

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
COUNCIL CHAMBERS, CITY HALL
MAY 2, 2012**



AGENDA

WORK SESSION – <i>Discussion items only. No action will be taken.</i>	
Discussion of Historic Sites Inventory designation and nomination process	5
ROLL CALL	
PUBLIC COMMUNICATIONS – <i>Items not on regular meeting schedule.</i>	
STAFF/BOARD COMMUNICATION & DISCLOSURES	
Informational update from Planning Staff regarding 16 Sampson Avenue	
REGULAR AGENDA – <i>Discussion, public hearing, and possible action as outlined below.</i>	
Annual Historic Preservation Award	13
<i>Possible action</i>	
440 Main Street – Grant	PL-11-01254
<i>Possible action</i>	15
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.

WORK SESSION

Historic Preservation Board Staff Report



Author: Thomas Eddington, Planning Director
Kayla Sintz, Senior Planner/Architect
Subject: Historic Sites Inventory (HSI) - Nominations
Date: May 2, 2012
Type of Item: Informational – Work Session

Background

Currently only building/property owners and Planning Department staff may nominate sites to the Historic Sites Inventory (HSI) to be reviewed by the Historic Preservation Board for compliance with the code criteria. The Historic Preservation Board has the ability to designate the sites to the inventory but not nominate sites directly. Under the current code, if the Historic Preservation Board wished to review a site which was not on the inventory, they could request that Planning Staff look at the site and consider nominating it.

Analysis

The Planning Department and City Council would like the Historic Preservation Board's input on the current Land Management Code section addressing HSI nomination process.

Section 15-11-10 Land Management Code currently states:

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

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

(B) PROCEDURE FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY

...

Any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. The nomination and designation procedures are as follows:

Under the current process, anyone can make an inquiry to the Planning Department regarding a site's historic status. If the site in question is not on the HSI, the Department will do research to determine whether an intensive level survey is

warranted to better understand the history of the site and whether based on the information Staff finds it appropriate to nominate the site for review before the HPB. The historic status of the site/building cannot be changed without a Determination of Significance applied for by a property owner and/or Planning Department and reviewed by the Historic Preservation Board.

No matter who can nominate a site for review, under Utah law once a site/building has submitted a complete application to the Planning Department, and the application is filed in reliance on the status of the structure, the vesting of that application applies. If the application conforms to the requirements of the ordinances in effect when submitted the application is entitled to approval except under very limited circumstances.

Recommendation

Staff recommends the Historic Preservation Board discuss the above and make a recommendation to City Council as to whether the Purposes of the HPB should be amended to include both nomination and designation of Site to the Historic Sites Inventory.

The process by which a site is designated to the Historic Sites Inventory would still remain the same and both Landmark and Significant nominated sites would have to meet the criteria as outlined in 15-11-10 (A) (1) and (2) and 15-11-10(B). No changes are being proposed to the designation criteria.

Exhibits

Land Management Code Chapter 11 - Section 15-11-10 (A) and (B)

Guarantee. The funds of the Guarantee shall be used, in the City's discretion, for Historic preservation projects within the City.

(F) **RELEASE OF GUARANTEE.**

The Guarantee shall not be released prior to the issuance of the final Certificate of Occupancy or at the discretion of the Chief Building Official and Planning Director, or their designees, based on construction progress in compliance with the Historic Preservation Plan.

(Amended by Ord. Nos. 09-09; 09-23)

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

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

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

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

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of

exceptional importance to the community; and

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

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

(2) **SIGNIFICANT SITE.** Any Buildings (main, attached, detached

or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

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

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

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

(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.

(B) PROCEDURE FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

The Planning Department shall maintain an inventory of Historic Sites. It is hereby declared that all Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures within Park City, which comply with the criteria found in Sections 15-11-10(A)(1) or 15-11-10(A)(2) are determined to be on the Park City Historic Sites Inventory.

Any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. The nomination and designation procedures are as follows:

(1) **COMPLETE APPLICATION.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for designation, the Planning staff shall

schedule a hearing before the Historic Preservation Board within thirty (30) days.

(2) **NOTICE.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.

