



AGENDA

WORK SESSION – <i>Discussion items only. No action will be taken.</i>			<i>pg</i>
Overview and discussion of 2011 National Trust for Historic Preservation conference			
MEETING CALLED TO ORDER AT 5:00 PM			
ROLL CALL			
APPROVAL OF MINUTES FOR SEPTEMBER 21, 2011			5
APPROVAL OF MINUTES FOR OCTOBER 5, 2011			15
PUBLIC COMMUNICATIONS – <i>Items not on regular meeting schedule.</i>			
STAFF/BOARD COMMUNICATION & DISCLOSURES			
REGULAR AGENDA – <i>Possible public hearing and action as outlined below.</i>			
355 Ontario Avenue – Grant	PL-11-01359		33
<i>Possible action</i>			
450 Main Street – Determination of Significance	PL-11-01378		63
<i>Public hearing and possible action</i>			
575 Park Avenue – Determination of Significance	PL-11-01379		75
<i>Public hearing and possible action</i>			
147 Ridge Avenue – Determination of Significance	PL-11-01380		99
<i>Public hearing and possible action</i>			
601 Sunnyside Drive – Determination of Significance	PL-11-01381		127
<i>Public hearing and possible action</i>			
210 Grant Avenue – Determination of Significance	PL-11-01382		153
<i>Public hearing and possible action</i>			
222 Grant Avenue – Determination of Significance	PL-11-01383		171
<i>Public hearing and possible action</i>			
ADJOURN			

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.

MINUTES OF SEPTEMBER 21, 2011

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF SEPTEMBER 21, 2011

BOARD MEMBERS IN ATTENDANCE: Sara Werbelow, Alex Natt, Puggy Holmgren, Judy McKie, Dave McFawn, Katherine Matsumoto-Gray, David White

EX OFFICIO: Thomas Eddington, Kayla Sintz, Francisco Astorga, Mathew Evans, Shauna Stokes, Katie Cattan, Patricia Abdullah, Polly Samuels McLean

The regular meeting and the work session was held at the High West Distillery at 706 Park Avenue.

REGULAR AGENDA

ROLL CALL

Chair Werbelow called the meeting to order at 5:04 p.m. and noted that all Board members were present.

PUBLIC COMMUNICATIONS

There were no comments.

BOARD MEMBER/STAFF COMMUNICATIONS

Director Eddington stated that as they continue to work on the General Plan, the Planning Commission will hold their second Charrette on October 12th at 6:00 p.m. Unlike the first Charrette that was focused on Old Town, this Charrette would address all the neighborhoods in Park City. The public and all residents are invited. He encouraged the HPB to attend.

REGULAR AGENDA/PUBLIC HEARING/ACTION ITEMS

64 Chambers Street - Grant
(Application # PL-11-01302)

Planner Francisco Astorga reviewed the application for a grant for 64 Chambers Avenue located on the west side of the road. The request included removing the non-historic stairs and closing off the deck for safety. The applicant also proposed to repair the dry-stacked sandstone wall on the front. Additional improvements included repair/install the wood stairs at the original location of the entry. Planner Astor noted that the applicant was not requesting funds for the stairs, but it was part of the HDDR application.

Planner Astorga reported that the applicant submitted a pre-application in July and through the design review process it was determined that a full application process was not required. However, they still needed to comply with the guidelines and the Staff found compliance.

Planner Astorga reported that the application was for a matching grant to request half of the total improvement costs at \$9,266. He noted that the Main Street RDA was running out of funds and the City is no longer allocating money to that account. The remaining

funds totaled \$9,379. Planner Astorga remarked that the Capital Improvement Program is another account that is used for historic incentive grants. There is approximately \$60,000 in that account. CIP funds are not specific to any one redevelopment area; therefore, money could be used for any area within the City if it is for a historic incentive grant.

Planning Astorga stated that draining the Main Street account would not be a problem because the CIP balance allows the flexibility to consider additional grants in the Main Street redevelopment area.

Board Member McKie asked if the Main Street RDA account would be replenished next year. Planner Astorga understood that it would not be replenished based on the policy set up by the City Council. Director Eddington stated that the Main Street RDA covered a number of projects that were completed within the Main Street redevelopment area. It primarily includes paying the bond for the China Bridge parking structure. As they continue to look at property tax receipts for this year and next year, they might see an increase. It is too early to know, but there is new construction in that area and more people are paying taxes on time. Director Eddington remarked that there may be the opportunity to look at the Main Street RDA fund in the future, but at this point that was unclear. He pointed out that the Lower Park Avenue redevelopment area still had significant funds, but those funds must stay within the redevelopment boundary. Historic preservation grants can still be allocated from the Lower Park Avenue RDA until 2014. He anticipated that the Staff would request an extension of that deadline.

Chair Werbelow asked if the CIP fund had restrictions on allocations. Planner Astorga replied that it was the same criteria for historic incentives. The City Council approves it and the Planning Commission recognizes the capital improvement. The CIP is city-wide and not designated to a particular area. Planner Astorga clarified that the CIP program is a much larger account. This is a smaller account within the CIP program that is allocated for historic incentive grants. Planner Astorga noted that the last grant awarded was 1101 Norfolk. The one prior to that was approved in October 2010.

Board Member Natt stated that if the HPB were to grant the award at the requested level, \$113 would be left in the RDA account. He asked if they were prohibited from granting an extra \$113 to the applicant. Director Eddington stated that the HPB would not be prohibited, however the applicant would need to spend \$226 to receive the \$113. Board Member Natt questioned the merit in keeping a \$113 account open. Director Eddington replied that there may be a benefit if the HPB decides to recommend that the City Council allocate additional funds into that line item.

Chair Werbelow indicated a discrepancy in the amounts. The applicant, Chris Petty, explained that the difference was sod work he intended to do, but that expense was not eligible for the grant. He clarified that the matching amount was half of the total cost minus the sod work.

Board Member White referred to the elevation photo and clarified that the stairway on the right would be removed. He asked if the solid deck railing would be improved to look more historic. Mr. Petty stated that for the sake of this project that change was not submitted. The intent is to do the same thing that was done on the side. He explained that the goal was to bring the structure back to its more historic setting. Board Member

White assumed the solid railing was not historic. Planner Astorga replied that this was correct.

Board Member Matsumoto-Gray asked what evidence they had that there was originally no stacked stone. Planner Astorga stated that the evidence was shown in close-up photographs. The Board discussed materials. Planner Astorga stated that they could place a condition to make sure there is a proper union between the two materials and a transition from the railroad ties towards the stacked wall.

MOTION: Board Member Natt made a motion to APPROVE the grant as presented by the applicant. Board Member McFawn seconded the motion.

VOTE: The motion passed unanimously.

The regular meeting was adjourned and the Board moved into Work Session.

WORK SESSION - Visioning

Planner Sintz noted that the first item on the agenda related to an LMC change to add the HPB to Reconstruction/Disassembly for review and approval. She noted that the Staff report contained the information that was given to the City Council at their September 15th meeting. The Council continued the item to October 29th. The Staff report also included the minutes from the Planning Commission meeting where the proposed change was discussed, as well as minutes from the original February 2011 visioning. Planner Sintz encouraged the HPB members to attend the City Council meeting on October 29th.

Planner Sintz reported that on October 13th the City Council had scheduled a site visit to two city owned properties; 1450 and 1460 Park Avenue. The Council had extended an invitation to the HPB to participate in that site visit. The site visit would be noticed and they would like to have as many Board members as possible.

Planner Sintz stated that with the re-write of the 2009 Historic District Guidelines, additional duties were added for the Historic Preservation Board. One of those duties was to provide input to City Council and Staff on city owned properties.

Board Member Werbelow disclosed that she is a potential applicant for the city owned parcel. She would attend the site visit but recuse herself from any discussion.

Planner Sintz noted that the City purchased the properties at 1450 and 1460 Park Avenue in 2008 and they were currently looking at selling those properties. In order to determine what the City should be responsible for or how much they want to incentivize a project going forward, they need to understand what an applicant would be required to do in terms of historic preservation. That was the reason for requesting HPB input.

Planner Sintz noted that the City Council had been given a document that was prepared for the City by Sandy Hatch, a Salt Lake architect, who did a physical conditions report for the Historic Sites Inventory sheet. Planner Sintz offered to provide a disk to the Board Members so they would have that same information.

Planner Sintz stated that a pre-application meeting was held on the two Park Avenue properties that day. Board Member McKie attended as the DRT liaison and Board Member Werbelow's group was involved as the potential applicant. Planner Sintz noted that due to a request to possibly move the structures, the Staff reviewed the applicable guidelines and the criteria for moving a structure. They also reviewed the guidelines for new construction and the guidelines that would be applicable to any additions.

Planner Sintz reported on the November meeting dates. She noted that one role of the HPB is to review and update the Historic Sites Inventory. Dina Blaes and the Staff would be presenting modifications to the current sites inventory. Approximately 12 structures are affected. The Staff would like to break up the list and have the HPB conduct their review at back to back meetings. Therefore, the Staff was proposing that the HPB meet on November 2nd and November 16th.

Board Member Natt noted that he had a scheduling conflict on November 16th. Patricia Abdullah should be notified if others have scheduling conflicts.

Planner Sintz explained that each year the Staff looks at completed HDDR applications, and those are evaluated against the Historic Sites Inventory criteria. The meeting in November would be the first time the HPB would look at the list against items that would have been approved under the old guidelines. Due to construction timing, the projects were approved before the current guidelines were adopted in 2009, but not completed until now. When a project has been completed, it is evaluated by Ms. Blaes and her team.

Planner Sintz reported that training was scheduled for December and January. Because of Thanksgiving, Christmas and Sundance meeting schedules were shortened, but the Planning Department would send potential meeting dates. Planner Sintz noted that the agenda listed a number of topics for training and she welcomed additional items if anyone wanted to add to the list.

Board Member Natt asked if it made sense to do a training before the City Council decides whether or not the HPB would have a more active role in reconstruction and demolition. Planner Sintz stated that if the City Council makes a decision on October 29th to involve the HPB in those reviews, the Staff would adjust the training schedule accordingly.

Board Member Matsumoto-Gray thought the HPB should have training on reconstruction and disassembly regardless of the City Council decision because it is an important issue. Planner Sintz outlined the criteria established in the 2009 guidelines for reconstruction or disassembly, and noted that it took "demolition by neglect" off the table.

Board Member McKie referred to an earlier conversation about finding a way to easily identify that a project is a contemporary reconstruction and not an actual home. In her opinion, easily identifiable means "to the public" and not just on a list. The Board and the Staff discussed reconstruction and disassembly issues. Planner Sintz noted that reconstruction was frequently discussed, which is why it was written in the definitions and states, "if you want to bring back a building that no longer exists or cannot be repaired". Board Member White pointed out that when the guidelines were revised, disassembly or panelization was talked about only as a last resort.

Planner Astorga noted that the National Registry considered panelization or disassembly to be reconstruction. He noted that disassembly is not a typical practice used throughout the Nation. However, it is typical for Park City. He noted that the High West Distillery had a hard time obtaining approval because it was the first building in the Nation to go through a reconstruction because it was panelized, and yet it maintained its Historic National Registry status. Board Member White pointed out that panelization and disassembly means saving the original fabric and putting it back in place. Director Eddington stated that the High West Distillery building was a combination of saving as much fabric as possible and then reconstructed with some new materials. For that reason, the National Parks Service had a hard time getting the building listed back on the National Register.

Assistant City Attorney McLean referred to the first training on the list, which was a recap of the current guidelines in place. She recalled a previous discussion about doing a sample design review. Chair Werbelow thought it was hard to evaluate the guidelines in a vacuum without understanding the different kinds of applications and associated issues. Doing an interactive review would give them a different perspective. The suggestion was made to do a summary of the most common types of applications for the HPB to review. Ms. McLean recommended using buildings that have already been through the process.

Chair Werbelow was interested in the General Plan and requested that it be added to the list for updates or training. Planner Sintz reminded the HPB of the neighborhood Charrette on October 12th and encouraged them to participate. In addition, the Staff planned to do a summary of the findings from the Old Town Charrette and provide an overview for the HPB for input. The Staff was interested in having the HPB be part of the General Plan process.

Planner Cattan asked if it would be appropriate to invite the HPB to do the walk around of Old Town with the Planning Commission on September 28th. Assistant City Attorney McLean stated that if more than three Board members would attend, they should inform the Staff so it could be publicly noticed.

The next item on the agenda was the appeals review. Director Eddington understood that the Board had questions regarding the 811 Norfolk review. He noted that the application was submitted and the Staff denied the movement of the house. The applicant presented their case to the HPB. The Board felt the applicant met the criteria and approved moving the house. Director Eddington noted that the HPB decision was appealed by neighbors and that was heard by the Board of Adjustment. At that time the Board of Adjustment upheld the appellant's request, which was not to move the house. Simultaneously, the applicant had submitted for an opinion to the State Ombudsman and received that response after the hearing at the Board of Adjustment. The Board of Adjustment did not ratify their finding on the night of their decision because they took an opposing position of Staff. The decision would have been ratified at their next meeting. In the interim, the Ombudsman opinion was received and basically supported the applicant by saying that there might be some cause for moving the structure. That opinion was taken back to the Board of Adjustment and they heard the appeal de novo. The appellants maintained their original argument and the Board of Adjustment again upheld the appellant's request.

Assistant City Attorney McLean disclosed that Katherine Matsumoto-Gray was the appellant prior to being on the HPB. Ms. McLean reported that when the Ombudsman's opinion was released, the applicant filed a lawsuit in District Court on the matter. One of the most important questions asked was why there was such inconsistency between the HPB finding and the Board of Adjustment finding. The Ombudsman recommended a strict reading of the statute, which says that an easement cannot be secured. The Board of Adjustment felt that the HPB erred because the statute says that an easement cannot be obtained. The Board of Adjustment interpretation was that "cannot" implied that there had been an effort to obtain an easement. Therefore, to say that the applicant could not obtain an easement did not reflect the facts in this case because he could have obtained one. Ms. McLean would keep the HPB apprised of the court proceedings.

Planner Sintz noted that the last agenda item listed suggested goals for the upcoming year. The first was to begin looking at the preservation award for 2012.

Chair Werbelow updated the Board on the first preservation award presentation. She had second thoughts about combining future award presentations with the Historic Society annual fundraiser. Board Member Werbelow felt it was important for the HPB to continue the awards program. The program identifies several potential categories, and the High West Distillery received the award this year for adaptive re-use. To emphasize the significance of the award, Chair Werbelow thought it was better for the HPB to have its own award ceremony.

Planner Sintz noted that for the first award the HPB appointed a subcommittee to research potential candidates. However, she believed the HPB was a small enough group that they could look for 2012 candidates as a Board. The Board members discussed possibilities for an awards ceremony. Assistant City Attorney McLean suggested that the Board choose a date for their award presentation to help the Staff with scheduling and to avoid coinciding with the Historic Society event. Ms. McLean stated that it would be appropriate for the entire HPB to be involved in the decision making, but it would need to be done in a meeting format and properly noticed. Board Member White preferred to have the entire Board involved. The Board Members concurred.

The Board discussed the idea of a Preservation Month. Ms. McLean believed it would be an opportunity for the HPB to publicize their intent since the press does not attend HPB meetings. It was noted that May is National Preservation Month.

Board Member McFawn suggested that they add visioning with City Council as a goal. Planner Sintz stated that she had already asked the Assistant City Manager to add that to their schedule.

Board Member Natt left the meeting.

Board Member Matsumoto-Gray requested further discussion on the LMC change to add HPB to reconstruction/disassembly review and approval. Planner Sintz provided a handout with the analysis of the amount of time it would take if an applicant had to apply for reconstruction or disassembly with a Staff review versus the analysis of time if the HPB conducted the review. She noted that if the decision was appealed, it would take the same amount of time. Planner Sintz pointed out that if the HPB is involved in the

review, they would lose their appeal body authority and the appeal would be heard by the Board of Adjustment.

Director Eddington noted that with the new guidelines the threshold to do reconstruction has become more difficult. The Staff has only received two applications since the guidelines were adopted.

The Board discussed properties and process. Board Member Matsumoto-Gray wanted to know the difference if they recommend that the HPB review reconstructions but not disassembly/panelizations. Board Member McFawn clarified that there were few properties left that could be reconstructed under the old guidelines. Assistant City Attorney McLean pointed out that if the LMC change was made to add the HPB on reconstruction projects, they would not have the ability to step in on a reconstruction that was pre-2009. She noted that some of those approvals have sunset clauses; however, a lot is contingent on pulling a building permit and some people are good at manipulating the system.

After discussing several scenarios, Ms. McLean suggested that Patricia Abdullah could compile a list of the number of pending applications that are pre-2009 guidelines. Board Member White thought they should find a way to reduce the time limit for activity. Board Member Holmgren liked the idea of penalizing for inactivity. Director Eddington noted that the Staff was working to shorten the timeline.

Director Eddington stated that when the HPB met with the Planning Commission and the City Council at visioning, the HPB recommended only looking at reconstruction. He noted that the Staff added disassembly because significant disassembly is nearly reconstruction. Director Eddington remarked that the Staff presented the matter to the Planning Commission and the Commissioners were concerned about causing a bureaucratic delay in the process. Planner Sintz stated that the Planning Commission was uncomfortable with the Board of Adjustment hearing the appeal, and they preferred that the HPB remain the appeal body.

The HPB members were split between those who preferred to hear the appeal and those who wanted to review the reconstruction. Board Member Matsumoto-Gray remarked that another issue was whether it was better to have reconstruction projects reviewed in a public meeting where people are noticed and could make comment.

Planner Sintz noted that the timing analysis addressed the difference between the old and the new guidelines in terms of the amount of time a project gets publicly noticed. She remarked that the new guidelines were put into place to give more public notice to neighbors and Old Town advocates. She suggested that they could mark the noticing requirement as an item to be tweaked in the guidelines update review. Planner Sintz outlined the current noticing timeline and procedure. Planner Astorga commented on the old noticing requirements to show how the procedure had significantly changed. The Board discussed the pros and cons of a 100 foot or 300 foot noticing boundary.

Assistant City Attorney McLean pointed out that the Planning Commission discussed the fact that 300 feet was too large of an area because owners were noticed so often that it lost its relevance. Director Eddington noted that 100 feet would be approximately 12 lots surrounding the subject property. The noticing letters more clearly describe the project, and that combined with the new signs gives public more information. Planner Cattan remarked that an average of 30 letters are sent for a historic design review. For

a steep slope CUP, 60-90 noticing letters are sent. It was noted that the property owner and not the renter would be noticed. Since notices are published in other forms of communication and posted in public locations, renters have the responsibility to keep themselves informed.

Board Member Matsumoto-Gray suggested an agenda item for the next meeting to discuss and vote on a recommendation to the City Council regarding the reconstruction/disassembly review. Board Member McKie commented on how much she has learned about Old Town through the DRT meetings. It would be nice if the other Board Members could tap into that type of information to know what was happening in Old Town. Planner Sintz suggested that Board Member McKie provide a summary for the Board members, similar to what Chair Werbelow had done when she was the liaison. Director Eddington remarked that it should be a generic summary without specific addresses.

Planner Sintz summarized that Patricia Abdullah would do public noticing so the HPB could attend the Planning Commission walk through Old Town on September 28th. The Board members would receive copies of the Planning Commission Staff report. Many of the Board members were willing to receive the packets electronically.

Chair Werbelow thanked the Staff for supporting the HPB and giving them the opportunity to do visioning. After being on the Board for three years she felt newly inspired. The Board members concurred. Director Eddington stated that the Staff was excited about new opportunities for this Board and they could see an opportunity for the HPB to get involved with the General Plan. Historic character would play a large role in the General Plan.

Planner Sintz noted that the Board members would receive an email with a summary of all the important dates involving the HPB. The next HPB meeting would be October 5th. The neighborhood Charrette would be October 12th. Two HPB meetings were tentatively scheduled in November. Planner Sintz requested that the Board members inform the Staff if they had scheduling conflicts because it was imperative to have a quorum. Any additional ideas for training in December or January should be submitted to the Planning Department.

Board Member McFawn asked if it was possible for the HPB to recommend a TDR ratio to the City Council. He felt there was an opportunity for the HPB to make recommendations to the City Council on certain properties. Assistant City Attorney McLean stated that if the HPB was interested in having that discussion, it should be tabled to the next meeting as an agenda item.

The meeting adjourned at 6:44 p.m.

Approved by _____
Sara Werbelow, Chair
Historic Preservation Board

MINUTES OF OCTOBER 5, 2011

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF OCTOBER 5, 2011

BOARD MEMBERS IN ATTENDANCE: Sara Werbelow, Dave McFawn, Alex Natt, Puggy Holmgren, Judy McKie, Katherine Matsumoto, David White

EX OFFICIO: Thomas Eddington, Kayla Sintz, Katie Cattan, Polly Samuels McLean, Mike Kovacs

ROLL CALL

Chair Werbelow called the meeting to order at 5:06 p.m. and noted that all Board Members were present.

ADOPTION OF MINUTES – July 20, 2011

MOTION: Dave McFawn moved to APPROVE the minutes of July 20, 2011. David White seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There was no input.

STAFF/BOARD COMMUNICATION & DISCLOSURE

Director Eddington announced that at the next Planning Commission on October 12, at 6:00 p.m. there would be a Charrette on all the neighborhoods in Park City except Old Town. A Charrette for the Old Town neighborhoods was held two weeks prior. Director Eddington encouraged the Board members to attend and provide their input.

Planner Kayla Sintz and the Board reviewed the DRT Item/Matrix. Planner Sintz noted that the seven properties identified in red had not yet come back fully online, but have had approved reconstructions. She noted that some do not have a structure sitting on site, some have pulled a building permit, and others have an approved preservation plan. Planner Sintz noted that the properties outlined in red were not complete and were either under construction or the site would appear to be vacant.

It was noted that 919 Woodside was not outlined in red. However, the HPB recently heard an appeal on moving the structure forward on the site, and they upheld the Staff's decision not to move it forward. Planner Sintz believed Patricia Abdullah had inadvertently missed it when she did the red highlighting.

There was also a question on 109 Woodside. The comment indicated that the applicant was proposing improvements on a freestanding garage; reconstruction proposal pending review. Ms. Sintz explained that the owner came in for a pre-application and suggested that they would possibly like to reconstruct the structure. The Staff provided them the criteria for reconstruction and the owner has not returned with that material. A decision has not been made because additional information was not submitted.

There was a question on whether 1323 Woodside was a City owned property. Planner Sintz answered no, and explained that the City allowed the developer to take down a structure per a dangerous code provision as determined by a building official. An agreement is in place that requires the structure to be reconstructed within that same neighborhood. Planner Sintz believe it was being looked at as part of the Lower Park Avenue RDA. Director Eddington remarked that the agreement occurred in early 2009. Planner Sintz referred to the comment that indicates no HDDR and clarified that full measured drawings were taken of the structure before it was demolished. The property did not go through an application because there was no proposal for an addition or renovation. Planner Sintz offered to come back with additional information regarding the agreement.

