



**PARK CITY HISTORIC PRESERVATION BOARD MEETING  
SUMMIT COUNTY, UTAH  
April 3, 2024**

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

**SITE VISIT 4:00PM**

**2465 Doc Holiday Drive** – The Historic Preservation Board Will Conduct a Site Visit to Review Material Deconstruction of a Second Story Deck.

**1. MEETING CALLED TO ORDER AT 5:00PM**

**2. ROLL CALL**

**3. MINUTES APPROVAL**

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from March 6, 2024

**4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5. PUBLIC COMMUNICATIONS**

**6. REGULAR AGENDA**

6.A. **2465 Doc Holiday Drive – Material Deconstruction** - The Applicant Requests the Historic Preservation Board Determine Whether a Second Story Rear Deck on a Significant Historic Structure Located in the Single Family (SF) Zoning District May Be Removed. PL-23-05940 (Continued from March 6, 2024)  
(A) Public Hearing; (B) Action

**7. WORK SESSION**

7.A. **Land Management Code Amendment – Discussion Regarding Materials, Paint and Stain Opacity in Historic Districts** – The Historic Preservation Board Will Conduct a Work Session to Discuss Existing Standards in the Regulations for Historic Districts and Historic Sites Regarding Permitted/Prohibited Materials and Opacity Minimums for Paint and Stains. PL-24-06041

- 7.B. **Land Management Code Amendment – Historic District Regulations Illustrations** – The Historic Preservation Board Will Review Draft Illustrations of the Historic District Requirements and Provide Feedback to Staff. PL-24-06002

## **8. ADJOURNMENT**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or [planning@parkcity.org](mailto:planning@parkcity.org) at least 24 hours prior to the meeting.

**\*Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**



**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD MEETING  
MARSAC MUNICIPAL BUILDING  
COUNCIL CHAMBERS  
445 MARSAC AVENUE  
PARK CITY, SUMMIT COUNTY, UTAH  
MINUTES OF MARCH 6, 2024**

**BOARD MEMBERS IN ATTENDANCE:** Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, Douglas Stephens

**EX OFFICIO MEMBERS:** Rebecca Ward, Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner; Mark Harrington, City Attorney

**1. ROLL CALL**

Chair Randy Scott called the meeting to order at 5:01 p.m. and conducted a roll call.

**2. MINUTES APPROVAL**

**A. Consideration to Approve the Historic Preservation Board Meeting Minutes from February 7, 2024.**

**MOTION:** Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from February 7, 2024. Board Member Stephens seconded the motion.

**VOTE:** The motion passed with the unanimous consent of the Board.

**3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

There were no Staff or Board communications and disclosures.

**4. PUBLIC COMMUNICATIONS**

There were no public communications.

## 5. REGULAR AGENDA

### A. 2465 Doc Holiday Drive – Material Deconstruction – The Applicant Requests the Historic Preservation Board Determine Whether a Second Story Rear Deck on a Significant Historic Structure Located in the Single-Family (“SF”) Zoning District May be Removed. PL-23-05940.

Senior Historic Preservation Planner, Caitlyn Tubbs, presented the Staff Report and explained that the application is for Material Deconstruction at 2465 Doc Holiday Drive. The property is located in the Prospector Neighborhood outside of the typical Historic District. It is at the intersection of Doc Holiday Drive and Buffalo Bill Drive. It is also across the street from a high school, an elementary school, and Kearns Boulevard. She shared an image of the existing historic structure. This is a two-story foursquare style building, which is not a typical historic form seen in Park City. However, it is still considered to be a historic building style. She noted that the home was originally constructed in 1911 in Coalville, Utah. It was relocated to the current site in 1978.

Planner Tubbs reported that the request pertains to the second-story rear-covered deck. She shared an image of the deck area. Background information was reviewed with the Historic Preservation Board. On August 28, 2023, the applicant's representative submitted a Building Permit and on August 30, 2023, Planning Staff flagged the Building Permit as being related to a Historic Structure. As a result, the project needed to go through the Historic District Design Review (“HDDR”) process before proceeding. At some point, the applicant's structural engineer determined that the deck was unsafe and it was removed. The lower deck is still present, along with the railings and the posts that had supported the second story, but the second story portion has been removed. Planner Tubbs stated that the current request is for Material Deconstruction approval to construct a shed roof covering over the lower level deck instead of rebuilding the second-story deck.

The 1929 Sanborn Fire Insurance Map was reviewed. Planner Tubbs noted that the map was of the subject property when it was still located in Coalville. It indicated that the second-story deck existed in 1929. Some additional articles and photographs were included in the Staff Report. All of those indicated that the second-story deck has been in existence since the home was built. Park City Municipal issued a Building Permit in 1981 and noted a guardrail would be required around the second-story porch in order to provide additional safety for the occupants. As a result, it is the determination of Staff that the second story deck contributes to the historic character of the structure. The second-story deck has been in existence from the time the home was constructed.

Since this appears to be an original part of construction and there is no note of it having been modified or removed during the relocation in 1978, Planning Staff recommends that the Historic Preservation Board review the proposed Material Deconstruction request, conduct a public hearing, and consider denying the request for Material Deconstruction.



Planning Director, Rebecca Ward, informed the Board that the applicant was unable to attend the meeting. A statement from the applicant was submitted as Exhibit B. Board Members reviewed the statement from Jack R. and Lorelei Clark. It explained that the non-original deck had rotted out and was deemed unsafe by the structural team at Ambition Living. The upper structure was demolished. The proposal is to replace the lower level overhang of the structure, per the designs attached in the email.

Board Member Beatlebrox asked about the reference to the “non-original” deck. Planner Tubbs explained that it was the understanding of the applicants that the deck is not original. However, when Staff conducted research, there was no time when the deck was not present. Chair Scott believed the applicants were likely referencing the materials. Board Member Beatlebrox stated that the two levels of decking and the guardrail were present historically. Board Member Douglas Stephens pointed out that the structure was moved. It was unlikely that the home was moved with the front porch and rear decks attached. Board Member Beatlebrox did not believe the way the structure was moved was relevant, because the porch and deck were shown in all photographs and maps.

Board Member Stephens asked whether a historic home from Coalville is still considered a historic home in Park City. He noted that the subject property is not located in the typical Historic District. Board Member Beatlebrox stated that it was moved in the past and is a historic building. Board Member Stephens agreed that it is a historic building. He simply wondered whether it is under the purview of the Historic Preservation Board. It is listed as a Significant Historic Site on the Park City Historic Sites Inventory, but due to the history, he believed it is a significant building in Coalville as opposed to Park City.

City Attorney, Mark Harrington, felt that Board Member Beatlebrox is correct. The issue of significance is not open for discussion, since it has been adopted under the Historic Sites Inventory. It appears that the consultant at the time recommended it to be listed because of its significance to Utah in general. Since it is on the list already, the significance is something that the Historic Preservation Board needs to accept unless there is a de-listing process. That being said, the Board can look at whether the rear façade and porch are part of that listing, as it might be relevant to the determination.

Board Member Stephens wanted to know if this is a historic porch. There is evidence that there was a historic porch there, but he wanted to know if there is evidence there was a historic porch brought from Coalville or if it was something added in 1978 when it was moved. Board Member Puggy Holmgren referenced a photograph from the 1920s. Board Member Stephens clarified that he was suggesting the historic porch was torn off, left in Coalville, and something new was rebuilt here when the home made it to Park City. If the front porch was constructed in 1978, it is likely that the rear porch was as well.

Chair Scott noted that the lower portion of the rear porch still exists. Board Member Stephens believed that would have been put in with the foundation when the house was moved. Board Member Beatlebrox stated that it was common in the early 1900s to have sleeping porches. Chair Scott believed the current discussion has to do with historic form

versus the presence of historic materials. Board Member Stephens did not doubt that there was a balcony on the rear of the building, but he is unsure if the materials themselves are historic. It is possible that a new porch was constructed in 1978.

Board Member Beatlebrox expressed concerns that a third-party structural engineer was used to determine the structural integrity and the inspection did not go through the City. Board Member Holmgren agreed with the concerns expressed, as the second-story deck was removed prior to the issuance of a Building Permit. Additional discussions were had about whether or not the materials were historic. Board Member Stephens did not feel the house would have been moved from Coalville with the front and back porches. The primary structure of the house was moveable, but the other elements were likely not. He pointed out that the applicants mentioned that the deck was not original to the home.

Chair Scott stated that it was not possible to determine whether the materials were historic. The structure clearly has a historic form. If there is non-historic material, he wanted to know if the matter is still under the purview of the Historic Preservation Board. He felt it likely still would be since the historic form is being discussed and this is a significant structure. Director Ward asked if a site visit would be beneficial to the Board.

The Board discussed when the structure was added to the Historic Sites Inventory. Board Member Stephens reiterated that it was a historic home, but non-historic material might be present. It is important to determine whether historic or non-historic material is being requested to be removed. Board Member Holmgren believed that removing the back porch would change the historic image of the house. She did not support removing the upper deck. Board Member Beatlebrox noted that it is visible from Buffalo Bill Drive.

Board Member Beatlebrox struggled with the fact that the homeowner had made the decision to remove the materials without speaking to the Planning Department. Chair Scott noted that Director Ward had mentioned a potential site visit. Board Member Beatlebrox asked Planner Tubbs about her visits to the site. Planner Tubbs clarified that she has not visited the site. To her knowledge, the materials that were removed are gone. Those were deemed hazardous by the applicant's engineer at some point. If it would help the Board to organize a site visit to view the existing front porch, that can be arranged.

Board Member Stephens asked to review some of the photographs included in the Meeting Materials Packet. The image from the Coalville site was compared to the Park City site. Board Member Stephens believed the decision has to do with whether historic material was actually removed. Chair Scott thought it made sense to conduct a site visit to better determine the existing materials. Additionally, there are three Board Members who were not present at the Historic Preservation Board Meeting. This is an important decision and it would be preferable to have additional input from the Board. Planner Tubbs noted that the applicant is hoping to have this matter wrapped up as quickly as possible, but she was sure there would be openness to a site visit with the Board. Board Member Stephens felt additional information was needed and a site visit was best.

Chair Scott opened the public hearing. There were no comments. The public hearing was closed.

There was discussion about motion language. Attorney Harrington asked if there is a desire to request that the applicant bring the engineer to the next meeting so direct testimony about the materials can be shared. Board Member Stephens believed whoever has direct knowledge of the removed materials should be present at the meeting. Board Member Holmgren wanted to understand how the materials were removed without a Building Permit. It is important to speak to whoever decided that could occur.

**MOTION:** Board Member Stephens moved to CONTINUE the Material Deconstruction of the second-story rear deck until the April 3, 2024, Historic Preservation Board Meeting, with the Planning Department making arrangements for a site visit. The Board requests that the experts who deemed the material unsafe be present at the next Historic Preservation Board Meeting. Board Member Holmgren seconded the motion.

**VOTE:** The motion passed with the unanimous consent of the Board.

**B. Land Management Code Amendments – The Historic Preservation Board will Review Proposed Amendments to the Historic District Regulations Enacting Standards for Temporary Structures in Historic Districts and Defining Temporary Structures. PL-24-06001.**

Planner Tubbs presented the Staff Report and explained that the item relates to Land Management Code Amendments. This item has come before the Board a few times and she believes it is now appropriate to make a recommendation. She shared the new standards for Temporary Structures in Historic Districts and background information.

On October 4, 2023, the Historic Preservation Board conducted a Joint Work Session with the Planning Commission to discuss Temporary Winter Balcony Enclosures. Both groups were supportive of the City enacting standards for temporary structures in the Historic Districts. Some draft standards were created. On December 6, 2023, the Board held a Work Session to review proposed design standards. On December 13, 2023, an additional Work Session was held with the Commission. Feedback from both the Board and the Commission has been incorporated into the draft ordinance.

On February 20, 2024, Planning Staff met with the Historic Park City Alliance (“HPCA”) to review the proposed amendments and gather feedback from community stakeholders. The draft ordinance was sent to the HPCA for their review and discussion. On March 1, 2024, the HPCA stated that they had no questions or concerns about the proposed standards for Temporary Structures in Historic Districts. Planner Tubbs reviewed some of the requirements, which included requirements for exterior materials. She explained that the materials would need to be of a high quality, non-reflective, neutral in color, and also be compatible with the materials that are utilized on the primary structure.

As for the glazing, there was feedback from the Historic Preservation Board that there was comfort with having additional flexibility in the window treatments for temporary structures with regard to tinting the glass or treating it with some other type of visual barrier, such as frosting or additional reflection. On the other hand, the Planning Commission disagreed and asked that the glazing requirements be the same as primary structures. They expressed a desire for the glass to be fully transparent and not treated.

Any lighting associated with the temporary structures would need to be dark skies compliant. There would be no additional ornamentation and no additional signage permitted on temporary structures. For roofing, the standards would require that roofing materials be clad in a material that has a solar reflectivity index of 35 or less. Additionally, the temporary structures would not be permitted to be connected directly to historic materials. There would need to be some sort of construction to protect those materials.

Planner Tubbs reported that work is being done with the Sustainability Team to develop some additional sustainability standards. Those kinds of standards could relate to sustainability best practices when it comes to the materials associated with the structures or sustainability measures related to construction or removal. She added that the proposed ordinance restricts the height and size of temporary structures to what is permitted in the underlying zoning district. The Planning Commission asked for some consistency in temporary structures so if a property decided to utilize a particular temporary structure, any additional structures must mirror the same architectural style or building type. For approvals, an administrative approval process would need to take place.

Staff recommends that the Historic Preservation Board review the proposed Land Management Code amendments, conduct a public hearing, and consider forwarding a positive recommendation of the amendments to the Planning Commission.

Chair Scott opened the public hearing. There were no comments. The public hearing was closed.

**MOTION:** Board Member Holmgren moved to forward a POSITIVE RECOMMENDATION to the Planning Commission for consideration on March 27, 2024, as outlined in the Draft Ordinance. Board Member Beatlebrox seconded the motion.

**VOTE:** The motion passed with the unanimous consent of the Board.

## **6. ADJOURN**

**MOTION:** Board Member Beatlebrox moved to ADJOURN. Board Member Stephens seconded the motion.

**VOTE:** The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 5:55 p.m.

Approved by \_\_\_\_\_  
Randy Scott, Chair  
Historic Preservation Board

PENDING APPROVAL

# Historic Preservation Board Staff Report



**Subject:** 2465 Doc Holiday Drive  
**Application:** PL-23-05940  
**Author:** Caitlyn Tubbs, Senior Planner  
**Date:** April 3, 2024  
**Type of Item:** Material Deconstruction

## Recommendation

(I) Conduct a Site Visit; (II) Review the proposed Material Deconstruction to permanently remove a second-story covered rear deck; (III) conduct a public hearing; and (IV) consider denying the Material Deconstruction request and requiring the Applicant to reconstruct the second-story rear deck as it existed historically based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Randy and Lorelai Clark  
**Location:** 2465 Doc Holiday Drive (2465 Doc Holliday Drive)  
**Zoning District:** Single Family (SF)  
**Adjacent Land Uses:** Residential, Institutional (School)  
**Reason for Review:** The Historic Preservation Board reviews and takes Final Action for Material Deconstruction per LMC [§ 15-1-8](#).