(3) **HEARING AND DECISION.** The Historic Preservation Board will hold a public hearing and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." If the Historic Preservation Board finds that the Application complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main, attached, detached or public), Accessory Building, and/or Structure will be added to the Historic Sites Inventory. The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

(4) **APPEAL.** The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment pursuant to Section 15-10-7 of this Code. Appeal requests shall be submitted to the Planning Department within ten (10) days of Historic Preservation Board final action. Notice of pending appeals shall be made pursuant to Section 15-1-21 of this code. Appeals shall

REGULAR AGENDA

Historic Preservation Board Staff Report



Author: Kayla Sintz
Subject: 2012 Preservation Award
Date: May 2, 2012
Type of Item: Administrative

On March 7, 2012 the Historic Preservation Board created a sub-committee to discuss and report back to the Board on candidates for the 2012 Preservation Award.

On April 4, 2012 the Board wanted to take additional time to look at other probable properties and continue to the May 2, 2012 meeting.

Pursuant to Resolution 11-20 the Historic Preservation Board has the ability to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis in the form of a Preservation Award based on criteria not limited to:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

Staff is requesting discussion on the following items:

- Sub Committee discussion regarding potential properties
- Future Action
- Artist Selection
- Presentation Timing

Historic Preservation Board Staff Report



Subject: 440 Main Street
Author: Kirsten A. Whetstone
Date: May 2, 2012
Type of Item: Historic District Grant Application
Project #: PL-11- 01254

Summary Recommendations

Staffs recommends the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with restoration and replacement of siding below the store front windows, and including repainting the area of restoration for the historic Landmark Site located at 440 Main Street.

Description

Applicant: Shane Barber, owner
Location: 440 Main Street (Bandit's Grill and Bar)
Proposal: Historic Grant request
Zoning: Historic Commercial Business (HCB)
Adjacent Land Uses: Main Street shops, restaurants, and businesses
RDA: Within the Main Street RDA

Background

According to the 2009 Park City Historic Sites Inventory, the structure at 440 Main Street is historically significant as a Landmark site and is eligible for the National Register of Historic Places. The building is part of the Park City Main Street Historic District designated on March 7, 1979.

The building was constructed at the turn of the century, circa 1898 and according to the Historic Site Inventory the structure remains as it was described in the National Register nomination, though little information was provided at that time. The site retains its original design character although elements of the siding, trim, and framing of the front panels below the front store front windows have been significantly altered. Details of the existing current front panels, siding, and trim do not match details evidenced in historic photographs of the building from the 1930s (Exhibits A and C).

The applicant is the current owner of the historic structure and has owned the property since 2000 having purchased it from John Newman. The structure is currently used as the Bandit's Grill and Bar. Previously the structure was used as the Texas Red's BBQ. Prior to the use as a BBQ restaurant the building was the location of the New York City Café (circa 1930s) and the Park City Variety Store (1940s). Tax records in 1941 and 1957 indicate that the structure was a store, however it was noted at the time that "it is vacant and in poor condition".

On May 9, 2011 the applicant submitted a complete grant application for the proposed work. On May 26, 2011 the applicant submitted a complete application for a pre-HDDR review. At the Design Review meeting on June 8, 2011, the Design Review Team discussed the pre-HDDR application, reviewed the scope of work and provided additional guidance for an accurate restoration.

Analysis

The applicant is seeking a grant from the Historic Preservation Board to restore and/or replace the siding and detail work beneath the store front windows. The objective is to bring back the historic design details for the trim, framing, and bead board paneling. The applicant is also requesting a grant for the repainting of this area once the restoration work is complete. The applicant plans to restore the area using existing materials and matching existing materials for areas where the existing materials are missing or beyond repair. This is the only work contemplated.

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. Paint can be allowed as part of a grant as described in described in the "Grant Application and Information Guide" that states the following improvements are eligible:

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 award a grant for the following preservation work:

- Restore and/or replace siding below store front windows with framing, bead board, and trim to bring back to conditions documented in historic photos
- Save and restore any historic siding discovered under the existing siding.
- Paint the entire façade once all restoration work is complete

Staff finds the proposed work as outlined in the scope of work (Exhibit B) submitted by the applicant is eligible for the full historic grant. The total cost of the eligible items is \$15,320.00. As the program is a matching grant, half of the total cost (\$7660.00) is eligible to be granted. Additionally, Staff supports the request to re-paint this area because painting this area is an integral part of the restoration and repair where unpainted raw wood materials may be necessary to repair those areas missing existing historic material. The area is a small portion of the historic structure. The applicant is requesting a grant to repaint the entire front façade. The HPB may reduce the amount awarded to only cover painting of the repaired area.

Staff finds that the proposed scope of work complies with the Design Guidelines for Historic Districts and Historic Sites and is eligible to be considered for a Historic Grant.

