



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
May 7, 2025**

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. Zoom Link: <https://us02web.zoom.us/j/82086188552>

- 1. MEETING CALLED TO ORDER AT 5:00PM**
- 2. ROLL CALL**
- 3. SWEARING-IN CEREMONY**
 - 3.A. Swearing-In Ceremony for Dalton Gackle, Douglas Stephens, Katie Noble, and Randy Scott.
- 4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**
 - 4.A. **Historic Preservation Board Chair Election** – Pursuant to Land Management Code Section 15-11-3, the Historic Preservation Board Will Elect One of Its Members to Serve as Chair for a Term of One Year.
- 5. PUBLIC COMMUNICATIONS**
- 6. MINUTES APPROVAL**
 - 6.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from March 5, 2025
- 7. REGULAR AGENDA**
 - 7.A. **176 Main Street – Material Deconstruction** – The Applicant Proposes to Deconstruct a Landmark Historic Structure in the Historic Residential - 2 Sub-Zone B Zoning District and Reconstruct the Structure with an Attached Addition. PL-25-06472
(A) Public Hearing; (B) Action
 - 7.B. **555 Deer Valley Drive – Historic District Grant Application** – The Applicant Requests Historic District Grant Funding for Minor Repairs and Painting of the Exterior Facade of Two Significant Historic Sites Within the Line Condominium Development in the Residential Medium Density Zoning District. PL-25-06479
(A) Public Hearing; (B) Action
 - 7.C. **1455 Woodside Avenue – Relocation of Historic Structure** – The Applicant Proposes Removing a 580-Square-Foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Form, Restoring a Historic Porch, Relocating the 1904 Significant Historic Structure to the Southwest, and Creating Three Lots in the Recreation Commercial Zoning District. PL-23-05777
(A) Ratification of Final Action Letter
- 8. ADJOURNMENT**



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF MARCH 5, 2025**

BOARD MEMBERS IN ATTENDANCE: Randy Scott - Chair, Lola Beatlebrox, Puggy Holmgren, Dalton Gackle, Douglas Stephens, Alan Long

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Jacob Klopfenstein, Planner I; Lillian Zollinger, Planner III; Mark Harrington, City Attorney, Meredith Covey, Planner I; Elissa Martin, Planning Project Manager

1. ROLL CALL

Chair Randy Scott called the Historic Preservation Board Meeting to order at 5:00 p.m.

2. ROLL CALL

A roll call was conducted with the present Board Members.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from February 5, 2025.

MOTION: Board Member Beatlebrox moved to APPROVE the Historic Preservation Board Meeting Minutes from February 5, 2025. Board Member Gackle seconded the motion.

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

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, shared updates with the Historic Preservation Board. She thanked those who attended the General Plan open house last night. The project website has been updated to indicate where the General Plan process is currently. There is also information about the existing trends and a summary of the statistically valid survey. There is a questionnaire available on the project website as well where community members can weigh in on different land use and transportation scenarios that

best reflect the community vision. The questionnaire will be open through March 24, 2025. The General Plan information and questionnaire are at engageparkcity.org.

Director Ward reported that there are no items scheduled for the April 2, 2025, Historic Preservation Board Meeting. As a result, that meeting has been canceled. The next Historic Preservation Board Meeting will be held on May 7, 2025.

Board Member Alan Long stated that he is participating in the meeting virtually.

Planner I, Jacob Klopfenstein, shared additional updates with the Board. He thanked Board Members for their input last month on the Historic Preservation Award. Staff is currently running a request for proposal (“RFP”) for the art piece. The RFP will remain open until March 14, 2025. He clarified that proposals are being accepted from artists interested in creating an art piece to commemorate the award for 517 Park Avenue. Board Member Lola Beatlebrox asked if the March 15, 2025, deadline allows enough time for applications to be received. Planner Klopfenstein explained that Staff will be monitoring that. If it looks like the deadline needs to be extended, that can be discussed.

There were no Board Member disclosures.

5. PUBLIC COMMUNICATIONS

There were no public communications.

6. REGULAR AGENDA

- A. 615 Woodside Avenue – Material Deconstruction – The Applicant Proposes to Modify Two Historic Window Openings on a Significant Historic Structure in the Historic Residential - 1 Zoning District. PL-25-06428.

Planner III, Lillian Zollinger, presented the Staff Report and explained that the item is for Material Deconstruction modification at 615 Woodside Avenue. This proposal was previously seen late last year. There is one modification to be reviewed at the meeting.

615 Woodside Avenue is a Significant Historic Structure with a non-historic addition at the rear. The rear addition is an existing non-complying structure. This property is in the Historic Residential – 1 Zoning District. It was noted that the Historic Preservation Board previously approved the lifting of the historic structure to construct a basement.

Planner Zollinger shared an image of the property. She explained that the image shows two windows, one highlighted in purple and one highlighted in orange. Those two windows do not currently meet egress requirements. The applicant has reconfigured some of the interior layout to create another bedroom on the inside of the structure. The highlighted windows need to be upgraded to meet safety egress requirements. It was

noted that the new windows will match the existing third window on the right in terms of dimensions and egress requirements. The Land Management Code (“LMC”) states that the applicant should avoid interior changes and avoid modifying historic openings, but the LMC also notes that there is flexibility regarding windows on a secondary façade. Since these are on the secondary façade, Planning Staff recommends approval of the request.

Several proposed Conditions of Approval were reviewed, including the following:

- The Applicant shall provide the City with a Financial Guarantee in accordance with LMC § 15-11-9 - Preservation Policy in a form to be approved by the City Attorney’s Office to be recorded with the Summit County Recorder’s Office prior to submitting a Building Permit application;
- The windows approved to be expanded shall not exceed the minimum requirements for egress as outlined in the International Building Code;
- The Applicant shall update the Historic Preservation Plan to reflect the modification approved. New windows installed on the Historic Structure shall be made of wood.

It was noted that the applicant representative, Cole Knight, is present at the Historic Preservation Board Meeting. Mr. Knight shared information about the smaller window that was shown. Previously, it was located in a bathroom, but it would now be located in a bedroom. There is some photographic documentation that shows the space beneath that window has had a lot of the siding patched. As a result, it appears the window is not a historic opening. Board Member Beatlebrox asked if the area being discussed is located on the side of the home, which was confirmed. She wanted to know if it can be seen from the street. Mr. Knight confirmed that it can be, but those windows are only seen at an angle, as the public right-of-way is at a much lower elevation. He shared the side elevation with the Board for reference. The small window is more than halfway back on the historic portion of the elevation. When something is further back and out of the public right-of-way, the code treats it slightly differently. Another image was shared to highlight the fact that the siding beneath the window has clearly been patched at some point.

Board Member Douglas Stephens referenced the Condition of Approval about the minimum requirements for egress. He asked if the intention is to match the two new windows with the historic window. Mr. Knight confirmed that this is the idea. Board Member Stephens suggested an amendment to the Condition of Approval so there is additional clarity provided. The intention is to match the one historic-sized window that is there, within a couple of inches. The exact size will depend on the window manufacturer. Planner Zollinger wanted to better understand the amendment desired for Condition of Approval #5. Board Member Stephens stated that there can be more clarity provided.

Discussions were had about modified language for Condition of Approval #5. Board Member Puggy Holmgren asked if this used to be a boarding house. Mr. Knight stated that his understanding was that it was originally a boarding house for miners. There is information about that in the historical form of the project. The new condition language was read:

- The windows approved to be expanded shall match the dimensions of the third window on the second level of the north side.

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

Board Member Beatlebrox expressed support for the application. Board Member Holmgren was also supportive of the application. She asked if this will change the designation or if it will still remain a Significant Historic Structure. Chair Scott believed it would remain significant. Board Member Long stated that he is supportive of the request.

MOTION: Board Member Beatlebrox moved to APPROVE the modified Material Deconstruction of the Significant Historic Structure at 615 Woodside Avenue according to the Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. 615 Woodside is a Significant Historic Structure and was constructed sometime before 1889.
2. 615 Woodside Avenue is in the Historic Residential – 1 Zoning District and is Lot 1 of the Walter-Daniels Amended Lot 2 Subdivision.
3. The Historic Preservation Board approved the Lifting and Material Deconstruction of 615 Woodside on November 6, 2024, to accommodate foundation upgrades, a basement addition, and rehabilitation of the Significant Historic Structure.
4. The Applicant proposes a modification to the Material Deconstruction Final Action Letter.
5. The Applicant proposes enlarging two existing windows to meet egress requirements in dimensions reflective of an existing third window on the secondary (northern) façade.
 - a. The Applicant proposes installing a code-compliant egress window on a secondary (northern) façade for an existing bedroom.
 - b. The Applicant proposes converting a bathroom to a new bedroom, requiring a code-compliant egress window on a secondary (northern) façade.
6. The Land Management Code discourages interior changes that affect the exterior appearance of primary and secondary facades (LMC Section 15-13-2(B)(2)(a)(8)). LMC Section 15-13-2(B)(2)(d)(1) states Applicants

should maintain and preserve historic window openings, windows, window surrounds, and decorative window features. However, LMC Section 15-13-2(B)(2)(d)(11) provides some flexibility and states it is generally inappropriate to modify windows on the primary façade to accommodate interior changes.

7. The Applicant's proposed modifications to windows are limited to the secondary (northern) façade.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction*.
2. The proposal, as conditioned, complies with LMC § 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval

1. Final Building Plans and construction details shall reflect substantial compliance with the Historic Preservation Board's March 5, 2025 approval. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The Applicant shall provide the City with a Financial Guarantee in accordance with LMC § 15-11-9 Preservation Policy in a form to be approved by the City Attorney's Office to be recorded with the Summit County Recorder's Office prior to submitting a Building Permit application.
5. The windows approved to be expanded shall match the dimensions of the third window on the second level of the north side.
6. The Applicant shall update the Historic Preservation Plan to reflect the modification approved. New windows installed on the Historic Structure shall be made of wood.

Board Member Gackle seconded the motion.

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

B. 1455 Woodside Avenue – Relocation of Historic Structure – The Applicant Proposes Removing a 580-square-foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Structure 14 Feet Towards the Southeast of the Property in the Recreation Commercial Zoning District in Order to Create Up to Four Lots. PL-23-05777.

Planner Zollinger presented the Staff Report and explained that the application is for Rehabilitation and Relocation at 1455 Woodside Avenue. She reported that 1455 Woodside Avenue is a Significant Historic Structure built circa 1904 and is in the Recreation Commercial (“RC”) Zoning District on an unusual lot size for historic proportions. After 1941, minor additions were added to the rear. In 1965, a detached two-car garage was constructed. Previously, the Board reached consensus to approve:

- The removal of the 580-square-foot rear 1960s addition to rehabilitate the 1904 Significant Historic Form;
- The restoration of the front porch to reflect the 1904 materials and Mature Mining Era (1894-1930).

The Historic Preservation Board is now being asked to discuss the following:

- The relocation of the 1904 Significant Historic Structure to allow for the creation of up to four lots to accommodate the Significant Historic Structure and the construction of up to three new single-family dwellings.

As outlined in the Staff Report, there is a streetscape image that shows the two adjacent historic structures with an approximate width of 55 feet at the front, as viewed off of Woodside Avenue. The existing site of 1455 Woodside Avenue is approximately 103 feet. If the applicant were to subdivide the lot, it could be done without any Historic Preservation Board consideration and create a similarly sized lot of 55 feet, as viewed from Woodside Avenue. Planner Zollinger noted that the applicant submitted several proposed plans for the structure, which are all included in the Staff Report.

Staff continues to recommend that the structure not be relocated, as Staff does not find it complies with the requirements of the LMC for relocation. However, as discussed previously, if the Board is interested in relocation, some items may be considered. For example, the applicant proposed a 49-foot-wide lot. If looking at the similar adjacent historic structures at 1445 and 1439 Woodside Avenue, there is an approximate 12-foot buffer between the structure and the lot lines. If the Board were to consider that, one of the options might be to move the structure to replicate a similar buffer. Additionally, it might be possible to move the historic structure up to comply with setbacks. Planner Zollinger shared an image from the applicant documents that shows a proposed location,

moving the structure 14 feet to the south. To approve the relocation, the Board needs to determine that unique conditions warrant the proposed relocation and/or reorientation on the existing site. Unique conditions include all of the following:

- The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
- The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Staff recommends that the Historic Preservation Board approve:

- The removal of the 580-square-foot rear 1960s addition to rehabilitate the 1904 Significant Historic Form;
- The restoration of the front porch to reflect the 1904 materials and Mature Mining Era (1894-1930).

Staff also recommends that the Board direct Staff to draft findings for the relocation.

The applicant representative, Molly Guinan, introduced herself to the Board. The site is a single lot of 9,047 square feet in the RC Zone. It is just smaller than five standard 25x75 Old Town lots. The lot has one historic single-family residence of 515 square feet. The lot is surrounded on three sides by commercial multi-family residences to the north, east, and west. There are two historic homes to the south. As discussed during the last meeting, there is a desire to follow the guidelines of the LMC for future development of the site. The client also wishes to preserve the historic portion of the home.

It was established in the last Historic Preservation Board Meeting that if the house is left in the current location, there are two possible outcomes. The first is that the house can be retained in its current position and an appropriately zoned structure can be built around it, behind it, or next to it. With required setbacks, it would allow for a rough building footprint of 4,249 square feet and a height of 35 feet. This would include transitional elements from the historic to the new build. The other option would be to leave it where it is and subdivide the lot. The house could be retained in its current position and a second or third single-family or commercial residential lot can be added to the north. The single-family resident lots would be restricted to a maximum of 3,750 square feet, which would leave the grandfathered historic lot at 5,297 square feet.

Ms. Guinan explained that the two options create the opportunity for a large commercial or residential structure that does not satisfy the desire of her client to respect the streetscape and historic massing of the house. At the last meeting, the Historic Preservation Board asked them to look at size alternatives. As a result, there was work done to look at the view of the streetscape. There are three historic homes outside of any Historic District, so work was done to mirror the lot upon the center house. The lot at 1439 Woodside Avenue is 3,920 square feet. The subdivision it is part of has a flag lot to the south and west that contains a driveway that sits between the historic lot and its neighboring condominium lots. That driveway is not part of 1439 Woodside Avenue but belongs to the flag lot behind. If that lot is mirrored, it would allow them to move the historic home at 1455 Woodside Avenue towards the south property line and introduce a driveway. This would create a clear delineation on both the south and north of the three historic homes. That would separate the historic homes from the north area.

Ms. Guinan reported that there are several options included in the Meeting Materials Packet. Each option presented is based on the idea of moving the historic home closer to the other two historic homes and creating a driveway to the north. In the materials submitted, the property to the north was left blank. Ms. Guinan explained that the setbacks are based on lot square footage, so various options have been shown that match the neighboring square footage. The goal with the options is to address the main concern of protecting the historic elements and streetscape. A conscious decision was made to show the volume of the north lot without specifying what that lot might become in the future. The Planning Department asked for some options, so those are included.

The potential lot configurations were reviewed. Ms. Guinan shared Proposed Plan A, which would allow for four lots. By creating four lots, the historic site would be 2,771 square feet, and each of the northern lots would be 25x86. There would be the same height restriction of 27 feet. Proposed Plan C was shared. The option is to move the historic house, create a drive or parking area to the north, and divide the upper lots. Those lots could be evenly divided or there could be a smaller lot next to the house and a larger lot at the top. This would be a way of “ramping up” to the commercial.

Board Member Beatlebrox asked about the footage on the street side for each of the parcels. Ms. Guinan stated that the two northern lots would be 32 and the historic lot would be 38.5. Discussions were had about other measurements. It was reiterated that the existing driveway belongs to the lot behind rather than to the historic home.

Board Member Dalton Gackle asked about the distance the historic home is proposed to be moved. Ms. Guinan reported that in the Meeting Materials Packet, there are several examples shown. The square footage of the lot dictates how far the setbacks are. Chair Scott asked about the different scenarios that have been shared. Ms. Guinan noted that one of the sticking points in the last meeting was the request for 14 feet. It does not necessarily have to be 14 feet, so in the materials, there were variations presented.

Board Member Stephens asked about the last lot division where the middle lot was a little bit narrower. He wanted to know what the frontages were on the two new lots. Ms. Guinan stated that the single-family residence is 25 feet. Board Member Stephens asked if that would trigger a 3-foot side yard setback or a 5-foot side yard setback. It was stated that it would be three feet for that lot size. There would be a 5-foot setback for 39 feet.

Board Member Beatlebrox wanted to better understand the idea of “ramping up.” Ms. Guinan clarified that their preference is to have four single-family lots. However, during the last discussion, the Board noted that the commercial to the north, west, and east overshadows the historic lot. If all of the lots were single-family, then the end lot would be overshadowed. They were asked whether it was possible to blend the uses from the historic site to the surrounding commercial so it didn’t appear overshadowed. Board Member Beatlebrox recalled there was a discussion at the last meeting about whether three or four single-family lots would correct the mistakes of the past, which allowed certain density in an area with historic homes. She is not certain the Historic Preservation Board has an interest in requiring the “ramping up” concept that has been presented.

Chair Scott noted that as long as he has been on the Board, relocation has not been allowed. This is an opportunity for the applicant and Board to have input to ensure that whatever moves forward blends in appropriately. Board Member Beatlebrox asked if there is an option for three lots as opposed for four. Ms. Guinan confirmed that there is an option for three lots to the north as well as three individual lots. Discussions were had about the setback on the historic home and the different options presented to the Board.

Board Member Stephens pointed out that if there are two equal-sized lots, there will be two buildings of equal massing. On the other hand, if there is a middle lot at 25 feet, it will have a certain architecture to it that is defined by a 25-foot-wide lot. The next size lot that is 39 feet wide can have some architectural interest there. As a result, there will be some different architecture. Something the Board does not typically deal with is historic homes outside of the Historic District. The fact that this is in the RC Zone makes it a different application to consider. There is a desire to protect historic homes in the area.

Ms. Guinan reported that the RC Zone was put there to support the resort base. The condominiums that have been built there were not a mistake, but were intentional for that zone. The three historic homes are the outliers in the zone. There is a desire to respect what is there as well as what the zone intends. The Board further discussed the RC Zone.

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

Director Ward provided background information on this section of code and how it has changed over the years. In 2009, the criteria for relocation were different. There were allowances at that time if historic structures encroached on adjacent properties. Since then, the code has been amended to allow for setback exceptions, where those encroachments can remain and the historic sites can remain in their original

encroachment. At that time, the Planning Director and Chief Building Official had the authority to make a determination about whether there were unique conditions specific to the site. In 2012, that criteria remained in place, but a footnote was added to state that the Historic Preservation Board would make a determination if there was an appeal.

In 2015, the code was rewritten and there were some fairly substantial updates. It stated that the new site shall convey a character similar to that of the historic site in terms of the scale of neighboring buildings, materials, site relationships, geography, and age. It also stated that integrity will not be diminished. The intention was to make sure all of that was maintained with relocation. At that time, there was also a requirement for the applicant to show that all other alternatives were reasonably considered. In 2016, those additional considerations were removed from the code. Director Ward explained that some of the proposed relocation applications in the past were reviewed under different standards.

Planner Zollinger reported that since 2016, there have been three relocations that the Board may be familiar with. This includes 1323 (also known as 1353) Park Avenue. In 2017, it was approved for relocation. Originally, it was in the RC Zoning District. The structure itself was in poor condition and was required to be taken down due to safety issues. When it was taken down, the Board approved relocation from the RC Zone to the Historic Residential – Medium Zoning District. The Board found that moving it promoted better context for that historic site. Another example is 569 Park Avenue in 2022. The Board approved the structure to be moved approximately four feet to the north, as the Board found this abated the demolition of the historic structure. The most recent example was in 2023, at 330 and 360 Daly Avenue. Those were accessory mining structures, one of which was a garage that was full of historic materials. That was partially on City property and partially on private property. It was also in poor condition and going to be required to be braced or fixed. The Board found that since the previous single-family dwelling had been removed, there was no longer context for the site. It was moved 10 feet off private property onto City property to preserve the historic structures and comply with setbacks.

Board Member Beatebrox noted that it was previously stated by the applicant representative that if the lot was divided into thirds, the request for relocation would still be 14 feet. However, it was originally divided into fourths. Ms. Guinan explained that the only parking is in front of the house, which would sit in front of the historic porch. That does not seem like the best option. When it was decided to mirror 1439 Woodside Avenue, the driveway to the north was considered instead of parking in front. That would then move the house to the full extent. It would still be on a 3-foot or 5-foot setback on the south side, depending on the option selected. This would allow the driveway to be the buffer between the historic property and whatever development happens to the north.

Chair Scott reported that he walked the property earlier in the day. By moving the historic structure 14 feet, he believed the rhythm would be different. 1455 Woodside Avenue would be brought a lot closer to the other two southern neighbors. Ms. Guinan reiterated that there is a driveway between 1439 and 1445 Woodside Avenue, so there is a buffer.

In this case, it would be ideal for the buffer to be between 1455 Woodside Avenue and what happens to the north. Having the driveways on the outsides would be beneficial.

Board Member Beatlebrox asked about past discussions related to rear parking. Ms. Guinan reported that this is addressed in the various options. The driveway could access the back so there could be parking in the rear. Access would be from Woodside Avenue.

The LMC language was shared from 15-11-13 – Relocation and/or Reorientation of a Historic Building or Historic Structure. A(3) includes the following language:

- For Significant sites, at least one of the following shall be met:
 - The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 - The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
 - The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 - The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Staff does not find that the first two items would be met. Only one of the three needs to be met, but if it is the third one, then all four of the subitems need to be met. Chair Scott agreed that the first two points do not apply, so the Board is looking at Item C and the four subitems listed. Board Member Gackle suggested reviewing the criteria one at a time. Ms. Guinan asked about the items that specifically reference the Historic District. Director Ward believes the context of the first item relates to the structure and the site while the second is about the Historic District. The second item may not be applicable.

The first item was reviewed in more detail, which includes the following language:

- The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret

the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting.

Board Member Gackle noted that it would be possible to argue the proposal meets the criteria based on the fact that it sits in a unique RC Zone. Based on what has been constructed around it, the original historic context has been radically altered over the years. He felt that any relocation scenario would be applicable here. Board Member Stephens pointed out that the Board is looking at a historic house, but this is a unique situation. He would like to look at this in the context of preserving the historic house and the sense of history caused by the three homes next to each other. Board Member Stephens referenced the last proposal that was shown, where there was the historic house, a 25-foot-wide lot, and a 39-foot-wide lot. That would mitigate the massing.

Board Member Beatlebrox asked why Board Member Stephens was supportive of the “ramping up” proposal. She is not sure why that is needed. Board Member Stephens pointed out that there is only so much that can be done with 39 feet. However, that scenario will result in different architectural opportunities there. Director Ward mentioned the fourth item on the list, which is the potential to preserve the historic building or structure as it will be enhanced by the relocation. In the Board’s consideration of the relocation, it is important to look at what this means for the future context of the site. Through this review process, the Board is looking for that compatibility. Ms. Guinan explained that she does not want to see the site devalued. The main goal is to protect what is historic. There are a lot of options, given that this is in the RC Zone. Board Member Stephens acknowledged that the Board is not able to restrict those choices. Whatever is built on there must fit within the existing LMC and go through that process.

Ms. Guinan reported that there is one option that has not been discussed. There are examples of condominium plats with historic homes that have been built around. This could be an option on this site as well. There is potential on a site of that size to have a historic home with a condominium plat. Board Member Stephens believed that even if there was a condominium plat, the issue would remain, which is how the historic home fits in. The intention is to protect the three historic homes that are in the area.

Board Member Beatlebrox understands there would be stipulations about the parcels to the north. She asked to review those. Planner Zollinger explained that in the Staff Report, there were a few options outlined. Those would have to be agreed upon by the owner and the Board. It is possible that there could be a requirement about the kind of development that would be on the lot and the maximum building footprint. There are no Conditions of Approval or Findings of Fact drafted for that. However, once the Board provides direction, those can be reviewed by the owner and the Board. It can continue to be discussed the next time this is reviewed by the Historic Preservation Board.

Chair Scott commented that the width of the property sets the tone for what can architecturally be designed. He expressed support for what was previously mentioned by Board Member Stephens. Board Member Holmgren agreed. Director Ward believed

Chair Scott was referencing the 39-foot width for the historic, 25 feet for the middle lot, and 39 feet for the third lot. Ms. Guinan reiterated that in the last proposal, the north lot was left blank. The Planning Department then came back and asked to put some different options on there. The preference is to focus on the historic lot rather than the northern lots. Board Member Stephens wants to make sure there is comfort with the massing.

Director Ward further reviewed the four items the Board is considering. Board Member Gackle asked about the fourth item and whether the Board needs to direct Staff to work with the applicant on some kind of agreement. City Attorney, Mark Harrington, believes the applicant representative will need to speak to her client to determine whether those kinds of conditions are acceptable. Board Member Gackle wanted to understand if this item should be continued to a future meeting. Planner Zollinger explained that if the Board has any conditions, she can make note of those. Between this meeting and the next meeting, she will prepare a Draft Final Action Letter based on the direction received from the Historic Preservation Board. If it is approved for relocation, it would include Conditions of Approval. Those conditions would need to be reviewed and agreed upon by both the Historic Preservation Board and the property owner. The Draft Final Action Letter would not be set in stone until the Board took final action.

Board Member Beatlebrox expressed concerns about potential future scenarios. She stressed the importance of appropriate Conditions of Approval. Board Member Stephens noted that the LMC defines what can be built on the two lots. Ms. Guinan reported that if it was a commercial lot, then there would be a deeper setback. There is something in the code that says it would need to have a step back in the façade as well. Director Ward clarified that in the RC Zone, there is a section that is specific to single-family and duplex uses. It incorporates the underlying zoning of the Historic Residential – 1. A lot of what will be required depends on what the future use will be. Chair Scott asked about potential Conditions of Approval. Director Ward believes there is consensus on the 39-foot, 25-foot, and 39-foot lots. The conditions could be attached to the plat. One of the reasons the applicant has come to the Board first is because the plan is to move through the Plat Amendment process. Through this evaluation of the four criteria, it is possible to lay the foundation of what the parameters should be for the relocation of the historic home.

Board Member Stephens likes the idea of moving the driveway to the north and providing an additional buffer there. He would like to see that included as a condition, as it will keep the three homes in a more historical context. Board Member Gackle is not certain the driveway needs to be one of the Conditions of Approval. Board Member Stephens pointed out that without the driveway on the north side, it would need to be put on the south side. If the historic house is relocated, he would rather it be moved a little bit further to keep the historical context with the other historic homes that exist in the area.

Board Member Gackle asked if a motion is needed to direct Staff on the next steps. Attorney Harrington suggested that there be two motions. One would be to approve the Draft Final Action Letter in the Meeting Materials Packet. Alternatively, there could be a combined Draft Final Action Letter created for the next meeting. The second motion

would be to direct Staff to prepare Conditions of Approval related to the three lot sizes (39 feet, 25 feet, and 39 feet) with established setbacks for the resulting historic structure, the subdivision as outlined by Director Ward, and the driveway to the north. There was support for the process outlined by Attorney Harrington on the two separate motions.

MOTION: Board Member Beatlebrox moved to APPROVE the removal of a 580-square-foot 1960s addition and restoration of the front porch materials, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 1455 Woodside Avenue is a Significant Historic T/L cottage constructed circa 1904.
2. The site is in the Recreation Commercial Zoning District.
3. The site is a metes-and-bounds parcel approximately 83 feet in depth and 103- feet in width, 9,047 square feet.
4. The Significant Historic Structure is 1,065.44 square feet.
5. The Significant Historic Structure is 17.3 feet from the southeastern property line, and the Applicant proposes to move it 14.3 feet towards the southeastern property line.

Material Deconstruction

6. There is an addition on the rear of the Significant Historic Structure constructed in the 1960s. The Applicant proposes to remove the addition and restore the Significant Historic Structure to the 1904 form.
7. The 1960s addition, while over 50 years old, does not contribute to the historic significance of the site because it does not represent the Mature Mining Era (1894-1930) form. The Applicant proposes to rehabilitate the Significant Historic Site to its 1904 form.
8. Removal of the 1960s addition will allow the Applicant to construct an addition, which will be subject to LMC § 15-13-2, *Regulations for Historic Residential Sites*, including a required transitional element that will separate the 1904 form from the addition, and will require compatibility in materials and massing with the 1904 form.
9. No historic material from the 1904 form is proposed to be removed and the removal of the non-historic addition complies with LMC § 15-11-12.5(A)(b), *Historic Preservation Board Review For Material Deconstruction*.

Reconstruction of Porch

10. There is an existing historic porch form with materials that have been replaced – the wood base was replaced with a concrete pad and the wood posts were replaced and are now failing. The Applicant proposes to remove the porch and restore the wood materials.
11. LMC § 15-13-2(A) states, “Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed.” LMC § 15- 13-2(B)(2)(g)(4) states, “Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible, the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.” The proposed plans comply with these sections because the Applicant proposes to reconstruct the front porch with appropriate materials for the time.

Conclusions of Law

1. The removal of the 1960s addition to the Significant Historic Structure, as conditioned, complies with the requirements of Land Management Code § 15-11- 12.5 *Material Deconstruction*.
2. The restoration of the Significant Historic Structure porch, as conditioned, complies with the requirements of Land Management Code § 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval for Material Deconstruction and Reconstruction of the Historic Porch

1. The Applicant must complete Historic District Design Review prior to submitting a Building Permit.
2. The Applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder’s Office prior to submitting a Building Permit.
3. The front porch shall be constructed of materials and in a style that is compatible with the Significant Historic Structure. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material. The concrete porch shall be replaced with wood.

Board Member Holmgren seconded the motion.

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

Following the vote on the Draft Final Action Letter, the Board discussed the Staff direction. Board Member Beatlebrox made a motion to direct Staff to prepare a Draft Final Action Letter and Board Member Gackle seconded the motion. Attorney Harrington noted that it is possible to specify that it could be subject to ratification by the Chair. Since there is not another Historic Preservation Board Meeting until May 7, 2025, approval from the Chair would prevent the applicant from having to wait until that meeting date.