HDDR      Historic District Design Review  
HPB        Historic Preservation Board  
HSI        Historic Sites Inventory  
ILS        Intensive Level Survey  
LMC        Land Management Code  
SF         Single Family

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).*

## Summary

The Applicant has removed the second-story covered deck from the rear of the home at 2465 Doc Holiday Drive. The Structure is designated as a Significant Historic Site on Park City's Historic Sites Inventory (HSI). The Applicant proposes to construct a shed roof patio cover in place of the prior second-story deck.

**Background** The home located at 2465 Doc Holiday Drive (2465 Doc Holliday Drive), also known as the William and Emma Carruth House, was constructed in Coalville, Utah in 1911. The home was originally sited adjacent to the Summit County Courthouse but was moved to its current location in 1978. 2465 Doc Holiday is a two-story foursquare type house. Although foursquare Structures are not considered one of the main three types of homes built during Park City's Mining Era, it was a common type of construction in Utah. The appearance of the home is highly symmetrical with the porch and front door centered on the front façade. The home was noted as being in very good condition when it was relocated from Coalville<sup>1</sup> and is considered to be a good example of the American Foursquare house.

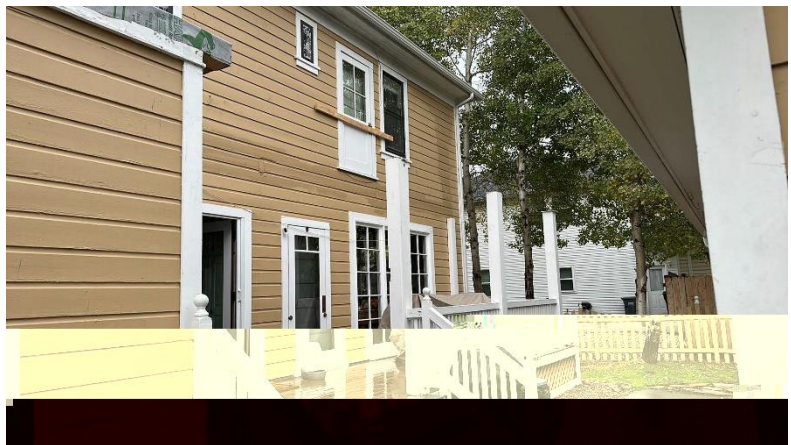
On August 28, 2023, the property owner's representative submitted a building permit application to remove the second-story deck on the rear of the home (PLAN23-1144, Exhibit F). On August 30, 2023, Planning Staff flagged the building permit application and stated the project needed HDDR approval before construction could move forward. At some point the Applicant's engineer determined the structure was unsafe and the deck was removed.

On November 6, 2023, the Planning Department received an HDDR-Pre Application and on December 11, 2023, the Applicant submitted an HDDR standard application to the Planning Department with a Material Deconstruction request for the Board's review.

On March 6, 2024, the Historic Preservation Board opened a public hearing and continued the item to April 3, 2024, asking for a site visit to examine the remaining porch to determine how much historic material remains at the Site ([Staff Report](#)).



*Figure 1: View of rear second-story deck. (Nov 2013, HSI Form)*



*Figure 2: View of rear of structure showing removed deck space (2023)*

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<sup>1</sup> HSI Form, pg. 3 (Exhibit C)



## Analysis

The Historic Preservation Board reviews and takes Final Action on Material Deconstruction requests in accordance with LMC [§ 15-1-8](#) and LMC [§ 15-11-12.5\(A\)\(2\)](#).

### **(I) Existing Conditions and Proposed Material Deconstruction**

The existing Structure is generally in good condition; no concerns regarding structural stability or material condition have been indicated in the Applicant's Physical Conditions Report and Historic Preservation Plan (see Exhibit B) and none are readily visible from the property lines. At some point, the Applicant's engineer indicated the second-story rear deck structure was unsafe and the project contractor promptly removed it. The Applicant proposes to install a shed roof covering over the lower deck instead of replacing the second-story deck structure as it historically existed. The Applicant also cites concerns regarding water damage to the lower deck now that the roof structure has been removed.

Material Deconstruction is defined by LMC [§ 15-15-1](#) as “[t]he disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components [as possible]. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair.”

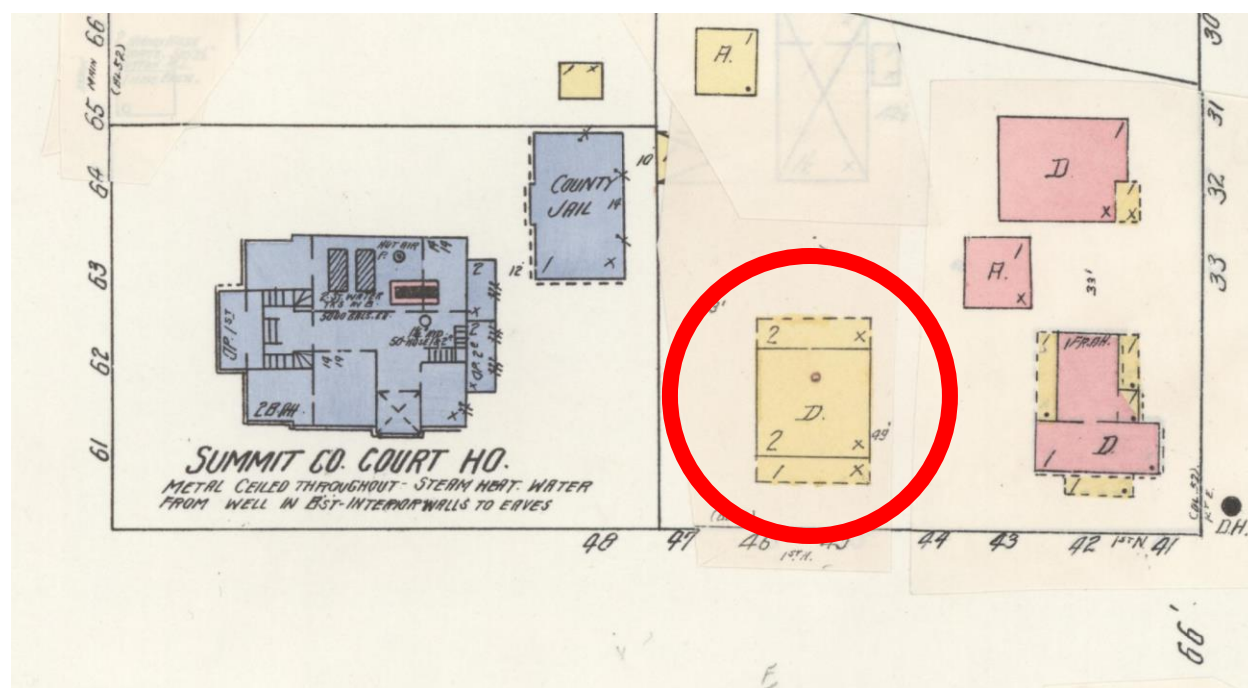


Figure 3: Excerpt of 1929 Sanborn Fire Insurance Map showing home at original Coalville site. (Library of Congress)<sup>2</sup>

<sup>2</sup> (1929) Sanborn Fire Insurance Map from Coalville, Summit County, Utah. Sanborn Map Company, Apr – Nov 1929. [Map] Retrieved from the Library of Congress, <https://www.loc.gov/item/sanborn08836-002/>



The Historic Sites Inventory (HSI) form (Exhibit C) and 2016 Intensive Level Survey (Exhibit D) state the home was in good condition when it was moved and do not describe any removal or modification of the Structure to facilitate its relocation. Further, the 1929 Sanborn Fire Insurance Map (above) shows the second-story deck which is also seen in later photographs (see below).



*Figure 4: Carruth family photograph, May 1920. Please see the column support for second-story deck seen in upper right-hand corner.*



*Figure 5: 1970 photograph of house at original Coalville site; see Summit County Courthouse (left) and second-story rear covered deck (right).*



*Figure 6: 2013 Photograph of home showing front facade and corner of second story deck.*

LMC [§ 15-15-1](#) defines Historic Integrity as:

*“The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:*

**Location.** *The place where the Historic Site was constructed or the Historical event took place.*

**Design.** *The combination of physical elements that create the form, plan, space, Structure, and style of a Site. **Design includes such considerations as the structural system, massing, arrangement of spaces**<sup>3</sup>, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.*

**Setting.** *The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.*

**Materials.** *The **physical elements that were combined**<sup>4</sup> or deposited during a particular period of time in a **particular pattern or configuration**<sup>4</sup> to form a Historic Site.*

**Workmanship.** *The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.*

**Feeling.** *A Site’s expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the **presence of physical features**<sup>5</sup> that, taken together, convey the Property’s Historic character.*

**Association.** *The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.”*

Staff’s research of the HSI Form, 2016 Intensive Level Survey (ILS), and additional archived materials indicate the Carruth House has always had a second-story rear deck. The removal of the second-story deck and its roof has adversely affected the Historic Integrity of the Significant Historic Site and is visible from multiple public rights-of-way. Staff finds the removal of the second-story deck does not comply with the

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<sup>3</sup> Emphasis added

<sup>4</sup> Emphasis added

<sup>5</sup> Emphasis added

standards of Material Deconstruction resulting in the net loss of historic building form and character and recommends the Board deny the request.

### **Department Review**

The Planning Department City Attorney's Office reviewed this report.

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on February 21, 2024. Staff mailed courtesy notice to property owners within 300 feet on February 21, 2024. The *Park Record* published courtesy notice on February 21, 2024.<sup>6</sup>

### **Public Input**

Staff did not receive any public input at the time this report was published.

### **Alternatives**

- The Historic Preservation Board may approve the Material Deconstruction of the second-story rear deck, with or without conditions; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain or uncertain.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Submittal Items

Exhibit C: 2465 Doc Holiday Historic Sites Inventory Form

Exhibit D: 2016 Intensive Level Survey

Exhibit E: Sanborn Maps (Library of Congress)

Exhibit F: Building Permit PLAN23-1144

Exhibit G: Public Input

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<sup>6</sup> LMC [§ 15-1-21](#)



## Planning Department

April 3, 2024

Randy and Lorelei Clark  
2465 Doc Holiday Dr.  
Park City, UT 84060

### NOTICE OF HISTORIC PRESERVATION BOARD ACTION

#### Description

Address: 2465 Doc Holiday Drive (2465 Doc Holliday Drive)

Zoning District: Single Family (SF)

Application: Material Deconstruction

Project Number: PL-23-05940

Action: The Historic Preservation Board **DENIED** the Material Deconstruction of a second-story rear covered deck on the Significant Historic Structure.

Date of Final Action: April 3, 2024

Project Summary: The Applicant Proposes Material Deconstruction of a Second-Story covered deck at the rear of a Significant Historic Site.

#### Action Taken

On April 3, 2024, the Historic Preservation Board conducted a public hearing and **DENIED** the Material Deconstruction of the second-story rear deck with the Findings of Fact and Conclusions of Law outlined below:

#### Findings of Fact

1. The property is located at 2465 Doc Holiday Drive (2465 Doc Holliday Drive) in the Single Family (SF) Zoning District.
2. The Site is also known as the William and Emma Carruth House and is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The house was constructed in Coalville, UT in 1911.
4. The Structure was moved to its current location in 1978.
5. On August 28, 2023, the Applicant's representative submitted building permit #PLAN23-1144 to remove the upper deck on the rear of the Significant Historic Structure.





## Planning Department

6. On August 30, 2023, the Planning Department flagged the building permit and notified the applicant a Historic District Design Review application approval would be required before the permit could continue.
7. At some point the Applicant's contracted engineer determined the deck was unsafe and the deck was promptly removed.
8. On December 11, 2023, the Applicant submitted a Historic District Design Review (HDDR) application to the Planning Department requesting the permanent Material Deconstruction of the second-story deck structure be allowed.
9. LMC § 15-15-1 defines Historic Integrity as:

*"The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:*

**Location** – *The place where the Historic Site was constructed or the Historical event took place;*

**Design** – *The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern and fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape;*

**Setting** – *The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space;*

**Materials** – *The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site;*

**Workmanship** – *The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting,*



## Planning Department

*carving, joinery, tooling, and turning;*

**Feeling** – *A Site’s expression of the aesthetic or Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property’s Historic character;*

**Association** – *The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.”*

10. LMC § 15-15-1 defines Material Deconstruction as: “[t]he disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair.”
11. The second-story deck was removed before the materials were demonstrated to be irreparable or unsafe.
12. Following a public hearing held on March 6, 2024, the Historic Preservation Board continued the Material Deconstruction of the second-story rear covered deck at 2465 Doc Holiday Drive (2465 Doc Holliday Drive) item to April 3, 2024, requesting a site visit before the meeting.
13. LMC § 15-11-12.5 requires Historic Preservation Board review and approval for all Material Deconstruction of Historic materials prior to the issuance of a Building Permit for any Material Deconstruction work.
14. The Significant Historic Structure has had a second story rear deck since its construction in c. 1911.
15. The second story rear deck was removed prior to the issuance of a Building Permit and prior to the Historic Preservation Board reviewing and approving the Material Deconstruction.
16. Following a public hearing held on April 3, 2024, the Historic Preservation Board denied the Material Deconstruction of the second-story rear covered deck at 2465 Doc Holiday Drive (2465 Doc Holliday Drive).

### Conclusions of Law

1. The loss of the second-story rear deck results in an adverse impact to the Historic Integrity of the Significant Historic Structure.



## Planning Department

### Order

1. The Material Deconstruction request is denied and the Applicant is required to reconstruct the second-story rear deck.
2. The removal of the second story deck has resulted in a modification to the Design of the Structure as well as a net loss of materials and workmanship items.

If you have questions or concerns regarding this Final Action Letter, please contact the Planning Department at (435)-615-5060 or email [planning@parkcity.org](mailto:planning@parkcity.org).

Sincerely,

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Randy Scott, Chair  
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP  
Senior Historic Preservation Planner



11-3-23

RE: CLARK - RE-BUILD OF PATIO OVERHANG  
2465 DOC HOLLIDAY DR. 84060

TO WHOM IT CONCERNS,

THIS LETTER INTENDS TO DESCRIBE WORK TO BE COMPLETED AT  
THE ABOVE ADDRESS.

THE "NON-ORIGINAL" DECK ROTTED OUT AND DEEMED UNSAFE BY  
THE STRUCTURAL TEAM AT AMBITION LIVING AND THE UPPER  
STRUCTURE WAS DEMOLISHED.

THE PROPOSED WORK IS TO REPLACE THE LOWER LEVEL  
OVERHANG OF THE STRUCTURE PER DESIGNS ATTACHED IN THE  
EMAIL.

THANKS IN ADVANCE FOR ALLOWING THIS PROJECT.

JACK R. AND LORELEI CLARK



ROOF SHEATHING PER PLAN

ROOF JOISTS PER SCHEDULE

SIMPSON IUS2.06/9.5 FACE MOUNT HANGER

EXISTING STUD WALL

2x12 DF #2 LEDGER WITH (2) 1/4" x 4 1/2" SIMPSON SDS SCRW'S INTO WALL STUD AT 16" O.C.

ROOF SHEATHING PER GENERAL NOTES

2x BLOCKING BETWEEN JOISTS

SIMPSON LS30 AT 24" O.C.