By awarding the grant, the HPB would be contributing to the ongoing preservation of a historically significant Landmark building on Main Street within the Park City Main Street Historic District.

The Board is only allowed to contribute grants up to one half of the total cost of the preservation. Therefore, staff recommends that the Board consider granting the applicant one half of the proposed cost of the eligible preservation work in the amount up to \$7660.00. The HPB may reduce the grant to cover paint only for the repair portion.

The source of funding is typically the Main Street RDA or CIP for historic grants. Because RDA funding balance for Historic Grants is minimal (\$113.00), Staff recommends using CIP funds for this request. Approximately \$60,000 is available in the CIP budget for these types of requests. No additional RDA funds were granted during the past budget approval by the City Council.

Recommendation

Staffs recommends the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with restoration and replacement of siding below the store front windows, and including repainting the front facade for the historic Landmark Site located at 440 Main Street. The HPB may reduce the grant to cover paint only for the repair portion.

Exhibits

Exhibit A - Historic Site Form – Historic Site Inventory and photo (1930)

Exhibit B - Current photograph

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

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Park City Variety Store**

Address: 440 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-296

Current Owner Name: ROUSE ENTERPRISES LLC

Parent Parcel(s):

Current Owner Address: 3520 CROSS CREEK LN, MALIBU, CA 90265-4926

Legal Description (include acreage): LOT 11 BLK 23 PARK CITY SURVEY; BEG AT THE SW COR OF LOT 11 BLK 23 PARK CITY SURVEY, & RUN TH ALONG THE S'LY LINE OF SD LOT 11 N 66*22' E 75.00 FT TO THE SE COR OF SD LOT 11 SD PT ALSO BEING ON THE E LINE OF SD BLK 23; TH LEAVING SD BLK LINE & RUN N 66*22' E 50.00 FT TO A PT ON SWEDE ALLEY AS CURRENTLY CONSTRUCTED; TH S 23*38' E 1.65 FT; TH S 66*44'33" W 125.00 FT; TH N 23*38' E 1.65 FT; TH S 66*44'33" W 125.00 FT; THN 23*38' W .83 FT TO THE PT OF BEG CONT 155 SQ FT BAL 0.05 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: Commercial
- Current Use: Commercial

- *National Register of Historic Places: ineligible eligible
- listed (date: 03/07/1979 - Park City Main Street Historic District)

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.

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.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 1-Part Block

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: The tax cards indicate both stone (1949 & 1957) and stone and concrete (1968) foundation materials.

Walls: Wooden siding and common brick on the rear.

Roof: Flat roof.

Windows/Doors: three large single-pane display windows adjacent to a slightly recessed entry door to the south. 12 smaller transom windows are grouped in 3s across the 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 site remains as it was described in the National Register nomination, though very little information is provided. Early photographs suggest the site has not been significantly altered over time. The site retains its original design character.

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 a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

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 the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the recessed entrance (though very slight in this case) and display windows, transom windows, the restrained ornamentation--cornice brackets--and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the commercial activity 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 one-part block is one of the most common commercial building types constructed in Park City during 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 built within the historic period (1868-1929), is associated with the mining era, 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. 1900¹

¹ Notarianni, page 24.

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 district².

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

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

6 PHOTOS

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

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

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

Photo No. 3: West elevation. Camera facing east, tax photo.

² 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.

RE-APPRAISAL CARD

Blk. 23.
P.C.

Owner's Name L. B. Wight x 112
PC 296
 Owner's Address S. L. City
 Location lot 11, Blk. 23, Park City
 Kind of Building Store Street No. 440 Main
 Schedule _____ Class _____ Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	Transferred from x North x	Sheet		\$	\$ 3577
	x x			\$	
	x x			\$	

No. of Rooms _____ Condition Good

Description of Building	Add	Deduct	
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____			
Ext. Walls <u>Plat. + Brick Rear</u>			
Roof—Type <u>Flat</u> Mat. <u>Roll</u>			
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front _____ @ _____			
Rear _____ @ _____			
Basement <u>Full</u> Floor <u>conc</u>			
Attic—Rooms _____ Fin. _____ Unfin. _____			
Plumbing— { Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____			
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____			
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/>			
Cabinets _____ Mantels _____			
Tile— { Walls _____ Floors _____			
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix _____			
Vacated Rough Shape			
Total Additions and Deductions			3577

Net Addition or Deductions _____ \$

1898 Age 40 Yrs. by { Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 3577
 Depreciation 57/44 % \$ _____
 Reproduction Val. Minus Dep. \$ 1574

