODSIDE AVENUE
Significant Site



149 WOODSIDE AVENUE
Significant Site



232 WOODSIDE AVENUE
Landmark Site



311 WOODSIDE AVENUE
Significant Site



335 WOODSIDE AVENUE
Landmark Site



347 WOODSIDE AVENUE
Significant Site



359 WOODSIDE AVENUE
Significant Site



401 WOODSIDE AVENUE
Significant Site



405 WOODSIDE AVENUE
Significant Site

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

WOODSIDE AVENUE



424 WOODSIDE AVENUE
Significant Site



429 WOODSIDE AVENUE
(pre-construction)
Significant Site



481 WOODSIDE AVENUE
Significant Site



501 WOODSIDE AVENUE
Significant Site



505 WOODSIDE AVENUE
Significant Site



543 WOODSIDE AVENUE
Significant Site



563 WOODSIDE AVENUE
Significant Site



564 WOODSIDE AVENUE
Landmark Site



586 WOODSIDE AVENUE
Significant Site



605 WOODSIDE AVENUE
Significant Site



615 WOODSIDE AVENUE
Significant Site



627 WOODSIDE AVENUE
Significant Site

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

WOODSIDE AVENUE



633 WOODSIDE AVENUE
Significant Site



655 WOODSIDE AVENUE
Landmark Site



664 WOODSIDE AVENUE
Significant Site



733 WOODSIDE AVENUE
Significant Site



805 WOODSIDE AVENUE
Significant Site



817 WOODSIDE AVENUE
Landmark Site



823 WOODSIDE AVENUE
Significant Site



827 WOODSIDE AVENUE
Significant Site



835 WOODSIDE AVENUE
Significant Site



839 WOODSIDE AVENUE
Landmark Site



901 WOODSIDE AVENUE
Landmark Site



905 WOODSIDE AVENUE
Significant Site

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

WOODSIDE AVENUE



909 WOODSIDE AVENUE
Significant Site



919 WOODSIDE AVENUE
Significant Site



951 WOODSIDE AVENUE
Landmark Site



1002 WOODSIDE AVENUE
Significant Site



1007 WOODSIDE AVENUE
Significant Site



1010 WOODSIDE AVENUE
Landmark Site



1013 WOODSIDE AVENUE
Significant Site



1020 WOODSIDE AVENUE
Significant Site



1026 WOODSIDE AVENUE
Landmark Site



1045 WOODSIDE AVENUE
Significant Site



1053 WOODSIDE AVENUE
Significant Site



1057 WOODSIDE AVENUE
Landmark Site

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

WOODSIDE AVENUE



1057 WOODSIDE AVENUE
Accessory building



1060 WOODSIDE AVENUE
Significant Site



1062 WOODSIDE AVENUE
Significant Site



1100 WOODSIDE AVENUE
Landmark Site



1103 WOODSIDE AVENUE
Significant Site



1107 WOODSIDE AVENUE
Significant Site



1110 WOODSIDE AVENUE
Landmark Site



1120 WOODSIDE AVENUE
Significant



1120 WOODSIDE AVENUE
Accessory building



1127 WOODSIDE AVENUE
Landmark Site



1147 WOODSIDE AVENUE
Significant Site



1158 WOODSIDE AVENUE
Significant Site

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

WOODSIDE AVENUE



1162 WOODSIDE AVENUE
Landmark Site



1167 WOODSIDE AVENUE
Landmark Site



1323 WOODSIDE AVENUE
Significant Site



1439 WOODSIDE AVENUE
Significant Site



1439 WOODSIDE AVENUE
Accessory structure



1445 WOODSIDE AVENUE
Significant Site



1455 WOODSIDE AVENUE
Significant Site