MOTION: Board Member Beatlebrox moved to direct Staff to prepare a Draft Final Action Letter delineating that the historic house can be moved to a location where there is a 3-foot side yard setback and a 12.6-foot front yard setback. The rest of the property will be divided into two lots (for a result of 39 feet, 25 feet, and 39 feet). The letter will also include conditions related to the subdivision and the driveway location on the north side. Approval is subject to the Chair's review of the Draft Final Action Letter, consistent with the direction received from the Board. Board Member Gackle seconded the motion.

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

The Historic Preservation Board took a short break before hearing the next item.

C. 1003 Norfolk Avenue – Modification – The Applicant Proposes to Modify the Material Deconstruction Approved by the Historic Preservation Board to Remove the 1941 Rear Addition, Convert the Detached Accessory Building to a Single-Car Garage, and Construct a Rear Addition to a Landmark Historic Site. PL-25-06420.

Planner I, Meredith Covey, presented the Staff Report and explained that the application is for a modification at 1003 Norfolk Avenue. This is a Landmark Historic Structure located in the Historic Residential – 1 Zoning District. It was constructed around 1900 and has additions from 1907 and 1941. The Historic Preservation Board approved Material Deconstruction in 2023. In 2023, the Board approved the following items:

- Restoring the 1900 footprint;
- Removing the overbuilt gambrel roof;
- Replacing 11 windows;
- Constructing a basement addition;
- Restoring the Historic Accessory Building on the site.

The applicant now proposes to modify that approval to restore the 1907 footprint instead of the 1900 footprint. Additionally, there is a request to lift the structure to construct the basement addition and repair the foundation. Planner Covey reviewed some of the proposed Conditions of Approval. She read for the following language to the Board:

- Condition of Approval #4:
 - The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-9, to be recorded with the Summit County Recorder's Office prior to submitting a Building Permit application.
- Condition of Approval #8:
 - Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
- Condition of Approval #9:
 - The gambrel roof shall be removed and replaced with a roof pitch that is compliant with Historic District Regulations.
- Condition of Approval #10:
 - The basement addition shall not raise the Historic Structure more than two feet from its original floor elevation above grade.

The applicant representative asked that mention be made to Condition of Approval #17:

- The replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

Planner Covey explained that the windows that are currently on the structure are not original to the structure. The windows would be replaced in a manner consistent with what was originally there as opposed to what is there now. Applicant representative, Jonathan DeGray, apologized that the item is back before the Historic Preservation Board. The 1900 footprint was approved, but the design has been focused on the 1907 footprint. He apologized for any confusion that resulted in this item being on the agenda.

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

Board Member Beatlebrox stated that this is a clean proposal and it is clear what needs to be done. She feels what has been proposed meets all of the necessary criteria. Chair Scott read the project summary language included in the Draft Final Action Letter:

- The Applicant proposes to remove the 1941 rear addition, lift the Landmark Historic Structure for a basement addition and foundation upgrades, convert the detached accessory building to a single-car garage, and construct a rear addition to 1003 Norfolk Avenue, a Landmark Historic Site.

Board Member Gackle pointed out that some of the items were already approved, so a motion is not needed for the entire project summary. Director Ward clarified that the previous approval expired. The language includes what was previously approved and the modification. There will be a one-year time period that this approval is active. Attorney Harrington explained that it is possible to reference approval of the Material Deconstruction in accordance with the Draft Final Action Letter dated March 5, 2025.

MOTION: Board Member Beatlebrox moved to APPROVE the Material Deconstruction for 1003 Norfolk Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 1003 Norfolk Avenue is in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Landmark Historic Site on Park City's Historic Sites Inventory.
3. The Property is also known as Lot 1 of the 1003 Norfolk Avenue Amended Plat, approved on September 2, 2021.
4. Development on this Site has spanned across three of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one-story T/L Cross-wing cottage-style house with a single-story L-shaped front porch and footprint to the southwest corner of the T cottage.
6. The 1907 Sanborn Fire Insurance Map shows an addition to the west and enclosed the southern side of the L-shaped porch.
7. Another addition was constructed sometime after 1941 to the Structure.
8. On November 1, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application to restore the 1900 footprint, the 1900 wrap-around porch, and the 1900 roof form, as well as convert the accessory building to a garage and construct a rear addition.
9. The Historic Preservation Board approved Material Deconstruction at 1003 Norfolk on February 3, 2021.
10. The Applicant obtained Historic District Design Review approval from the Planning Director on April 7, 2022.
11. This approval expired on April 7, 2023. The Applicant did not seek an extension prior to the expiration of the approval.
12. On September 5, 2023, the Applicant submitted a new HDDR application with the same proposal.

13. On November 1, 2023, the Historic Preservation Board approved Material Deconstruction at 1003 Norfolk Avenue which included the October 27, 2022, plan set for the proposed remodel and addition.
14. On January 30, 2025, the Applicant submitted a Modification Application.
15. The Applicant's proposal for Material Deconstruction of 1003 Norfolk Avenue, a Landmark Historic Structure, is to:
 - a. Remove the post-1941 328-square-foot rear addition;
 - b. Restore the c. 1907 1,021-square-foot footprint of the Landmark Historic Structure;
 - c. Lift the Landmark Historic Structure to construct a basement addition and new foundation;
 - d. Add a 497-square-foot rear addition;
 - e. Remove the gambrel roof form;
 - f. Replace 11 windows on the Landmark Historic Structure;
 - g. Restore an existing 205-square-foot Historic Accessory Building located in the northern front corner of the Lot and converting into a single-car detached garage.
16. The Applicant proposes to construct a rear addition in place of the 1941 addition, as well as a basement addition. The connection to the proposed rear addition will be made at the rear façade of the Historic Structure and is located on a tertiary, non-character defining, façade.
17. Pursuant to LMC § 15-11-12 the proposed addition will be reviewed by the Planning Department for compliance with LMC Chapter 15-5 *Architectural Review*, LMC Chapter 15-11 *Historic Preservation*, and LMC Chapter 15-13 *Regulations for Historic Districts and Historic Sites* and LMC § 15-13-2(B)(4) - *Additions to Primary Structures for Historic Residential Sites* through the HDDR review process.
18. The Applicant's Physical Conditions Report indicates the joists, posts, and beams are deteriorating in the crawlspace and in some areas, the foundation is so buried the wooden framing material is sitting directly on grade.
19. Approval of the Material Deconstruction will allow the Applicant to stabilize the Landmark Historic Structure with a new foundation and construct a basement addition.

20. The Historic Preservation Board reviews Material Deconstruction requests for compliance with LMC § 15-13-2 *Regulations for Historic Residential Sites*.
21. The overbuilt roof structures lack weather barriers and are not sealed where new and old roofs meet. The Applicant cites concern over the lack of a weather barrier on the roof compromising the integrity of the Structure.
22. The new roof form will be required to comply with the requirements outlined in LMC § 15-2.2-5(C) *Roof Pitch Regulations in the Historic Residential – 1 Zoning District*. Pursuant to LMC § 15-13-2(B)(4) - *Additions to Primary Structures* the addition shall be placed so as to not obscure, detract from, or modify historic roof forms.
23. The Applicant also proposes to replace all 11 windows on the Structure, seven of which are 50 years old or more.
24. The Applicant's Physical Conditions Report indicates some of these windows may be inoperable and some components have suffered water damage.
25. The third-party determination states that upon evaluation the existing windows, which are more than 50 years old, are aluminum slides and non-operable picture windows and are not the original windows. The determination states that the original windows were double-hung wood windows. The Applicant proposes to replace the windows with historically accurate jambs and sash to accommodate the existing openings and contemporary energy standards.
26. Staff published a notice on the City's website and the Utah Public Notice website, and posted a notice to the property on February 12, 2025. Staff mailed a courtesy notice to property owners within 100 feet on February 12, 2025. The Park Record published notice on February 12, 2025.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final Building Plans and construction details shall reflect substantial compliance with the Historic Preservation Board's March 5, 2025 approval for the Material Deconstruction of the 1941 addition and the siding enclosing

a portion of the original L-shaped front porch. Any changes, modifications, or deviations from the approved Material Deconstruction that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-9, to be recorded with the Summit County Recorder's Office prior to submitting a Building Permit application.
5. An encroachment agreement may be required prior to the issuance of a Building Permit for projects utilizing soils nails that encroach onto neighboring properties.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of Building Permit application.
7. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
8. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
9. The gambrel roof shall be removed and replaced with a roof pitch that is compliant with Historic District Regulations.
10. The basement addition shall not raise the Historic Structure more than two feet from its original floor elevation above grade.
11. The Historic Site shall be returned to original grade following construction of the foundation with no more than two feet of the new foundation visible above Final Grade on the primary and secondary facades.
12. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.

13. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
14. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a Building Permit. Cribbing or shoring must be of engineer-specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
15. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the Building Permit was issued. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
16. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
17. The replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material

Board Member Long seconded the motion.

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

D. Materials and Opacity for Non-Historic Structures in the Historic Districts – Land Management Code Amendment – Consider an Ordinance Approving an Amendment to the Land Management Code to Remove the Opacity Requirement for New Residential Infill Development in the Historic Districts and Establish a New Process for which Non-Historic Materials Proposed for New Residential Infill Can be Considered for Compatibility with the Historic Districts. PL-25-06407.

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that the item relates to materials and opacity for non-historic structures in the Historic Districts. These LMC amendments relate to residential infill in Historic Districts. The call for more flexibility in materials and paint opacity for new residential structures and additions came from residents and property owners in Historic Districts and design professionals who have worked on projects within the Historic Districts. The proposed updates to the Historic District Design Standards have been discussed at several Historic Preservation Board Meetings over the last year and a half. It was most recently discussed at the February 5, 2025, Work Session. In January 2025, Staff held a Focus Group with local design professionals. That Focus Group helped to narrow down some of the main issues.

In past discussions, the Board consensus around regulations for historic structures has not changed. This has to do with regulations around the preservation of historic materials and the paint opacity requirement for historic structures. Those are not proposed to change as part of this process. During the Work Session last month, the Board provided clear direction to Staff to move forward with updates to the LMC to remove the paint opacity requirement for new residential infill and to establish an Advisory Committee. The Committee will create a list of approved alternative or non-historic materials that can be used for additions to historic structures and for new residential construction. There are universal restrictions on certain materials in the code, which are prohibited City-wide.

Manager Martin explained that there are several reasons to provide flexibility:

- Provide differentiation to distinguish old from new;
- Flexibility in materials allows for creativity and innovation in design, providing interest and a sense of uniqueness;
- Overly restrictive standards can result in a monotonous, unimaginative, and characterless pattern of development;
- Historic District Regulations emphasize compatibility with form ensuring that new residential infill shares fundamental similarities with historic buildings.

There are roughly 1,100 residential properties in the Historic Districts and 405 residential and commercial properties are listed on the Park City Historic Sites Inventory. With non-historic properties outnumbering historic sites in the Historic Districts, it is critical that non-historic structures maintain compatibility with historic mining-era structures. The General Plan provides a clear directive to preserve the integrity, mass, scale, compatibility, and

historic fabric of the nationally and locally designated historic resources and districts for future generations. It also talks about maintaining character with compatible infill development and additions. Historic Residential Zoning District regulations help to shape new residential infill and additions to be compatible with historic sites:

- Minimum and maximum lot size in keeping with traditional historic lots;
- Size and location of structures on a lot;
- Building height and massing;
- Roof form.

The existing regulations for additions were reviewed and are as follows:

- The volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure;
- Building components and materials used on additions shall be similar in scale and size to those found on the historic building;
- Window shapes, patterns, and proportions found on the historic building should be reflected in the new addition;
- Windows, doors, and other openings shall be of sizes and proportions similar to those found on nearby historic structures;
- The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.

While the Historic District Regulations emphasize compatibility with form, the General Plan and LMC Universal Regulations for development in the Historic Districts clearly states that new construction should be differentiated and should not imitate historic structures. It should be compatible and complementary. One of the ways that differentiation can be achieved is by allowing external wood siding used on new construction to be stained or treated with a finish that is not opaque. That would differentiate from historic structures that were traditionally painted opaque. As discussed in the Work Session, there are treatments for wood finishes. The code amendments state that certain wood finishes or treatments that are not found to be compatible with the Historic Districts will be listed in the Master List of Non-Historic Materials and Finishes.

In addition to allowing non-opaque wood siding, the proposed amendments would allow flexibility in the use of new or non-historic materials by establishing a new process. The Historic Preservation Board may appoint an Advisory Committee to help guide the creation of the Master List of Non-Historic Materials and Finishes, which would allow for new residential infill and additions in the Historic Districts. Staff recommends the Advisory Committee be made up of two Historic Preservation Board Members, three design professionals familiar with the Park City Historic Districts, the Planning Department's Historic Preservation Team, and the City's Historic Preservation consultant. The Advisory Committee, along with the Historic Preservation Board, would regularly review and periodically update the list of materials to ensure that it includes the most up-to-date materials in the industry. Any new materials would be evaluated.

New, non-historic materials considered through this new process will be judged on criteria related to durability, sustainability, and compatibility. This includes the following:

- Longevity (50-year lifespan);
- Energy performance;
- Durable in this climate;
- Fire resistance;
- Environmental benefit and impact (high recycled content, locally sourced, life-cycle impact, or cradle-to-grave impact);
- Compatibility with the character of the Historic District.

Manager Martin reviewed the next steps with the Historic Preservation Board:

- Select two Historic Preservation Board Members to bring the LMC amendments forward to the Planning Commission on April 23, 2025, and to the City Council on June 5, 2025;
- If the recommended Code Amendments are adopted, Planning Staff will return with a proposed process to establish the first Advisory Committee;
- Staff will also recommend documenting new materials through photographs and evaluation of performance over time to ensure long-term compatibility within the Historic District.

There is a Staff recommendation included in the Staff Report, which is as follows:

- Review the proposed Land Management Code Amendments that:
 - Remove the requirement for new residential buildings in the Historic District to be painted opaque;
 - Create a process for establishing a list of non-historic materials that may be used on non-historic Structures and additions to Historic Structures that is reviewed and approved by the Historic Preservation Board.
- Conduct a public hearing;
- Consider forwarding a positive recommendation for the Planning Commission's consideration on April 23, 2025, based on the Draft Ordinance (Exhibit A).

Board Member Beatlebrox asked what will be forwarded to the Planning Commission. Manager Martin clarified that the LMC amendments outlined in the Staff Report and Draft Ordinance are proposed to be forwarded. Those amendments would establish the authority for the Historic Preservation Board to create the Advisory Committee. Board Member Beatlebrox expressed support for what has been proposed. The Staff Report was clear and well-written. Chair Scott believes what is in front of the Board is a recommendation to move forward with the LMC amendments, as outlined. Additionally, the Board needs to choose two Board Members to attend those future meetings. Board Member Stephens asked why it is necessary to have Board Members present. Manager Martin explained that the Board Members asked to participate in those meetings will be

the liaisons. Director Ward clarified that whoever is available and interested in providing information about the Board process can attend. The intention is to provide the perspective of the Historic Preservation Board to the Commission and Council.

Chair Scott opened the public hearing.

Cole Knight stated that he is an architect with Elliott Workgroup. He is grateful to see this process evolving and moving forward. After reading through the language in the code, it makes a lot of sense, but he asked the Board to consider some suggestions. As far as a Master List of Non-Historic Materials and Finishes, there will likely need to be a balance so the list of materials is more categorical rather than product-specific. He suggested thinking about broader performance criteria for the overall product classifications. There could be some examples provided to illustrate what might meet the criteria. When it comes to the meeting and review process, it says “periodically” in the code, which is somewhat ambiguous. He would imagine the process would take place annually or bi-annually. It was suggested that something with a little more specificity be included there.

There were no further comments. The public hearing was closed.

MOTION: Board Member Holmgren moved to APPROVE the LMC Code Amendments and select Board Members to present. Board Member Beatlebrox seconded the motion.

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

Discussions were had about the Board Members who will present at the Planning Commission and City Council Meetings. Board Member Stephens and Board Member Holmgren believed they could attend the Commission and Council Meetings.

7. ADJOURN

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

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

The Historic Preservation Board Meeting adjourned at approximately 7:10 p.m.

Historic Preservation Board Staff Report



Subject: 176 Main Street
Application: PL-25-06472
Author: Meredith Covey, Planner I
Date: May 7, 2025
Type of Item: Deconstruction and Reconstruction

The Historic Preservation Board is scheduled to conduct a site visit at 4:00 PM on Wednesday, May 7, 2025.

Recommendation

(I) Review the proposed Deconstruction and Reconstruction of the Landmark Historic Structure at 176 Main Street, (II) conduct a public hearing, and (III) consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Centennial House, LLC
Applicant Representative: Bryan Markkanen, Drift Studio

Location: 176 Main Street

Zoning District: Historic Residential – 2B

Adjacent Land Uses: Residential, Commercial

Reason for Review: The Historic Preservation Board reviews and takes Final Action on Deconstruction and Reconstruction.¹

HDDR Historic District Design Review
HPB Historic Preservation Board
HR-2B Historic Residential – 2 Subzone B
HSI Historic Sites Inventory
LMC Land Management Code
SFD Single-Family Dwelling

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

¹ LMC [§ 15-11-15](#) Reconstruction

Background

176 Main Street is a Landmark Historic Site² constructed circa 1901 and is also known as the Durkin Boarding House and the Centennial House ([Historic Site Form](#)). The Landmark Historic Site is a 8,324-square-foot five-sided Lot in the Historic Residential – 2 Sub-Zone B (HR-2B) Zoning District with access from Main Street (Exhibit B – Approved Plat).³



1940s Tax Photo of 176 Main

² LMC [§ 15-11-10\(D\)\(1\)\(af\)](#)

³ 176 Main Street was originally an 8,324-square-foot metes-and-bounds parcel. On March 12, 2025, the Planning Commission approved the Centennial Plat Amendment to create a Lot for the Landmark Historic Site ([Staff Report](#), [Minutes](#)). The plat is not yet recorded, but recordation is required prior to building permit submittal.



176 Main Street viewed from Main Street



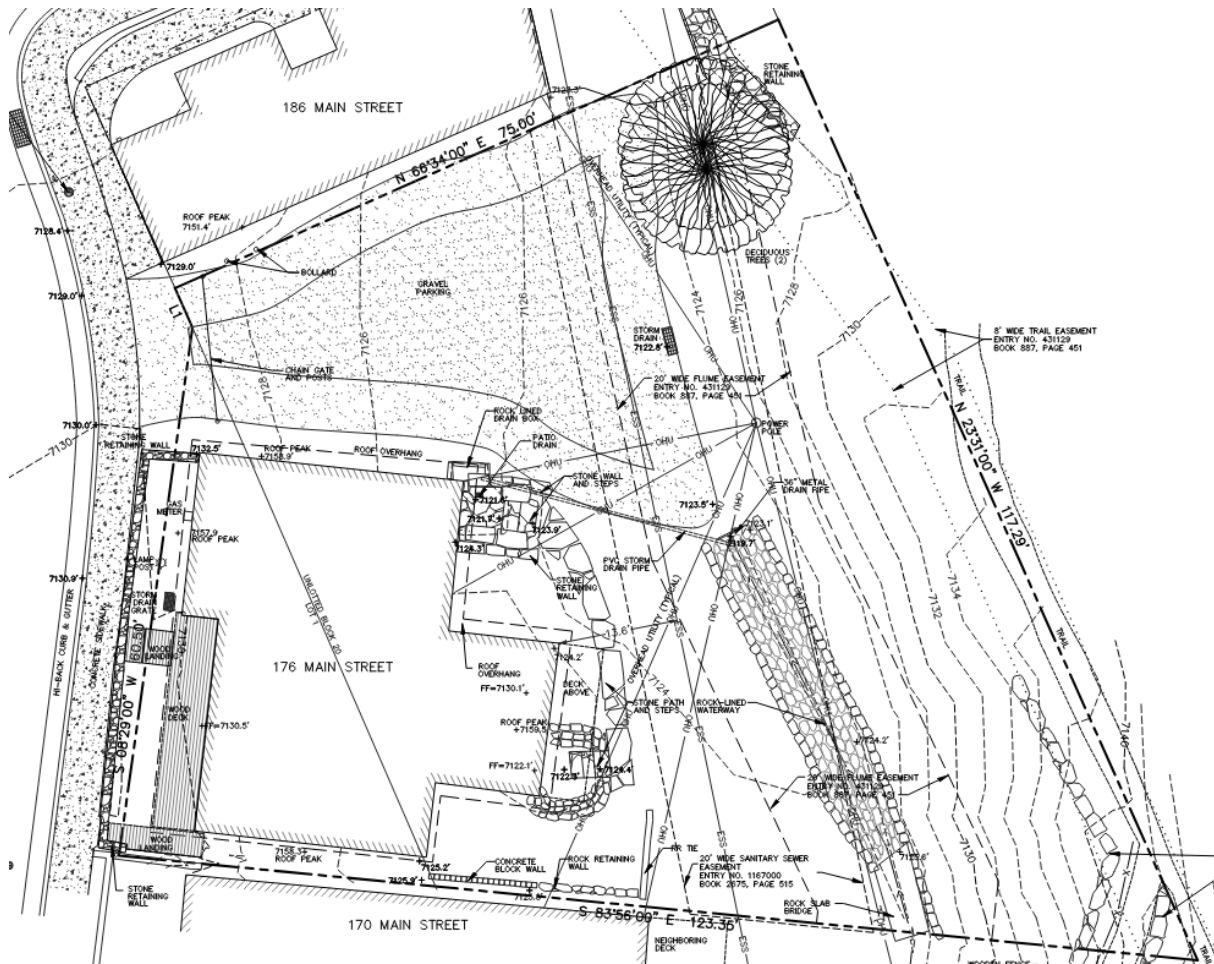
176 Main Street looking Southeast



Staff highlighted 176 Main in blue on an image from the Summit County Parcel Viewer

The site has constraints. A portion of 176 Main Street and the proposed addition are within a floodplain area established by the Federal Emergency Management Agency (FEMA)(Exhibit D – Floodplain Map). New construction on the Lot will need to comply with the floodplain regulations required by the Engineering Department.

Additionally, there is an existing 20-foot-wide Utility Easement (Entry No. [1167000](#)), a 20-foot-wide Flume Easement (Entry No. [431129](#)), and a five-foot-wide Trail Easement (Entry No. [431129](#)) at the rear of the property.



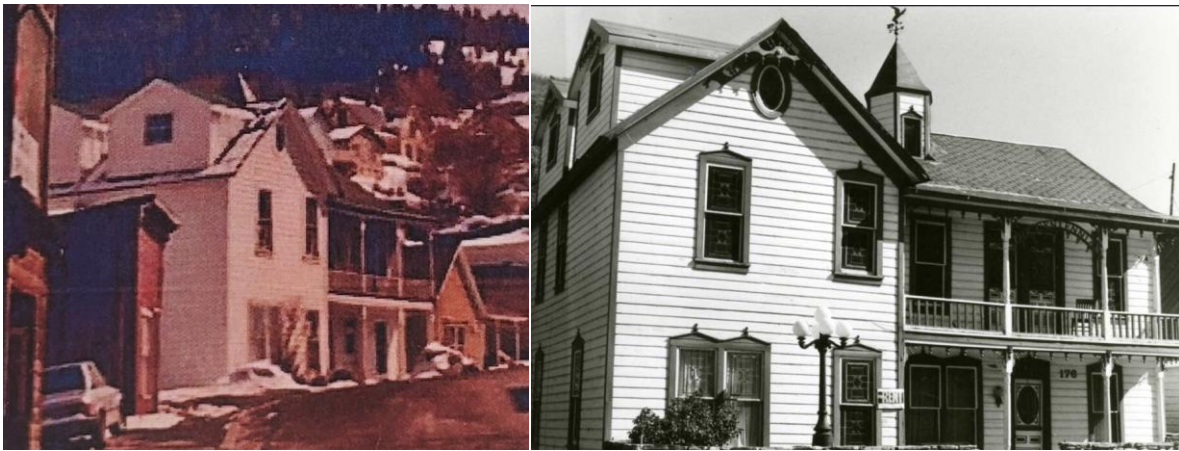
Existing Conditions Survey provided by the Applicant showing easements

176 Main Street has been vacant for some time. The Applicant submitted a Physical Conditions Report and Historic Preservation Plan outlining the condition of the Structure, including damage from elements, animals, squatters, and lack of maintenance (Exhibit C – Existing Conditions and Historic Preservation Plan).

The existing Structure has undergone renovations, including an addition on the east (rear) façade sometime before 1970. Sometime between 1978 and 1983, architectural elements were installed, including two dormer windows on the north (side) façade, a cupola on the west (front) facade, and ornamentation on the west (front) facade.



176 Main prior to 1978, images provided by the Applicant



176 Main after 1978, images provided by the Applicant

The Applicant proposes:

- Deconstructing the Landmark Historic Structure.
- Constructing a new foundation.
- Reconstructing the Landmark Historic Structure using salvaged and replacement material to match what exists.
- Constructing an addition on the secondary (north) and tertiary (east) façades, as well as a basement addition.



Proposed elevation of 176 Main when viewed from Main Street

Analysis

(I) The Applicant’s Request to Reconstruct the Landmark Historic Structure Complies with Land Management Code Section 15-11-15. Staff Recommends a Condition of Approval for Panelization of the North Façade.⁴

Land Management Code (LMC) [Section 15-15-1](#) defines *Reconstruction* as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving Structure for the purpose of replicating its appearance at a specific period of time and in its Historic location.

LMC [Section 15-11-15](#) outlines the requirements for Reconstruction. “It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings . . .” While Reconstruction is a last resort, in this case, staff recommends the Board consider Reconstruction due to the current condition of the Landmark Historic Structure.

To approve Reconstruction, the Board must find the project complies with the three criteria below:

- (1) The Historic Structure is found by the Chief Building Official to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code.**

⁴ LMC [§ 15-11-12.5\(A\)\(2\)](#)

On April 10, 2025, the Chief Building Official visited the site, evaluated the Landmark Historic Structure, and found the Historic Structure to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code. Please see Exhibit F – Notice of Official Determination.

(2) The Historic Structure cannot be made safe and/or serviceable through repair.

The Applicant submitted a report from a licensed structural engineer concluding the Structure cannot be made safe and/or serviceable through repair (Exhibit E – Structural Engineer Report). Staff also finds the Historic Structure—except for the potential of panelizing the secondary (north) façade—cannot be made safe and/or serviceable through repair.

The Applicant states in their Historic Preservation Plan that they plan to remove siding on all of the exterior walls piece by piece and re-apply the siding that has remained in good condition to the prominent facades of the new Structure (Exhibit C – Historic Preservation Plan). The Applicant proposes to store siding on site under a waterproof cover or to store the siding off-site in a weather controlled facility. The Applicant proposes the same process with the existing trim boards.

Based on initial evaluation, staff finds that in addition to salvaging as much historic material as possible to integrate in a Reconstructed Landmark Historic Structure, the secondary (north) façade may be panelized. However, staff recommends that panelization be conditioned. Due to elements found within the vacant structure, staff recommends Condition of Approval 18 that requires the Applicant to obtain an Industrial Hygiene Report. This report will be used to evaluate the secondary (north) façade materials proposed for panelization, as well as all other materials proposed to be salvaged and integrated into the Reconstructed project to ensure best practices are utilized for protection and preservation of historic materials, and that the process and project is completed in a way that meets the requirements of safety standards and regulations.

(3) The form, features, detailing, placement, orientation, and location of the Historic Structure will be accurately depicted by means of new construction based on as-built measured drawings, historical records, and/or current or Historic photographs.

The Applicant proposes Reconstruction of the Landmark Historic Structure based on the as-built documentation. The Applicant completed a 3-D scan of the building to document the Structure and create as-built drawings. The Applicant provided photographs of the exterior of the Structure including details of the siding, windows, porch, doors, and elements of the Historic Structure (Exhibit C – Physical Conditions Report).

LMC [§ 15-11-15\(B\)](#) requires the Board to review Reconstruction pursuant to [§ 15-11-12](#)

Historic District or Historic Site Review outlined below.

(II) The proposal, as conditioned, complies with Land Management Code Sections 15-11-12 Historic District or Historic Site Review and 15-13-2 Regulations for Historic Districts and Historic Sites.

LMC [§ 15-11-12](#) requires Planning Department review of proposals on Historic Sites for compliance with [§ 15-13-2 Regulations for Historic Districts and Historic Sites](#):

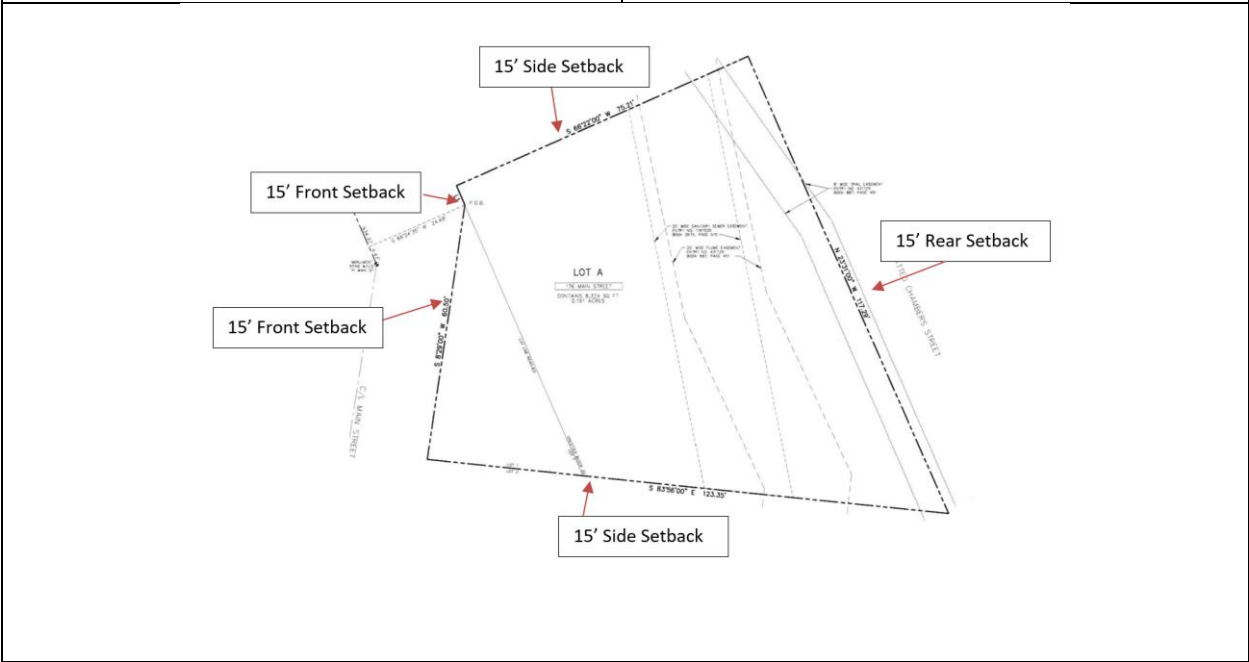
Relevant Universal Guidelines

- Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in appearance, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in appearance, dimension, texture, material and finish.