REGULAR SESSION – Discussion/Public Hearing/Action Items

Land Management Code Amendments to Add Historic Preservation Board review and approval of all Reconstruction and Disassembly applications of Historic Sites.

Planner Sintz noted that page 29 of the Staff report summarized the City Council report. In addition, the attached City Council report included the February 2011 visioning notes. The Staff report also included minutes from the Planning Commission meeting that reflected the discussion by the Planning Commission when they reviewed the draft ordinance for the LMC change. Also included were the meeting minutes from the last City Council meeting on September 25. Planner Sintz noted that the City Council wanted input from the HPB and continued the item to October 27. Based on the information provided, the Staff requested that the HPB give their recommendation to the City Council regarding the proposed changes to the LMC.

Planner Sintz remarked that the HPB would be looking at a recommendation based on whether they feel the HPB role is more of an appeal body or whether the Board's role would be effective on reconstructions. The City Council would take their recommendation under consideration and provide direction to Staff on whatever changes would be applicable.

Assistant City Attorney, Polly Samuels McLean, stated that the Planning Commission had forwarded a negative recommendation for the proposed changes, which was counter to the direction the City Council had given the Staff during visioning. As indicated in the Planning Commission minutes, the primary concern was the length of process. Therefore, the City Council wanted input on how the HPB felt about these changes. Ms. McLean clarified that the City Council would consider the HPB recommendation, but they would not have to follow it.

Chair Werbelow asked if it would be appropriate to hear public comment prior to the Board discussion. Assistant City Attorney advised that public comment would be appropriate.

Chair Werbelow opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside Avenue, stated that she had attended the Planning Commission meeting and nearly 100% of the public thought it would add another layer to an already cumbersome process if the HPB also had to approve demolition. Ms. Meintsma thought the HPB should have some involvement in demolition

and reconstructions; however there should also be confidence in the competency of the Staff to review and approve demolitions. She would like any plan for demolition to come before the HPB for comment. It would not have to be an approval or denial. This would allow the HPB to understand what was going on before the demolition occurred and to be prepared to answer questions if approached by the public. Ms. Meintsma also encouraged a specific definition for disassembly.

Sandra Morrison, Park City Historical Society and Museum, pointed out that the discussion was not to change the rules and that the LMC and design guidelines would still be in place. A review by the HPB would allow the public the ability to know what was occurring in the Historic District. The Historic District is important to the entire town and a resource that drives the economy. Ms. Morrison believed there was a misunderstanding regarding reconstruction, because it makes a structure ineligible for the National Register for Historic Places. Therefore, the more reconstruction that occurs, the less eligible Park City becomes for being on the National Register. Each building is not listed individually. It is a grouped listing because Park City is an intact historic mining town. Each time they take a piece out of the puzzle they become less historic. Ms. Morrison hoped the City would continue to encourage people to preserve the historic nature of Park City for now and for future generations. Regarding the issue of process, Ms. Morrison believed that because this resource is so important as a community, it would be appropriate for any application for demolition to come before the HPB.

Chair Werbelow closed the public hearing.

Board Member McKie liked the idea of the Staff presenting reconstruction projects to the HPB. She wanted to know if making comments on a reconstruction without actually making the decision would affect their ability to serve as the appeal authority.

Assistant City Attorney McLean stated that if the HPB hears an item and makes a decision, the appeal would go to the Board of Adjustment. If the final decision stays with the Staff, she did not think the Board Members would be able to comment, either individually or as a Board, because they would be the appeal authority. Ms. McLean remarked that there were two options. The first option would allow the Staff to review and approve or deny the demolition and provide an informational report to the HPB. The second option would be to have the decision come to the HPB using the same criteria.

Chair Werbelow recalled from minutes provided in the Staff report that someone had suggested a notification/discussion type process. In those minutes Ms. McLean had recommended that the policy be codified for consistency. Chair Werbelow agreed with that recommendation. It should not be an information dialogue because it needed to be one way or the other.

Board Member McKie asked if there a current public process for demolitions. Planner Sintz noted that page 31 of the Staff report contained a City Council analysis of how much time the process would take if HPB review and approval was added to the process. She noted that bullet point #3 referenced a 14 day noticing requirement. That notice would be sent to property owners within 100 feet, and that is their time to provide input on the initial application. Typically the Staff receives phone calls and written correspondence or comments. The Staff waits for public comment before beginning their analysis, and they use those comments and concerns when analyzing the guidelines.

Board Member Natt believed the crux of the issue was noticing, and that was being driven by the demolition that occurred on Park Avenue without informing the public. He asked if there was a better way to notice the community as to action regarding historic structures, without changing the function of the HPB. Director Eddington replied that the noticing procedure had already been changed. New property signs now show illustrations of the proposed project and provide contact information. Board Member Natt asked if notices were published in the paper and posted on the internet. Board Member McKie thought it would be good to have a link where people could check for reconstructions on the internet. Access to that information would also benefit the HPB members.

Board Member White asked if they could be notified of active applications as a Board. Assistant City Attorney McLean stated that she would not recommend codifying that procedure, but the Staff could provide that information through email or during an HPB meeting. Ms. McLean noted that the trigger date would be the only difference in the noticing process with HPB review and approval. Planner Sintz explained that the typical noticing boundary for the Staff review was 100 feet. If the HPB would review and approve reconstruction projects, the Staff would recommend a 300 foot boundary, which is the current policy for a steep slope CUP and the noticing range for other Boards and Commissions.

Chair Werbelow understood that if the HPB became involved in the approval, the appeal board would then be the Board of Adjustment. However, she believed that having the HPB involved in the approval process would allow the Board to see reconstructions and disassemblies and enable the public to hear about these projects before they occur.

Board Member Natt pointed out that a public noticing procedure already exists, which allows the public 14 days to make comment and request information. He did not believe anything more would be accomplished through a public hearing. If the argument is that more people would attend a public hearing, he thought that issue could be resolved by advertising the reconstruction and panelization in the same manner, and informing people that the Staff would be making the decision. He could not understand why the HPB would have to hear each application.

Chair Werbelow remarked that under the current process one or two neighbors may interact with the Staff, but there is no chance for the public as a group to hear all the issues in one forum.

Board Member Holmgren thought the current process would be sufficient if the project was properly advertised to the public. She noted that the HPB is an appeal Board and taking a different direction would create additional problems.

Board Member McFawn concurred with Board Member Holmgren. He liked that the HPB was an appeals Board. He thought the HPB could still recommend that initial noticing occur at 300 feet even if they were not involved in the approval process. Board Member McFawn noted that the 2009 Guidelines were more restrictive than the previous guidelines for reconstructions. Planner Sintz agreed, and noted that demolition of 657 Park Avenue occurred under the old guidelines and noticing procedure.

Board Member McFawn agreed with the concerns to maintain the historic properties and not threaten their historic registry; but he was comfortable that it would be more difficult to for a reconstruction to be approved.

Board Member Matsumoto-Gray believed the noticing issue could be sufficiently addressed. A greater concern was that reconstruction and panelization is a sensitive issue and different from a standard application. In her opinion, she could see no reason for the HPB to preserve their appeal function when the Board of Adjustment could handle those appeals. As a preservation-oriented Board tasked with specific roles, including preservation of cultural resources and protecting historic sites, she felt it was important to have preservation-minded people review reconstruction proposals in a public forum. Board Member Matsumoto-Gray thought that would be a great extension of the current function of the HPB. She was not suggesting that the Staff be removed from the process. The Staff and the HPB should work together as a team. Board Member Matsumoto-Gray was in favor of forwarding a positive recommendation to involve the HPB in reconstruction, based on the importance of this resource.

Board Member McKie clarified that the HPB would only be giving up their role as the appeals body for reconstruction and disassembly. She was told that this was correct. Planner Sintz referred to the minutes from the last City Council meeting and noted that one Council Member talked about possibly only having the HPB review reconstructions, but not disassemblies.

Chair Werbelow supported the comments by Board Member Matsumoto on the importance of having the HPB review reconstruction applications. She did not believe their involvement would add another layer and delay the process. Chair Werbelow concurred that the HPB would look to the Staff for recommendations and work together as a team. Chair Werbelow thought the distinction between reconstruction and disassembly was important, and suggested that the HPB could consider only looking at reconstructions.

Board Member Matsumoto-Gary thought disassemblies were also a significant action, and she asked about the number of disassemblies. Planner Sintz stated that the Staff initially made the recommendation to City Council for both reconstruction and disassemblies because it is a concern when pieces and panels are removed from a structure and taken off-site. Planner Sintz stated that within the last year the Staff has seen one reconstruction and they are currently in the process of reviewing a panelization request. In past years she estimated a 3:1 or 4:1 ratio between reconstructions and disassemblies.

Board Member McKie liked the idea of a forum where the public could attend and voice their opinion. However, while she is preservation-minded, she is not a builder and would need to respect and trust the opinion of a professional in terms of whether or not a structure could be saved.

Board Member White was confident that the Planning Staff and the Building Department could handle these sensitive situations. He believed that the HPB role as an appeal board was important. If they take on the approval process for reconstruction and give up their appeal authority, he was uncertain whether the Board of Adjustment would have the expertise to hear an appeal on such a sensitive matter. Board Member White agreed with Boards Members Holmgren, Natt and McFawn to keep the current process.

Board Member Holmgren asked if it was possible to publicly notice reconstructions or disassemblies. Assistant City Attorney McLean explained the noticing process for administrative lot line adjustments. From a legal perspective reconstruction and disassembly could be noticed in the same manner, which includes a firm date of when the review would take place. Board Member McFawn favored increasing the initial notice to 300 feet.

Board Member White believed the problem with 657 Park Avenue resulted from a breakdown in the noticing process. In his opinion, noticing would be the key factor in this situation. Chair Werbelow agreed that noticing was a factor; but it was also the fact that the HPB was not informed on any level. Board Member White clarified that the breakdown in noticing included the HPB.

Director Eddington commented on a number of changes that have occurred since 657 Park Avenue. The Staff started creating the matrix that is included in the HPB Staff reports, which would inform the HPB of proposed reconstructions. In addition, the guidelines and the LMC were different from what was in place at the time of 657 Park Avenue. Director Eddington believed the concerns regarding the opportunity for public comment could be addressed by increasing the noticing boundary to 300 feet. Planner Sintz pointed out that besides taking input from people within the noticing boundary, the Staff also receives input from anyone who happens to see the public notice sign posted in the property. Anyone who provided input is notified of the Staff's decision and they are eligible to appeal. Planner Sintz stated that the new signs have been an effective tool that generates more reaction and comment.

The suggestion was made to post the materials submitted with a reconstruction or disassembly application on the website so the public would have the benefit of knowing what was involved. Board Member McKie asked if the HPB could be invited to attend site visits with the Staff or the Building Department for informational purposes. Board Member Holmgren did not think it would be appropriate to attend a site visit as a Board because that puts them in an official capacity. However, if she saw a project noticed in the newspaper, she would make an individual effort to visit the site.

Assistant City Attorney McLean stated that under the Code, as a Board the HPB has standing to appeal Staff decisions. Board Member Natt was surprised to learn that unless a person had submitted comments or contacted the Staff within the comment period, they were not eligible to appeal a decision. Board Member Matsumoto stated that when a situation occurred in her neighborhood the people had no idea of the process. They wanted to oppose the project after it was approved and found that it was too late.

Board Member Natt liked the fact that the HPB has standing, and he envisioned it as a safety valve for concerned citizens. He also has confidence in the ability of the Staff. Board Member Natt stated that when he applied to join the HPB, he saw it as an opportunity to help the citizens who felt they were not being considered by Staff. He believed the ability for the HPB to appeal a decision they might oppose is the answer to the problem. Board Member Natt was not in favor of changing the Code to correct one perceived issue when that issue could be corrected directly through better noticing and public comment.

Board Member Werbelow re-opened the public hearing.

Ruth Meintsma did not believe the difference between reconstruction and disassembly was that great. She has seen many historic homes reconfigured and she has photos that she took just walking around town. Ms. Meintsma stated that disassembly is not separate from reconstruction because the story is there, but when disassembly occurs things get changed. The disassembly tells the story and says what is historic and what the house is and was, and how it morphed over time. With that education they begin to understand the house visually and the reconstruction takes places. Ms. Meintsma did not believe the two could be separated. She also thought it was important for the HPB to be involved in the entire process and educated from beginning to end. As the appeal Board, if someone appealed a decision by Staff the HPB would only be educated at that point, and in her opinion that would be too late. Ms. Meintsma has confidence in the Staff, but she believes they need help and another set of eyes.

Marianne Cone commented on noticing and stated that people need to be hard pressed to read public notices in the newspaper. She asked if it would be legal for the Staff to compile an email list for reconstruction noticing and have those people spread the word. The email list would be comprised of people from different neighborhoods who would volunteer to receive the email and notify their neighbors.

Assistant City Attorney McLean stated that it would not be illegal to have the email list. The City can always notice more than the minimum requirement of the State. She pointed out that the current noticing procedure already goes beyond the State requirement. She noted that it would be a question of technology and resources, but it could be done. Ms. McLean remarked that currently people can sign up for a link to the HPB meeting agenda. She suggested that it might be possible to create a similar link for administrative actions. Director Eddington stated that the Staff could look at several options.

Chair Werbelow closed the public hearing.

Board Member White remarked that the comments made by Ms. Meintsma were accurate; however since the new guidelines were adopted the required documentation has increased significantly and the process is better. Board Member McFawn stated that he has seen the same things Ms. Meintsma mentioned when he walks around town, but he believes things are better now that the Planning Staff stays more involved throughout the project.

Chair Werbelow summarized that there were two issues; one was noticing and the other was the role of the HPB in the reconstruction process. She understood that the majority of the Board did not favor adding reconstruction and disassembly decisions to their purview. However, they would recommend enhanced noticing.

Board Member Matsumoto-Gray reiterated her preference for having the HPB involved in the process of reviewing reconstruction and demolition projects. She understood the opposing view, but she felt the issue was extremely important to the fabric of the Historic District and it should be taken seriously. Improved noticing would be beneficial, but the choice was whether the HPB wanted to be the appeals board or whether they wanted to be active participants in the decisions regarding reconstruction and disassembly.

Board Member Holmgren asked if there were other structures besides 657 Park Avenue that would be subject to the old guidelines. Planner Sintz replied that all the structures on the list were under the 1983 guidelines. Many are under construction or in the process of having pulled a building permit and were doing footing and foundation work. Any projects where the HDDR had expired were not included on the list. Board Member Holmgren asked if the Staff had received any new applications for disassembly under the 1983 guidelines. Planner Sintz replied that there was an application for 109 Woodside and a panelization request for a property on Daly Avenue. Board Member Holmgren pointed out that there was no evidence that the new guidelines were broken. Planner Sintz agreed. Certain criteria must be met and that is only one layer that was added to the new guidelines. She itemized additional documentation that is required now but was not required under the old guidelines.

Board Member Holmgren questioned why they would fix something without knowing whether it was broken. She preferred to let the Staff do their job and continue to update the HPB.

Board Member McKie suggested having a liaison from the HPB to Staff for reconstructions and disassemblies, similar to the liaison with the DRT. Board Member White noted that reconstruction or disassembly projects would go through the HDDR process and that would be the same liaison. Board Member McKie pointed out that the liaison cannot update the Board until a decision is made, which would be too late to give input.

Board Member Holmgren believed there was consensus among the Board for increased communication and notification. If that could be accomplished it would eliminate many of the problems.

Board Member Natt stated that if the Board has the ability to object to a Staff decision, he wanted to know how the Staff decisions would be communicated to the Board. Director Eddington replied that it would be on the spreadsheet. Board Member Natt felt it was important for the Board to be notified when the decision is made so they could take action within the 10 day appeal period.

Assistant City Attorney McLean stated that if the Staff was to implement e-notify, each Board Member would be notified when a final decision was made on a reconstruction or disassembly. Board Member Natt assumed that the HPB could call a special meeting to decide whether or not to pursue an appeal.

Planner Katie Cattan suggested that the Staff could review a reconstruction or disassembly and bring it to the HPB as a work session item and walk through the process of how the decision was made. The HPB could then determine whether the Staff was going about it correctly or whether the Board should be the review body. Planner Cattan clarified that the Staff would come to the HPB after noticing for the 14 day appeal. If the decision is not appealed, the Staff would present the reasons for their decision to the HPB. At that time, the Board could revisit the issue of being the review body on future applications. If the decision was appealed within that 14 day period, the HPB would act as the appeal body.

The Board discussed with Staff the procedure and timing for sending a recommendation to the City Council. Board Member Matsumoto-Gray suggested that the HPB could send

the City Council a summary of their discussion indicating that the Board was split on changing the ordinance, and inform the City Council that the Board would like time to consider the option suggested by Planner Cattan. Board Member McKie stated that since many of the Board Members were new, an additional six months of experience would give them more insight on effective preservation measures.

Board Member McFawn favored waiting six months to forward a recommendation. He also suggested a straw vote to see how many members favored or opposed having the HPB review reconstruction projects.

On the issue of having the HPB retain their appeal body status, Boards Members McFawn, Natt, Holmgren and White would vote in favor of remaining the appeal body. Board Members McKie, Werbelow and Matsumoto-Gray would vote to change the LMC and have the HPB review and approve reconstruction projects. Chair Werbelow clarified that the vote was 4-3 for not supporting the proposed change to the LMC.

Assistant City Attorney McLean asked if there was consensus to wait six months before forwarding a recommendation to the City Council. There was consensus for waiting on a recommendation; however, the Board was not comfortable specifying six months because they wanted to wait until one application had completed the process.

Assistant City Attorney understood that the Board was ready to make a recommendation that the City Council amend the Code to increase the noticing to 300 feet.

MOTION: Board Members McFawn made a motion to wait until one application for reconstruction has gone through the process without an appeal to use it as a work session example of how Staff came to their decision. Board Member Natt seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Board Member McFawn made a motion to forward a recommendation to the City Council for a change to the LMC to increase the notification boundary to 300 feet, to e-notify the public and the HPB members each time final action or a determination is made on a reconstruction or disassembly application, and to publish notice in the Park Record. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

1450/1460 Park Avenue – Review of City Owned Properties

The HPB held a site visit prior to the meeting.

Because she is part of the group interested in purchasing the subject properties, Chair Werbelow recused herself from this item and left the room.

Board Member McFawn assumed the chair as the Chair Pro-Tem.

Planner Sintz noted that page 79 of the Staff report was a cover sheet outlining purpose statements B and C in the Land Management Code. She read Statement B, "To identify as early as possible and resolve conflicts between preservation of cultural resources and

alternative land uses; and Statement C, “To provide input to Staff, Planning Commission and City Council towards safeguarding the heritage of the City protecting historic sites, buildings and/or structures.”

Planner Sintz stated that the City Council has discussed a possible sale of the properties at 1450/1460 Park Avenue and they were in the process of attempting to write an RFP, which would solicit different proposals for the properties. Based on the HPB role and purpose statements in the LMC, the Staff was looking for guidance from the HPB similar to the previous reconstruction discussion, but more generalized to the purpose statements. Planner Sintz noted that the City Council was scheduled for a Council only site visit next Thursday, and they would be discussing the matter during the City Council meeting that same evening. Planner Sintz noted that it would be appropriate for the HPB to attend the City Council meeting to hear the discussion.

Mike Kovacs, Assistant City Manager, stated that the RDA invested \$800,000 to purchase the properties and they would like input from the HPB regarding preservation practices for those properties.

Assistant City Attorney McLean stated that the HPB had raised this issue during their visioning and because the City owns the properties, the question was raised as to whether the HPB would want to provide input or a recommendation to the City Council in relation to the LMC subsections read by Planner Sintz. Ms. McLean recommended that the HPB submit their input in the form of a letter. She noted that the HPB could also choose not to comment on the matter.

Board Member McKie believed this related to what the Board has been wanting in terms of having more opportunities to provide recommendations on historic sites outside of the appeals process. Board Member Matsumoto-Gray understood that providing input would not jeopardize their ability to hear an appeal because the comments would be general and not related to a specific use.

Planner Sintz noted that both properties were listed on the Historic Sites Inventory and were subject to the design guidelines. She noted that the Staff received a pre-application from the Co-Housing Group under the new guidelines, and Board Member McKie sat in that review.

Chair Pro-Tem McFawn opened the public hearing.

There was no comment.

Chair Pro-Tem McFawn closed the public hearing.

Board Member McKie firmly believes that the goal of preservation is more than just the retention of the historic fabric, material and features of a building. It is also the setting and the site. Having those properties on that much land is significant and the land is significant to the properties. Board Member McKie was concerned about development on those properties because it is rare to see older houses with that much lot space. It could potentially be a great community project. Instead of selling the properties, it would be an opportunity for the City to give the community the experience of stepping up as preservationists. Board Member McKie remarked that it was time to decide whether they want to be a top tier preservation community or if they want to allow development that would potentially threaten preservation. Her recommendation would be to require a

preservation easement for any development on the property. Therefore whatever is built would defer to the primary resource on the site, which are the two historic structures.

Board Member White concurred with Board Member McKie. However, because the property is sizeable, both historic structures should be restored in their own right. Whether they turn the property into a park or build affordable housing, the use should not be connected to either house. Board Member White believed that any additional development should be small and it should not overwhelm the two existing homes.

Chair Pro-Tem McFawn asked if Board Member White was referring to the original structures when he referenced restoring the homes. He wanted to know his thoughts on any additions that may be older than 50 years. Board Member White stated that if the additions are significant because they are old, that would be acceptable. However, if they are non-contributory, they could be removed and the original structure rehabilitated.

Board Member Matsumoto-Gray agreed with all comments. She thought it was important to acknowledge that a major part of the uniqueness and character of the site is the amount of land and space. The fact that the space fronts City Park provides the opportunity to combine something with that use. Board Member Matsumoto-Gray commented on the historic features that were pointed out during their site visit. She believed there was an opportunity to be creative with this project due to the amount of land. Board Member Matsumoto-Gray agreed that any development should be considered in respect to the size and scale of the existing homes, even though there are larger house and buildings on either side. The larger buildings should not determine the predominant design of this neighborhood. She noted that new development and improvements to the property should complement the historic character of the site.

Board Member Matsumoto-Gray wanted to know the City's obligation for accepting and choosing proposals, and if there was a restriction on the market value. Assistant City Attorney McLean replied that the City Council has the discretion as an owner to decide how to sale the property. There was no legal requirement to take the highest price.

Board Member Holmgren agreed with all the comments. Any additional buildings developed on the lot should be comparable in size with the two historic structures that would hopefully be restored. She was curious as to why the buildings have sat vacant for so long and have been allowed to go into serious neglect.

Mr. Kovacs did not have an answer as to why the properties have been neglected. He pointed out that currently there are no RDA plans for those two structures.

