

**PARK CITY MUNICIPAL CORPORATION
 HISTORIC PRESERVATION BOARD
 HIGH WEST DISTILLERY, 703 PARK AVENUE
 SEPTEMBER 21, 2011**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM			
ROLL CALL			
PUBLIC COMMUNICATIONS – <i>Items not on regular meeting schedule.</i>			
STAFF/BOARD COMMUNICATION & DISCLOSURES			
REGULAR AGENDA			
	64 Chambers Street – Grant	PL-11-01302	3
	<i>Possible action</i>		
ADJOURN			
WORK SESSION – VISIONING – <i>Discussion items only, no action will be taken.</i>			

Times shown are approximate. Items listed on the Regular Meeting may have been continued from a previous meeting and may not have been published on the Legal Notice for this meeting. For further information, please call the Planning Department at (435) 615-5060.

A majority of Historic Preservation Board members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

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

Historic Preservation Board Staff Report



Subject: 64 Chambers Avenue
Evans L. Smith House
Author: Francisco Astorga, Planner
Date: September 21, 2011
Type of Item: Historic District Grant Application
Project Number: PL-11-01302

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 retaining wall/stairs for a landmark historic structure located at 64 Chambers Avenue.

Description

Applicant: Chris Petty
Location: 64 Chambers Avenue
Proposal: Historic Grant
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Historic and contemporary single family structures built towards the north, and vacant land
Redevelopment Area: Main Street

Background

According to the 2009 Park City Historic Sites Inventory (HSI), the structure at 64 Chambers Avenue is historically significant as a Landmark site and is eligible for the National Register of Historic Places (Exhibit A). The building was constructed circa 1885 and is associated with Park City's mining heritage. The Park City HSI form describes the setting of the site in the following way:

"The house sits on .09 acres that slopes from front to back. A concrete over stone retaining wall runs along the east line of the lot at the street edge. Landscaping is informal and includes lawn, grasses, and shrubs. Wooden steps have been constructed providing access to both the north and south sides of the front porch. In addition, the steps on the north lead to a central deck that ties the main house to the side addition. Also, like most of the historic houses in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity."

The HSI form also indicates that the 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. The applicant is seeking a grant from the Historic Preservation Board improve the current condition of the retaining wall/steps/stairs.

Analysis

Eligible improvements for historic district grants include, but are not limited to, siding, windows, foundation work, masonry repair, structural stabilization, retaining walls/steps/stairs of historic significance, exterior trim, exterior doors, cornice repair, and porch repair. Maintenance items, such as exterior painting and new roofing, are the responsibility of the homeowner, but may be considered under specific circumstances. The applicant is requesting that the HPB grant money for the following work:

- Removal of non-historic stairs on northeast corner. Wrap porch opening with same period style railing.
- Install dry stacked sandstone wall on street facing east. Evidence shows original wall was stacked stone.
- Install new wood stairs from top of new stone wall up to porch landing on the south side of the structure, same location shown on the photographs.

Staff finds the proposed work as outlined in the “Project Description, Scope of Work and Breakdown of Estimated Costs” (Exhibit B), submitted by the applicant, to be considered minor routine maintenance/construction having no negative impact on the historic character of the surrounding neighborhood and may be considered under specific circumstances for grant money. The historic district grant program states that “funds shall be awarded to projects that provide a community benefit of preserving and enhancing the historic architecture of Park City.” Staff finds that by awarding the grant, the HPB would be enhancing the landmark structure and further contributing to the ongoing preservation of a historically significant landmark building in Park City.

Total estimated cost of the proposed work is \$18,533.00. As the program is a matching grant program, half of the total cost (\$9,266) is eligible to be granted. The source of funding is the Redevelopment Area fund for historic grants. The Board is only allowed to contribute grants up to one half (½) of the total cost of the preservation. Therefore, the Board can consider granting the applicant one half (½) of the proposed cost of the eligible preservation work in the amount of \$9,266.

