



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF JULY 7, 2010

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

811 Norfolk Avenue – Ratification of Findings PL-10-01021 21

Possible action

416 Park Avenue – Grant PL-10-01012 83

Public hearing and possible action

WORK SESSION

Legal Training / Overview

ADJOURN

AFTER HOLDING THEIR REGULAR MEETING THE HISTORIC PRESERVATION BOARD MAY TAKE A WALKING TOUR (WEATHER PERMITTING) OF SITES IN OLD TOWN REFLECTING RECENT PLANNING DEPARTMENT APPROVALS. NO ACTION WILL BE TAKEN BY THE BOARD WHILE ON THE TOUR.

DRAFT MINUTES OF JULY 7, 2010

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 7, 2010

BOARD MEMBERS IN ATTENDANCE: Roger Durst – Chair; Dave McFawn, Ken Martz, Sara Werbelow, Brian Guyer,

EX OFFICIO: Thomas Eddington, Katie Cattan, Polly Samuels McLean

ROLL CALL

Chair Durst called the meeting to order at 5:05 p.m. and noted that all Board Members were present except Adam Opalek and David White who were excused.

PUBLIC COMMUNICATIONS

Roger Durst recused himself as Chair to present a request to the Board. Vice-Chair Martz assumed the Chair.

Mr. Durst stated that he has concerns about this town, not the least of which is the deterioration of some of the structures in the Historic District. Because he frequently stops for coffee in Java Cow and his office is across the street, he is primarily concerned about the south exposure of the yellow wall that is deteriorating. In conversations with the owner of Java Cow about the wall, he indicated that if it were not quickly repaired it would be lost. Mr. Durst was unsure whether there was an opportunity for restoration, but he suggested that the owner take care of it.

The Java Cow owner asked Mr. Durst for his suggestions. Mr. Durst remarked that the existing plaster system on the wall needs to be replaced. There might be an opportunity for something artistic on that wall and he had suggested a mural that would reflect the historic presence in the community. Mr. Durst engaged someone he knew and they came up with an idea for the wall. He checked his idea with Sandra Morrison and she provided historic pictures of that building. He had also presented his suggestion to the Arts Advisory Board.

Mr. Durst reported that the owner has decided to move ahead with the mural at no cost to the City; however, doing so would deviate from the Land Management Code and the Historic District Guidelines. He felt strongly that this mural would be relevant for a historic presence in the town. They contacted a plasterer who believes he can replace the wall and create a canvas. Mr. Durst presented a sketch of the mural being proposed for the wall, as well as historic photographs of the wall showing what was there before. The owner had suggested that the mural take place during the arts festival when there is additional activity in town.

Mr. Durst acknowledged that it may set a precedent, but he believes there are other opportunities around town where this type of graphic could occur.

Mr. Durst stated that he was seeking endorsement from the HPB if they felt this was a feasible project that should move forward. He and the owner of the Java Cow are willing to take this idea before the Planning Department because it would show the

creative, imaginative and initiative side of Park City in preserving its historic preservation.

Vice-Chair Martz recalled that the HPB had given a historic grant to repair the stone and brick on that side of the Chimayo Building across the alleyway from the wall. Also, on the inside wall of the door is a partial historical mural on the outside doorway that was revealed when the Cows moved in. Vice-Chair Martz believed there was already precedent for murals.

Vice-Chair Martz stated that being involved in the approval process was outside of the HPB purview, but he was not opposed to considering if the photos show that something similar was there before.

Mr. Durst asked whether or not this was in keeping with the HPB commission to advertise and emphasize the historical nature of town. He did not believe anything in the LMC or the Historic Guidelines suggests that this type of mural could be done. It departs from the Code but it is an opportunity to step out of the box.

Board Member Werbelow thought it was a creative idea as long as the image has some connection to Park City's history. Mr. Durst clarified that Sandra Morrison had given him the picture directly from the historic museum. Board Member Werbelow believed it was worth pursuing.

Vice-Chair Martz agreed that it had some merit, particularly since it was there before.

Board Member McFawn stated that if the intent is to do something in conjunction with the Arts Fest, he believed Mr. Durst was looking for an up or down vote for endorsement. Mr. Durst remarked that the Engineering Department would need to be involved because a portion of that street would need to be blocked for a period of time. He believed the stuccoing would take approximately one week and the actual mural would be a longer process.

Planner Katie Cattan talked about process. She understood that the mural would probably come in as a sign application, but it would not fit within the Code. She pointed out that a mural is not a sign and may be considered as a piece of art. For things that are not considered within the Code, there is a special exception that the Board of Adjustment could approve. She clarified that the "sign" could not be approved this evening, but given the support stated by the HPB members, it could be sent to the Board of Adjustment. Planner Cattan stated that the Staff would need to look at the criteria and determine the appropriate avenue.

Director Eddington stated that if the HPB supports this project and agrees with the direction proposed, they could give a favorable recommendation and the Staff could proceed under the appropriate process. He noted that it would go through a Historic District Design Review either as a sign or as art.

Mr. Durst clarified that the board siding would be replicated in paint. He felt it was also worth replicating the original corner in paint. The Coca-Cola sign and the Corner Saloon would also be replicated.

Board Member McFawn stated that initially he was hesitant to endorse something that involved advertising. However, the photos indicate that this is something that was there before. He commented on the many farm houses that have old advertisements, and he enjoys them from a historical standpoint. Trying to encourage the historic preservation was one reason why he joined the Historic Preservation Board. Board Member McFawn personally supported this type of proposal through the correct avenue of approval.

Board Member Werbelow and Guyer concurred and stated their support.

Vice-Chair Martz remarked that the four Board members present had made their comments and he concluded that it was a general endorsement of the mural project.

Chair Durst resumed the Chair.

Ruth Meintsma asked if the HPB would do a walking tour following this meeting. Director Eddington stated that the walking tour would depend on the length of the meeting. He noted that the item on the agenda could be more involved than what was originally anticipated.

Ms. Meintsma noted that 147 Ridge Avenue was on the list of places to visit. She recalled that the structure is highly visible and was a candidate for the National Historic Register as a landmark structure. The project is finished and the neighbors like it, and she was doing a study as to how the old guidelines applied. She started out with before, during and after pictures and as it turns out, her study is going to be deeper. When the HPB visits the project at 147 Ridge, she would like to show them some things from her study.

Ms. Meintsma clarified that she was not completely ready to show them everything this. Director Eddington suggested that they re-schedule the tour for the next meeting. Board Member Martz preferred to wait until the end of the meeting to see if there was time for the tour this evening.

Board Member McFawn asked for a time estimate as to how long the tour would take. Director Eddington estimated an hour and fifteen minutes.

STAFF/BOARD MEMBERS COMMUNICATIONS AND DISCLOSURES

Director Eddington announced that a General Plan open house was scheduled on July 20th and 27th between 6:00-8:00 p.m. at the High School. It is open to the public and the HPB was encouraged to attend.

Planner Cattan explained that the City will be divided into neighborhoods and people will be asked to provide feedback on what they want or do not want in their neighborhoods. It will be an interactive exercise and they are hoping for a good turnout. Director Eddington pointed out that both open houses will be the same so people can attend on the most convenient date.

Director Eddington reported that the Treasure Hill open house was also scheduled at the High School on Tuesday, July 13th between 6:00-8:00 p.m.

Regarding the agenda this evening, Board Member Martz disclosed that he has had previous discussions with Ms. Matsumoto-Gray, not pertaining to the 811 Norfolk Avenue item, and knows her and her mother as friends. He also disclosed that he is an acquaintance of the owner, Rod Ludlow, and has worked with him in the past. Board Member Martz did not believe these associations would present a conflict.

Chair Durst stated that he had received an invitation to attend the City Tour 2010 Montana. He assumed the other Board members had received the same notice and asked if anyone was interested in the Tour. Director Eddington remarked that it is a great Tour and will be held in Bozeman this year. The leadership group also joins this Tour and it is highly recommended.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

811 Norfolk Avenue – Determination of Significance (Application # PL-10-01021)

Planner Cattan reported that the Planning Department was the applicant on this item. Recently a pre-application was submitted for the home at 811 Norfolk Avenue, and a question was asked as to whether the accessory building was historic. In reviewing that question, Preservation Consultant, Dina Blaes, informed the Planning Department that under the methodology the City uses for its historic sites inventory, that accessory building was placed on the Historic Inventory in error. Based on the criteria, it is not a historic structure.

Planner Cattan presented different historic eras. The historic landmark structure, which is the main home, was built in 1911 and is associated with the Mature Era. Planner Cattan stated that by 1930 there is evidence of the garage being built. She noted that Dian Blaes had not utilized the 1929 Sanborn Map during the first overhaul of the Sites Inventory. Another look indicated that it was not on the Sanborn map. Planner Cattan stated that during the Mining Decline Era and the emergence of the Recreation Era from 1931-1968, the garage is not shown on tax records in 1949. In 1950, it was on the tax record stating that it was built in 1943. However it is not shown on the 1958 Sanborn Map.

Planner Cattan stated that this matter has been a challenge, and Ms. Blaes has advised that the Sanborn Maps are typically more accurate than the actual tax files. The Staff found that the structure does not meet Criteria (c) for a landmark site. She pointed out that all the Criteria in (a) and (b) and at least one of the three criteria in (c) must be met. The criteria that was applied in error was (1) under (c), “an era of historic importance to the community”.

Planner Cattan explained that the sites inventory methodology process, identifies one era for each site. Because the garage is not in the same era as the home, it does not have a relationship to the home during that historic period. Therefore, it would be found to not be historic in the methodology used. Planner Cattan remarked that Ms. Blaes uses Preservation Methodology per the National Parks Service.

Planner Cattan noted that Ms. Blaes was unable to attend this evening, however, she had provided comments. Ms. Blaes indicated that even though that is the methodology

used, the LMC does not specify that they are only allowed to assign a significant building to one era. Ms. Blaes agreed with the findings in the Staff report that the structure is not historic.

Planner Cattan reported that there is a type of methodology that is more heritage conservation, which looks the neighborhood street and how it has changed over time. This process is more of a whole overview rather than a site by site inventory. Under the heritage conservation process, they could make a finding that the garage is significant based on how the streetscape changed over time and the history of Park City once cars were introduced.

The Staff recommended that the HPB consider removing the garage from the inventory based on the methodology utilized by the City for the Historic Sites Inventory.

Planner Cattan had received numerous emails that were provided to the Board Members. It is a definite concern of the neighborhood. Planner Cattan remarked that the application before the HPB was strictly a review to determine historic significance. She informed the Board that the pending plat amendment was not part of the review this evening.

Planner Cattan presented additional exhibits for the Board to consider in their review and determination.

Board Member Werbelow referred to point (c) under the landmark criteria and understood that only one of those items needed to be applicable. It was clarified that the three were, 1) an era of historic importance to the community; 2) lives of persons who were of historic importance to the community; or 3) noteworthy methods of construction, materials or craftsmanship used during the historic period.

Board Member Werbelow thanked the public for their input. She thought Kathryn's analysis was very helpful and Gary Kimball's sentiment and story was very interesting. Additional emails and submittals expressed the care and concern that the neighborhood has for this structure. Board Member Werbelow personally wanted the structure to stay on the HSI and she believed it follows each of the criteria required for landmark status. Board Member Werbelow felt the report Dina Blaes had submitted was vague and did not clearly state that she agreed with the Staff report. She would have preferred a more definitive statement from Ms. Blaes.

Board Member Werbelow stated that her confusion was with the plat amendment and how that affects the structures and the implications for this particular site. However, she understood that it was not relevant to this discussion.

Board Member Martz stated that after receiving the Staff report he drove by the site to look at the structure, acknowledging that he had already heard Ms. Matsumoto-Gray's analysis at that point. Board Member Martz remarked that the building is in very poor condition and he could see both sides of the argument. However, after reading the public letters, specifically the letter from Gary Kimball, it put the building into the context of the residence itself. Based on those comments and the history of the structure, Board Member Martz could see more significance to the building than just an old garage. He believed that Ms. Blaes' assessment of the initial property was correct and the accessory building is part of that landmark significance.

Chair Durst wanted to know what would happen on the site if that building was removed. He asked if the off-street parking requirement would remain.

Planner Cattan explained that currently there are two owners. One owns 811 Norfolk and a separate owner owns the garage, which is unofficially called 817 Norfolk. If the garage is demolished, the owner of 817 Norfolk would have the right to build a home because it is a lot of record. In that circumstance there would be a requirement for two off-street parking spaces.

Planner Cattan stated that another portion of the Code states that within the building footprint calculation for a home, which is usually 844 square feet for a typical 25' x 75' lot, a historic accessory building does not count towards the building footprint. Therefore, if the garage remains on the HSI, that would satisfy one parking space because the home would be included with a historic structure. She pointed out that the garage would not count towards the overall footprint for the lot. Planner Cattan noted that this amendment was put into the Code in an effort to keep more of the historic accessory structures in town.

Board Member Durst opened the public hearing.

Kathryn Matsumoto-Gray, a resident at 823 Norfolk, distributed copies of information to the Board members. She presented a photo taken in the 1930's that Dina Blaes referenced in her letter. Ms. Blaes had said she could see an outline of a structure in the corner, but which structure was not clear. Ms. Matsumoto-Gray felt the photo showed evidence that there was a structure in that location. She feared that was clearly contradictory evidence of the date of construction from the Sanborn maps, tax records and pictures, and that a narrow definition of eras and paying attention to those eras was a dangerous precedent for determining significance.

Ms. Matsumoto-Gray had prepared a slide show and started her presentation by saying that she had nothing personal against the owners of the property. She appreciated their efforts to communicate with her as a neighbor, but they disagree on some of the aspects of the project. Ms. Matsumoto-Gray stated that she worked with the Staff and appreciated their help; however, she strongly disagreed with the proposal to remove this building from the historic sites inventory. The structure is over 50 years old, no significant changes have been made to this structure and it was built during a significant era of Park City history.

Ms. Matsumoto-Gray addressed the conditions for removal of the site from the HSI. She referred to Section 15-11-10(c), which states that the criteria for removal includes three situations. The Staff report refers to criteria (c) in bringing this application before the Board, based on their finding that additional information indicates that the accessory building and/or structure on this site does not comply with the criteria set forth in 15-11-10(a) 1 and 2. The Staff report cites that the additional information considered in the current evaluation of significance was the 1929 Sanborn map, which indicates that the garage in question was built after 1929. Ms. Matsumoto-Gray stated that this same information was known and was contained in the historic sites form, both in the picture and in the 1943 date on the tax form. She argued that this was not new information and that it was known from the beginning. The date of construction was clear in the evaluation of the site during the adoption of the Historic Sites Inventory.

Ms. Matsumoto-Gray stated that the building has already been designated significant as part of the landmark site, and she believed that removing it would set a dangerous precedent. Referring to the LMC language that the historic site must be representative of an era that has made significant contributions to the broad bands of the town's history, she pointed out that it does not say one historic era or one consistent time period of significance. Ms. Matsumoto-Gray stated that the building in question was built during the significant era of mining decline and emergence of the recreation industry. By itself, the structure meets that landmark criteria, it just happens to be from a different era. For that reason she disagreed with the assessment that the structure does not meet criteria (c), item 1 of the LMC.

Ms. Matsumoto-Gray remarked that the Mining Decline era is significant because it shaped their history as Parkites. The people who stayed are the true Parkites who were convinced that Park City would return to prominence. Each site in the historic district has a story to tell and this particular site tells the story of the Staker family who lived in that house from the Mature Mining Era through the Mining Decline, to last year, when Ruth Staker passed away. She believed they should not narrowly define the town's history and separate the relative areas of their past, when real Parkites lived and worked in these historic structures throughout their entire lives. Furthermore, the LMC does not say it should be done that way.

Ms. Matsumoto-Gray stated that if the HPB determines that the structure should be removed from the HSI, it would set a precedent that any structure, any addition, or any accessory building regardless of age, is not significant and can be demolished. She presented slides of many accessory structures on her block, including the accessory building in question this evening. She noted that all these structures are character and connection to past Parkites and preserves the feeling of living in Park City during the mining era. Ms. Matsumoto-Gray stated that her own accessory building was built during the modern mining era and her house was built during the mining boom era. If a decision is made to remove the building at 811 Norfolk from the HSI and the LMC does not protect these types of structures, she questioned what it would protect. Ms. Matsumoto-Gray was concerned that this decision could lead to the loss of many historic accessory structures, most of which were built at a later time than the main building. The reality of boom and bust is that people would build a small house and then later add accessory buildings. She pointed out that due to the arrival of cars in Park City, the Mining Decline Era was the only time they would expect to see garages. In doing a quick overview of the Historic Sites Inventory at the Museum, she only found four accessory buildings listed. In looking over the historic site forms, she was able to establish dates for 21 of these buildings. Of those, 18 are from the Mining Decline Era where the house is from an earlier era. Even though Planner Cattan had said this was the process used to evaluate the structures, Ms. Matsumoto-Gray did not believe that was the case in looking at the dates of these structures. She presented a number of historic structures that would not be protected under that interpretation of the Code. She also presented photos of structures that would be in danger if a precedent was set by this decision. She noted these structures add an indescribable charm and funk to the historic district and they must be protected.

Ms. Matsumoto-Gray remarked that the emphasis of the importance of retaining these small accessory buildings was no small part of the recent update of the Historic District Guidelines. That process identified accessory buildings as an important historic asset,

and this decision is contrary to those values. She stated that landmark structures deserve the strictest interpretation of the Historic District Guidelines and these accessory buildings are landmark. They meet the LMC criteria, regardless of whether they were built during the same historic era as their associated main buildings. Ms. Matsumoto-Gray was unsure how much recent history was known about the site. She explained that the entire site was purchased and then one lot was sold off. Two owners now own separate properties and their plan is to construct two buildings on their properties. They intend to use the delisting of this garage as a means to demolish that structure to increase the allotted investment. The development plan includes subdividing the historic site, moving the house, demolishing the garage and building a new structure. It is a re-development of the property intended to increase density at the expense of a historic asset. She could not understand why they would change an existing classification of a structure only to accommodate development different from the historic pattern of development on this property.

Ms. Matsumoto-Gray reiterated her opinion that the garage at 811 Norfolk meets the requirement for landmark status and meets the criteria for that classification under the LMC. She believes that removing the garage from the historic inventory would begin a deterioration of the block's pristine record of historic preservation, particularly the accessory buildings from different eras than their associated main buildings. She thanked the HPB for considering her comments.