Board Member McKie understood that the City requires citizens to properly mothball their properties when not in use, and she thought the City should be required to do the same.

Board Member Natt remarked that Board Member White accurately expressed his sentiment on redevelopment. He was pleased that Board Members Holmgren and McKie raised the issue of neglect. For a community that is committed to preservation, the City should do a better job of maintaining the property they own. It was difficult to see the structures in such a sad state of repair. Board Member Natt questioned whether the HPB should do an inventory of City-owned properties and walk through those properties on a regular basis to make sure the City is undertaking its responsibility as a

good citizen of Park City. Board Member Natt was encouraged that the City was finally doing something with these properties.

Planner Sintz indicated a correction to the Staff report. She erroneously put that the City acquired the property in 2008, but they were actually acquired in the Spring of 2009.

Chair Pro-Tem McFawn concurred with all the comments made by the Board members. When they write their letter of recommendation to the City Council it should include preserving the buildings, keeping and saving all the significant pieces, and any new building should be similar in size and scale to the existing structures on each respective lot. They should also ask the City to make sure the buildings are properly mothballed as soon as possible, the same as they would require any private citizen. They should let the City Council know that the HPB is very disappointed in the lack of preservation of those two buildings.

Board Member Holmgren remarked that some of the old trees on the property and the lilac bushes should be protected.

Chair Pro-Tem McFawn asked if there had been former structures on those lots prior to the City purchasing the property. Planner Sintz would need to do a search on the Sanborn maps to make that determination. Board Member McKie remarked that there had been some type of small outbuilding because she had seen it on the Sanborn map.

Board Member Matsumoto-Gray stated that in addition to including the old trees in their recommendation, there was consensus that the general openness of the landscape and the yard and the proportion of built to unbuilt space is a defining feature of the property. Chair Pro-Tem McFawn pointed out that it was evident that additional buildings would be built on the property and some of the openness would be lost. The Board discussed several possibilities for the property, including the opportunity for TDRs. Chair Pro-Tem McFawn asked if the Board was interested in including in the letter a recommendation for a 3:1 or 4:1 TDR for what those spaces could offer.

Assistant City Attorney McLean clarified that any application would be under the new guidelines and whoever develops the property would need to abide by those requirements.

Chair Pro-Tem McFawn stated that he would like the City to be open to the possibilities of preserving as much land and open space as possible, recognizing that the trees do not grow overnight. Whether it be a 3:1 TDR possibility to help encourage open space or a community garden, the HPB would like the City to broaden its scope. If buildings are built on the property, the City should recognize that they should be in the size and scale of the existing building.

Board Member McKie liked the idea of recommending a preservation easement because a preservation easement gives flexibility to preserve more open space than would otherwise not be preserved with the design guidelines.

Chair Pro-Tem McFawn would draft a letter of recommendation to the City Council. He asked about the procedure for sending it to the Board members for review within the requirements of the Open Public Meetings Act. Assistant City Attorney stated that once the letter is written it could be emailed to each of the Board members to make sure it

accurately reflects the discussion this evening. She reminded him that one Board member was recused and she should not receive the letter. If anyone has comments, they should only reply to Board Member McFawn as the Chair Pro-Tem and not “reply all”. Director Eddington offered to help finalize the letter once Board Member McFawn receives all the comments from the Board members. The letter should be submitted to Mr. Kovacs Monday morning in time to have it included in the City Council packet. If they miss that deadline, the letter could be scanned and emailed to the Council.

Chair Pro-Tem McFawn closed the regular session and the Board moved into work session.

Board Member Werbelow resumed the Chair.

WORK SESSION

General Plan – Informational Update

Planner Cattan reported that the Staff has been working on the General Plan and they wanted to have a discussion with the HPB regarding historic preservation and how it relates to the General Plan. Planner Cattan noted that there have been two public outreach sessions. Last summer the focus was on having people rate the goals and to look at the uses within town. There was good feedback on uses in different neighborhoods. Planner Cattan stated that the most current Charrette focused on Old Town and what works and what needs to be fixed, what are icons and what needs to be protected.

Planner Cattan noted that the document on page 240 of the Staff report listed the goals presented at the public outreach meetings. She explained the process and the exercises that were done at both outreach sessions. Goals were identified on a chart and people were asked to put a green sticker if they agreed with the goal and a red sticker if they disagreed. It is hard to disagree with preservation, but the results were very telling. The Staff was surprised that “offer financial assistance to owners of historic structures to foster ongoing redevelopment and maintenance, and continue strengthening the historic district grant program” came up red.

Planner Cattan stated that the goals when seen through the eyes of the community are different from what the Board sees when they review the goals. The priorities are also different. Planner Cattan requested that the Board review the goals and identify which ones they believe were most important.

Board Member Matsumoto thought number goal four, “identify specific design related issues that may affect the District’s overall integrity” was important because it speaks to continuing to update the Historic District Guidelines.

Chair Werbelow asked how the HPB would re-evaluate the guidelines and make changes. Planner Cattan stated that the Staff already has changes to bring forward. Planner Sintz explained that one change was linked to the issue of having the HPB review reconstructions and panelizations. Therefore, they delayed general housekeeping issues to bring everything forward at one time in the event the HPB would take on that review. Planner Sintz stated that the intent was for the HPB to review the guidelines annually because it is a living document. She noted that the HIS inventory is also reviewed by the Board annually and the two documents should coincide.

Chair Werbelow thought it would be beneficial to hear from the designers in town and compile feedback to consider when updating the guidelines. Planner Sintz stated that the update discussion would be publicly noticed and everyone would have the opportunity to provide public input.

Board Member Natt felt the role of the HPB was to bring preservationist approach and knowledge to the guidelines at the outset. If the City Council approves the changes but the Staff does not apply them properly, the HPB would have the ability to override the decision making. Board Member Natt thought it was important to look hard at the outset to promote the expectation that if the guidelines are met the project would be approved.

Planner Cattan understood from the comments that the fourth goal should be merged into the last goal, "continue to update the Historic District Design Guideline and the current Historic Sites Inventory", and the implementation strategy would be for the HPB to review it annually.

Regarding the lack of public support for the grant program, Planner Sintz explained the perception based on comments she heard. She noted that the HPB could address the issue by making the general public aware of the benefits of historic preservation. Board Member Matsumoto-Gray believed many owners of historic properties are unaware of the grant program or unsure whether they would qualify. She favored the idea of educating the public on the program itself and where the money comes from.

Chair Werbelow asked if the General Plan addresses the grant program. Director Eddington replied that the current General Plan addresses historic preservation but it says very little about the grant program.

Planner Cattan stated that historic character was one of the core elements from Visioning 2009. She noted that the current General Plan makes general statements such as "maintain the historic character of buildings". The objective is to make the new General Plan more comprehensive and to implement strategies to make sure the core values are not lost. She explained that the Staff would put together goals and implementation strategies to make sure the goals are met. They also plan to have score cards to go back and periodically rate the strategies to see if they are working to maintain the core values. Once they hear input from the HPB regarding the goals, the Staff would bring back implementation strategies for review.

Chair Werbelow identified specific language that she thought was too soft. She suggested that the Board should think about ways to deepen the roles of educate, promote and encourage, and what some of the programs could look like. Board Member McFawn believed they already strengthen, promote and encourage through financial assistance and grants through the RDA program. The issue is how to promote historic preservation for the public-at-large where the community wants it and clamors for it. Board Member Matsumoto-Gray favored an earlier comment about having a volunteer steward from each of the neighborhoods.

From the standpoint of involvement in the General Plan process, everyone agreed that the Staff should presents goals, objectives and strategies in a work session format for discussion and interaction with the HPB.

Board Member Matsumoto referred to the item, "To maintain the National Registry status of existing districts". She thought it would be interesting to know where they stand and whether it would be appropriate to implement a warning of a danger zone for some districts. She also thought it would be interesting to discuss areas where Park City's Code differs from what the National Registry would require to list a historic home. Planner Sintz noted that when the guidelines were written the HPB at that time made it clear that this was not the goal of the guidelines. However, the issue could be revisited. As a starting point they could have an intensive review of the National Register Eligibility Requirements and how it differs from the guidelines.

Planner Cattan asked if the Board would like TDRs added to the list of incentives. They answered yes. Board Member McKie thought another form of incentive would be to emphasize preservation as something to achieve because it is worthwhile and benefits the community. She suggested using the Park Record and the radio once a month to build awareness. Chair Werbelow agreed with the property. She would like the ability to educate the realtor community.

Board Member McKie thought the City should lobby the National Trust for Historic Preservation to bring their annual conference to Park City. For the past several years they have been talking about Main Street and the economic downfall. The National Trust typically holds their conference in larger cities, but it has been held in smaller towns, particularly if it is a preservation-minded community.

Board Member Matsumoto-Gray stated that a history teacher from Park City High School wants to have his history students create and maintain a mobile app of a historic walking tour of Park City. He would be interested in applying for money to get the infrastructure, and the children to be involved in taking the pictures and maintaining the descriptions. He asked if the City would be an interested partner in that type of project.

Planner Cattan summarized that the Staff should begin implementation strategies and the HPB would review the guidelines and HSI annually. They should tie in public awareness to the grant program. The language of the goals was soft and should be better clarified. The HPB favored looking at a neighborhood steward. Suggestions were made for radio and PCTV. More information was requested on how to maintain the National Registry status. Adding incentives and communicating with the public and getting involved with the schools, educate and interactive apps.

Brainstorming ideas

Planner Sintz believed that most of the ideas were articulated in the General Plan discussion. There were no further comments.

Planner Cattan reported that the City Council and Planning Commission held a joint meeting, at which time the Staff was specifically directed to produce a Bonanza Park Area Plan to be completed by January. Therefore, the Staff time is dedicated to that plan and the HPB should not expect to see anything on the General Plan until January. In the meantime, if the HPB has additional ideas, they should email those to Planner Cattan or Planner Sintz to be included in their General Plan work.

The meeting adjourned at 8:14 p.m.

REGULAR AGENDA

Historic Preservation Board Staff Report



Subject: 355 Ontario Avenue
Levins D. Gray House
Author: Francisco Astorga, Planner
Date: November 16, 2011
Type of Item: Historic District Grant Application
Project Number: PL-11-01359

Summary Recommendations

Staffs recommends the Historic Preservation Board review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with the rear addition waterproofing and roof overbuild improvements of a landmark historic structure located at 355 Ontario Avenue.

Description

Applicant: William McKenna
Location: 355 Ontario Avenue – Landmark Structure
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 355 Ontario Avenue is historically significant as a Landmark site and is listed for the National Register of Historic Places (Exhibit A). The structure was built circa 1902 and is associated with Park City's mining heritage. The Park City HSI form describes the following items:

Design. The house remains largely unchanged from the description provided in the NR nomination form (See Utah State Historical Society, Structure/Site Form, 1984).

Alterations include the removal of decorative brackets, friezes, and balustrade designs on the porch that are visible in the c. 1940 tax photo. It is unclear if the transom window retains its glazing design due to the angle of the recent photographs. These modifications are minimal and do not diminish the historic character.

Setting. The house sits on approximately 0.13 acres on a lot that drops severely from east to west. The house sits will below finished road grade (Ontario Avenue) on a narrow building pad. The landscaping is informal and includes

shrubs and deciduous trees. Small set of exterior steps leads to the entry porch from the north side of the house.

Workmanship. 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. 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. The Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

The Utah State Historical Society, Structure/Site Information Form, 1984, indicates the following under the description of physical appearance & significant architectural features:

[...] There is a second entrance on the north side of the building. A shed extension was added to the rear of the house with a section of the shed extending beyond the north wall. The separate entrance into that extension probably provides access to a coal or wood area. This type of extension was extremely common. In-period rear extensions are part of park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it 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 applicant is seeking a grant from the Historic Preservation Board (HPB) to remedy waterproofing issues at the rear foundation wall of the historic structure, to include the rear addition, and rebuild the existing roof.

Analysis

Eligible improvements for historic district grants include, but are not limited to, siding, windows, foundation work, masonry repair, structural stabilization, and 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:

- Excavation/foundation repair/waterproofing. Excavation behind and around rear addition to a minimum depth of 24" below top of concrete foundation wall in order to install new foundation waterproofing with drainage board/filet fabric. Assure positive drainage away from structure.
- Roofing and fascia/soffit repair. Remove existing roofing and cricket. North side of shed roof to be overbuilt to establish new single-slope roof to the south. North wall will have a horizontal top and act as top of shed roof draining towards south. These improvements include re-frame wall/roof to close off to weather.
- Painting. Exterior paint, this work has already been completed.

Staff finds the proposed work as shown on their submitted plans and "Breakdown of Estimated Costs", 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. As shown on the photograph the site has received substantial water damage that can be remedied with the requested improvements.

Total estimated cost of the proposed work is \$21,460. As the program is a matching grant program, half of the total cost (\$10,730) 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 \$10,730.

The current balance of the Main Street Redevelopment Area (RDA) is \$113. There are no longer additional incoming funds to the Main Street RDA. The balance of the Capital Improvement Program (CIP) account allocated for historic incentive grants is \$60,019. The funds of the Main Street RDA 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. Staff recommends that the funds be allocated from the Main Street RDA and the remaining portion be allocated from the CIP – historic incentive grant account.

In May 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 full HDDR application is not required and exempt.

Recommendation

Staffs recommends the Historic Preservation Board review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with the rear addition waterproofing and roof overbuild improvements of a landmark historic structure located at 355 Ontario Avenue.

Exhibits

Exhibit A - Historic Site Inventory Form

Exhibit B - Proposed plans

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

Exhibit E - Vicinity Map

Exhibit F - Historic Incentive Grants account update

Exhibit G - Grant Information packet

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Levins D. Gray House**

Address: 355 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-449

Current Owner Name: BECKER SCOTT R

Parent Parcel(s):

Current Owner Address: PO BOX 3979, BERKELEY, CA 94703-3979

Legal Description (include acreage): LOTS 18 & 19 BLK 54 PARK CITY SURVEY, 0.13 AC

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date: 7/12/84 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1983, 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: Pyramid (variant) type / Victorian Eclectic style

No. Stories: 1 ½

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

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

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

- 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 not visible, but appears to have been upgraded from the wooden sills noted on the building cards.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding and corner boards. The porch skirt and foundation are clad in board & batten materials. The recessed partial-width porch is supported by turned posts and has a simple low balustrade.

Roof: The roof is a truncated pyramid or hipped form sheathed in a standing-seam metal material. A gabled dormer is centered on the main façade.

Windows/Doors: The windows are double-hung sash units and a fixed casement window with transom window is seen in the façade adjacent to the porch. The dormer has paired double-hung sash units. The door appears to be a wooden frame-and-panel door with multiple lights.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The house remains largely unchanged from the description provided in the NR nomination form (See Utah State Historical Society, Structure/Site Form, 1984).

Alterations include the removal of decorative brackets, friezes, and balustrade designs on the porch that are visible in the c. 1940 tax photo. It is unclear if the transom window retains its glazing design due to the angle of the recent photographs. These modifications are minimal and do not diminish the historic character.

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 approximately 0.13 acres on a lot that drops severely from east to west. The house sits well below finished road grade (Ontario Avenue) on a narrow building pad. The landscaping is informal and includes shrubs and deciduous trees. Small set of exterior steps leads to the entry porch from the north side of the house.

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 listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. 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. 1902¹

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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

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

Photo No. 4: Southwest oblique. Camera facing northeast, c. 1940 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+5% Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		784	\$	\$ 1508
	x x	+5%		\$	\$ + 75
	x x			\$	\$ 1583

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		116
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>HIP</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>56 @ .80</u>	44	
Rear <u>@</u>		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Code VAC</u>	35	
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 <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Blr.</u> Oil <u>Gas</u> Coal <u>Coal</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	40	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp Drops <u>1</u> Fix. <u>1</u>		
<u>WOOD LINED.</u>		125
Total Additions and Deductions	<u>469</u>	<u>241</u>

Net Additions or Deductions 241 \$ + 228

AV <u>45</u> Est. REPRODUCTION VALUE	\$ <u>1811</u>
Age <u>45</u> Yrs. by <input checked="" type="checkbox"/> Owner	
<input checked="" type="checkbox"/> Tenant	
<input checked="" type="checkbox"/> Neighbors	
<input checked="" type="checkbox"/> Records	
Depreciation <u>1-2-3-4-5-6</u> <u>50/42</u> %	\$
Reproduction Val. Minus Depr.	\$ <u>760</u>
Remodeled Est. Cost	Remodeling Inc. %
Garage—S <u>8</u> C <u>Depr. 2% 3%</u>	Obsolescence %
Cars Walls	Out Bldgs. %
Roof Size x Age	%
Floor Cost	Depreciated Value Garage %

Remarks AV. AGE ON OLD CARD 37 1/2 (1941) Total Building Value \$ _____

Appraised Oct 9 194 9 By Chp & AJ

PC 449

Location Block 54 PC. Lot occupied by lots 17-18-19 (Rosie Hill)
 Kind of Bldg. RES St. No. 355 Marsac Ave
 Class 3 Type 1 2 3 4. Cost \$ 1574 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		784		\$ 1574
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u></u> Conc. <u></u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u></u> Walls <u></u> Cigs. <u></u>	
Roof Type <u>Hip</u> Mtl. <u>Part</u>	
Dormers—Small <u></u> Med. <u></u> Large <u></u>	
Bays—Small <u></u> Med. <u></u> Large <u></u>	
Porches—Front <u>56</u> @ <u>100</u>	<u>56</u>
Rear <u></u> @ <u></u>	
Porch <u></u> @ <u></u>	
Metal Awnings <u></u> Mtl. Rail <u></u>	
Basement Entr. <u></u> @ <u></u>	
Planters <u></u> @ <u></u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{1}{2}$ Full <u></u> Floor <u></u>	
Bsmt. Apt. <u></u> Rooms Fin. <u></u> Unfin. <u></u>	
Attic Rooms Fin. <u></u> Unfin. <u></u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u></u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u></u> Shr. St. <u></u> O.T. <u></u> Dishwasher <u></u> Garbage Disp. <u></u>	<u>350</u>
Built-in-Appliances <u></u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u></u> Stk. <u></u> Blr. <input checked="" type="checkbox"/> Oil <u></u> Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <u></u> Radiant <u></u>	
Air Cond. <u></u>	
Finish—Fir <u></u> Hd. Wd. <u></u>	
Floor—Fir <u></u> Hd. Wd. <u></u> Other <u></u>	
Cabinets <u></u> Mantels <u></u>	
Tile—Walls <u></u> Wainscot <u></u> Floors <u></u>	
Storm Sash—Wood D. <u></u> S. <u></u> ; Metal D. <u></u> S. <u></u>	
Total Additions	<u>406</u> <u>406</u>

Year Built <u></u> Avg. Age <u>54</u>	Reproduction Value \$ <u>1980</u>
Obs. Date <u>9/19/49</u> - <u>45</u>	Obsol. or Rem. % <u></u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value <u></u>
Remodel Year <u></u> Est. Cost <u></u>	Depr. Col. <u>1</u> 2 3 4 5 6 <u>33</u> %
Garage—Class <u></u> Depr. 2% 3% <u></u> Carport—Factor <u></u>	Repr. Val. Minus Depr. \$ <u>653</u>
Cars <u></u> Floor <u></u> Walls <u></u> Roof <u></u> Doors <u></u>	
Size— <u>x</u> <u>x</u> Age <u></u> Cost <u></u> x <u></u> %	
Other <u></u>	
Total Building Value \$ <u></u>	

Appraised 5-15- 19 58 By 1308

Owners Name _____
 Location BK 54 PC lot 17-18-19
 Kind of Bldg. Res St. No. 355 Ontario Ave
 Class. 3 Type 1 2 4. Cost \$ _____ X _____ %

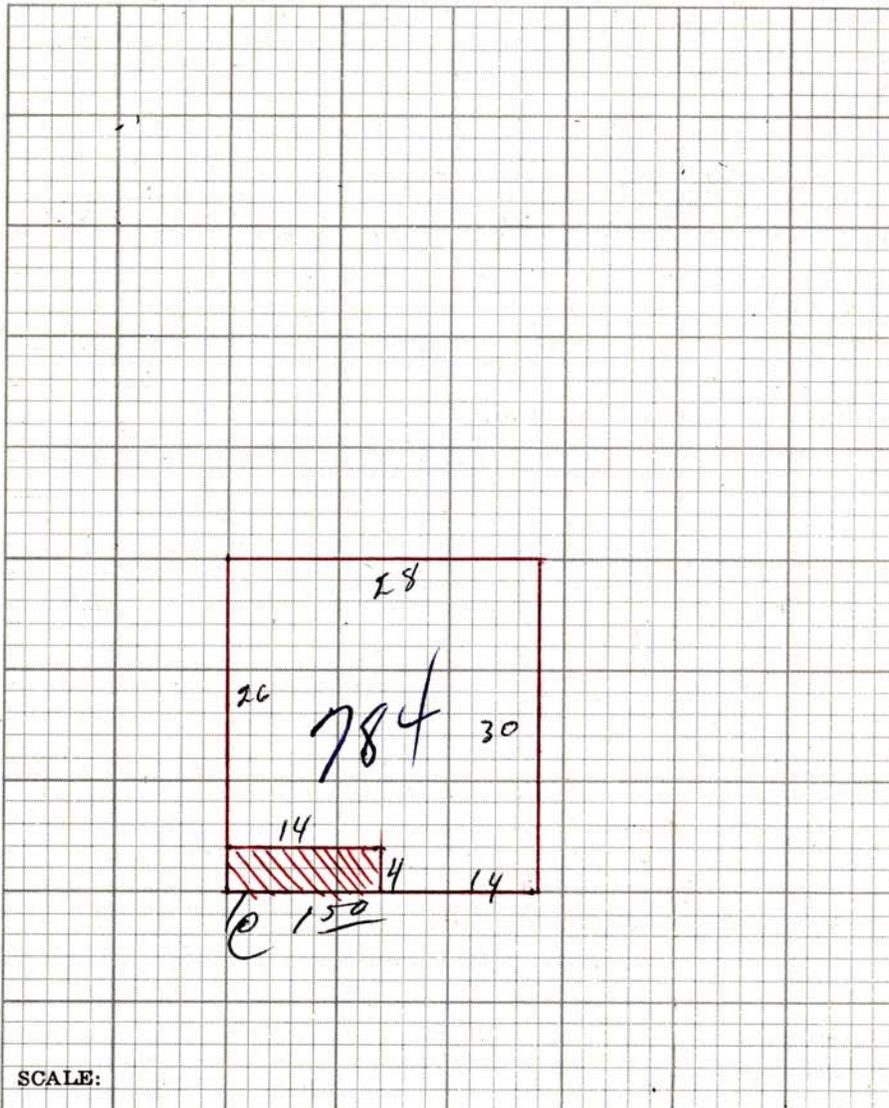
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	784		\$ 3469	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>sid</u> <u>a</u>		
Roof Type <u>HIP</u> Mtl. <u>Putt RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>56 @ 150</u>	<u>84</u>
Rear _____	@	
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
<u>Cellar</u> Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full _____ Floor _____	<u>80</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	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. _____	<u>550</u>
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>336</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ 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		<u>1050</u>

Year Built <u>1904</u>	Avg. <u>1908</u>	Replacement Cost	<u>4519</u>
<u>1964 Fur</u>	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> - Tenant -		Adj. Bld. Value	
<u>Neighbor</u> - Record - Est.		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-31 1968 By 1208 **DEC 26 1968** 1333
 Appraised ② _____ 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Wood Shed	30	9x10				.47	N70	
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total

REMARKS **Average Year of Construction Computation?**

Year 1904 \$ 4183	=	93	% X	61	Year =	5673
Year 1964 \$ 336	=	7	% X	1	Year =	107
Average Year of Construction 1908						5680

PG 449



201

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 355 Ontario UTM: 12 458350 4499090
 Park City, Summit County, Utah
 Name of Structure: Levins D. Gray House T. R. S.
 Present Owner: Lula Collins
 Owner Address: c/o K. W. Everson
 314 Narcissus Street, Corona Del Mar, CA 92625
 Year Built (Tax Record): Effective Age: Tax #: PC 449
 Legal Description: Kind of Building:
 Lots 17, 18, and 19 Block 54 Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: Levins D. Gray Construction Date: 1902 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.):
Salt Lake Tribune. October 18, 1948, p. 18. Levins D. Gray obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

Description of physical appearance & significant architectural features:

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

This house is a one story frame house with a truncated hip roof. It is a variant of the pyramid house type. Elements of this house that are common to the pyramid house are the truncated hip roof and the square plan. Dormers were also typical of the pyramid house, but the dormer on this house is a recent addition. It, however, was built in a scale and of materials that are complementary to and appropriate for this house type. Instead of having a porch spanning a symmetrical facade, as was the typical facade arrangement of a pyramid house, the northwest corner was recessed to form a small front porch. The porch spans half of the facade, which consists of a door and a window. It is supported on lathe turned piers which have decorative brackets at the tops, and the balustrade has a geometric design. This type of balustrade was a popular element of the Victorian period, but there are few extant examples of the type in Park City. Because porch elements are the first to deteriorate and be replaced, it is difficult to determine if indeed this type of decoration was common in the area. A broad single sash and transom window is centered on the other half of the facade. There is a second entrance on the north side of the building. A shed extension was added to the rear of the house with a section of the shed extending beyond the north wall. The separate entrance into that extension probably provides access to a coal

(See continuation sheet)

Statement of Historical Significance:

Construction Date: 1902

The Levins D. Gray House, built in 1902, at 355 Ontario is architecturally significant as one of only five well preserved examples of a variant of the pyramid house. 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 was built with a number of variations. This one is characterized by the typical square form and a hip roof, but is distinguished from the basic pyramid house in that instead of having a porch spanning the facade, the porch is set into a recessed section of the facade. Pyramid houses make up about 20% of the total number of in-period buildings in Park City, and about 30% of the pyramid houses are included in this nomination.