The table below includes the criteria in [§ 15-13-2 Regulations for Historic Districts and Historic Sites](#) with recommended Conditions of Approval that require as many historic materials as possible to be preserved, protected, and integrated into the Reconstructed Landmark Historic Site.

Site Design	
Building Setbacks Maintain the existing front and side yard setbacks of Historic Sites.	Complies: According to LMC § 15-4-17 , the Planning Director determines Setbacks for Lots with more than four sides. 176 Main Street is a five-sided Lot and the Setbacks for this Site are shown in the image below (Exhibit J). The Landmark Historic Structure encroaches in the Front Setback by 12 feet. However, pursuant to LMC § 15-2.3-4 , existing Historic Structures that do not comply with current code are valid Non-Complying Structures. The Applicant proposes to Reconstruct the Landmark Historic Structure in the same location indicated on the Existing Conditions Survey (Exhibit K).

Any additions are required to be compliant with the Setbacks established in LMC Chapter [15-2.3](#).



Building Orientation
 Preserve the original location of the main entry of the historic structure, if extant.

The main entry of the Historic Structure is to remain the same.

Topography and Grading
 Maintain the natural topography and original grading of the site when and where feasible.

The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.

Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.

Maintain established on-site native plantings. During construction, protect

Condition of Approval Recommended:
 The Applicant does not propose changing the natural topography and grading of the site.

There is not a substantial change in the proportion of paved to open space proposed.

The Applicant proposes to retain the creek that runs through the rear yard of the Lot.

According to the Applicant's Existing Conditions Survey, there are two

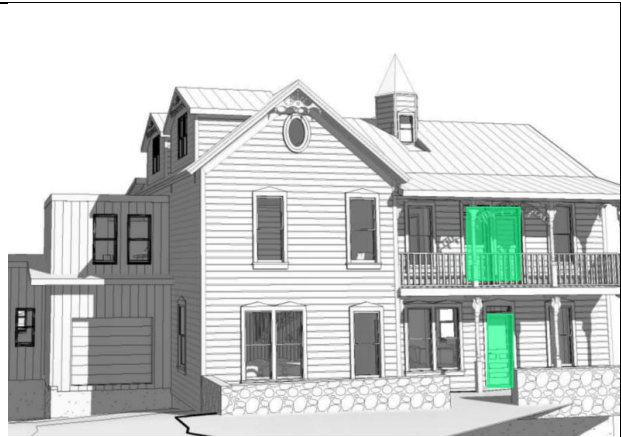
<p>established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic structure may be removed, but should be replaced with native vegetation away from the historic building or structure.</p>	<p>deciduous trees in the northeast corner of the Lot. No proposed construction is within or near this area. Condition of Approval 20 requires that this established vegetation be protected.</p>
<p>Retaining Walls Historic retaining walls shall be preserved to the greatest extent possible.</p> <p>New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.</p>	<p>Condition of Approval Recommended: The Existing Conditions Survey shows existing retaining walls next to the creek in the rear yard.</p> <p>There is a stone wall in front of the Landmark Historic Structure that is not a retaining wall. The Applicant proposes to repair this wall in the same location and form as existing.</p> <p>Condition of Approval 21 requires that new retaining walls shall be consistent with historic retaining walls in design and shall comply with LMC § 15-3-2(B)(1)(d).</p>
<p>Primary Structures</p>	
<p>Exterior Walls Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.</p> <p>When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.</p>	<p>Complies: The Applicant proposes to reconstruct the west (front) and south (side) facades with the same window/door configuration, wall planes, recesses, steps, porches, and entryway in their original location of the façade.</p> <p>Condition of Approval 22 requires that when historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.</p>

<p>Avoid interior changes that affect the exterior appearance of primary and secondary facades, including changing historic floor levels, changing windows to doors or doors to windows, and changing porch roofs to balconies or decks. Insulation may be added to increase the energy efficiency of the structure; however, this should be accommodated within the wall system and shall not impact the exterior dimensions of the structure.</p>	<p>The Applicant does not propose any interior changes that affect the exterior appearance of primary façade. The Applicant proposes retaining the southern secondary façade and modifying the northern secondary façade to accommodate an addition. This is addressed below in analysis regarding additions. Condition of Approval 23 requires that insulation added to increase energy efficiency shall not impact the exterior dimensions of the Historic Structure.</p>
<p>Foundation The new foundation shall not raise or lower the Historic Structure more than two (2) feet from its original floor elevation.</p> <p>The Historic Site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.</p>	<p>Given the location within a FEMA designated floodplain, the Applicant proposes lifting the Historic Structure and constructing a new foundation as well as utilizing piers at the rear of the Structure to comply with floodplain regulations. The piers will not be visible from the front façade or primary public right-of-way.</p> <p>Condition of Approval Recommended:</p> <p>The Applicant's request to raise the Structure by 1 foot is compliant.</p> <p>Condition of Approval 11 requires that no more than 6 inches of the foundation shall be visible on the primary or secondary facades.</p>
<p>Doors</p> <p>Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.</p> <p>Avoid changing the position, proportions, or dimensions of historic door openings. It is not appropriate to create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way.</p>	<p>Condition of Approval Recommended:</p> <p>The Applicant notes in their Physical Conditions report that there are 8 doors on the exterior portion of the Structure in poor and fair condition. Condition of Approval 19 requires that the Applicant submit a report detailing the conditions of the doors and their salvageability and proposed repair or replacement.</p> <p>Condition of Approval 24 requires that the Applicant avoid changing the position,</p>

<p>When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.</p>	<p>proportions, or dimensions of historic door openings and not create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way. Replacement doors shall be similar to those seen historically in Park City. New doors shall comply with the regulations outlined in LMC § 15-13-2(B)(2)(c).</p>
<p><i>Existing Elevations – Doors proposed to be removed are shown in red, doors to be retained are shown in green</i></p>	<p><i>Proposed Elevations – Doors proposed to be added are shown in blue, doors retained from existing conditions are shown in green</i></p>



Front (west) Facade



Front (west) Facade



Side (south) and Rear (east) Facade



Side (south) and Rear (east) Facade



Rear (east) and Side (north) Facade



Rear (east) and Side (north) Façade

Windows

Maintain and preserve historic window openings, windows, window surrounds,

Condition of Approval Recommended:

The Applicant notes that there are 35 existing window openings on the

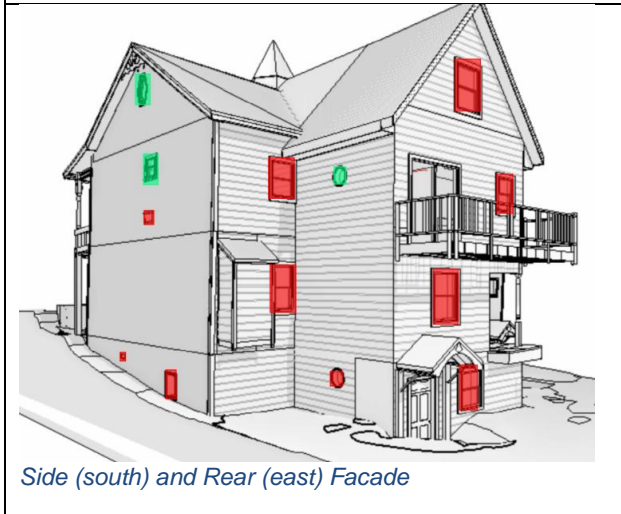
<p>and decorative window features.</p> <p>Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.</p> <p>When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material.</p>	<p>Structure. The Applicant proposes to replace any windows that are not salvageable and to repair those that are able.</p> <p>The Applicant proposes to replace and windows deemed historic in the same form and material as originally constructed. Condition of Approval 25 requires that the Applicant replace historic windows exactly in size, dimension, glazing pattern, depth, profile, and material.</p> <p>The Applicant notes that the gabled Structure that faces east (rear façade) was likely part of an addition to the Structure though the year is unknown. The Applicant proposes to remove the doors and windows on this previous addition and replace with openings that comply with current Historic District Design Regulations.</p> <p>Condition of Approval 19 requires that the Applicant submit a third-party report verifying the historic nature of the windows and their condition and ability to be repaired.</p>
<p><i>Existing Elevations – Windows proposed to be removed are shown in red, windows to be retained are shown in green</i></p>	<p><i>Proposed Elevations – Windows proposed to be added are shown in blue, windows retained from existing conditions are shown in green</i></p>



Front (west) Facade



Front (west) Facade



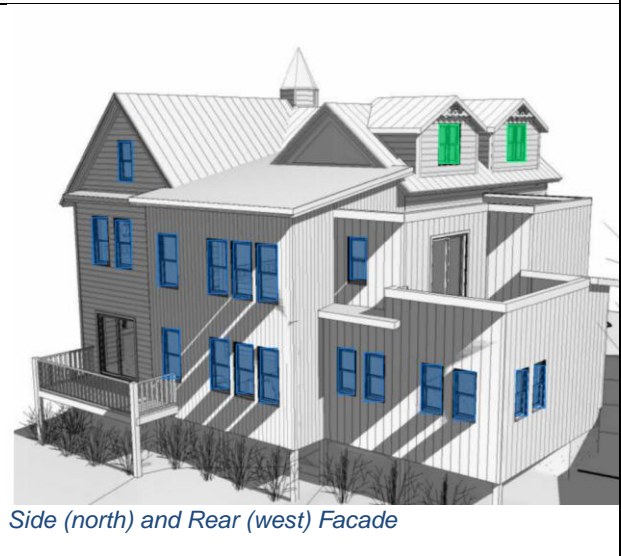
Side (south) and Rear (east) Facade



Side (south) and Rear (east) Facade



Side (north) and Rear (west) Facade



Side (north) and Rear (west) Facade

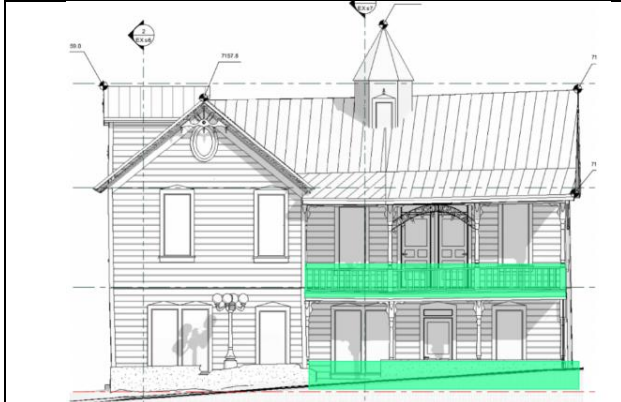
Porches

Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and

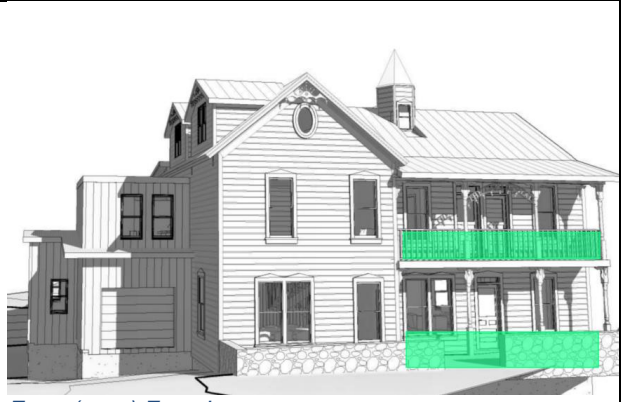
Condition of Approval Recommended

The Applicant proposes to repair the two historic porches on the front façade, and to remove two porches on the rear

<p>stairs.</p> <p>Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material.</p>	<p>façade.</p> <p>The Applicant proposes to analyze the materials on the front porches to determine what can be salvaged and used to repair the porch. The existing railing on the second story porch on the front façade does not meet current building code. The proposed replacement railing will be in the same form and style, but will be increased in height to comply with current Building Code.</p> <p>Condition of Approval 26 requires that replacement elements shall match the historic elements in size, dimensions, form, profile, and material, to the degree allowed by Building Code for the porch railing. All proposed new porches shall comply with LMC § 15-13-2(B)(2)(g).</p>
<p><i>Existing Elevations – Porches proposed to be removed are shown in red, porches to be retained are shown in green</i></p>	<p><i>Proposed Elevations – Porches proposed to be added are shown in blue, porches retained from existing conditions are shown in green</i></p>



Front (west) Facade



Front (west) Facade



Side (south) and Rear (east) Facade



Side (south) and Rear (east) Facade



Rear (east) and Side (north) Facade





Rear (east) and Side (north) Facade

Architectural Features

Preserve and maintain architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles.

The Applicant proposes Reconstructing the Structure to existing conditions. The Historic Site Form for the site suggests that the ornamental features such as the cupola, oval window, window pediments,

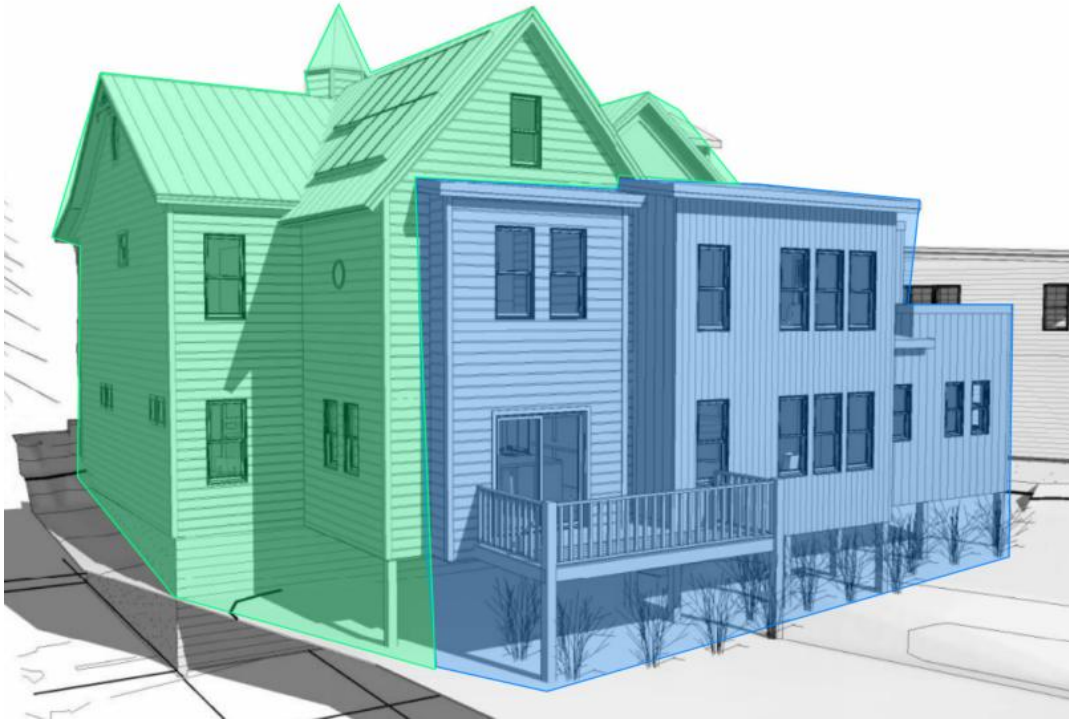
<p>Replacement features shall exactly match the historic features in design, size, dimension, form, profile, texture, material and finish.</p>	<p>dormers on the north roof, and architectural design elements on the front porch were added sometime between 1978 and 1983 (shown in orange in the below illustration). The original Structure (seen in the right image below) was simple in form with unadorned elements.</p> <p>Universal Regulation (A)(2) states changes to a building that have acquired historic significance in their own right should be retained and preserved. The Applicant proposes Reconstructing all architectural features. The Historic Preservation Board could consider adding a Condition of Approval requiring the Applicant to restore the Structure to its original 1901 form.</p>
<p><i>Original 1901 Structure</i></p>	<p><i>Existing Conditions – Two dormers, pediments, and ornamentation added after 1978 and proposed to be retained are shown in orange, the light post shown in red is proposed to be removed</i></p>
	
<p>Mechanical Equipment</p> <p>Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the</p>	<p>Condition of Approval Recommended:</p> <p>There is currently mechanical equipment located on the front façade. Condition of Approval 27 requires that the mechanical equipment be relocated to the tertiary façade or other inconspicuous location. All new mechanical equipment shall be located in a manner that is visually minimalized from the primary public right-</p>

design.

of-way.

Additions to Primary Structures

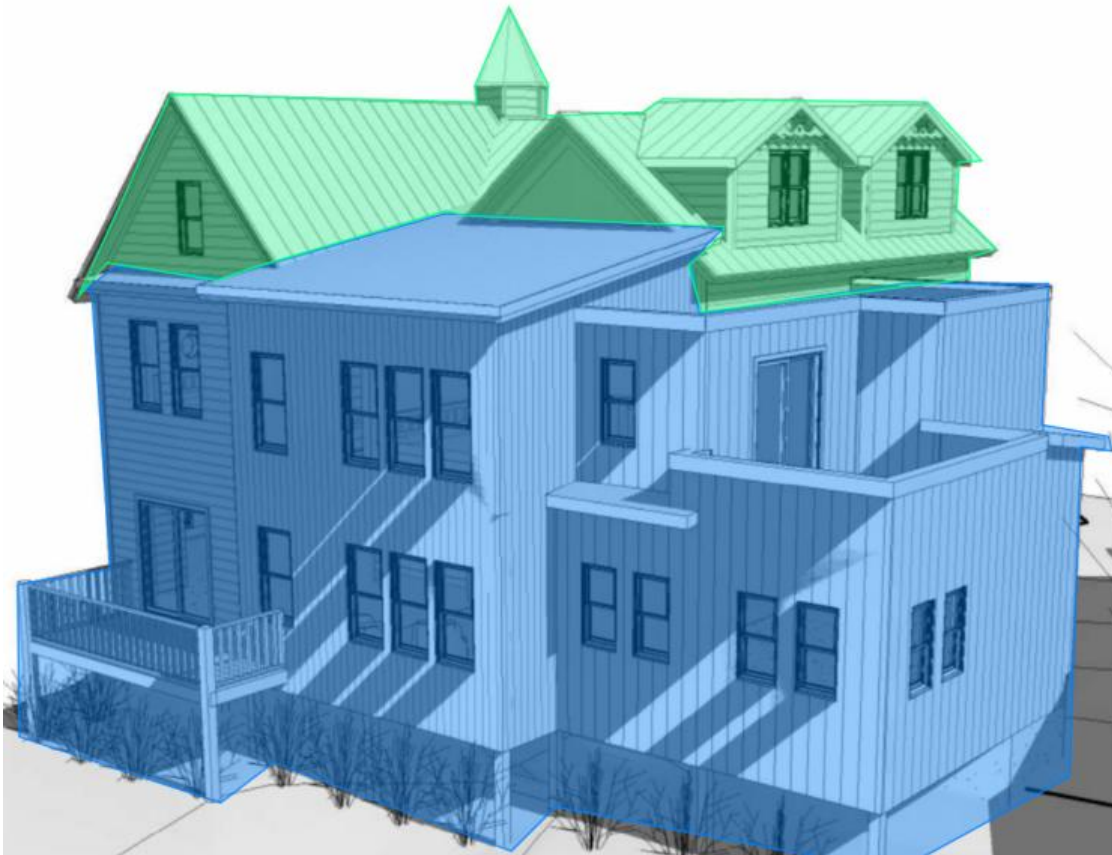
Proposed Elevations – Existing Historic Structure proposed to remain is shown in green, proposed addition is shown in blue.



Rear (east) Facade



North (west) Facade



Rear (east) and Side (north) facade

Protection for Historic Structures & Sites

Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.




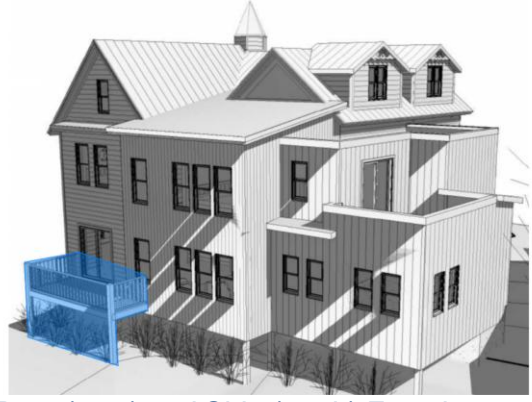
The proposed addition is located on the secondary and tertiary facades. The Applicant also proposes a basement addition under the Historic Structure in the area located outside of the floodplain.

Due to the unique constraints of the easements and floodplain running through the site the Applicant proposes a portion of the addition be located on the secondary façade.

The proposed addition is visually subordinate to the Historic Structure as the larger volume of the addition is located on the rear façade and is not visible from the primary public right-of-

<p>Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.</p> <p>Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.</p> <p>In-line additions shall be avoided.</p>	<p>way. The proposed addition is smaller in height than the existing Historic Structure and is stepped back 14 feet from the front façade of the existing Historic Structure.</p>
<p>Transitional Elements</p>	
<p>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.</p>	<p>Condition of Approval Recommended: The proposed footprint of the addition is 720 square feet, the existing footprint of the Structure is 1,388 square feet. Pursuant to LMC § 15-13-2(B)(4)(b)(2) a transitional element is required. The Applicant has noted that the gabled form on the east façade was likely an addition. However, because it is associated with the Structure, it has gained a historic significance in its own right and is counted in the footprint of the Historic Structure.</p> <p>Condition of Approval 28 requires that the Applicant either request a Variance approval from the Board of Adjustment from the transitional element regulation, reduce the footprint of the addition to be less than 50% of the existing Historic Structure, or design a transitional element.</p>
<p>General Compatibility</p> <p>Additions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.</p> <p>Building Components and materials used on additions shall be similar in scale and</p>	<p>Condition of Approval Recommended:</p> <p>The height of the addition on the secondary facade is no more than 23 feet above Existing Grade and is subordinate to the Historic Structure. The Applicant proposes vertical wood siding on the addition to complement the horizontal visual and physical materials of the Historic Structure.</p> <p>The Applicant proposes smaller windows on the addition with a 2:1 ratio with a</p>

<p>size to those found on the historic building.</p> <p>Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.</p>	<p>similar solid-to-void ratio of façade and windows.</p>
<p>Garages</p>	
<p>Attached Garages</p> <p>Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.</p>	<p>Complies:</p> <p>The Applicant proposes a single car wide garage, which is set back 14 feet from the primary façade and is located on the secondary façade of the Structure and is visually minimized from the primary public right-of-way.</p>
<p>Decks</p> <p>Decks should be constructed in inconspicuous areas where visually minimized from the primary right-of-way, usually on the tertiary façade. If built on a secondary façade of the historic structure, a deck should be screened from the right-of-way with fencing and/or appropriate native landscaping. Decks should be located such that they will not damage or conceal significant historic features or details of the historic structure.</p> <p>Decks and related steps and railings should be constructed of materials and in styles that are compatible with the</p>	<p>Condition of Approval Recommended:</p> <p>The proposed deck is located on the rear façade and is not visible from the primary public right-of-way. The proposed deck is attached to the addition and is not impacting historic material.</p> <p>Condition of Approval 29 requires that new decks be constructed of materials and in styles that are compatible to the Structure to which they are attached.</p>

<p>structure to which they are attached.</p> <p><i>Existing Elevations – Deck proposed to be removed is shown in red</i></p>	<p><i>Proposed Elevations – Deck proposed to be added is shown in blue</i></p>
 <p><i>Rear (east) and Side (south) Facade</i></p>	 <p><i>Rear (east) and Side (south) Facade</i></p>
 <p><i>Rear (east) and Side (north) Facade</i></p>	 <p><i>Rear (east) and Side (north) Facade</i></p>
<p>Balconies & Roof Decks</p> <p>A roof deck on a new addition shall be visually minimized when viewed from the right-of-way.</p>	<p>Complies:</p> <p>The proposed roof deck is located on the tertiary façade and is visually minimized from the primary public right-of-way.</p>

Proposed roof deck is shown in blue



Rear (east) and Side (north) Facade

(III) The Applicant must provide a Financial Guarantee to ensure the Landmark Historic Structure is Reconstructed and as many historic materials as possible are salvaged, protected, and integrated into the Reconstructed Structure.

Pursuant to LMC § [15-11-9](#), a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar amount for the Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. Staff has proposed a Condition of Approval that the Applicant must provide the Financial Guarantee to the City in a form approved by the City Attorney's Office, and record such with the Summit County Recorder's Office, prior to submitting a building permit application.

(IV) The Applicant must obtain Historic District Design Review approval.

In addition to the Board's Final Action, the Applicant will be required to obtain Historic District Design Review (HDDR) approval, subject to LMC Chapter [15-13 Design Guidelines for Historic Districts and Historic Sites](#) and LMC § [15-11-9 Preservation Policy](#) prior to submitting a building permit application. Staff recommends Condition of Approval 30 that the Applicant obtain HDDR approval for the proposed new construction prior to submitting a building permit application.

Department Review

The Planning Department and 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 April 24, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 24, 2025. The *Park Record* published notice on April 24, 2025.⁵

Public Input

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

Alternatives

The Historic Preservation Board may

- Approve the Reconstruction;
- Deny the Reconstruction and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: Approved Plat

C: Physical Conditions Report and Historic Preservation Plan

D: Floodplain Map

E: Structural Physical Conditions Report

F: Notice of Official Determination

G: Historic Sites Inventory

H: Proposed Site Plan

I: Applicant Narrative

J: Setback Determination

K: Existing Conditions Survey

⁵ LMC [§ 15-1-21](#)



Planning Department

May 7, 2025

Bryan Markkanen

CC: Centennial House LLC

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 176 Main

Zoning District: Historic Residential – 1

Application: Reconstruction

Project Number: PL-25-06472

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 7, 2025

Project Summary: The Applicant proposes to deconstruct and reconstruct the Landmark Historic Structure at 176 Main Street and to match existing conditions with a new foundation, basement, and addition on the north secondary and east tertiary facades.

Action Taken

On May 7, 2025, the Historic Preservation Board conducted a public hearing and approved the Reconstruction of 176 Main Street according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 176 Main Street is a Historic Landmark Site constructed circa 1901 and is also known as the Durkin Boarding House and the Centennial House.
2. The five-sided lot is in the Historic Residential – 2 Sub-Zone B, and is accessed from Main Street.
3. 176 Main Street is a Landmark Historic Site on Park City’s Historic Sites Inventory.



Planning Department

4. There is an existing 20-foot-wide Utility Easement (Entry No. 1167000), a 20-foot-wide Flume Easement (Entry No. 431129), and a five-foot-wide Trail Easement (Entry No. 431129) at the rear of the property.
5. The Structure at 176 Main Street has remained vacant for some time.
6. The Applicant submitted a Physical Conditions Report and Historic Preservation Plan outlining the condition of the Structure, which is poor due to damage from elements, animals, squatters, and lack of maintenance.
7. The Applicant proposes to deconstruct the Structure and reconstruct using salvaged material to match what exists.
8. The Applicant proposes:
 - a. Deconstructing the Landmark Historic Structure.
 - b. Constructing a new foundation.
 - c. Reconstructing the Landmark Historic Structure using salvaged and replacement material to match what exists.
 - d. Constructing an addition on the secondary (north) and tertiary (east) façades, as well as a basement addition.
9. The Applicant's Request to Reconstruct the Landmark Historic Structure Complies with Land Management Code Section 15-11-15. Staff Recommends a Condition of Approval for Panelization of the North Façade.
10. To approve Reconstruction, the Board must find the project complies with LMC Section 15-11-15 which includes the three criteria listed below:
 - a. The Historic Structure is found by the Chief Building Official to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code.
 - i. On April 10, 2025, the Chief Building Official visited the site, evaluated the Landmark Historic Structure, and found the Historic Structure to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code.
 - b. The Historic Structure cannot be made safe and/or serviceable through repair.
 - i. The Applicant submitted a report from a licensed structural engineer concluding the Structure cannot be made safe and/or serviceable through repair.
 - ii. Staff also finds the Historic Structure—except for the potential of panelizing the secondary (north) façade—cannot be made safe and/or serviceable through repair.



Planning Department

- iii. Based on initial evaluation, staff finds that in addition to salvaging as much historic material as possible to integrate in a Reconstructed Landmark Historic Structure, the secondary (north) façade may be panelized. However, staff recommends that panelization be conditioned. Due to elements found within the vacant structure, staff recommends Condition of Approval 18 that requires the Applicant to obtain an Industrial Hygiene Report. This report will be used to evaluate the secondary (north) façade materials proposed for panelization, as well as all other materials proposed to be salvaged and integrated into the Reconstructed project to ensure best practices are utilized for protection and preservation of historic materials, and that the process and project is completed in a way that meets the requirements of safety standards and regulations.
 - c. The form, features, detailing, placement, orientation, and location of the Historic Structure will be accurately depicted by means of new construction based on as-built measured drawings, historical records, and/or current or Historic photographs.
 - i. The Applicant proposes Reconstruction of the Landmark Historic Structure based on the as-built documentation. The Applicant completed a 3-D scan of the building to document the Structure and create as-built drawings. The Applicant provided photographs of the exterior of the Structure including details of the siding, windows, porch, doors, and elements of the Historic Structure.
 - ii. LMC § 15-11-15(B) requires the Board to review Reconstruction pursuant to § 15-11-12 Historic District or Historic Site Review.
- 11. The proposal, as conditioned, complies with Land Management Code Sections 15-11-12 Historic District or Historic Site Review and 15-13-2 Regulations for Historic Districts and Historic Sites.
- 12. The Landmark Historic Structure encroaches in the Front Setback by 12 feet. However, pursuant to LMC § 15-2.3-4, existing Historic Structures that do not comply with current code are valid Non-Complying Structures. The Applicant proposes to Reconstruct the Landmark Historic Structure in the same location indicated on the Existing Conditions Survey.