The current balance of the Main Street Redevelopment Area (RDA) is \$9,379. If the grant is awarded the balance of the Main Street RDA will be \$113. There are no longer additional incoming funds to the Main Street RDA. The balance of the Lower Park Avenue RDA is \$204,933.50. The balance of the Capital Improvement Program (CIP) account allocated for historic incentive grants is \$60,019. The funds of the Main Street and Lower Park Avenue RDAs are limited to their specific areas. However, the funds of the CIP account allocated for historic incentive grants can be used towards any historic grant request within the City.

In June 1, 2011 a Historic District Design Review (HDDR) pre-application conference was held. Comments were given back to the applicant and per the Land Management Code (LMC) § 15-11-12(A)(3), the Planning Director made a determination that the proposed work was considered minor routine maintenance/construction having no negative impact on the historic character of the surrounding neighborhood, the historic structure, or the Historic District; and therefore the HDDR application is not required and exempt.

Recommendation

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 retaining wall/stairs for a landmark historic structure located at 64 Chambers Avenue.

Exhibits

- Exhibit A - Historic Site Inventory Form – 64 Chambers Avenue
- Exhibit B - Breakdown of estimated costs of the scope of work
- Exhibit C - Vicinity Map
- Exhibit D - Historic Incentive Grants account update
- Exhibit E - Grant Information packet

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Evans L. Smith House**

Address: 64 Chambers Avenue

AKA: 64 Ontario Canyon Street

City, County: Park City, Summit County, Utah

Tax Number: QUALLS-2

Current Owner Name: Ryan Eittreim

Parent Parcel(s): PC-524-A

Current Owner Address: PO BOX 2546, Park City, UT 84060-2546

Legal Description (include acreage): LOT 2 QUALLS SUBDIVISION; CONT 4125 SQ FT OR .09 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: 1983, 1995 & 2006
- historic: c.

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

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

Drawings and Plans

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

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

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

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor type / Vernacular style

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), # 1.

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: A concrete over stone retaining wall is capped, partially, with a railroad tie. It is not clear how much of the retaining wall is stone, as only a small portion of stone is visible on the north end of the wall. The wall is recessed further into the hill on the north and resumes, but is constructed of railroad ties. Typical of historic homes in Park City, there are wooden steps leading from the main road to the main floor level of the house.

Foundation: Foundation is a raised, but the configuration and materials of the structure are covered by a board & batten skirt. The base of the front elevation indicates that the foundation may have been upgraded to concrete or concrete block, but it is not verified.

Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding with narrow corner boards. The porch skirt and foundation are clad in a board & batten siding. There are some minor areas of peeling paint. The square porch posts are simple with decorative brackets.

Roof: The roof is sheathed in a corrugated metal material on both the original and side addition. The roof structure of the addition has a deep eave with exposed rafter ends.

Windows/Doors: The window openings are vertically oriented and generally symmetrical on the primary façade. The windows appear to be the original wood double-hung sash units with six-over-six lights. The casement trim is simple; typical of Park City's historic homes. Windows on the addition are also wood double-hung sash units with six-over-six lights. The main door is wood paneled with a single light.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The house remains largely unchanged from its original condition as indicated in the description from the 1983 NR nomination, see below:

This house is a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers that are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on .09 acres that slopes from front to back. A concrete over stone retaining wall runs along the east line of the lot at the street edge. Landscaping is informal and includes lawn, grasses, and shrubs. Wooden steps have been constructed providing access to both the north and south sides of the front porch. In addition,

the steps on the north lead to a central deck that ties the main house to the side addition. Also, like most of the historic houses in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The 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 (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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

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

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885¹

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):

¹Utah State Historical Society, Structure/Site Form, 1984.

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

6 PHOTOS

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

Photo No. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995.

Photo No. 3: East elevation (primary façade). Camera facing west, 1983.

Photo No. 4: Northeast oblique. Camera facing southwest, 1983.