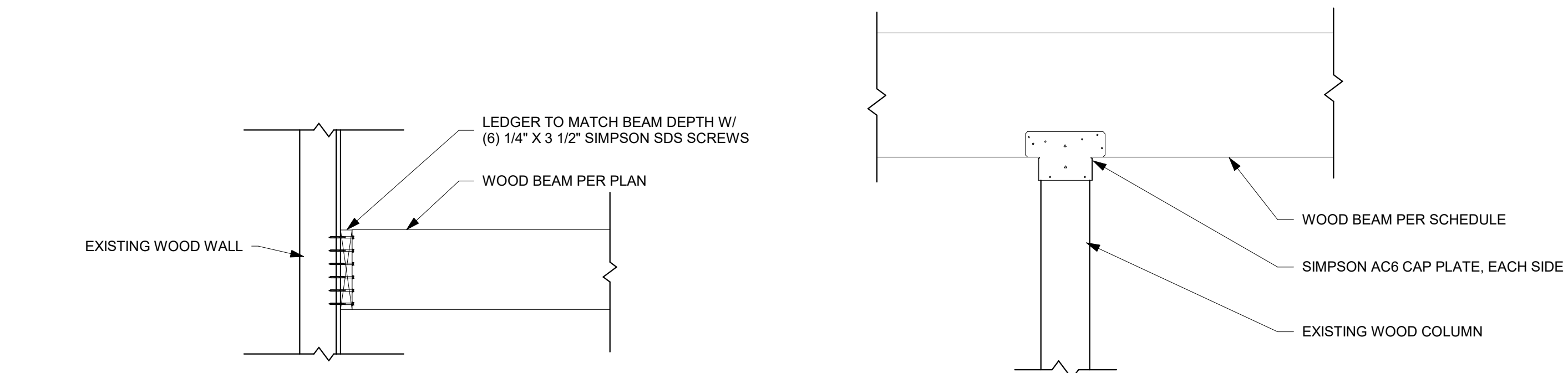
BEVELED PLATE

ROOF JOIST PER PLAN

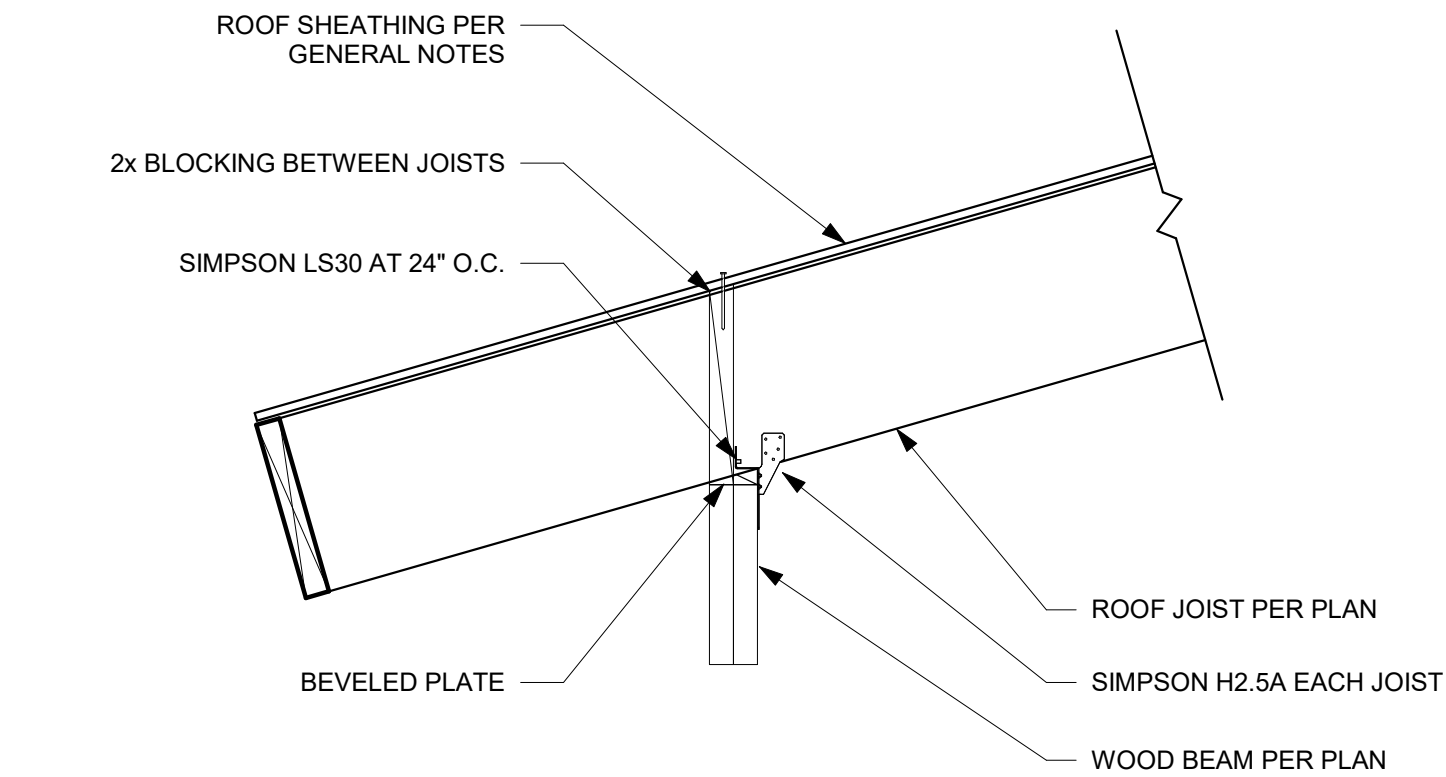
SIMPSON H2.5A EACH JOIST

WOOD BEAM PER PLAN

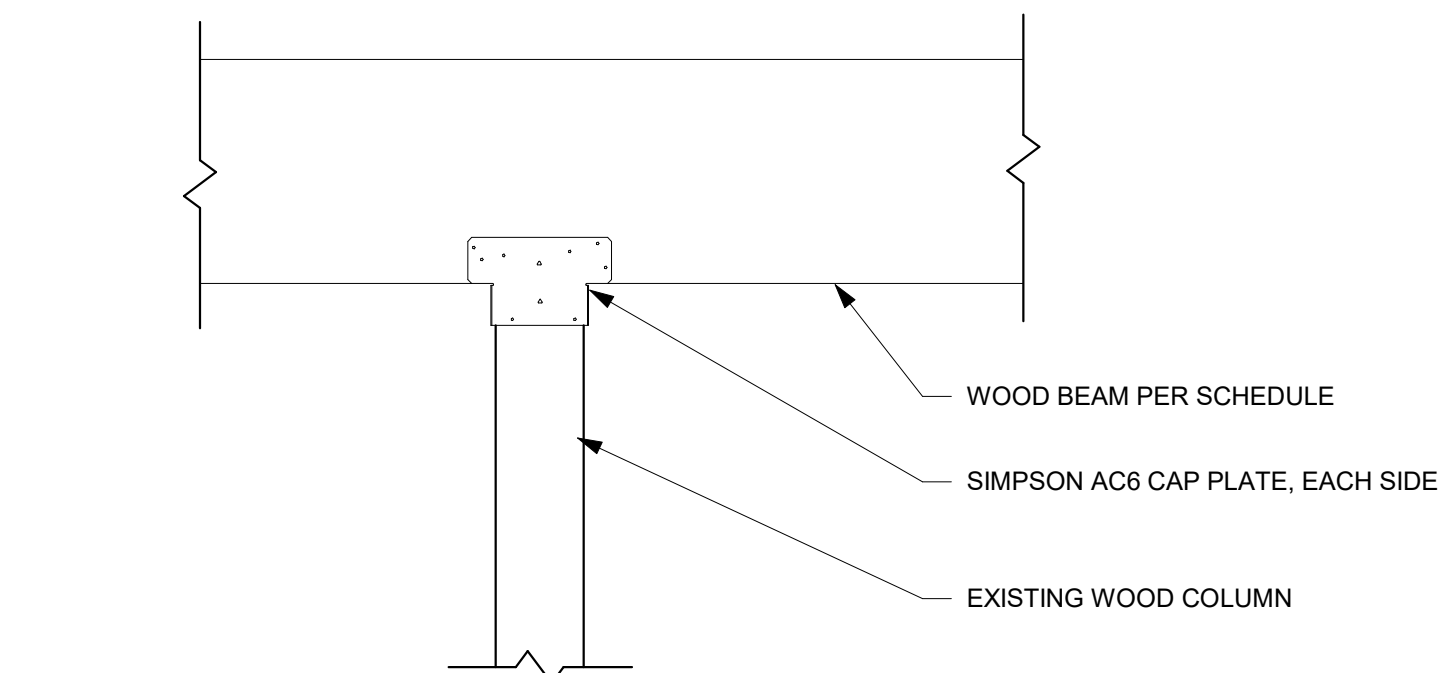
2 ROOF JOISTS TO STUD WALL  
N.T.S.



4 WOOD BEAM TO WALL LEDGER  
N.T.S.



3 ROOF JOISTS TO DROPPED WOOD BEAM  
N.T.S.



5 GLULAM BEAM ON WOOD COLUMN  
N.T.S.

GOVERNING CODE:	2021 IBC
RISK CATEGORY:	II
DEAD LOADS	
ROOF	15 PSF
LIVE ROOF LOADS	20 PSF
SNOW LOADS	
EXPOSURE FACTOR, Ce:	0.9
SNOW IMPORTANCE FACTOR, Is:	1.0
GROUND SNOW LOAD, Pg:	89 PSF
FLAT ROOF SNOW LOAD, pf:	61.7 PSF
ROOF SNOW LOAD (UNHEATED):	67.3 PSF

1. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEER'S WET STAMP IS AFFIXED TO DRAWINGS.
2. NOTES ARE TYPICAL AND SHALL BE COMPLY UNLESS OTHERWISE SHOWN IN NOTES ON PLANS.
3. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
4. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
5. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL CORRECT AND RECOORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
6. CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
7. CONTRACTOR SHALL CONSULT WITH GEOLOGIST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
8. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR CONSTRUCTION OF THE CONSTRUCTION OF PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
9. IF CONTRACTOR'S WORK IS NOT CONSTRUCTED ACCORDING TO APPROVED CONSTRUCTION DOCUMENTS (INCLUDING STAMPED WRITTEN COMMUNICATIONS), CONTRACTOR SHALL EITHER:
  - A. REPAIR THE WORK AND RECONSTRUCT THE WORK ACCORDING TO DRAWINGS, AT CONTRACTOR'S OWN EXPENSE.
  - B. PAY FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER STATING THAT THE NON-CONFORMING WORK MEETS APPLICABLE BUILDING CODES.
  - C. PAY FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER STATING THAT THE NON-CONFORMING WORK DOES NOT MEET APPLICABLE BUILDING CODES AND DETAILING THE UPGRADES THAT ARE REQUIRED TO BRING THE NON-COMPLIANT WORK INTO COMPLIANCE.
10. VERBAL COMMUNICATIONS SHALL NOT BE CONSIDERED PART OF THE APPROVED CONSTRUCTION DOCUMENTS.
11. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT NOT BE LIMITED TO:
  - A. SATURATED SOIL AT FOOTING SUBGRADE
  - B. GROUNDWATER
  - C. UNDOCUMENTED FILL
  - D. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
  - E. FILL BEING PLACED BELOW FOOTINGS
12. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF GEOTECHNICAL ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SERVICES OF A GEO-TECHNICAL ENGINEER IF NEEDED. THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST WHICH COULD AFFECT THE PERFORMANCE OF THE FOUNDATIONSYSTEM PRIOR TO ANY WORK PROCEEDING.

1. SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BE REQUIRED FOR THE REQUESTED SUBSTITUTION.

THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

1. PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

SAWN STRUCTURAL LUMBER

A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO.2 OR BETTER FOR 4" AND 12" AND 4" INCH NOMINAL LUMBER AND DF-L NO.2 OR BETTER FOR 6" INCH AND LARGER STRUCTURAL MEMBERS (U.N.O.).

B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL BOLTS (ASTM) AT ALL BOV HEADS AND NUTS BEARING ON WOOD.

C. ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2021 IBC, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL FRAMING NAILING SHALL CONFORM TO TABLE 2301.1 OF THE IBC UNLESS OTHERWISE SHOWN. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY IBC CHAPTER 23. PLUMBING AND ELECTRICAL RUNS IN STUD WALLS SHALL CONFORM TO CHAPTER 23. BOLTS SHALL BE STEEL PLATE W/ WASHED BOLTS. NUTS SHALL BE COMMON WIRE OR GALVANIZED BOX NUTS. IF PNEUMATIC NAILERS ARE TO BE USED CONTRACTOR MUST SUBMIT A SCHEDULE OF NAILS DESIRED AS SUBSTITUTION TO THE ARCHITECTOR OR ENGINEER FOR REVIEW. A CHANGE IN THE NUMBER OF NAILS OR A CLOSER NAIL SPACING MAY BE REQUIRED.

D. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHALL BE GALVANIZED OR SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.

E. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID BLOCK ABOVE AND BELOW VERTICAL BLOCKING AT WOOD JOISTS SHALL BE 1/6" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE FULL WIDTH BEAM 2X STUD WITH FULL WIDTH BEARING AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITH FLOOR AND TOP FLANGE HANGERS ARE SPACED TO MATCH STUDS AND BLOC UP TO JOIST HEIGHT WITH FULL WIDTH 1/4" SPACER AS REQUIRED.

F. FIRE BLOCK STUD SPACING AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10" VERTICALLY AND HORIZONTALLY. ALL OPENINGS BETWEEN ATTIC SPACES FOR FACTORY BULKHEADS, AND AT OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.

G. BELOW ALL HEARTHS AND FIREPLACES, FRAME FLOOR WITH DOUBLE JOISTS. (U.N.O.)

2. STRUCTURAL GLUED-LAMINATED TIMBER

A. ALL GLUED-LAMINATED TIMBER SHALL BE COMBINATION 24F-V4 FOR SIMPLY SUPPORTED BEAMS, COMBINATION 24F-V8 FOR BEAMS CONTINUOUS OVER TWO OR MORE SUPPORTS. COMBINATION L2 FOR COLUMNS (U.N.O.) FABRICATION TO BE IN ACCORDANCE WITH AITC 117. PROVIDE WET-USE ADHESIVES. MAXIMUM MOISTURE CONTENT SHALL BE 15% PROVIDE MILD W/ WASHED BOLTS AT ALL BOV HEADS AND NUTS BEARING ON WOOD. WOOD BEARING ON OR WITHIN 1" OF MASONRY OR CONCRETE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. SEAL END GRAIN OF ALL EXTERIOR EXPOSED BEAMS, INCLUDING NON-LOAD BEARING ARCHITECTURAL BEAMS.

3. MANUFACTURED JOIST

A. MANUFACTURED JOISTS SIZE AND SPACING HAVE BEEN DETERMINED PER THE MANUFACTURERS STANDARDS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURERS SHALL REQUIRE APPROVAL OF ENGINEER OF RECORD. JOIST SHALL BE ERCTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

4. LAMINATE VENEER LUMBER (LVL)

A. PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THEY MEET THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.