Planning Department

13. There is a stone wall in front of the Landmark Historic Structure that is not a retaining wall. The Applicant proposes to repair this wall in the same location and form as existing.
14. The Applicant proposes to reconstruct the west (front) and south (side) facades with the same window/door configuration, wall planes, recesses, steps, porches, and entryway in their original location of the façade.
15. Any additions are required to be compliant with the Setbacks established in LMC Chapter 15-2.3.
16. The Applicant does not propose any interior changes that affect the exterior appearance of primary façade. The Applicant proposes retaining the southern secondary façade and modifying the northern secondary façade to accommodate an addition.
17. Given the location within a FEMA designated floodplain, the Applicant proposes lifting the Historic Structure and constructing a new foundation as well as utilizing piers at the rear of the Structure to comply with floodplain regulations. The piers will not be visible from the front façade or primary public right-of-way.
18. The Applicant notes in their Physical Conditions report that there are 8 doors on the exterior portion of the Structure in poor and fair condition.
19. The Applicant notes that there are 35 existing window openings on the Structure. The Applicant proposes to replace any windows that are not salvageable and to repair those that are able.
20. The Applicant notes that the gabled Structure that faces east (rear façade) was likely part of an addition to the Structure though the year is unknown. The Applicant proposes to remove the doors and windows on this previous addition and replace with openings that comply with current Historic District Design Regulations.
21. The Applicant proposes to repair the two historic porches on the front façade, and to remove two porches on the rear façade.
22. The Applicant proposes to analyze the materials on the front porches to determine what can be salvaged and used to repair the porch. The existing railing on the second story porch on the front façade does not meet current building code. The proposed replacement railing will be in the same form and style, but will be increased in height to comply with current Building Code.
23. The Applicant proposes Reconstructing the Structure to existing conditions. The Historic Site Form for the site suggests that the ornamental features such as the cupola, oval window, window pediments, dormers on the north roof, and



Planning Department

architectural design elements on the front porch were added sometime between 1978 and 1983.

24. Universal Regulation (A)(2) states changes to a building that have acquired historic significance in their own right should be retained and preserved. The Applicant proposes Reconstructing all architectural features.
25. The proposed addition is located on the secondary and tertiary facades. The Applicant also proposes a basement addition under the Historic Structure in the area located outside of the floodplain.
26. Due to the unique constraints of the easements and floodplain running through the site the Applicant proposes a portion of the addition be located on the secondary façade.
27. The proposed addition is visually subordinate to the Historic Structure as the larger volume of the addition is located on the rear façade and is not visible from the primary public right-of-way. The proposed addition is smaller in height than the existing Historic Structure and is stepped back 14 feet from the front façade of the existing Historic Structure.
28. The proposed footprint of the addition is 720 square feet, the existing footprint of the Structure is 1,388 square feet. Pursuant to LMC § 15-13-2(B)(4)(b)(2) a transitional element is required. The Applicant has noted that the gabled form on the east façade was likely an addition. However, because it is associated with the Structure, it has gained a historic significance in its own right and is counted in the footprint of the Historic Structure.
29. The height of the addition on the secondary facade is no more than 23 feet above Existing Grade and is subordinate to the Historic Structure. The Applicant proposes vertical wood siding on the addition to complement the horizontal visual and physical materials of the Historic Structure.
30. The Applicant proposes smaller windows on the addition with a 2:1 ratio with a similar solid-to-void ratio of façade and windows.
31. The Applicant proposes a single car wide garage, which is set back 14 feet from the primary façade and is located on the secondary façade of the Structure and is visually minimized from the primary public right-of-way.
32. The proposed deck is located on the rear façade and is not visible from the primary public right-of-way. The proposed deck is attached to the addition and is not impacting historic material.
33. The proposed roof deck is located on the tertiary façade and is visually minimized from the primary public right-of-way.



Planning Department

34. The Applicant must provide a Financial Guarantee to ensure the Landmark Historic Structure is Reconstructed and as many historic materials as possible are salvaged, protected, and integrated into the Reconstructed Structure.
35. In addition to the Board's Final Action, the Applicant will be required to obtain Historic District Design Review (HDDR) approval, subject to LMC Chapter 15-13 Design Guidelines for Historic Districts and Historic Sites and LMC § 15-11-9 Preservation Policy prior to submitting a building permit application.
36. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on April 24, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 24, 2025. The Park Record published notice on April 24, 2025.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction*.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § LMC § 15-11-15 *Reconstruction of Historic Structures*.
3. The proposal, as conditioned, complies with Land Management Code Sections 15-11-12 *Historic District or Historic Site Review* and 15-13-2 *Regulations for Historic Districts and Historic Sites*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board May 5, 2025 approval for the Material Deconstruction. Any changes, modifications, or deviations from the approved Material Deconstruction that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.



Planning Department

4. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-9, to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.
5. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
8. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
9. The basement addition shall not raise the Historic Structure more than two feet from its original floor elevation above grade.
10. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
11. No more than 6 inches of the foundation shall be visible on the primary or secondary facades.
12. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
13. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
14. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the



Planning Department

- foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
 16. The Applicant shall record the plat with Summit County prior to Building Permit issuance.
 17. The Historic Structure must be reassembled using the original materials that are safe and in serviceable condition in combination and in the original form, location, placement, and orientation.
 18. The Applicant shall submit an Industrial Hygienist Report for the materials proposed to be re-used to determine they comply with current safety standards and regulations.
 19. The Applicant shall submit a third party report detailing the conditions of the windows and doors and their salvageability and proposed repair or replacement.
 20. Established vegetation should be protected, removed vegetation shall be replaced with native vegetation away from the Historic Structure.
 21. New retaining walls shall be consistent with historic retaining walls in design and shall comply with LMC § 15-3-2(B)(1)(d).
 22. When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
 23. Insulation added to increase energy efficiency shall not impact the exterior dimensions of the Structure.
 24. The Applicant shall avoid changing the position, proportions, or dimensions of historic door openings and shall not create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way. Replacement doors shall be similar to those seen historically in Park City. New doors shall comply with the regulations outlined in LMC § 15-13-2(B)(2)(c).



Planning Department

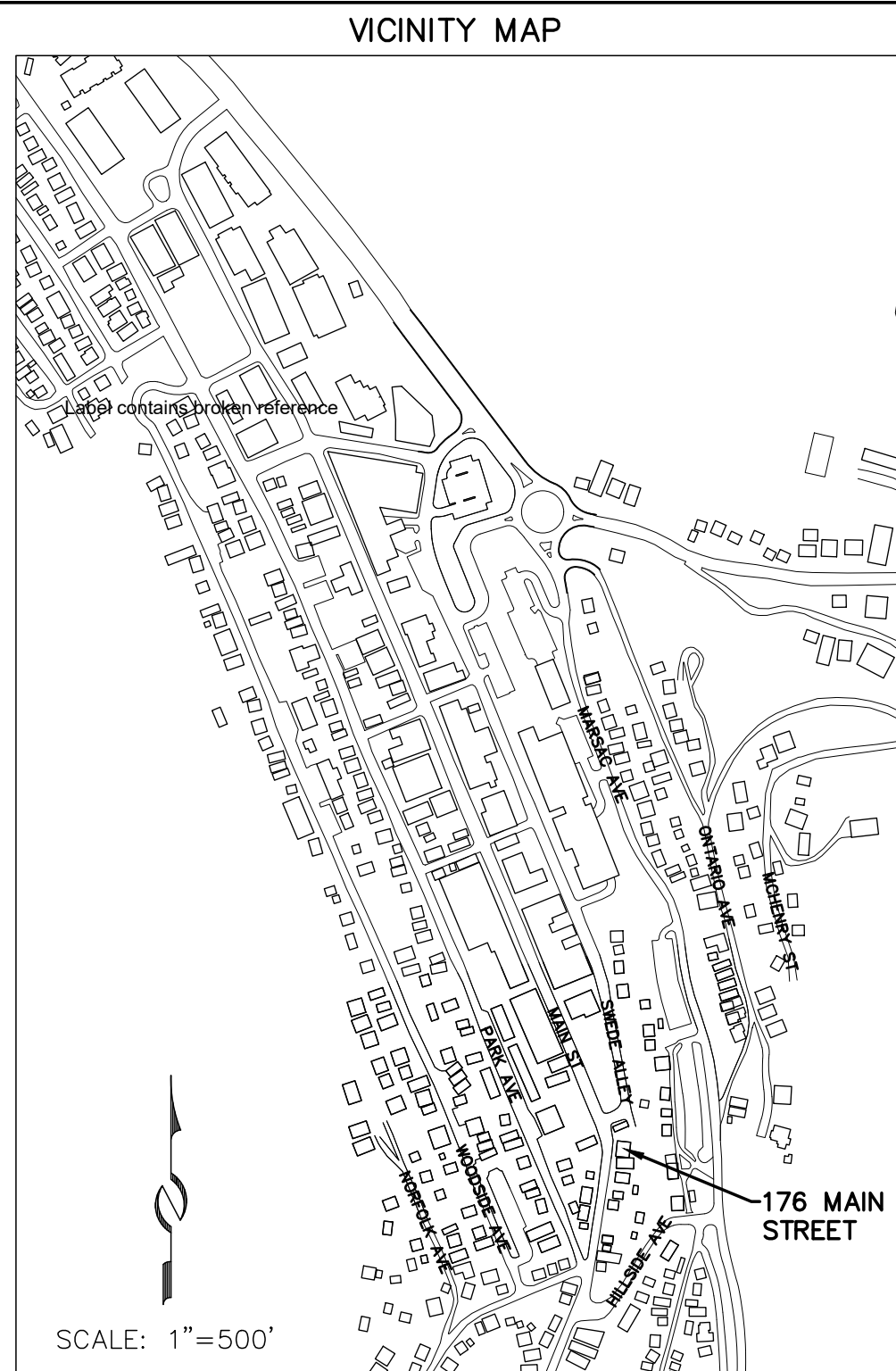
25. The Applicant shall replace historic windows exactly, in size, dimension, glazing pattern, depth, profile, and material.
26. Replacement porch elements shall exactly match the historic elements in size, dimensions, form, profile, and material. All proposed new porches shall comply with LMC § 15-13-2(B)(2)(g).
27. All new mechanical equipment shall be located in a manner that is visually minimized from the primary public right-of-way. Existing mechanical equipment on the front façade shall be relocated to the rear.
28. The Applicant shall either, request a Variance to the transitional element regulation from the Board of Adjustment due to the unique constraints of the site, reduce the footprint of the addition to be less than 50% of the existing Historic Structure, or to design a transitional element.
29. All materials for the addition shall be compatible with those found on Historic Structures.
30. The Applicant shall obtain HDDR approval for the proposed new construction prior to submitting a building permit application.

If you have questions or concerns regarding this Final Action Letter, please contact Meredith Covey at (435) 640-8683.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Meredith Covey
Planner I



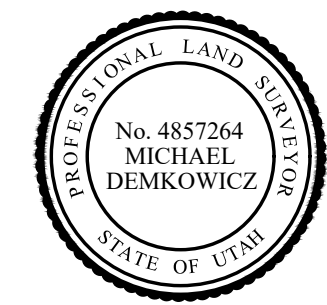
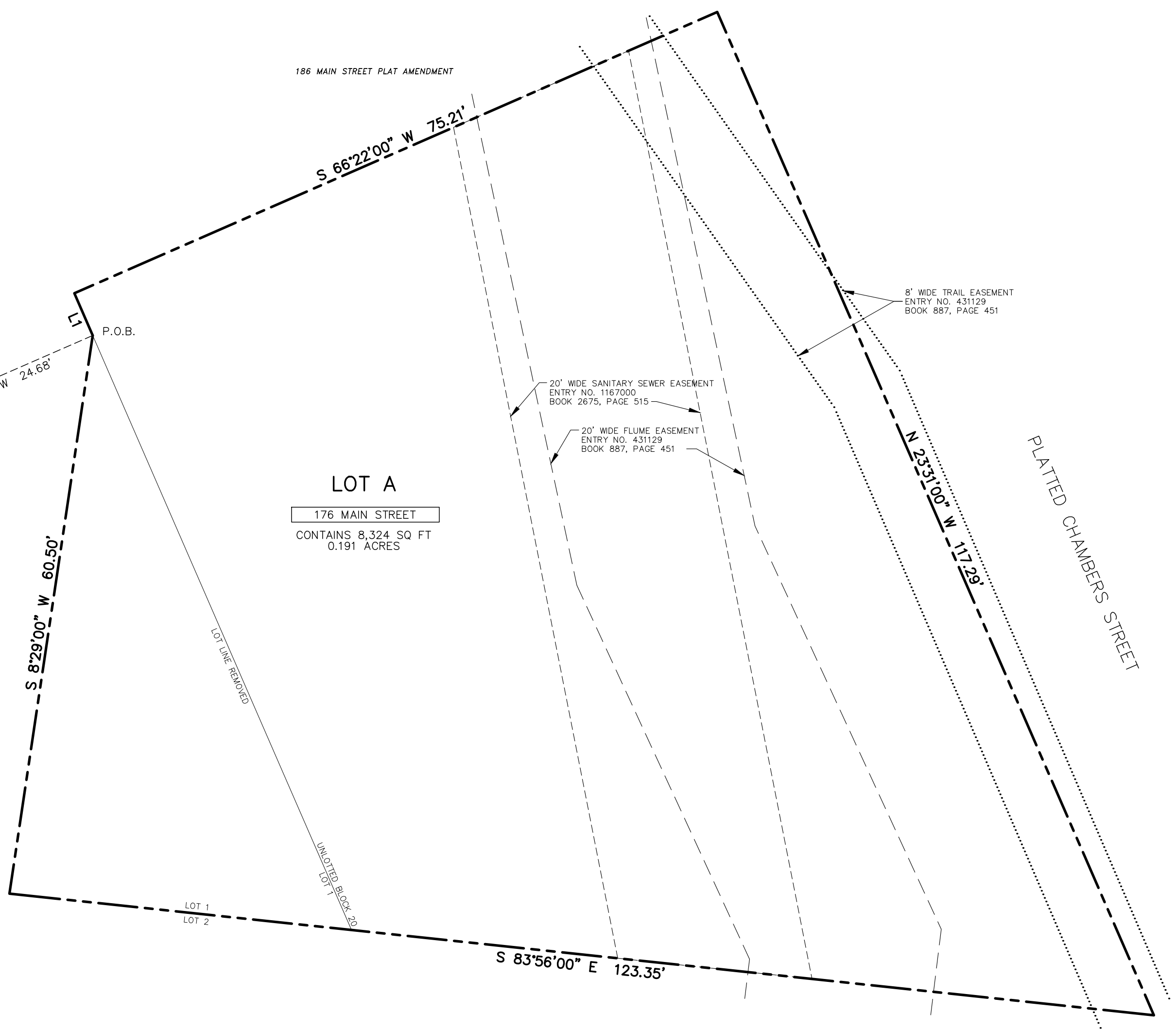
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°31'00" W	4.94'

FOUND SURVEY MONUMENT
BRASS CAP IN METAL CASTING W/LED
MAIN ST & 4TH

BASES OF BEARING - N 23°35'25" W 938.84'

FOUND SURVEY MONUMENT
BRASS CAP IN METAL CASTING W/LED
PI MAIN ST

MONUMENT DESTROYED
PI MAIN STREET/DALY AVENUE



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as THE CENTENNIAL PLAT AMENDMENT.

LEGAL DESCRIPTION

Beginning at the northernmost corner of Lot 1, Block 20 of the Amended Plat of Park City, and running thence South 08°29'00" West a distance of 60.50 feet, thence South 83°56'00" East a distance of 123.35 feet, thence North 23°31'00" West a distance of 117.29 feet, thence South 66°22'00" West a distance of 75.21 feet, thence South 23°31'00" East, a distance of 4.937 feet to the point of beginning.

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Mountain Seas Development Limited LTD., having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this subdivision plat amendment.

Mountain Seas Development Limited LTD.

By: _____
Manager

ACKNOWLEDGMENT

State of _____)
County of _____) ss

On this _____ day of _____, 2025, _____ personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is the manager of Mountain Seas Development Limited LTD., and that he signed the above Consent to Record for and on behalf of Mountain Seas Development Limited LTD., and that he acknowledged to me that he executed THE CENTENNIAL PLAT AMENDMENT.

By: _____
Notary Public

A Notary Public Commissioned in _____

Printed Name _____

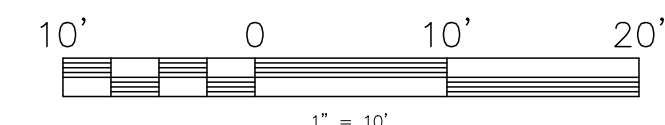
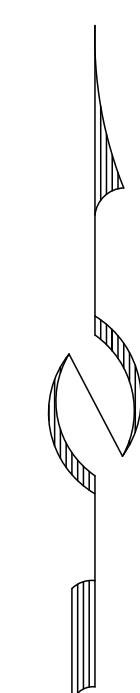
Residing in: _____

My commission expires: _____

Commission No.: _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated the _____ day of _____, 2025, and on file with the Planning Department (PL-24-_____).



THE CENTENNIAL PLAT AMENDMENT

A PORTION OF BLOCK 20, PARK CITY SURVEY,
LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

11/7/2024 JOB NO.: 1-12-23 FILE: X:\ParkCitySurvey\dwg\sr\plat2023\011223.dwg

435-649-9467

ALLIANCE ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025

BY _____

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2025

BY _____ CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025

BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2025

BY _____ PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____, 2025

BY _____ SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____

**PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN**

**INFORMATION GUIDE
AND APPLICATIONS**

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. Updated 10/2014.

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: Front Yard Stone Wall / Entry Walk

This involves: An original part of the building

A later addition

Estimated date of construction: ~1975

Describe existing feature:

Stone wall is constructed with randomly sized stones with concrete as a bonding agent. This wall is about 30" tall with a level top course of stone that causes the height of the wall to vary dependent on where the stone meets the grade of the sidewalk.

The entry walkway to the front door is virtually non-existent due to deterioration and passage of time

Creekbed in rear of property was curated at some point but no historic records are available

Lightpost in front is incorporated into the stone wall. This did not exist in photographs from the 60's

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Stone wall has not been maintained and while it is in generally fair condition it would require intervention to repair and is not historic. A conduit is rising from the wall on the NW corner and has been severed leaving 6" of exposed metal. A non-historic lamp post and it's concrete base is incorporated into the wall. This area of the wall is the most in need of attention and has patches of concrete and some degradation of the walls integrity.

Photo Numbers: # 1,

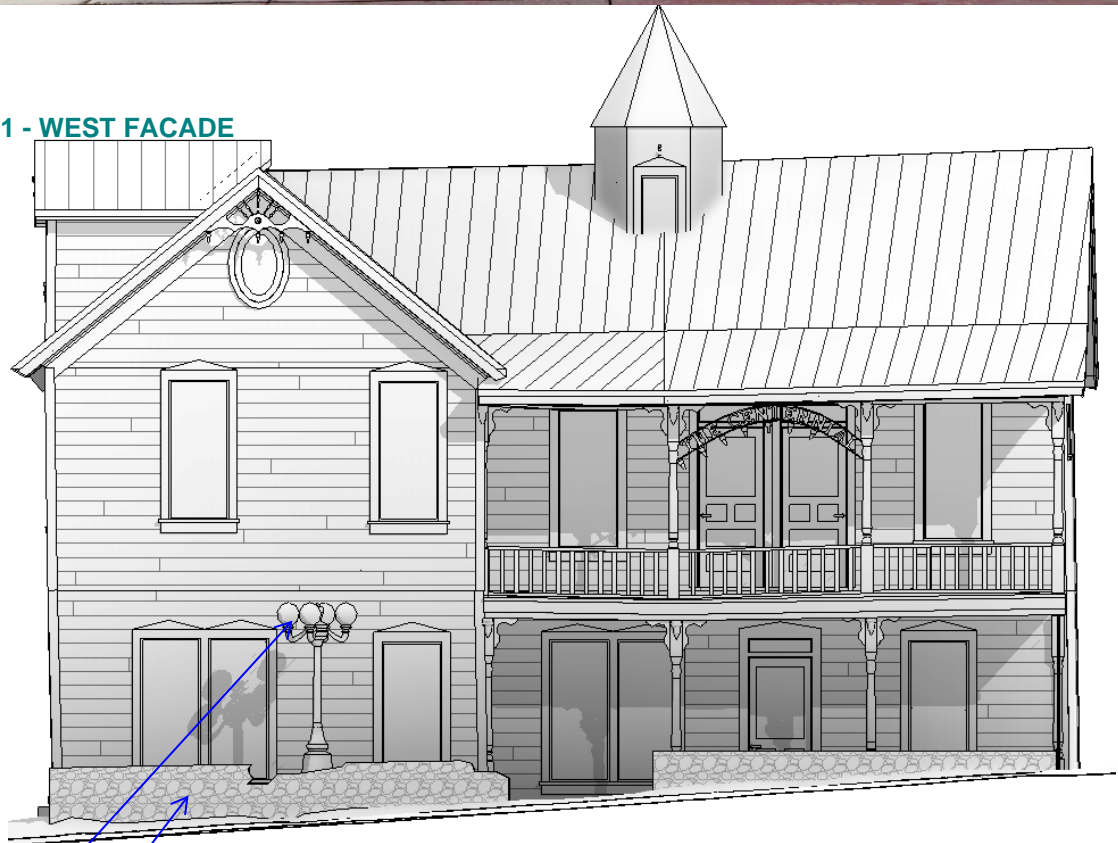
Illustration Numbers: # 1,

PHYSICAL CONDITIONS REPORT

PHOTO #1 - ENTRY WALL AND WALKWAY



ILLUSTRATION # 1 - WEST FACADE



Non-Historic Light Post

Deteriorating Stone Wall

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: Overall Structure and condition of building

This involves: An original part of the building

A later addition

Estimated date of construction: 1901--1975

Describe existing feature:

The wood framed structure sits on a concrete foundation that is more robust than typical buildings of the time, however footings are not visible or able to be verified. The remainder of the structure is light wood framed with materials typical including nominally sized 2x4 walls and a varied assortment of 2x floor framing. 2x6 and 2x8 were used for roof framing.

Front porch and West foundation walls are difficult to determine structurally. Some of the boards of the front porch have fallen through giving only a glimpse of the structure of the porch but not so much the foundation.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Shifts in roof elevations across the structure suggest significant settling in the foundation system.

The current overall structure is severely compromised (See exhibit). Approximately a dozen years ago a structural analysis recommended temporary shoring to keep the building from falling down. Currently a system of shoring walls (colored red in existing drawings) are keeping the building from falling in or over. A more recent structural walk through by a professional structural engineer resulted in a recommendation for demolition.

A 3D scanning service was employed to document the existing structure and the drawings demonstrate multiple ways the structure is leaning, sagging or otherwise not in the straight plane it should reside in.

Photo Numbers: #2

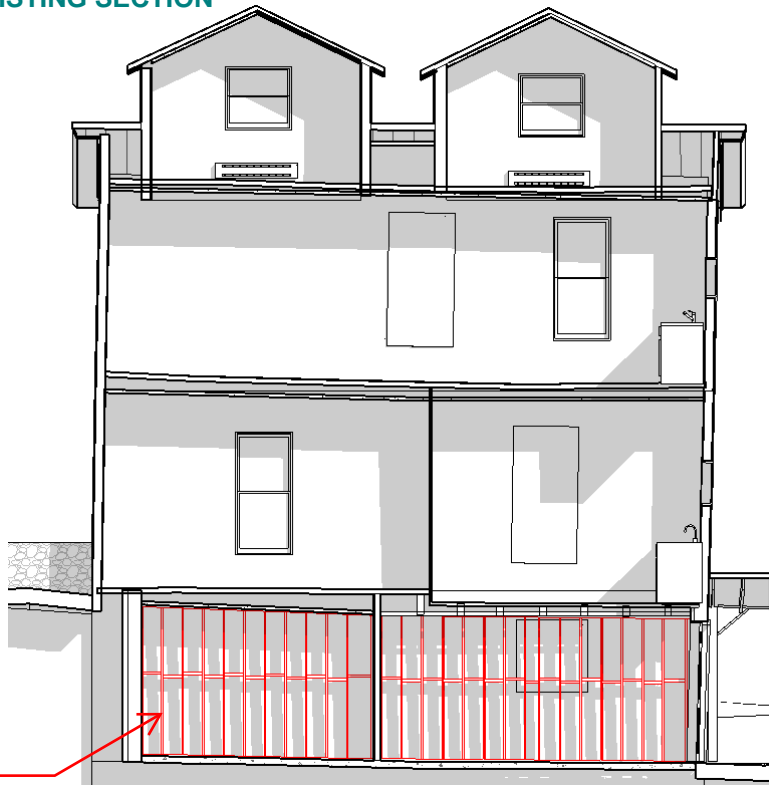
Illustration Numbers: #2

PHYSICAL CONDITIONS REPORT

PHOTO #2 - FRONT DECK/ FOUNDATION STRUCTURE



ILLUSTRATION # 2 - EXISTING SECTION



Example of Shoring required to support building found in as-built drawing set

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: ~1980

Describe existing feature:

The roof form is a T shaped roof form with an additional gable roof projecting East from the East facade and two small gables added to the North downward slope of the gable roof added sometime in the late 1970s, early 1980's. The roof material on The Centennial is a combination of different types of metal roofs. The roof facing West and the small gables on the North portion of the building are low rise (1/2" tall seams) standing seam metal roofs. All other aspects of the roof are galvanized corrugated metal roof materials. The cupola appears to have an oxidizing metal cover, zinc or copper flat metal roof.
A weather vane representing a bird is leaning heavily to the NE.
It is likely that roofs were replaced or repaired when the gables were added in the late 70's on the North facing roof.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Portions of the ridge cap are missing on the main ridge of the house. Drip edges on portions of all the roofs are missing. Valley flashing is in fair condition generally. Portions of the roof where the front porch roof meets the secondary roof form are peeling up. The weather vane is canted towards the NE.
Generally the roof is in need of repair and/or replacement

Photo Numbers: #2 Illustration Numbers: #2

PHYSICAL CONDITIONS REPORT



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: Main Chimney

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

Estimated date of ~~construction~~ ^{demolition}: ~1980

Describe existing feature:

No chimneys are present on this building. Evidence points to a brick chimney being present near the intersection of roof lines for the original T structure. The chimney was later replaced visually with the existing cupola which gives this structure a unique look on Main Street.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Chimney that was present historically was removed, likely in the renovation near 1980 time frame

Photo Numbers: _____ Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

PHOTO #3,4 - CHIMNEY

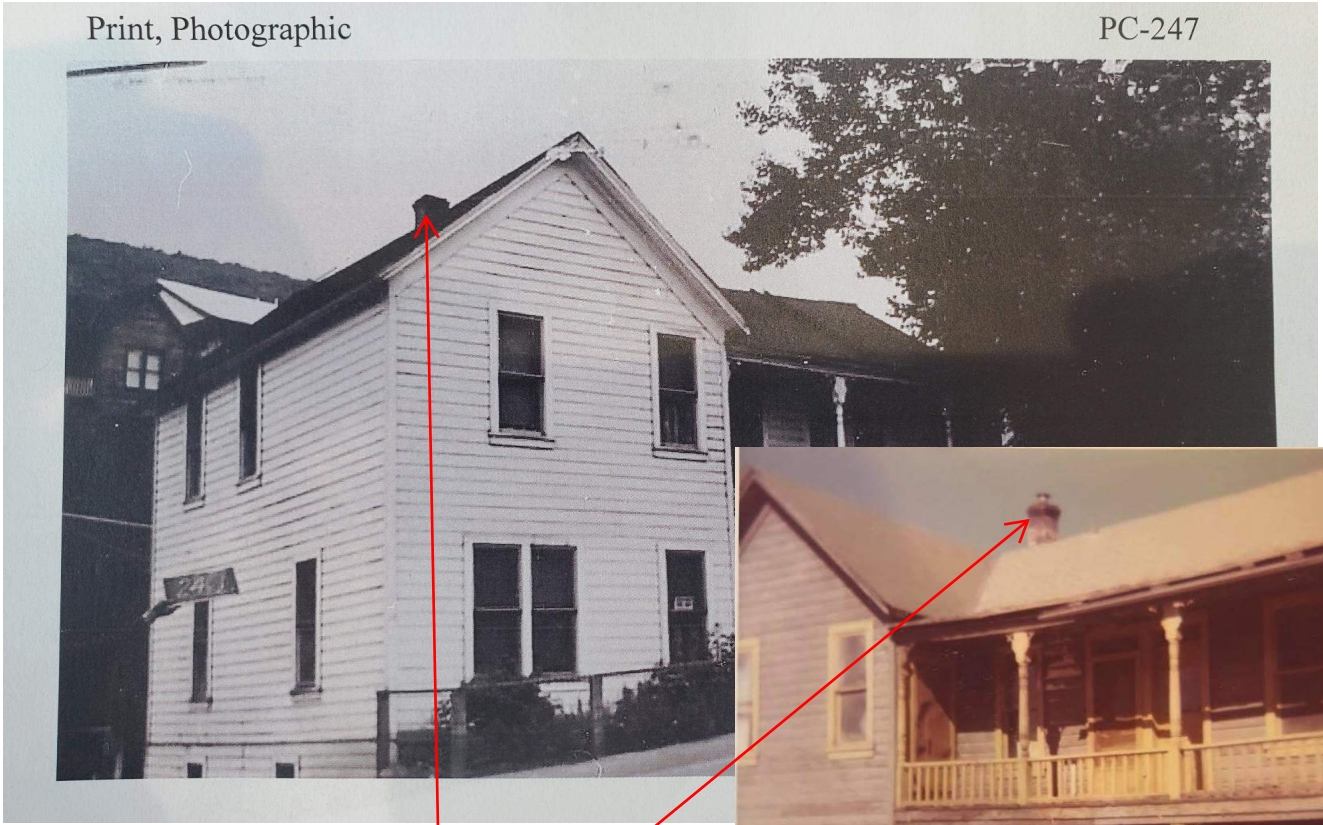


ILLUSTRATION # ?