Levins D. and Stella Gray purchased this property in October of 1901, and had this house built the following spring. A lien was placed on this property in April of 1902 by the Summit Lumber Company for non-payment of a portion of the \$546.77-worth of materials used to construct the "one story dwelling house on Lots 18 and 19."¹ Neighboring houses were also constructed at about that time as the area was being rebuilt after the great fire of 1898. It is unknown whether the Grays used this house as their own home or as rental property. They sold it in 1909.

Levins De Eston Gray was born in New York in 1856 and came to Park City in 1888, probably drawn by the opportunity to work in the booming mining industry there. He worked in some of the mills in Park City for many years. In 1916, one year after Stella's death, Levins moved to Salt Lake City, where he was engaged in the lumber business and remained until his death in 1948.

Frank J. McLaughlin, a postman, bought this house in 1909 and lived there until 1921. Subsequent owners include R.B. Dunbar (1921-27) and Lawrence L. Martin (1927-78).

355 Ontario

Description continued:

or wood storage area. This type of extension was extremely common. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it ususally contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The house is in excellent condition and has received no alterations which have affected its original integrity.

History continued:

¹Summit County Records, Liens Book "B" page 63.



Levins D. Gray House

355 Ontario

Park City, Summit County, Utah

Northwest corner

Photo by Debbie Temme, October 1983

Negative: Utah State Historical Society



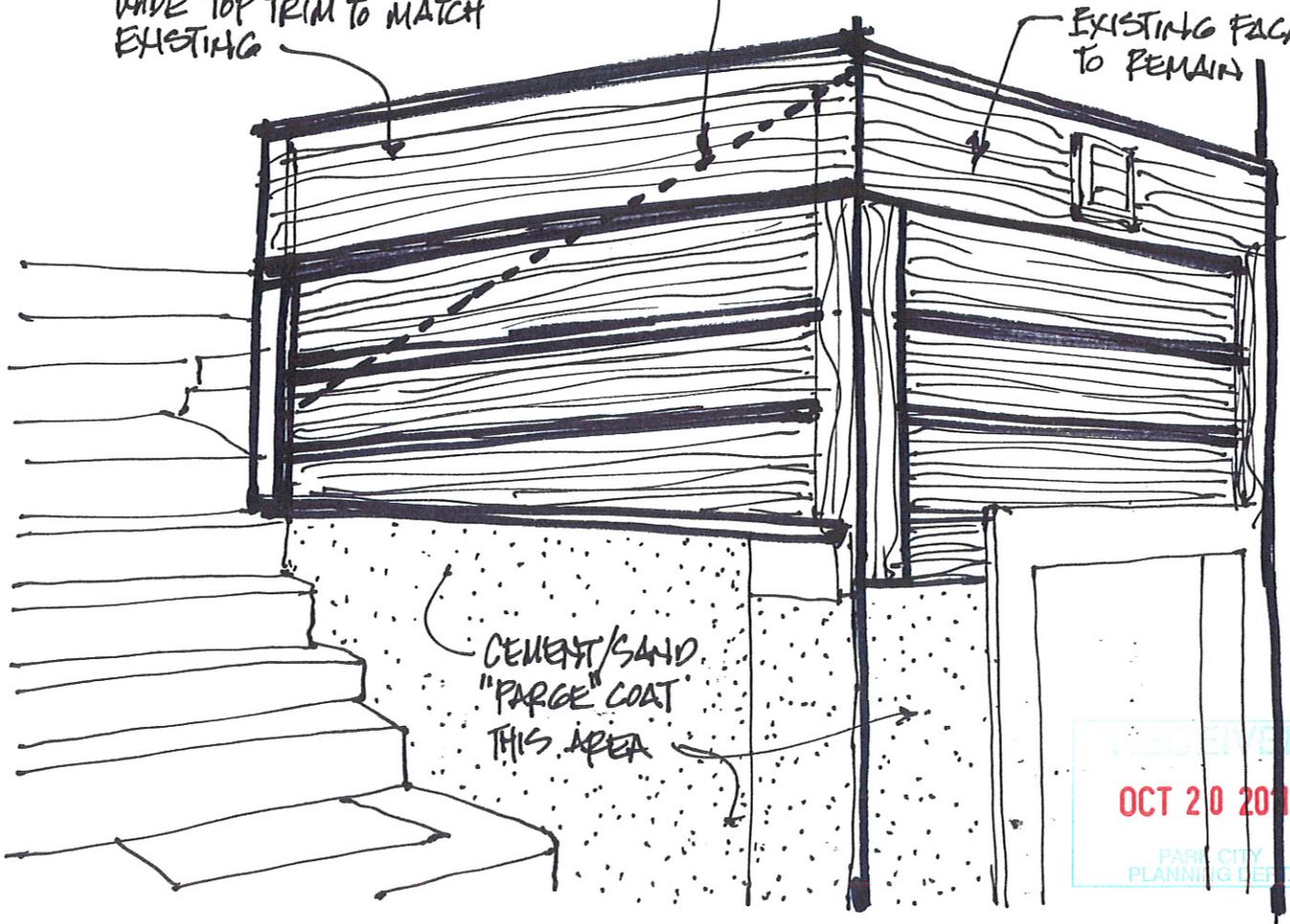




EXISTING ROOFLINE SHOWN DASHED

WIDE TOP TRIM TO MATCH EXISTING

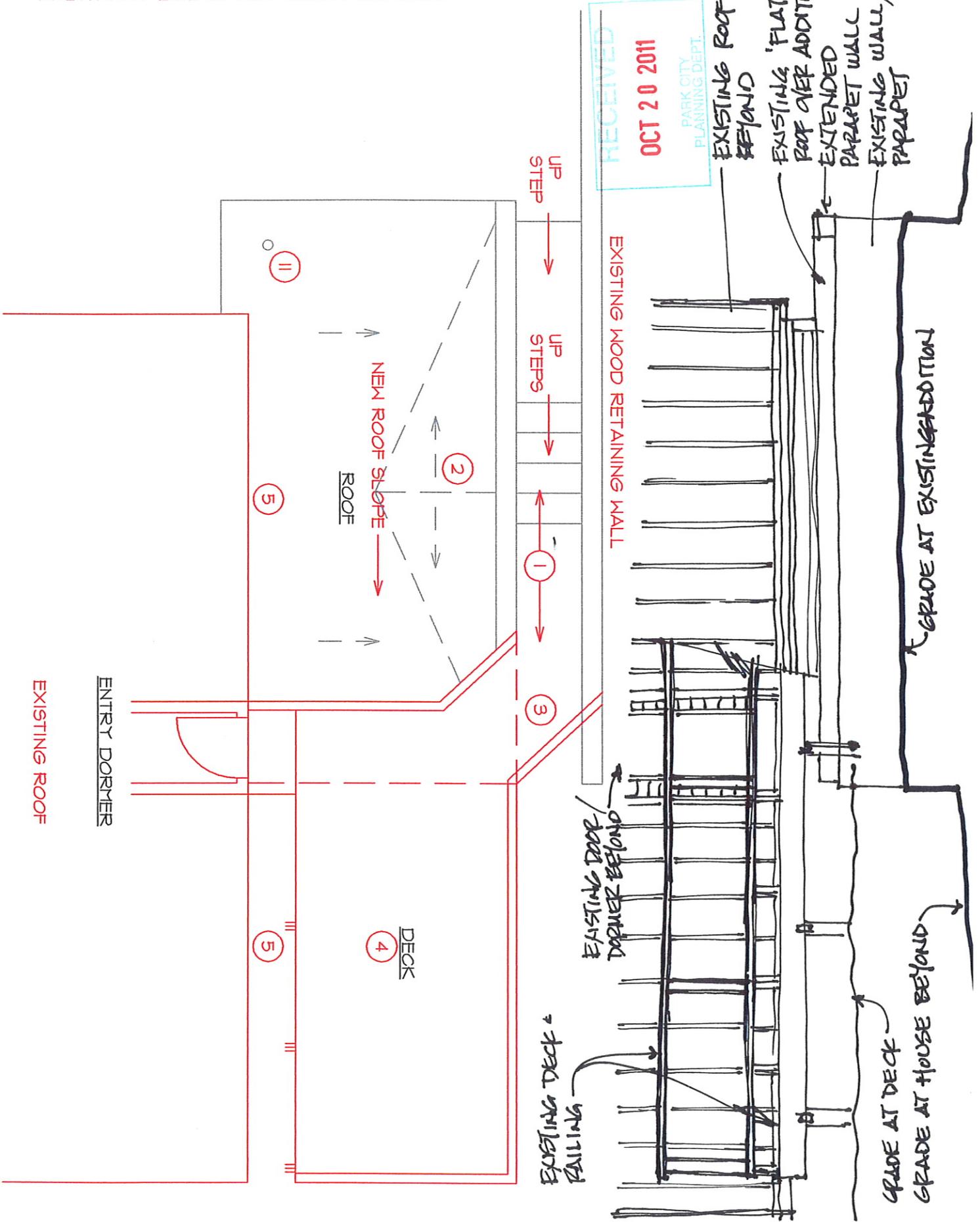
EXISTING FACADE TO REMAIN



CEMENT/SAND "FARGE" COAT THIS AREA

RECEIVED
OCT 20 2011
PARK CITY PLANNING DEPT.

ARBITRARY LINE OF ADJACENT PROPERTY



Breakdown of Estimated Costs

Applicant: William McKenna
Address of Historic Property: 335 Ontario Avenue

Scope of work	Owner's Portion	City's Portion	Estimated total cost
Excavation	\$2,725	\$2,725	\$5,450
Foundation repair	\$2,500	\$2,500	\$5,000
Waterproofing	\$1,750	\$1,750	\$3,500
Framing	\$200	\$200	\$400
Roofing repair	\$1,998	\$1,998	\$3,995
Repair fascia/soffit	\$225	\$225	\$450
Painting	\$1,333	\$1,333	\$2,665
Total Estimated Cost	\$10,730	\$10,730	\$21,460

Copy of bid attached.

r e • v i v e

def. [ri-viv'] transformation of living space

Home Owner: Bill McKenna

Location: 355 Ontario Ave

Total Square Footage:

Date: Sep-11

		Total Est. Cost	Estimator	Description
PRE CONSTRUCTION				
I	DESIGN/PLANNING SERVICES	\$ -		
NON-WORK STAGES				
A	PERMITS & FEES	\$ 500.00		
	Building Permits	\$ 500.00	Park City	Please refer to General Assumptions
	Water Assessment	\$ -		
	Sewer Assessment	\$ -		
	Right of Way Permit/Fire Permit	\$ -		
	Bonds	\$ -		
B	ENGINEERING	\$ -		
C	TEMPORARY UTILITIES	\$ 700.00		
	Temporary Power	\$ -		
	Tools & Equipment	\$ -		
	Dumpster	\$ 350.00	Revive Remodeling	Please refer to General Assumptions
	Temporary Labor	\$ 350.00	Revive	Please refer to General Assumptions
	Temporary Toilet	\$ -		
D	CONTINGENCIES	\$ -		
E	MANAGEMENT	\$ 1,650.00		
	Supervisory	\$ 1,400.00	Revive	Please refer to General Assumptions
	Temporary Onsite Network	\$ -		
	Accounting/Office	\$ 250.00	Revive	Please refer to General Assumptions
	Support Personnel	\$ -		
	Warranty	\$ -	Revive	Please refer to General Assumptions
	Liability Insurance	\$ -	Revive	Please refer to General Assumptions
1	SITE EXCAVATION	\$ 5,450.00		
	Demolition	\$ 600.00	Revive	Please refer to General Assumptions
	Permit to Demolition	\$ -		
	Mobilization	\$ -		
	Grubbing	\$ -		
	Excavation	\$ 4,850.00	Revive Remodeling	Please refer to General Assumptions
	Footing Drain	\$ -		
	Gravel	\$ -		
	Driveway Gravel	\$ -		
	Compaction	\$ -		
	Backfill	\$ -		

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	Total Est. Cost	Estimator	Description
DAKUM	\$ -		
Haul in or Export cost	\$ -		
Grading	\$ -		
Erosion Control	\$ -		
Yard Drainage	\$ -		
Perimeter Fencing	\$ -		
Well	\$ -		
Well Inspections	\$ -		
Power & Water Lines	\$ -		
Septic System	\$ -		
Septic System Inspections	\$ -		
Perc test	\$ -		
2 FOOTINGS & FOUNDATION	\$ 5,000.00		
Materials-Footings	\$ -		
Sub.-Footings	\$ -		
Materials-Foundation Walls	\$ -		
Sub.-Foundation Walls	\$ 5,000.00	M&M Foundations	Please refer to General Assumptions
Foundation Plaster	\$ -		
Sub.-Manicure Crawl Space	\$ -		
Vents for Crawl Space	\$ -		
3 CONCRETE PUMPING	\$ -		
4 WATERPROOFING	\$ 3,500.00		
Sub.-Waterproofing	\$ 3,500.00	Rocky Mountain Water Proofing	Please refer to General Assumptions
Ecobase	\$ -		
Tuff & Dry	\$ -		
5 RETAINING	\$ -		
6 UTILITIES	\$ -		
7 RADON & TERMITE PROT.	\$ -		
8 CONCRETE FLOOR SLABS	\$ -		
9 DRIVEWAY	\$ -		
10 STRUCTURAL STEEL/PRECAST	\$ -		
FRAMING & DRY-IN			
11 FRAMING	\$ 400.00		
Materials-Framing	\$ 200.00	Burton Lumber	Please refer to General Assumptions
Sub.-Framing	\$ 200.00	Venture Construction	Please refer to General Assumptions
Trusses	\$ -		
Crane	\$ -		
12 WINDOWS	\$ -		
13 EXTERIOR DOORS	\$ -		
14 EXTERIOR GLASS BLOCK	\$ -		
15 FIREPLACE	\$ -		
16 ROOFING & FLASHING	\$ 3,995.00		
Materials-Single Ply Membrane	\$ -		
Sub.-Single Ply Membrane	\$ -		
Materials- Roofing	\$ -		
Sub.-Roofing	\$ 3,995.00	All Seasons Roofing	Please refer to General Assumptions
Materials-Flashing	\$ -		
Sub.-Flashing	\$ -		
EXTERIOR			
17 GUTTERS & DOWNSPOUTS	\$ -		
18 SIDING	\$ -		
19 BRICK VENEER	\$ -		
20 STONE VENEER	\$ -		
21 STUCCO	\$ -		

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		Total Est. Cost	Estimator	Description
22	SOFFIT & FACIA	\$ 450.00		
	Materials-Soffit & Fascia	\$ 200.00	Burton Lumber	Please refer to General Assumptions
	Sub.-Soffit & Fascia	\$ 250.00	Desert Sky Siding	Please refer to General Assumptions
23	INITIAL PRESSURE WASH	\$ -		
24	GARAGE DOORS	\$ -		
	ROUGH-IN TRADES			
25	PLUMBING	\$ -		
26	HEATING & AIR CONDITIONING	\$ -		
27	ELECTRICAL	\$ -		
28	FIRE SPRINKLER	\$ -		
29	GAS LINES	\$ -		
30	NETWORK/STEREO/THEATER	\$ -		
31	SECURITY	\$ -		
32	CENTRAL VAC	\$ -		
33	INSULATION	\$ 495.00		
	Insulation at Rough-In	\$ 495.00	Superior Insulation	Please refer to General Assumptions
	Vapor Barrier	\$ -		
	Unfinished Basement	\$ -		
34	DRYWALL	\$ -		
	TRIM & CABINETRY			
35	CABINETS	\$ -		
36	COUNTERTOPS	\$ -		
37	BASE/CASE	\$ -		
38	INTERIOR DOORS	\$ -		
39	INTERIOR STAIRS/HANDRAILS	\$ -		
40	INTERIOR AMENITIES	\$ -		
41	PAINTING	\$ 2,665.00		
	Exterior Paint	\$ 2,665.00	Precision Painting	Please refer to General Assumptions
	Interior Paint	\$ -		
	Paint Touchup	\$ -		
42	STAIN CONCRETE	\$ -		
43	WALLPAPER	\$ -		
	INTERIOR			
44	FLOORS	\$ -		
45	APPLIANCES	\$ -		
46	DOORKNOBS & STOPS	\$ -		
47	BATHROOMS	\$ -		
48	CLOSET SHELVING	\$ -		
	EXTERIOR & LANDSCAPING			
49	STREETS & WALKS	\$ -		
50	WINTER CONDITIONS	\$ -		
51	EXTERIOR DECKS	\$ -		
52	EXTERIOR STAIRS	\$ -		
53	EXTERIOR HANDRAILS	\$ -		
54	PATIO	\$ -		
55	LANDSCAPING	\$ -		
56	EXTERIOR AMENITIES	\$ -		
57	FINAL CLEANUP	\$ -		
58	OCCUPANCY PERMIT	\$ -		
	PROFIT & OVERHEAD	\$ 3,720.75		
	TOTAL JOB COSTS	\$ 28,525.75		

OCT 24 2011

Signed:



355 Ontario Avenue Vicinity Map



Legend

-  Road Edges
-  Address
-  Parcels
-  Park City HSI Significant Site
-  Park City HSI Landmark Site
-  Streets

Historic Incentive Grants - Capital Project Budget Update

MAIN STREET RDA	
Current Budget Funds	\$ 18,633.00
Allocated monies to date	\$ 18,520.00
Total Budget Funds Available	<u>\$ 113.00</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	\$ 63,019.00
Allocated monies to date	\$ 3,000.00
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.

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author(s): Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory - 450 Main Street
Application #: PL-11-01378
Date: November 16, 2011
Type of Item: Administrative - Determination of Historical Significance

Summary Recommendation

Staff recommends the Historic Preservation Board conducts a public hearing and designates the property at 450 Main Street to the Historic Sites Inventory as a Significant Site.

Topic:

Applicant: Planning Department
Location: 450 Main Street
Proposal: Designate 450 Main Street to the Historic Sites Inventory as a Significant Site
Zoning: Historic Commercial Business (HCB) District

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 Planning Department is recommending the HPB add the property at 450 Main Street to the Historic Sites Inventory as a Significant Site.

Brief History of 450 Main Street

The original building was constructed as a post office in 1921 in an austere Greek Revival style, which was not typical of the 1920s (Greek Revival style was more commonly used between 1830-1860). The building is still used as a post office but was substantially remodeled in 1964 with the construction of additions to the north and south and the application of heavy neo-classical decorative elements to the primary facade. The building was built as a one part block with, as noted above, austere Greek Revival stylistic elements including an entry porch supported by round prominent columns, cornice and entablature lines emphasized with wide, divided bands of trim, minimal or no window trim, a multi-pane transom light, and multi-pane windows. The 1964 remodel modified the building form to one commonly referred to as a central block with wings. In addition, decorative neoclassical stylistic elements were added including a boxed and bracketed cornice with dentils above a wide full-width frieze. The primary façade, which was designed to be a relatively monolithic single plane punctuated by only a few window openings was transformed into a patterned façade with the application of pilasters flanking the windows and relief elements in between them. Finally, the base of the building was covered with a stone veneer to tie the original building together with the

adjacent additions. The additions engulf and obscure the original building and the decorative elements obscure the design of the historic primary facade.

The Main Street National Register Historic District nomination prepared in 1979 classified the building as a contributing building; however, in 1989, the site was re-evaluated by the National Park Service and was reclassified as a non-contributing building.

Analysis

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

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

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

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

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

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

Analysis: The site meets this criterion. It is at least 50 years old. There is evidence—photographic and written—that the building was constructed in 1921.

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

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions).

Title 15-15-1.130 HISTORIC INTEGRITY. The ability of a Site to retain its identity and, therefore, convey its Significance in the

history of Park City.