5. WOOD SHEATHING

A. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLANK OR SHEATH. MINIMUM THICKNESS, VENEER GRADES AND SPAN RATIOS AS NOTED HEREIN OR ON DRAWINGS

a. ROOF SHEATHING: 5/8" WITH MINIMUM (40/20) SPAN RATING.

b. FLOOR SHEATHING: 3/4" OSB GLUED AND NAILED.

c. EXTERIOR WALL AND SHEAR WALL SHEATHING: 7/16" WITH MINIMUM (24") SPAN RATING.

B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH JOIST GRAIN PERPENDICULAR TO SUPPORTS AND END JOISTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE PANEL EDGES. FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD. U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD. U.N.O. SHEAR WALL SHEATHING WITH 10d @ 6" O.C. O.C. INSTALL WITH 1/8" GAP AT BUTT JOINTS.

TYPE	TYPICAL
SIM	SIMILAR
FTAO	FORCE TRANSFER AROUND OPENINGS
GPF	GARAGE PORTAL FRAMING
GYP	GYPSUM OR GYPSUM BOARD
THRU	THROUGH
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
CJP	COMPLETE JOINT PENETRATION
SS	STAINLESS STEEL
GR	GRADE
GA	GAGE OR GAUGE
PL	PLATE
TS	TUBE STEEL (ANTIQUATED, SEE HSS)
HSS	HOLLOW STRUCTURAL STEEL
CFS	COLD-FORMED STEEL/STUD
CMD	CORRUGATED METAL DECKING
DBL	DOUBLE
AHJ	AUTHORITY HAVING JURISDICTION
ARCH	ARCHITECT OR ARCHITECTURAL PLANS
EOR	ENGINEER OF RECORD
OOP	OUT-OF-PLANE
C&C	COMPONENTS AND CLADDING

	JOIST OR TRUSS BEAM OR GIRDER
	PURLIN
	STEEL COLUMN
	MASONRY COLUMN
	CONCRETE COLUMN
	CONCRETE FOOTING
	RECESSED FOUNDATION WALL
	NON-BEARING STRUCTURAL WALL
	BEARING WALL
	BEAM IN WALL
	STEEL STRAP
	STEEL DECK
	OWS JOIST CROSS BRIDGING
	STEEL JOIST CROSS BRIDGING
	SHEARWALL TYPE AND LENGTH. SEE SHEARWALL SCHEDULE
	STRUCTURAL CONNECTOR. SEE CONNECTOR SCHEDULE
	HOLDOWN. SEE HOLDOWN SCHEDULE.
	"H" INDICATES LOCATION OF HOLDOWN. IDENTIFIED ON LEVEL ABOVE.
	SNOW DRIFT AREA AND LOAD, ON TOP OF BASE. SNOW LOAD: DRIFT LOAD IS 0 PSF AT DOTTED LINE AND INCREASES LINEARLY TO MAXIMUM LOAD.
	SHEATHING
	PERMANENT EQUIPMENT

TAG	DESCRIPTION
AB-1	ANCHOR BOLT, SEE ANCHOR BOLT SCHEDULE
CB-1	CONCRETE BEAM, SEE CONCRETE BEAM SCHEDULE
CC-1	CONCRETE COLUMN, SEE CONCRETE COLUMN SCHEDULE
CF-1	CONCRETE FOOTING, SEE CONCRETE FOOTING SCHEDULE
CG-1	CONCRETE SLAB, SEE CONCRETE SLAB SCHEDULE
CS-1	CONCRETE SURFACE, SEE CONCRETE SURFACE SCHEDULE
DW-1	COLD-FORMED STEEL, SEE COLD-FORMED STEEL BEAM SCHEDULE
DC-1	COLD-FORMED STEEL JOIST, SEE COLD-FORMED STEEL JOIST SCHEDULE
DM-1	COLD-FORMED STEEL DECK, SEE COLD-FORMED STEEL DECK SCHEDULE
M-1	MASONRY COLUMN, SEE MASONRY COLUMN SCHEDULE
ML-1	MASONRY Lintel, SEE MASONRY Lintel SCHEDULE
MW-1	MASONRY WALL, SEE MASONRY WALL SCHEDULE
SB-1	STEEL BEAM, SEE STEEL BEAM SCHEDULE
SC-1	STEEL COLUMN, SEE STEEL COLUMN SCHEDULE
SD-1	STEEL DECK, SEE STEEL DECK SCHEDULE
SE-1	STEEL JOIST, SEE STEEL JOIST SCHEDULE
WB-1	WOOD BEAM, SEE WOOD BEAM SCHEDULE
WC-1	WOOD COLUMN, SEE WOOD COLUMN SCHEDULE
WJ-1	WOOD JOIST, SEE WOOD JOIST SCHEDULE

**OCTOBER 19, 2023**



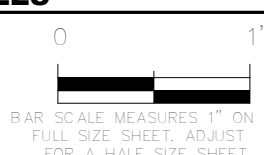
MARK	DATE	DESCRIPTION
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DRAWN: SP  
DESIGNER: SP  
REVIEWED: JD



## SCALES

**As indicated**

**PROJECT NAME:**

**RANDY CLARK PORCH  
ROOF**

**PROJECT LOCATION:**

**2465 DOC HOLIDAY DR  
PARK CITY, UT 84060**

**SHEET TITLE:**

## STRUCTURAL PLANS

**PLAN SET:****PERMIT**

**SHEET**

## S1.1







**PHYSICAL CONDITIONS REPORT  
&  
HISTORIC PRESERVATION PLAN**

**INFORMATION GUIDE  
AND APPLICATIONS**

# PHYSICAL CONDITIONS REPORT

**Detailed Description of Existing Conditions.** Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

## 1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: REAR PATIO COVER

This involves: ☒ An original part of the building  
☐ A later addition

Estimated date of construction: 1/31/23

Describe existing feature:

THE ORIGINAL PATIO WAS ROTTEEN AND DEEMED DUNSAFE, IT WAS TORN DOWN BY A CONTRACTOR THAT APPLIED FOR A DEMO PERMIT.

THE PATIO IS NOW EXPOSED TO THE ELEMENTS

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

THE PATIO IS MISSING ITS COVER AND CONTINUES TO DECAY. PLEASE PERMIT THE REBUILD OF THE LOWER PATIO COVER

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

## 2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building  
☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

### 3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building  
☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

#### 4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building  
☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_



## 5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building  
☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

## 6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building  
☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

## 7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building  
☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

## 8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

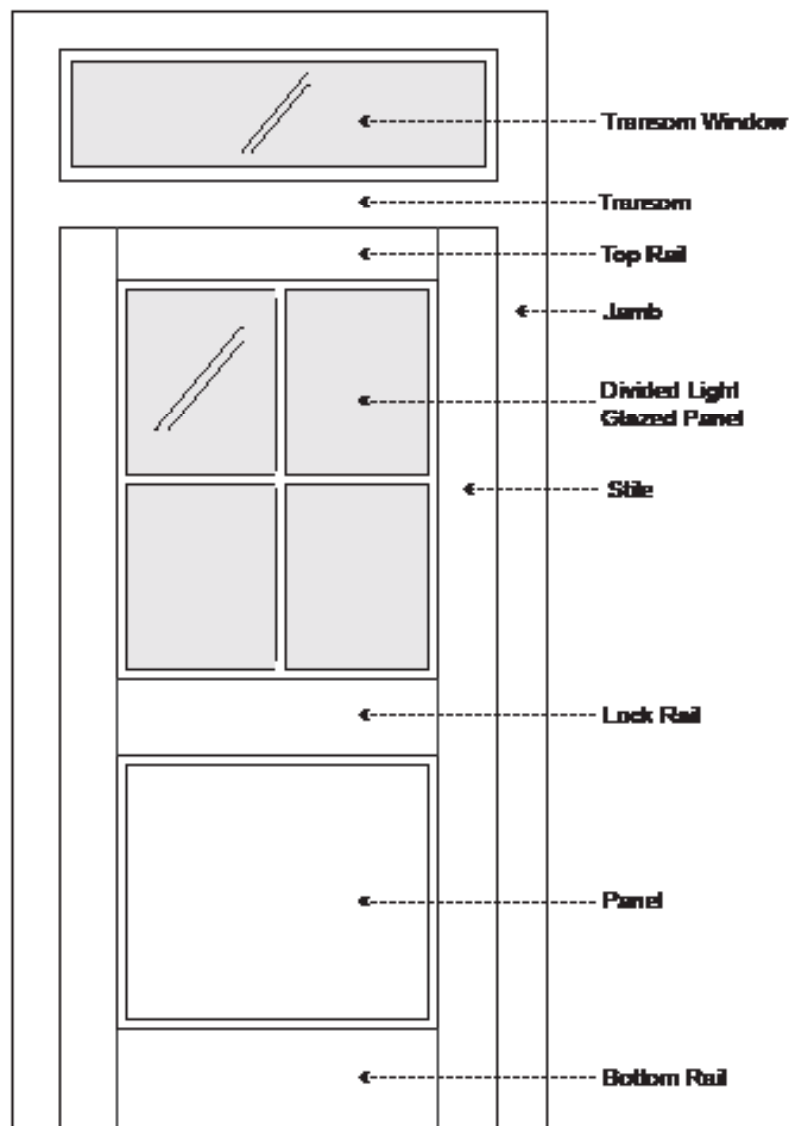
Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

## 9. Door Survey

### Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

*Don't forget to address service, utility, and garage doors where applicable.*



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

## Door Survey Form

Total number of door openings on the exterior of the structure: \_\_\_\_\_

Number of historic doors on the structure: \_\_\_\_\_

Number of existing replacement/non-historic doors: \_\_\_\_\_

Number of doors completely missing: \_\_\_\_\_

*Please reference assigned door numbers based on the Physical Conditions Report.*

Number of doors to be replaced: \_\_\_\_\_

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
	Fair			
	Good			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

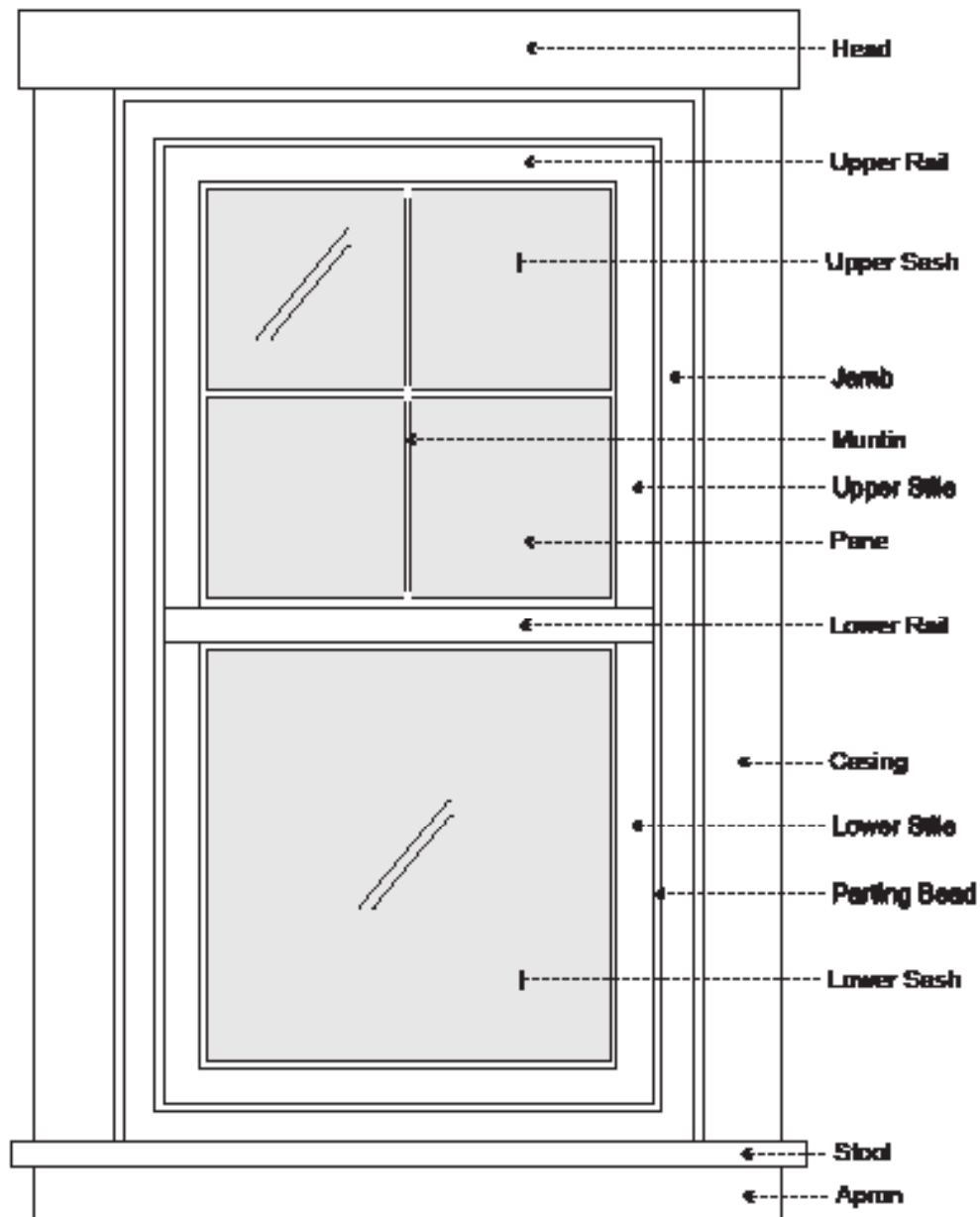
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.