Former
Chimney

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: Exterior wood framed walls

This involves: An original part of the building

A later addition

Estimated date of construction: 1901--1975

Describe existing feature:

All exterior wood walls appear to be original with little exterior protection for the structural elements, such as tar paper or additional layers of sheathing/ boards. As such, they have contributed to the poor condition of the house and structure as a whole. It appears that the East addition used similar siding to the rest of the structure when it was added and it may be desirable to use these wood siding boards on the front facades where wood boards are irreparable. Siding profile is a Novelty or Dutch Drop lap siding, 1x8
Wood not on Southern or Western aspects is in much better condition

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Currently the walls on the building are painted but the paint is well dated and peeling off in many places. Several areas have deteriorating structural conditions and as such the siding is moving in ways that it was not designed for. There will likely be damage to many of the siding boards when they are removed.

Photo Numbers: _____ Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

Existing Historic Siding
on South Facade



Newer Siding on more
recent addition to 1907
structure



Element/Feature: Trim Boards

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

Estimated date of construction: _____

Describe existing feature:

STOPPED HERE

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT



Element/Feature: Fascia Boards

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: _____

Decorative Features

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:

Exterior concrete/foundation walls assumed to be original and where exposed in good condition. It is difficult to ascertain conditions from the interior so no overall assessment is provided.

Perimeter drainage is not known. Foundation condition under front porch is also not known.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Tax records from 1949 and 1968 suggest that there was no foundation at all. So it is possible a foundation was added when the building was renovated in the Late 1970s / early 1980s or it's possible that behind the interior walls there isn't much of a foundation at all.

Shifts in roof elevations across the structure suggest significant settling in whatever foundation system is in use.

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: Front Porch

This involves: An original part of the building

A later addition

Estimated date of construction: 1905

Describe existing feature:

The front porch is seemingly original or reconstructed to original specifications. The supports on the front porch are lathe turned wood columns with squared off bases and decorative elements at the top. One of the columns has been replaced by a 6x6 wood column to shore up the deck above.

The floor boards for the front porch appear to be supported by a post and beam structure underneath but is not entirely visible to inspect.

The tongue and groove cedar ceiling of the deck is in fair condition.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

It is likely that the post bases are rotted due to proximity to snow falling from roof and covering them in the winters. General age and lack of maintenance leaves these posts in poor condition and in need of repair/ replacement.

The wood floor boards are very deteriorated and it's assumed they and their supporting elements are resting directly on soil. The porch as a whole is buckling and far from level. Floor boards are in poor condition and have failed in several spots with the supports underneath heaving and leaving the porch in a wavy and unsafe condition. Given the age of the building, the floor boards may not be original but they are not in a condition that warrants salvage.

Ceiling of the porch could probably be pulled off and replaced though the typical construction could just as easily be replaced with new and more durable materials.

Photo Numbers: _____ Illustration Numbers: _____

It's proposed to remove and document the spacing, size and construction of the front porch in general and reconstruct as permitted by current code. The intent after removal and assessment would be to re-place the columns after repairing the decorative elements or create new ones based upon the original design. will be replaced with the same tongue and groove wood paneling as exists currently. These panel boards will be removed and stored along with the siding.

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. Updated 10/2014.

PHYSICAL CONDITIONS REPORT

Element/Feature: Front Porch - Level 2

This involves: An original part of the building

A later addition

Estimated date of construction: 1905 / 1980s

Describe existing feature:

The upper front porch shares a similar construction to the lower porch with a post and beam structure wooden 2x6 boards used as the floor. The upper front porch columns are similar to the columns on the lower front porch
The moniker for the house is situated on this porch. The ornamentation with "The Centennial" will be removed for reconstruction but preserved and repaired in order to re-install. There are several upside down finials that are missing and common on the building .
The railing seems to be in the original scale and material with but is only 24" tall with basic 2x6 rails and 2x4 balusters.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The upper front porch shares age and level of deterioration with the porch below. The floor boards will be pulled an assessed for viability and put back in service if viable.
The railing on the porch is far too short for current building code and a safety hazard regardless of their condition. The upper front porch columns are similar to the columns on the lower front porch and will be assessed, restored/reused/replaced in the same manner. The moniker for the house is situated on this porch. The ornamentation with "The Centennial" will be removed for reconstruction but preserved and repaired, as possible, in order to re-install. There are several upside down finials that are missing and common on the building . The missing finials will be replaced with the existing finials providing proper dimensions.

Photo Numbers: _____ Illustration Numbers: _____

Structure will be replaced per current code and with the process of whole building re-construction.

It's proposed to replace the railing, incorporating the same detailing with taller balusters and raising the bottom rail a minimum of 2" to keep it off the floor boards and away from snow and moisture buildup.

PHYSICAL CONDITIONS REPORT

Element/Feature: Rear Porches/ Decks

This involves: An original part of the building

A later addition

Estimated date of construction: _____

Describe existing feature:

Both Level 0 unit entries contain stone retaining walls that function only as a way in and out of the units and would not be considered porches.

The Level 1 rear porch is a strange adaptation. There is no report of this entire rear addition and when it was built but it did not exist according to tax documents in 1968 and may have been part of improvements including the upper gabled roofs on the North portion of the roof/ building in the late 1970s / early 1980s. It does provide an outdoor area for a person to stand or perhaps barbecue but the porch has no railings and is covered in asphalt roofing material. It is not a reflection of the history of the building and is located on the least visual portion of the building.

The level 2 porch has no floor boards and the cantilevered supports are questionable as to their structural capacity. Finials and the posts are typical per the building in general but are likely a later addition that doesn't add to the historic nature.

Describe any deficiencies:

Existing Condition: Excellent

Good

Fair

Poor

Level 0 entries have heaving stones that make entry difficult.

The Level 1 rear porch is flat or sloping into the house. Fascia boards and trim have peeling paint and do not appear to be in good condition

The level 2 porch supports are in poor condition due to extended exposure and lack of maintenance. Cantilevered deck supports typically experience decay at the house/deck interface due to water infiltration with proper maintenance and without any, these are likely subject to severe deterioration at that point of the support.

Most of the balusters and floor boards are missing or severely damaged.

Photo Numbers: _____ Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT



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: Mechanical Systems

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

Estimated date of construction: _____

Describe existing feature:

Mechanical systems seem to be largely based upon electric heat. Tax records noted coal and gas floor furnaces but these have not been in use for quite some time. Electric lines to the house exist but panels have been dismantled and connections cannot be counted upon to be stable or safe. Fire suppression lines exist currently but condition is unknown but likely given the time in disrepair, not functional. Sewer and water lines and their condition or date of installation are unknown.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

General time of not being use will render most systems as unusable. With the shifting nature of the building, it is assumed many of the connections and previous condition of all utility lines an wiring are in poor condition. No exploration of water or sewer have been performed as the services are not connected.

Photo Numbers: _____ Illustration Numbers: _____

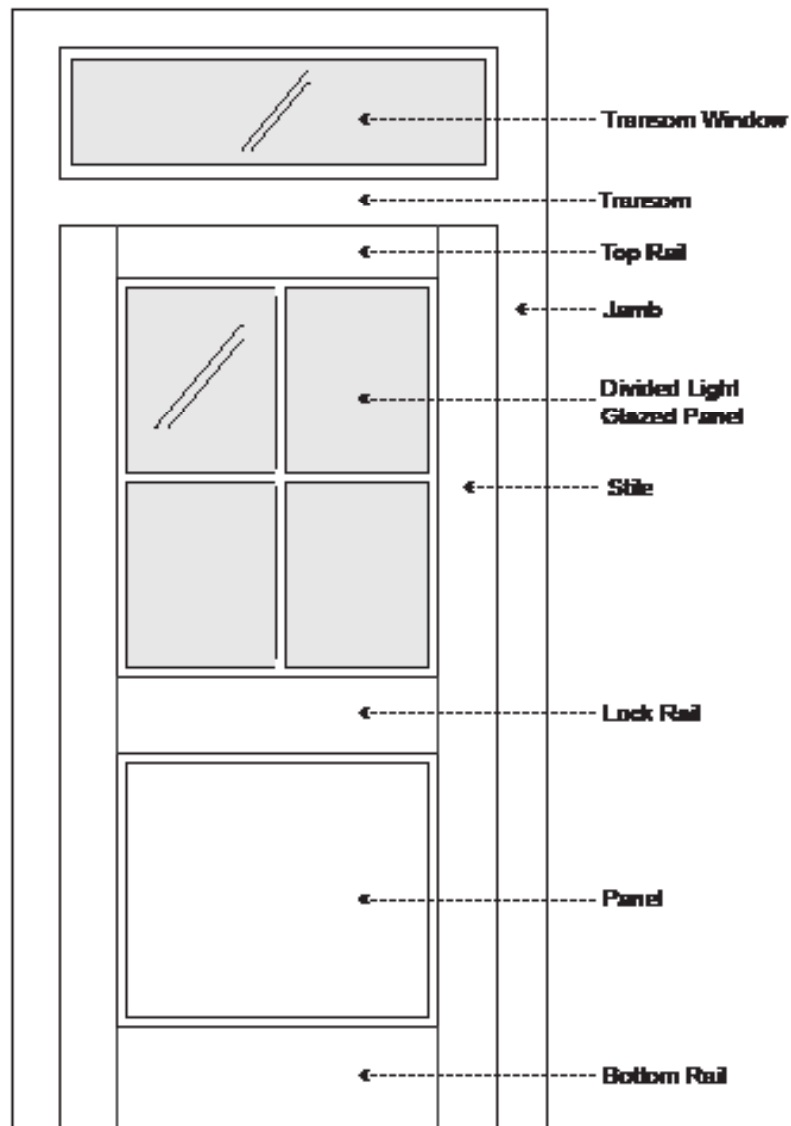
PHYSICAL CONDITIONS REPORT

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.



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Door Survey Form

Total number of door openings on the exterior of the structure: 8

Number of historic doors on the structure: ?

Number of existing replacement/non-historic doors: ?

Number of doors completely missing: 0

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

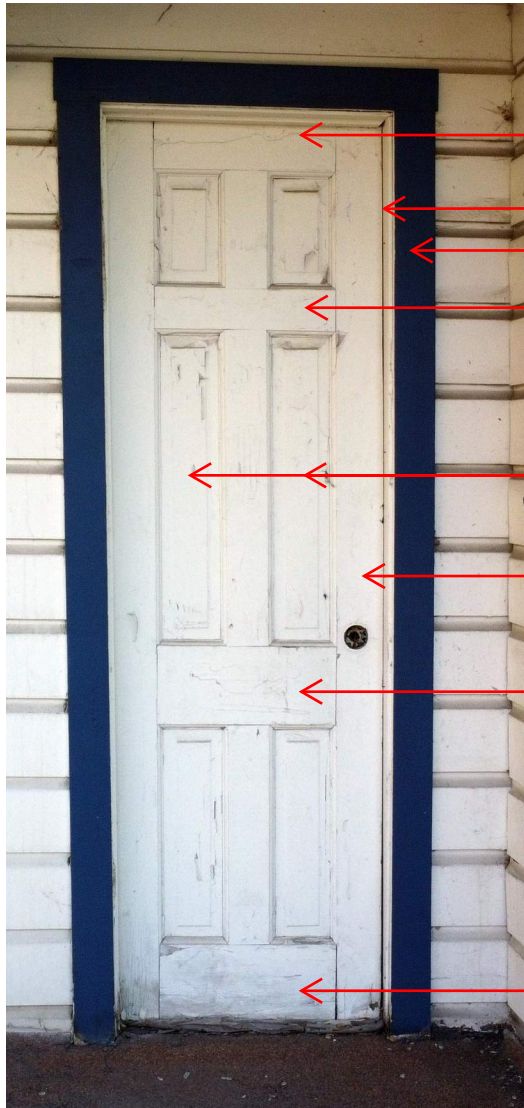
Number of doors to be replaced: ?

Door #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	Photo #:	<i>Historic (50 years or older):</i>
D1	Fair to Poor	Peeling paint, separated joints, no hardware		
D2	Poor	Glass panels broken		
D3	Fair to Poor	Boarded conditions precludes assessment*		
D4	Fair to Poor	Boarded conditions precludes assessment*		
D5	Poor	Lower Panels broken, upper panels broken, both boarded up		
D6	Fair to Poor	Glass panels broken		
D7	Fair to Poor	Glass panels broken		
D8	Fair to Poor	Glass panels broken		
<p>*Note: Doors D3 & D4 are located on the basement level and according to one report the basement was flooded from the creek in 2003. If the doors had not been replaced at that time, they are likely in poor condition. These doors are also marked for removal as they would reside inside the proposed addition.</p>				
	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. Updated 10/2014.

PHYSICAL CONDITIONS REPORT

PHOTO #D1 - CHIMNEY



Top Rail

Frame

Jamb

Cross Rail

Panels

Lock Style

Lock Rail

Bottom Rail

See Door Schedule
for More information

PHYSICAL CONDITIONS REPORT

PHOTO #D2 - ALUMINUM SLIDER DOOR



See Door Schedule
for More information

PHYSICAL CONDITIONS REPORT

PHOTO #D3, D4



← Boarded up door - See door schedule

See Door Schedule
for More information



← Boarded up door - See door schedule

See Door Schedule
for More information

PHYSICAL CONDITIONS REPORT

PHOTO #D5



Decorative Peaked Cap Pediment

Top Rail

Small Upper Panels

Cross Rail

Jamb

Board over 2 Panels

Lock Style

Lock Rail

Board over 2 Panels

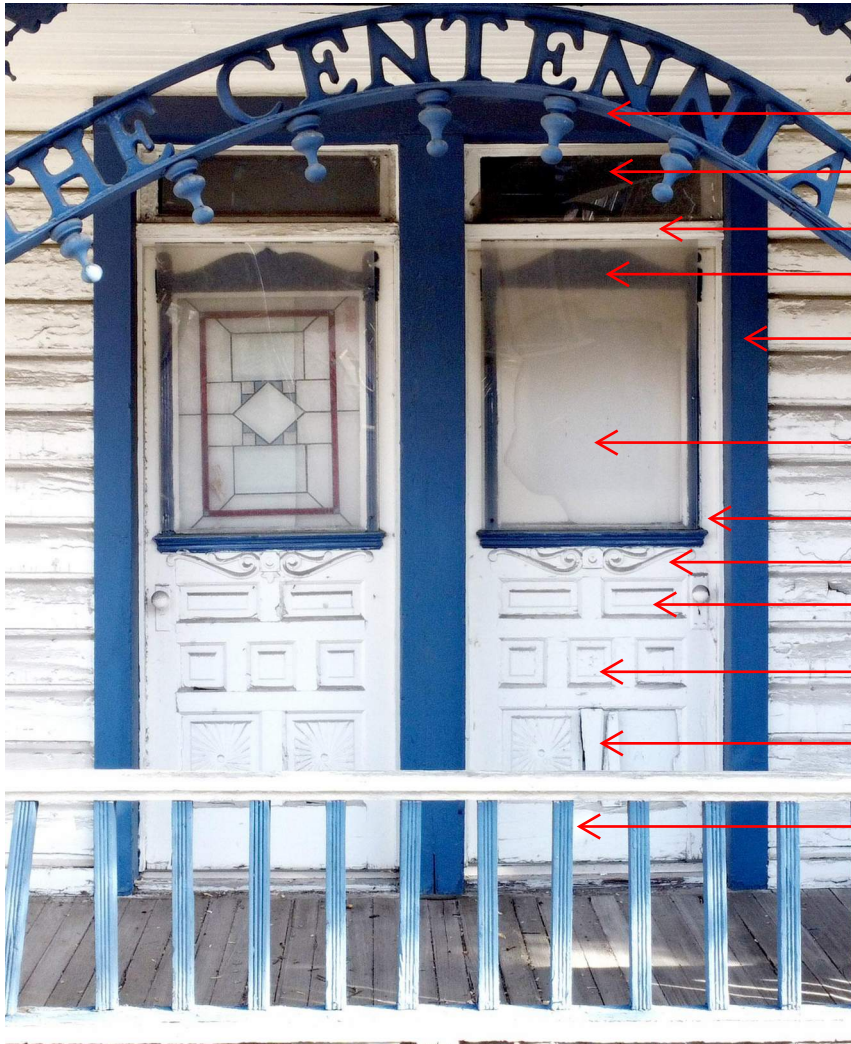
Pilasters

Bottom Rail

See Door Schedule
for More information

PHYSICAL CONDITIONS REPORT

PHOTO #D6, D7



Top Jamb

Transom Window

Transom

Top Rail

Jamb

Plastic over broken decorative glass panel

Lock Style

Lock Rail

Lock Panels

3 Panels

2 Panels

Bottom Rail

PHYSICAL CONDITIONS REPORT

PHOTO #D8



Decorative Peaked Cap Pediment

Top Jamb

Transom Window

Transom

Top Rail

Jamb

Plastic over broken decorative glass panel

Lock Style

Lock Rail

Lock Panels

3 Panels

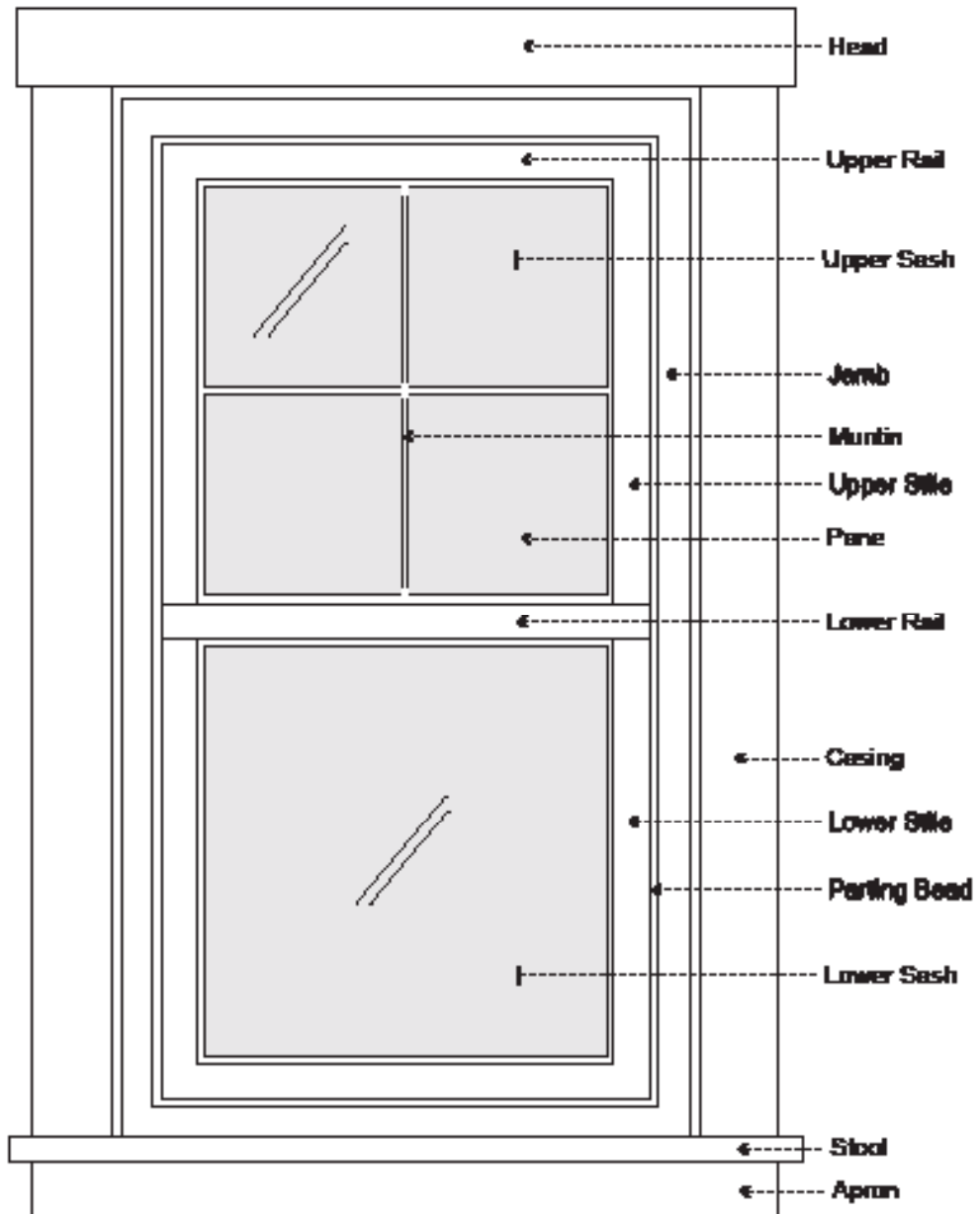
2 Panels

Bottom Rail

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.



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Window Survey Form

Total number of window openings on the exterior of the structure: 35

Number of historic windows on the structure: 14 - (Up to 28*)

Number of existing replacement/non-historic windows 7-21

Number of windows completely missing: approximately 25 but difficult to make assessment without pulling boards off windows

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

Number of windows to be replaced: Those labeled 'Yes' will be removed and assessed for repair and preservation

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
W1	Fair	Vinyl or composite window - Window Trim paint peeling	W1	No
W2	Fair	Vinyl or composite window	W2	No
✓ W3	Poor	Sash may be missing glass - boarded up from inside - wood material - single pane - degraded - covered by storm sash	W3 W3a	Yes
✓ W4	Poor	Sash may be missing glass - boarded up from inside - wood material - single pane - degraded - covered by storm sash	W4	Yes
✓ W5	Fair	Sashes may be missing glass - wood material - single pane - degraded - covered by storm sash	W5	Yes
✓ W6	Fair	Sashes may be missing glass - wood material - single pane - degraded - covered by storm sash	W6	Yes
W7	Fair to Poor	Vinyl or composite window - Stool and Apron are below snow line - window is open behind storm sash	W7	No
W8	Fair to Poor	Degraded frame and difficult to ascertain condition - boarded from inside - storm sash screwed on the outside	W8	Dependent
W9	Fair	Vinyl or composite window	W9	No
W10	Fair to Poor	Degradation commensurate with exposure level under eave with apron in poor condition - broken plastic screwed on ext.	W10	Dependent
W11	Fair	Vinyl or composite window - trim degradation typical of low or no maintenance	W11	No
W12	Fair	Vinyl or composite window - located directly under roof snow shedding - trim is degraded because of this location	W12	No
W13	Poor	Stool is degraded, no interior glazing present - storm sash providing all the protection for opening - boarded from inside	W13	Dependent

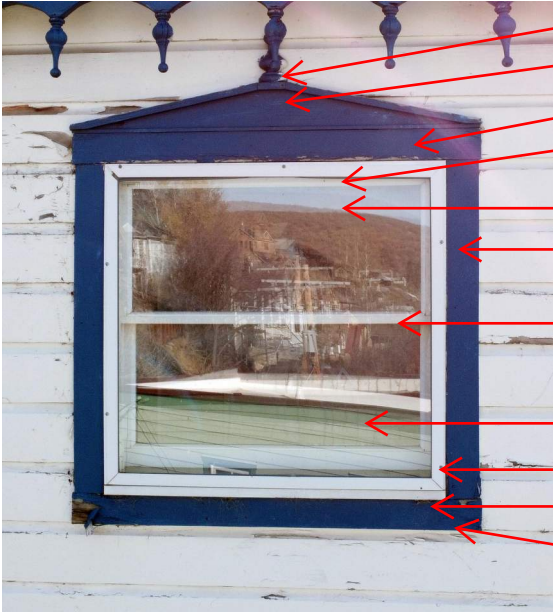
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

<i>Window #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
W14	Fair	Vinyl or composite window - Both sashes with broken glazing - storm sash glazing is broken - boarded from inside	W14	No
W15	unknown	Vinyl or composite window assumed on this portion of the structure - boarded up and condition unknown	W15	Unknown
W16	Fair	Vinyl or composite window	W16	No
W17	Poor	Frame degraded, no interior glazing present - storm sash providing all the protection for opening - boarded from inside	W17 W17a	Yes
W18	Poor	Frame degraded, no interior glazing present - storm sash providing all the protection for opening - boarded from inside	W18 W18a	Yes
W19	unknown	Vinyl or composite window assumed	W19	Unknown
W20	unknown	Vinyl or composite window assumed	W20	Unknown
W21	unknown	Vinyl or composite window assumed	W21	Unknown
W22	Fair	Vinyl or composite window	W22	No
W23	Fair	Vinyl or composite window	W23	No
✓ W24	Poor	Frame degraded, no interior glazing - no storm sash - boarded from inside	W24	dependent
✓ W25	Poor	Frame degraded - no interior glazing storm sash - boarded from inside	W25 W25a	dependent
W26	Fair to Poor	Condition difficult to ascertain	W26	dependent
W27	Fair to Poor	Condition difficult to ascertain	W27	dependent
W28	Fair to Poor	Condition difficult to ascertain	W28	dependent
✓ W29	Poor	Stained glass broken - jamb in fair condition with polycarbonate screwed to jamb for weather protection	W29	dependent
✓ W30	Fair to Poor	Covered by storm sash - boarded from inside	W30	Yes
✓ W31	Fair to Poor	Sashes may be missing glass - wood material degraded - single pane - covered by storm sash - boarded from inside	W31	Yes
✓ W32	Fair to Poor	Upper sash missing glass - Lower Sash painted white? - single pane - covered by storm sash - boarded from inside	W32	Yes
✓ W33	Fair to Poor	Covered by storm sash - boarded from inside	W33	Yes
✓ W34	Poor	Sashes may be missing glass - wood material degraded - single pane - covered by storm sash - boarded from inside	W34	Yes

<i>Window #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
✓ W35	Poor	Sashes may be missing glass -wood material degraded - single pane - covered by storm sash - boarded from inside	W35	Yes
✓ W36	Poor	Sashes may be missing glass -wood material degraded and wall is bowing - covered by storm sash - boarded from inside	W36	Yes
✓ W37	Fair to Poor	Sashes may be missing glass -wood material degraded - single pane - covered by storm sash - boarded from inside	W37	Yes
✓ W38	Fair to Poor	Window is at roof line and has suffered water damage - appears historic	W38	dependent

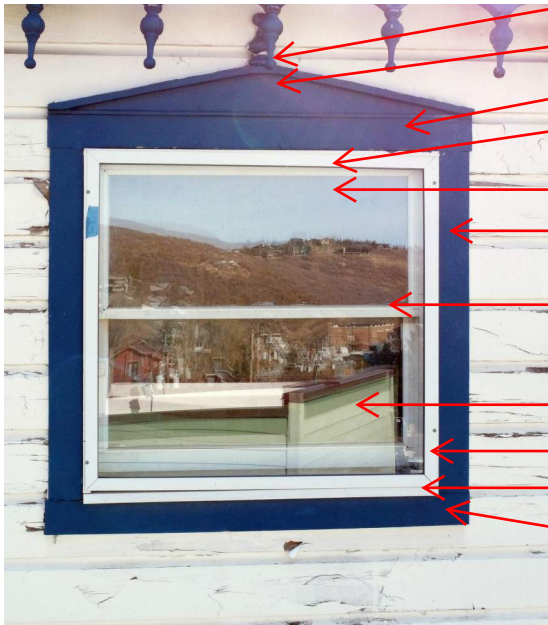
PHYSICAL CONDITIONS REPORT

PHOTO #W1



- Final
- Decorative Peaked Cap Pediment
- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Stool
- Apron

PHOTO #W2



- Final
- Decorative Peaked Cap Pediment
- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Stool
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W3



PHOTO #W4

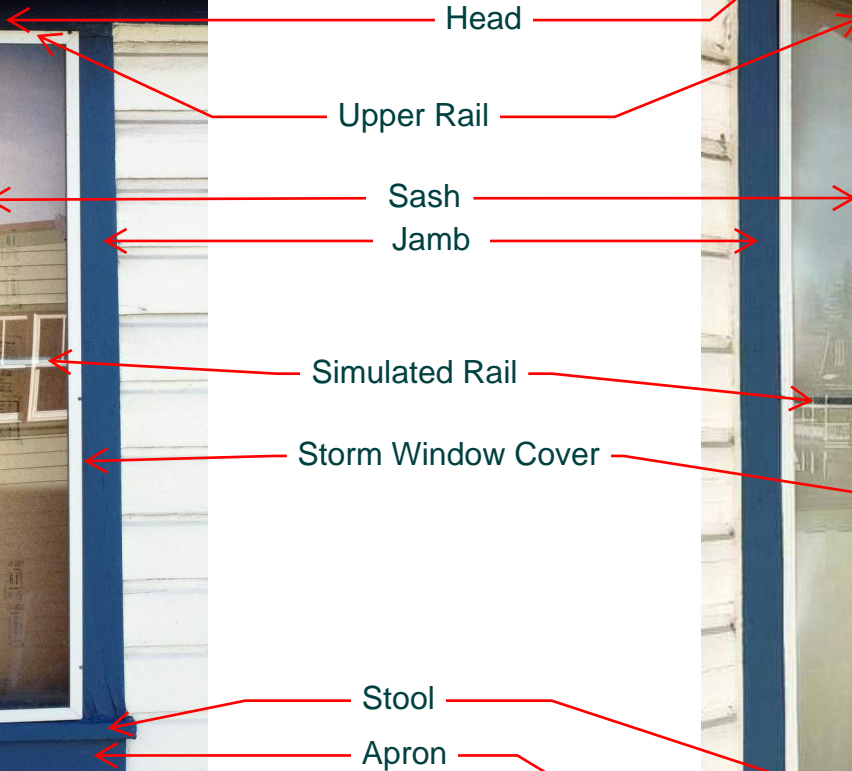
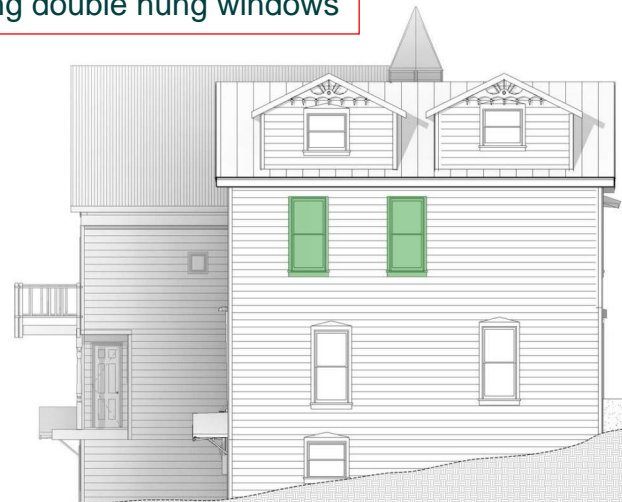