The site does not retain its historic identity and, therefore, cannot convey its Significance in the history of Park City. Because the building form and historic design elements have been obscured by out-of-period additions and the application of incompatible decorative elements it is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of Title 15-11-10(A)(1).

(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,

Analysis: The site does not meet this criterion because the building no longer retains its integrity and, therefore, cannot sufficiently convey its significance.

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

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

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

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

Analysis: The site meets this criterion. It is at least 50 years old. There is evidence—photographic and written—that the building was constructed in 1921.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.

Analysis: The site meets this criterion. The building retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." The building retains the physical characteristics—primarily the height, scale, and fenestration pattern--that identify it as existing in or relating to the mining era (1869-1929).

Major alterations that destroy the essential historical form include:

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

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

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

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

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

Analysis: The building remains at its original location.

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

Analysis: The additions do not obscure the Essential Historical Form when the building is viewed from the primary public right-of-way. The original building is differentiated from the newer additions by a slight change in plane and materials.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

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

Analysis: The site meets this criterion primarily because of its importance in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community; namely, the mining era.

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

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

Summary

In summary, staff recommends that the HPB find that the Site does not meet the criteria set forth in Title 15-11-10(A)(1) for designation as a Landmark Site, but does meet the criteria set forth in Title 15-11-10(A)(2) for designation to the Historic Sites Inventory as a Significant Site.

Notice

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. The owner was also sent notification.

Public Input

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. There has been no public input as of the writing of this report.

Alternatives

- Conduct a public hearing on the Site described herein and designate the Site to the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject designation of the Site to the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts

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

Consequences of *not* taking the Recommended Action

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

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to designate the Site described in this staff report to the Historic Sites Inventory as a Significant Site based on the following findings of fact and conclusions of law:

Findings of Fact

1. The building at 450 Main Street is located in the Historic Commercial Business (HCB) District zone.
2. The building was constructed in 1921.
3. The original portion of the building reflects the typical construction methods found on civic and commercial buildings constructed during the mining era.
4. A remodel and expansion of the building in 1964 altered the Greek Revival stylistic elements found on original building, but retained the overall form and fenestration pattern.
5. The building was classified a contributing building in the 1979 Main Street National Register Historic District but in 1989, was reclassified as non-contributing due to the alterations made to the building in 1964.
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. The original portion of the building is at least fifty (50) years old.
2. The original building retains the physical characteristics that identify it as existing in or relating to the mining era.
3. The original building is important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community; namely the mining era.

4. The building meets the criteria found in LMC Section 15-11-10(2) and therefore the Site is a Significant Site pursuant to LMC Section 15-11-10.

Exhibits:

Exhibit A - Photographs

Exhibit B - Historic Site Form for 450 Main Street

EXHIBIT A - Photographs



© Park City Historical Society & Museum, Pop Jenks Collection. All rights reserved.
450 Main Street, West elevation, c. 1921.



© Park City Historical Society & Museum, Pop Jenks Collection. All rights reserved.
450 Main Street, Northwest oblique, c. 1921.



450 Main Street, West elevation, 1979.



450 Main Street, Northwest oblique, 2008.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: **United States Post Office**

Address: 450 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-298-X

Current Owner Name: United States of America

Parent Parcel(s):

Current Owner Address: 1600 Pennsylvania Avenue, Washington, D.C. 20500

Legal Description (include acreage): BEG AT AN IRON PIN SET IN THE GROUND AT THE SW COR OF SD LOT 13 OF BLK 23 TH N 66}29' E 125 FT TO AN IRON PIN SET IN THE GROUND; TH N 23}31' W 120.2 FT TO AN IRON PIN SET IN THE GROUND; TH S 66}22'W 125 FT TO AN IRON PIN SET IN THE GROUND; TH S 23}31' E 120 FT TO THE PLOF BEG. CONT .344 AC J-581

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Public
Current Use: Public

*National Register of Historic Places: ineligible eligible
 listed (date: 03/07/1979 - Park City Main Street Historic District)
De-listed in 1989 due to alterations made in 1964 and 1975.

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1978, 1995, 2011
 historic: c. 1921

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.)

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA: Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.
Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979. Site #SU-10-43.
Preservation Solutions. "Historic Site Form – Historic Site Inventory." Park City Municipal Corporation. 2008.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: One-part block

No. Stories: 1

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 5-2011

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

General Condition of Exterior Materials:

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

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

Site: Building constructed as street front, site drops away from east to west, basement below Main Street roadway level. Building in a T shape with stem extending to Swede Alley. North side has inset parking area.

Foundation: Concrete.

Walls: Stucco over block.

Roof: Flat roof.

Windows/Doors: Double-hung, six-over-one on primary façade. Standard commercial glazed double door without transom lights.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The stucco over block, 1-part block remains virtually unchanged from the photos provided in the 1979 National Register nomination. The building was built in 1921 in an austere Greek Revival style (not typical of the 1920s, more common during the period 1830-1860). Originally, the primary façade included two windows on the south and a single door opening at the north end of the façade. The door opening included multi-light double doors with a multi-light transom window and a projecting flat-roofed portico with simple pediment and Doric columns. The windows did not include trim-work and the building's cornice was a prominent feature. The building underwent a "remodel" in 1964 and again in 1975 which altered and diminished its historic integrity significantly. Additions were constructed to the north and south and heavy neo-classical elements were added to the primary and secondary facades. The alterations are incompatible with the original building and should be removed if possible. The windows are surrounded by ornate classical trim work and brackets and between the original windows are wood panels. A projecting sign board extends across the original façade and a new cornice was built up with brackets, dentils and decorative molding. The new additions are clad in horizontal siding and window openings were included that continue the rhythm of the original façade. Except for the flat roof and window/door openings, the original building is completely hidden by new construction and new materials.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is typical of commercial business districts; buildings are located close to one another along the street edge. The setting has been altered by the addition of one-storey wings to the north and south.

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 commercial building are not evident. Further investigation would be necessary to determine its existence underneath the later additions. It is clear moving through the building that much of the historic material is gone.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not convey a sense of the commercial activity in a western mining town of the late nineteenth and early twentieth centuries. The addition of gaudy classical revival elements destroys the historic character.

Association (Describe the link between the important historic era or person and the property.): The one-part block is one of the most common commercial building types constructed in Park City during the mining era; however, the changes made to this structure over time have diminished its association with the mining era.

This site was listed on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was originally built within the historic period (1868-1929), but has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1921

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 commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district¹.

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: Northwest oblique. Camera facing southeast, 2011.

Photo No. 2: West Elevation. Camera facing east, 1978.

Photo No. 3: West Elevation. Camera facing east, 1995.

Photo No. 4: Various photographs on file at the Park City Historical Society and Museum, c. 1921.

¹ From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



Historic Preservation Board Staff Report

Planning Department

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory – 575 Park Avenue
Date: November 16, 2011
Type of Item: Administrative

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and designate the site at 575 Park Avenue as a Significant Site. The site is currently listed on the Historic Sites Inventory as a Landmark Site but no longer meets the criteria for designation as a Landmark Site.

Topic:

Applicant: Planning Department
Location: 575 Park Avenue
Proposal: Designate 575 Park Avenue to the Historic Sites Inventory as a Significant Site
Zoning: Historic Residential (HR-1) District

Background:

The original single-story frame cross-wing house was constructed c. 1894. It has an inset porch connecting the main and stem wing with arched openings and wooden supports. The front bay appears on the 1900 Sanborn Insurance Company map but is gone by 1907. The 1949 tax card does not note that there is a bay but the sketch footprint depicts it. The bay was not reflected in the tax cards from 1957 or 1968, nor was it seen in a c. 1960 photograph. In a 1995 photograph it appears to have been restored sometime within the 1990s. Window openings in the c.1960 photo are more horizontal but were restored, by 1995, to vertical openings with double-hung sash type windows. A c.1960 full-width single story rear addition is noted on the 1968 tax card.

On October 14, 2009, Historic District Design Review (HDDR) application #PL-09-00685 for 575 Park Avenue was approved by the Planning Department. The application to construct a rear (west) addition and replace the existing roof material was evaluated and found to comply with the 1983 Historic District Design Guidelines, which were in effect at the time the complete application was received in the Planning Department Office.

On February 4, 2009, the Historic Preservation Board designated 575 Park Avenue to the Park City Historic Sites Inventory as a Landmark Site. The Site was among one hundred ninety-two (192) Landmark Sites designated to the Inventory at the time. 575 Park Avenue was also one of twenty-three (23) Landmark Sites that were the subject of active HDDR applications in various stages of the review, approval/denial, and permitting process based on the 1983 Historic District Design Guidelines.

Building permit #BD-10-15189, required to perform the work described in approved HDDR application #PL-09-00685, was issued on June 10, 2010. The work at 575 Park Avenue was completed as approved during the summer of the same year.

In December 2010, the City's preservation consultant, Preservation Solutions, began updating the Historic Sites Inventory Forms on those sites that were the subject of active HDDR reviews in February 2009, but had subsequently completed or substantially completed the proposed work.

As a result of the Inventory update, the Planning Department is requesting the HPB to consider changing the designation of the site at 575 Park Avenue from Landmark Site to Significant Site because of the recent addition it no longer meets the criteria required for a Landmark site, but does meet the criteria for designation as a Significant Site. The addition with a front-gabled roof and shed dormers on the north and south slope of the gabled roof is substantial and diminishes the site's original design and historic character. The extent of the addition means that the form is no longer a cross-wing house but is now an Early 21st c. type.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory.

If the Historic Preservation Board finds, based on the analysis, the site complies with the criteria outlined below (Title 15-11-10), it will remain on the Historic Sites Inventory with the designation of Significant Site but will no longer be a Landmark site.

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

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

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

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

Analysis: The site meets this criterion. The site is at least 50 years old. The main building is visible on Sanborn Fire Insurance Maps from 1889, 1900, 1907, and 1929.

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

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions).

Title 15-15-1.130 HISTORIC INTEGRITY. The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City.

The 2010 addition is substantial and diminishes the site's original character in terms of design, setting, and association. The scale and form (gable roof with shed dormers that extends beyond the historic ridgeline) of the addition means that the form is no longer a cross-wing house but is classified as an Early 21st c. type. The physical environment of the site, as well as the link between the site and the mining era, has been significantly diminished.

The site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of the LMC.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

- (i) an era that has made a significant contribution to the broad patterns of our history,**
- (ii) The lives of Persons significant in the history of the community, state, region, or nation, or**
- (iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.**

Analysis: The site does not meet the criterion. The main building was built as a T/L cottage, which reflects the distinctive characteristics of structures built during the active mining era. However, the extent of the additions means the form is no longer a T/L cottage, but rather an early 21st century type.

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

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

Analysis: The site meets this criterion. The site is at least 50 years old. The main building is visible on Sanborn Fire Insurance Maps from 1889, 1900, 1907, and 1929.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as relating to the mining era in Park City.

Major alterations that destroy the essential historical form include:

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

Analysis: The pitch of the main roof of the primary façade has not been altered.

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

Analysis: There is no evidence to suggest that original upper stories were removed after the Period of Historic Significance.

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

Analysis: There is no evidence to suggest the buildings and/or structures on the site were moved to this location from a Dissimilar Location.

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

Analysis: The addition constructed on the west of the original structure does not significantly obscure the Essential Historical Form when viewed from the primary public right-of-way, which is Park Avenue.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

- (i) An era of Historic importance to the community, or**

Analysis: The site meets the criterion. The site meets this criterion primarily because despite the significant addition to the west, the remaining elements of the original main building are associated with the mining era.

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

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

Notice:

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

Public Input:

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

Alternatives:

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

Significant Impacts:

There are no significant fiscal impacts on the City as a result of designating the Site described in this report as a Significant Site. The Site was previously designated to the Historic Sites Inventory in February 2009 as a Landmark Site and as recommended would remain on the Inventory as a Significant Site.

Consequences of *not* taking the Recommended Action:

Not taking the recommended action will result in the Site remaining on the Historic Sites Inventory under an erroneous designation, which, in turn, undermines the integrity and authority of the Inventory.

Recommendation:

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

Findings of Fact

1. The building at 575 Park Avenue is located in the Historic Residential (HR-1) District zone.
2. The building was originally constructed before 1889.
3. The original portion of the building reflects the typical construction methods found on residential dwellings constructed during the mining era.
4. An expansion of the building in 2010 altered the original T/L Cottage form significantly, but the Essential Historical Form was retained.

5. The building was designated to the Historic Sites Inventory in 2009 as a Landmark Site, however, a 2010 addition added to the west side of the historic house result in the Site no longer being compliant with the criteria for designation as a Landmark Site.
6. The Site was never nominated to or listed on the National Register of Historic Places either individually or as part of a historic district.
7. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. The original portion of the building is at least fifty (50) years old.
2. The original building retains the physical characteristics that identify it as existing in or relating to the mining era.
3. The original building is important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community; namely the mining era.
4. The building meets the criteria found in LMC Section 15-11-10(2) and therefore the Site is a Significant Site pursuant to LMC Section 15-11-10.

Exhibits:

Exhibit A – Photographs

Exhibit B - Historic Site Form for 575 Park Avenue

EXHIBITS



HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 575 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 575-PA-1

Current Owner Name: FAIRY ISLES LIMITED COMPANY

Parent Parcel(s): PC-83

Current Owner Address: POB 479, DEVONSHIRE DV06 BERMUDA

Legal Description (include acreage) SUBD: PARK CITY BLOCK 5 LOT: 19S 16 T 2S R 4E LOT 19 & S1/2 LOT 20 BLK 5 PARK CITY SURVEY M41-468 HQC-510 532-377 577-04-07 888-70 1245-48 1289-33 1290-6751407-43-62 1489-1711; Acres 0.07

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: c. 1960, 1995, 2006 & 2011
- 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.)

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.

Park City Municipal Corporation. Planning application #09-00685. 2009.

Park City Municipal Corporation. Building permit #BD-10-15189. 2010.

Preservation Solutions. 2008. "Historic Site Form." Park City Municipal Corporation.

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: Early 21st c. type / Neo Victorian style

No. Stories: 1 1/2

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: June 2011

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

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

General Condition of Exterior Materials:

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

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

Site: The house is set on a lot that follows the slope of the street to the side. A coursed cut-stone retaining wall parallels the street at the sidewalk.

Foundation: The visible foundation on the façade is concrete.

Walls: The exterior walls are clad in drop/novelty wooden siding.

Roof: The shed and cross-gabled roofs are shingled. The porch and bay roofs are clad in standing seam metal.

Windows/Doors: Visible windows are two-over-two double-hung sash in vertical openings. A three-sided shed-roofed bay extends from the gable-end façade.

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 initial single-story frame cross-wing house has an open porch in the L with arched openings and wooden supports. The front bay appears on the 1900 Sanborn Insurance Company map but is gone by 1907. The 1949 tax card does not note that there is a bay but the sketch footprint depicts it. The bay was gone in 1957, 1968 and 1995 but appears again in 2006. Window openings in the c.1960 photo are more horizontal but restored, by 1995, to vertical openings with double-hung sash. A c. 1960 full-width single story rear addition is noted on the 1968 tax card.

Between 2006 and 2011 a substantial rear addition with a front-gabled roof and shed dormer on the south slope of the gabled roof was built. The addition is significant and diminishes the site's original character. The extent of the addition means that the form is no longer a cross-wing house but is now an Early 21st c. type.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): A large evergreen tree dominates the landscaping on one side of the yard. The other half of the front yard is paved to provide parking. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other houses of similar or larger 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 (cross-wing) and simple roof form of the initial structure, 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; however, the extent of the alterations to the main building --primarily the scale of the addition and how it engulfs the rear portion of the main roof form—substantially diminishes its association with the past.

Because of extensive modifications to the main building and the land, the site does not retain its historic integrity as defined by the National Park Service for listing on the National Register of Historic Places and, therefore, does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. However, the site retains its essential historical form and meets the criteria set forth in LMC Title 15 Chapter 11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1894¹

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, c. 2011.

Photo No. 2: Northeast oblique. Camera facing southwest, c. 2011.

Photo No. 3: East elevation (primary façade). Camera facing west, 2011.

Photo No. 4: East elevation (primary façade). Camera facing west, 2006.

Photo No. 5: East elevation (primary façade). Camera facing west, 2006.

Photo No. 6: Southeast oblique. Camera facing northwest, 1995.

Photo No. 7: Southeast oblique. Camera facing northwest, c. 1960.

¹ Summit County Recorder.

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

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 575 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-83

Current Owner Name: FAIRY ISLES LIMITED COMPANY

Parent Parcel(s):

Current Owner Address: 36 ORANGE VALLEY RD, DEVONSHIRE DV06 BERMUDA

Legal Description (include acreage) SUBD: PARK CITY BLOCK 5 LOT: 19S 16 T 2S R 4E LOT 19 & S1/2 LOT 20 BLK 5 PARK CITY SURVEY M41-468 HQC-510 532-377 577-04-07 888-70 1245-48 1289-33 1290-6751407-43-62 1489-1711; Acres 0.07

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: Cross-wing 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: Dec. 2008

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

General Condition of Exterior Materials:

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

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

Foundation: The foundation is concrete.

Walls: The exterior walls are clad in drop/novelty wooden siding.

Roof: The cross-gabled roof is sheathed in composition shingles.

Windows/Doors: The windows are two-over-two double-hung sash in vertical openings with simple casings. The entry door is three-paneled, wooden, with four lights. A three-sided shed-roofed bay extends from the gable-end façade.

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 single-story frame cross-wing has an open porch in the L with arched openings and wooden supports. The front bay appears on the 1900 Sanborn Insurance Company map but is gone by 1907. The 1949 tax card does not note that there is a bay but the sketch footprint depicts it. The bay was gone in 1957, 1968 and 1995 but appears again in 2006. Window openings in the c.1940 tax photo are more horizontal and restored, by 1995, to vertical openings with double-hung sash.

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 lot that follows the slope of the street to the side. A stone retaining wall parallels the street at the sidewalk. A large evergreen tree dominates the landscaping on one side of the yard. The other side is paved to provide parking. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar or larger 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 (cross-wing), 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. 1894¹

¹ Summit County Recorder.

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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 2006.

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, c. 1960.

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. 575 Park Ave
 Schedule 1 Class 4 Type 1-2-3(4) Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1093</u>	<u>\$ -</u>	<u>\$ 2855</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> <input checked="" type="checkbox"/> None		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>Pat. Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>72' @ 1.75</u> <u>126</u>		
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ 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 _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. Lined-Brick Studs - 4 @ 25 =</u>		<u>100</u>
Total Additions and Deductions	<u>126</u>	<u>270</u>

Net Additions or Deductions -126 \$ -144

Ave Age 55 Yrs. by Est. Owner Tenant Neighbors Records **REPRODUCTION VALUE** \$ 2711
 Depr. (1-2-3-4-5-6) 68/32 % \$ _____
 Reproduction Val. Minus Depr. \$ 868

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 (47yr Ave Used-1941) **Total Building Value** \$ _____

Appraised 10/1949 By CAO. A. J.

PC 83
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 575 Park Ave

Class 4 Type 1.23/4 Cost \$ _____ use X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1359	4.6	\$ 6265	\$
	x x				
	x x				

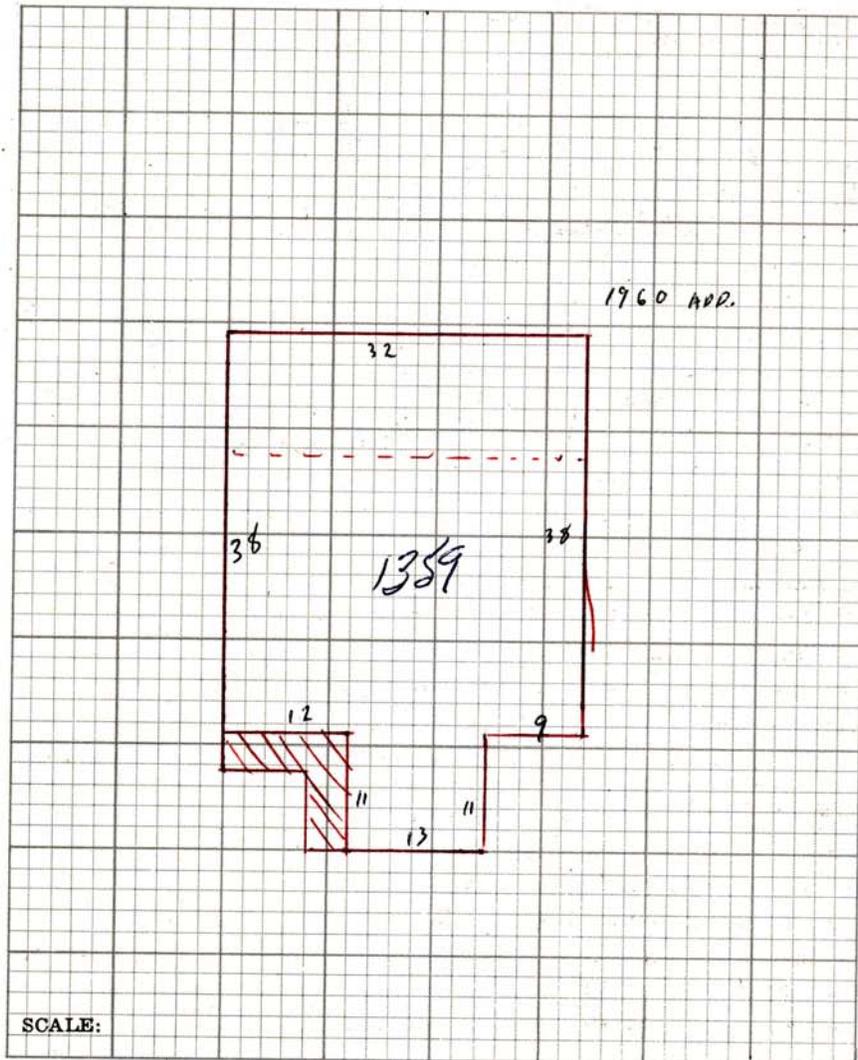
Att. Gar. — C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>ASB SHAKE 2002 (A)</u>		
Roof Type <u>Gab</u> Mtl. <u>Pct</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>764 @ 1.50</u>	114	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { 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. _____	550	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	463	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Handwritten notes:
11/20/69
2222

Total Additions		1127
Year Built <u>1894</u>	Avg. <u>1.1910</u>	Replacement Cost <u>7392</u>
<u>Rem 1960</u>	Age <u>2.</u>	Obsolescence
Inf. by <u>Owner</u> Tenant- <u>Neighbor</u> - <u>Record</u> Est.	Adj. Bld. Value	Conv. Factor <u>110</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 10-21 1968 By 1701 **DEC 17 1968**
Appraised ② _____ 19 _____ By _____ 128



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS Average Year of Construction Computation:

Year 1999 \$ 6077 — 92 % X 62 Year = 5084

Year 1960 \$ 1315 — 18 % X 1 Year = 18

Average Year of Construction 1910 5102

514RS IN 1961



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-145

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

IDENTIFICATION 1

Street Address: 575 Park Ave. Plat PC BI5 Lot 19-20
Name of Structure: T. R. S.
Present Owner: Claire Munro UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-83

2

Original Owner: Construction Date: @1899 Demolition Date:

AGE/CONDITION/USE

Original Use: residential

Present Use: Occupants:

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

Building Condition:

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

Integrity:

- | |
|---|
| <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Major Alterations |

STAT 3

Preliminary Evaluation:

- | |
|--|
| <input type="checkbox"/> Significant |
| <input checked="" type="checkbox"/> Contributory |
| <input type="checkbox"/> Not Contributory |
| <input type="checkbox"/> Intrusion |

Final Register Status:

- | | |
|--|---|
| <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

4

DOCUMENTATION

Photography:

Date of Slides: 11/77

Views: Front Side Rear Other

Date of Photographs:

Views: Front Side Rear Other

Research Sources:

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

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

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Deseret News, December 9, 1919, p. 7; January 5, 1950, p. B-5.