Linda McReynolds, a resident at 843 Norfolk, found it perplexing that the Board members would encourage a non-historic mural, but consider the destruction of a historic garage. She stated that six houses on her street on Upper Norfolk all pre-date 1895, including the house at 811 Norfolk. Her house was the last home built on that street in 1895 and that fact is supported by a newspaper article. Ms. McReynolds stated that it was impossible for this accessory structure to be in the mining boom era because cars had not been invented yet. Therefore, they have a collection of wonderful historic outbuildings that date from this 1930 period, when people were able to purchase cars and streets were plowed. If they start losing these historic accessory structures, it is important to broaden the scope of a site to include two different eras. Mr. Reynolds pointed out that the City owns some, if not all, of the accessory buildings on Sandridge, because the City renovated those structures. For that reason, the City has already set the preservation precedent.

Board Member Werbelow clarified that the HPB was not encouraging destruction of the garage structure. The HPB is charged with considering all applications that come before them and that is the purpose of the review this evening.

Christopher Gray, a resident at 823 Norfolk, stated that he loves barns and it would be disappointing to see them disappear in Park City. He would truly be disappointed to see the garage in question disappear from the property at 811 Norfolk.

Janet Shaney, a resident at 820 Empire, noted that her property sits on Crescent Tram and looks at the barn. It used to look at a wonderful little shack up the other side, which is gone. Ms. Shaney stated that a house is being built on that lot and it will look old, but it is not old. She pointed out that it's the funky buildings that make this town unique. Ms. Shaney thought it was wonderful to have a site that encompasses two historic eras. She asked the HPB and the City to consider keeping some of these cute little buildings because they are charming and differentiate from a new building that looks old.

Paul Burkovich, a resident at 946 Norfolk stated that he has lived on the street nearly as long as anyone and he takes care of the house at 1003 Norfolk. The owner who lived in that house was a 103 year old man that passed away. The Stakers were also part of that history. He encouraged the HPB to really think about this and not take it as such a one-sided affair. This is their community. They have two accessory buildings in three blocks and they are classic. He suggested that they research the Stakers' and put an appropriate monument in front.

Maureen McNulty, a resident at 1002 Norfolk, stated that her sister who lives at 902 Norfolk had to leave the meeting. They both feel blessed to live on Norfolk and feel strongly about historic preservation. They have taken great measures to preserve their homes. She and her sister like these accessory structures and believe they are very important to the character of the street. If these buildings are demolished it would be very sad and a great loss to the community.

Sandra Morrison, the director of the Park City Historical Society and Museum, referred to the comment by Dina Blaes about using the methodology of just one era and how the National Park addresses that issue. She noted that the National Park struggles with this issue the same as Park City. She recently read an article about historic homes from presidential eras and how huge additions were built on to these homes. Because of this, the Park Service is left with the dilemma of tearing down the addition in order to preserve the home to this presidential era, or do they keep both because it is important in two different eras. Ms. Morrison believed this was the same dilemma they were discussing this evening. She thought they should broaden the historic content when looking at these structures. She noted that up until the 1940s there was no snow removal in Park City. Therefore, even if you owned a car, you would not park at your house on Woodside or Norfolk in the winter, because you could not drive it up there. In those days everyone parked their car at the Kimball garage. Ms. Morrison agreed with the previous speakers that they would not find garages that pre-date the car and snow removal and the Mining Decline Era.

Ms. Morrison had researched the City website but was unable to find a definition of the eras. She was told that the eras are defined in the Historic District Guidelines. Director Eddington informed Ms. Morrison that there is a link to the Guidelines on the website.

Ms. Morrison presented a slide and told a story of how the 1929 Sanborn map was created. She pointed out that there are several things wrong with the 1929 Sanborn map. She offered to do more research if the HPB was interested. Ms. Morrison stated that the LMC language talks about removal of the entire site, but it does not talk about removing bits and pieces from the site.

Assistant Attorney McLean used the example of a 1985 addition to demonstrate the City's practice. The City would allow that addition to be removed, even if it was attached to a historic building. Ms. McLean explained that the purpose of the determination of significance is to determine whether or not parts of the site are non-historic.

Ms. Morrison pointed out that the exact language states, "The Historic Preservation Board may remove a site from the inventory." She was unsure if this application was to remove the whole site, including the house.

Ruth Meintsma, a resident on Upper Woodside, noted that the structure in question is not singular and whatever decision the HPB makes for this structure will be a decision for at least 20 other garages. She stressed the importance of this decision because it will be widespread. Ms. Meintsma felt this garage was unique in both its type and use. She had collected a series of photos of these garages a couple of months ago because the subject of garages was raised when the Planning Staff and Planning Commission were working on changing the status of HDHR-2, which is the back side of Main Street or the east side of Park Avenue. The discussion was to allow residential to be built more easily to encourage more residential on that side of the street. Ms. Meintsma remarked that one of the new allowances they decided to have would be to allow these single, detached car garages. At that time it was experimental and because the garages are detached and within the setback, the square footage does not count for the entire footprint.

Ms. Meintsma was concerned that someone would build a giant garage with lights and automatic doors, and she started research to get a better feeling of these garages. She noted that the garages are typically a 5/12 pitch, whereas the new historic pitch is a greater pitch. Therefore, the pitch is different than what is identified in the LMC. Ms. Meintsma presented photos of the garages she had collected. Most were from the historic sites inventory and others were from pictures she had taken from the street. She pointed out the similarities between the garages. Since most of the garages had swing out doors, she felt that a new garage with an overhead garage door would not be appropriate. She stated that these photos were examples to work with when new garages are introduced to the east side of Park Avenue. Ms. Meintsma reiterated that the decision is far-reaching and would include a number of important structures.

Ms. Meintsma recalled that one reason for considering garages on the east side of Park City is that they are close to the street and add to the streetscape. She questioned why the City would consider an experiment to bring back a building form if they do not consider that building form to be a good thing in this application. Ms. Meintsma thought it was a win/win situation to keep the garages. It is advantageous to the property owners because it is free square footage. She understood that an accessory structure could be many things, including livable space.

Planner Cattan clarified that an accessory structure cannot be a dorming unit so it cannot have both a kitchen and a bath. For example, it could be an office with a bathroom. Ms. Meintsma reiterated that the square footage would not count because it is a detached structure. She noted that the square footage that would be allowed for the new MPD for the east side of Park Avenue is 220 square feet, which is a nice size room. Another advantage is that a garage hides the vehicle and takes it off the street. To keep it is advantageous to the City and the neighbors and also to the owners of the property itself.

Gary Bush, a resident at 721 Norfolk, agreed with all previous comments. He pointed out that these are historic sites and in the first paragraph the word "sites" is mentioned seven times. He was interested to know how many of those historic sites have interior lot lines. Mr. Bush suggested that they go through the inventory to see what kind of interior lots lines they have and how many are susceptible to subdivision. He stated that these sites hold more than just historic buildings and there are other issues on the site.

Rod Ludlow, the owner of 811 Norfolk, stated that he understood all the comments and he did not disagree with Mr. Bush's suggestion. However, he was in a position of having to go with what exists on the site to avoid getting into a gray area. Mr. Ludlow noted that the Staff recommendation relates to tearing down the structure. His biggest concern is one of liability. If the building remains historically significant, he would be left with something that no one would insure. If he is not allowed to remove the structure, it becomes a health and safety issue. Mr. Ludlow stated that he has already removed diesel fuel, stored fertilizer, and he cut off the power to the structure. He has also secured it. If children or transits access that structure and he cannot insure it, and the City will not allow it to be removed, he wanted to know if someone besides him was willing to accept the responsibility. Mr. Ludlow pointed out that Roger Evans in the Building Department has determined that the structure needs to be demolished. He hoped that common sense would prevail and that the HPB would make a decision this evening.

Chair Durst understood the concern for liability and responsibility, and asked Mr. Ludlow for his plan if this building is removed. Mr. Ludlow replied that there is no definite plan.

Assistant City Attorney McLean informed the Board that the discussion should focus on the criteria and significance of this building. Their decision should be tied to the Code criteria and not on what could or could not be built with or without the structure.

Chair Durst clarified that he had asked the question because in the context of site, there is a creation of mass, form and proportion that becomes part of the historic fabric. If you take that out, it alters the negative space that makes up the site, and he believes that is significant. Chair Durst thought it was significant for the Board to understand what happens when the building is gone because it alters the character of the neighborhood.

Board Member McFawn remarked that the question before the Board is whether or not this site should remain on the significant list; and not issues related to Code and property owner rights. The HPB was being asked to determine if the structure was appropriately listed as significant on the HSI.

Board Member Guyer understood that it was a passionate issue and he referenced words that were used such as cute and funky. However, the Board needs to work within the statute. It was a confusing process because there are issues that need to be decided and it is difficult to go back and redo the inventory.

Janet Shaney remarked that the comment from Mr. Ludlow about letting common sense prevail applies to both sides of the story. She asked the Board to keep in mind that common sense also prevails when thinking about the definition of a historic site and whether two eras can exist on one site.

Chair Durst closed the public hearing.

Planner Cattan stated that Roger Evans, the Chief Building Official, contacted her prior to this meeting to inform her that the Building Department would find this structure as an unsafe structure. She clarified that this is not something unique in Park City because they have many unsafe structures in town. However, the Building Department would want the structure to be replaced or stabilized. The Staff would have the owner go through an existing conditions report and provide all the details of the building. If the

existing materials cannot be salvaged and are not structurally sound, the Staff would request that the owner reconstruct the building exactly as it was. Prior to a demolition, the Staff would understand the composition of the structure and make sure it was re-built as it was originally built.

Board Member Martz re-emphasized that their purview is to determine whether the building is significant or insignificant based on the information provided. He echoed Planner Cattan on the number of unsafe buildings in Park City. Some have been taken down and others were duplicated, so there is precedent.

Board Member Werbelow agreed that the Board needed to focus their discussion on page 6 of the Staff report, Section 15-11-10(a)

Board Member McFawn noted that tax record clearly states that the structure has been in existence since 1943. The fact that someone would have been able to build that type of structure during World War II, with the shortage of construction materials, showed real determination. He pointed out that one photograph may or may not show that it exists in one year and the Sanborn map may or may not be reliable. However, the tax record clear states that the structure was there and the government recognized that the site existed at that point in time. Board Member McFawn questioned why one era would be more significant than another era. This is the reason for guidelines and the Board had the duty to help interpret those guidelines. Key things that are important to looking at this issue is whether or not it was historic and important to the community. Given all the facts that have been provided, he believes this building is significant and should remain on the inventory. He has not seen new, significant evidence contrary to its original listing on the HSI.

Board Member Werbelow concurred. She pointed out that the Staff found that the site meets the Criteria under Section (a), the time frame of the building, and under (b) that it retains the historic integrity. Only one criteria is required to be met under (c), and based on the evidence heard this evening, she felt that it met (1) they would see an era of historic importance to the community and (2) lives of persons who are of historic importance. Board Member Werbelow believed the structure met the criteria for significance as outlined in the Land Management Code.

Board Member Guyer was concerned about setting a precedent, but he realized that the decision was based solely on whether or not this particular site is significant. At this point he had not heard any new evidence to prove that the original determination was inaccurate.

Chair Durst felt this was indicative of the approach. He found it interesting that the matter had been referred to the HPB. The application of what he considered to be the prescriptive remedies that are in the Code have been adhered to and the Staff had done a conscientious job of reviewing the application. Chair Durst believed this was referred to the HPB so they could make a more subjective judgment. He felt the building was significant and that it should remain.

Board Member McFawn thanked the public for attending the meeting and for the input they provided. He appreciated all the research that was done by concerned citizens and the owner himself.

Planner Cattan noted that the decision by the HPB to keep the building on the HSI breaks from the methodology that is typically used throughout Park City. She requested that this fact be clarified in a motion. She suggested that the motion acknowledge that the Board realizes that the methodology used in the past was to utilize one era; however, with this application the Board is allowing two eras for this historic site.

Assistant City Attorney McLean felt the decision to keep the structure on the HSI was appropriate, as long as the Board made their decision based on the criteria. From their comments, she understood that the Board members felt there was enough evidence for broadening the context for the site to include the Mining Decline era. In looking at Criteria (c) the Board finds that this garage is significant in local and regional and national history, architecture, engineering or culture associated with an era of historic importance to the community. The Board concurred that Ms. McLean correctly understood the basis for their decision.

MOTION: Board Member Werbelow made a motion to keep the accessory structure at 811 Norfolk Avenue on the Historic Sites Inventory, as the HPB found that it meets the criteria of a landmark structure under LMC Section 15-11-10. Board Member McFawn seconded the motion.

VOTE: The motion passed unanimously.

Board Member Werbelow asked how the HPB could track the plat amendment for this site. Planner Cattan stated that the plat amendment would go before the Planning Commission and would be noticed in the newspaper. A date to hear the application had not been set. Assistant Attorney McLean suggested that the Planning Department could keep the HPB apprised of the process.

Regarding process for their action this evening, Ms. McLean stated that the Planning Department would draft findings based on the discussion this evening and the Board would ratify those findings at the next HPB meeting.

Chair Durst asked Ms. McLean to send a brief memo to the Board with clarification on combining eras of significance as she had described to make their finding of significance. Ms. McLean explained that the methodology that has been used and discussed in the Staff report was to find an era for the main structure, but that other structures on that site do not contribute to that era because it was built at a different time. Ms. McLean clarified that they were not melding the eras. The Board finding was that they disagreed with the methodology and found historical significance in both eras for both the main building and the subsequent accessory building.

In the interest of time, the walking tour was postponed to the next meeting.

The meeting adjourned at 7:35 p.m.

REGULAR AGENDA

Historic Preservation Board Staff Report



Planning Department

Author: Katie Cattan
Subject: Historic Sites Inventory
Address: 811 Norfolk Accessory Structure
Project Number: PL-10-01021
Date: August 4, 2010
Type of Item: Administrative

Summary Recommendation:

Staff recommends the Historic Preservation Board ratify the findings to deny the removal of the accessory building located at 811 Norfolk Avenue from the Historic Sites Inventory according to the findings of fact and conclusions of law.

Topic:

Project Name: Park City Historic Sites Inventory
Applicant: Planning Department
Proposal: Ratify findings to deny Removal of Accessory Building at 811 Norfolk Avenue from 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. The accessory structure at 811 Norfolk Avenue is considered part of the Landmark Site at 811 Norfolk Avenue.

During the July 7, 2010 Historic Preservation Board (HPB) meeting, the Planning Department recommended removal of the accessory structure at 811 Norfolk Avenue from the Historic Sites Inventory because additional information of a 1929 Sanborne Map indicates that the accessory structure did not exist during the Mature Mining Era (1894 – 1930) of which the site is associated with. The HPB reviewed the application, opened a public hearing and denied the application. The HPB directed Staff that sites listed on the Historic Sites Inventory may include historically significant structures that were built during one or more historic eras. The HPB found that the accessory structure located at 811 Norfolk Ave is historically significant per LMC Section 15-11-10(A)(1) including LMC 15-11-10(A)(1)(c)(i) in local, regional or national history, architecture, engineering or culture associated with the mining decline and emergence of recreation industry era that has made a significant contribution to the broad patterns of our history.

Findings of Facts and Conclusions of Law

Finding of Fact

1. 811 Norfolk Avenue is within the HR-1 zoning district.
2. 811 Norfolk Avenue is listed as a Landmark Site containing a main building and an accessory structure on the Park City Historic Sites Inventory.

3. The accessory structure is associated with the main home at 811 Norfolk, although it sits on a separate lot.
4. The 1929 Sandborn maps indicated that the accessory building did not exist in 1929. However, new information suggested that the accessory building was in existence by 1943.
5. The accessory building is at least fifty years old.
6. The accessory building retains its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Parks Service for the National Register of Historic Places.
7. The accessory building is significant in local, regional or national history, architecture, engineering or culture associated with an era that has made a significant contribution to the broad patterns of our history and the distinctive characteristics of type, period or method of construction.
8. According to the Summit County 1958 tax records, the accessory structure at 811 Norfolk Avenue was constructed in 1943 during the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
9. The main home at 811 Norfolk Avenue was built during the Mature Mining Era (1894 – 1930) of which the site is associated with.
10. Accessory structures located in the front yard are typical during the Mining Decline and Emergence of Recreation Industry Era.
11. Based upon tax cards, tax photos and the Sanborn maps, the accessory structure had been built at least by with some indication of being built by 1943.
12. The main building at 811 Norfolk Avenue is historic and shall remain on the Park City Historic Sites Inventory as a Landmark Site.
13. The accessory building at 811 Norfolk Avenue is historic and shall remain on the Park City Historic Sites Inventory as a Landmark Site.
14. There are three historic eras included in the Historic Sites Inventory including the Settlement and Mining Boom Era (1868 – 1893), the Mature Mining Era (1894 – 1930) and the Mining Decline and Emergence of Recreation Industry (1931 – 1962).
15. Sites listed on the Historic Sites Inventory may include historically significant structures that were built during one or more historic eras.
16. The discussion in the Analysis section above is incorporated herein.

Conclusions of Law

1. Additional information (1929 Sanborn Maps) indicate that the accessory building at 811 Norfolk Avenue does comply with the criteria set forth in LMC Section 15-11-10(A)(1) and therefore the accessory structure may not be removed from the Park City Historic Sites Inventory.
2. The accessory building complies with the criterion (c) set forth in LMC Section 15-11-10(A)(1) as it is significant in local, regional or national history, architecture, engineering or culture associated with an era of Historic importance to the community.

Exhibits:

Exhibit A – Historic Site Form for 811 Norfolk Avenue

Exhibit B – 1929 Sanborn maps identifying 811 Norfolk Avenue without accessory building

Exhibit C – Survey

Exhibit D – Public Input including presentations from public

Exhibit E – Letter from Dina Blaes, Historic Preservationist

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 811 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-138

Current Owner Name: STAKER RUTH ETAL

Parent Parcel(s):

Current Owner Address: PO BOX 81, PARK CITY, UT 84060-0081

Legal Description (include acreage): N1/2 LOT 2 & ALL LOTS 3 & 4 BLK 14 SNYDERS ADDITION TO PARK CITY BAL 0.12 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:
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Crosswing type / Vernacular style

No. Stories: 1

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

Number of associated outbuildings and/or structures: 1 accessory building(s), # __1__; structure(s), # _____.