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 64 Chambers UTM: 12 458360 4498570
 Park City, Summit County, Utah
 Name of Structure: Evans L. Smith House T. R. S.
 Present Owner: William J. Coleman Owanah Oil Corp.
 Owner Address: 1935 South Main #301, Salt Lake City, UT 84115

Year Built (Tax Record): Effective Age: Tax#: PC 524A
 Legal Description: Kind of Building:
 Beginning at South 48 degrees 44 minutes West 279.84 feet from the Northeast corner
 Northeast 1/4 Section 21 T2S R4E, Salt Lake Base Meridian, thence South 110 feet,
 West 75 feet, North 110 feet, East 75 feet to beginning.
 .01 acre.

STATUS/USE

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

DOCUMENTATION 3

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

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

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

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

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

This house is a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

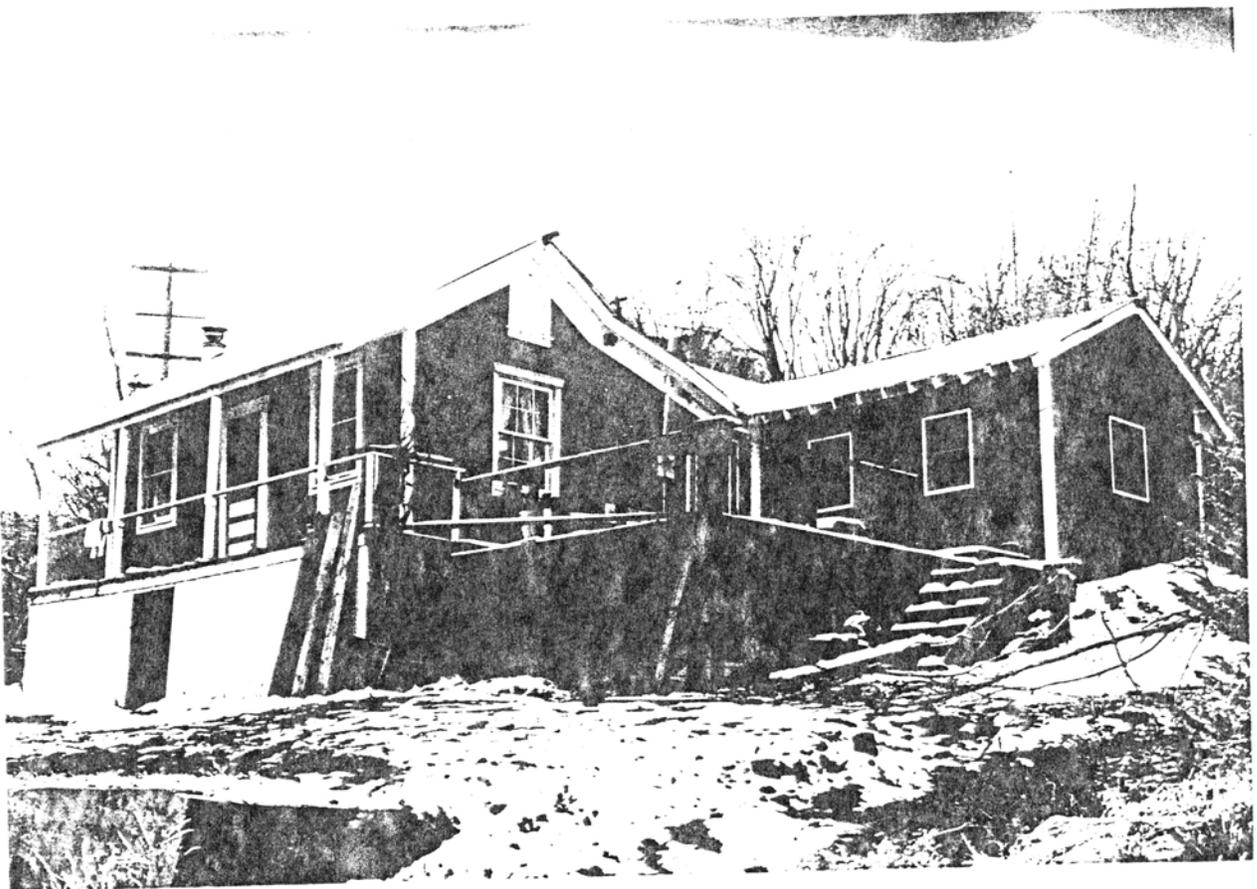
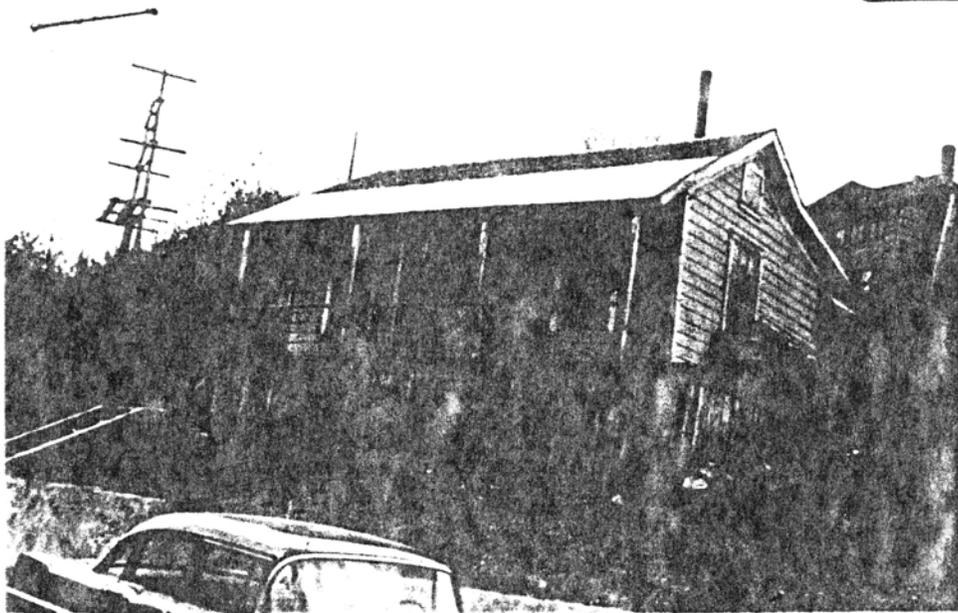
Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