## 10. Window Survey

### Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

## Window Survey Form

Total number of window openings on the exterior of the structure: \_\_\_\_\_

Number of historic windows on the structure: \_\_\_\_\_

Number of existing replacement/non-historic windows: \_\_\_\_\_

Number of windows completely missing: \_\_\_\_\_

*Please reference assigned window numbers based on the Physical Conditions Report.*

Number of windows to be replaced: \_\_\_\_\_

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

## 11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)


Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:



Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

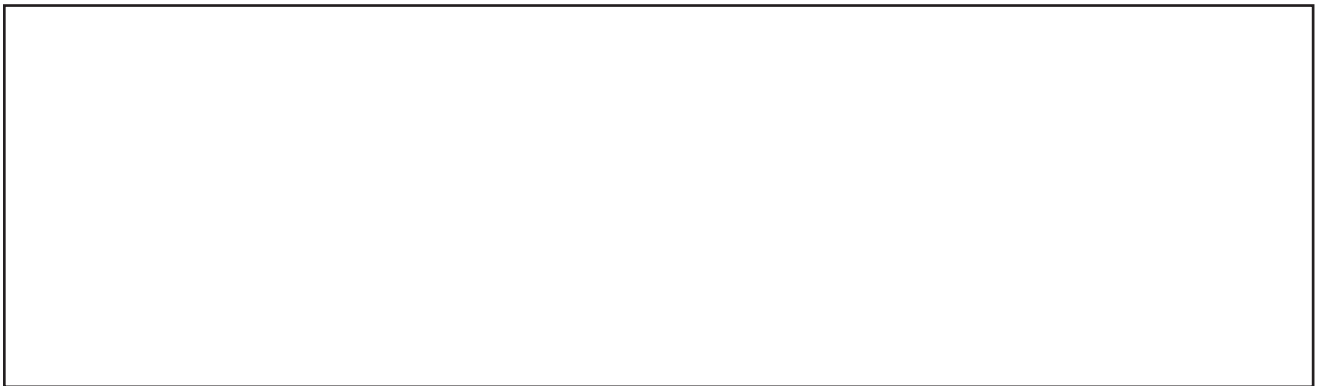


Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building  
☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

**Supplemental Sheets**

Supplemental Page \_\_\_\_ of \_\_\_\_

*Supplemental pages should be used to describe any additional elements and features not previously described in this packet.*

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

Element/Feature: \_\_\_\_\_

This involves: ☐ An original part of the building  
☐ A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_



Element/Feature: \_\_\_\_\_

This involves:      ☐ An original part of the building  
                         ☐ A later addition                      Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:                      Existing Condition:    ☐ Excellent    ☐ Good    ☐ Fair    ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

Element/Feature: \_\_\_\_\_

This involves:      ☐ An original part of the building  
                         ☐ A later addition                      Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:                      Existing Condition:    ☐ Excellent    ☐ Good    ☐ Fair    ☐ Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

PARK CITY MUNICIPAL CORPORATION  
PLANNING DEPARTMENT  
445 MARSAC AVE - PO BOX 1480  
PARK CITY, UT 84060  
(435) 615-5060



## HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

### For Official Use Only

PLANNER: \_\_\_\_\_ APPLICATION #: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ CHIEF BUILDING OFFICIAL \_\_\_\_\_  
APPROVAL DATE/INITIALS: \_\_\_\_\_ APPROVAL DATE/INITIALS: \_\_\_\_\_

### PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: \_\_\_\_\_

NAME: CLARK - PATIO COVER REBUILD

ADDRESS: 2465 DOC HOLLIDAY DR. PARK CITY, UT 84060

TAX ID: \_\_\_\_\_ OR

SUBDIVISION: PROSPECTER PARK (PH 1) \_\_\_\_\_ OR

SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: JACK R AND LORELEI CLARK

PHONE #: ( ) 818-968-2351 FAX #: ( ) -

EMAIL: RANDYCLARKFAMILY@GMAIL.COM

## INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
  - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
  - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
  - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
  5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

## Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

REBUILD PATIO COVER

## Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

## Roof

*Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.*

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

## Chimney

*Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.*

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

## Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:



Element/Feature: \_\_\_\_\_

This involves:    ☐ Preservation        ☐ Restoration  
                      ☐ Reconstruction    ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves:    ☐ Preservation        ☐ Restoration  
                      ☐ Reconstruction    ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

## Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

## Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

## Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

## Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

### ***Mechanical System, Utility Systems, Service Equipment & Electrical***

*Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.*

Element/Feature: \_\_\_\_\_

This involves:      ☐ Preservation      ☐ Restoration  
                         ☐ Reconstruction      ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

### ***Additions***

*Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.*

Element/Feature: \_\_\_\_\_

This involves:      ☐ Preservation      ☐ Restoration  
                         ☐ Reconstruction      ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

#### 4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

#### 5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

#### 6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

#### 7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant:  Date: 12/11/23

Name of Applicant: JACK R AND LORELEI CLARK

## Supplemental Sheets

Supplemental Page \_\_\_\_ of \_\_\_\_

*Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.*

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves: ☐ Preservation ☐ Restoration  
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves:      ☐ Preservation      ☐ Restoration  
                         ☐ Reconstruction      ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves:      ☐ Preservation      ☐ Restoration  
                         ☐ Reconstruction      ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:



Element/Feature: \_\_\_\_\_

This involves:      ☐ Preservation      ☐ Restoration  
                         ☐ Reconstruction      ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves:      ☐ Preservation      ☐ Restoration  
                         ☐ Reconstruction      ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves:      ☐ Preservation      ☐ Restoration  
                         ☐ Reconstruction      ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: \_\_\_\_\_

This involves:      ☐ Preservation      ☐ Restoration  
                         ☐ Reconstruction      ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): William and Emma Carruth House

Address: 2465 Doc Holiday Drive

Date of Construction: 1911

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PR-20

Current Owner: Timothy H. and Karen Lea Snyder (H/W jt.)

Legal Description (include acreage): LOT 20 PROSPECTOR PARK SUBDIVISION, PHASE I, IN SEC 10 T2SR4E  
SLBM CONT 9008 SQ FT M106-508 M112-463 M264-438-9524-697 961-314 1143-181; 0.21 AC

## STATUS / USE

Original Use: single dwelling    Current Use: single dwelling

Property Type:

☒ Building

☐ Structure

☐ Site

National Register of Historic Places:

☐ Eligible

☒ Ineligible

☐ Listed, Date:

Evaluation:

☐ Landmark Site

☒ Significant Site

☐ Non Historic

## DOCUMENTATION

Photographs:

☐ Tax Photos

☒ Prints:

☒ Historic

Research Sources:

☒ Sanborn Maps

☐ tax Card

☒ Census Records

☒ City/ County Histories

☐ Personal Interviews

☐ Park City Museum

☒ Newspapers

☐ Other:

## DESCRIPTION

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Architectural Style: American Foursquare type

No. Stories: 2

Number of Associated Structures: ☐ Accessory building(s). # ☐ Structure(s). #

Condition: ☒ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ☐ Original location ☐ Moved (Date: ,original location: )

Materials: (Describe the visible materials)

Exterior Walls: Horizontal wood siding

Foundation: Not verified, assumed to be concrete

Roof: Hipped roof form sheathed in asphalt shingles

Windows/Doors: Two-over-one double-hung sash type and large fixed casement with fixed transom windows

Additions: ☐ Major ☐ Minor ☒ None

Alterations: ☒ Major ☐ Minor ☐ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ☐ Retains ☐ Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

---

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 2465 Doc Holliday Drive is a two story foursquare type house that was moved about twenty miles from Coalville, Utah, the county seat of Summit County. The foursquare house, while not one of the main three types of houses built in Park City during the mining era, was common type of house built in Utah during that era, mostly between 1905 and 1925. The low-pitched, hipped roof has asphalt shingles, as does the hip roof covering the porch, which stretches across the full front façade of the house. The façade is symmetrical, with the door being centered on the first floor, and a fixed casement centered on the second floor. The porch is raised, with a latticework covering the area below it. The porch columns have decorative brackets, and a decorative trim piece spanning between them. The horizontal wood siding has a white trim at the corners of the house, and that same white trim is placed around the windows and doors as well. With this being a moved building, the foundation is assumed to be concrete, but it is not visible, so this is unverified. The house has been well maintained, and the unaltered form makes it a very good example of the American foursquare house, but that it was moved from outside of Park City long after the historic period diminishes its historic value.

The detached garage in the rear is not historic.

## SIGNIFICANCE

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Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built in Coalville, Utah, in 1911, according to Summit County records. The first long-term residents of the house were William and Emma Carruth. William was born on April 29, 1850, in South Cottonwood, Salt Lake, Utah (in present-day Murray). Emma Wilde was born on January 19, 1849, in Portswood, England, coming to the United States in 1851. Her family, which had converted to the Church of Jesus Christ of Latter-Day Saints, crossed the plains to Utah in 1852. Emma and William were both residing in Coalville by the time they were married on May 9, 1870. The couple had eleven children, all of whom survived to adulthood. Like many rural Utahans, William had a few occupations, including a farmer in the 1880 census and a carpenter on the 1910 census. It is likely that the house was constructed by William with assistance from friends and neighbors. After building the house in 1911, the Carruths lived there until at least 1920, when photographs of the family at the house immortalized their fiftieth wedding anniversary. William died on October 15, 1922, while Emma died on August 28, 1943.

The Carruth House in Coalville had a variety of owners and remained in good shape until it was purchased by Brig and Karen LeSueur in the late 1970s. It sat east of the Summit County Courthouse, which was expanded at that time to include an added wing and new parking lot on the Carruth lot. The LeSueurs bought the house at auction for \$5,000 and moved it onto a new foundation in a lot in Park City's nascent Prospect Park subdivision in 1978. A Park Record article described the condition of the house at the time of its move:

"It has a seven feet high oak fireplace as well as the original oak staircase. The LeSueur's new home also has an oak toilet seat in the bathroom. The wall paper has remained the same since the house was built.

"A large living room with sliding doors leads into the formal dining room and there are two large walk-in closets upstairs.

"There are five bedrooms and one bathroom. Karen LeSueur said she plans to convert the two walk-in closets upstairs into another bathroom. The bathroom, besides having an oak toilet seat, also has a six foot long bathtub on claw feet."

The land on which Prospect Park was developed was annexed into Park City in 1973 and subdivided in three phases into the early 1980s by Murray Thrift and Loan Company. The first personal owners of the subdivided lot were Thomas and Gerri Weaver, who bought it from Prospect Park Associates in 1977. The LeSueurs bought the property in spring of 1978, shortly before pouring their concrete foundation. Since being moved, the house has had a handful of owners. Currently, it is owned by Timothy and Karen Snyder.

The house is a good example of an American Foursquare house, but the fact that it was moved to its present location after the historical period of Park City reduces its historic value. According to National Register criteria, "A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event." This house may be of local significance to Summit County, but it does not meet the criteria for National Register listing in our determination.

## REFERENCES

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- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

## PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

*2465 Doc Holiday Drive, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



William and Emma Carruth with family, 50th wedding anniversary, May 9, 1920 ([www.wildeandclarkancestors.com](http://www.wildeandclarkancestors.com))



William and Emma Carruth in their house, May 9, 1920 ([www.wildeandclarkancestors.com](http://www.wildeandclarkancestors.com))



2465 Doc Holiday Drive, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



The house in 1970 in Coalville (Summit County Courthouse in background) ([www.wildeandclarkancestors.com](http://www.wildeandclarkancestors.com))









*2465 Doc Holiday Drive. Southwest oblique. November 2013.*



*2465 Doc Holiday Drive. South elevation. November 2013.*





*2465 Doc Holiday Drive. Southeast oblique. November 2013.*



*2465 Doc Holiday Drive. South elevation. November 2013.*

MAPS

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2465 Doc Holiday Drive, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

(outside of 1889 Sanborn boundary)

1889

(outside of 1900 Sanborn boundary)

1900

(outside of 1907 Sanborn boundary)

1907

(outside of 1929 Sanborn boundary)

1929

(outside of 1941 Sanborn boundary)

1941



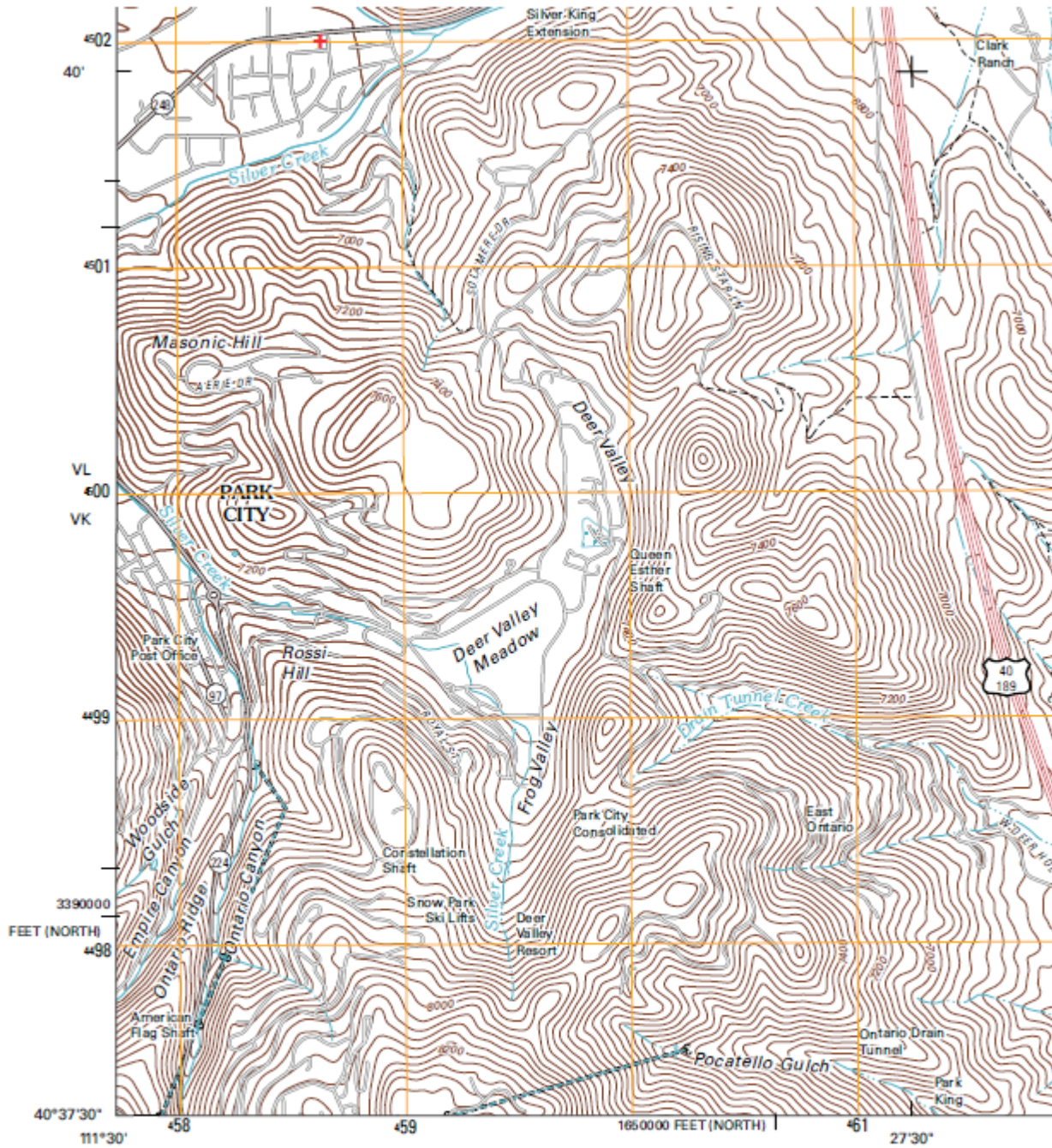






2465 Doc Holiday Drive, Park City, Summit County, Utah

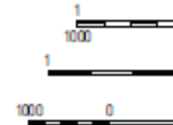
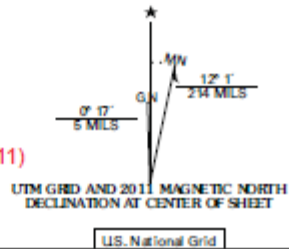
Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009



## DOCUMENTS

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]

Address: 2465 Doc Holiday Drive

City: Park City, UT

Current Owner: Timothy H. and Karen Lea Snyder

Address: (see historic site form for address)

Tax Number: PR-20

Legal Description (include acreage): Lot 20 Prospector Park Sub. (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/20/1892	United States	Hyrum Bates	Patent		N1/2 NW1/4 Sec. 10
6/7/1909	Hyrum Bates & wife	William J. Barrette	W.D.		N1/2 NW1/4 Sec. 10
9/29/1910	William J. Barrette	The Grasselli Chemical Co.	Q.C.D.		N1/2 NW1/4 Sec. 10 [zinc concentrates]
4/17/1947	E.I. duPont de Nemours and Co.	Clarence I. Justheim	Deed		[duPont & Grasselli consolidated 1928]
11/23/1948	Clarence I. & Margaret Justheim	R. Bristol C. Early, C. Christensen	Q.C.D.		[21.5% und. int. each]
4/28/1971	3rd Dist. Court of SL County	Estate: Dorothy J. Early	Decree		[Clyde Early, Jr., Executor]
12/8/1971	Clyde, Jr. & Marilyn Early	D.C. Anderson	Q.C.D.		
10/18/1972	Clarence I. & Margaret Justheim	D.C. Anderson	Q.C.D.		
1/26/1972	D.C. & Ellen R. Anderson	M.F.T. Mortgage Corp.	Memo. of Option		[und. 80% int. N1/2 NW1/4 Sec. 10]
5/24/1974	William L. Christensen, Tr.	Zions First National Bank	Q.C.D.		[und. 21.5%, to Catherine Christensen 1948]
10/21/1974	M.F.T. Mortgage Corp., et al	Murray First Thrift & Loan Co.	Sp. W.D.		"N1/2 NW1/4 Sec. 10, Subject to interests..."
9/4/1975	Zions First National Bank	Murray First Thrift & Loan Co.	Q.C.D.		
9/25/1975	Elizabeth B. Hansen, et al	Murray First Thrift & Loan Co.	Q.C.D.		[estate of Ralph Everist Bristol]
12/13/1977	Prospector Park Associates, et al	Thomas S. & Gerri R. Weaver	W.D.		[PR-20, rest of form]
4/24/1978	Thomas S. & Gerri R. Weaver	Brig & Karen Le Sueur	W.D.		
6/23/1983	Brig & Karen Le Sueur	Brent O. & Shauna W. Sloan	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/22/2015





2465 Doc Holiday Drive, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



## Coalville Home Faces Move To P. C.

A turn-of-the-century style 60 year old house will be moved from Coalville to Prospector Park in Park City this week. The owners of the house, Brig and Karen LeSueur, bought the large two-story white house at a public auction last February for \$5000. Before it travels to Park City this week, the "Caruth House" stood behind the courthouse in Coalville for over 60 years.