General Condition of Exterior Materials:

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

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

Foundation: The foundation is rough-cut coursed stone.

Walls: The walls are sheathed in wooden drop/novelty siding. Part of the side wall and the enclosed side porch are clad in large sheets of an unknown material in the 2006 photograph.

Roof: The gabled roof is sheathed in composition shingles.

Windows/Doors: The façade gable-end has a pair of two-over-two double-hung windows with wooden sash that appear to be original. They are covered with external aluminum storm windows. The entry door has eight lights with narrow sidelight panels, each with nine lights. The sidelights have external single pane storm windows.

Improvements: The frame garage dates from the historic period and is clad in a sheet material. It is mentioned on the 1959 tax card with the note that it is 15 years old although it does not appear on the 1949 tax card. 377 SF, Fair Quality

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 frame crosswing house is relatively unmodified since its initial construction. The open front porch has a shed roof with two battered wooden supports, one free-standing and the other engaged. An auxiliary square wooden support runs from the railing to the ceiling. The small hip-roofed side porch has been enclosed since at least the c. 1940 tax photo. Decorative shutters were added to the pair of windows on the façade between c. 1940 and 1995. The front stairs were moved from the center of the porch to the side between 1940 and 1995.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a sloping lot with a slight rise above the finished road bed and has a retaining wall near the street of uncut, uncoursed stone. The yard is informally landscaped with lawn and shrubs. A combination of wooden and concrete stairs and path leads up to a side of the front porch.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (crosswing), 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 "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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1911¹

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: Accessory building. Camera facing west, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Recorder

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

**SERIAL NO.
RE-APPRAISAL CARD. (1940 APPR. BASE)**

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES. Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		558	\$	\$ 1278
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		51
Ext. Walls <u>3/4 SIDING. 1/4 SHTG.</u>		18
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60 @ 1.00 60.</u>		
Rear <u>30 @ .80 24.</u>		
Cellar—Basin't— <u>1/4 1/2 3/4 full-floor DIRT</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— <input checked="" type="checkbox"/> Class <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Trays <input checked="" type="checkbox"/> Basin <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Urns <input checked="" type="checkbox"/> Ftns. <input checked="" type="checkbox"/> Shr. <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garbage Disp.	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Floors— <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets <u>1</u> Mantels _____	40	
Tile— <input checked="" type="checkbox"/> Walls _____ Wainscot _____ <input checked="" type="checkbox"/> Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>HOOD LINED</u>		100

Total Additions and Deductions 474 169 1278

Net Additions or Deductions 169 + 305

REPRODUCTION VALUE \$ 1583
 Est. Owner Tenants Neighbors Records
 Age 38 Yrs. by 51/49 Depr. 1-2-3-4-5-6 % \$
 Reproduction Val. Minus Depr. \$ 775

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$
 Cars _____ Walls _____ Out Bldgs. _____ \$
 Roof _____ Size x Age _____ \$
 Floor _____ Cost _____ Depreciated Value Garage _____ \$

Remarks AV. AGE RECORDED ON OLD CARD 30 YRS. (1941) Total Building Value \$ _____

SA 138

Location Block 145A. N² Lot 2 - all Lot 3 + 4
 Kind of Bldg. RES St. No. 811 Norfolk Ave
 Class 2 Rms. _____ Type 1 2 3 4. Cost \$ 1282 X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		558		\$ 1282
	x x				
	x x				

Att. Gar. x Flr. Walls Roof

Description of Building		Additions
Foundation— Stone <u>X</u> Conc. _____ None <u>X</u>		
Ext. Walls <u>Siding</u>		
Insulation— Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gable</u> Mt. <u>Pat + RR.</u>		
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		
Porches — Front <u>5x12</u> <u>60</u> @ <u>120</u> <u>60</u>		
Rear <u>5x6</u> <u>30</u> @ <u>80</u> <u>24</u>		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar/Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>Out</u> <u>50</u>		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>4</u> Tub <u>1</u> Trays _____		350
Basin _____ Sink <u>1</u> Toilet <u>1</u>		
Urns _____ Fns. _____ Shr. _____		
Dishwasher _____ Garbage Disp. _____		
Heat— Stove <u>X</u> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal <u>X</u> Pipeless _____ Radiant _____		
Air Cond. _____		
Finish— Fir <u>X</u> Hd. Wd. _____		
Floor— Fir <u>X</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____ Blt. In _____		
Tile— Walls _____ Wainscot _____ Floors _____		
Electrical— Outlets <u>X</u> Fixt. <u>X</u>		
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____		
Metal Awnings _____		
		484

Total Additions		484
Year Built _____	Avg. <u>47</u>	Reproduction Value \$ 1766
<u>Old Age 1949-38</u>	Age _____	Depr. Col. (1) 2 3 4 5 6 <u>40</u> %
Inf. by { Owner - Tenant <u>X</u>	{ Neighbor - Record - Est. _____	Repr. Val. Minus Depr. 706
Remodel Year _____	Est. Cost _____	Obsol. or Rem. _____ %
Garage— Class <u>1</u> Depr. 2% <u>300</u>		Bldg. Value \$ _____
Cars <u>1</u> Floor <u>Out</u> Walls <u>Painting</u> Roof <u>RR.</u> Doors <u>1</u>		
Size— <u>14</u> x <u>20</u> Age <u>15</u> Cost <u>149</u> x <u>55</u> %		82
Other _____		
Total Building Value		\$ _____

SA 138
Serial Number

CF
Card Number

Owners Name AIDEN STAKER
 Location BIK 145A N 1/2 LOT 2 + ALL LOT 3-4
 Kind of Bldg. Rm St. No. 811 NORFOLK AVE
 Class 2 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	648		\$ 2165	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone 1/2 Conc. Sills 1/2

Ext. Walls SIDING (A)

Roof Type GAB Mtl. PAT

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 60 @ 1 2 5 75

Rear 45 @ 1 2 5 56

Porch @

Planters @

Ext. Base. Entry @

Cellar Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full Floor DIRT 40

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub 1 Trays
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. Shr. St. O.T.
 Dishwasher Garbage Disp.

Heat—Stove H.A. FA HW Stkr Elec.

Oil Gas Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. / Hd. Wd. Panel

Floor—Fir. / Hd. Wd. Other

Cabinets 1 Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S.; Metal D. S.

Awnings — Metal Fiberglass

Total Additions 721

Year Built 1911 Avg. 11911 Replacement Cost 2886
 Age 2 Obsolescence

Inf. by { Owner - Tenant -
 Neighbor - Record - Est. Adj. Bld. Value
 Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

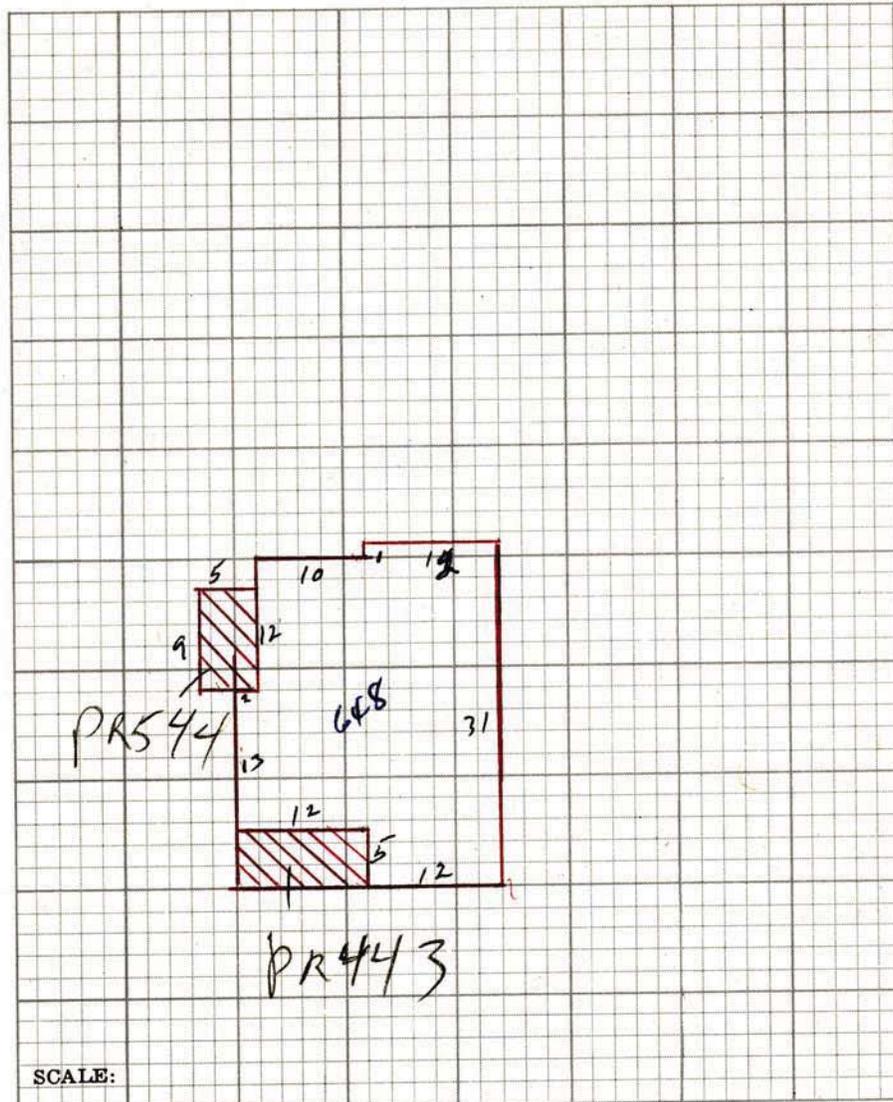
1940 Base Cost, Less Depreciation

Total Value from reverse side GARAGE MIN 69 80

Total Building Value \$

Appraised 12-6 19 68 By 1708
 Appraised 2 19 By

JAN 13 1969
1325



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

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor WOOD Walls WOOD Roof RR Doors _____

Size 14 x 20 Age 1943 Cost 321 x 47% _____

1940 Base Cost _____ x 25 % Depr. _____

Total _____

80

REMARKS _____





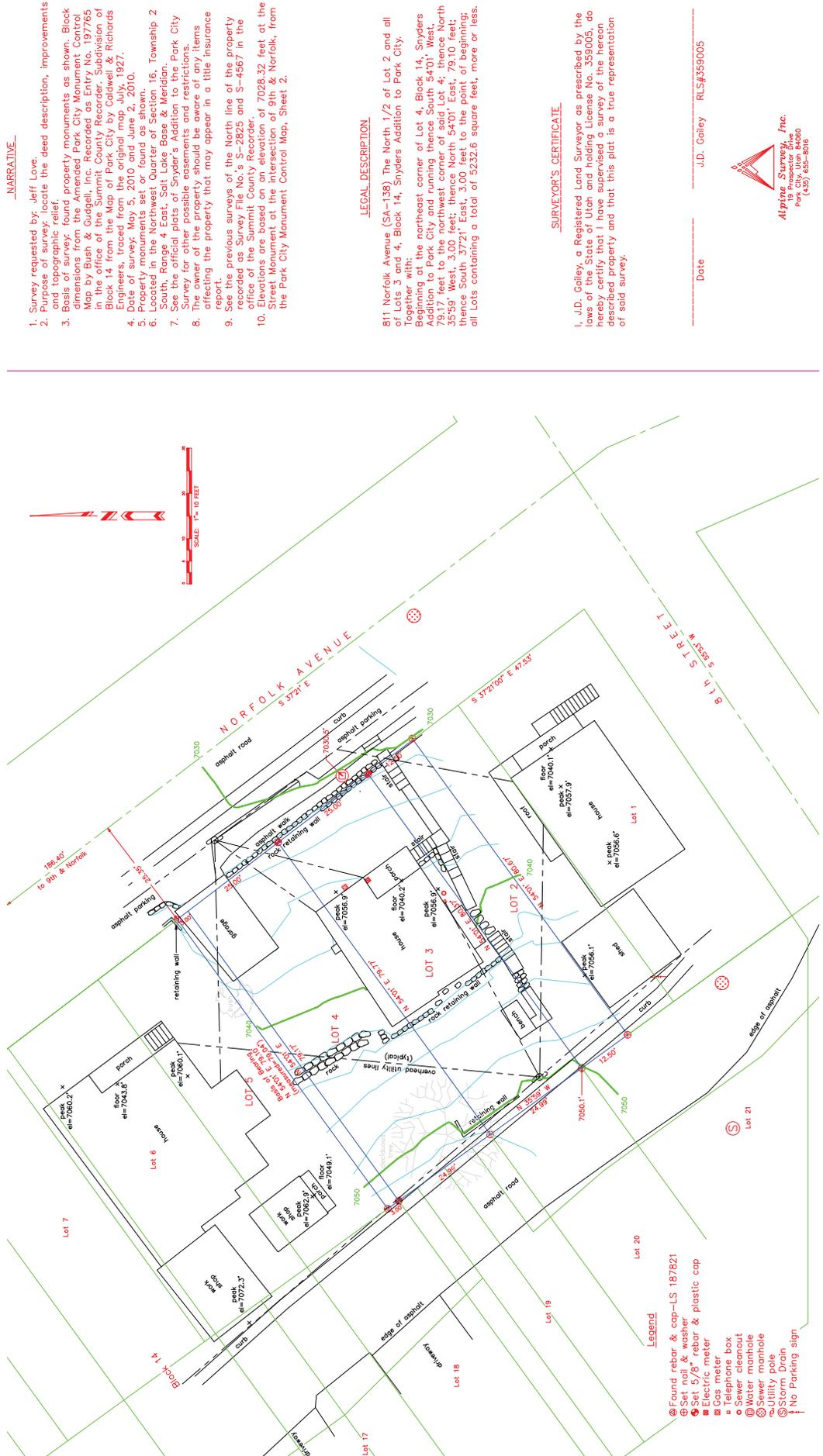




1929 Sanborn Map



*Snyder's Addition to the Park City Survey, Block 14,
the North Half of Lot 2, all of Lots 3 & 4
and the South 3 feet of Lot 5*



NARRATIVE

1. Survey requested by: Jeff Love.
2. Purpose of survey: locate the deed description, improvements and topographic relief.
3. Block 14, Snyder's Addition, property monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Gudgeon, Inc. Recorded as Entry No. 197765 in the office of the Summit County Recorder, Subdivision of Block 14 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. Date of survey: May 5, 2010 and June 2, 2010.
5. Property monuments set or found as shown.
6. Elevation datum: North American Vertical Datum of 1988.
7. See the official plats of Snyder's Addition to the Park City South, Range 4 East, Salt Lake Base & Meridian.
8. Survey for other possible easements and restrictions.
9. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
10. See the previous surveys of the North line of the property recorded in the Summit County Recorder's Office in the office of the Summit County Recorder on 3/28/03 and 5-4/07 in the office of the Summit County Recorder on 7/28/03. Elevations are based on an elevation of 7028.32 feet at the Street Monument at the intersection of 9th & Norfolk, from the Park City Monument Control Map, Sheet 2.

LEGAL DESCRIPTION

811 Norfolk Avenue (SA-138), The North 1/2 of Lot 2, and all of Lots 3 and 4, Block 14, Snyder's Addition to Park City. Together with: Beginning at the northeast corner of Lot 4, Block 14, Snyder's Addition to Park City and running thence South 54°01' West, 79.17 feet to the northwest corner of said Lot 4; thence North 35°59' West, 3.00 feet; thence North 54°01' East, 79.10 feet; thence South 37°21' East, 3.00 feet to the point of beginning; all Lots containing a total of 3232.6 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the herein described property and that this plat is a true representation of said survey.

Date _____ J.D. Gailey RLS#359005



From: [Katherine Matsumoto-Gray](#)
To: [Katie Cattan](#); [Patricia Abdullah](#)
Subject: 811/817 Norfolk HPB input
Date: Thursday, July 01, 2010 8:26:49 PM

Please include this letter in the information for the HPB meeting on Wednesday July 7 pertaining to the evaluation of the historic status of the garage at 811 Norfolk.

Historic Preservation Board Members:

I am writing to contribute to the evaluation of historic status of the garage at 811 Norfolk. I live at 823 Norfolk Avenue, next door to the building in question. The garage is currently designated as an accessory building on the Landmark Historic Site at 811 Norfolk Avenue. I disagree with the proposal to remove this building from the Historic Sites Inventory. It is over 50 years old, no changes have been made to the historic structure of the building, and it was built during a significant era in Park City history, the beginning of the Mining Decline.

As you are aware, the three necessary criteria for Landmark Historic status are, from section 15-11-10 of Chapter 11 of the Land Management Code: (I have bolded the relevant criteria with which the building in question complies)

(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 (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.

I will address each of the requirements in order below,

(a) It is at least 50 years old: The date of construction of the building is not in question. Tax records clearly state that the garage was built in 1943. This date sets the age of the structure as 67 years old, well within the requirement of 50 years old for Landmark Historic Status.

(b) It retains its Historic Integrity in terms of location design, setting, materials, workmanship, feeling: This building is particularly remarkable on this criterion. The structure retains all of its original materials with no additional structure or modifications. The garage is made of beautiful barn wood that has been protected for many years by the tar paper covering currently on the building.

This garage is a unique example of the vernacular, craftsman building that miners added to their properties as they expanded their homes. Additionally, the evaluation of the 'feeling' the property in the Historic Site Form for the property states:

"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."

The sense of life in a western mining town referenced in this description includes the entire property's unique charms, crucially including the building in questions.

(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:

I believe this is the requirement in question for this historic garage. The issue, as explained to me, is that the garage was built during the 1940s, after the Mining Boom Era, which is narrowly defined in the Historic Sites Inventory as 1868-1893.

The other Era's listed in the Inventory are Mature Mining Era (1894-1930) and Mining Decline & Emergence of Recreation Industry (1931-1962). Although the garage at 811 Norfolk was not constructed during the Mining Boom Era, that alone does not disqualify it from being protected as historic. It was constructed during **"an era that has made a significant contribution to the broad patterns of our history."** It was constructed during the Mining Decline. This era is highly significant in our history as Parkites for a number of reasons.