64 Chambers

Description continued:

Park City's architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of these alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.







III. BREAKDOWN OF ESTIMATED COSTS

Applicant:

CHRIS PERRY

Address of Historic Property:

64 CHAMBERS

Scope of Work

**Owner's
Portion**

**City's
Portion**

**Estimated
Total Cost**

See attached sheet

Stone wall + steps \$7516⁰⁰ \$7516⁰⁰ \$15,033

Wood Staircase \$1750 \$1750 \$3,500

500' Sod non eligible \$500
Grading Non eligible \$1000

\$9266 \$9266 \$20,033⁰⁰

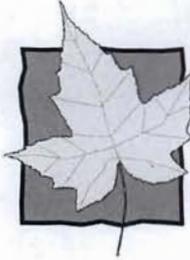
Total Estimated Cost

\$20,033⁰⁰

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

64 Chambers Ave
Project Description

1. Removal of non-historic stairs on NorthEast corner.
2. Install dry stacked Brown's Canyon sandstone wall on street facing East side. Evidence shows original wall was stacked stone.
3. Install Wood Stairs from top of new stone wall up to porch landing.
4. Wrap opening in Porch where northeast corner stairs were with same period style railing.



Mountain Homes Landscape.

Landscape Design, Construction & Irrigation Services

P.O. Box 721 Heber City, UT 84032

435-731-0848

Mountainhomeslandscape@gmail.com

July 7, 2011

Petty Front Yard Landscape Project 64 Chambers Ave., Park City, UT

Mountain Homes Landscape will supply the following services and install the following material according to the line items and based on the provided and approved Planting Plan.