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

Remarks _____ Total \$ 1574
 Obsolescence Cap 10 % \$ 157
 Total Building Value \$ 1417

PC 296

Location _____
Kind of Bldg. STORE St. No. 440 Main
Class 1 Rms. _____ Type 1 2 3 4 Cost \$ 3080 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1734		\$ 3080
	x x				
	x x				

Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building _____ Additions _____

Foundation— Stone Conc. _____ None _____

Ext. Walls Siding + Common Brick

Insulation— Floors _____ Walls _____ Clgs. _____

Roof Type FLAT Mtl. RR

Dormers— Small _____ Med. _____ Large _____

Bays— Small _____ Med. _____ Large _____

Porches — Front _____ @ _____

Rear _____ @ _____

Basement Entr. _____ @ _____

Planters _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ (Full) Floor conc 761

Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub _____ Trays _____

Basin 1 Sink not connected Toilet 1

Urns. _____ Ftns. _____ Shl _____

Dishwasher _____ Garbage Disp. _____

Heat— Stove H.A. _____ Steam _____ Srkr. _____ Blr. _____

Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____

Air Cond. _____

Finish— Fir Hd. Wd. _____

Floor— Fir Hd. Wd. _____ Other _____

Cabinets _____ Mantels _____ Blt. In _____

Tile— Walls _____ Wainscot _____ Floors _____

Electrical— Ourlets _____ Fixt. _____

Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____

Metal Awnings _____

Total Additions _____

Year Built 1898 Avg. _____ Reproduction Value \$ 3841

Age _____ Depr. Col. 1 2 3 4 5 6 30 %

Inf. by { Owner - Tenant - _____ Repr. Val. Minus Depr. 1152

Neighbor - Record - Est. _____ Obsol. or Rem. -50 % -576

Remodel Year _____ Est. Cost _____ Bldg. Value \$ 576

Garage— Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size— x Age _____ Cost _____ x % _____

Other _____

Total Building Value \$ _____

Vacant
Poor Cond.
50% obs

PC 296
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Store St. No. 440 No main St

Class 1 Type 1 2 3 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	<u>x x</u>	<u>1725</u>		<u>\$ 5446</u>	<u>\$</u>
	<u>x x</u>				
	<u>x x</u>				

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

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills _____

Ext. Walls siding Com Bk Rear

Roof Type Flat Mtl. BU

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ 96

Cellar—Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor Conc 1656

Bsmt. Gar. _____

Basement—Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

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

393

Reappl
8-16-79
1952

Heat—Stove H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas _____ Coal Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd _____ Other _____