The people who stayed in Park City during the 1940s were true Parkites who valued the history and community that Park City honors. They were convinced that Park City would return to prominence. The Stakers, who lived at 811 Norfolk all of their married life, were some of those people. The Stakers were able to add the garage to their home in 1943. From what I understand from talking to my neighbors, the Stakers parked their car in this garage, probably a unique remaining garage from this early era of cars in Park City. Although mining was in its initial decline in the 1940s, the rest of the country was booming due to the war effort. Park City was stagnant; people were leaving town. The Stakers stayed and were likely among the only families who were able to build a structure in this difficult era in Park City history. This garage is a unique building exactly because it was built during this challenging economic time for our town. In preserving our history, we shouldn't recognize only the good times, but the hard times too. Without the hard times, we wouldn't be where we are today.

This era of the Mining Decline and the Emergence of the Recreation Industry is of growing importance as we move further into Park City's future. The events of the 1940s were integral and foundational to what Park City has become. If the mining economy hadn't changed, if we hadn't had that decline, Parkites may not have turned to the Recreation Industry. Although the boom times and the height of mining may be what we think of when we think of the eras that have contributed to our history, the Mining Decline was equally significant. If we do not act to preserve structures build during this time, we will suffer the short-sightedness that caused the existing loss of some of our historic district before the current commitment to preservation became the norm in Park City. Please consider the long term impacts of the precedence set by this decision. If we decide now, that the Mining Decline Era

does not qualify as Historic, and effort is not made to preserve buildings representative of this era, we will not be able to reclaim this important part of our history. The remaining historic buildings of this era must be preserved today.

I believe it is clear that the garage at 811 Norfolk meets the requirements for Landmark Historic Status. It was built during a time in Park City that has led to where we are today in a significant way. The garage is representative of the building that went on during that difficult economic time; families would have only been able to add a small structure or shed addition if they were fortunate.

The feeling of our entire neighborhood retains the sense of the western mining town described for this property. Our neighborhood has maintained the highest standards of historic preservation. Our block, on the uphill side of Norfolk between 8th and 9th has no structure that is not historic. This is truly a unique neighborhood in this way and I believe that allowing the removal of the historic garage at 811/817 Norfolk from the Historic Inventory would begin the deterioration of our block's pristine record of historic preservation. Below, I have listed the sites on our street's uphill side from the Historic Site Inventory and their historic status. These are consecutive homes on our street all listed as significant or landmark:

- 803 Norfolk Avenue - Significant Site
- 811 Norfolk Avenue - Landmark Site
- 823 Norfolk Avenue - Landmark Site
- 827 Norfolk Avenue - Significant Site
- 835 Norfolk Avenue - Significant Site
- 843 Norfolk Avenue - Landmark Site
- 901 Norfolk Avenue - Significant Site

Thank you for your consideration of my comments. I have really appreciated the help and patience of all of the planning and other city staff during this process so far. Please feel free to contact me for further explanation of my issues with this building.

--

Katherine Matsumoto-Gray
University of Utah
Center for American Indian Languages
p (801) 587-0720
m (435) 901-0405
kmatsumotogray@gmail.com

From: [Polly Samuels McLean](#)
To: [Katie Cattan](#)
Cc: [Patricia Abdullah](#)
Subject: FW: Reflections
Date: Tuesday, July 06, 2010 10:04:44 AM

Wanted to make sure you received this. Please make sure that this is available to the applicant and the public on Weds. Night. Thanks

Polly Samuels McLean
Assistant City Attorney
Park City Municipal Corporation
445 Marsac Avenue, P.O. Box 1480
Park City, UT 84060-1480
(435) 615-5031



****Protected**** **This message is intended only for the use of the individual(s) to whom it is addressed, and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this message is not an intended recipient, or the employer or agent responsible for delivering the message to an intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me and purge the communication immediately.**

From: Ken Martz [mailto:kenmartz@hotmail.com]
Sent: Saturday, July 03, 2010 4:29 PM
To: adam@highwest.com; adamopalek@windermere.com; brian@uw.org; hiker4life@hotmail.com; dgwarch@xmission.com; gkimball1@msn.com; kenmartz@hotmail.com; Liza Simpson; Polly Samuels McLean; rdurst@elliottworkgroup.com; werbelow@xmission.com
Subject: FW: Reflections

From: gkimball1@msn.com
To: rdurst@elliottworkgroup.com; liza@parkcity.org; kenmartz@hotmail.com; werbelow@xmission.com
Subject: Re: Reflections
Date: Fri, 2 Jul 2010 14:00:06 -0600

Greetings,

I have kept a low profile since leaving the board, but with this property (811 Norfolk Avenue) I have memories that might help date the garage in questions. I must agree the structure was built in 1943. This brings to question why the so called "Mature Mining era" is cased in cement as from 1894 to 1930? I grant the "Depression" hurt Park City along with the rest of the nation (1929) but Park City booked in World War II. To have a garage built during the war, with nearly all things rationed is a feat in itself and should be considered.

My first bicycle ride was launched from in front of this garage. The date was the summer of 1945, and I was eight years of age. I rode from the garage across the street and

smashed head on into the door of Jim Polychronis garage! Traveling head-heels, I found you could see stars in broad daylight! I swore off bikes riding for next few years.

I realize the garage is in poor shape and needs much restoration, but it is part of the streetscape. Subtle changes lead to major changes and yes, the loss of another neighborhood.

I have always taken issue with the notion that the lives of persons who lived in our historic structures most often do not meet the criterion of "Historic Importance" Those who built and lived in and cared for these "shacks" are why there is an "Old Town" worth protecting. The last family who lived at this address were the Stakers'.

Ted Staker was a quiet, hard working, (also hard drinking) pro-union man. Few in this world are as loyal or honest as Ted. Ruth, Ted's wife was a great homemaker. She worked as a waitress in many of Park City's cafes. Stoic in attitude, with a delightful sense of humor, she had a wonderful laugh. She nor Ted should be written off as unimportant!

Gary Kimball

P.S. I don't have all the Board or Staff e-mail address, if it is possible could someone see they get a copy of this letter? Thanks....

From: [Fred & Annette Keller](#)
To: [Katie Cattan](#)
Cc: kmatsumotogray@gmail.com
Subject: historic garage at 811 Norfolk Avenue
Date: Tuesday, July 06, 2010 10:28:42 AM

Dear Ms. Kattan,

We are homeowners on Norfolk Avenue and are totally opposed to the destruction of the historic garage located at 811 Norfolk Avenue. We are also totally opposed to the illegal subdivision of this lot.

Sincerely,

Annette and Fred Keller
850 Norfolk Avenue

From: [Linda McReynolds](#)
To: [Katie Cattan](#)
Subject: Historic garage 811 Norfolk Avenue
Date: Saturday, July 03, 2010 11:06:48 AM

Dear Katie:

Please distribute this letter to the Planning Staff and Commission:

I would like to go on record in support of preserving the historic garage located at 811 Norfolk. It is the only historic outbuilding remaining in this pristine block of historic homes and was constructed during an era well over the 50 year timeframe for historic preservation.

Quite a number of years ago before Park City took its historic preservation as seriously as we do now, a number of historic outbuildings were destroyed which is in direct opposition to Historic guidelines and the Secretary of the Interior Guidelines for Historic Preservation. I was so delighted and encouraged to see the City's proactive stance several years ago in preserving the five wonderful examples of outbuildings on Sandridge. These buildings were in no better shape than the subject garage at 811 Norfolk. Our block of Norfolk with its row of significant historic homes deserves no less.

Thank you,

Linda McReynolds
843 Norfolk Avenue
435-640-6234

From: [Katherine Matsumoto-Gray](#)
To: [Katie Cattan](#); [Patricia Abdullah](#)
Subject: Re: 811/817 Norfolk HPB input
Date: Friday, July 02, 2010 1:23:17 PM

After reading the staff report, I have some additional comments on the Historic Site at 811/817 Norfolk.

As I understand it, the Planning Staff is recommending removal of the garage at 811/817 Norfolk from the Historic Sites Inventory because it was not constructed during the Mature Mining Era (1894-1930), the era during which the associated Historic Home was built. This is problematic for 2 main reasons:

1. First, the LMC does not specify that a Historic Site be representative of **one and only one** historic era that has made a significant impact to the broad patterns of our history. It states:

"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;"

Crucially, this criterion does not prohibit the preservation of accessory buildings that were built during a different significant era in Park City history than their associated main buildings. The criterion clearly states an "an era" of significance is sufficient for compliance with the historic site criteria, not *one consistent and delimited time period of significance*. The building in question was built during the significant era of Mining Decline & Emergence of Recreation Industry. For this reason, I strongly disagree with Staff's assessment that this structure does not meet Criterion C(i) of the Land Management Code, section 15-11-10.

Additionally, the Staff report states:

Typically, accessory structures were built in rear yards during the Mature Mining Era, *Garages were not built until the Mining Decline and Emergence of Recreational Activities Era (1931-1962)* of which this site is not associated with [emphasis added].

This is not evidence in support of removal of the structure, but instead must be interpreted as support for preservation of this garage. Since garages were not typically built until the Mining Decline & Emergence of Recreation Industry Era, we can not expect *any* historic garage on a Mature Mining Era site to be representative of the same time period as the primary home on the site. Furthermore, nowhere does the LMC specify that a site must be associated with only one historic era; we would expect many sites in our historic district to be associated with all of the Historic eras that they have lived through since being built.

This unique garage is representative of the type of construction that took place during the Mining Decline & Emergence of Recreation Industry Era. It was likely among the first garages in Park City as miners acquired the ability to purchase cars due to their low cost and wide availability. Ted Staker, the long time resident of 811

Norfolk was a miner, he parked his car in this garage, and his family owned and maintained this home through the Mature Mining Era, Mining Decline & Emergence of Recreation Industry Era, up to just last year when his wife, Ruth, passed on. We must not narrowly define our history and segment and separate the relevant eras of our past, when real Parkites lived and worked in these Historic Structures throughout their entire long lives. This garage is unique. As stated in the report, it is among the oldest garages in Park City. It deserves the respect and preservation it is afforded by the Land Management Code and Historic District Guidelines.

There are a number of other buildings from the Mining Decline Era currently on the Historic Sites Inventory. Reversing the historic status of this building would lead to a chain reaction, removing a number of historically significant sites from protection.

I feel that the spirit of the boom and bust economy is represented in the shed additions and accessory building/garage structures on these properties. On our street, similar to Sandridge, many of the houses have these out-building structures.

The two direct neighbors of 811 Norfolk both have garages on their properties. I know from personal experience of sharing my home with visitors and on historic tours that one of the things people enjoy most is the garage structure on our property. It's character and connection to past Parkites preserves the feeling of living in Park City during the mining era. These small buildings interspersed throughout the historic district are an important part of the intangible 'feel' of old town. Of the structures listed on the Historic Inventory, only 40 of these properties still have historic accessory buildings. In my preliminary research into these unique remaining buildings using the Historic Site Forms, I was able to establish dates of construction for just 21 of these buildings. Of these, 18 are from the Mining Decline Era, an era not typically represented by the main building on these sites. This indicates that the garage/out-building structure is highly characteristic of this era.

Preventing these historic buildings from protection and preservation simply because the house was built during a different era may lead to the destruction of all of these Historic Accessory Structures. I am personally aware of 2 of these accessory buildings that have been demolished in recent years, one on Empire and 10th, the other on Hillside and Prospect. The added charm to our historic district resulting from these characteristic structures is not quantifiable. We must protect them.

Landmark Structures deserve the strictest interpretation of the Historic District Guidelines. These accessory buildings are Landmark. They meet the LMC criteria, regardless of whether or not they were built during the same Historic Era as their associated main buildings.

2. Secondly, I am surprised that the above discussion is relevant to the evaluation of the garage with the present address 817 Norfolk. The Board may not be aware of the recent history of this Landmark Historic Site. The property at 811 Norfolk, as described in the Historic Site Form in your packet, no longer exists. 811 Norfolk, with the legal description of N1/2 LOT 2 & ALL LOTS 3 & 4 BLK 14 SNYDERS ADDITION TO PARK CITY, was purchased approximately one month ago by Mr. Jeff Love. He then sold Lot 4 plus 3 feet of lot 5 to Mr. Rod Ludlow. These two owners now own two separate properties: 811 Norfolk with a Landmark Historic House on it and the new parcel 817 Norfolk where the garage in question is located.

Therefore, I believe a new evaluation of the Historic Significance of 817 Norfolk would be necessary. It is no longer part of the Historic Site associated with the home at 811 Norfolk, due to Mr. Love and Mr. Ludlow's recent deal. As a result of this division of the property, the claim that the garage is not representative of the Historic Era that the house at 811 Norfolk represents, is irrelevant. The two

buildings are no longer part of the same site.

Instead, the garage at 817 Norfolk stands alone as a quintessential example of Mining Decline construction. I ask the Historic Preservation Board to request a Historic Evaluation of the newly created property at 817 Norfolk. As I have stated above and in my earlier comment, this garage is a pristine example of the structures that remaining Parkites during the Decline were able to construct.

Please consider this additional information in evaluation of this property's historic status. I will reiterate here that our neighborhood is dedicated to the highest standards of historic preservation and this property is a cornerstone element of our street. Allowing the garage at 817 Norfolk to be removed from the historic inventory would be highly detrimental to the historic appeal of Lower Norfolk, a unique neighborhood even for the high preservation standards that exist in Park City.

Thank you for your consideration of these comments and for your service to our community. Please contact me if you would like any more details on my perspective for this unique property.

Katherine Matsumoto-Gray
823 Norfolk Avenue
(435) 901-0405

On Thu, Jul 1, 2010 at 8:27 PM, Katherine Matsumoto-Gray
<kmatsumotogray@gmail.com> wrote:

Please include this letter in the information for the HPB meeting on Wednesday July 7 pertaining to the evaluation of the historic status of the garage at 811 Norfolk.

Historic Preservation Board Members:

I am writing to contribute to the evaluation of historic status of the garage at 811 Norfolk. I live at 823 Norfolk Avenue, next door to the building in question. The garage is currently designated as an accessory building on the Landmark Historic Site at 811 Norfolk Avenue. I disagree with the proposal to remove this building from the Historic Sites Inventory. It is over 50 years old, no changes have been made to the historic structure of the building, and it was built during a significant era in Park City history, the beginning of the Mining Decline.

As you are aware, the three necessary criteria for Landmark Historic status are, from section 15-11-10 of Chapter 11 of the Land Management Code: (I have bolded the relevant criteria with which the building in question complies)

(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 (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.

I will address each of the requirements in order below,

(a) **It is at least 50 years old:** The date of construction of the building is not in question. Tax records clearly state that the garage was built in 1943. This date sets the age of the structure as 67 years old, well within the requirement of 50 years old for Landmark Historic Status.

(b) **It retains its Historic Integrity in terms of location design, setting, materials, workmanship, feeling:** This building is particularly remarkable on this criterion. The structure retains all of its original materials with no additional structure or modifications. The garage is made of beautiful barn wood that has been protected for many years by the tar paper covering currently on the building. This garage is a unique example of the vernacular, craftsman building that miners added to their properties as they expanded their homes. Additionally, the evaluation of the 'feeling' the property in the Historic Site Form for the property states:

"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."

The sense of life in a western mining town referenced in this description includes the entire property's unique charms, crucially including the building in questions.

(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:**

I believe this is the requirement in question for this historic garage. The issue, as explained to me, is that the garage was built during the 1940s, after the Mining Boom Era, which is narrowly defined in the Historic Sites Inventory as 1868-1893.

The other Era's listed in the Inventory are Mature Mining Era (1894-1930) and Mining Decline & Emergence of Recreation Industry (1931-1962). Although the garage at 811 Norfolk was not constructed during the Mining Boom Era, that alone does not disqualify it from being protected as historic. It was constructed during **"an era that has made a significant contribution to the broad patterns of our history."** It was constructed during the Mining Decline. This era is highly significant in our history as Parkites for a number of reasons.

The people who stayed in Park City during the 1940s were true Parkites who valued the history and community that Park City honors. They were convinced that Park City would return to prominence. The Stakers, who lived at 811 Norfolk

all of their married life, were some of those people. The Stakers were able to add the garage to their home in 1943. From what I understand from talking to my neighbors, the Stakers parked their car in this garage, probably a unique remaining garage from this early era of cars in Park City. Although mining was in its initial decline in the 1940s, the rest of the country was booming due to the war effort. Park City was stagnant; people were leaving town. The Stakers stayed and were likely among the only families who were able to build a structure in this difficult era in Park City history. This garage is a unique building exactly because it was built during this challenging economic time for our town. In preserving our history, we shouldn't recognize only the good times, but the hard times too. Without the hard times, we wouldn't be where we are today.

This era of the Mining Decline and the Emergence of the Recreation Industry is of growing importance as we move further into Park City's future. The events of the 1940s were integral and foundational to what Park City has become. If the mining economy hadn't changed, if we hadn't had that decline, Parkites may not have turned to the Recreation Industry. Although the boom times and the height of mining may be what we think of when we think of the eras that have contributed to our history, the Mining Decline was equally significant. If we do not act to preserve structures build during this time, we will suffer the short-sightedness that caused the existing loss of some of our historic district before the current commitment to preservation became the norm in Park City. Please consider the long term impacts of the precedence set by this decision. If we decide now, that the Mining Decline Era does not qualify as Historic, and effort is not made to preserve buildings representative of this era, we will not be able to reclaim this important part of our history. The remaining historic buildings of this era must be preserved today.

I believe it is clear that the garage at 811 Norfolk meets the requirements for Landmark Historic Status. It was built during a time in Park City that has led to where we are today in a significant way. The garage is representative of the building that went on during that difficult economic time; families would have only been able to add a small structure or shed addition if they were fortunate.

The feeling of our entire neighborhood retains the sense of the western mining town described for this property. Our neighborhood has maintained the highest standards of historic preservation. Our block, on the uphill side of Norfolk between 8th and 9th has no structure that is not historic. This is truly a unique neighborhood in this way and I believe that allowing the removal of the historic garage at 811/817 Norfolk from the Historic Inventory would begin the deterioration of our block's pristine record of historic preservation. Below, I have listed the sites on our street's uphill side from the Historic Site Inventory and their historic status. These are consecutive homes on our street all listed as significant or landmark:

- 803 Norfolk Avenue - Significant Site
- 811 Norfolk Avenue - Landmark Site
- 823 Norfolk Avenue - Landmark Site
- 827 Norfolk Avenue - Significant Site
- 835 Norfolk Avenue - Significant Site
- 843 Norfolk Avenue - Landmark Site
- 901 Norfolk Avenue - Significant Site

Thank you for your consideration of my comments. I have really appreciated the help and patience of all of the planning and other city staff during this process so far. Please feel free to contact me for further explanation of my issues with this building.