PHOTO #W3a



These 2 windows are not double hung but a single fixed pane of glass with a simulated rail to emulate the look of the neighboring double hung windows



PHYSICAL CONDITIONS REPORT

PHOTO #W5



Decorative Peaked Cap Pediment

Head

Upper Rail

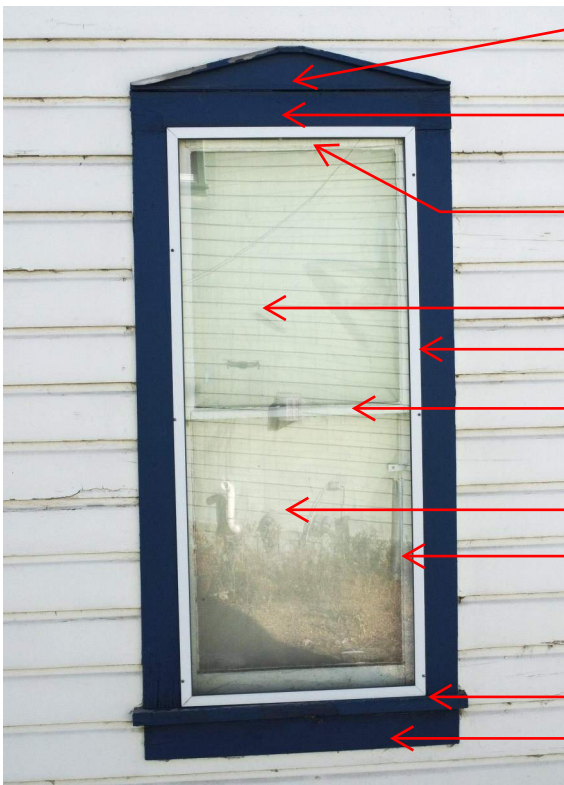
Upper Sash
Jamb

Lower Rail

Lower Sash
Storm Window Cover

Stool
Apron

PHOTO #W6



Decorative Peaked Cap Pediment

Head

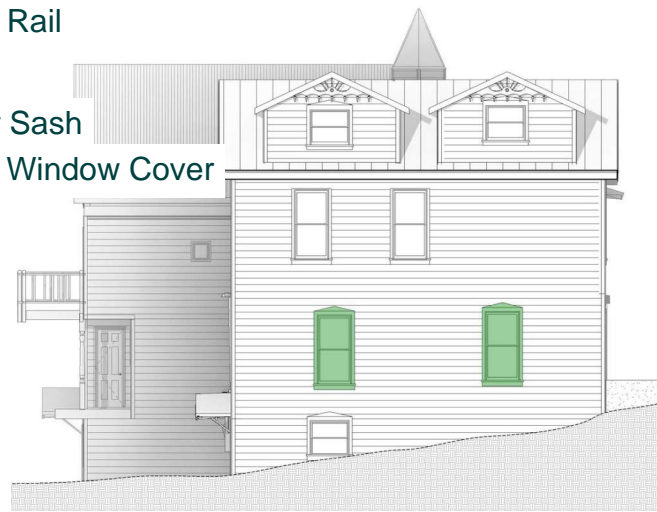
Upper Rail

Upper Sash
Jamb

Lower Rail

Lower Sash
Storm Window Cover

Stool
Apron



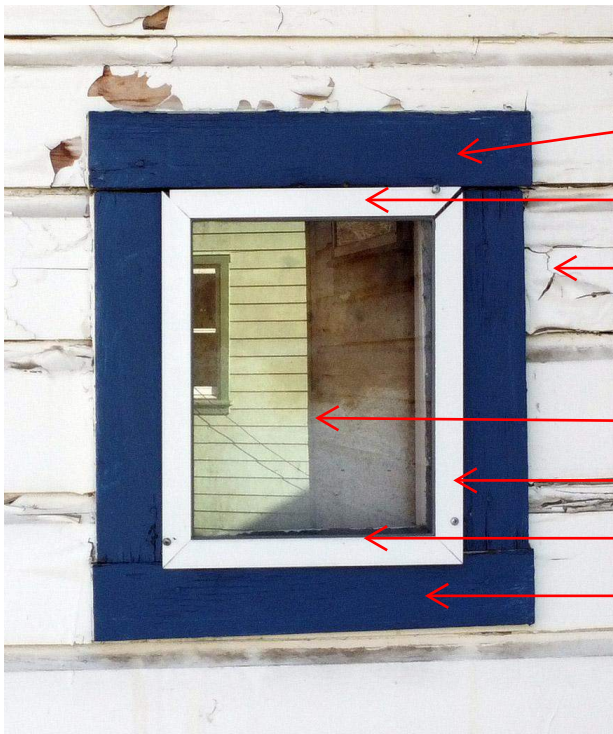
PHYSICAL CONDITIONS REPORT

PHOTO #W7

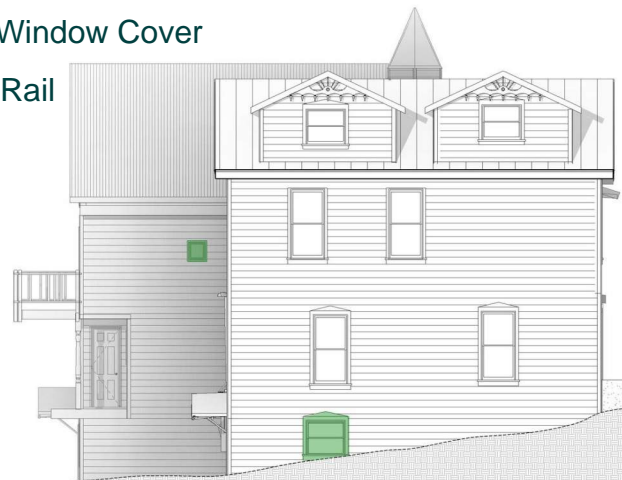


- Decorative Peaked Cap Pediment
- Head
- Upper Rail
- Upper Sash Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Stool
- Apron

PHOTO #W8

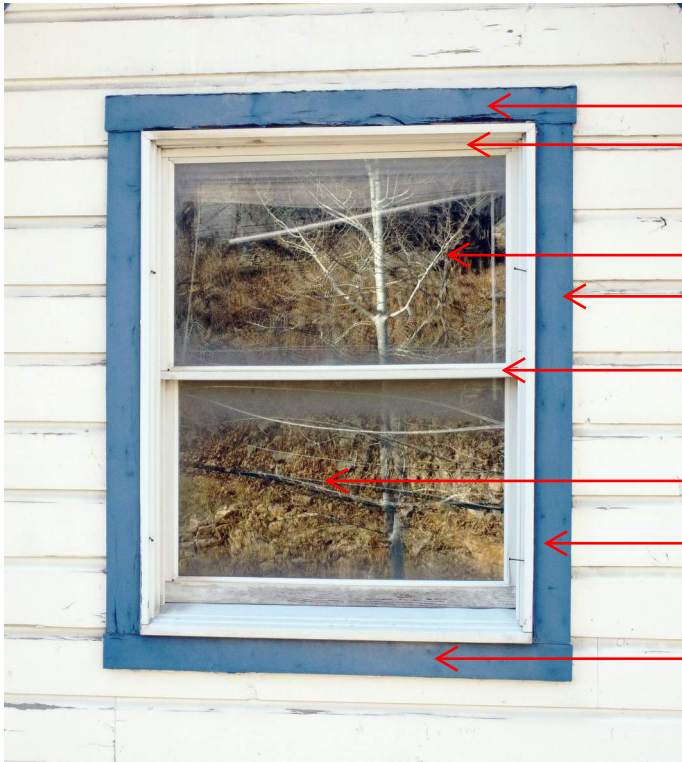


- Head
- Upper Rail
- Jamb
- Single Pane Glazing Missing
- Storm Window Cover
- Lower Rail
- Apron



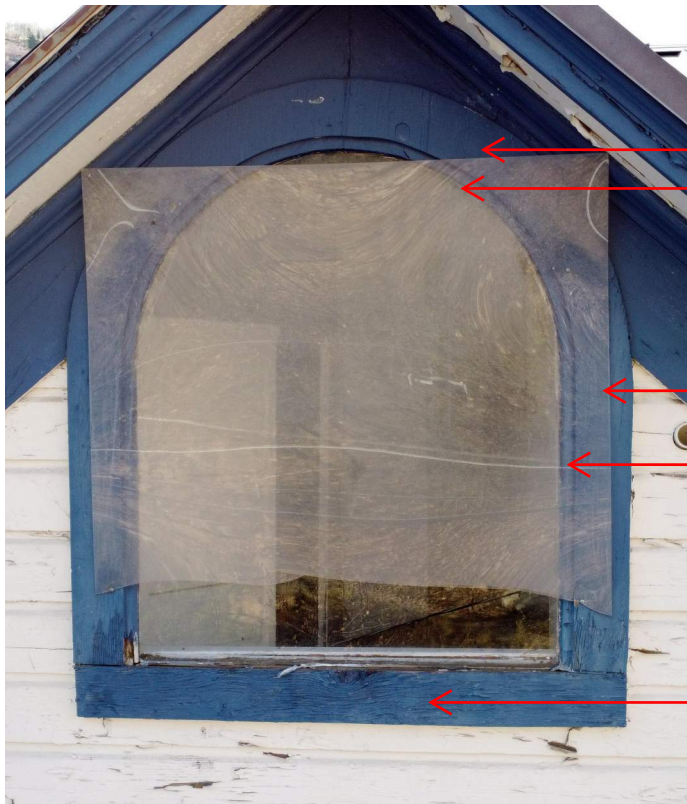
PHYSICAL CONDITIONS REPORT

PHOTO #W9



- Head
- Upper Rail
- Upper Sash Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Apron

PHOTO #W10



- Curved Head
- Upper Rail

Jamb

Stile

Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W11

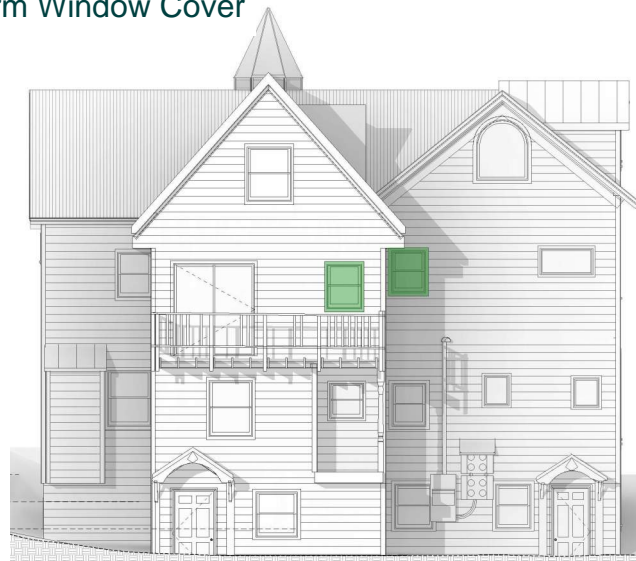


- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Sill
- Apron

PHOTO #W12

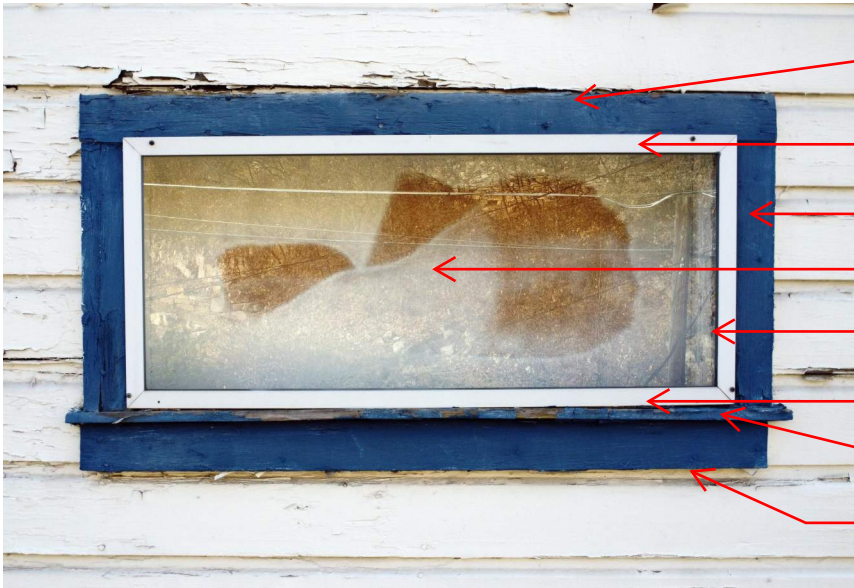


- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Sill
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W13



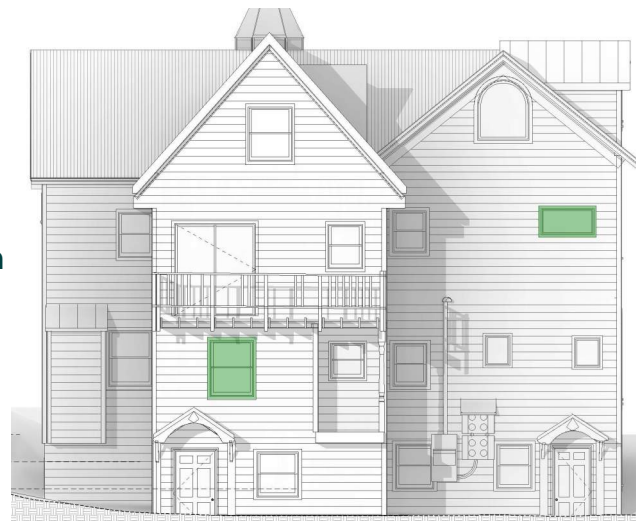
- Head
- Upper Rail
- Jamb
- Single Pane
- Storm Window Cover
- Lower Rail
- Stool
- Apron

PHOTO #W14



- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Storm Window Cover (Broken)
- Lower Sash

- Sill
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W15

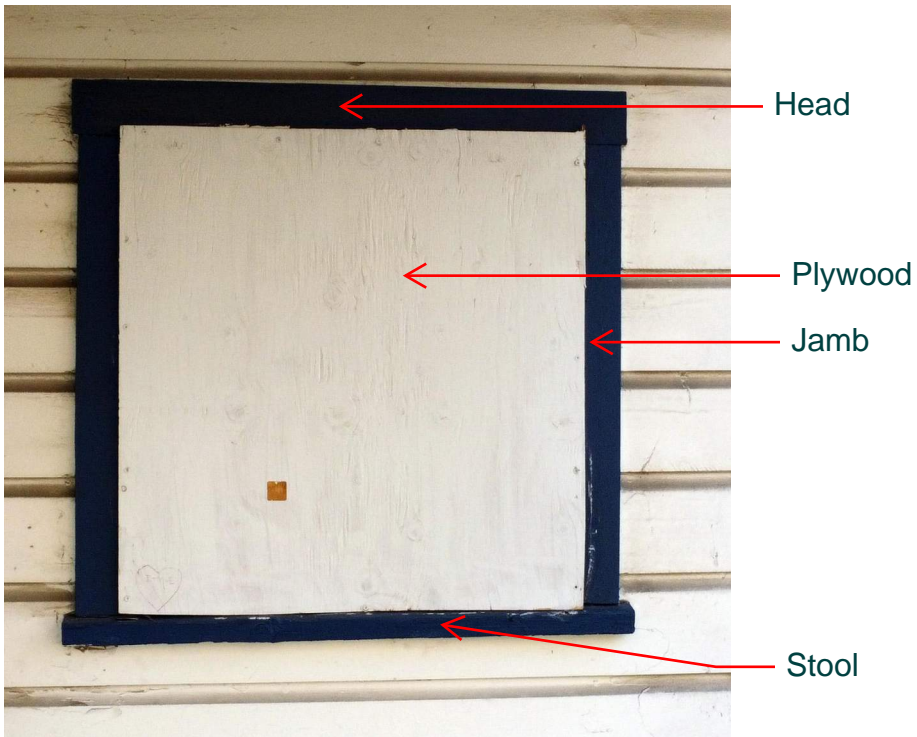
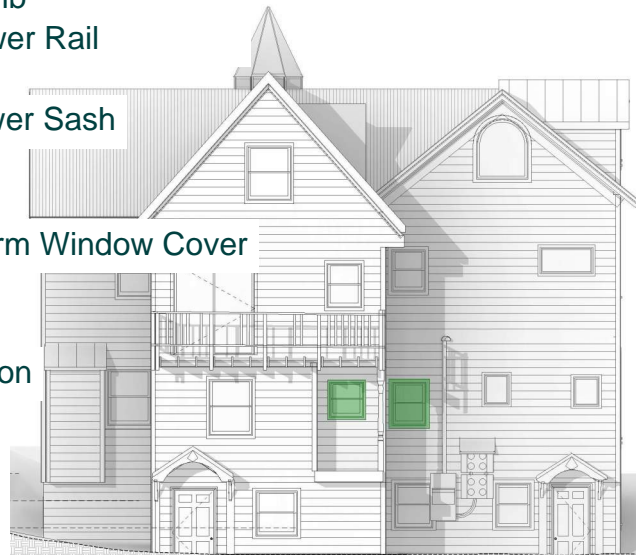
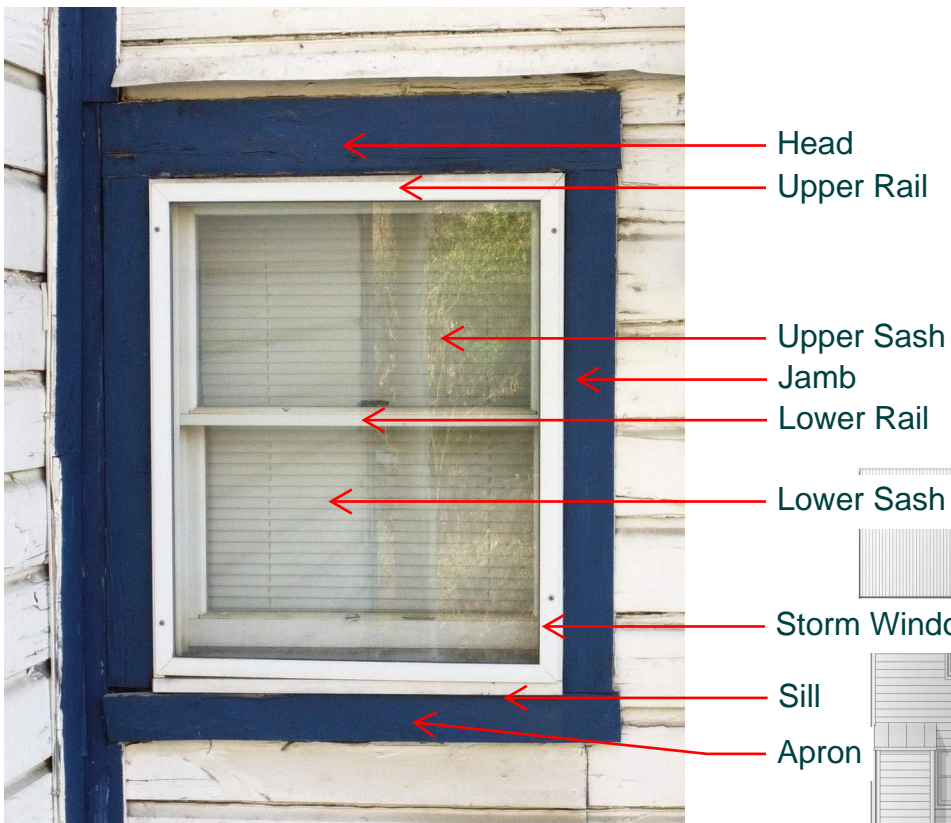


PHOTO #W16



PHYSICAL CONDITIONS REPORT

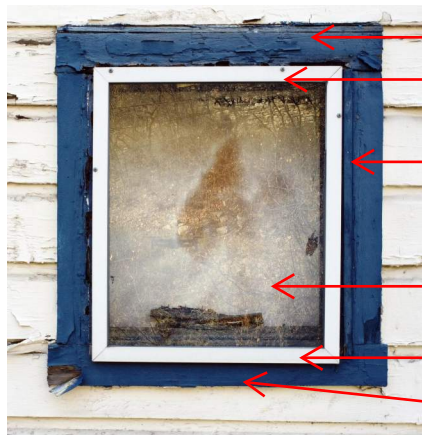
PHOTO #W17, W17a



- Head
- Upper Rail
- Jamb
- Storm Window Cover
- Sill
- Apron



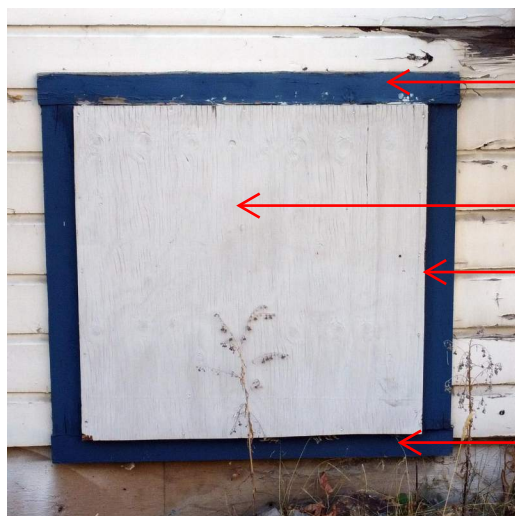
PHOTO #W18, 18a



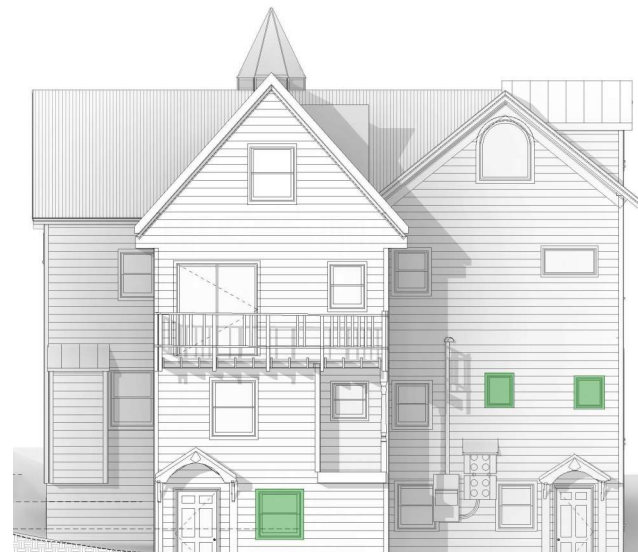
- Head
- Upper Rail
- Jamb
- Storm Window Cover
- Sill
- Apron



PHOTO #W19



- Head
- Plywood
- Jamb
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W20



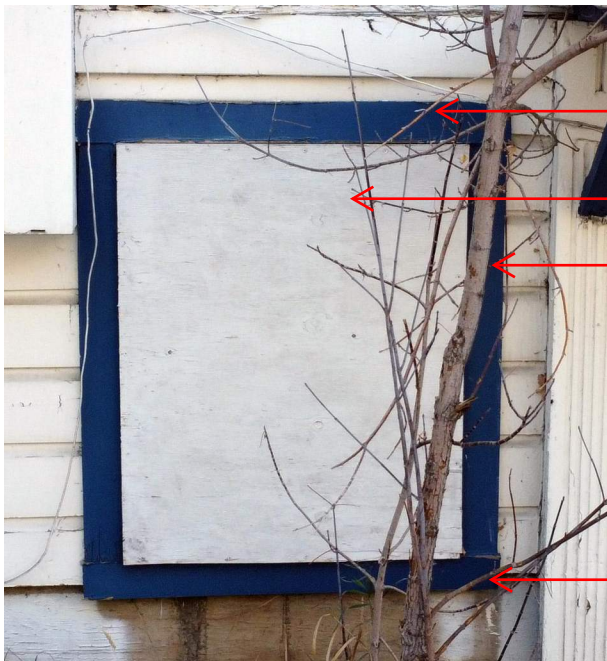
Head

Plywood

Jamb

Apron

PHOTO #W21

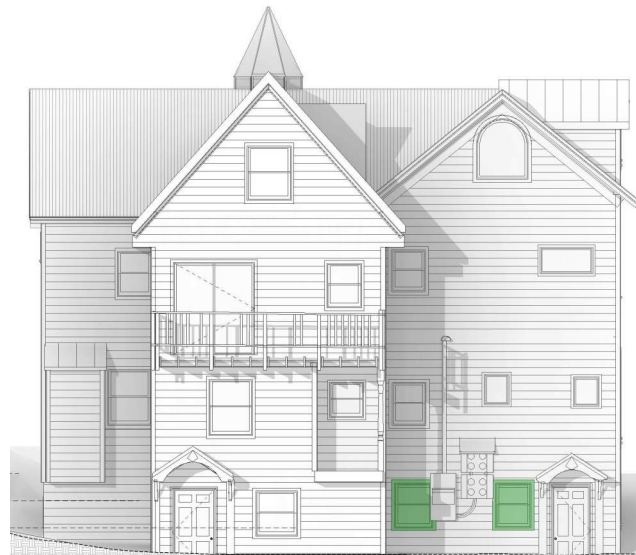


Head

Plywood

Jamb

Apron



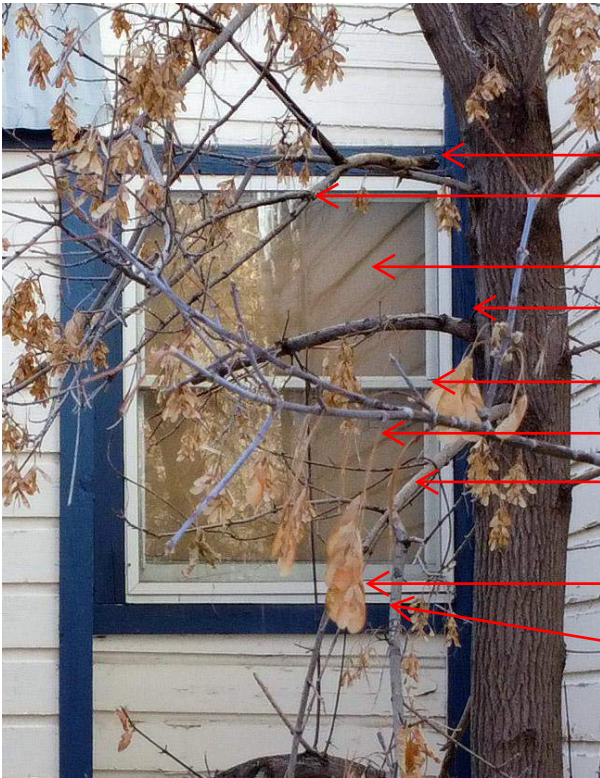
PHYSICAL CONDITIONS REPORT

PHOTO #W22



- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Storm Window Cover (Broken)
- Lower Sash
- Sill
- Apron

PHOTO #W23

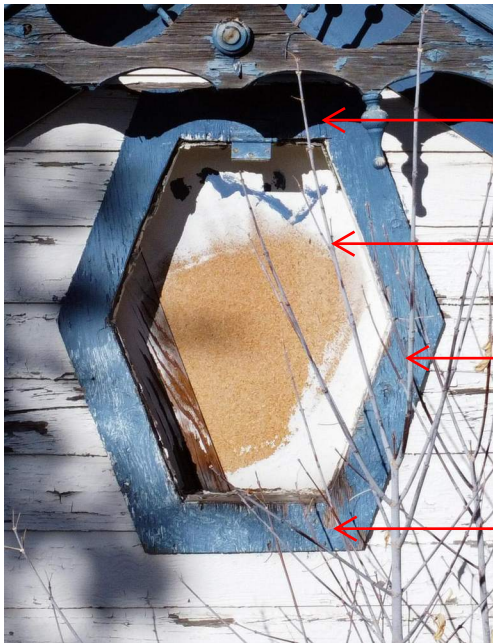


- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Storm Window Cover (Broken)
- Lower Sash
- Sill
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W24



Head

Plywood Inside

Jamb

Apron

PHOTO #25, 25a



Head

Upper Rail

Jamb

Storm Window Cover

Sill

Apron

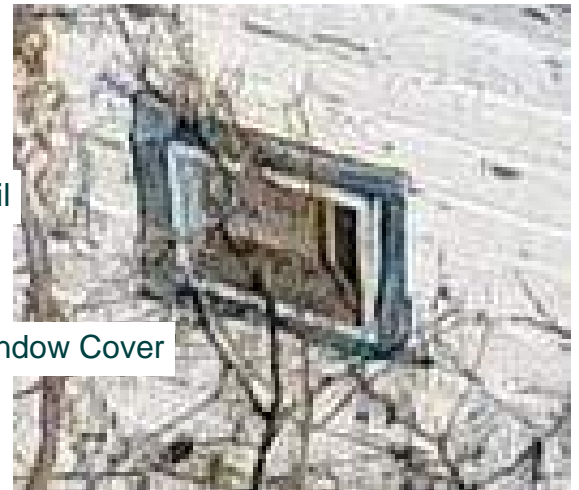
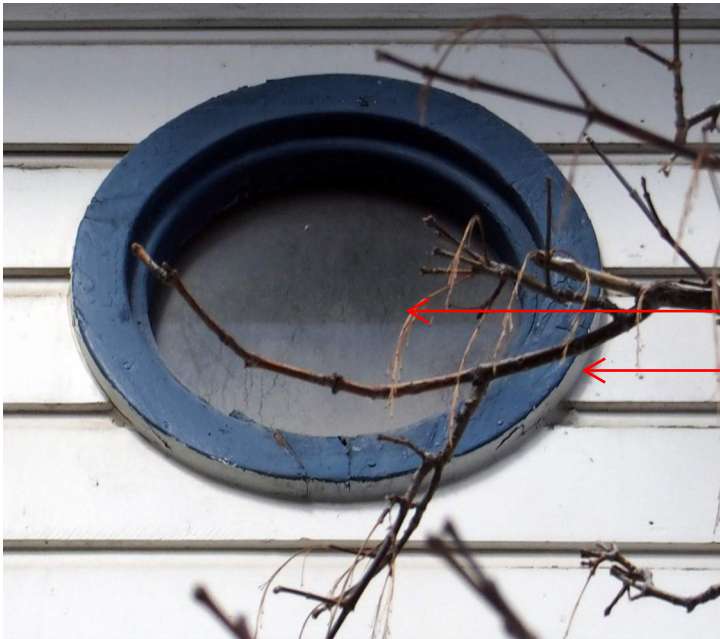