Cabinets _____ Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 2049

Year Built 1898 Avg. 1898 Replacement Cost 7495

Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

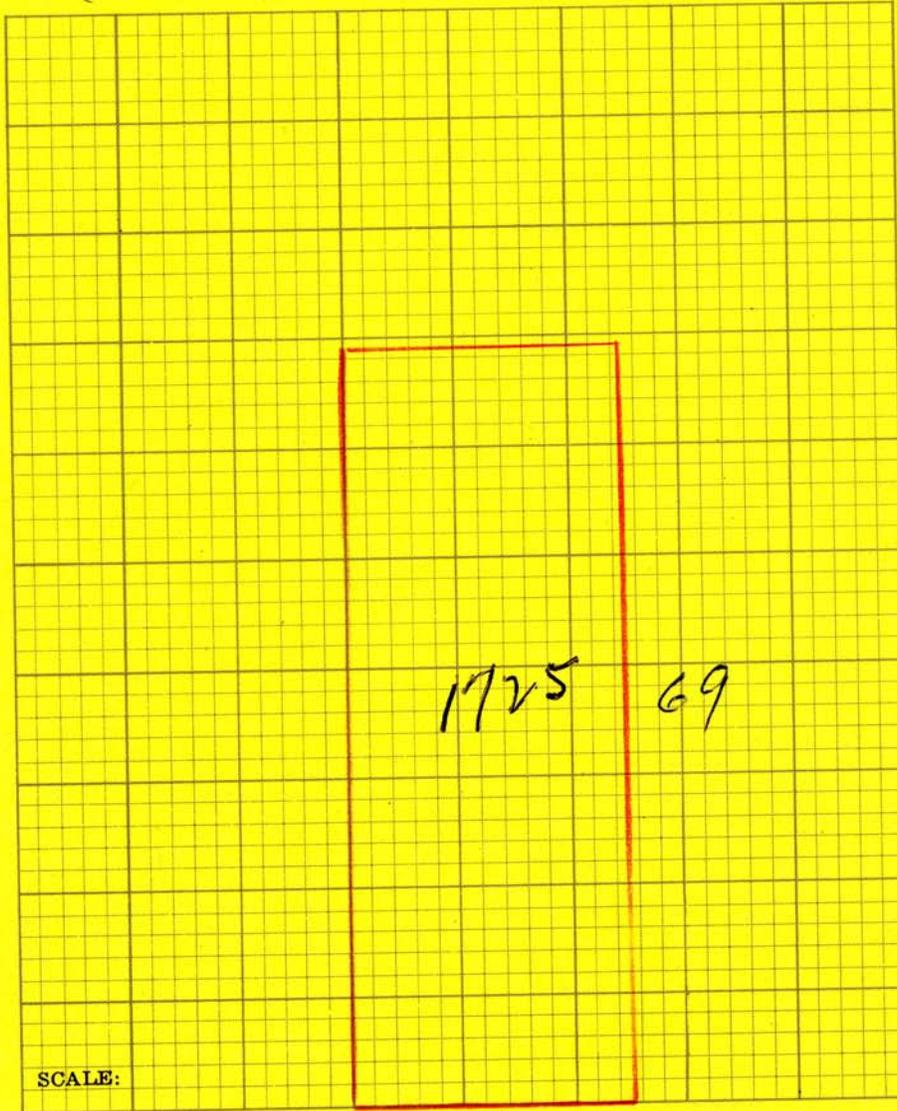
Total Value from reverse side

Total Building Value \$

Historic Preservation Board - May 2, 2012 Appraised 10-17 19 68 By 1333 1328

Appraised 10-17 19 _____ By _____

DEC 12 1958



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS *store at present time open saturday only*





W

ETS

Main St. Christmas on Main
Gifts & Souvenirs





THE INDIAN
RESTAURANT
AND BUFFET.

Everything In Season.

Menu

- Roast Chicken
- LEMON CREAM
PIE

Regular
DINNER

CAFE

LADIES DINING ROOM



Bandits Grill & Bar - Store Front Renovation

26-Apr-12

RVC Construction, LLC

GENERAL REQUIREMENTS		Quantity		
Management / supervision				\$950.00
Dumpsters				\$450.00
Final cleaning/punch list				\$350.00
Small tools / consumables		-		\$325.00
Barriers / protection				\$500.00
Fuels - equipment		-		\$750.00
GL insurance				\$420.00
GENERAL REQUIREMENTS	SUBTOTAL			\$3,745.00
WOOD AND PLASTIC				
Selective Demolition				\$1,200.00
Rough Carpentry Framing				\$975.00
Finish Carpentry				\$5,345.00
Materials				\$3,375.00
WOOD AND PLASTIC	SUBTOTAL			\$10,895.00
THERMAL AND MOISTURE				
Insulation				\$225.00
THERMAL AND MOISTURE	SUBTOTAL			\$225.00
DOORS AND WINDOWS				
FINISHES				
Exterior Painting				\$4,200.00
FINISHES	SUBTOTAL			\$4,200.00
CAT 1 - 16 SUBTOTALS				
				\$19,065.00
Profit & Overhead		15.00%		\$2,859.75
SUB TOTAL				\$21,924.75
Contingency		10.0%		\$2,192.48