--

Katherine Matsumoto-Gray
University of Utah
Center for American Indian Languages
p (801) 587-0720
m (435) 901-0405
kmatsumotogray@gmail.com

--

Katherine Matsumoto-Gray
University of Utah
Center for American Indian Languages
(801) 587-0720
kmatsumotogray@gmail.com

From: [Maren Bargreen](#)
To: [Katie Cattan](#)
Subject: 811 Norfolk Garage
Date: Tuesday, July 06, 2010 11:46:47 AM

Hello Ms. Cattan,

I'm taking a moment to write to you to show my support for the historic district of Norfolk Ave and importance of preserving our historic neighborhood. I live at 1009 Norfolk, right next to (another) historic garage. I have been told time and time again that this garage cannot be moved or torn down, and yet the one at 811 can? Very confusing. Please leave the garage as is and don't allow someone to build two enormous homes on a small lot. Let's keep our district as is. I'm sorry I can't make the Wednesday evening meeting, but please allow my voice to be heard, thank you.

Kind regards,

Maren Bargreen, Owner
Gallery MAR
580 Main Street
PO Box 123
Park City, Utah 84060
435-649-3001
www.GalleryMAR.com
info@GalleryMAR.com
[Facebook.com](https://www.facebook.com/MAR) MAR
[Twitter.com](https://twitter.com/MAR) MAR

From: Rickarussell@cs.com
To: [Katie Cattan](#)
Subject: (no subject)
Date: Sunday, July 04, 2010 6:21:12 PM

katie-

I've lived on Norfolk since 1985-that house and garage at the corner of 8th and Norfolk has always reminded (or instructed me) about Park City since 1900-I would hate to see the demolishment and "rebirth" of that corner.

Sincerely,if powerlessly,

Rick and Carolyn Russell
961 Norfolk
649-1917

From: [Tiffany Wood](#)
To: [Katie Cattan](#)
Subject: historic garage on norfolk
Date: Tuesday, July 06, 2010 7:11:40 PM

Hello,

I am writing to express my opinion about the historic garage on norfolk. I know that you are having a public meeting tomorrow, but I work evenings and I will be unable to attend. My concern is not so much about the garage, but the developer's ability to move the home from its original location. How are we to uphold the historic nature of old town if developers are able to move homes from their original site? I find this to be extremely disappointing. I am not in favor of the home being moved and consequently I am not in favor of the historic garage being demolished so that the developer can get away with building new homes. I love Old Town and I have been a resident here for almost 20 years. It breaks my heart that we have lost our national historical honor. I can't see why we should stop trying to preserve our history at this point! Please reconsider this project and do the right thing to preserve the history of the Staker home.

Sincerely,
Tiffany Wood
942 Norfolk Ave.

From: [Jenifer Sutherland](#)
To: [Katie Cattan](#)
Subject: City Council meeting re: 811 garage significance
Date: Wednesday, July 07, 2010 4:50:07 PM

Dear Katie,

I had planned to attend tonight's meeting to discuss the Historical significance of the garage at 811 Norfolk Avenue. I now will not be able to attend and wanted to make a comment.

I believe that the garage located at 811 Norfolk Avenue is a very important historical structure. I would like to think that the very reason we have Historical guidelines and standards is to save structures such as this one that have served great purpose and integral proof of the mining era and its subsequent times. If we allow this structure to be demolished, there will be a domino effect for many other structures that are 'standing' history that we should preserve and honor.

Jenifer Sutherland
812 Norfolk Avenue

Katherine Motsumoto
Slide Show to HPB - 7/7/2010

Outline

1. The building has already been identified as significant as part of a Landmark Site. No new information has been added. Removing it from the Inventory is setting a dangerous precedent.

Historic Preservation Board Meeting

Evaluation of the garage at 811 Norfolk

July 7, 2010

Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

Outline

1. The building has already been identified as significant as part of a Landmark Site. No new information has been added. Removing it from the Inventory is setting a dangerous precedent.
2. I believe staff has erred in applying the standards in this case because an accessory building does not have to be of the same age as the primary building to be important.
 - 2.1 The code doesn't say that.

Outline

1. The building has already been identified as significant as part of a Landmark Site. No new information has been added. Removing it from the Inventory is setting a dangerous precedent.
2. I believe staff has erred in applying the standards in this case because an accessory building does not have to be of the same age as the primary building to be important.

Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

1003 Norfolk

130 Sandridge

- ▶ Primary structure: Mature Mining Era (1894-1930)
- ▶ Accessory building: Mining Decline & Emergence of Recreation Industry (1931-1962)



- ▶ Primary structure: 1913, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1931, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk

Historic Preservation Board Meeting

Evaluation of the garage at 811 Norfolk

Historic Preservation Board Meeting

164 Sandridge

228 Sandridge

- ▶ Primary structure: 1901, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1933, Mining Decline & Emergence of Recreation Industry (1931-1962)



- ▶ Primary structure: 1901, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1943, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk

Historic Preservation Board Meeting

Evaluation of the garage at 811 Norfolk

Historic Preservation Board Meeting

Outline

811 Norfolk

1. The building has already been identified as significant as part of a Landmark Site. No new information has been added. Removing it from the Inventory is setting a dangerous precedent.
2. I believe staff has erred in applying the standards in this case because an accessory building does not have to be of the same age as the primary building to be important.
 - 2.1 The code doesn't say that.
 - 2.2 That would essentially indicate that any addition or accessory building, including those over 50 years old, is not important. This precedent could lead to the loss of many historic structures.

- ▶ Primary structure: 1911, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1943, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

823 Norfolk

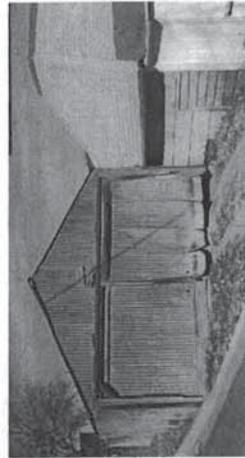
- ▶ Primary structure: 1890, Settlement & Mining Boom Era (1868-1893)
- ▶ Accessory building: between 1910 and 1929, Mature Mining Era (1894-1930)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

803 Norfolk

- ▶ Primary structure: 1916, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1938, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

33 King

- ▶ Primary structure: c. 1880, Settlement & Mining Boom Era (1868-1893)
- ▶ Accessory building: 1931, Mining Decline & Emergence of Recreation Industry (1931-1962)



71 Daly

- ▶ Primary structure: 1899, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1942, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk

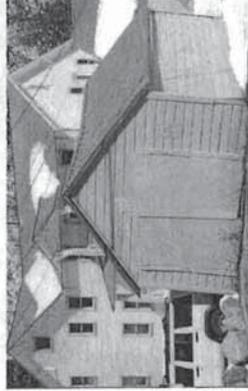
Historic Preservation Board Meeting

Evaluation of the garage at 811 Norfolk

Historic Preservation Board Meeting

173 Daly

- ▶ Primary structure: 1916, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1942, Mining Decline & Emergence of Recreation Industry (1931-1962)



269 Daly

- ▶ Primary structure: 1901, Mature Mining Era (1894-1930)
- ▶ Accessory building: c. 1930s, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk

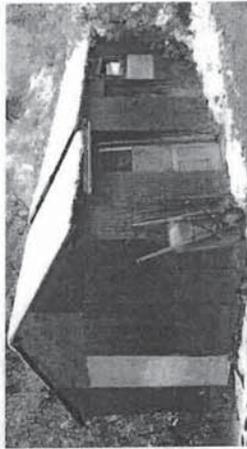
Historic Preservation Board Meeting

Evaluation of the garage at 811 Norfolk

Historic Preservation Board Meeting

114 Hillside/Sandridge

- ▶ Primary structure: 1904, Mature Mining Era (1894-1930)
- ▶ Accessory building: c. 1933, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

1141 Park

- ▶ Primary structure: 1904, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1931, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

61 Daly

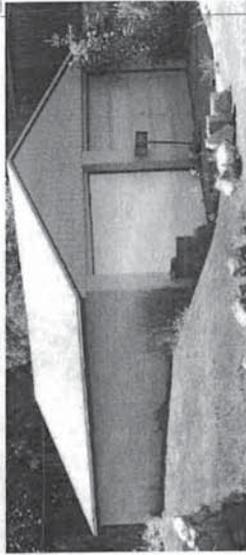
- ▶ Primary structure: 1895, Mature Mining Era (1894-1930)
- ▶ Accessory building: after 1940, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

1455 Woodside

- ▶ Primary structure: 1904, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1955, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

Outline con't

3. The emphasis of the importance of retaining these small, accessory buildings is no small part of the recent update to the HDG. That 2 year process identified this as an important historic asset. This decision is contrary to those values.
4. This is clearly one step in a redevelopment of the property intended to increase density at the expense of the historic assets. Why would we change the existing classification of this structure simply to accommodate development different from the historic pattern of development on this property?

1011 Empire

- ▶ Primary structure: Mature Mining Era (1894-1930)
- ▶ Accessory building: after 1940, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

1120 Woodside

- ▶ Primary structure: 1914, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1931, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

143 Norfolk

- ▶ Primary structure: 1904, Mature Mining Era (1894-1930)
- ▶ Accessory building: 1931, Mining Decline & Emergence of Recreation Industry (1931-1962)



Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

Outline con't

3. The emphasis of the importance of retaining these small, accessory buildings is no small part of the recent update to the HDG. That 2 year process identified this as an important historic asset. This decision is contrary to those values.

Evaluation of the garage at 811 Norfolk Historic Preservation Board Meeting

173 Daly



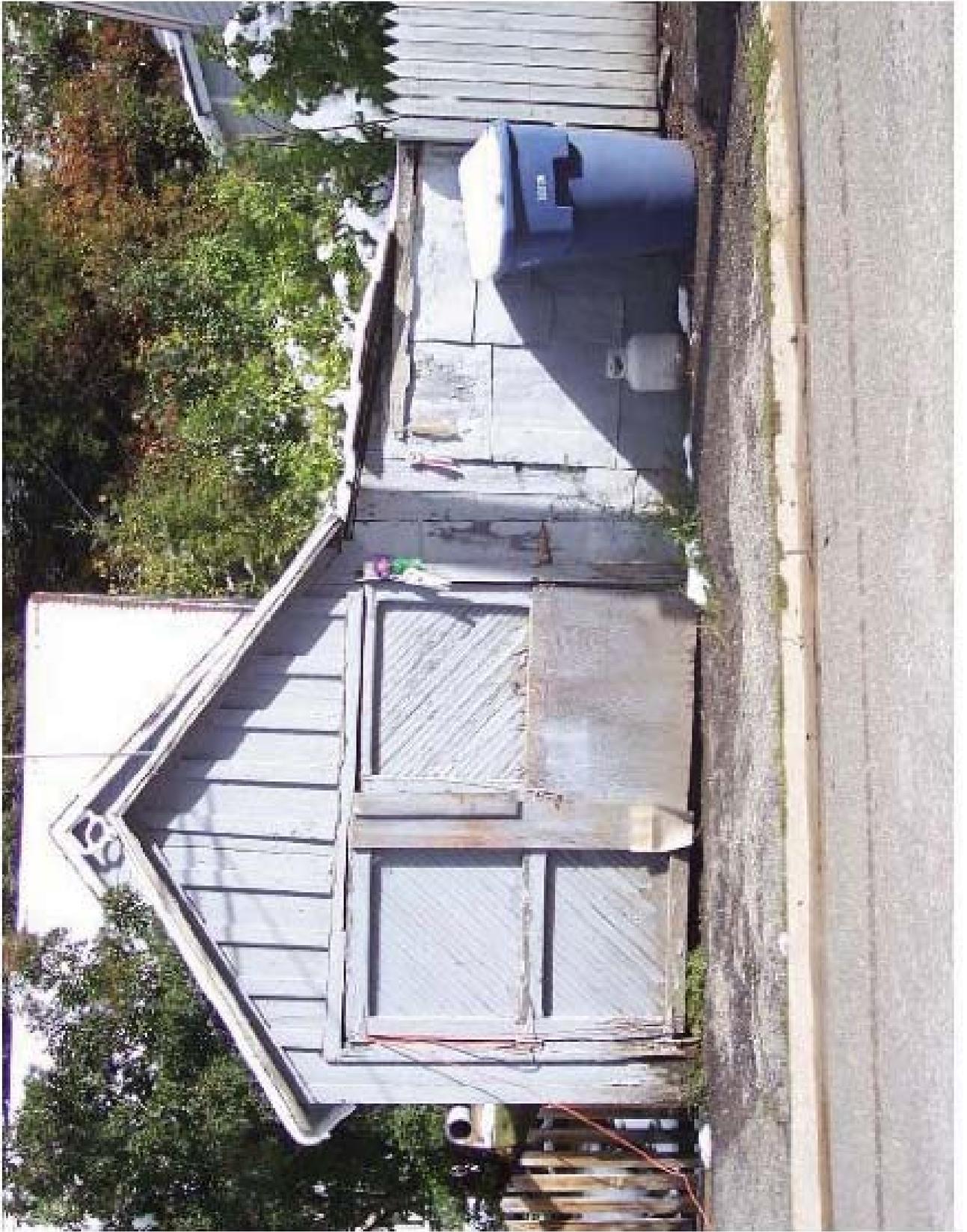
239 Daly



257 Daly



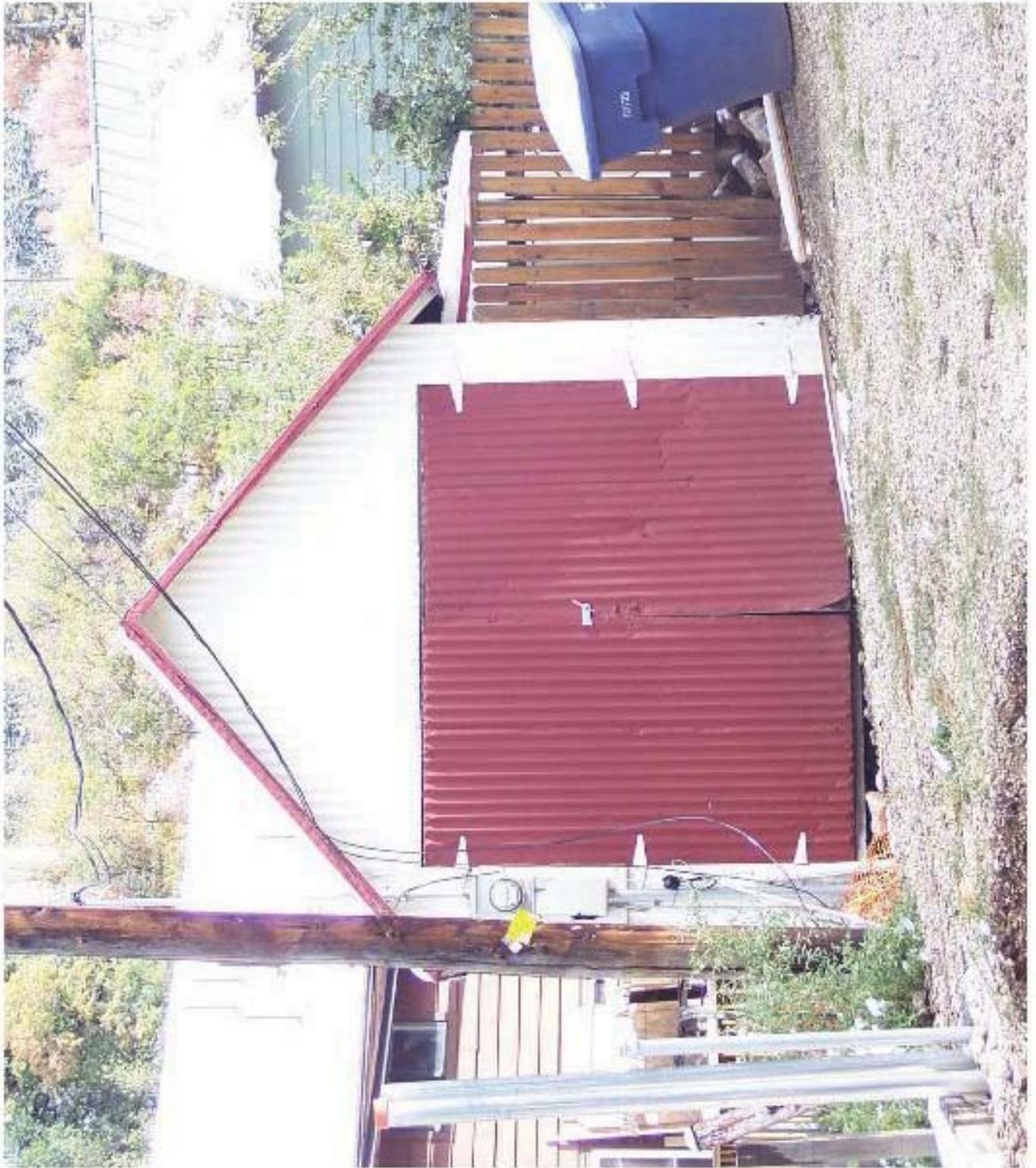
269 Daly



360 Daly



33 King



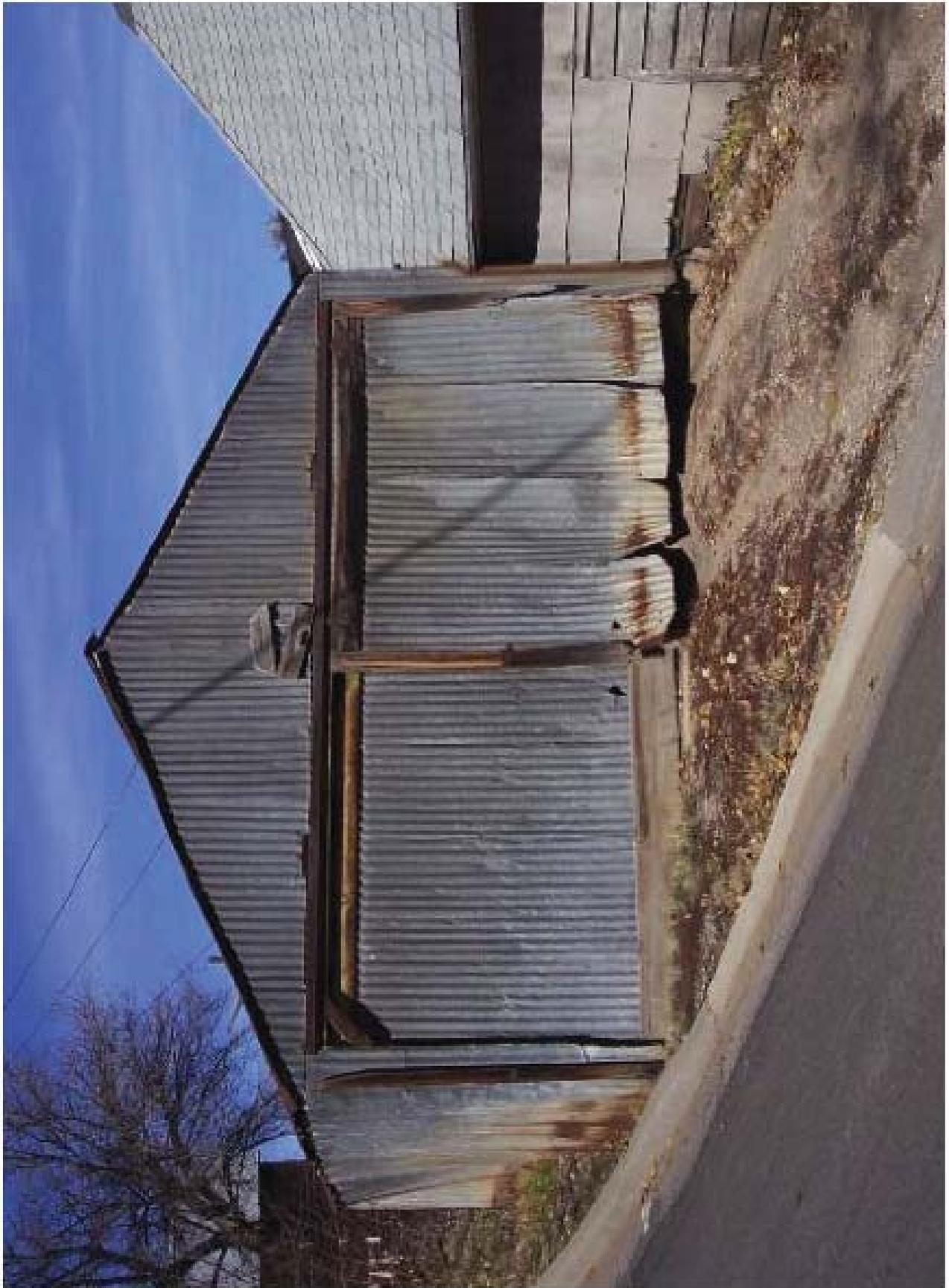
39 King (Seventh)