PHOTO #26



PHYSICAL CONDITIONS REPORT

PHOTO #W27



Single Pane Glass (Broken)

Jamb

PHOTO #W28 - Update if possible



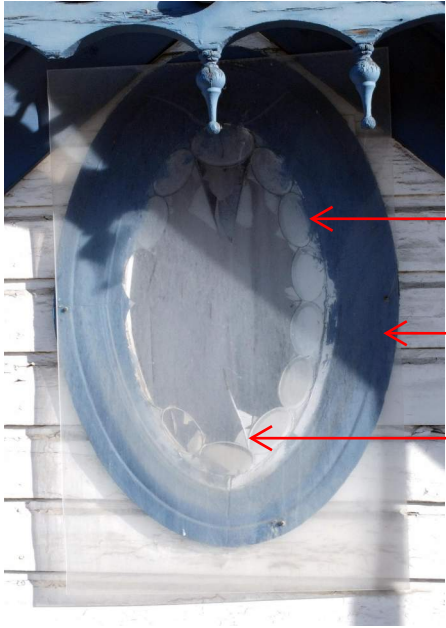
Single Pane Glass (Broken)

Jamb



PHYSICAL CONDITIONS REPORT

PHOTO #W29



Polycarbonate cover

Jamb

Broken Stained Glass

PHOTO #W30



Decorative Peaked Cap Pediment

Head

Upper Rail

Upper Sash

Jamb

Lower Rail

Lower Sash

Storm Window Co

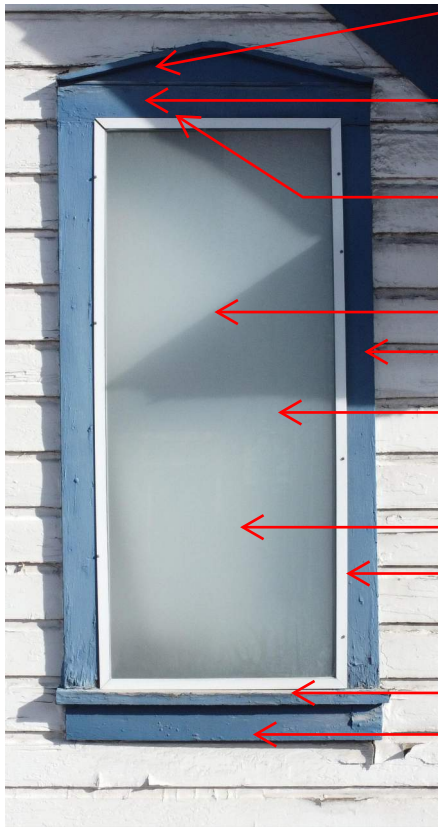
Stool

Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W31



Decorative Peaked Cap Pediment

Head

Upper Rail

Upper Sash

Jamb

Lower Rail

Lower Sash

Storm Window Cover

Stool

Apron

PHOTO #W32



Head

Upper Rail

Upper Sash

Jamb

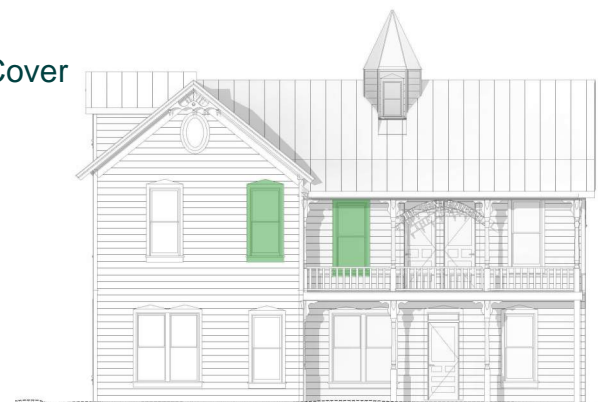
Lower Rail

Lower Sash

Storm Window Cover

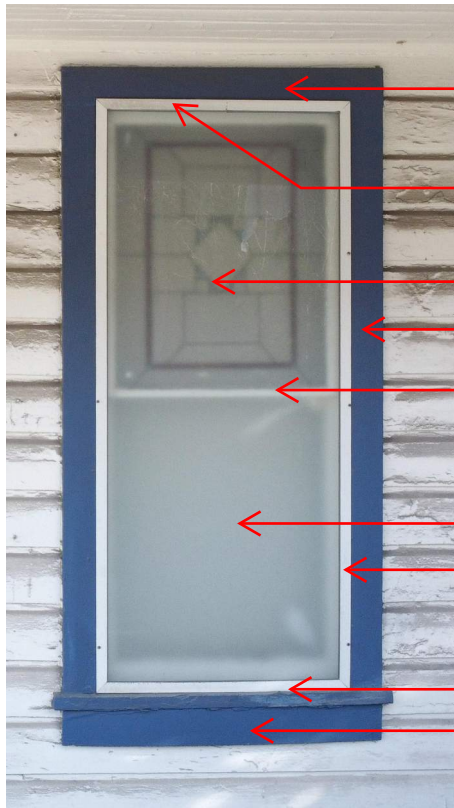
Stool

Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W33



- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Stool
- Apron

PHOTO #W34

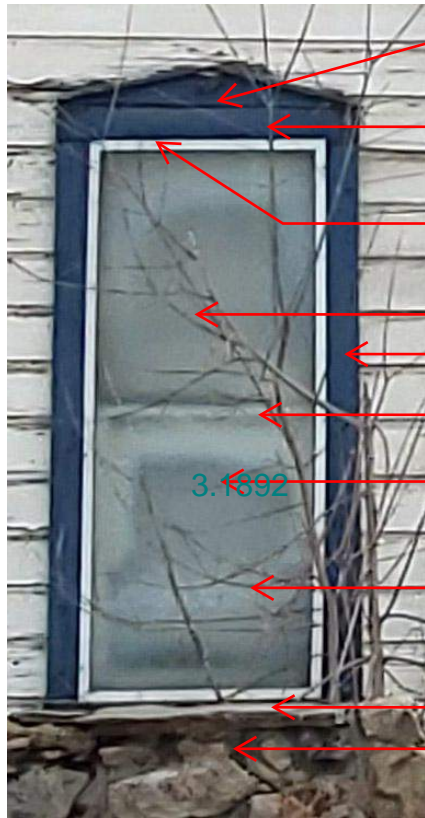


- Decorative Peaked Cap Pediment
- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Stool
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W35



Decorative Peaked Cap Pediment

Head

Upper Rail

Upper Sash
Jamb

Lower Rail

Lower Sash

Storm Window Cover

Stool
Apron

PHOTO #W36



Decorative Peaked Cap Pediment

Head

Upper Rail

Upper Sash
Jamb

Lower Rail

Lower Sash

Storm Window Cover

Stool
Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W37



Decorative Peaked Cap Pediment

Head

Upper Rail

Upper Sash

Jamb

Lower Rail

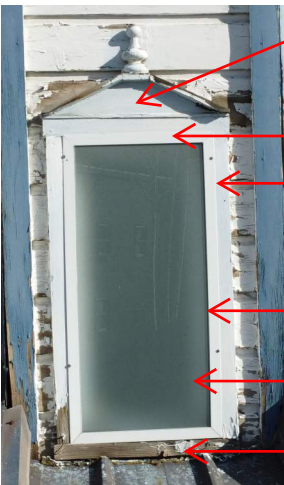
Lower Sash

Storm Window Cover

Stool

Apron

PHOTO #W38



Decorative Peaked Cap Pediment

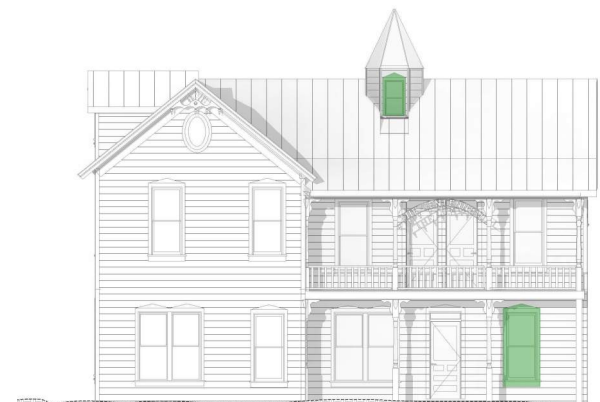
Head

Jamb

Lower Sash

Storm Window Cover

Apron



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: 1901 / 1970's

Describe existing feature:

Images from Level 0 are sparse as it was noted rather quickly the extend of deterioration of the space. Ceilings had been pulled down exposing the framing above but also the damage caused by previous tenants, squatters and the elements. Water damage was apparent as well as significant mold. Also noted were several raccoons that had died in the area of photo #0-2. Limited access to the space in the rear and concern for air quality resulted in a short trip in this level of the building.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

- Walls and ceilings water damaged with drywall falling apart
- Refuse from previous tenants/ squatters - mostly trash but also old furniture mattresses and appliances
- Broken glass on the floors
- General overall questionable for safety

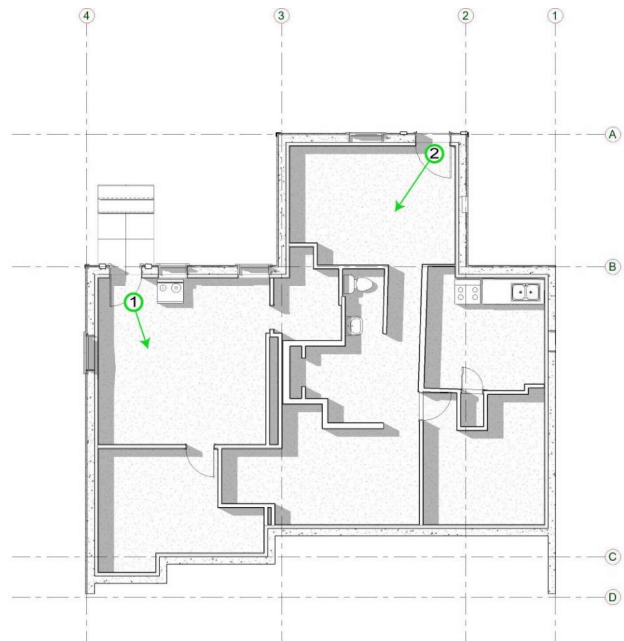
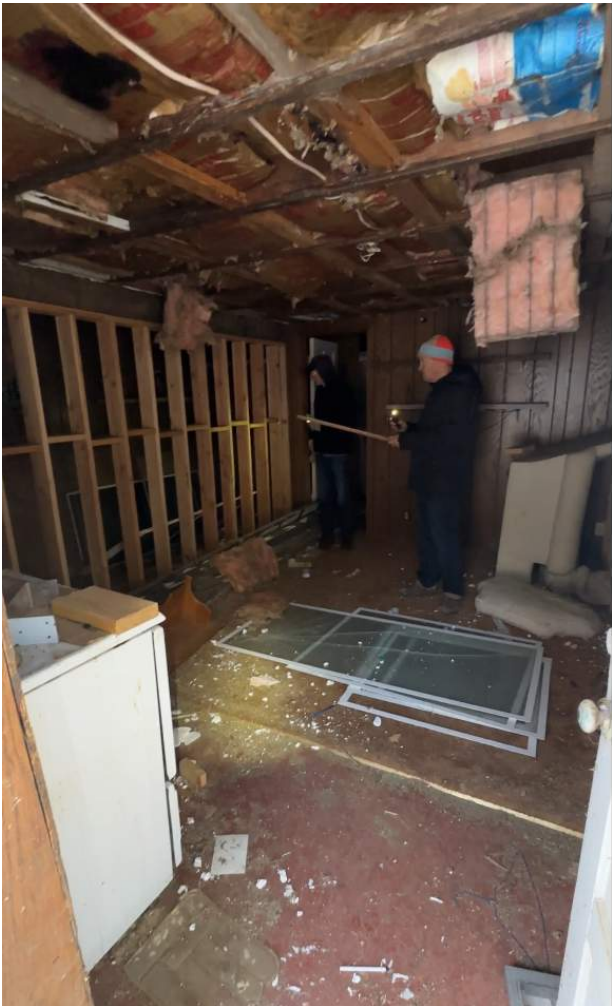
Photo Numbers: 0-1 & 0-2 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

PHOTO #0-2



PHOTO #0-1



Element/Feature: Level 1

This involves: An original part of the building

A later addition

Estimated date of construction: 1901 / 1970's

Describe existing feature:

Images from Level 1 follow a similar pattern to those of Level 0 with varying levels of deprecation and destruction. Damage to the ceilings looks to be caused by the installation of structural shoring but also water damage and general deterioration. Furniture, broken glass, water damage and trash scattered around. Almost all the windows have been boarded from the inside to prevent further damage from weather and exterior conditions.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

- Walls and ceilings water damaged with drywall falling apart
- Extensive mold visible in kitchen (photo 1-6)
- Refuse from previous tenants/ squatters prevalent
- Furniture stacked or left by previous tenants
- Floor structure itself has soft spots when walking on it.
- No wall or ceiling is undamaged by water, age or graffiti

Photo Numbers: #1-1 - #1-8

Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

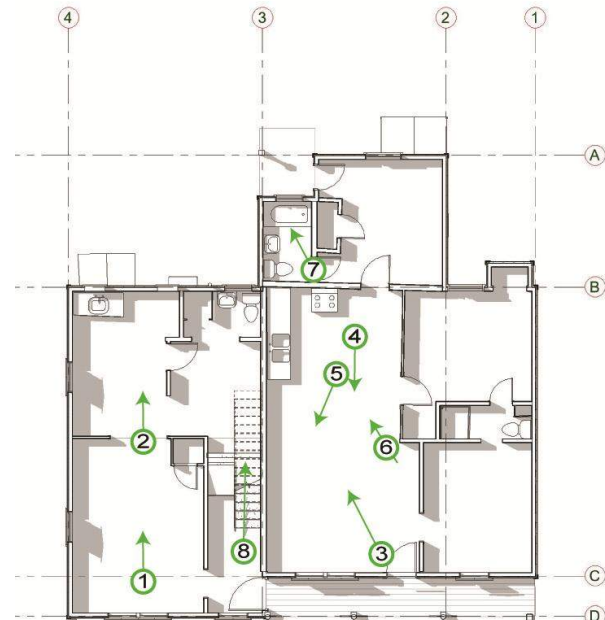
PHOTO #1-1



PHOTO #1-2



PHOTO #1-3



PHYSICAL CONDITIONS REPORT

PHOTO #1-4



PHOTO #1-5



PHOTO #1-6

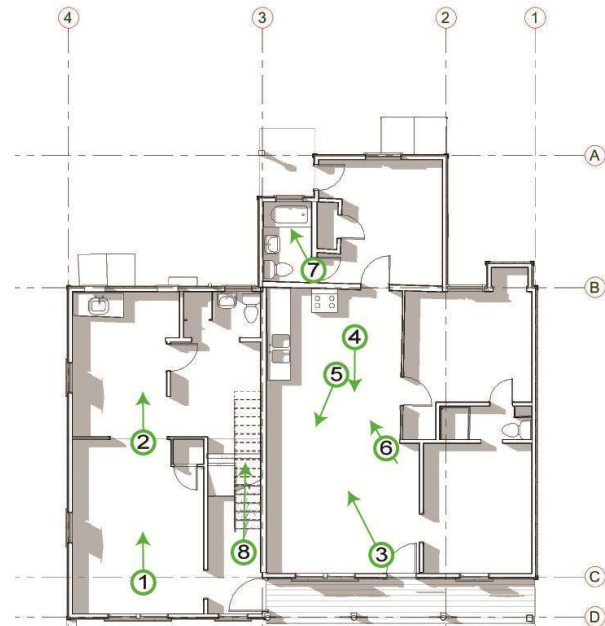


PHYSICAL CONDITIONS REPORT

PHOTO #1-7



PHOTO #1-8



Element/Feature: Level 2

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

Estimated date of construction: 1901 / 1970's

Describe existing feature:

Level 2 is similar to Levels 0 & 1 with clear signs of squatting or just mistreatment by tenants as they were moving out. Damage to the ceilings caused by the installation of structural shoring but also water damage and general deterioration.
Furniture, broken glass, water damage and trash scattered around.
Almost all the windows have been boarded from the inside to prevent further damage from weather and exterior conditions.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

- Walls and ceilings water damaged with drywall falling apart
- Refuse from previous tenants/ squatters prevalent
- Floor structure itself has soft spots when walking on it.
- No wall or ceiling is undamaged by water, age or graffiti
- Musty carpet from unconditioned space for 15 years
- All windows either broken or boarded from inside and/ or outside

Photo Numbers: #2-1 - #2-8

Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

PHOTO #2-1

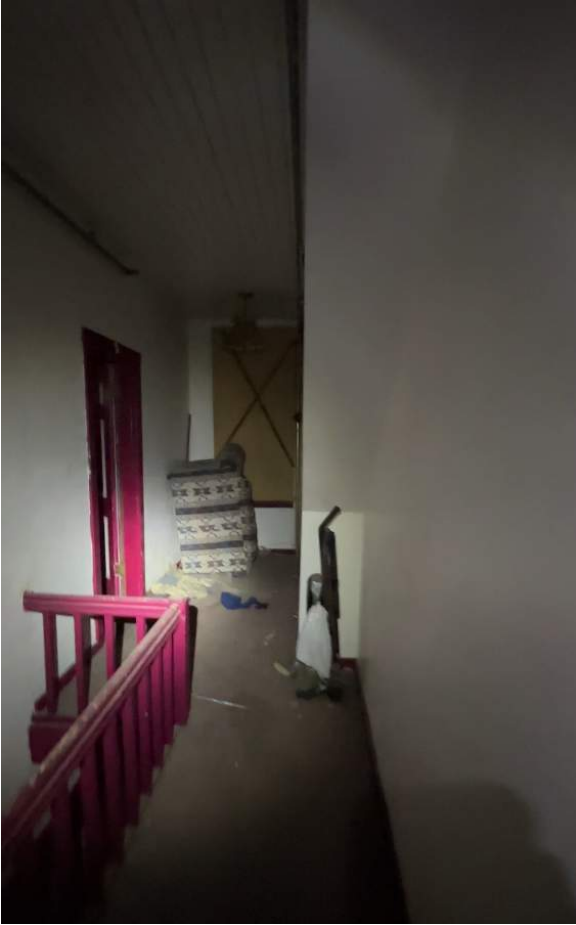


PHOTO #2-2



PHOTO #2-3



PHYSICAL CONDITIONS REPORT

PHOTO #2-4



PHOTO #2-6

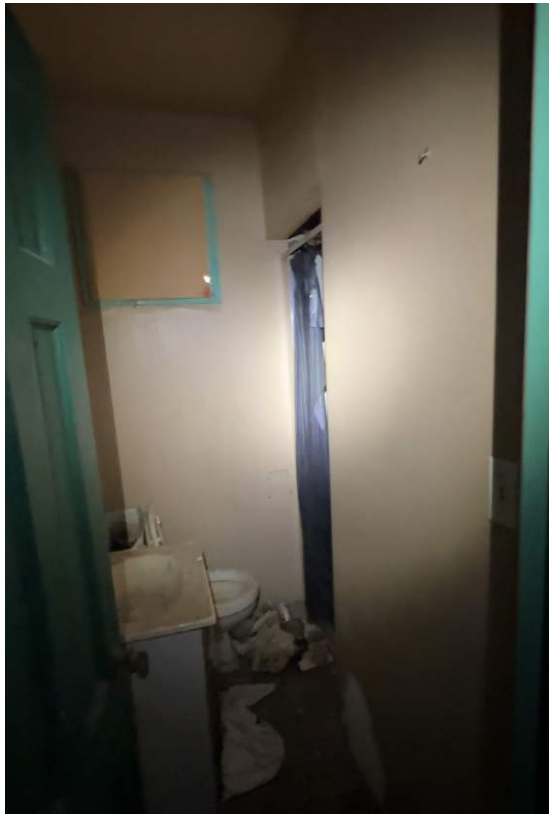
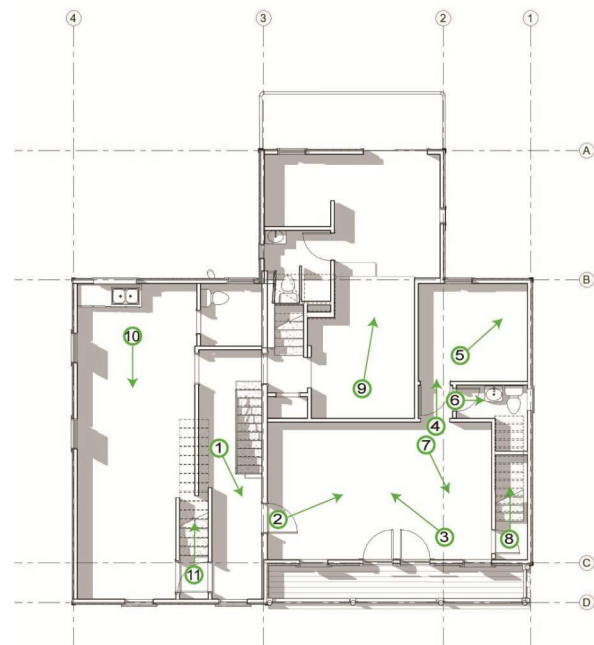


PHOTO #2-5

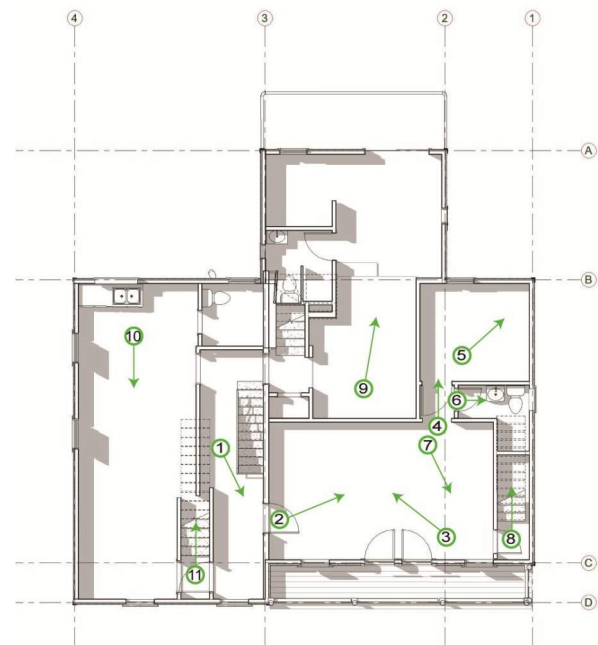


PHYSICAL CONDITIONS REPORT

PHOTO #2-7



PHOTO #2-8



PHYSICAL CONDITIONS REPORT

PHOTO #2-4



PHOTO #2-6



PHOTO #2-5



Element/Feature: Level 3

This involves: An original part of the building

A later addition

Estimated date of construction: 1901 / 1970's

Describe existing feature:

Level 3 follow also show varying levels of deprecation and destruction. There is no structural shoring on this level to affect ceilings as much but there are still areas where roof insulation is exposed (photos 3-1, 3-2). The general condition of the 3rd level is better than the 3 below it but there is still evidence of water damage (photo 3-11) that looks to be at a vulnerable roof valley and also looks to be a major contributor to water in the basement. Railings (or the lack thereof) on the stairways are too short to meet code. Stair are also not wide enough to meet current code. Photos highlight living situations that were made to work outside of safety and code concerns (mattresses next to water heater, 3' tall closets), not atypical from other old town situations but not a recommended way to have occupants living. Almost all the windows have been boarded from the inside to prevent further damage from weather and exterior conditions.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

- Walls and ceilings fairly intact but show signs of wear and depreciation from time in general
- Refuse from previous tenants/ squatters prevalent
- Large hole in floor where the subfloor has deteriorated to a point of failure in area of large continual roof leak (3-11)
- Cupola drywall has been removed exposing insulation and condition of that roof area
- Musty carpet from unconditioned space for 15 years

Photo Numbers: #3-1 - #3-13

Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

PHOTO #3-1



PHOTO #3-2

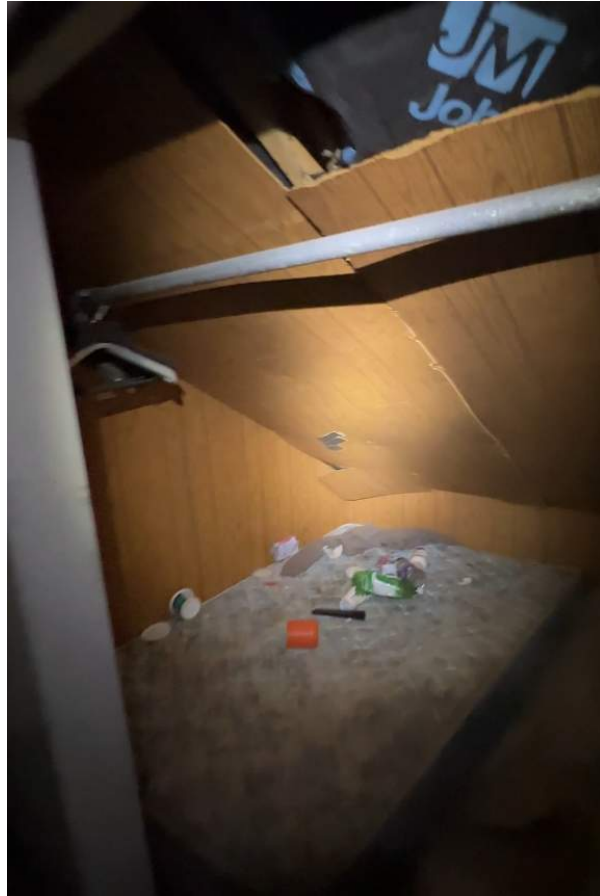


PHOTO #3-3



PHYSICAL CONDITIONS REPORT

PHOTO #3-4



PHOTO #3-5



PHOTO #3-6



PHYSICAL CONDITIONS REPORT

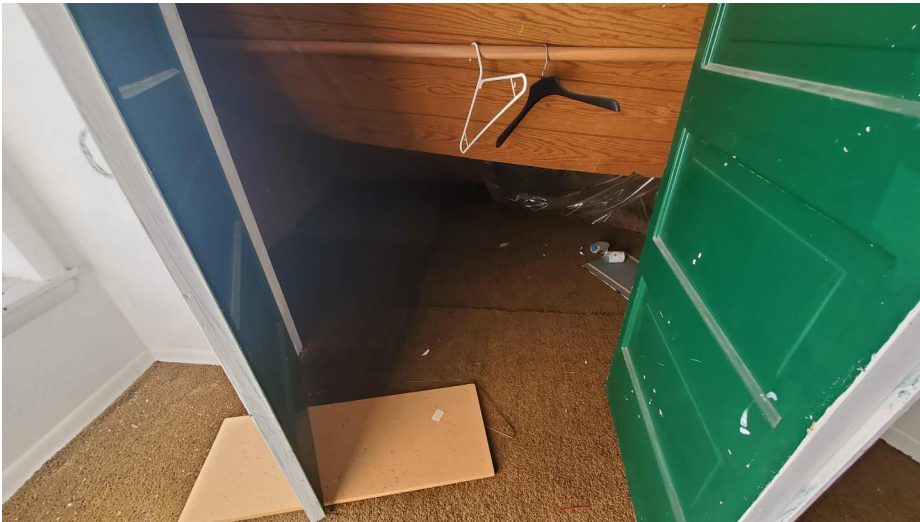
PHOTO #3-7



PHOTO #3-8



PHOTO #3-9



PHYSICAL CONDITIONS REPORT

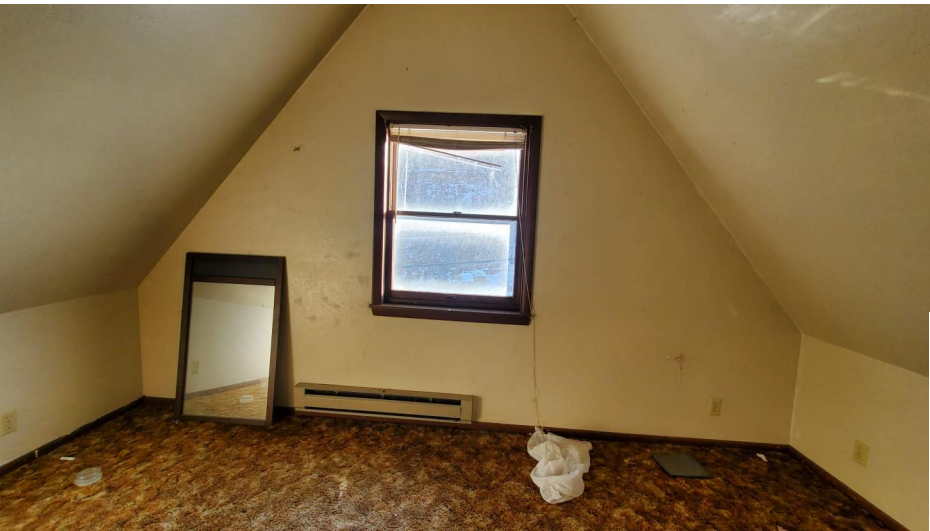
PHOTO #3-10



PHOTO #3-11



PHOTO #3-12



PHYSICAL CONDITIONS REPORT

PHOTO #3-13



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: Exterior Trim & Siding

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

Estimated date of construction: Varies

Describe existing feature:

Difficult know when siding has been replaced or repaired over the course of 125 years but it's likely much of the original building retains original siding. The East gabled portion of the building likely has siding from the 1970s and retains a slightly different profile, though both drop novelty Trim is typical to a wood-sided house with corner trim on the walls and 1x4 (or similar) trim on windows and doors.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Generally the siding is in poor condition with many areas of the building shifting in and out of of the vertical plane with the effect of bending and twisting otherwise straight boards. Additionally the property has not been maintained for quite some time and any protection a coat of paint would provide is steadily disappearing. Trim boards are subject to the same forces of nature and negligence. Most boards will need to be removed but can be assessed and re-used if deemed to be in satisfactory condition. In general the areas directly under eaves seem to be faring better than those exposed, such as the Southern facade which receives the most solar abuse. Each of the boards removed during deconstruction will be assessed for its condition and salvaged or discarded as necessary.