*eligible expenses

10,895.00
 225.00
 4200.00
 \$ 15,320.00

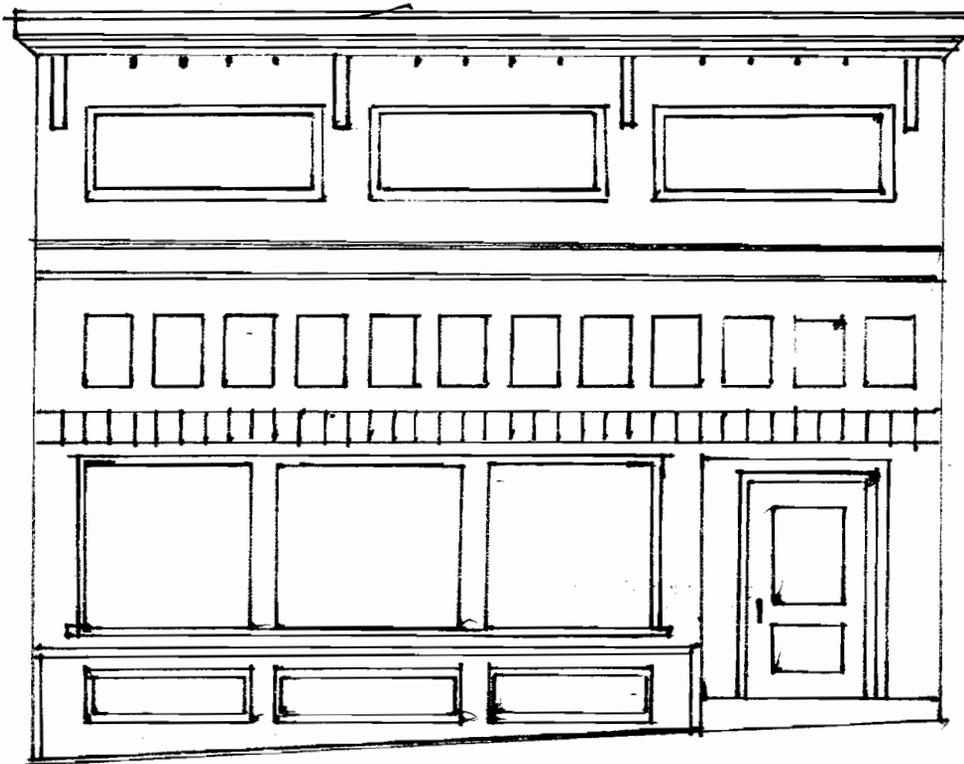




THE RICHARDSON DESIGN PARTNERSHIP, LLC
ARCHITECTURE PLANNING INTERIORS
510 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
TELEPHONE: (801) 355-6868 FAX: (801) 355-6880

JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

Bandits Grill and Bar



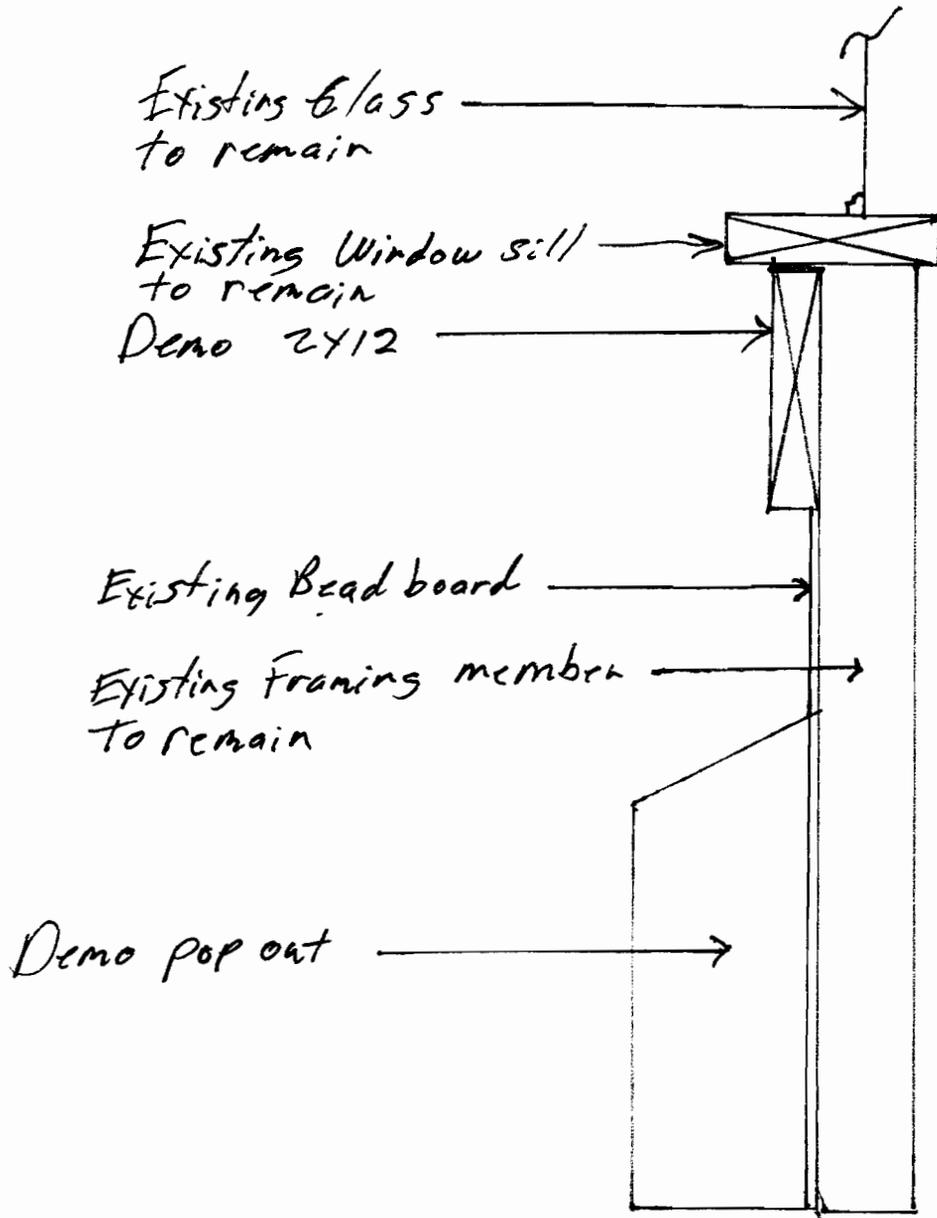
APR 27 2012



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Demo of Existing store Front



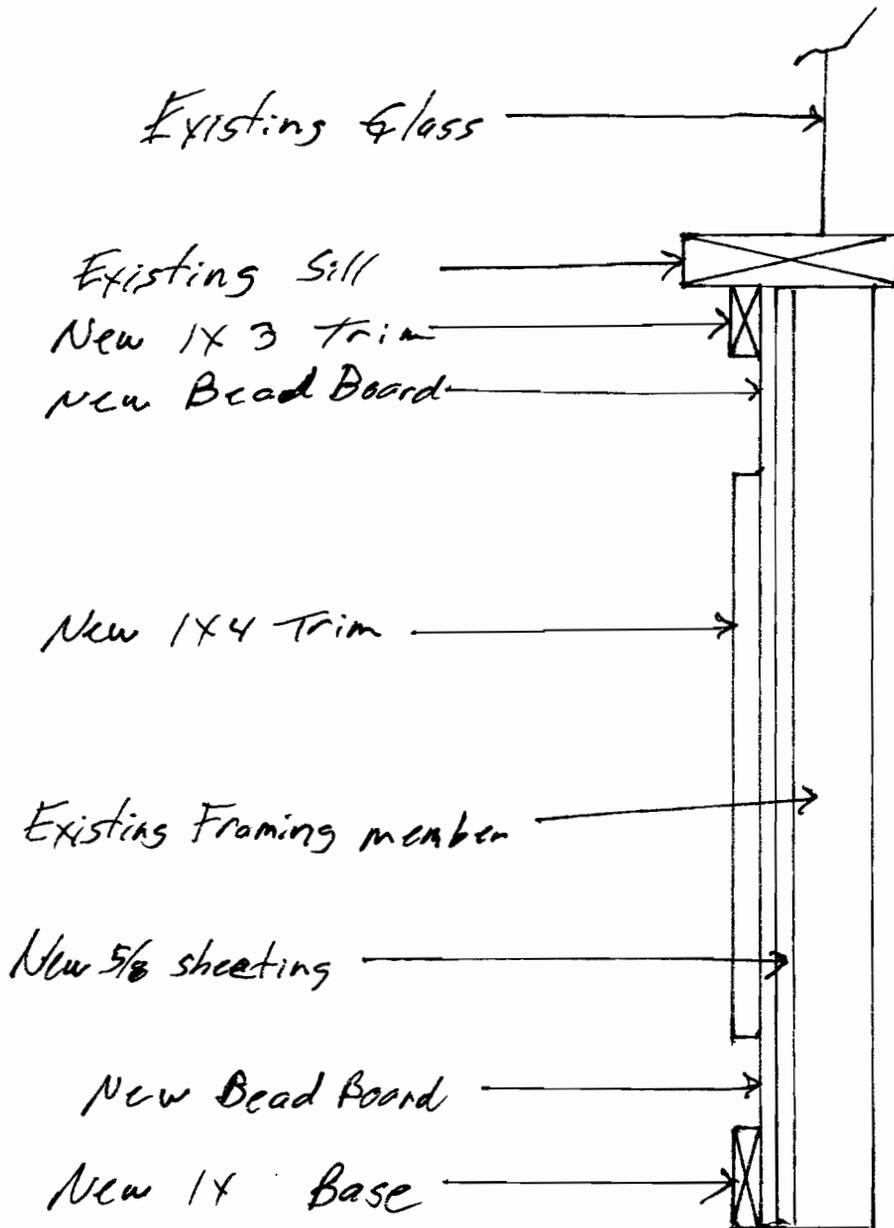
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New store front



APR 27 2012



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SCALE _____

1. Existing Window Sill
2. New 1x3 trim
3. New Bead Board
4. New 1x4 trim
5. New 1x6 Base Board

1.