1. Install a dry laid stonewall to face the existing concrete wall. Constructed of 4-6" x 8-10" browns canyon sandstone. Approximately 36" x 47' or 250 face feet. The wall will wrap the south side and be incorporated into and step up with the rock slab stairs to be constructed. The wall will replace the 10' section of RR tie wall facing the north and abut the existing RR tie wall that parallels the street.
2. Install a rock slab staircase on the south east side of the property beginning at the road level and terminating at the height of the existing concrete wall (approximately 3-4 steps). The stairs will be irregular 3-4' wide and be constructed of browns canyon sandstone to match the new wall.
3. Install a Redwood staircase and landing beginning at the existing south porch entrance and terminating at the landing at the top of the stone slab stairs. The stair case will resemble the current existing stairs case with the exception that the rise under the treads will have a face plate. The staircase will be 36" wide and have a 3" x 3' landing and be constructed of 2 x 12 stringers and treads with 4 x 4 posts for support of the railings and landing. 4 concrete piers will be installed to support the landing. The staircase will have a railing matching the railing currently installed across the front of the house.
4. Install 500 sq' of Kentucky bluegrass sod on the area in between the house and the new wall and on the side yard to the north up to the deck.
5. Grade all planting and disturbed areas to insure proper grade and drainage. Install topsoil on the south side of the house where needed for sod.
6. Install a box drain at the NE corner of the property to catch runoff from the side and back yard to prevent erosion on the embankment under the new stairs.

Notes:

1. All additional work and changes not specified in the contract and requested by the owner will be executed via a signed change order and will be billed at Time(\$40.00 per hour) and Materials(+10%).

Plant and Irrigation Placement and Design: Mountain Homes Landscape reserves the rights to determine the final plant and irrigation placement and design if during construction it is determined changes are necessary to insure proper drainage, coverage, and/or assure an aesthetic appearance.

Home Owners Associations (HOA): It is the client's responsibility to inform Mountain Homes Landscape of HOA rules and regulation relating to the project. It is also the clients responsibility to insure that all plans and landscaping are approved by the HOA prior to work commencing. Mountain Homes Landscape is not responsible for delays due to HOA issues if notice of such issues is not given prior to work commencing. If Mountain Homes Landscape incurs expenses due to HOA issues, the client agrees to pay all reasonable and associated costs associated to circumstances out of Mountain Homes Landscape control and relating to the HOA.

Payment: Upon signing this contract a 10% deposit is due. 40% is due immediately upon commencement of the project. The balance is due immediately upon completion. Failure to make timely payments according to this contract will void the plant replacement policy and the Irrigation System Warranty. A 10% per month interest charge will also be applied to any payment 30 days delinquent and will be accrued starting the day the invoice is dated. If the project is cancelled or cannot be completed due to unavailable material or weather, Mountain Homes Landscape will be paid for work completed to date. If the owner cancels the project, prior to work beginning, the owner will forfeit any down payment made. If legal action is necessary to collect payment, the owner will pay all reasonable and associated attorney, court and collection fees.