243 McHenry



803 Norfolk



811 Norfolk



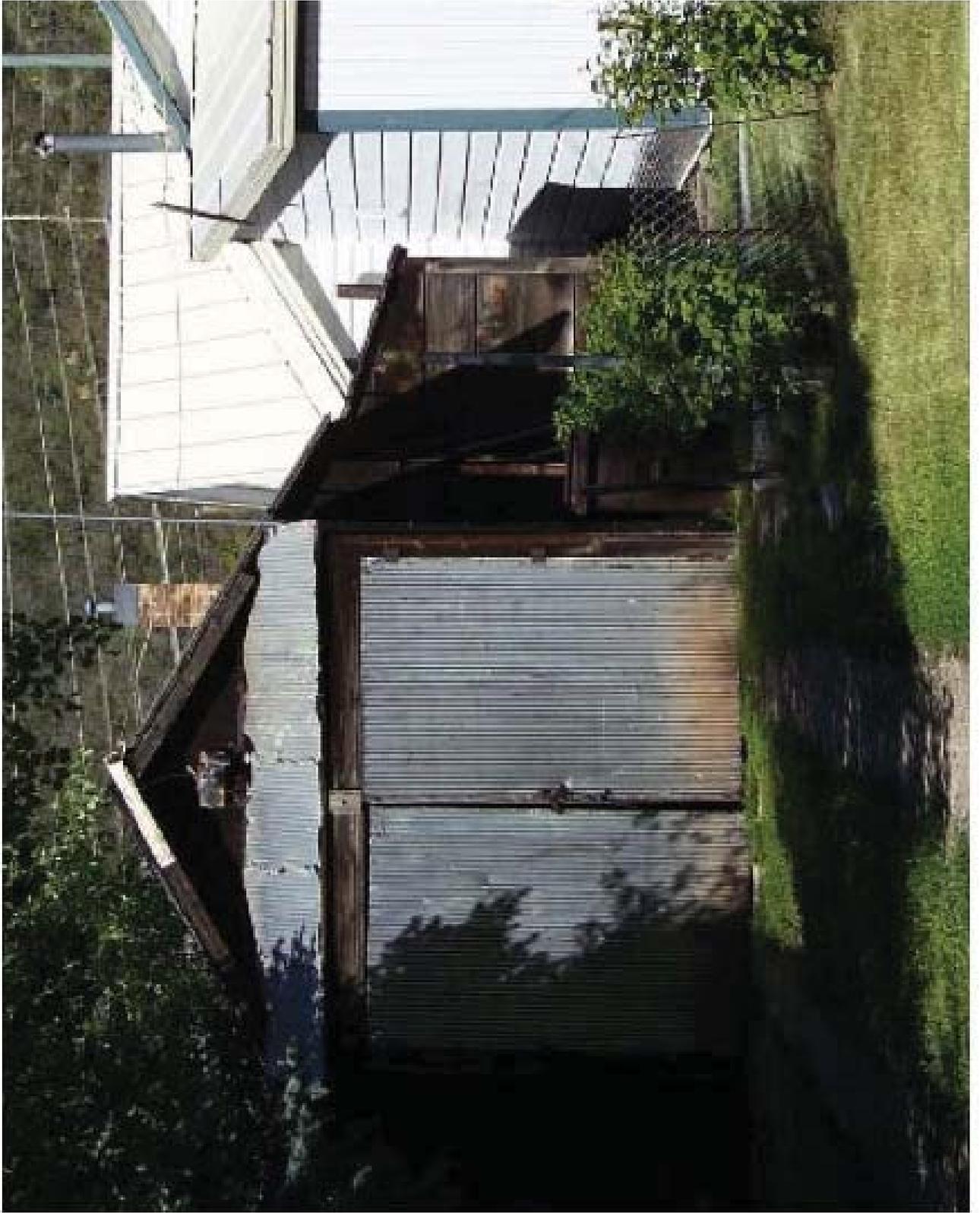
1003 Norfolk



1043 Park



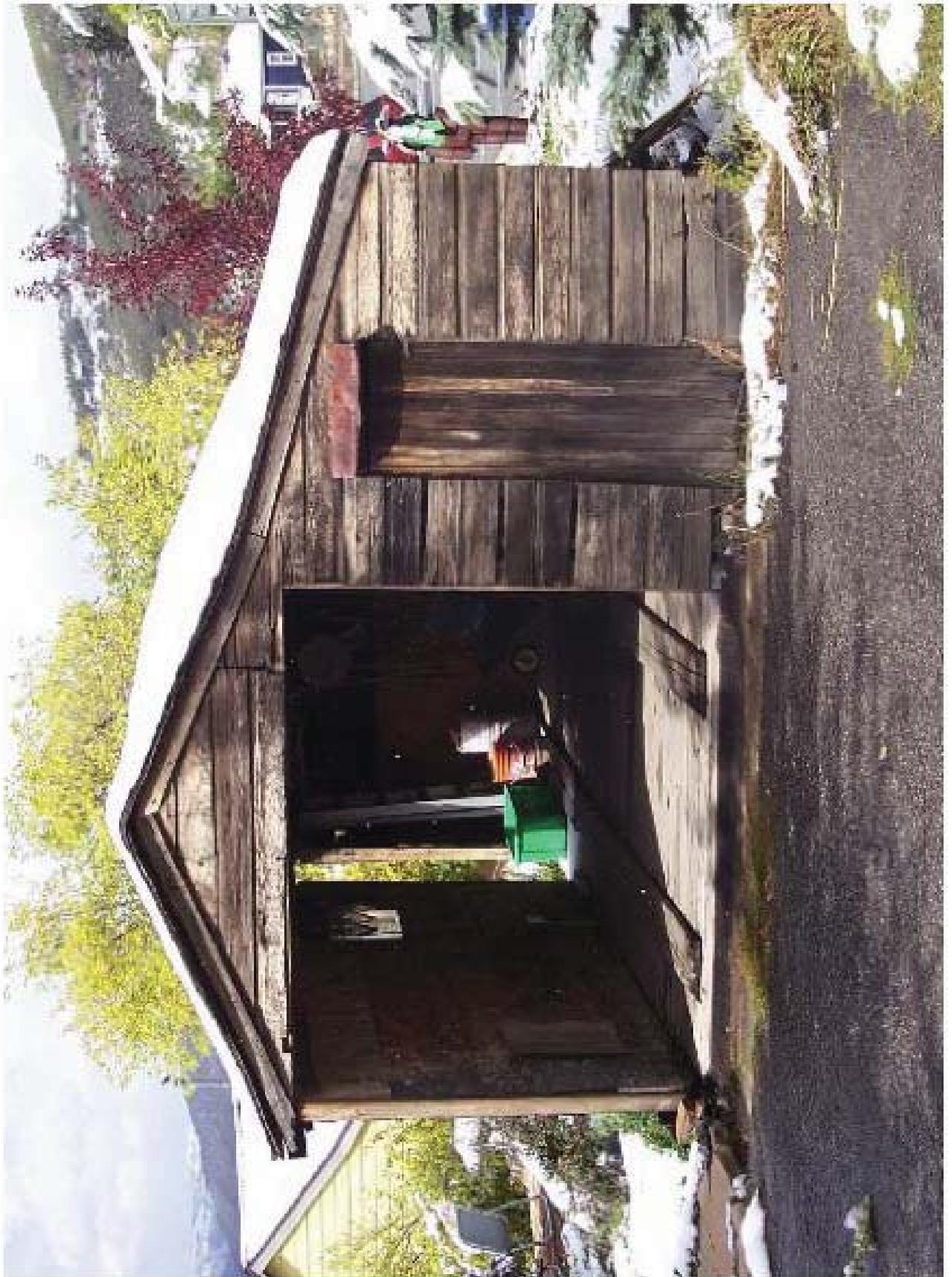
1141 Park



130 Sandridge



228 Sandridge



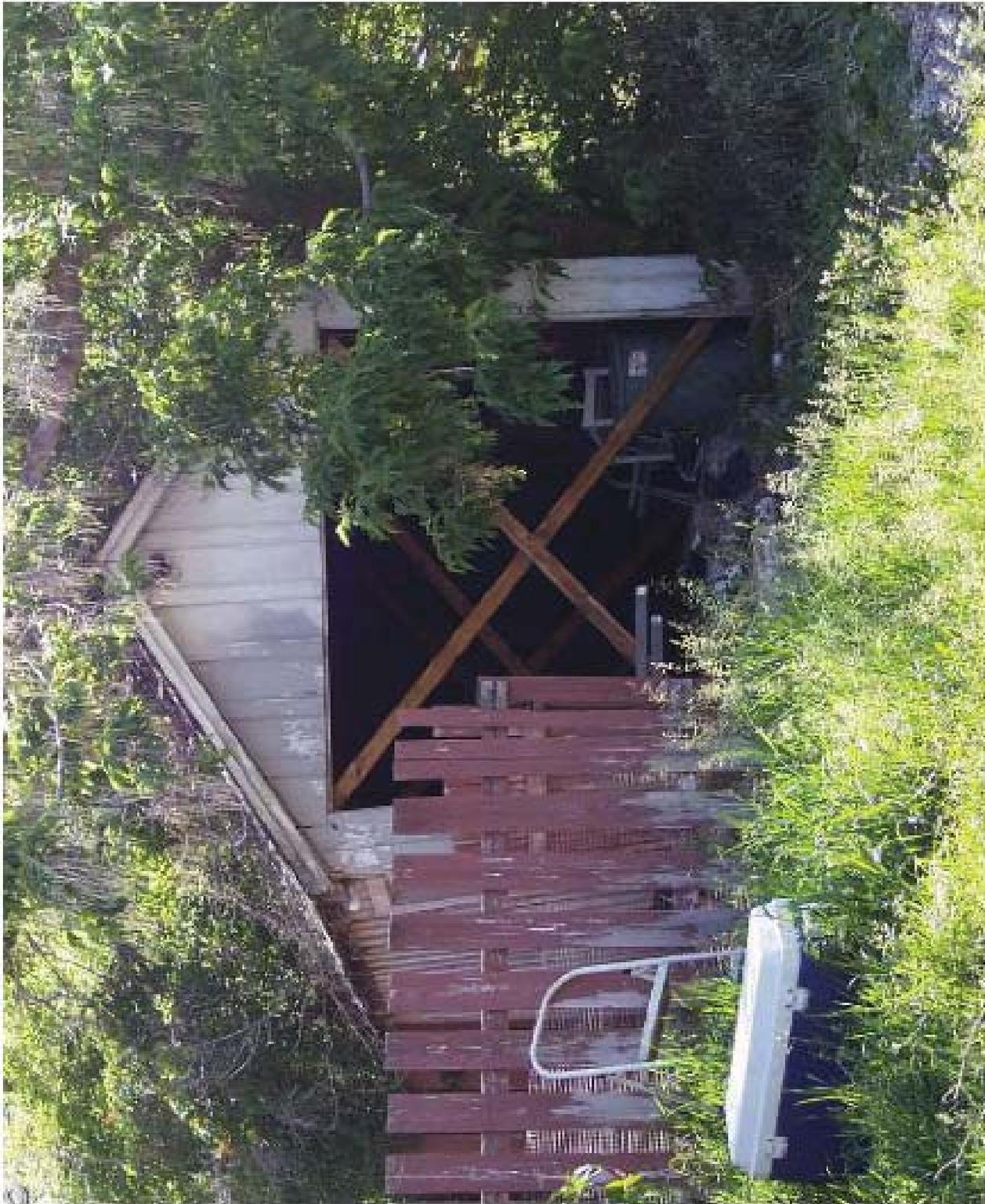
109 Woodside



664 Woodside



1057 Woodside



July 6, 2010

PreservationSolutions
CONSULTING SERVICES

Katie Cattan
Planning Department
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060

RE: Project No. PL-10-01021 - 811 Norfolk Avenue

Dear Katie,

As per your request, below you will find general comments in response to your staff report dated July 7, 2010 on project PL-10-01021.

When 811 Norfolk Avenue was evaluated for designation as a Landmark Site, the generally accepted procedure for evaluation was followed which includes physical examination of the site's extant buildings/structures and documentary research. In this case, the documentary research (limited, due to time and budget constraints) was contradictory:

- 1) The Sanborn maps from 1900 and 1907 do not reflect an accessory building at the location of the current garage - accessory buildings appear on the maps at the rear of the property along Crescent Tram.
- 2) The tax photo from c. 1937 shows the corner of a roof form at the approximate location of the extant garage, but the image is not entirely clear.
- 3) The tax cards suggest the existence of an accessory structure, but neither the date of construction, nor the location of the "garage" on the site is clearly stated or documented.

In assessing the contradictory research and the accessory building's physical characteristics, our evaluation was conservative and stated in the Historic Site Form, dated November 2008, "The frame garage dates from the historic period." Without definitive information to the contrary, we evaluated the site against the LMC criteria based on a combination of the available documentation and existing conditions.

Your staff report indicates that new information, specifically the 1929 Sanborn Insurance map (made up of the 1907 base map corrected to reflect changes between 1907 and 1929), does not reflect the extant garage. Please note that after our conversation last week I viewed the 1940 Sanborn map at the Utah History Research Center housed at the State Historic Preservation Office and it, too, does not reflect the extant garage. The map I reviewed is the official Sanborn Map from 1940, but it includes unofficial notes of changes made to properties through 1958. The map does not indicate the construction of a garage at the frontage along Norfolk Avenue between 1940 and 1958. The garage is first noted on the 1958 tax card as being 15 years old, but I believe it may be incorrect. Sanborn maps have proven to be far more reliable than the information included in tax files. It is possible the garage was not constructed until 1958.

If built after 1930, which appears to be the case regardless of the research documentation, the extant garage does not contribute to the significance of the historic house, though it is compatible and reflects the standard approach to garage construction on an uphill lot after the Mature Mining Era (ending in 1929-30). The period of significance for the site was limited to the Mature Mining Era 1894 to 1930 because that is when the primary building was constructed. The accessory structure, while compatible, is not significant based on the historic context established for the site.

Broadening the historic context for this site to include the Mining Decline and Emergence of the Recreation Industry era (1930-1962) may be appropriate considering the extant garage contributes to our understanding of the City's post mining era development patterns, particularly on uphill lots, and the structure--in conjunction with the earlier house--provides significant insight into the changes to the residential character in Old Town that occurred as a result of the automobile.

Your staff report briefly notes the request for a plat amendment on a portion of the Historic Site--Lot 4 and a portion of Lot 5, Snyder's Addition to the Park City Survey. As you may recall, the definition of SITE (See Title 15-15-1.232 SITE) adopted by the City Council in July 2009 was broadly written because of the frequency with which historic homes in Park City are found to encroach onto adjacent properties. The current definition reads:

SITE. An Area, Lot, or piece of land where a Building (main, attached, detached, or public), Accessory Building, and/or Structure was, is, or will be located.

At the time this accessory structure was evaluated for designation (Nov 2008), the primary building and the accessory building were located on the same assembled parcels and were considered part of the same Site. Subdivision of the lots should not be relevant to the evaluation for designation as a Historic Site; however, I am concerned that the request for a plat amendment may complicate future design review procedures. Title 15-15-1.3 currently reads:

ACCESSORY BUILDING. A Building on the same Lot as the principal building and that is: (A) Clearly incidental to, and customarily found in connection with such principal Building, such as detached garages, barns, and other similar Structures that require a Building Permit; (B) operated and maintained for the benefit of the principal Use; (C) not a Dwelling unit; and (D) also includes Structures that do not require a Building Permit, such as sheds, outbuildings, or similar Ancillary Structures.

It seems that if the plat amendment is approved, the status of the extant garage changes because it may no longer meet the definition set forth in the LMC for Accessory Building. I would be interested in talking with you more about it.