2.

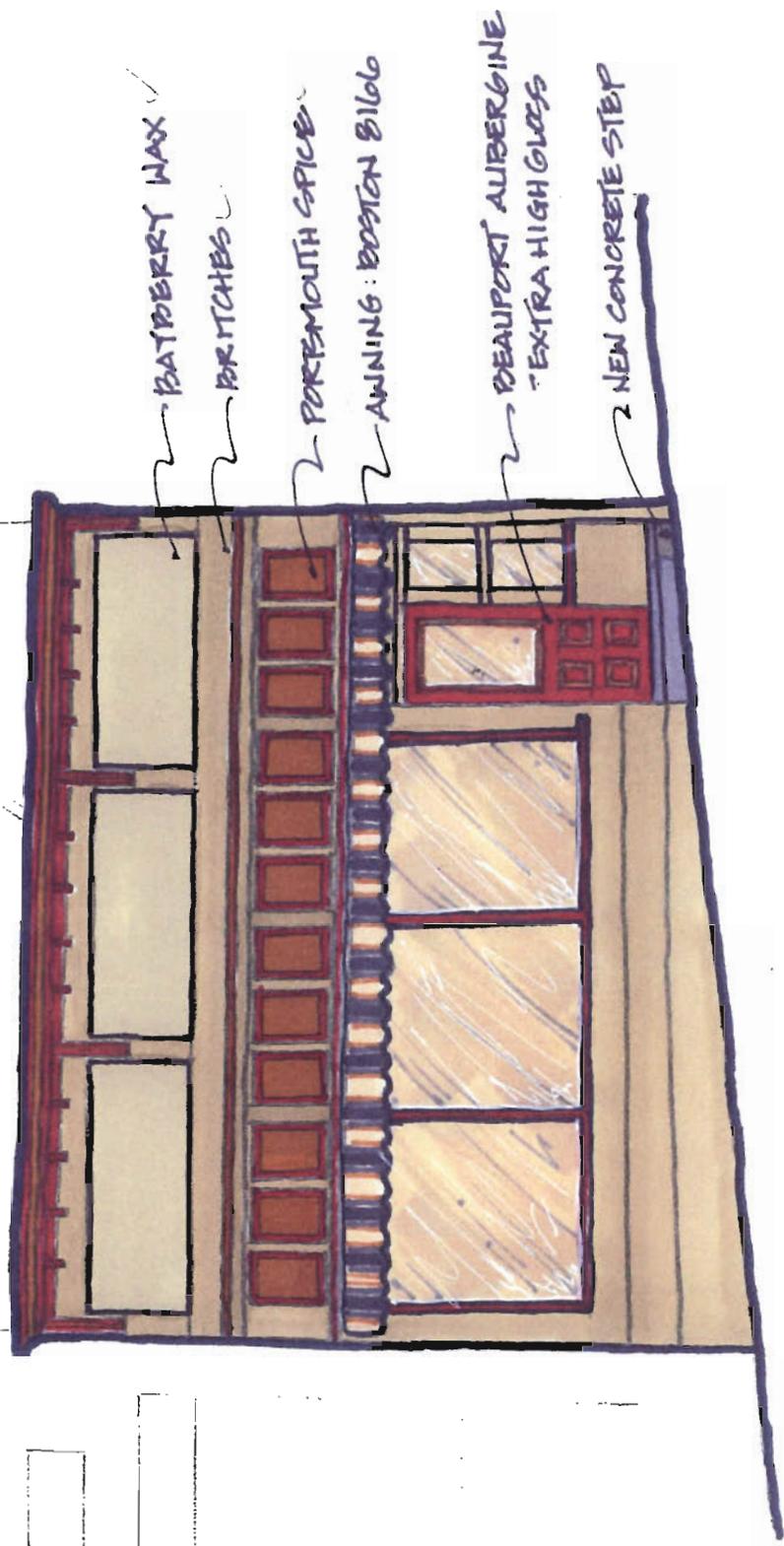
3.

3.

4.

APR 27 2012

5.



BATBERRY WAX

BRITCHES

PORTSMOUTH SPICE

ANNING: BOSTON 8166

BEAUPORT ALBERGINE
EXTRA HIGH GLOSS

NEW CONCRETE STEP

RECEIVED
APR 27 2012
PARK CITY
PLANNING DEPT.