Architect/Builder: unknown

Building Materials: wood

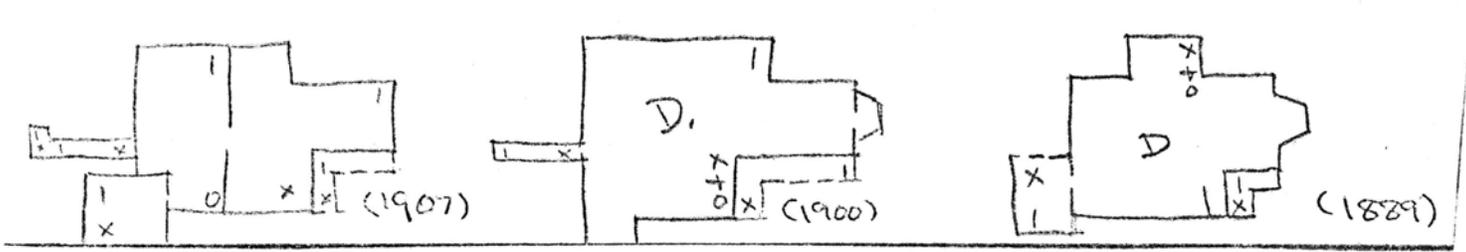
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame home with a gable roof; asbestos shake siding. Tax records indicate that a bay window existed, but has been removed.

Sanborn Maps showed the bay window in 1889 and 1900, but not in 1907. The speculation is that the building could have been remodeled after 1907 to include the bay window, then altered again; thus, its removal. Or possibly, the present structure was built between 1900 and 1907.



Statement of Historical Significance:

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

The building represents a period-type dwelling and also illustrates the type of remodeling done on early Park City homes.

This property passed into the hands of Edward P. Ferry, prominent mining entrepreneur, in 1885, then to David C. McLaughlin (Henrietta M. McLaughlin, 1897). After a series of tax sales property went to Henry Shields (See SU-10-109), pioneer attorney and mining man of Park City. Other transactions followed to R.C. Verran, 1920; James Cunningham, 1929; and W. H. Howland, 1936.

One owner, James Cunningham, was born in 1887 at Lurganeagh, County Down, Ireland. He arrived in Park City in about 1906 and worked as a carpenter for the Silver King Coalintion Mining Co. He died in 1950.





575

RESIDENTIAL
PARKING
ONLY
575 Park Ave



Historic Preservation Board Staff Report



Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory – 147 Ridge Avenue
Project: PL-11-01380
Date: November 16, 2011
Type of Item: Administrative

Planning Department

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and designate the site at 147 Ridge Avenue as a Significant Site. The site is currently listed on the Historic Sites Inventory as a Landmark Site but no longer meets the criteria for designation as a Landmark Site.

Topic:

Applicant: Planning Department
Location: 147 Ridge Avenue
Proposal: Designate 147 Ridge Avenue to the Historic Sites Inventory as a Significant Site
Zoning: Historic Residential Low-Density (HRL) District

Background:

On September 12, 2008, Historic District Design Review (HDDR) application #PL-08-00390 for 147 Ridge Avenue was approved by the Planning Department. The application to panelize and Reconstruct the main building and to construct new east (rear) and south (side) additions was evaluated and found to comply with the 1983 Historic District Design Guidelines, which were in effect at the time the complete application was received in the Planning Department Office.

On February 4, 2009, the Historic Preservation Board designated 147 Ridge Avenue to the Park City Historic Sites Inventory as a Landmark Site. The Site was among one hundred ninety-two (192) Landmark Sites designated to the Inventory at the time. 147 Ridge Avenue was also one of twenty-three (23) Landmark Sites that were the subject of active HDDR applications in various stages of the review, approval/denial, and permitting process based on the 1983 Historic District Design Guidelines.

The original house was constructed c.1885 as a one story frame hall-parlor house with a two story rear shed extension that drops below grade on the east side of the house and lot. The symmetrical primary façade included a center door with one window spaced evenly on either side. The extended roof formed a full-width porch supported by simple slender posts. Each end of the original home included a single window – all of the windows were originally double hung sash type windows. The project for which approval was granted called for the building to be disassembled in order to salvage as many materials as possible for use in the reconstruction. The disassembled parts of the

original home were moved off site to accommodate a new foundation and extensive site work. The original home was reconstructed using new materials with as much of the historic exterior materials as possible—those that could be made safe and serviceable--being applied to the reconstructed home. In addition to the reconstruction, several site features including the front dry stacked stone wall and a large wall running perpendicular to the front wall were restored. A large three-story addition was added to the south and rear of the original house with a narrow hyphen element that provides a clear transition from the historic home to the new addition. The new addition utilizes roof forms, fenestration patterns, and materials that are compatible with the historic home. The addition, however, is not subordinate to the historic structure and its mass and scale diminish the historic character substantially.

Building permit #BD-08-13996, required to perform the work described in approved HDDR application #PL-08-00390, was issued on October 22, 2009. The work at 147 Ridge Avenue was completed as approved in February, 2011.

In December 2010, the City's preservation consultant, Preservation Solutions, began updating the Historic Sites Inventory Forms on those sites that were the subject of active HDDR reviews in February 2009, but had subsequently completed or substantially completed the proposed work. As a result of the Inventory update, the Planning Department is seeking to change the designation of the site at 147 Ridge Avenue from Landmark Site to Significant Site because it meets the criteria for listing as a Significant Site.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(l) to review and take action on the designation of Sites to the Historic Sites Inventory.

If the Historic Preservation Board finds, based on the analysis, the site complies with the criteria outlined below (Title 15-11-10), it will remain on the Historic Sites Inventory with the designation of Significant Site.

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

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

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

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

Analysis: The site meets this criterion. The site is at least 50 years old. The main building is visible on Sanborn Fire Insurance Maps from 1889, 1900, 1907, and 1929.

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

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places.

The Reconstruction and additions are significant and diminish the site's original character in terms of design, setting, workmanship, and association. The additions substantially alter the original design elements that combine to create the form, plan, space, and structure of the Site. The physical environment of the site has been substantially altered because of the additions. The physical evidence of the crafts of the mining era culture are lost because the site has been Reconstructed using new materials. The link between the building form—hall-parlor-- and the important historic era—the mining era—is weakened by the extent of the additions and alterations to the Site.

The site is no longer eligible for listing in the National Register, and consequently, does not meet criterion (b) of the LMC.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

- (i) an era that has made a significant contribution to the broad patterns of our history,**
- (ii) The lives of Persons significant in the history of the community, state, region, or nation, or**
- (iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.**

Analysis: The site does not meet the criterion. The main building was built as a Hall-Parlor cottage, which reflects the distinctive characteristics of structures built during the active mining era. But because the building was Reconstructed, it is no longer eligible for the National Register.

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

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

Analysis: The site meets this criterion. The site is at least 50 years old. The main building is visible on Sanborn Fire Insurance Maps from 1889, 1900, 1907, and 1929.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristic—primarily through form, scale, and materials--that identify it as relating to the mining era in Park City.

Major alterations that destroy the essential historical form include:

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

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

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

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

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

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

Analysis: The site meets the criterion. The site meets this criterion primarily because despite the significant additions, the Reconstructed elements of the original portion are associated with the mining era.

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

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

(3) Any Development involving the Reconstruction of a Landmark Site or a Significant Site that is executed pursuant to Section 15-11-15 of this code shall remain on the Park City Historic Sites Inventory and shall be listed as a Significant Site.

Analysis: The Site was a Landmark Site that was Reconstructed executed pursuant to Section 15-11-15 of the Land Management Code. Section 15-11-15 is titled, RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE. This Site received approval for Reconstruction on September 12, 2008 as described in application #PL-08-00390 and building permit #BD-08-13996.

Notice:

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

Public Input:

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

Alternatives:

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

Significant Impacts:

There are no significant fiscal impacts on the City as a result of designating the Site described in this report as a Significant Site. The Site was previously designated to the Historic Sites Inventory in February 2009 as a Landmark Site and will remain on the Inventory as a Significant Site.

Consequences of *not* taking the Recommended Action:

Not taking the recommended action will result in the Site remaining on the Historic Sites Inventory under an erroneous designation, which, in turn, undermines the integrity and authority of the Inventory.

Recommendation:

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

Findings of Fact

1. The building at 147 Ridge Avenue is located in the Historic Residential Low-Density (HRL) District zone.
2. The building was originally constructed c. 1885.
3. The original portion of the building reflects the typical construction methods found on residential dwellings constructed during the mining era.

4. An expansion of the building in 2010 altered the original Hall-Parlor form significantly, but the Essential Historical Form was retained.
5. The original building was Reconstructed using new materials.
6. The building was designated to the Historic Sites Inventory in 2009 as a Landmark Site, however, subsequent changes result in the Site no longer being compliant with the criteria for designation as a Landmark Site.
7. The Site was nominated to the National Register of Historic Places in 1984, but was never listed because of owner objection.
8. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. The Site was previously designated as a Landmark Site.
2. The building meets the criteria found in LMC Section 15-11-15(A)(3) authorizing Reconstructed Sites to remain on the Historic Sites Inventory as Significant Sites.
3. The Reconstructed building retains the physical characteristics that identify it as relating to the mining era.
4. The Reconstructed building is important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community; namely the mining era.
5. The building meets the criteria found in LMC Section 15-11-10(2) and therefore the Site is a Significant Site pursuant to LMC Section 15-11-10.

Exhibits:

Exhibit A - Photographs

Exhibit B - Historic Site Form for 147 Ridge Avenue

EXHIBIT A – 147 Ridge Avenue Photographs###



147 Ridge - west elevation, 2008

#



147 Ridge - northwest oblique, 2008

#

147 Ridge - Photos taken during reconstruction (November 2008)



#

#



147 Ridge Avenue. Southwest oblique, 2011

#



147 Ridge Avenue. Southeast oblique, 2011

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: **John Matson House**

Address: 147 Ridge Avenue

AKA: 147 Anchor Avenue

City, County: Park City, Summit County, Utah

Tax Number: 147-RA-1

Current Owner Name: Donald Wood

Parent Parcel(s): PC-678-1-H-1, PC-705, PC-700-B-1-A & PC-678-1-H-1

Current Owner Address: PO Box 3567, Park City, UT 84060-3567

Legal Description (include acreage): 0.19 acres; LOT 1 147 RIDGE AVENUE SUBDIVISION.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date: 2008
Permit #: BD-08-13996
 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, 2008 & 2011
 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.)

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.

Park City Municipal Corporation. Planning applications PL-08-00390 and PL-09-00853. 2008 & 2009, respectively.

Preservation Solutions. "Historic Site Form – Historic Site Inventory." Park City Municipal Corporation: 2008.

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: Early 21st c. type / Neo-Eclectic style

No. Stories: 2

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

Number of associated outbuildings and/or structures: accessory building(s), # 2; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: June 2011

- 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: The lot is located at the apex of a hairpin turn at the top of a ridge. The façade of the initial house is on Ridge Avenue to the west and the garage opens onto Ridge Avenue on the east. Dry stack stone walls edge the lot at the street on all three sides.

Foundation: Concrete and faced in stone on the latest addition.

Walls: Novelty/drop siding and stone facing. Some older drop siding is visible on the initial house.

Roof: The gable and shed roofs are clad in asphalt shingles or standing seam metal roofing materials.

Windows/Doors: Replacement double-hung sash, primarily one-over-one.

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 initial hall-parlor house has been significantly expanded since the photos in 2008 by a gable-roofed two-story addition over a garage at street level to the south of the initial house. The initial house was a single-story hall-parlor with its façade and a two-story rear shed extension to the east.¹ The recent addition is painted white or faced with stone in the 2011 photos and the structures that existed in 2008 are painted yellow. A stone-faced breezeway separates the two sections.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The 0.19 acre lot rises slightly from the finished road grade on the west and drops off significantly toward the east. Landscaping includes several evergreen and deciduous trees. At least two accessory buildings (sheds) associated with the main building are visible from the road. The setting has been altered due to the extent of excavation and new construction on the site.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The building was Reconstructed, therefore, the physical evidence from the period that defines the typical Park City mining era home has been lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 was 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. The link between the hall-parlor form and the mining era is significantly diminished because of the size, scale, and massing of the additions as well as the modifications to the site.

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 originally built within the historic period, defined as 1872 to 1929 in the district nomination. Because of extensive modifications to the main building—Reconstruction and extensive additions--the site does not retain its historic integrity as defined by the National Park Service for listing on the National Register of Historic Places and, therefore, does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. However, the site retains its essential historical form and meets the criteria set forth in LMC Title 15 Chapter 11 for designation as a Significant Site.

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885²

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.³

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, 2011.
- Photo No. 2: East elevation. Camera facing west, 2011.
- Photo No. 3: North elevation. Camera facing south, 2011.
- Photo No. 4: West elevation (primary façade). Camera facing east, 2011.
- Photo No. 5: West elevation (primary façade). Camera facing east, 2008.
- Photo No. 6: Northwest oblique. Camera facing southeast, 2008.
- Photo No. 7: Northwest oblique. Camera facing southeast, 2008.
- Photo No. 8: North elevation. Camera facing south, 2008.
- Photo No. 9: Northwest oblique. Camera facing southeast, 2006.
- Photo No. 10: North elevation. Camera facing south, 2006.
- Photo No. 11: Southeast oblique (accessory building). Camera facing northwest, 2006.
- Photo No. 12: West elevation (primary façade). Camera facing east, 1995.
- Photo No. 13: West elevation (primary façade). Camera facing east, 1983 Site Form PDF file.

² Ibid.

³ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **John Matson House**

Address: 147 Ridge Avenue

AKA: 147 Anchor Avenue

City, County: Park City, Summit County, Utah

Tax Number: 147-RA-1

Current Owner Name: Donald Wood

Parent Parcel(s): PC-678-1-H-1

Current Owner Address: PO Box 3567, Park City, UT 84060-3567

Legal Description (include acreage): 0.19 acres; LOT 1 147 RIDGE AVENUE SUBDIVISION.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1983, 1995, 2006 & 2008
 historic: c.

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor 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), # 1; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- 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: Summit County Tax Assessor notes a masonry garage and tool shed. Several dry-stacked stone retaining walls.

Foundation: Not verified.

Walls: Drop siding.

Roof: Gable roof form sheathed with asphalt shingles.

Windows/Doors: Double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The main building is largely unchanged from the description provided in the 1983 NR nomination form (See Structure/Site Form, 1984).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The 0.19 acres lot rises slightly from the finished road grade on the west and drops off significantly toward the east. The lot is located on a ridge top peninsula. Landscaping is informal and includes large evergreen and deciduous trees. A portion of the lot (at the outer most tip of the peninsula) is primarily weeds and gravel. The dry stone wall along the west appear in the 1983 and 1995 photographs, but its date of construction is unknown. The wall turns and runs north to meet the house on the north. At least one accessory building associated with the main building is situated in the east (rear yard) and visible from the road. Though this home sits on a ridge top, the overall setting is a compact streetscape with narrow roads and 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*): This home is architecturally significant as one of the extant hall-parlor houses in Park City.

6 PHOTOS

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

Photo No. 1: West elevation (primary façade). Camera facing east, 2008.

Photo No. 2: Northwest oblique. Camera facing southeast, 2008.

Photo No. 3: Northwest oblique. Camera facing southeast, 2008.

Photo No. 4: North elevation. Camera facing south, 2008.

Photo No. 5: Northwest oblique. Camera facing southeast, 2006.

Photo No. 6: North elevation. Camera facing south, 2006.

Photo No. 7: Southeast oblique (accessory building). Camera facing northwest, 2006.

Photo No. 8: West elevation (primary façade). Camera facing east, 1995.

Photo No. 9: West elevation (primary façade). Camera facing east, 1983 Site Form PDF file.

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

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

Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 147 Anchor Park City, Summit County, Utah UTM: 12 458110 4498460
 Name of Structure: John Matson House T. R. S.
 Present Owner: Michael Fred Nyman
 Owner Address: P.O. Box 99, Park City, Utah 84060
 Year Built (Tax Record): _____ Effective Age: _____ Tax #: PC 705
 Legal Description: _____ Kind of Building: _____
 Lots 18 and 19, Block 76 Millsite Reservation to Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: probably John Matson Construct on 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-Resourc
 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.):

1900 Census Records, Summit County, Park City Precinct, p. 177-B.
 Summit County Records, Quit Claim Deed Book "B" p. 508.

Researcher: Roger Roper

Date: 4/84

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 two story rear shed extension and a gable roof. The facade is oriented west, and the hillside drops off behind it allowing for one story of the extension to be below grade. It has a symmetrical facade, a door centered between two windows. The roof edge extends beyond the facade forming a porch which is supported on slender piers. Jigsaw cut brackets accent the tops of the piers. There is a single window on each end of the building. All of the windows are the double hung sash type with one over one sashes. The two story rear extension that is set into the hill below the house is original. The two double hung sash windows in the north side of that section, however, are not original, but the change does not affect the building's original integrity. A door on that same wall was replaced, and the smaller of the two windows was originally a door or window that has been shortened. Both changes are barely visible because the infill drop siding was well matched. Only the line of juncture between original and infill siding indicates that changes were made. The second story window dates within the historic period, but the small first story window does not. The small shed roof addition on the north side is not original, but likely dates within the historic period. Because it also has drop siding and is of a small scale, it is unobtrusive. This house is an

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the John Matson House at 147 Anchor 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.

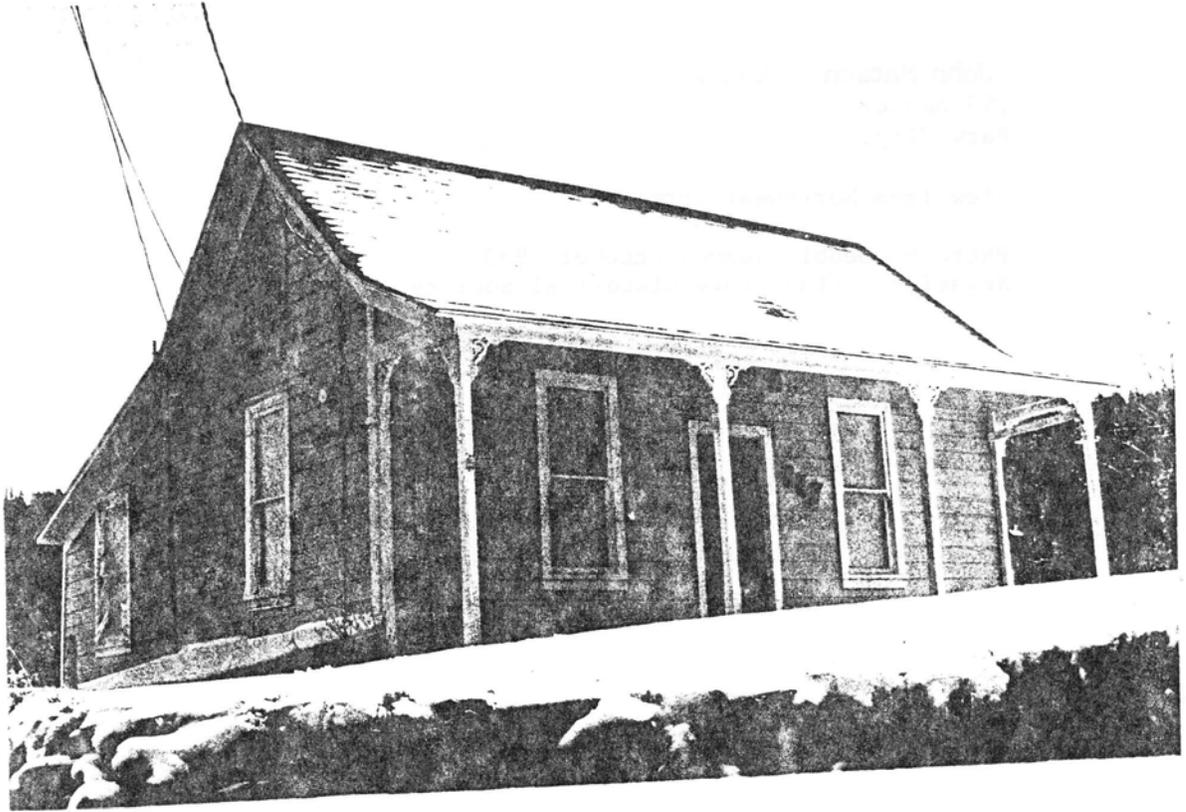
The date of construction and name of the original owner of this house are uncertain. This house was built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, but was probably built in the 1880s or early 1890s as were the majority of Park City's hall and parlor houses. This house was probably first owned by John and Augusta Matson, who were listed in the title abstract records as early as 1893 as owners of a "frame dwelling house containing six rooms and sitting on the ridge between Empire and Woodside Canyons." That location is correct for this house, and subsequent sales of that property lead directly to the current owners of this house. It is unknown when the Matsons first purchased this property or whether they used the house as their own home or as rental property. Nothing is known of the Matsons.

In 1897, the Matsons sold this property to Joseph McGhie and his wife, Christina. Joseph was a native of Utah (b. 1863) and worked as a miner while living in Park City. He and his wife had at least four children. They sold the house in 1905 to Melbourne Potter, who owned it for only a year before selling it to John and Matilda Backman. Both John and Matilda Backman were immigrants from Finland, he in 1886 and she in 1893. John was a miner. The Backmans owned the house until about 1930, when it was purchased by the Nyman family, who have continued as its owners to the present.

147 Anchor

Description continued:

excellent example of a common Park City house type, the hall and parlor house. Because it has received no major alterations, and those that have been made are unobtrusive, it retains its original integrity.











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Historic Preservation Board Staff Report



Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Date: November 16, 2011
Type of Item: Administrative

Planning Department

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and designate the site at 601 Sunnyside Avenue as a Significant Site. The site is currently listed on the Historic Sites Inventory as a Landmark Site but no longer meets the criteria for designation as a Landmark Site because the building was Reconstructed using new materials.