Unfortunately, I am unable to attend the Historic Preservation Board meeting on Wednesday, July 7th, but please feel free to contact me if you have any questions.

Sincerely,



Dina Blaes
Principal

Historic Preservation Board Staff Report



Subject: 416 Park Avenue
Author: Kirsten A. Whetstone
Date: August 4, 2010
Type of Item: Historic District Grant Application
Project Number: PL-10-01012

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 soffit repair and soffit/attic venting for a landmark historic structure located at 416 Park Avenue.

Description

Applicant: Jack Mayer
Location: 416 Park Avenue
Proposal: Historic Grant
Zoning: Historic Residential (HR-2)
Adjacent Land Uses: Historic and contemporary single family homes and multi-family dwellings, condominiums, and
RDA: Eligible due to listing on Park City Historic Sites Inventory

Background

According to the 2009 Park City Historic Sites Inventory, the structure at 416 Park Avenue 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, based on the Sanborn Insurance maps, and is associated with Park City's mining heritage. The one-story frame pyramid house remains as it was described in the national register nomination and is in relatively good condition. The pyramid house is one of the three most common house types built in Park City during the mining era (Exhibit A).

The applicant, who is the owner of the historic structure, is seeking a grant from the Historic Preservation Board to repair ice and weather damage to the soffits and to vent the soffits and roof to prevent future ice build up and damage.

In 1989, the same owner/applicant was awarded a grant for \$5,000 to rebuild the front porch and porch railings and to paint and replace damaged siding at 416 Park Avenue. The work was completed and the grant was paid.

Analysis

Eligible improvements for historic district grants include, but are not limited to, siding, windows, foundation work, roof repair, masonry repair, structural stabilization, and retaining walls/steps/stairs of historic significance, exterior trim, exterior doors, soffit,

cornice repair, and porch repair. The applicant is requesting that the HPB grant money for the following preservation work:

- Restore and replace damaged and sagging soffits
- Add soffit vents around perimeter of the house to decrease ice build up and further damage to soffits, walls, and roof structure
- Add attic vents to decrease ice build-up and prevent damage to the roof and soffits

Staff finds the proposed work as outlined in the "Scope of Work and Breakdown of Estimated Costs" (Exhibit B), submitted by the applicant, is eligible for grant money and that by awarding the grant the HPB would be contributing to the ongoing preservation of a historically significant landmark building in Park City. Photos of the damaged soffits are attached as Exhibit D.

Total estimated cost of the proposed work is \$3,500. As the program is a matching grant program, half of the total cost (\$1750) is eligible to be granted. The source of funding is the RDA fund for historic grants. That fund currently has approximately \$16,000 available. No additional funds were granted during the recent budget approval by the City Council.

A pre- historic district design review (pre-HDDR) application was filed with the City concurrent with this grant application. The application was reviewed by the Design Review Team on June 30, 2010 and a determination was made that the repair work and vents will not require the full HDDR application and review process. The applicant is permitted to submit plans to the building department for building permit review. All repair work shall comply with the Park City Design Guidelines for Historic Districts and Historic Sites.

The Board is only allowed to contribute grants up to one half of the total cost of the preservation. Therefore, the Board can consider granting the applicant one half of the proposed cost of the eligible preservation work in the amount of \$1,750.

Recommendation

Staff recommends the Board review the proposed grant application and consider awarding the applicant a grant of up to \$1750, as itemized in Exhibit B. Staff also recommends that the building permit be conditioned to require notes on the plans regarding how the applicant will protect historic materials (trim, soffits, decorative brackets, siding, etc) from damage, during the repair and construction work. Additionally, staff recommends that the building permit be conditioned to require that any replacement elements and materials be re-milled to match the historic elements (soffit, trim, siding, etc.). All repair work shall comply with the Park City Design Guidelines for Historic Districts and Historic Sites.

Staff recommends a condition of approval that the work identified for this grant and the approved pre-HDDR does not include removal of the roof or major structural changes to

the roof or structure. If additional work is required a separate Historic Design Review and building permit will be required and that work will trigger a Financial Guarantee.

Exhibits

Exhibit A- Historic Site Form – Historic Site Inventory

Exhibit B- Breakdown of estimated costs of the scope of work

Exhibit C- Grant information packet

Exhibit D- Photos

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **John Shields House**

Address: 416 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-162

Current Owner Name: MAYER JACK R TRUSTEE

Parent Parcel(s):

Current Owner Address: 2365 BLAINE CIR, SALT LAKE CITY, UT 84108

Legal Description (include acreage) SUBD: PARK CITY BLOCK 10 BLOCK: 10 LOT: 28 AND:- LOT: 29 BUILDING: 0.00PC 162 ALL LOTS 28 & 29 BLK 10 PARK CITY; Acres 0.09

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: Pyramid House

No. Stories: 1

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

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

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

General Condition of Exterior Materials:

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

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

Site: paved parking area in front yard.

Foundation: Not verified; 1949 & 1957 tax cards indicate no foundation, but the 1968 tax card indicates a concrete foundation.

Walls: Drop siding.

Roof: Pyramid roof form sheathed in asphalt shingle.

Windows/Doors: Paired double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame pyramid house remains as it was described in the national register nomination (see Structure/Site Form, 1983). Changes to the site are minor and do not affect the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not changed substantially over time; the front yard was paved to accommodate a parking area.

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 non-beveled (drop-novelty) wood siding, 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 Pyramid house is 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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

Builder: Not Known Known: (source:)

¹ National Register nomination; structure appears on the 1907 Sanborn Insurance map.

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, 1983.

Photo No. 4: Northwest oblique. Camera facing southeast, tax photo.

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

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res. Street No. 416 Park
 Schedule 1 Class 4 Type 12-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1 1/2</u>	x x		<u>900</u>	\$ -	\$ <u>3087</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5-2-4 Condition _____

Description of Building	Add	Deduct
<u>170' e.l.15</u> Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>138</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>Bit Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>150' @ 1.25</u>	<u>187</u>	
Rear @		
Cellar—Basm't— <u>1/4 1/2 3/4</u> full-floor <u>No</u>		<u>45</u>
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil <u>Gas</u> Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>✓</u> Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. <u>✓</u>		
Cabinets <u>1</u> Mantels <u>—</u>		<u>125</u>
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <u>✓</u> Fix. <u>Lbr. lined - 9 @ 20.00</u>		<u>180</u>
Total Additions and Deductions.	<u>187</u>	<u>488</u>
Net Additions or Deductions.	<u>-187</u>	<u>3087</u>

Ave Age 43 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2786
 Depr. 12-3-4-5-6 56/44 % \$
 Reproduction Val. Minus Depr. \$ 1226

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____ \$
 Cars 1 Walls Shg Out Bldgs. _____ \$
 Roof T.P. Size 10x16 Age 6 _____ \$
 Floor Plank Cost 117/82 Depreciated Value Garage \$ 93

Remarks (35 yr Ave Used 1941) **Total Building Value** \$ 1319

PC 162

Location _____ St. No. 416 Park
Kind of Bldg. Rdw
Class B Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		900		\$ 1998
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls _____ <u>SIDING</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Imp</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ <u>150</u> @ <u>135</u>	187	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full <input checked="" type="checkbox"/> Floor <u>Coal</u>		
Bsmt. Apt. _____ Rooms Fin. <u>4</u> Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	350	
		Class <u>1</u> Tub _____ Trays _____
		Basin <u>1</u> Sink _____ Toilet _____
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
	537	

Total Additions			
Year Built _____	Avg. Age <u>51</u>	Reproduction Value	\$ <u>2535</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. %	
Remodel Year _____ Est. Cost _____		Bldg. Value	
Garage—Class <u>1</u> Depr. <u>2%</u> <u>3%</u> Carport—Factor _____		Depr. Col. <u>1</u> 2 3 4 5 6 <u>36%</u>	
Cars <u>1</u> Floor <u>WA</u> Walls <u>Pat</u> Roof <u>TP</u> Doors <u>1</u>		Repr. Val. Minus Depr.	\$ <u>913</u>
Size— <u>10</u> x <u>16</u> Age <u>14</u> Cost <u>113</u> x <u>58%</u>			<u>66</u>
Other _____			
Total Building Value			\$ _____

PC 162
Serial Number

OF
Card Number

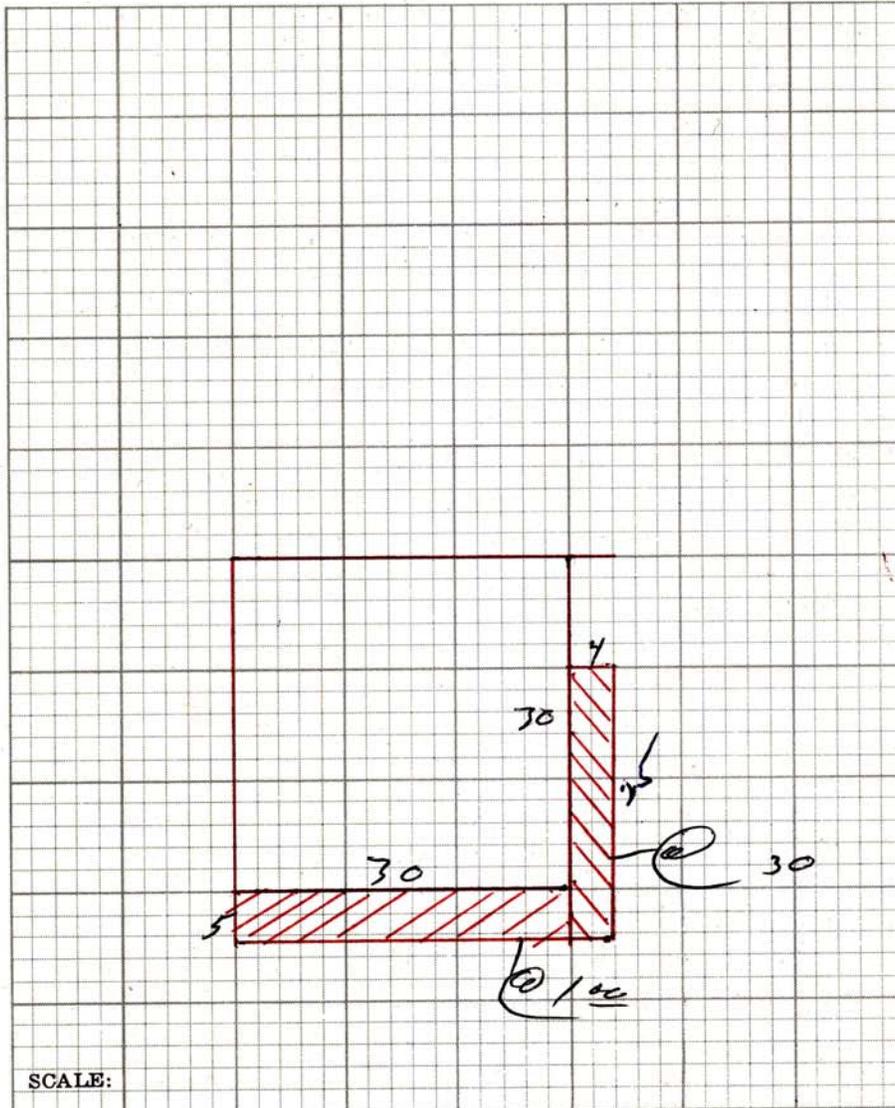
Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 416 Park Ave
 Class. 3- Type 1 2 3 4. Cost \$ 3678 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	900		\$ <u>3457</u>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <u>X</u> Sills _____			
Ext. Walls <u>sid</u> (A)			
Roof Type <u>HIP</u> Mtl. <u>pat</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____ 150 @ 100 150			
Rear _____ 100 @ 30 30			
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>X</u> Floor <u>one</u> 857			
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. <u>4</u> 300 FD			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing {	550		
			Class <u>1</u> Tub. <u>1</u> Trays _____
			Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
			Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____			
Heat—Stove <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____			
Oil <u>X</u> Gas _____ Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____			
Floor—Fir. <u>1</u> Hd. Wd. _____ Other _____			
Cabinets <u>1</u> Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____			
Awnings — Metal _____ Fiberglass _____			
Total Additions	1287		

Year Built <u>1906</u>	Avg. <u>1.1906</u>	Replacement Cost	5344
	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> Tenant- _____		Adj. Bld. Value	
<u>Neighbor</u> - Record - Est.		Conv. Factor	1.5
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			



SCALE:

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

Garage — Class 1 Depr. 2% 3%
 Cars 1 Floor wood Walls sh Roof TP Doors 1
 Size 10 x 16 Age 30+ Cost NTU x 47%
 1940 Base Cost _____ x _____ % Depr. _____
 Total _____

NTU

REMARKS _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	62	59	55	52	49							
RESIDENCE	887	862	837	811	786							
TOTAL	949	921	892	863	835							
ASSESSED VALUE	380	370	355	345	335							



Historic Preservation Research Office

Structure/Site Information Form

Property Type:

IDENTIFICATION

Street Address: 416 Park
 Park City, Summit County, Utah
 Name of Structure: John Shields House
 Present Owner: Katherine LaPay
 Owner Address: P.O. Box 1888, Park City, Utah 84060

UTM: 12 458130 44990 0
 T. R. S.

Year Built (Tax Record):
 Legal Description
 All of Lots 28 and 29 Block 10
 Less than one acre.

Effective Age:
 Kind of Building:

Tax #: PC 162

PCS

STATUS USE 2

Original Owner: John Shields

Construction Date: 1901

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the
Historic Period

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

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

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

Park Record. February 1, 1913, p. 1. John Shields obituary.
 November 30, 1939, p. 1. Margaret A. Shields obituary.

DOCUMENTATION 6

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

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

This house is a one story frame pyramid house with a hip roof. From the road it looks like a one story house, but the steep downward slope of the property toward the rear allowed for the construction of an almost fully exposed "basement" level below the grade of the road in front of the house. Typical of the pyramid house is the square plan, the symmetrical facade with a door set between two pairs of windows, and the porch spanning the facade. The windows are the one over one double hung sash type. The lathe turned porch piers topped by simple decorative brackets are evenly spaced across the facade. The porch has a low hip roof with a small projecting pediment over the entrance area. The only alteration of the exterior of the building is the boarding up of two windows on the north side of the building. The size of the openings themselves has not been changed, and the change is reversible. The building, therefore, maintains its original integrity.

Statement of Historical Significance:

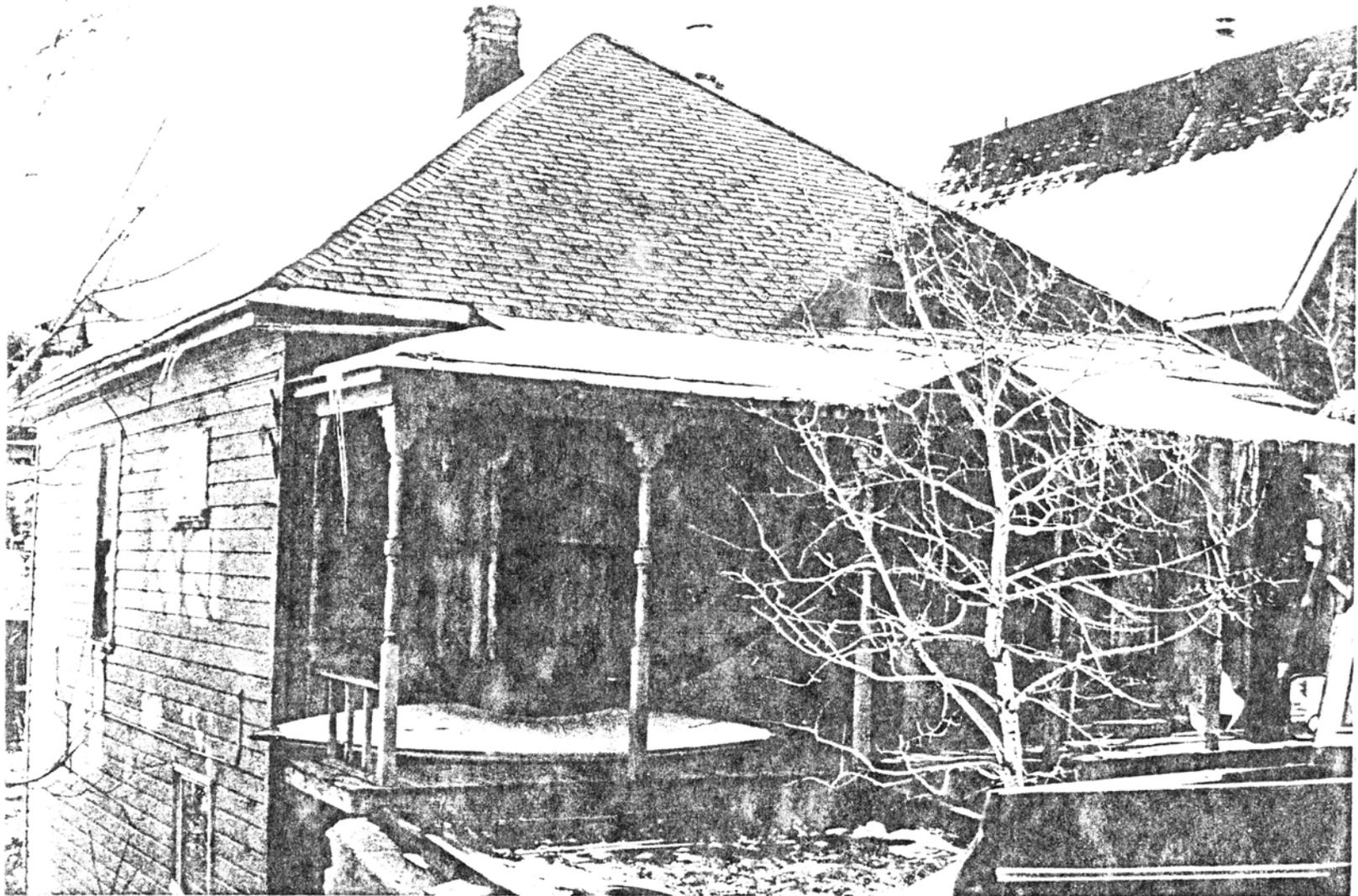
Construction Date: 1901

Built in 1901, the John Shields House at 416 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but was built with variations longer than the other two types.

In the spring of 1901, John and Margaret Shields mortgaged this property for \$2000 to finance the construction of this "two story house" house.¹ This house remained in the Shields family until 1965.