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The foundation for the house was poured June 15.

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"We wanted to stay in Park City," she said, "and we really love old houses."

And what's inside the house?

It has a seven feet high oak fireplace as well as the original oak staircase. The LeSueur's new home also has an oak toilet seat in the bathroom. The wall paper has remained the same since the house was built.

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The house is being moved by Robert Wells, who is also moving the Miner's Hospital.

Realtors in town have offered to sell the house for a substantial amount above the \$5000 paid by the LeSueurs.

"But we want it!" said Mrs. LeSueur.

Brig and Karen LeSueur have lived in Park City for 10 months and have three children, Rehn, 3, Ethan, 2, and Jared, seven months. Brig is manager of the 7-11.

Park Record, June 22, 1978.

# HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

## 1 IDENTIFICATION

Name of Property: **William and Emma Carruth House**

Address: **2465 Doc Holiday Drive**

Twtnshp

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Timothy H. and Karen Lea Snyder (H/W jt.)**

USGS Map Name & Date: **Park City East**

Current Owner Address: **PO Box 4041**

Quad/2011

**Park City, UT 84060-4041**

Tax Number: **PR-20**

Legal Description (include acreage): **LOT 20 PROSPECTOR PARK SUBDIVISION, PHASE I, IN SEC 10 T2SR4E SLBM CONT 9008 SQ FT M106-508 M112-463 M264-438-9524-697 961-314 1143-181; 0.21 AC**

## 2 STATUS/USE

### Property Category

☒ building(s)

☐ structure

☐ site

☐ object

### Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

### Use

Original Use: **single dwelling**

Current Use: **single dwelling**

## 3 DOCUMENTATION

### Photos: Dates

☒ digital: **Nov. 2013 (4)**

☒ prints: **2006**

☒ historic: **1920**

### Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski, CRSA Architecture

Date: September 2015

## 4 ARCHITECTURAL DESCRIPTION

Building Style/Type: American Foursquare type No. Stories: 2

Foundation Material: concrete Wall Material(s): novelty wood siding

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

Number of associated outbuildings 1 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The house at 2465 Doc Holliday Drive is a two story foursquare type house that was moved about twenty miles from Coalville, Utah, the county seat of Summit County. The foursquare house, while not one of the main three types of houses built in Park City during the mining era, was common type of house built in Utah during that era, mostly between 1905 and 1925. The low-pitched, hipped roof has asphalt shingles, as does the hip roof covering the porch, which stretches across the full front façade of the house. The façade is symmetrical, with the door being centered on the first floor, and a fixed casement centered on the second floor. The porch is raised, with a latticework covering the area below it. The porch columns have decorative brackets, and a decorative trim piece spanning between them. The horizontal wood siding has a white trim at the corners of the house, and that same white trim is placed around the windows and doors as well. With this being a moved building, the foundation is assumed to be concrete, but it is not visible, so this is unverified. The house has been well maintained, and the unaltered form makes it a very good example of the American foursquare house, but that it was moved from outside of Park City long after the historic period diminishes its historic value.

The detached garage in the rear is not historic.

## 5 HISTORY

Architect/Builder: unknown

Date of Construction: 1911

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house was built in Coalville, Utah, in 1911, according to Summit County records. The first long-term residents of the house were William and Emma Carruth. William was born on April 29, 1850, in South Cottonwood, Salt Lake, Utah (in present-day Murray). Emma Wilde was born on January 19, 1849, in Portswood, England, coming to the United States in 1851. Her family, which had converted to the Church of Jesus Christ of Latter-Day Saints, crossed the plains to Utah in 1852. Emma and William were both residing in Coalville by the time they were married on May 9, 1870. The couple had eleven children, all of whom survived to adulthood. Like many rural Utahans, William had a few occupations, including a farmer in the 1880 census and a carpenter on the 1910 census. It is likely that the house was constructed by William with assistance from friends and neighbors. After building the house in 1911, the Carruths lived there until at least 1920, when photographs of the family at the house immortalized their fiftieth wedding anniversary. William died on October 15, 1922, while Emma died on August 28, 1943.

The Carruth House in Coalville had a variety of owners and remained in good shape until it was purchased by Brig and Karen LeSueur in the late 1970s. It sat east of the Summit County Courthouse, which was expanded at that time to include an added wing and new parking lot on the Carruth lot. The LeSueurs bought the house at auction for \$5,000 and moved it onto a new foundation in a lot in Park City's nascent Prospect Park subdivision in 1978. A *Park Record* article described the condition of the house at the time of its move:

“It has a seven feet high oak fireplace as well as the original oak staircase. The LeSueur’s new home also has an oak toilet seat in the bathroom. The wall paper has remained the same since the house was built.

“A large living room with sliding doors leads into the formal dining room and there are two large walk-in closets upstairs.

“There are five bedrooms and one bathroom. Karen LeSueur said she plans to convert the two walk-in closets upstairs into another bathroom. The bathroom, besides having an oak toilet seat, also has a six foot long bathtub on claw feet.”<sup>1</sup>

The land on which Prospect Park was developed was annexed into Park City in 1973 and subdivided in three phases into the early 1980s by Murray Thrift and Loan Company. The first personal owners of the subdivided lot were Thomas and Gerri Weaver, who bought it from Prospect Park Associates in 1977. The LeSueurs bought the property in spring of 1978, shortly before pouring their concrete foundation. Since being moved, the house has had a handful of owners. Currently, it is owned by Timothy and Karen Snyder.

The house is a good example of an American Foursquare house, but the fact that it was moved to its present location after the historical period of Park City reduces its historic value. According to National Register criteria, “A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.” This house may be of local significance to Summit County, but it does not meet the criteria for National Register listing in our determination.



2465 Doc Holiday Drive. Southwest oblique. November 2013.

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<sup>1</sup> “Coalville Home Faces Move To P.C.,” *Park Record*, June 22, 1978.





2465 Doc Holiday Drive. South elevation. November 2013.



2465 Doc Holiday Drive. Southeast oblique. November 2013.

2465 Doc Holiday Drive, Park City, Summit County, Utah

Historic Site Form—continuation sheet



2465 Doc Holiday Drive. South elevation. November 2013.



# TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 2465 Doc Holiday Drive

City: Park City, UT

Current Owner: Timothy H. and Karen Lea Snyder

Address: (see historic site form for address)

Tax Number: PR-20

Legal Description (include acreage): Lot 20 Prospector Park Sub. (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/20/1892	United States	Hyrum Bates	Patent		N1/2 NW1/4 Sec. 10
6/7/1909	Hyrum Bates & wife	William J. Barrette	W.D.		N1/2 NW1/4 Sec. 10
9/29/1910	William J. Barrette	The Grasselli Chemical Co.	Q.C.D.		N1/2 NW1/4 Sec. 10 [zinc concentrates]
4/17/1947	E.I. duPont de Nemours and Co.	Clarence I. Justheim	Deed		[duPont & Grasselli consolidated 1928]
11/23/1948	Clarence I. & Margaret Justheim	R. Bristol, C. Early., C. Christensen	Q.C.D.		[21.5% und. int. each]
4/28/1971	3rd Dist. Court of SL County	Estate: Dorothy J. Early	Decree		[Clyde Early, Jr., Executor]
12/8/1971	Clyde, Jr. & Marilyn Early	D.C. Anderson	Q.C.D.		
10/18/1972	Clarence I. & Margaret Justheim	D.C. Anderson	Q.C.D.		
1/26/1972	D.C. & Ellen R. Anderson	M.F.T. Mortgage Corp.	Memo. of Option		[und. 80% int. N1/2 NW1/4 Sec. 10]
5/24/1974	William L. Christensen, Tr.	Zions First National Bank	Q.C.D.		[und. 21.5%, to Catherine Christensen 1948]
10/21/1974	M.F.T. Mortgage Corp., et al	Murray First Thrift & Loan Co.	Sp. W.D.		"N1/2 NW1/4 Sec. 10, Subject to interests..."
9/4/1975	Zions First National Bank	Murray First Thrift & Loan Co.	Q.C.D.		
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6/23/1983	Brig & Karen Le Sueur	Brent O. & Shauna W. Sloan	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/22/2015



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TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
6/23/1983	Brent O. & Shauna W. Sloan	Brent O. Sloan, et al	W.D.		
6/15/1989	Brent O. Sloan, et al	Curtis G. Lampi & Nancy Shows	W.D.		
5/6/1998	Curtis G. Lampi [widower]	Timothy & Karen Snyder	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/22/2015

(outside of 1889 Sanborn boundary)

1889

(outside of 1900 Sanborn boundary)

1900

(outside of 1907 Sanborn boundary)

1907

(outside of 1929 Sanborn boundary)

1929

(outside of 1941 Sanborn boundary)

1941



William and Emma Carruth with family, 50th wedding anniversary, May 9, 1920 ([www.wildeandclarkancestors.com](http://www.wildeandclarkancestors.com))



William and Emma Carruth in their house, May 9, 1920 ([www.wildeandclarkancestors.com](http://www.wildeandclarkancestors.com))

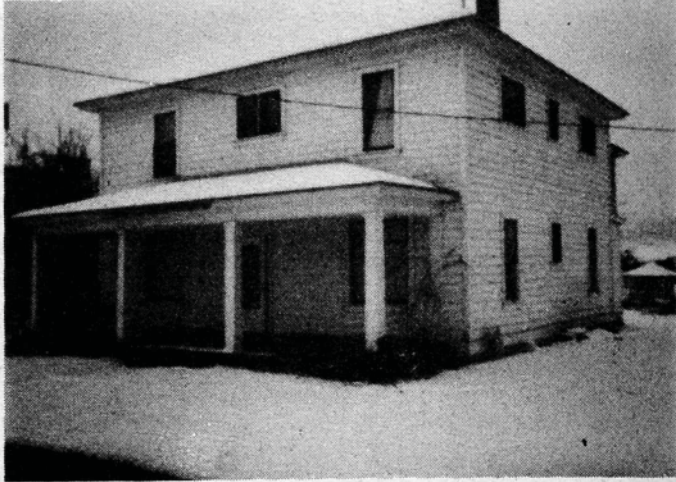
2465 Doc Holiday Drive, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



The house in 1970 in Coalville (Summit County Courthouse in background) ([www.wildeandclarkancestors.com](http://www.wildeandclarkancestors.com))





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And what's inside the house?

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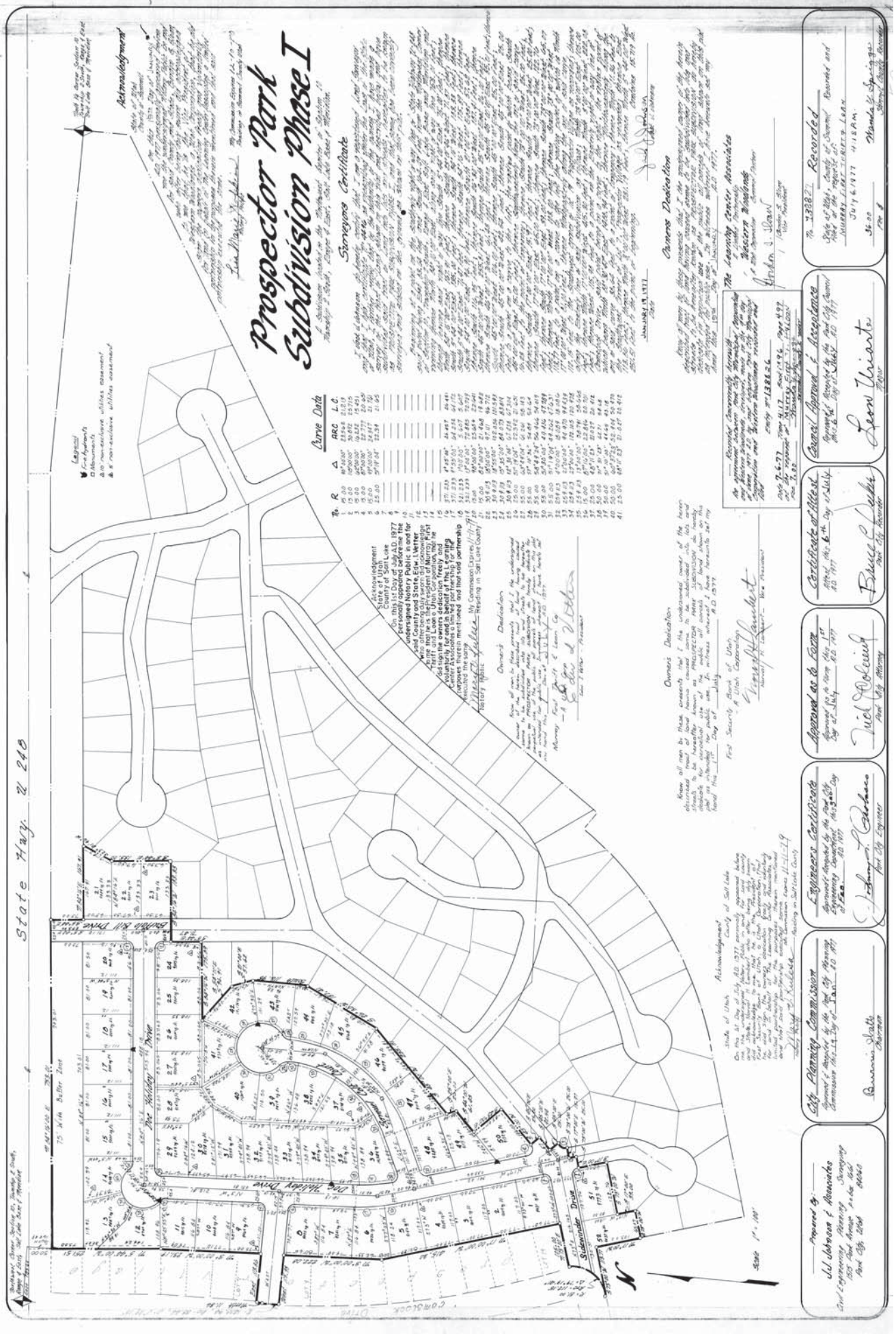
Realtors in town have offered to sell the house for a substantial amount above the \$5000 paid by the LeSueurs.