Topic:

Applicant: Planning Department
Location: 601 Sunnyside Avenue
Proposal: Designate 601 Sunnyside Avenue to the Historic Sites Inventory as a Significant Site
Zoning: Residential Medium Density (RM) District

Background:

On February 4, 2009, the Historic Preservation Board designated 601 Sunnyside Avenue to the Park City Historic Sites Inventory as a Landmark Site. The Site was among one hundred ninety-two (192) Landmark Sites designated to the Inventory at the time.

Brief History of 601 Sunnyside Avenue

The original one story frame hall-parlor house was constructed c. 1885. In 1983 when the site was nominated to the National Register of Historic Places, it was one of only three extant homes in the Park City area from the mining boom era that had board and batten siding and was the only one of the three to be completely sided with board and batten siding. The site was not listed on the National Register because the owner at the time objected to the listing. In 2009 when the site was designated to the Historic Sites Inventory, it had been vacant for several years and was extremely deteriorated and uninhabitable. The dropped full-width porch was supported by simple square posts and the center door was flanked by two over two double hung windows. There was a 1.5 story narrow rear gable addition with inset additions on either side enclosing the T form into a rectangular block. A one-story shed addition built slightly into the rear hillside was also extant. The original board and batten siding remained, but much of it was significantly deteriorated. At several points the siding had deteriorated such that daylight was visible along the base perimeter as viewed from the interior.

On August 13, 2008, Historic District Design Review (HDDR) application #PL-08-00293 for 601 Sunnyside Avenue was approved by the Planning Department. The application to Reconstruct the primary building, to construct a small inset addition on the northwest corner, and to move the primary building slightly southward was found to comply with both the Historic District Design Guidelines and the Land Management Code. A Historic Grant, PL-09-00767 was approved by the HPB on October 7, 2009.

The building was found by the Planning Staff to meet criteria set forth in the Land Management Code to allow its Reconstruction; specifically, 1) the building was found by the Chief Building Official to be hazardous or dangerous pursuant to Section 115.1 of the International Building Code, 2) the home could not be made safe or serviceable through repair, and 3) the form, features, detailing of the house were accurately depicted by means of new construction (placement, orientation, and location of the house were not accurately depicted but rather approximated). In this case, as much as possible of the original board and batten siding was reapplied to the exterior of the house.

Building permit #BD-10-15824, required to perform the work described in approved HDDR application #PL-08-00293, was issued on October 4, 2010. The work at 601 Sunnyside Avenue was completed as approved in September, 2011.

In December 2010, the City's preservation consultant, Preservation Solutions, began updating the Historic Sites Inventory Forms on those sites that were the subject of active HDDR reviews in February 2009, but had subsequently completed or substantially completed the proposed work.

As a result of the Inventory update, the Planning Department is requesting the HPB consider changing the designation of the site at 601 Sunnyside Avenue from Landmark Site to Significant Site because, as a Reconstructed building, it no longer meets the criteria required for designation as a Landmark Site, but does meet the criteria for designation as a Significant Site.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory.

If the Historic Preservation Board finds, based on the analysis, the site complies with the criteria outlined below (Title 15-11-10), it will remain on the Historic Sites Inventory with the designation of Significant Site.

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

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

- (3) Any Development involving the Reconstruction of a Landmark Site or Significant Site that is executed pursuant to Section 15-11-15 of this code**

shall remain on the Park City Historic Sites Inventory and shall be listed as a Significant Site.

Analysis: The site meets this condition. The primary building at 601 Sunnyside Avenue was designated a Landmark Site by the Historic Preservation Board in February 2009. A Development proposal to Reconstruct the historic Site was approved and executed pursuant to Section 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE of the Land Management Code.

Notice:

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. The owner of the property was also notified.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. As of the writing of this report, the city has not received any public comment concerning this application.

Alternatives:

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

Significant Impacts:

There are no significant fiscal impacts on the City as a result of designating the Site described in this report as a Significant Site. The Site was previously designated to the Historic Sites Inventory in February 2009 as a Landmark Site and as recommended would remain on the Inventory as a Significant Site.

Consequences of *not* taking the Recommended Action:

Not taking the recommended action will result in the Site remaining on the Historic Sites Inventory under an erroneous designation, which, in turn, undermines the integrity and authority of the Inventory.

Recommendation:

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

Findings of Fact

1. The building at 601 Sunnyside Avenue is located in the Residential Development (RD) District zone.

2. The historic building that originally occupied the site was constructed c. 1885.
3. The Site was nominated to the National Register of Historic Places in 1984, but was never listed because of owner objection.
4. The building was designated to the Historic Sites Inventory in February 2009 as a Landmark Site.
5. The building was found by the Planning Staff to meet criteria set forth in the Land Management Code to allow its Reconstruction; specifically, 1) the building was found by the Chief Building Official to be hazardous or dangerous pursuant to Section 115.1 of the International Building Code, 2) the home could not be made safe or serviceable through repair, and 3) the form, features, detailing of the house were accurately depicted by means of new construction (placement, orientation, and location of the house were not accurately depicted but rather approximated).
6. The original building was Reconstructed using primarily new materials, though as much as possible of the original board and batten siding was reapplied to the exterior of the new building.
7. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. The Site was previously designated as a Landmark Site.
2. The building meets the criteria found in LMC Section 15-11-10(A)(3) authorizing Reconstructed Sites to remain on the Historic Sites Inventory as Significant Sites.
3. The Reconstructed building retains the physical characteristics that identify it as relating to the mining era.
4. The Reconstructed building is important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community; namely the mining era.
5. The building meets the criteria found in LMC Section 15-11-10(A)(3) and therefore the Site is a Significant Site pursuant to LMC Section 15-11-10.

Exhibits:

Exhibit A – Photographs

Exhibit B - Historic Site Form for 601 Sunnyside Avenue

Exhibit A – 601 Sunnyside Avenue, 2006



601 Sunnyside Avenue, 2011



HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

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

Address: 601 Sunnyside Avenue

AKA: 623 Deer Valley Drive & 585 Deer Valley Drive

City, County: Park City, Summit County, Utah

Tax Number: SNS-1

Current Owner Name: Park City Ski Chalets, LLC

Parent Parcel(s):

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

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

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date: 2010-2011
Permit #:BD-10-15824
 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, 2008, 2011
 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.)

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.

Park City Municipal Corporation. Planning application #PL-08-00293, 2008 and building permit #BD-10-15824, 2010.

Preservation Solutions. "Historic Site Form – Historic Site Inventory." Park City Municipal Corporation. 2008.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: June 2011

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

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: Site is a peninsula located between Deer Valley Drive and Sunnyside Drive. The site rises from Deer Valley Drive to a level buildable area then rises steeply in the rear to the roadway of Sunnyside Drive. The house was moved forward (toward Deer Valley Drive) on the site from its original location. A large evergreen tree is located adjacent to the porch, but was not so near to the historic house.

Foundation: Concrete

Walls: Entire structure is new – it is a Reconstruction, though unfortunately, not accurately executed in terms of location of house on the site. The owner is reusing much of the extant exterior siding materials – vertical board and batten. Owner was applying siding when this property was inspected.

Roof: Gable roof form with integrated shed porch roof and small rear cross-wing. Roofing materials is a corrugated metal material. Again, this was supposed to be a reconstruction and the roofing materials should have been shingle rather than a metal.

Windows/Doors: Windows are two-over-two double hung sash type windows. The primary façade includes two windows flanking the center entry door and smaller windows on the side elevations that are in keeping with the scale and style of the house. The main entry door is a wood panel door.

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

Location: Original Location Moved (date 2010) Original Location: The historic home was on the same lot, but located farther north and slight west of its Reconstructed location.

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This one-story frame house was Reconstructed using new materials. The historic house was nominated to the National Register of Historic Places in 1983, but was never listed. Unfortunately, the Reconstruction was not entirely accurate – roof materials, location of house on the site—but was executed in a manner than retains much of the physical elements reflecting the form, plan, space, and style of homes from the mining era in Park City.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting was altered by the movement of the house from its original site on the lot. The change results in minimal negative impact on the physical environment of the historic site.

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 reuse of historic exterior finish materials. The Reconstruction reflects the methods used during the historic period such as simple methods of construction, the use of wood siding (board & batten is unique), the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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

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

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. Because the site was reconstructed using new materials,

it does not retain its historic integrity and would not be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site, but does meet the criteria for listing as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: 2010

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.¹

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: Northeast oblique. Camera facing southwest, 2011.

Photo No. 1: Northwest oblique. Camera facing southeast, 2011.

Photo No. 1: Southwest oblique. Camera facing northeast, 2011.

Photo No. 3-11: Series taken in 2008

Photo No. 12: Southwest oblique. Camera facing northeast, 2006.

Photo No. 13: Southwest oblique. Camera facing northeast, 1995.

Photo No. 14: Southwest oblique. Camera facing northeast, 1983.

Photo No. 15: Southeast oblique. Camera facing northwest, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

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

Address: 601 Sunnyside Avenue

AKA: 623 Deer Valley Drive & 585 Deer Valley Drive

City, County: Park City, Summit County, Utah

Tax Number: SNS-1

Current Owner Name: Park City Ski Chalets, LLC

Parent Parcel(s):

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

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

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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

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

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

Foundation: None

Walls: Rustic board & batten siding.

Roof: Metal

Windows/Doors:

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1908¹

¹ Summit County Tax Assessor.

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.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: South elevation (primary façade). Camera facing north, 2008.

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

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

Lot 1 Sunnyside Subdivision in Section 15 T2S R4E.

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

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

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

Research Sources:

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

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

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

Researcher: Roger Roper

Date: 4/8

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

Statement of Historical Significance:

Construction Date: c. 1885

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

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

623 Deer Valley Road
History continued:

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

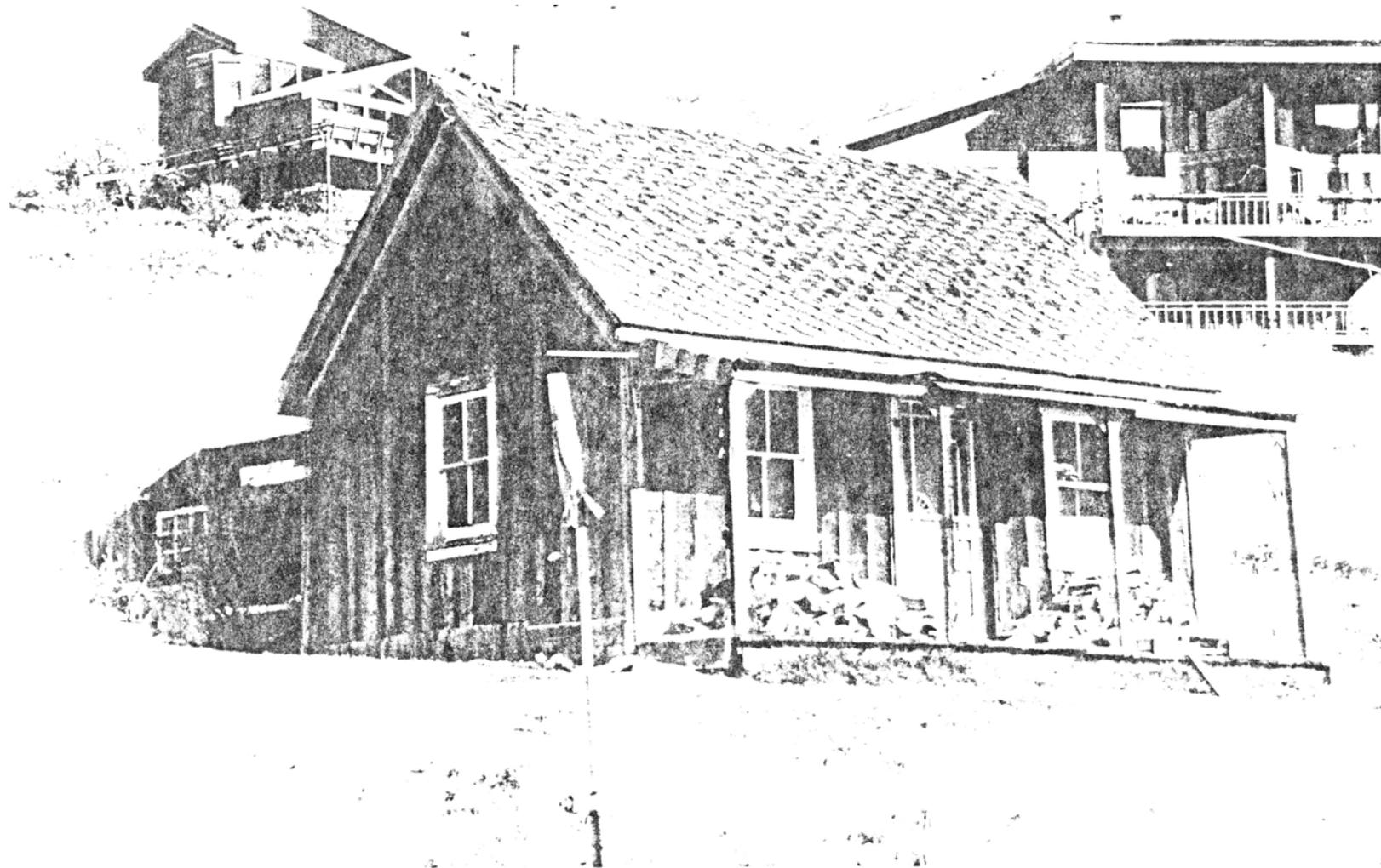
¹The address given in the 1910 census records, 623 Deer Valley Road, corresponds with the address given for this house on the 1907 Sanborn Insurance Map, so it can be reasonably assumed they are the same house.

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

Legal Description continued:

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

.26 acres.

















PA
7/1
10









Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory – 210 Grant Avenue
Application #: PL-11-01382
Date: November 16, 2011
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and remove the site located at 210 Grant Avenue from the Historic Sites Inventory.

Topic

Applicant: Planning Department
Location: 210 Grant Avenue
Proposal: Remove 210 Grant Avenue from the Historic Sites Inventory
Zoning: Historic Residential (HR-2B) District

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 house at 210 Grant Avenue was considered a Significant Site.

Staff's evaluation of the two hundred thirteen (213) sites for compliance with the criteria set forth in 15-11-10(A)(2) and the subsequent recommendation to the HPB to include them on the Historic Site Inventory as Significant Sites was based on information gathered during field visits and from secondary sources, including:

- Reports and photographs from Reconnaissance Level Surveys (RLS) conducted in 1983 and 1995.
- Sanborn Fire Insurance maps from 1889, 1900, 1907, and/or 1929.
- Files on individual buildings held at the State Historic Preservation Office.
- Books on architectural styles, building types, architectural history, and mining history.
- Building cards and photos from the Summit County Tax Assessor that are held at the Park City Historical Society & Museum (PCHS&M) research library and archive.

When evaluated for inclusion on the City's Historic Sites Inventory, weight was given to overall form, type and condition of materials, and general cues that suggest its construction during the mining era such as roof form (although it was noted in the Historic Site Form as having an atypical pitch and eave depth) and the use of a rolled steel multi-pane window in the primary façade. These window types were commonly

used on industrial buildings during the mining era. The window dates from the mining era. In addition, the building could not be definitively located on the 1929 Sanborn Fire Insurance Map, yet several small square structures appear on the Sanborn map (1929 and 1907) in this area of Grant Avenue that are assumed to have served as storage or accessory structures to primary structures along Grant Avenue and Main Street during the mining era. Without clear evidence that the building was NOT constructed during the historic period (1869-1929) combined with a number of conditions that suggested the building could have been constructed during the mining era, the building was included in the list of Historic Sites adopted by the Historic Preservation Board in February 2009 as the city's Historic Sites Inventory.

In the summer of 2009 after the Historic Site Inventory had been adopted by the City, new information—photographs from 1965—were found that provide evidence that the building was not constructed during the historic period and, therefore, does not meet the criteria for listing on the Historic Sites Inventory.

Further information from the property folder on file with PC Planning Department is provided below. The following timeline is based upon the timeline included in an email dated August 4, 2010 from Francisco Astorga (planner) to Lance Peto (owner at the time of correspondence) and was based on research conducted by Michelle Downard of the Building Department: (Comments in *italics* were inserted for this staff report by Preservation Solutions)

- 1916 – Summit County Assessor records this building being built.

1929 Sanborn maps show a building at this location, which is the structure referred to by Summit County. Photographic evidence from c. 1965 shows the site as a vacant lot. The structure seen today does not appear in photographs until 1978. Further, there is no evidence to substantiate a claim that the building is historic and was moved to this location from another site in Park City or elsewhere.

- 1978 – Dale Nielson states that he built the garage and that he had permits. No permit record can be found. To this day, building has no sewer or water connection.

Photos taken as part of the 1978-79 Main Street National Register nomination package show a portion of this building and the adjacent building at 222 Grant Avenue behind the structure at 204 Main Street (now demolished).

- 1985 – A fire incident was recorded on the dwelling neighboring this structure, however no other fire incidents found concerning this structure.
- 1991 – Purchased from Dale Nielson to Stanley Paul Johnson. Stanley Paul Johnson stated that Dale Nielson told him that he had built it in 1978.
- 1994 – Building permit for addition to garage structure. The permit referred to historic district commission.

Shed dormer is not visible in the 1978 photograph – south portion of the building is blocked by Main Street building--but a 1995 photo taken during a Reconnaissance Level Survey clearly shows the dormer.

- 2007 – Change of ownership.
- 2007 – Building permit for deck and stairs and another for office space. Contractor for 2007 remodel described the structural elements as not kiln dried, not hewed down and fully dimensional lumber.

Contractor comments are relevant, but it should be noted that dimensional lumber was used in the US beginning in the early nineteenth century and hewn elements were replaced by sawn wood when vertical frame saws and manual pit saws were replaced by circular saws also in the early nineteenth century. What is most significant is the lack of saw marks – clearly a sign of early circular saw use--and the evidence of kiln drying – another indication that the wood (at least the structural elements) is not historic.

The Planning Department is seeking to remove 210 Grant Avenue from the Historic Sites Inventory because a second analysis of the site conducted based on new information indicates that the site does not comply with the criteria set forth in 15-11-10(A)(2) of the LMC for designation as a Significant Site. Specifically, the site is not at least 50 years old and therefore does not comply with criterion (b) of Title 15-11-10(A)(2).

210 Grant Avenue has been mistakenly associated as a garage use to 222 Grant Avenue, however, it is located on a separate piece of property from 222 Grant and not associated with 222 Grant in any way as an accessory structure.

Analysis

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(C) authorizes the Planning Department to remove a Site from the Historic Sites Inventory if:

15-11-10(C)(1) CRITERIA FOR REMOVAL

(a) The Site no longer meets the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed, or

(b) The Building (main, attached, detached or public), Accessory Building, and/or Structure on the Site have been demolished and will not be reconstructed, or

(c) Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2).

If the Historic Preservation Board finds, based on the analysis below, that the site does not comply with the criteria set forth in Title 15-11-10(A)(2), it will be removed from the Historic Sites Inventory.

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

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

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

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

Analysis: The site does not meet this criterion. It is not at least 50 years old. Photographs from planning consultant Gene Carr provide evidence that the building was not constructed at this location until after 1965. Further, there is no evidence to support the theory that the building was constructed during the Historic Period (1869-1929) and moved to this location.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.

Major alterations that destroy the essential historical form include:

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

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

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

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

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

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

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

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

Summary

In summary, staff recommends the HPB find that the site does not comply with the criteria set forth in Title 15-11-10(A)(2) for designation as a Significant Site and that the site be removed from the Historic Sites Inventory.

Notice

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

Public Input

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

Alternatives

- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts

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

Consequences of *not* taking the Recommended Action

Not taking the recommended action will result in a Site remaining on the Historic Site Inventory that does not meet the criteria for designation.

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to remove the Site described in this staff report from the Historic Sites Inventory based on the following findings of fact and conclusions of law:

Findings of Fact

1. The property at 210 Grant Avenue is located in the Historic Residential (HR-2B) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by staff based on information from field visits and several secondary sources.

3. Photographic information was recently made available that indicates the building is not at least 50 years old.
4. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. Information not previously considered in the designation of 210 Grant Avenue as a Significant Site was appropriately considered after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 210 Grant Avenue is not at least 50 years old.
3. The site at 210 Grant Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Exhibits

Exhibit A - Photographs

Exhibit B – 210 Grant Avenue Historic Site Form, 2011

EXHIBIT A – Photographs



210 Grant Avenue, West elevation, 2011



210 and 222 Grant Avenue, northwest oblique of site, 2011. Not proximity of white house located to the north and east of subject property.



Upper Grant Avenue/Swede Alley, northwest oblique, c. 1965

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 210 Grant Avenue

AKA: 210 Swede Alley

City, County: Park City, Summit County, Utah

Tax Number: PC-579

Current Owner Name: 210 Grant Ave LLC, c/o Avenue Communities

Parent Parcel(s):

Current Owner Address: 230 W Fifth Street, Tempe, AZ 85281

Legal Description (include acreage): SUBD: PARK CITY BLOCK 72 (MILLSITE RES) BLOCK: 72 LOT: 20 BUILDING: 0.00 THE W'LY 50 FT OF LOT 20 BLK 72 MILLSITE RESERVATION TO THE PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE EXCEPTING THEREFROM THE N'LY 7 FT & THE N'LY 7 FT OF THE W'LY 50 FT OF LOT 21 BLK 72 MILLSITE RESERVATION TO THE PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE; EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING PARCEL: BEG AT A PT DUE S 210.37 FT & DUE E 327.83 FT FROM THE NE COR OF LOT 16 BLK 12 PARK CITY SURVEY PARK CITY UTAH; & TH RUN N 26*56'04" E ALONG THE SE'LY HAND RAILING ON AN EXISTING WOODEN STAIRWAY; TH N 43*45'13" E 13.27 FT; TH N 56*52'21" E 52.88 FT TO THE W'LY EDGE OF SAND RIDGE RD; TH S 16*59'50" E 28.65 FT; TH S 05*02'33" E 34.13 FT; TH S 07*17'37" W 45.44 FT; TH N 85*50'10" W 21.5 FT TO AN EXISTING FENCE COR; TH N 85*50'10" W 39.39 FT; TH N 01*51'09" W 56.72 FT ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE PT OF BEG; ALSO EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING PARCEL: BEG AT AN EXISTING FENCE COR THAT IS DUE E 294.47 FT & DUE S 142.16 FT FROM THE NE COR OF LOT 16 BLK 12; ACCORDING TO THE AMENDED PLAT OF PARK CITY ON FILE IN THE OFFICE OF THE RECORDER OF SUMMIT COUNTY UTAH; TH N 77*50'30" E ALONG A FENCE 25.22 FT; TH N 04*00'00" W 1.25 FT; TH N 86*00'00" E BETWEEN TWO HOUSES 41.0 FT TO THE W'LY SIDE OF AN EXISTING RD; TH S 28*00'00" E ALONG SD RD 36 FT TO THE EXTENSION OF THE NW'LY SIDE OF A 3 FT WOODEN STAIRWAY; TH S 53*00'00" W ALONG SD STAIRWAY 63 FT TO AN ANGLE PT; TH CONTINUING ALONG SD STAIRWAY S 39*03' W 26.03 FT TO A PT ON A FENCE LINE EXTENDED; TH N 11*00'00" W ALONG THE EXTENSION OF & THE FENCE LINE 82.0 FT TO THE PLACE OF BEG BAL 0.04

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: Unknown
- Current Use: Commercial

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: c. 1965, '78, '95, '06, '09, '11
- 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:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: March 2011

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.
- Preservation Solutions. "Historic Site Form – Historic Site Inventory." Park City: 2008.
- 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: Other residential type

No. Stories: 1 ½

Additions: none minor major (describe below) Alterations: none minor major (describe below)Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- 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: Setting includes a shallow building pad with the primary structure located at the street edge and the rear yard rising at a severe slope to the east. There is no intentional vegetation or landscaping and the slope is covered in dense shrubs and trees. North side-yard is paved (concrete), front and south side yard are gravel.