Project Cost: \$20,033.75

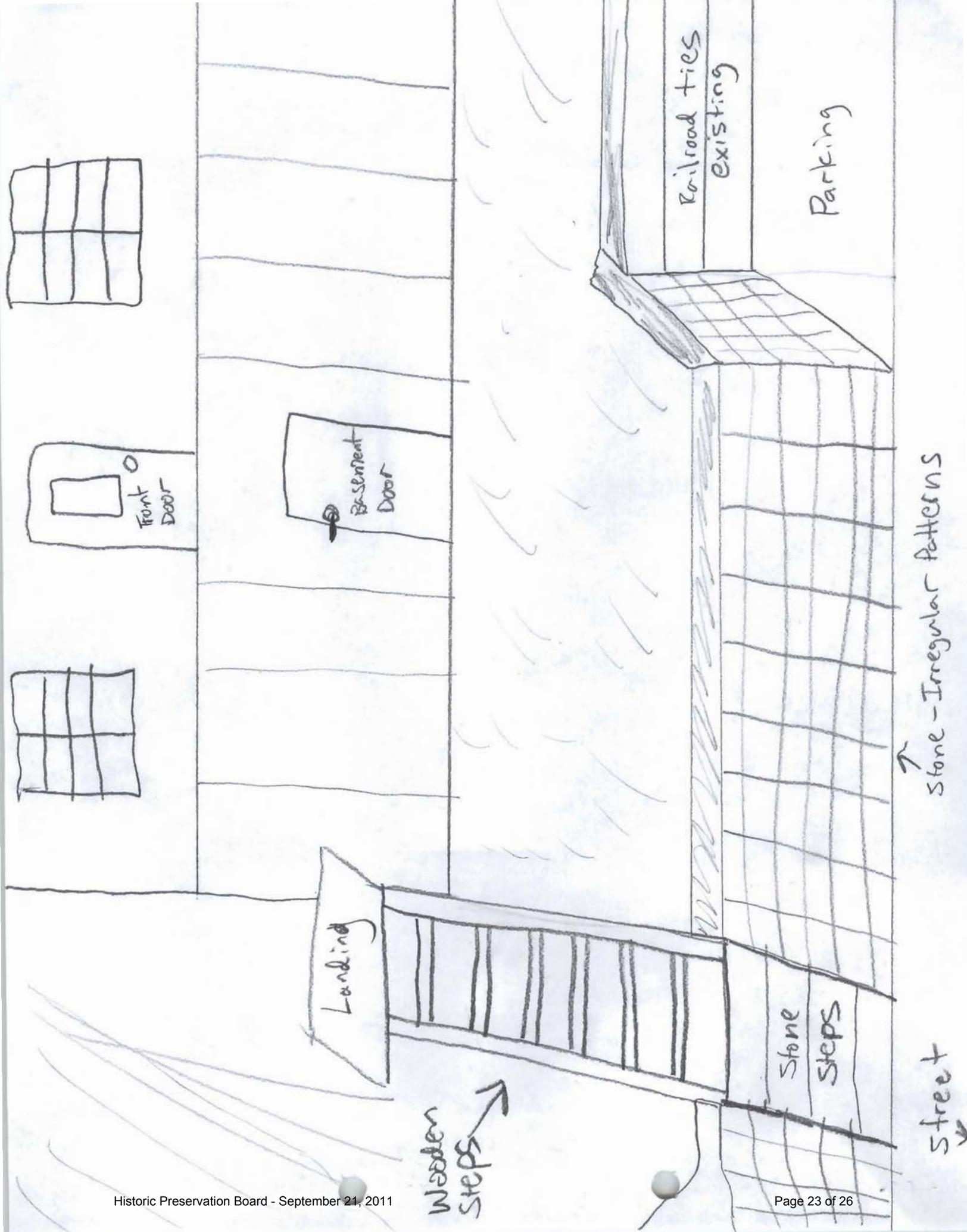
I (we) have read the above specifications and completely understand the scope of the work to be performed and agree to the terms of the contract. I authorize you to complete the work stated herein:

Authorized by: _____ Date: _____

Mountain Homes Landscape. rep: _____ Date: _____









64 Chambers Avenue Vicinity Map



Legend

- Parcels
- Park City HSI Significant Site
- Park City HSI Landmark Site
- Streets

0 40 80 120

Historic Incentive Grants - Capital Project Budget Update

MAIN STREET RDA	
Current Budget Funds	\$ 18,633.00
Allocated monies to date	\$ 9,254.00
Total Budget Funds Available	<u>\$ 9,379.00</u>

LOWER PARK RDA	
Current Budget Funds	\$ 209,726.00
Allocated monies to date	\$ 4,792.50
Total Budget Funds Available	<u>\$ 204,933.50</u>

CIP FUND - GENERAL FUND TRANSFER **	
Current Budget Funds	\$ 70,869.00
Allocated monies to date	\$ 10,850.00
Total Budget Funds Available	<u>\$ 60,019.00</u>

** The CIP - General Fund is a fund that is allocated from the General Fund and distributed throughout Capital Projects for the discretionary use and distribution within that Capital Project in conjunction with any internal policies of the managing department. It is to be used after the budgeted funds within that project are depleted.



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.