John and Margaret Ann Berry Shields came to Park City in 1883 and remained for the rest of their lives. John Shields was born in Ireland in 1843 and came to the U.S in 1868 after having spent some time in Australia. He engaged in mining in California, Utah and Nevada before homesteading in Kansas in 1876. There he met his future wife, Margaret Ann Berry, who was then a student at a Catholic school. Their decision to move to Park City in 1883 was probably influenced by the opportunity for John to work there in his brother Charlie's general store. He worked in the store for many years and later operated a corner grocery store of his own. John served for two years as a policeman in Park City, three years as a county selectman, and three years as mayor of Park City. His suicide in 1913 shocked the community. Margaret Shields was also active in community affairs, serving in state and local Democratic Party organizations. She lived in this house until her death in 1939.

¹Park Record, March 23, 1901, p. 3.







Name of site _____ Subdivision PC
 Address 416 Park Block 10 Lot(s) 23-29
 Owner ~~XXXXXXXXXX~~ JACK MAYER Present Zoning HR-1
 Owner Address ~~XXXXXXXXXX~~ XXXXXXXXXX

PRIMARY STRUCTURE

View west facade



*Katherine ...
 P.O. Box 2
 ...
 ...*

Date of photo 11/81
 Negative File 22/19

Physical description: 2-story frame residence; square shape with hip roof; 2 interior chimneys; roofline repeated in attached roof of attached porch; small pediment emphasizes entrance; turned posts and pilasters with decorative brackets; center entrance door flanked by paired 1/1 windows. Backs on to new city "Vest pocket park"

Features of interest: _____

Building materials: frame Building type/style hip roof

Modifications: None to minor X Moderate _____ Major _____

Explain: _____

Condition: Excellent _____ Good _____ X to Fair X Deteriorated _____

Comment: _____

Present use: residential Original use: residential

SIGNIFICANCE OF PRIMARY STRUCTURE

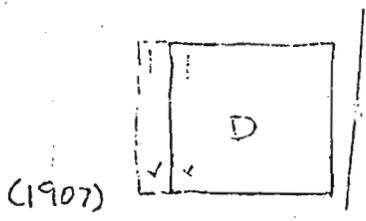
Individual landmark _____ Typical example X Contributes to district X

Comment: Intact example of house type.

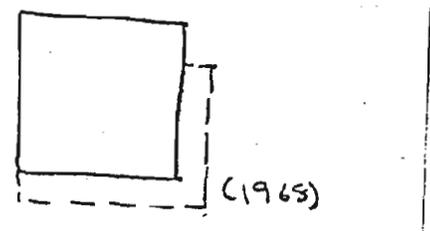
Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame dwelling with a hip-style roof, and front porch, having a centrally located pediment on the porch overhang. Wood turnings support the porch. The entry is flanked by two window openings, each having two one-over-one double hung frame windows. Assessment cards indicate aluminum siding.

Jack Shields - 328-4703



Site appeared as a vacant lot on 1900 map.



Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry
- Military
- Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

A typical mining town type dwelling, simplistic in style, yet quite functional; and apparently much in its original appearance.

Lot 29 was owned by Charles Shields in 1882; and in 1887 Shields procured lot # 28. First National Bank of Park City obtained a Warranty Deed on the property in 1896, with a trust Deed to John W. Gieger (trustee) in 1897. Back to Charles P. Shields in 1899 and 1901; and in 1901 a mortgage was taken out by John Shields from Western Loan and Savings Co., (\$1000). Also in 1901 the property decreed to Ann Wilcock, and also Quick claimed to Margaret A. Shields from Charles P. Shields, (the decree was filed in 1914 and 1916). In 1916 from Ann Wilcock to Margaret A. Shields. The decree (to Willcock) again filed in 1924.

The Shields were pioneers and prominent Park City merchants. Charles Shields, of Bros., operated a general merchandise establishment that dealt in groceries and dry goods. By 1909-10 John Shields was listed in business directories as manager of Shields Grocery Co.

Charles P. Shields, was the son of John, and Margaret A. Shields. He was born in Park City in 1877, and in 1911 moved to Oregon where he operated a hardware business. His brother, Dan Shields, was the U.S. District Attorney, Salt Lake City, in 1936. Their father, John Shields, died in 1913 after committing suicide, which shocked Park City.

Feb 1 -

416 Park Avenue
John & Margaret Shields House

Owner: Jack & Ramona Meyer

Sponsors:



“Officer John Shields has begun the erection of a commodious two-story dwelling house facing Park Avenue, next to the L.D.S. church” reported the Park Record newspaper in March 23, 1901. Amazingly, the home remained in the Shields family until 1956.

John and Margaret Ann Berry Shields came to Park City in 1883 and remained for the rest of their lives. John was born in Ireland in 1843 and came to the US in 1868 after spending time in Australia. He headed for the California gold fields and tried his luck mining in Utah and California before homesteading in Kansas in 1876. There he met Margaret and in 1883 the couple moved to Park City, John finding employment at his brother Charlie’s Shields Bro. Mercantile on Main Street.

Neighbor Thomas Stringer, at 569 Park Avenue, and John achieved US citizenship together in April 1886. John pursued his American dream and the next month was elected Mayor. His campaign platform was a direct charge on the sitting mayor’s handling of the newly constructed city hall. “Public buildings erected by taxation should give employment to the unemployed tax payers and home talent. Ed Kimball as mayor during the past year used his influence to have the City Hall built by Salt Lake contractors to the exclusion of Park City workingmen. A vote for him is a vote to take the bread out of the mouths of Park City workingmen. Vote for John Shields, the workingmen’s candidate for mayor.”

John served three years as mayor, two as police officer and three years as county commissioner. His suicide in 1913 shocked the community. Margaret continued living in the home and remained active in the community until her death in 1939.

III. BREAKDOWN OF ESTIMATED COSTS

Applicant:

JACK MAYER

Address of Historic Property:

416 PARK AVE

Scope of Work

Owner's
Portion

City's
Portion

Estimated
Total Cost

To Remove damaged & sagging soffets with
New plywood and adding soffet vents around
the perimeter of the house w/vents on roof
to allow cooler air in attic, preventing to a
degree, ice buildup on eves. The building dept.
believes this will help w/ice problem.

Soffet Vents - 900.⁰⁰

Plywood Replaced - 2100.⁰⁰

Roof Vents - 500

} Total 3500

Total Estimated Cost

\$ 3500

(attach copies of bids and attach additional sheets as necessary)



P.O. BOX 70161
SALT LAKE CITY, UTAH 84170
(801) 973-7663
(801) 886-2272 FAX

PROPOSAL AND CONTRACT NO.

THIS DOCUMENT INCLUDING THE PROVISIONS ON THE REVERSE HEREOF WHEN EXECUTED CONSTITUTES A BINDING AND THE TOTAL AGREEMENT

PLEASE READ BEFORE SIGNING

REFERRED BY: _____ PROPOSAL: Enel Thomas DATE: 3/17/2010

PO NO: <u>801</u>	HOME PHONE NO: <u>575-6588</u>	WORK PHONE NO: _____	APPROX. START DATE: _____	DATE: _____	NO. OF _____	CREW ASSIGNED: _____
BILL TO: <u>JACK MAYER</u>	HOME ADDRESS: _____			NEW CONSTRUCTION _____ PARTIAL _____		
NAME OF EMPLOYER: _____			ADDRESS: _____			
JOB NAME AND ADDRESS: <u>416 Park Ave</u>			WORK ORDERED BY: _____			
OWNER OR AGENT TO CONTACT: <u>Park City UT 84060</u>			HOME PHONE: _____ WORK PHONE: _____			
BANK REFERENCES: _____			ADDRESS: _____			
<div style="border: 2px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>ASK ABOUT OUR EXTENDED WARRANTY PLAN</p> <p>THIS CONTRACT SUBJECT TO FINAL APPROVAL OF COMPANY</p> </div>						



Terms: One-half of the contract price is payable as down payment before the work is scheduled. The balance of the contract price is payable immediately upon completion.

Description	Price
<u>Softie Vents</u>	<u>900⁰⁰</u>
<u>Aluminum Soffit Replaced</u>	<u>2100⁰⁰</u>
<u>TURTLE VENTS RAFTERS</u>	<u>500⁰⁰</u>
	<u>3500⁰⁰</u>

PRICE: 3500⁰⁰
 BID must be accepted within 30 days

SUBJECT TO APPROVAL BY _____ CONTRACTOR
 BY _____ AGENT FOR OWNERS OR OWNER
 BY _____ AGENT FOR OWNERS OR OWNER

**HISTORIC DISTRICT
GRANT PACKET**

INFORMATION GUIDE AND APPLICATION

HISTORIC DISTRICT GRANT PROGRAM INFORMATION GUIDE

In 1987 the Park City Historic District Commission and City Council identified the preservation of Park City's historic resources as one of their highest priorities. The Grant Program has operated continuously since that time with the full support of subsequent City Councils and Preservation Boards.

How does the Grant Program work?

Grants are available for historic residential or commercial structures in Park City. The purpose of the grant is to assist in offsetting the costs of rehab work. Grants are to be used toward specific rehabilitation projects.

When does the review process take place? The Historic Preservation Board will review applications and will award grant funds on a monthly basis. Funds shall be awarded to projects that provide a community benefit of preserving and enhancing the historic architecture of Park City. Applications must be submitted to the Planning Department by the 10th of each month in order to be considered for review at the following month's meetings.

What must be included in the application?

- ***Historic District Grant Application** form
- *Written **Scope of Work & Specifications**
- *Submittal of **cost estimate**
- ***Breakdown of estimated cost of the scope of work**
- ***Drawings** as they apply to specific work
- ***Color Photographs** of existing conditions
- ***Brief History** of structure

Application forms are available in the Planning Department and online and include more detailed information.

What types of improvements are eligible? Listed below are some examples of eligible and non-eligible improvements. Improvements should be completed in compliance with *The Secretary of the Interior's Standards for Rehabilitation*.

Eligible Improvements include, but are not limited to:

- *siding
- *windows
- *foundation work
- *masonry repair
- *structural stabilization
- *retaining walls of historic significance/steps/stairs
- *exterior trim
- *exterior doors
- *cornice repair
- *porch repair

Maintenance items, such as exterior painting and new roofing, are the responsibility of the homeowner, but may be considered under specific circumstances.

Non-Eligible Improvements include but are not limited to:

- *interior remodeling
- *additions
- *repair of non-original features
- *interior lighting/plumbing fixtures
- * landscaping/concrete flatwork
- *interior paint
- *signs

Are there special terms of the program?

Grant recipients are required to sign a Historic Grant Program Agreement, Trust Deed, and Trust Deed Note, on the affected property. If the property is sold within five years, grant funds are repaid at a pro-rated amount, plus interest.

Disclaimer: This guide is intended to provide general information. Codes are subject to change at any time and up-to-date versions of applicable codes and documents are available in the Building and Planning Divisions.

SUBMITTAL REQUIREMENTS:

1. Completed **Historic District Grant Application** form.
2. Written **Project Description** describing the proposed scope of work and specifications. Include a detailed scope of work, as well as the anticipated start date and completion date.
3. Submittal of a **Cost Estimate** for the proposed work.
4. **Breakdown of Estimated Costs** of the proposed eligible improvements (pages 3 & 4).
5. Schematic, conceptual **Drawings** as they apply to the proposed project. This will include site plans, elevations, and floor plans
NOTE: Your project will require design review and approval by the Park City Planning Department. At the time of application for the building permit, detailed construction plans prepared by a licensed architect, engineer and/or building contractor will be required.
6. Color **Photographs** of existing conditions. Include a general view of the building and setting; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.
7. **Brief History** of the structure including, but not limited to, prior owners or occupants.

GRANT APPLICATION PROCESS

Listed below is a brief description of the grant application process:

- 1) Prepare grant application (the Planning Staff can advise you during this step so that you submit a thorough application)
- 2) Submit grant application to the Planning Department by the 10th of the month. The Staff will present it to the Historic Preservation Board for review and consideration the following month.
- 3) The HPB will review the application and may:
 - a) approve the project;
 - b) approve the project subject to conditions that will be enforced by the Planning Staff;
 - c) remand the application to the applicant for further details or revisions; or
 - d) deny the project .
- 4) Finalize work with the Planning Department Staff and submit plans for a building permit;
- 5) Sign the Grant Program Agreements;
- 6) Obtain a building permit and arrange for inspections by the building inspectors as the project progresses;
- 7) Upon completion of work and final inspections, submit **proof of payment** to the Planning Department for disbursement of funds. You must provide proof that your contractor(s) have been paid in full. *This is a matching funds grant and provides reimbursement to you.*

Planning Department Staff are available to answer your questions as you go through this process.

SAMPLE – BREAKDOWN OF ESTIMATED COSTS

This **sample** is included to assist you in completing the breakdown of estimated costs on page 6 of this application.

WORK CLASSIFICATION	OWNER PORTION	CITY PORTION	ESTIMATED TOTAL COST
<u>Eligible Improvements</u>			
Excavation	\$ 500	\$ 500	\$ 1,000
Doors (exterior)	425	425	850
Windows	1,000	1,000	2,000
Siding	<u>1,500</u>	<u>1,500</u>	<u>3,000</u>
Total Cost	\$ 3,425	\$ 3,425	\$ 6,850
<u>Non-Eligible Improvements</u>			
Total (no breakdown required)			<u>\$10,500</u>
TOTAL COST			\$17,350

If you have questions about the eligibility of your proposed work, please contact the Planning Department at 435-615-5060.

What types of improvements are eligible? Listed below are some examples of eligible and non-eligible improvements. Improvements should be completed in compliance with *The Secretary of the Interior’s Standards for Rehabilitation*.

Eligible Improvements include, but are not limited to:

- *masonry repair
- *siding
- *exterior doors
- *retaining walls of historic significance/steps/stairs
- *porch repair
- *exterior trim
- *foundation work
- *structural stabilization
- *windows
- *cornice repair

Maintenance items, such as exterior painting and new roofing, are the responsibility of the homeowner, but may be considered under specific circumstances.

Non-Eligible Improvements include but are not limited to:

- *interior remodeling
- *signs
- *interior lighting/plumbing fixtures
- *interior paint
- *repair of non-original features
- * landscaping/concrete flatwork
- *additions

The award of grant funds does not preclude the requirement for design review. If you are proposing extensive rehabilitation, you may be required to present your application to the Planning Department for review and approval.



South

West

North

416

North Side



North Side

North East Corner

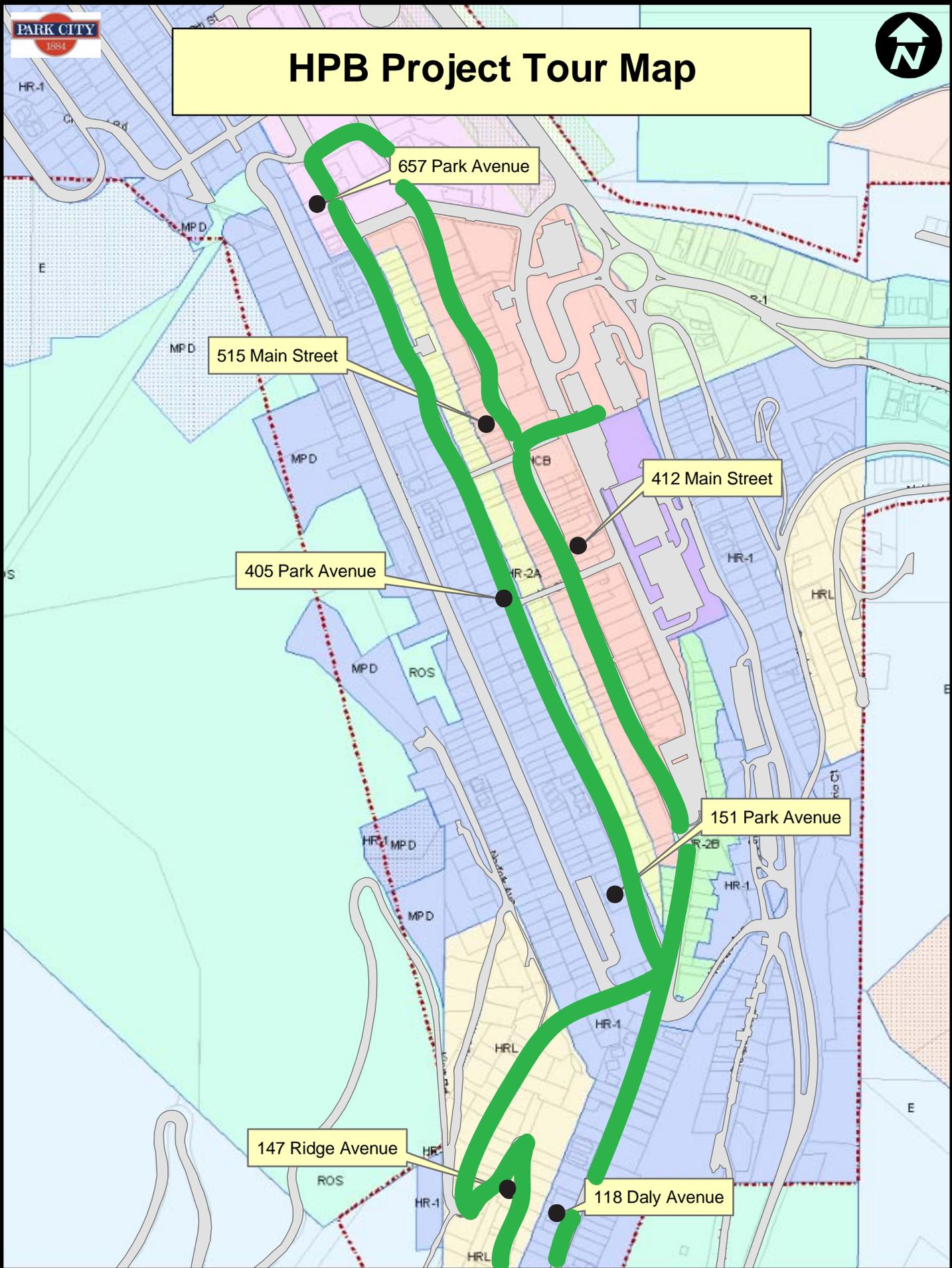
South Side



South side
↳ South side

WALKING TOUR MAP

HPB Project Tour Map



657 Park Avenue

515 Main Street

412 Main Street

405 Park Avenue

151 Park Avenue

147 Ridge Avenue

118 Daly Avenue