"But we want it!" said Mrs. LeSueur.

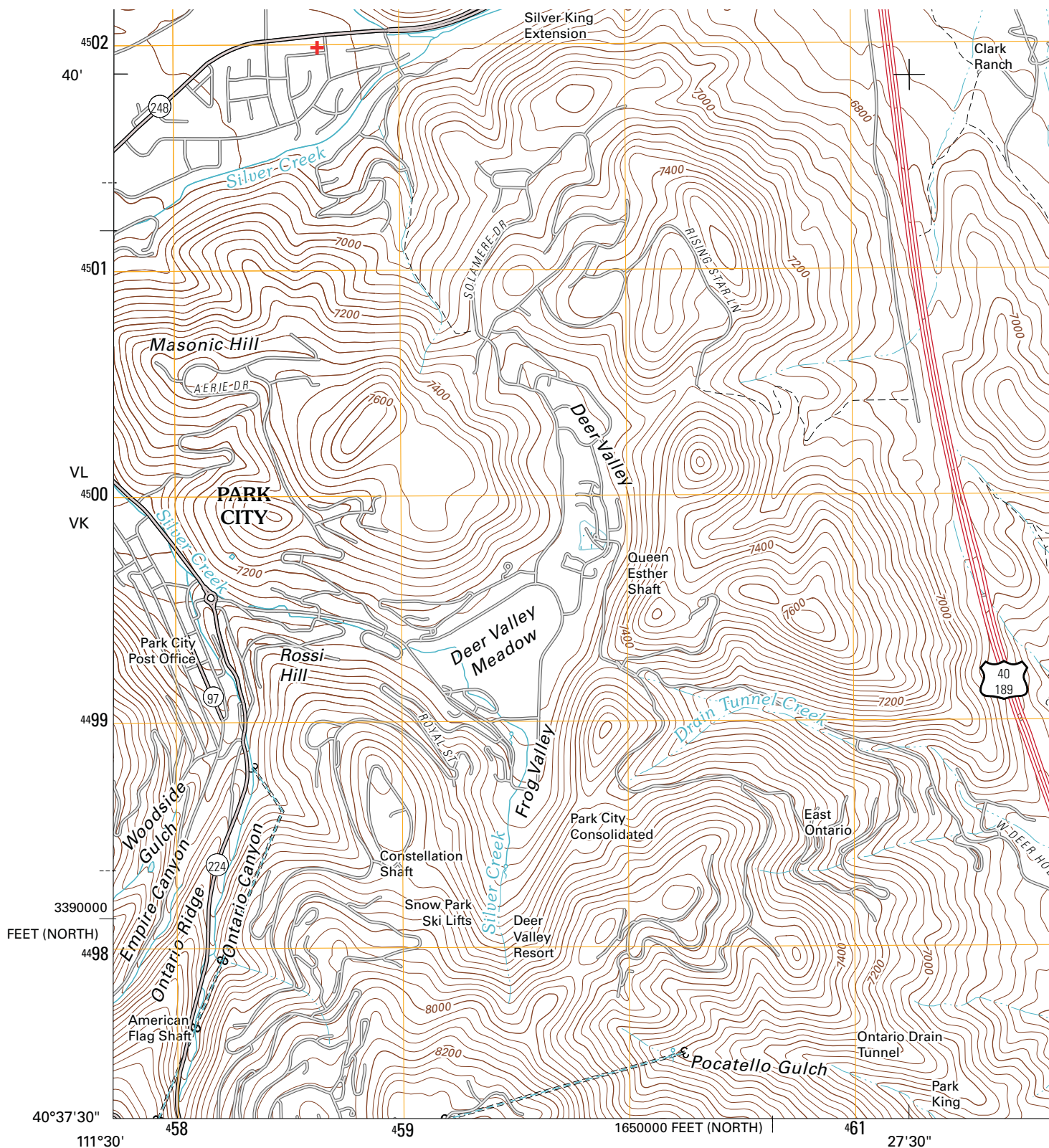
Brig and Karen LeSueur have lived in Park City for 10 months and have three children, Rehn, 3, Ethan, 2, and Jared, seven months. Brig is manager of the 7-11.











Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009

UTM GRID AND 2011 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

U.S. National Grid







## Ambition Living Construction

Permit #: PLAN23-1144 / Lot 20 / Prospector Park Sub. Ph. 1 / 2465 DOC HOLIDAY  
DR

Application Date: 08/28/23 started by Tisha Stender

Submitted On: 08/28/23 by Michelle Johnson

Accepted Date: 08/28/23 by JJ Trussell



PLAN23-1144

Last Inspection Completed:

By:

### Permit History

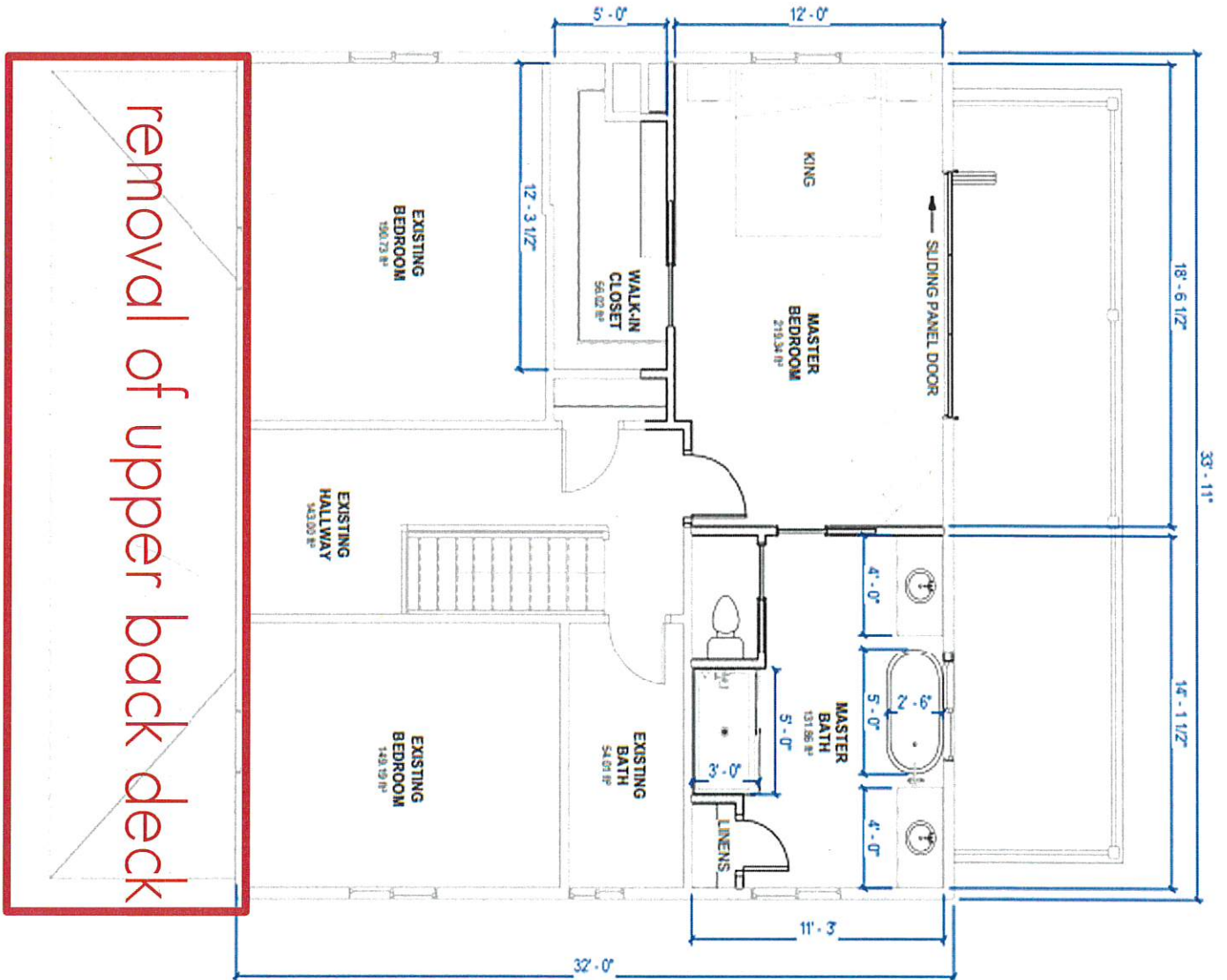
08/30/23 - Jack Niedermeyer - Flagged - No Inspections Allowed No Reminder  
- Planning: HDDR Approval is required for the proposed modifications to the Historic Structure. HDDR Approval will need to be issued prior to approval of the Building Permit. .

### Notes

### Attachments

Current Status: review

Date: 08/28/2023



**From:** Bonnie Brown <[REDACTED]>  
**Sent:** Friday, March 8, 2024 10:43 AM  
**To:** Caitlyn Tubbs  
**Subject:** [External] 2465 Doc Holiday Dr

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Warning: Replies to this message will go to [REDACTED]. If you are unsure this is correct please contact the helpdesk.  
[CAUTION] This is an external email.

Hi Caitlyn,

My name is Bonnie Brown and I live at [REDACTED] Doc Holiday Dr, right next door to Randy and Lorelei Clark st 2465 Doc Holiday Dr. I've been out of town, so am just today seeing the notice of public hearing re removal of a second story deck.

I'm guessing it's probably too late for public comment, but in the event it's not, I just want to say that I'm supportive of the deck removal. The deck is on the back of the house, and the view of the deck is further blocked by their garage. It's barely visible at all except by our house and our neighbor on the corner of Buffalo Bill and Kearns. I don't feel that removing one deck will detract from the historic character of the house.

Sincerely, Bonnie Brown

Sent from my iPhone

# Historic Preservation Board Staff Report



**Subject:** Materials and Opacity Requirements in Historic Districts  
**Application:** PL-24-06041  
**Author:** Caitlyn Tubbs, Senior Planner  
**Date:** April 3, 2024  
**Type of Item:** Work Session

## Recommendation

(I) Review the current requirements for new/replacement materials and paint/stain opacity in Historic Districts and provide feedback to the Planning Team regarding potential modifications to Land Management Code Chapter 15-13 *Regulations for Historic Districts and Historic Sites*.

## Background

The Historic Preservation Board conducted a work session regarding opacity requirements on June 7, 2023 ([Staff Report](#); [SWCA Technical Memorandum on Paint and Stain Opacity](#); [Minutes](#), p. 13-17) and recommended requiring facades of Historic Structures to have an opaque finish but allowing additions and new construction to be exempt from the opacity requirement. Following a Work Session on December 6, 2023, the Historic Preservation Board requested staff return at a later date to continue discussion regarding permitted/prohibited materials and opacity requirements ([Staff Report](#); [Minutes](#), p. 10-13).

## Analysis

In accordance with Land Management Code (LMC) [§ 15-11-5](#), the Historic Preservation Board in part:

- A. Preserves the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Historic Districts and Historic Sites, Chapter 15-13;
- D. Recommends to the Planning Commission and City Council ordinances that may encourage Historic preservation; and
- E. Communicates the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors, and tourists.

The LMC is enacted to implement the goals and policies of the General Plan, in part to protect and enhance the Historic character (LMC [§ 15-1-2\(B\)](#)). General Plan [Community Planning Strategy 15.4](#) (p. 108) is to "[r]eview, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency." [Chapter 15-13](#) of the Land Management Code (LMC) outlines regulations for Historic Districts and Historic Sites.



## (I) Permitted and Prohibited Materials

The selection of materials has an impact on the character and integrity of a structure within a Historic District, whether the building is historic on its own or simply within the same Streetscape. Permitted materials vary depending on their location on a structure and whether or not the structure is designated on Park City's [Historic Sites Inventory](#).<sup>1</sup>

### Materials on Historic Structures:

Pursuant to LMC § [15-13-2\(A\)\(4\)](#) "Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved." When historic materials must be replaced, LMC [15-13-2\(B\)\(2\)\(a\)\(4-7\)](#) requires the replacement material to match the scale, dimension, profile, material, texture, and finish of the original material. Applicants may use fiber cement or plastic-wood composite materials only when they are made of a minimum of 50% recycled and/or reclaimed materials and when the Applicant can demonstrate the substitute material will not damage or cause deterioration of the historic materials. Further, these materials may only be used on primary and secondary facades when the Applicant can also demonstrate the materials result in an energy-efficient gain of 30 percent or more.

LMC § [15-13-6](#) outlines requirements for the treatment of historic building materials as follows:

#### A) *Paint*

- a. *Paint color is not regulated by the Regulations.*
- b. *When painting a historic structure, colors that are in keeping with the structure's style and period should be considered. Along with material and physical differentiation, painting an addition to a historic structure a color different than the historic structure to visually differentiate the addition should be considered.*
- c. *Original materials such as brick and stone that were traditionally left unpainted shall not be painted. Materials, such as wood, that were traditionally painted shall have an opaque rather than transparent finish when placed on a Historic Structure.*
- d. *Low-VOC (volatile organic compound) paints and finishes should be used when possible.*

B) *Wood – Historically, wood was a popular material choice for siding, cornices, brackets, columns, balustrades, and other architectural features. These wood features, important in defining the historic character of the building or structure, are therefore important to retain, repair, and protect.*

C) *Masonry – Historic masonry materials generally include stone, brick, terra cotta, and adobe. Mortar was used to bond masonry units together. Historic mortar was quite soft, consisting primarily of lime and sand; however, after 1880, Portland cement was added to create a more rigid bond. While masonry is among the most durable of historic building materials, it is also very susceptible to damage*

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<sup>1</sup> Codified in LMC [§ 15-11-10](#)

*by improper maintenance and repair techniques and harsh or abrasive cleaning methods.*

- D) Architectural Metals – Architectural metal features may include cast iron facades, siding, porches, and steps. Sheet metal cornices, siding, roofs, roof cresting, and storefronts are often found on historic buildings and structures. These features may be important in defining the overall historic character of a building or structure. Metals commonly used in historic buildings and structures include lead, tin, zinc, copper, bronze, brass, iron, steel, nickel alloys, stainless steel, and aluminum.*

Proposed replacement materials on historic structures are required to match the existing materials as closely as possible; the material should be the same and the profile and texture of the replacement materials is required to match the original. Wooden lap siding is a common replacement material on historic residential structures due to its prevalence as a historic siding material.