Foundation: Concrete foundation.

Walls: Wooden drop siding. Rear elevation-stair from north side to rear deck.

Roof: Gable roof form with corrugated metal sheathing material. Large shed dormer springs from south ridge.

Windows/Doors: Multi-pane steel casement window on south elevation, fixed multi-light casement window in upper front gable, paired four-over-four double hung sash type windows located south of the main entry door – wood panel.

Essential Historical Form: Retains Does Not Retain, due to: retains a form that reflects the traditional house forms in Park City, but the house was constructed after c.1965. It is new construction using some salvaged materials in order to mimic a historic house form.

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 1 ½-story frame house was constructed after c. 1965 from new and salvaged materials to reflect historic house forms in Park City. The general form, gable front, was a common house type in Park City during the mining era, but the pitch of the roof is slightly steeper than typical as is the eave depth. The fenestration pattern and door placement are not typical for the mining era either. The larger multi-pane steel casement type window was commonly used mid-century on commercial, industrial, and residential buildings.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered due to development surrounding the site and structure, namely the roadway (Swede Alley/Grant Avenue) and the development of a large parking area across the street. The lot is narrow and likely precluded any further development on the site because of the slope to the rear of the structure.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): There is no physical evidence from the historic period that can be substantiated. The cues that originally suggested it was constructed during the historic period are the simple frame construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, are compatible with a sense of life in a western town of the early twentieth centuries, but do not possess strong historic character from that era.

Association (Describe the link between the important historic era or person and the property.): Originally believed to have been constructed during the historic period, photographic evidence from Gene Carr made available in 2009 shows that this structure has no association with any important historic era or person in Park City.

Addition information to substantiate status as non-historic building – from the property folder on file with PC Planning Department:

Email dated August 4, 2010 from Francisco Astorga (planner) to Lance Peto.

Research conducted by Michelle Downard, Building Department (MD comments = regular, Preservation Consultant response/comment = *italic*):

- 1916 – Summit County Assessor records this building being built.
 - *1929 Sanborn maps show a building at this location, which is the structure referred to by Summit County. Photographic evidence from c. 1965 shows the site as a vacant lot. The structure seen today does not appear in photographs until 1978. Further, there is no evidence to substantiate a claim that the building is historic and was moved to this location from another site in Park City or elsewhere.*
- 1978 – Dale Nielson states that he built the garage and that he had permits, no permit record can be found, no sewer or water connection.
 - *Photos taken as part of the 1978-79 Main Street National Register nomination package show a portion of this building and the adjacent building at 222 Grant Avenue behind the structure at 204 Main Street (now demolished).*
- 1985 – a fire incident was recorded on the dwelling neighboring this structure, no other fire incidents found.
- 1991 – Purchased from Dale Nielson to Stanley Paul Johnson. Stanley Paul Johnson stated that Dale Nielson told him that he had built it in 1978.
- 1994 – building permit for addition)permit referred to historic district commission.
 - *Shed dormer is not visible in the 1978 photograph – south portion of the building is blocked by Main Street building--but a 1995 photo taken during a RLS clearly shows the dormer.*
- 2007 – Purchased from Stanley Paul Johnson to 210 Grant Avenue, LLC.
- 2007 – Building permit for deck and stairs and another for office space. Contractor for 2007 remodel described the structural elements as not kiln dried, not hewed down and fully dimensional lumber.
 - *Contractor comments are relevant, but it should be noted that dimensional lumber was used in the US beginning in the early nineteenth century and hewn elements were replaced by sawn wood when vertical frame saws and manual pit saws were replaced by circular saws also in the early nineteenth century. What is most significant is the lack of saw marks – clearly a sign of early circular saw use--and the evidence of kiln drying – another indication that the wood (at least the structural elements) is not historic.*

This structure is considered compatible new construction.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c1975

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:

This site does not represent an important part of history or architecture of the community.

1. Historic Era:

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

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

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: Northwest oblique. Camera facing southeast, 2011.

Photo No. 2: Southwest oblique. Camera facing northeast, 2011.

Photo No. 3: West elevation. Camera facing east, 2011.

Photo No. 4: Northwest oblique. Camera facing southeast, 2009.

Photo No. 5: West elevation. Camera facing east, 2006.

Photo No. 6: West elevation. Camera facing east, 1995.

Photo No. 7: Partial view behind 204 Main Street, 1978.

Photo No. 8: Upper Grant Avenue-250 Grant Avenue visible on left (summer), c. 1965.

Photo No. 9: Upper Grant Avenue-250 Grant Avenue visible on left (winter), c. 1965.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 210 Grant Avenue

AKA: 210 Swede Alley

City, County: Park City, Summit County, Utah

Tax Number: PC-579

Current Owner Name: 210 Grant Ave LLC

Parent Parcel(s):

Current Owner Address: 230 W Fifth Street, Tempe, AZ 85281

Legal Description (include acreage): SUBD: PARK CITY BLOCK 72 (MILLSITE RES) BLOCK: 72 LOT: 20 BUILDING: 0.00 THE W'LY 50 FT OF LOT 20 BLK 72 MILLSITE RESERVATION TO THE PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE EXCEPTING THEREFROM THE N'LY 7 FT & THE N'LY 7 FT OF THE W'LY 50 FT OF LOT 21 BLK 72 MILLSITE RESERVATION TO THE PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE; EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING PARCEL: BEG AT A PT DUE S 210.37 FT & DUE E 327.83 FT FROM THE NE COR OF LOT 16 BLK 12 PARK CITY SURVEY PARK CITY UTAH; & TH RUN N 26°56'04" E ALONG THE SE'LY HAND RAILING ON AN EXISTING WOODEN STAIRWAY; TH N 43°45'13" E 13.27 FT; TH N 56°52'21" E 52.88 FT TO THE W'LY EDGE OF SAND RIDGE RD; TH S 16°59'50" E 28.65 FT; TH S 05°02'33" E 34.13 FT; TH S 07°17'37" W 45.44 FT; TH N 85°50'10" W 21.5 FT TO AN EXISTING FENCE COR; TH N 85°50'10" W 39.39 FT; TH N 01°51'09" W 56.72 FT ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE PT OF BEG; ALSO EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING PARCEL: BEG AT AN EXISTING FENCE COR THAT IS DUE E 294.47 FT & DUE S 142.16 FT FROM THE NE COR OF LOT 16 BLK 12; ACCORDING TO THE AMENDED PLAT OF PARK CITY ON FILE IN THE OFFICE OF THE RECORDER OF SUMMIT COUNTY UTAH; TH N 77°50'30" E ALONG A FENCE 25.22 FT; TH N 04°00'00" W 1.25 FT; TH N 86°00'00" E BETWEEN TWO HOUSES 41.0 FT TO THE W'LY SIDE OF AN EXISTING RD; TH S 28°00'00" E ALONG SD RD 36 FT TO THE EXTENSION OF THE NW'LY SIDE OF A 3 FT WOODEN STAIRWAY; TH S 53°00'00" W ALONG SD STAIRWAY 63 FT TO AN ANGLE PT; TH CONTINUING ALONG SD STAIRWAY S 39°03' W 26.03 FT TO A PT ON A FENCE LINE EXTENDED; TH N 11°00'00" W ALONG THE EXTENSION OF & THE FENCE LINE 82.0 FT TO THE PLACE OF BEG BAL 0.04

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:

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

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: Other residential type

No. Stories: 1 ½

Additions: none minor major (describe below) Alterations: none minor major (describe below)Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
 Fair (Some problems are apparent. Describe the problems.): General disrepair.
 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: Not verified, but does not appear to have a foundation other than wooden sills.

Walls: Drop siding.

Roof: Gable roof form with unknown sheathing material.

Windows/Doors: Multi-pane steel casement window.

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 1 ½-story frame house appears to have been constructed after 1907 based on many of the physical elements. The general form, gable front, was a common house type in Park City during the mining era. The fenestration and door placement are not typical for the mining era. The larger upper window type, multi-pane steel casement type--was commonly used mid-century on commercial, industrial, and residential buildings. An integrated garage door, if found to be original, suggests this was constructed as a commercial building to support adjacent commercial activities on Main Street. A large shed dormer was constructed, but likely added within the historic period as evidenced by the condition of the siding and trim material.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered due to development surrounding the site and structure, namely the roadway (Swede Alley/Grant Avenue) and the development of a large parking area across the street. The lot is narrow and likely precluded any further development on the site because of the slope to the rear of the structure.

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 structure are the

simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, 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 town of the early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): Simple structures like this one were commonly constructed in Park City during the mining era. Though this structure does not appear on the 1907 Sanborn Insurance map, its design and materials suggest it was constructed during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1910

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.¹ This structure may have been constructed for a commercial use or a use in support of adjacent commercial activities.

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.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.







PLANNING DEPARTMENT

Historic Preservation Board Staff Report

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory – 222 Grant Avenue
Application #: PL-11-01383
Date: November 16, 2011
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and remove the site located at 222 Grant Avenue from the Historic Sites Inventory.

Topic

Applicant: Planning Department
Location: 222 Grant Avenue
Proposal: Remove 222 Grant Avenue from the Historic Sites Inventory
Zoning: Historic Residential (HR-2B) District

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 house at 222 Grant Avenue was considered a Significant Site.

Staff's evaluation of the two hundred thirteen (213) sites for compliance with the criteria set forth in 15-11-10(A)(2) and the subsequent recommendation to the HPB to include them on the Historic Site Inventory as Significant Sites was based on information gathered during field visits and from secondary sources, including:

- Reports and photographs from Reconnaissance Level Surveys (RLS) conducted in 1983 and 1995.
- Sanborn Fire Insurance maps from 1889, 1900, 1907, and/or 1929.
- Files on individual buildings held at the State Historic Preservation Office.
- Books on architectural styles, building types, architectural history, and mining history.
- Building cards and photos from the Summit County Tax Assessor that are held at the Park City Historical Society & Museum (PCHS&M) research library and archive.

When evaluated for inclusion on the City's Historic Sites Inventory, weight was given to overall form, type and condition of materials, and general cues that suggest its construction during the mining era. Noted in the 2008 Historic Site Form:

Without more information, it is difficult to determine date of construction. Though it is clear that the site has been upgraded to include a concrete foundation and basement level addition. A small rectangular house is noted in the 1907 Sanborn Map, but it is not clear if it corresponds to this structure or one that may have been to the north of this site. The form and scale are typical of the homes built during the mining era in Park City.

Without clear evidence that the building was NOT constructed during the historic period (1869-1929) combined with a number of conditions that suggested the building could have been constructed during the mining era—overall form, scale, and possible inclusion on the 1907 Sanborn map--the building was included in the list of Historic Sites adopted by the Historic Preservation Board in February 2009 as the city's Historic Sites Inventory.

In the summer of 2009 after the Historic Site Inventory had been adopted by the City, new information—photographs from 1965—were found that provide evidence that the buildings were not constructed during the historic period and, therefore, do not meet the criteria for listing on the Historic Sites Inventory.

The Planning Department is seeking to remove 222 Grant Avenue from the Historic Sites Inventory because a second analysis of the site conducted based on new information indicates that the site does not comply with the criteria set forth in 15-11-10(A)(2) of the LMC for designation as a Significant Site. Specifically, the site is not at least 50 years old and therefore does not comply with criterion (b) of Title 15-11-10(A)(2).

As noted in the 210 Grant Avenue analysis, 210 Grant Avenue has been mistakenly associated as a garage use to 222 Grant Avenue, however, it is located on a separate piece of property from 222 Grant and not associated with 222 Grant in any way as an accessory structure.

Analysis

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(C) authorizes the Planning Department to remove a Site from the Historic Sites Inventory if:

15-11-10(C)(1) CRITERIA FOR REMOVAL

(a) The Site no longer meets the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed, or

(b) The Building (main, attached, detached or public), Accessory Building, and/or Structure on the Site have been demolished and will not be reconstructed, or

(c) Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2).

If the Historic Preservation Board finds, based on the analysis below, that the site does not comply with the criteria set forth in Title 15-11-10(A)(2), it will be removed from the Historic Sites Inventory.

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

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

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

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

Analysis: The site does not meet this criterion. It is not at least 50 years old. Photographs from planning consultant Gene Carr provide evidence that the building was not constructed at this location until after 1965. Further, there is no evidence to support the theory that the building was constructed during the Historic Period (1869-1929) and moved to this location.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.

Major alterations that destroy the essential historical form include:

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

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

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

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

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

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

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

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

Summary

In summary, staff recommends the HPB find that the site does not comply with the criteria set forth in Title 15-11-10(A)(2) for designation as a Significant Site and that the site be removed from the Historic Sites Inventory.

Notice

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

Public Input

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

Alternatives

- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts

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

Consequences of *not* taking the Recommended Action

Not taking the recommended action will result in a Site remaining on the Historic Site Inventory that does not meet the criteria for designation.

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to remove the Site described in this staff report from the Historic Sites Inventory based on the following findings of fact and conclusions of law:

Findings of Fact

1. The property at 222 Grant Avenue is located in the Historic Residential (HR-2B) District.

2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by staff based on information from field visits and several secondary sources.
3. Photographic information was recently made available that indicates the building is not at least 50 years old.
4. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. Information not previously considered in the designation of 222 Grant Avenue as a Significant Site was appropriately considered after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 222 Grant Avenue is not at least 50 years old.
3. The site at 222 Grant Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Exhibits

Exhibit A - Photographs

Exhibit B – 222 Grant Avenue Historic Site Form, 2011

EXHIBIT A – Photographs



222 Grant Avenue, west elevation, 2011.



210 and 222 Grant Avenue, west elevation. Note proximity of white house to subject property when comparing this to the next photograph.



Upper Grant Avenue/Swede Alley, northwest oblique, c. 1965



204 Main Street (demolished), 1978. Note the far left of frame – Partially visible are buildings are 210 and 222 Grant Avenue.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 222 GRANT AVE

AKA: 222 Swede Alley

City, County: Park City, Summit County, Utah

Tax Number: PC-579-A

Current Owner Name: 210 GRANT AVENUE LLC

Parent Parcel(s):

Current Owner Address: 230 W FIFTH ST; TEMPE, AZ 85281

Legal Description (include acreage): BEG AT THE NW COR OF LOT 19 BLK 72 MILLSITE RESERVATION TO PARK CITY SURVEY; & RUN TH ALONG THE N'LY LINE OF SD LOT 19 N 73°45'21" E 43.94 FT TO THE SW'LY BOUNDARY OF A PARCEL DESC IN THAT CERTAIN QUIT-CLAIM DEED RECORDED ON MAY 1, 1998 BK 1141-466 AS ENTRY #505809; TH ALONG THE BOUNDARY OF SD PARCEL THE FOLLOWING THREE (3) COURSES: 1) S 32°25'07" E 1.25 FT; TH 2) S 48°00'08" E 3.39 FT; TH 3) N 86°06'29" E 3.85 FT TO THE LINE 50 FT E'LY OF THE W LINE OF BLK 72 MILLSITE RESERVATION TO PARK CITY SURVEY; TH ALONG SD LINE S 13°34'00" E 32.50 FT; TH S 71°54'56" W 50.16 FT TO THE W'LY LINE OF SD BLK 72; TH ALONG THE W'LY LINE OF SD BLK 72 N 13°34'00" W 39.02 FT TO THE PT OF BEG; CONT 0.04 AC

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: c. 1965, '78, '95, '06, '09, '11
- 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.
Preservation Solutions. "Historic Site Form – Historic Site Inventory." Park City Municipal Corporation, 2008.
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.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: March 2011

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other residential 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), # _____.

General Condition of Exterior Materials:

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

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

Foundation: Concrete foundation, also basement addition.

Walls: Exterior walls are clad in wood siding and corner boards. A front shed porch extends from the gable and includes turned posts and rail made of turned balusters.

Roof: The cross-wing roof form is sheathed in asphalt shingle as is the shed porch roof. The cross-wing roof form above a rectangular block plan.

Windows/Doors: Windows appear to be wood and vinyl or vinyl-clad and include a short double-hung unit and paired casement windows. The door is a frame-and-panel door with nine small lights. The lights do not appear to be true divided lights.

Essential Historical Form: Retains Does Not Retain, due to: Retains a form that reflects the traditional house forms in Park City, but the house was constructed after c. 1965. It is new construction using some salvaged exterior materials in order to mimic a historic house form.

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): Site has remained largely unchanged since the 1995 photograph. 2008 Site Form states:

Without more information, it is difficult to determine date of construction. Though it is clear that the site has been upgraded to include a concrete foundation and basement level addition. A small rectangular house is noted in the 1907 Sanborn Map, but it is not clear if it corresponds to this structure or one that may have been to the north of this site. The form and scale are typical of the homes built during the mining era in Park City.

Newly found photographic evidence substantiates this as new construction, built after 1965. The structure first appears in 1978 photographs.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The main building sits on approximately 0.04 acres. The lot is narrow and results in the house being located at the street edge. The lot rises sharply to the rear of house (east to Sandridge Road). Narrow side yards.

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 the typical Park City mining era home is simply not evident or unable to be confirmed. The pitch of the shed roof is not typical, the placement of windows and doors is also not typical of mining era Park City.

Feeling (Describe the property's historic character.): There physical elements of the site, in combination, are compatible with a sense of life in a western mining town of the late nineteenth and early twentieth centuries, but do not possess historic character from that era.

Association (Describe the link between the important historic era or person and the property.): Originally believed to have been constructed during the historic period, photographic evidence from Gene Carr that was made available in 2009 shows that this structure has no association with any important historic era or person in Park City.

This structure is compatible new construction.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1975

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:

This site does not represent an important part of history or architecture of the community.

1. Historic Era:

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

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

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: Northwest oblique. Camera facing southeast, 2011.

Photo No. 2: Southwest oblique. Camera facing northeast, 2011.

Photo No. 3: 210 and 222 Grant Avenue. Camera facing southeast, 2009.

Photo No. 4: West elevation (primary façade). Camera facing east, 2006.

Photo No. 5: Southwest oblique. Camera facing northeast, 1995.

Photo No. 6: Partial view behind 204 Main Street, 1978.

Photo No. 7: Upper Grant Avenue – 250 Grant visible on left (summer), c. 1965.

Photo No. 8: Upper Grant Avenue – 250 Grant visible on left (winter), c. 1965.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 222 GRANT AVE

AKA: 222 Swede Alley

City, County: Park City, Summit County, Utah

Tax Number: PC-579-A

Current Owner Name: 210 GRANT AVENUE LLC

Parent Parcel(s):

Current Owner Address: 230 W FIFTH ST; TEMPE, AZ 85281

Legal Description (include acreage): BEG AT THE NW COR OF LOT 19 BLK 72 MILLSITE RESERVATION TO PARK CITY SURVEY; & RUN TH ALONG THE N'LY LINE OF SD LOT 19 N 73*45'21" E 43.94 FT TO THE SW'LY BOUNDARY OF A PARCEL DESC IN THAT CERTAIN QUIT-CLAIM DEED RECORDED ON MAY 1, 1998 BK 1141-466 AS ENTRY #505809; TH ALONG THE BOUNDARY OF SD PARCEL THE FOLLOWING THREE (3) COURSES: 1) S 32*25'07" E 1.25 FT; TH 2) S 48*00'08" E 3.39 FT; TH 3) N 86*06'29" E 3.85 FT TO THE LINE 50 FT E'LY OF THE W LINE OF BLK 72 MILLSITE RESERVATION TO PARK CITY SURVEY; TH ALONG SD LINE S 13*34'00" E 32.50 FT; TH S 71*54'56" W 50.16 FT TO THE W'LY LINE OF SD BLK 72; TH ALONG THE W'LY LINE OF SD BLK 72 N 13*34'00" W 39.02 FT TO THE PT OF BEG; CONT 0.04 AC

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: 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.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other residential 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), # _____.

General Condition of Exterior Materials:

 Good (Well maintained with no serious problems apparent.) Fair (Some problems are apparent. Describe the problems.): Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Uninhabitable/Ruin**Materials** (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete foundation, also basement addition.

Walls: Exterior walls are clad in wood siding and corner boards. A front shed porch extends from the gable and includes turned posts and rail made of turned balusters.

Roof: The cross-wing roof form is sheathed in asphalt shingle as is the shed porch roof. The cross-wing roof form rest above a rectangular block plan.

Windows/Doors: Windows appear to be wood and vinyl or vinyl-clad and include a short double-hung unit and paired casement windows. The door is a frame-and-panel door with nine small lights. The lights do not appear to be true divided lights.

Essential Historical Form: Retains Does Not Retain, due to:Location: Original Location Moved (date _____) Original Location:**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Site has remained largely unchanged since the 1995 photograph. Without more information, it is difficult to determine date of construction. Though it is clear that the site has been upgraded to include a concrete foundation and basement level addition. A small rectangular house is noted in the 1907 Sanborn Map, but it is not clear if it corresponds to this structure or one that may have been to the north of this site. The form and scale are typical of the homes built during the mining era in Park City.**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The main building sits on approximately 0.04 acres. The lot is narrow and results in the house being located at the street edge. The lot rises sharply to the rear of house (east to Sandridge Road). Narrow side yards, as is typical of Park City's historic neighborhoods.**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 the typical Park City mining era home is simply not evident or unable to be confirmed. The pitch of the shed roof is not typical, the placement of windows and doors is also not typical of mining era Park City, but may have been altered from the original.**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 central block was a common house type built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past. The most compelling evidence of the link between the Park City mining era and this site is the 1907 Sanborn Map.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900¹

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: West elevation (primary façade). Camera facing east, 2006.

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

¹ Structure appears on the 1907 Sanborn Map, but further research is needed to confirm date of construction.

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