Vinyl and aluminum siding is prohibited and LMC [§ 15-13-2\(B\)\(2\)\(a\)\(7\)](#) encourages the removal of all forms of synthetic siding from historic structures due to their potential to cause, conceal, or accelerate damage to the historic siding materials.

#### Materials on Non-Historic Structures:

The LMC provides additional flexibility in material choice for non-historic construction. LMC [§ 15-13-8\(B\)\(4\)](#) states “[b]uilding materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.” Wooden lap siding is still a common material for new construction, however, metal siding and some composites are also popular choices. Further, LMC [§ 15-13-8\(A\)\(11\)](#) provides that “[n]ew materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials.”

Several applicants have expressed concern with this requirement, preferring a reclaimed wood or other “raw” wood aesthetic in their projects. The Planning Department regularly receives visits from prospective applicants with samples of building materials to determine which treatments would be compliant with the adopted requirements. During a June 7, 2023 Work Session, the HPB opined that allowing greater flexibility in opacity treatments on non-historic additions or structures would provide contrast between new construction and historic structures and, as a result, would highlight the historic buildings ([Minutes](#), p. 17). In a December 6, 2023 meeting, the HPB stated its interest in reviewing commonly proposed materials to determine their compatibility with the Historic Districts. During the December meeting, the HPB opined that the paint and stain opacity requirements would also be directly affected by materials changes.

## **(II) Paint and Stain Opacity Requirements**

For Historic Structures, LMC [§ 15-13-6\(A\)\(3\)](#) requires “[m]aterials, such as wood, that were traditionally painted shall have an opaque rather than transparent finish.” This provision continues, “[a] rustic, bare-wood look is generally not appropriate on historic residential and commercial structures, but may be appropriate on accessory structures.” Similarly, for Non-Historic Structures, LMC [§ 15-13-8\(B\)\(2\)\(a\)\(5\)\(b\)](#) requires “[m]aterials, such as wood, that are traditionally painted [to] have an opaque rather than transparent finish.”

SWCA, the City’s Historic Preservation Consultant, provided a written [memo](#) on November 22, 2022, regarding why historic structures were traditionally painted and providing context for this requirement. As noted in the memo, paint was traditionally reserved for exterior materials and stain or varnish for interior building materials and maintained a level of cleanliness and appearance throughout the city. An 1880s Park Record advertisement also states the fire-proofing potential of paint on exterior materials (A-1) which made it a popular choice for building owners following the Great Fire.

In today’s age fire protection measures have advanced significantly and design aesthetics have also evolved. Several applicants have approached the City to request materials on new construction to have a translucent, rather than opaque, finish. As previously stated, the HPB has indicated their interest in examining these requirements to provide additional flexibility for non-historic structures or additions to historic structures.

### **Summary**

The Planning Team requests the HPB’s feedback on the current requirements and whether or not the allowed/prohibited materials and/or the paint and stain opacity requirements should be adjusted through an amendment to the LMC.

# Historic Preservation Board Staff Report



**Subject:** Historic District Regulation Illustrations  
**Application:** PL-23-05962  
**Author:** Planning Team  
**Date:** April 3, 2024  
**Type of Item:** Work Session - Land Management Code Amendments

## Summary

(I) Review the proposed Land Management Code Amendments that illustrate Chapters 15.2-1 through 15-2.4, the residential Historic District regulations, and Chapter 15-13 *Design Regulations for Historic Districts and Historic Sites*, (II) accept public comment, and (III) provide feedback to Planning Team.

## Analysis

In accordance with Land Management Code (LMC) [Chapter 15-11](#), the Historic Preservation Board is charged with the preservation of the City's unique Historic character and the creation, and periodic update, of comprehensive regulations for Historic Districts and Historic Sites. Additionally, the Board is tasked with recommending ordinances that may encourage Historic preservation to the Planning Commission and City Council. Staff recommends amendments to the LMC to make the Historic District Regulations more accessible to applicants through illustrations.

The LMC is enacted to implement the goals and policies of the General Plan, in part to protect and enhance the Historic character (LMC [§ 15-1-2\(B\)](#)). [General Plan Objective 15C](#) (p. 107) is to "[i]ncrease local knowledge of historic preservation principles and accepted standards through increased public education and programming." Illustrating key requirements will make these development standards more accessible to the public and support consistent project reviews. Illustrating and updating the Historic District Regulations also advances General Plan [Community Planning Strategy 15.4](#) (p. 108), which is to "[r]eview, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency."

## **Staff Recommends Illustrating the Historic District Regulations**

The City first published the Guidelines for Historic Districts ("Guidelines") on June 16, 1983 to preserve the historic character of Park City and to guide compatible infill development. The Guidelines were last updated on May 16, 2019, when City Council adopted [Ordinance No. 2019-06](#). The Guidelines outline required standards for modifications to any of the 400+ designated Landmark and Significant Historic Sites on Park City's [Historic Sites Inventory](#) and for new construction within the City's Historic Zoning Districts. These Guidelines are codified in LMC [Chapter 15-13](#) to preserve historical aspects of Old Town and to guide compatible infill development in our National Historic Districts.

The 1983 Guidelines were 52 pages in length and included illustrations. The current Guidelines contain over 27,000 words in 81 pages with no illustrations. To provide clarity for applicants, the City has prioritized illustrating the Guidelines.

On March 9, 2023, the City Council approved a Professional Services Agreement between the City and lo LandArch to create illustrations for LMC Chapter 15-13 ([Staff Report](#); [Minutes](#) p. 9). The illustrations created by lo LandArch include graphics showing permitted grading treatments in Historic Districts, a window with an appropriate “2:1 ratio,” and an illustration depicting a “visually-subordinate” addition to a primary structure. Additionally, staff created illustrations to clarify driveway standards, transitional element requirements, building height maximums and minimum setback requirements, offsets from garages to front doors, and the amount of foundation permitted to be seen above Final Grade. These illustrations have been inserted into the draft ordinance (see Exhibit A).

### **Next Steps**

The Planning Commission will review the proposed amendments, accept public comment, and provide feedback to Planning Staff at a future meeting, tentatively scheduled for May 8, 2024. Staff will return to the Historic Preservation Board following the incorporation of all feedback and the Board will review the proposed changes, conduct a public hearing, and may forward a formal recommendation to the Planning Commission. The Planning Commission will then review the proposed amendments, conduct a public hearing, and may forward a formal recommendation of the amendments to the City Council.

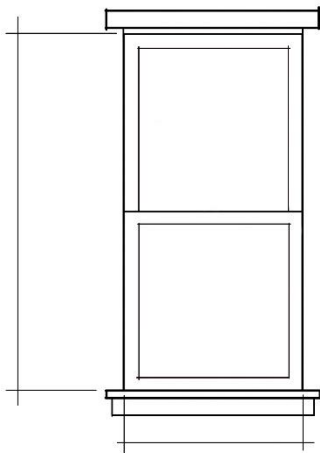
### **Exhibit**

Exhibit A: Draft Illustrations

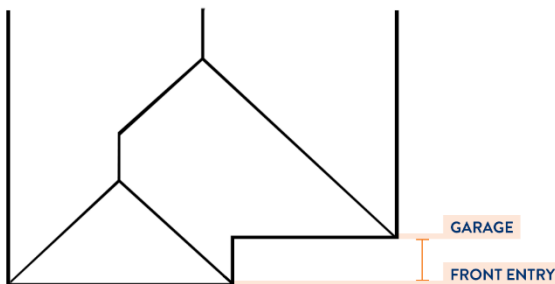




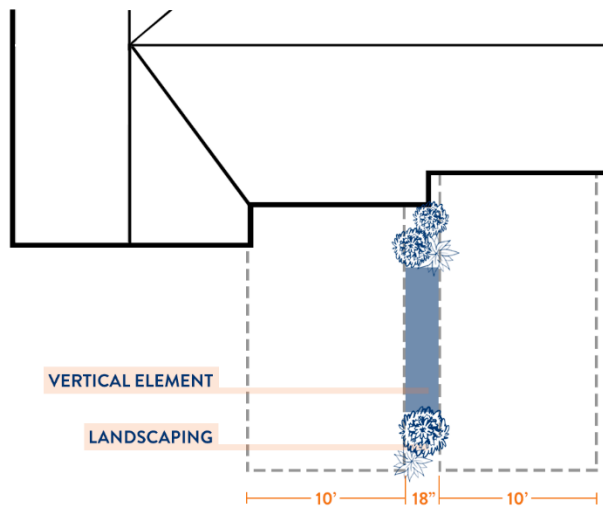
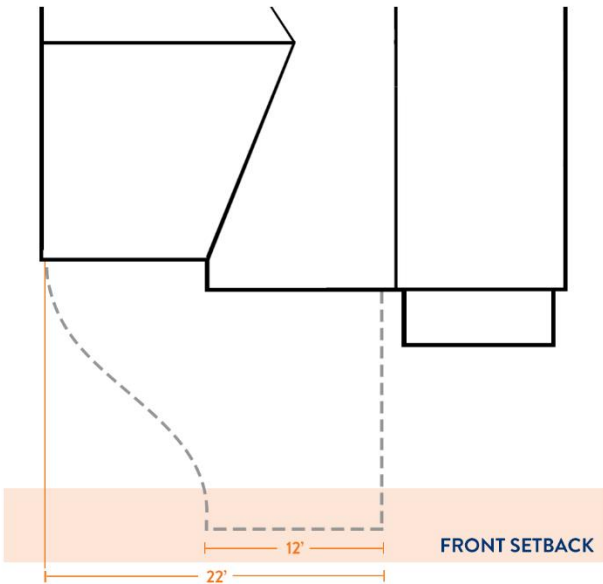
Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.



Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.

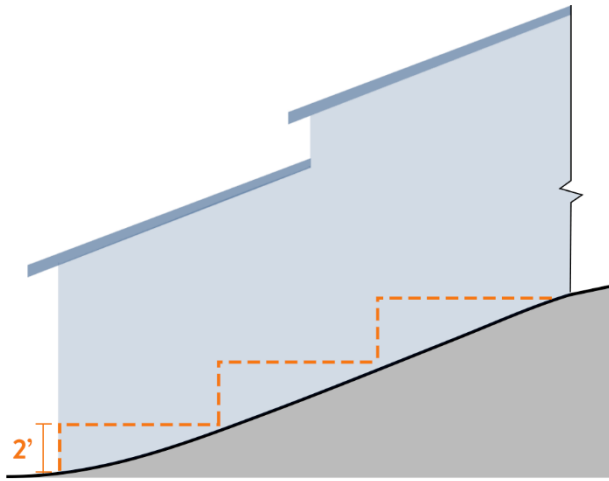


Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.



New driveways shall not exceed ten (10) feet in width. For an approved two-car garage, driveway access to the two-car garage may be provided in one of two ways:

1. A maximum 12-foot-wide curb cut and 12-foot-wide driveway is allowed within the Front Setback. Beyond the Front Setback, the driveway may achieve a 22-foot maximum width to access the two-car garage.
2. One maximum 10-foot-wide curb cut and one maximum 10-foot-wide driveway is allowed to access each of the two garages. The two driveways:
  1. shall be separated with at least 18 inches of landscaping; and
  2. shall include a vertical element at least 18 inches in height, 18 inches in width, and in a length to be approved by the Engineering Department, depending on Right-of-Way encroachments, turning radii, and Sight Distance Triangle.



A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final grade on the primary façade. No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.

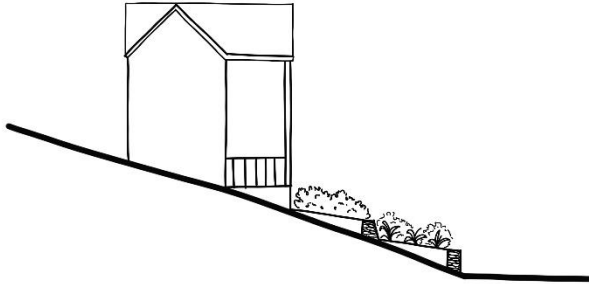
No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirements must be met:

1. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
2. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.





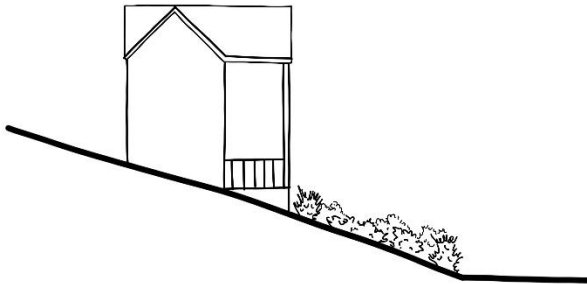
## Topography and Grading

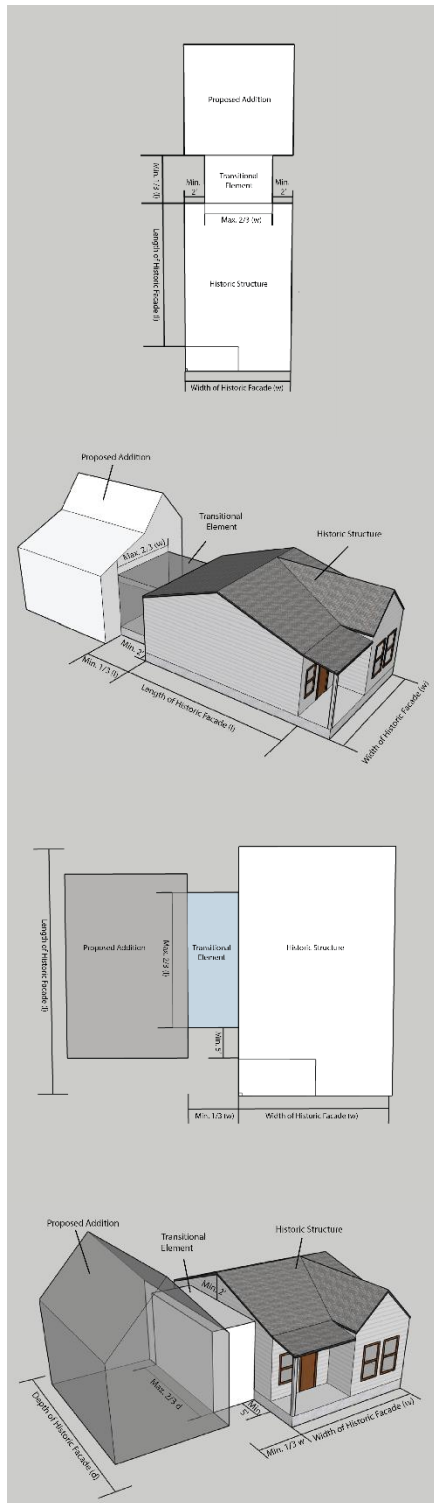


1. The natural topography and original grading of a site shall be maintained when feasible.

2. Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.

3. A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.





## Transitional Elements

1. In-line additions should be avoided generally are not appropriate.

2. A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure's footprint may include additions to the historic structure made within the historic period that have gained historic significance in their own right.

3. When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.

4. On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').

5. In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. All other previous requirements apply.

6. The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.

7. The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.

8. Balconies and decks may be attached to the secondary facades of a transitional element; however, no roof deck is permitted on the transitional element.

9. When an existing non-historic or non-contributory

addition is used as a transitional element, the preceding regulations for transitional elements shall not apply.