Photo Numbers: Pages 85-87 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT



Trim at Front Porch SW corner



Missing finials on window trim and peeling paint



Window Trim at West Elevation



Example of Peeling paint on West Facade



Drip edge failing and saturated soffit



Front Deck soffit bowing

PHYSICAL CONDITIONS REPORT



South facade siding and trim failing



South facade siding and trim fail - opposite



Bowing South wall



South facade trim issues

PHYSICAL CONDITIONS REPORT



Trim compromised at rear Level 1 deck



Lower portal window trim



Peeling trim and paint at South and East inside corner



East gabled section soffit compromised

Element/Feature: Front Porch Columns

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

Estimated date of construction: _____

Describe existing feature:

The lathe turned posts appear to be original or replaced as replicas with wood material since photographic evidence exists. While the other ornamentation on the building appears to build off the posts and their detailing on top, this other ornamentation does not appear to be particularly historic. As such, the columns should be either rehabilitated or retained as models for creating new posts in their likeness, in wood material. The post pattern could easily be templated and applied to new posts.
One of the posts has been removed and is residing in one of the apartments, assuming it's structural life had expired. The replacement is a 6x6 standard wood column that could be purchased at any hardware store

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

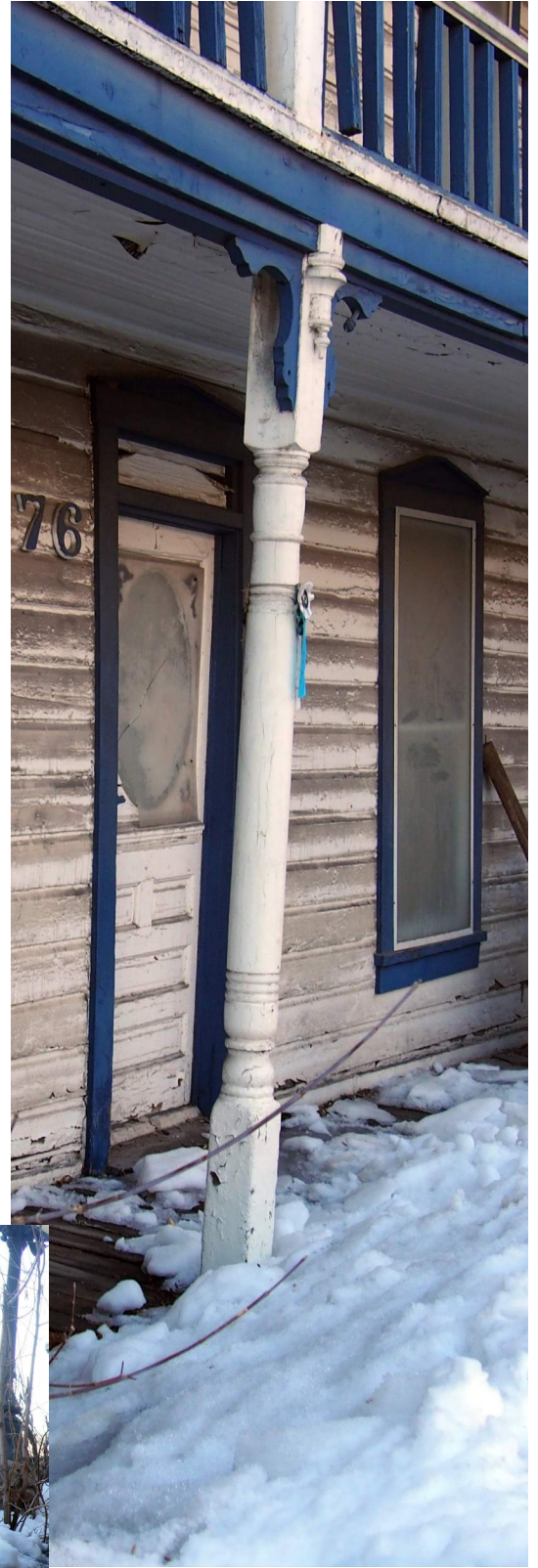
There are numerous posts to document but generally they are in poor condition and likely need replacement to perform structural duties. Photographs from historic documentation should be used to augment the remaining decorative elements in a rehabilitation of posts where possible and reconstruction where necessary.

Photo Numbers: Pages 89-91 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT



Front Porch Post



Front Porch Post



Base of Front Porch Post

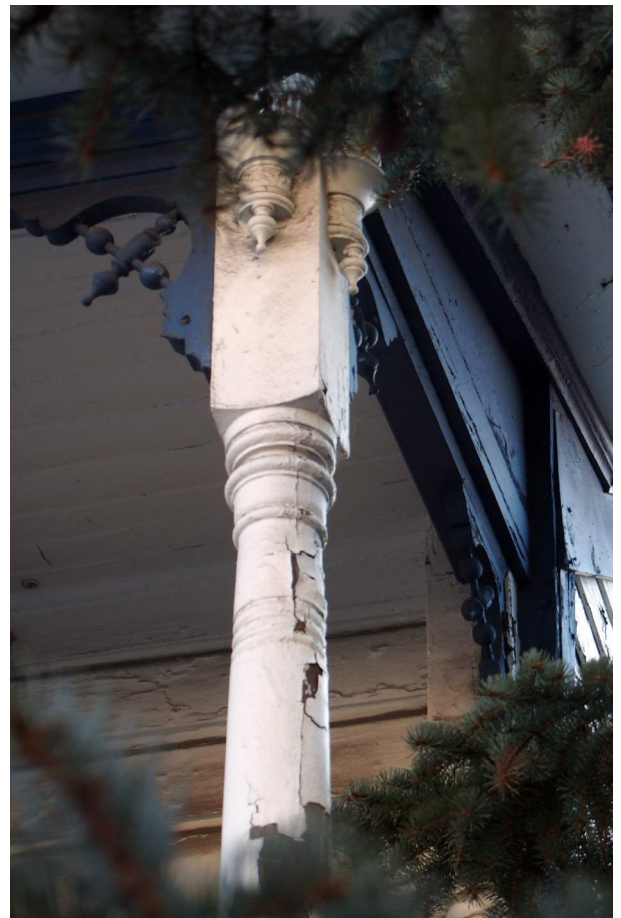
PHYSICAL CONDITIONS REPORT



Upper Front Deck post



Upper Front Deck corner post

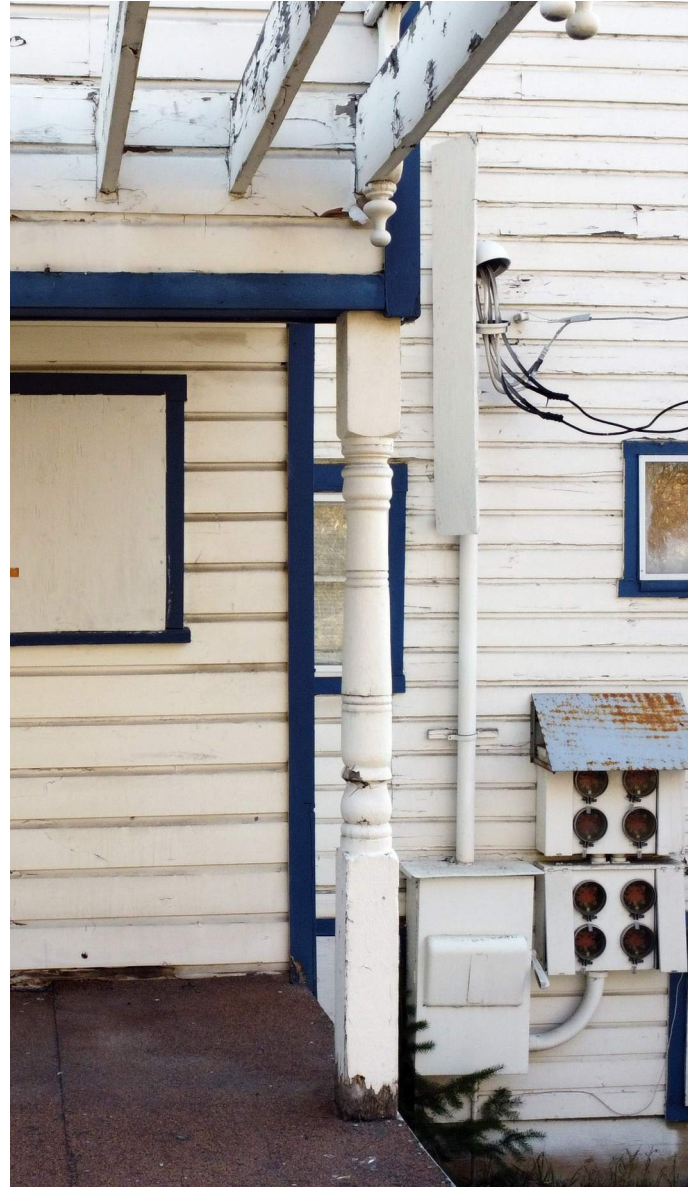


Upper Front Deck corner post

PHYSICAL CONDITIONS REPORT



Back of Front Deck Post



Level 1 Rear Deck post

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: Centennial House Addition

ADDRESS: 176 Main Street

Park City UT 84060

TAX ID: _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: PC-262A BLOCK #: _____

APPLICANT INFORMATION

NAME: Centennial House LLC

PHONE #: (713) 545-9416 FAX #: () -

EMAIL: Michael@rockwellsquareventures.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 effects.
- 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: Site - Entire Lot

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:

Site features that are related to historic conditions do not appear to exist in any manner. Features such as the stone walls on the front yard are a recent addition as is the the light post in the front yard. Stone walls retaining soil at the entrances to the lower units may or may not be historic but do not retain any integrity as historic elements as according to tax records apartment entries were a relatively recent addition to the building. Parking consists of the graded dirt area to the North of the structure but there is no historic character to be applied to this area short of keeping the area a dirt/grassed area. The creek retaining walls may or may not be historic but will be preserved or improved as an asset and amenity to the site

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: Structure

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:

The current structure is severely compromised (see letter from structural engineer). Nearly 20 years ago the building was condemned and required to be stabilized. Temporary shoring was installed to keep the building from falling down. A more recent structural walk through by a professional structural engineer resulted in a recommendation for demolition or extreme caution with any work towards rehabilitation. The proposed work would demolish the existing structure and re-build using new materials that are not compromised. Using the plans in place with the HDDR, a replica of the building with historic nods to the past could be safely constructed in-situ.

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: Roof

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:

We propose removing the existing roofing entirely and replacing with roofing applicable to the era is being reconstructed to. The current metal roof (in it's various materials) appears to have been installed on top of wood shingles. If this is the case the wood shingles are likely deteriorated beyond any meaningful use and likely contributing to the deterioration of any roof sheathing.

Material replacement is proposed to be standing seam metal roofing as wood shingles are no longer permitted and fire resistance and durability are also a historic consideration that should be considered moving into the future.

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: Chimney

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:

The original chimney was removed more than 40 years ago and there is not current need for one. The intent is to reconstruct the cupola and move forward without a chimney.

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: Exterior wood framed walls

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:

We propose to remove the siding on all walls as individual pieces and re-apply siding that has remained in good condition, to the prominent facades of the new structure. The siding pieces would be stored on-site under a protective waterproof covering to protect from weather and conditions during the reconstruction. Optionally an off-site storage facility could store materials so they are kept dry and out of the weather. Individual pieces would be assessed while removing.

Studs used for original construction would be removed from the project as even if they are in reasonable condition, will not be sufficiently deep to allow for code minimum insulation. Any 2x4 (or similar) studs in decent condition could be used for interior walls if mold or decomposition is not present.

Element/Feature: Exterior Trim

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:

It is difficult to think that many of the trim boards around the house are in a condition to be re-used, however like other materials, they will be assessed as they are removed for their future viability.

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: Entire Foundatoin

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:

As a course of reconstruction, it's proposed to remove and replace the foundation, as to be built to current code. It is possible the foundation is less than 40 years old however without records and documentation of how the foundation was constructed and due to the fact it appears to be installed in a haphazard fashion, removal and replacement seems to be the prudent path. Much of the foundation is not visible anyhow and not visually important in the historic sense.

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: Porches

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:

Front porch on West facade: The porch floor is buckling and some of the 2x boards missing. Replacement of the porch and materials is recommended. The ceiling is bead board and will be removed and assessed for viability, though currently bowing, suggesting water penetration and damage. If salvageable, reinstall in the same orientation. The porch posts are likely rotted on their bases and will require assessment upon removal. The SE post has been removed completely and is residing inside the building. It is assumed it no longer was able to support the porch above. This post will either be rehabilitated or the pattern for the lathe-turned posts will be replicated with new posts.

Front upper porch on West Facade: This porch has the same issues and resolutions as the porch below it. New floor boards, posts, and ceiling treatment will match the procedure below. The one additional item related to this porch is the railing. Whether it is historic or not, it does not meet code for height. The balusters will not be used for this reason but they are likely common 2x2s and not difficult to replicate in a taller fashion. The handrails and bottom rail will be assessed for integrity and either be re-used or replicated.

Rear porch/deck on Level 1: This small porch seems to be a strange and modern adaptation of a historic basement area. It is not historic and will be removed in favor of proposed interior space. The rear deck on Level 1 is in extremely poor shape and appears to be a modern adaptation. There are no floor boards and it is missing many of the rails. The corner posts do not seem to relate to the front historic porch. This porch will not be re-incorporated into the proposed design.

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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: Doors

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:

In general the doors are in poor condition and dependent on their location and level of deterioration will be considered for restoration or removal/replacement
D1 could be considered historic but is in poor condition. The proposed floor plans encompass this door and it will be removed, possibly used as an interior door if the condition allows for restoration.
D2 is an aluminum framed sliding door with broken panes of windows. It is not historic and will be removed.
D3 & D4 are not thoroughly documented due to ownership and existing conditions. They are currently boarded up and retain a historic 6 panel pattern. They may be used in the interior however will be removed as they will be encompassed in the addition.

Element/Feature: Doors

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:

D5 appears to be historic but in poor condition with multiple panels damaged or removed with wood boards and plywood covering the damaged portions. The lower portion of the door is rotted and swings poorly into the existing entry. Attempts are to be made to preserve and repair the door and put back in use.
D6 appears to be historic and also in poor condition. The frame and door itself are crooked and contained within a wall that leans inhibiting proper functionality and additional damage to the bottom rail. The bottom rail and stiles have been cut at the assumed swing angle the leaning wall and crooked frame have forced. Repair to be assessed with removal.
The glass panel has been painted over and has plastic attached to the exterior. It will be cleaned in order to assess viability. Modern deadbolt locks have been provided and may be a necessity of modern life. The other panels are deteriorated and will need to be repaired. Efforts will be taken to restore the door but may fall short from a current functionality and sustainability requirements.

D7 & D8 are similar to each other and can be treated with the same process. D7 Contains a stained glass panel that will be retained. D8's stained glass panel has been broken and/or removed. D7 can provide the design for a stained glass panel replacement for D8. Both doors have damaged panels and missing decorative elements. With both doors there ample information to base repair and restoration efforts for a fully functional door to be reintroduced into service.

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. Updated 10/2014.

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: Window W1&W2

This involves: Preservation Restoration None of the Above
 Reconstruction Rehabilitation

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

Window W1 - This window is part of a 1970s addition and does not comply with HDDG currently. Both W1 & W2 windows will be removed and replaced with windows that better comply with the HDDG.

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:

Window W3 - proposed work will preserve this window to the extent possible. Further evaluation can be performed upon removal from structure. This window is historic in proportion and nature and has been in-situ since the building was constructed. Exact date of current window may vary but repairing and restoring will contribute to the look and feel of the building as a whole. Replacing glass if possible will be an option to explore as single pane glass is antithetical to the sustainability goals of Park City. One of the W3 windows to the East of the North Facade will be removed as it will be absorbed into the proposed addition.

Window W5 - proposed work will preserve this window to the extent possible. Further evaluation can be performed upon removal from structure. This window is historic in proportion and nature and has been in-situ since the building was constructed. Exact date of current window may vary but repairing and restoring will contribute to the look and feel of the building as a whole. Replacing glass if possible will be an option to explore as single pane glass is antithetical to the sustainability goals of Park City. One of the W5 windows to the East of the North Facade will be removed as it will be absorbed into the proposed addition. It may serve as a part supply or replacement for one of the W33 windows on the West facade if necessary.

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: Mechanical Systems

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:

All utilities and services will need to be replaced with possibly the exception of water and sewer lines, dependent on ongoing research. Engineering has noted the water connection is likely aged to the point of needing replacement. Electric lines to the house exist but will conflict with proposed plans. Preliminary conversations with Rocky Mountain Power point towards undergrounding the power lines into the house, as well as to the neighbors on either side. Cable and telephone will be undergrounded as well, within utilities allowing. Fire suppression lines exist currently but condition is unknown and with reconstruction efforts will need to be wholly replaced.

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: East Addition

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:

The gabled structure that faces East and is likely not part of the original "T" design BUT is historic in the manner that has been in place at least since the 1970s and is considered an integral part of the structure. However, given that the design principles that are put in place, elements in this 'addition' to the building are not in-line with the Historic District Design Guidelines (HDDG), it is proposed to remove all the doors and windows from this addition and replace with new openings that better conform to the HDDG. The northern portion of this addition, while being reconstructed, will still visually be encompassed by the proposed addition to the Northeast, removing the doors and windows on that facade. Given new placements of window and door openings in the reconstructed overall addition form, compliance for updates to this addition will be determined by the Planning department and how well it complies with the HDDG.

creat diagram

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: _____

Name of Applicant: _____

4 - Project team

Drift Studio - Architecture team providing construction documents and building assessment.

Bryan Markkanen is a licensed architect with the following experience in Park City and the historic district:

221 Main Street - Imperial Hotel - Landmark designation - Various improvements over 15 years starting with a total gut and stabilization/ Preservation / Rehabilitation and transforming the building to various multi-use functions most recently a cafe on the lower level and residence on the upper levels.

227 Main Street - Star Hotel - Landmark designation - Reconstruction of iconic Landmark building on Main Street. Work included assessing and documenting then current structure and working to re-create new structure that honored and replicated the previously condemned building to conform with current building codes. This required using very thick floor plates and modern building materials.

352 Main Street- Spur Bar & Grill - Construction of a non-historic commercial building in the historic district. Work included designing a building that complied with HDDG but brought a more contemporary look to Main Street. Current business is thriving and the concept is successful visually as well as from a business perspective.

268 Main Street conceptual - Landmark designation - Not yet off the ground but have had light conversations with Planning on compliance and HDDG as they apply the building moving forward

322 Main Street - Red Banjo - Landmark Designation - In Pre-HDDR phase with plans in development.

116 Park Ave - Residential - Non-historic structure on non-compliant lot updated to better fit within the historic nature of Park City. This residence required many separate processes to comply with LMC and the HDDG and is a welcome compliment to the district as a whole.

310 Park Ave - Residential - Non-historic structure that was updated and enlarged. This house complies with the HDDG and is a welcome update to the historic district.

Multiple interior remodels in the Historic District - While these projects do not prominently figure in the overall historic district look and feel, the small changes that window configurations and interior layouts within the structures do provide the small detail to the streetscape

- Riverhorse Bar & Grill

- Patagonia store

- Address - LL Bean

- We Norwegians

- White House

- Stoked Coffee

- 591 Main Street - Lund Gallery

Bryan Markkanen will be a part of the project from the design inception through the whole of construction.

Contractor has not been selected yet.

5 - Site History

Durkin Boarding House or Centennial House

Taken from the Park City Museum Website: *October 1901, the Park Record reported that Joseph Durkin was “erecting a neat two-story residence on upper Main.” That building became 176 Main Street. Durkin ran it as a boarding house, while he and his family lived close by at 22 Prospect Avenue/Street.*

Durkin came to Park City around 1876 and worked for the Ontario Mine just up the canyon from his home for over 25 years. He also served a stint on City Council. Unfortunately, he didn't get to enjoy his transition from miner to boarding house operator for very long. He died in 1903 at 53 years old.

The Durkin family continued to run the boarding house until 1911. They sold to Joseph and Assunta Piva, who ran the business until 1918. That year, D.L.H. Grover, a prominent Chinese-American Parkite, bought the property, among many others. He died in 1926 leaving his many properties to his son, Joe, who often didn't charge rent at his inherited properties during the Great Depression. Joe sold 176 Main Street to Hilda Johnson in 1930. She owned the property until 1964 and it appears she made it her home.

The Historic Sites Inventory written history summary stops at 1983. The last findings indicates an extensive remodel in the 1970's on the interior which may have been the marker in time when it converted to an apartment building with efforts to divide spaces into larger living units. This appears to have had the consequence of random window additions on the rear or East facade and a likely addition, also on the East facade that added additional square footage and further deprecated that section of the historic structure. This is also the point in time where the gables on the North facade were added, presumably in an effort to make Level 3 into more livable space for an apartment on level 2.

2003 or 2004 - The creek behind the house overflowed and significantly damaged the basement.

2005 - Windows, circuit breakers, fixtures and other items were removed from the building and a new development group purchased the building. A plan was submitted to Park City to convert the building to a multi-use structure with a restaurant on the ground floor and duplex on the floors above but the plan was never acted upon.

2007 - The building was condemned and internal shoring ordered “within 60 days’ to ensure the building would perform structurally and keep it from collapsing.

2008-Current - Building left vacant and unattended

<https://parkcityhistory.org/the-durkin-boarding-house/>

Supplemental Sheets

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: Vinyl or Composite Windows

- 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:

Window W10 - This arched window is proposed to be removed. Though it is a wood window, it is on the least prominent facade and was likely added during the 1970's renovation to provide more light to the upper floor that was converted to a living unit.

Windows W3, W4, W5, W7, W8, W12, W13, W15, W16, W17, W18, W20, W21 - All these windows are either vinyl/ composite or very deteriorated. Most do not meet current HDDG recommendations and all of them are proposed to be removed in course of constructing the addition. W3, W4 and W5 would be re appropriated either as parts for remaining windows or retained inside the structure



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:

trapezoid head on windows not historic either

None of the windows on the East facade of house are historic, reference original 1901

"given that the boarding house is a unique form of housing that only has one or two remaining the proposed reconstruction will remove decorative elements and many of the windows that were added on during the course of history"

Ornamentation in Gable peak eaves not shown in 1970s, 1980s images

site inventory report states 'within last 5 years' for decorative elements and gable additions to North roofline

For requirements on this application or process please contact a member of the Park City Planning Commission online at www.parkcity.org. Updated 10/2014.

Element/Feature: Gabled decorative elements and Centennial Moniker

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:

Over the North, South and West facing dormers reside decorative gable elements tucked under the roof lines. Additionally the "Centennial" sign over the front porch give this building it's name and character. While questionable as to their historic significance, they seem to be an important part of the defining characteristics of the building regardless. Each of theses elements will be removed, assessed for integrity and repaired or replaced as necessary. The will be placed back in their respective locations after the reconstruction of the building

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:



April 14, 2025

Drift Studio
Attn: Bryan Markkanen
PO Box 683687
Park City, UT 84068

Reference: 176 Main St., Park City, UT 84060
Subject: Physical Conditions Report

Bryan,

This summary is the result of our site visits on December 14, 2025, and April 10, 2025, to the Centennial House in Park City, UT, located at 176 Main Street.

We understand the structure located at 176 Main St. has been condemned for approximately 20 years; we strongly agree with this classification. In addition to health concerns related to black mold infestation and dead animal carcasses within the building, this structure is exhibiting alarming signs of structural distress which are visible inside and out. We can also state the distress has increased between our two site visits.

Besides the fact that all structural members supporting this building fail to meet current building code requirements, the structural boundary walls are detached from the floor and roof diaphragm in multiple locations, and the stud walls are buckling throughout. To the untrained eye, this can be seen as the structure noticeably leans towards the north and east portions of the lot. The roof is also concaved, which signifies the roof has failed under self-weight building loads.

The purpose of the roof and floor diaphragm is to transfer lateral loads, both wind and seismic, to all exterior shear walls. When the diaphragm is not properly engaged, the building should be considered unstable, and susceptible to collapse during a significant wind or seismic event.

Buckling is a sign of instability and is considered a failure mode characterized by critical level compressive forces. In our case here, the compressive forces are due to gravity, building self-weight, snow, and occupancy loads. It's important to note, the signs of distress this building is exhibiting are currently due to self-weight, and as such, we are uncertain remediation can safely occur due to the construction loads and live loads that would be required to initiate remediation work.



Most often, buckling occurs about a single column support, not multilevel bearing wall systems, as this structure exhibits. This is alarming. When individual components have buckled, such as a column, remediation can be achieved relatively easily. This is accomplished by temporarily adjusting the load path utilizing other loads and replacing the buckled member. The issue at this structure is not singular, it's global; Every structural wall and diaphragm assembly are exhibiting alarming signs of distress, and due to this, temporary shoring is not easily viable.

Our concern with the structure located at 176 Main St. is that remediation cannot be safely achieved due to the global distress of the structure. We are concerned that altering any load path to rectify the structure will further exacerbate the distressed structure approaching failure. We are also concerned about the health and safety of any occupants needed to work within the structure due to the black mold infestation and deceased animals. In addition, due to the buckling about multiple axis, so the leaning of the structure, we do not see a path forward to utilizing any existing wall framing.

If remediation must be carried out, extreme caution must be taken when working on dilapidated structures for the safety of those around the structure. It is our professional opinion that this building should be demolished and re-constructed.

We trust that this email sufficiently summarizes our post-site visit findings. Please do not hesitate to reach out if you have any further questions or need additional support.

Respectfully,

Courtney Fleming, PE
Principal Consultant



Enclosed.

Expressed Limitation: Mission Structural provides professional engineering services, within the limits prescribed by the Client, with the usual diligence and competence of the engineering profession. No other warranty or representation, either expressed or implied is included or intended in proposals, contracts, or reports prepared by Mission Structural. The observation of this structure is limited to those items thought to be pertinent to the distress and is not represented to be a complete evaluation of the structure. The recommendations are intended to be practical measures with a reasonable probability of successfully controlling the distress, but no assurance is possible.



Figure 1- NE Corner (structure leaning)



Figure 2- Concave Roof/Floor View



Figure 3- Displaced Diaphragm/Buckling Walls



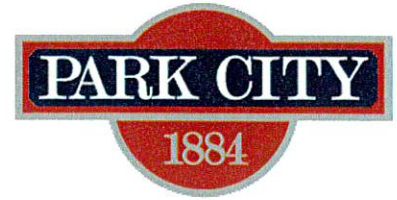
Figure 5- Main St. Buckling Wall



Figure 4 - SE View

Notice of Official Determination

Subject: 176 Main Street
Application: PL-25-06472
Date: April 29, 2025



ACTION TAKEN:

The Applicant submitted a Historic District Design Review application to deconstruct and reconstruct 176 Main Street, a Landmark Historic Site on Park City's Historic Sites Inventory. 176 Main Street is a condemned building that does not meet current building code regulations and is infested with mold and animal carcasses.

Staff recommends deconstruction and reconstruction except for the north façade, which may be suited for panelization. Additionally, while it may be possible to salvage historic materials to incorporate into the reconstruction, staff recommends the Applicant first obtain an industrial hygiene report for review by staff before determining reuse of historic materials.

Reconstruction

Land Management Code Section 15-11-15 establishes the following for reconstruction of a Historic Structure:

- The Chief Building Official finds the Historic Structure to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code.
- The Historic Structure cannot be made safe and/or serviceable through repair.
- The form, features, detailing, placement, orientation, and location of the Historic Structure will be accurately depicted by means of new construction based on as-built measured drawings, historical records, and/or current or historic photographs.

On April 10, 2025, the Chief Building Official and Planning Director visited the site. It is the determination of the Chief Building Official that the Historic Structure is hazardous or dangerous pursuant to Section 116.1 of the International Building Code, and the Historic Structure cannot be made safe and/or serviceable through repair. It is the determination of the Planning Director that the form, features, detailing, placement, orientation, and location of the Historic Structure will be accurately depicted by means of new construction based on as-built measured drawings, historical records, and/or current or historic photographs.

Panelization of the North Façade

The Chief Building Official and Planning Director recommend a Condition of Approval regarding the north façade, which may be suited for panelization. Staff recommends the Board consider staff evaluation of the panelization of the north façade upon completion of an industrial hygiene report.

Sincerely,



Dave Thacker
Chief Building Official



Rebecca Ward
Planning Director

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Durkin Boarding House or Centennial House**

Address: 176 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-262-A

Current Owner Name: MOUNTAIN SEAS DEVELOPMENT LIMITED LTD Parent Parcel(s):

Current Owner Address: PO BOX 680844, PARK CITY, UT 84068-0844

Legal Description (include acreage): BEG AT THE N'RN MOST COR OF LOT 1 BLK 20 OF THE AMENDED PLAT OF PARK CITY & RUN TH S 08*29'00" W, A DISTANCE OF 60.50 FT; TH S 83*56'00" E, A DISTANCE OF 123.35 FT; TH N 23*31'00" W, A DISTANCE OF 117.29 FT; TH S 66*22'00" W, A DISTANCE OF 75.21 FT; TH S 23*31'00" E, A DISTANCE OF 4.937 FT TO THE PT OF BEG; CONT 0.19

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

- *National Register of Historic Places: ineligible eligible
- listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L house

No. Stories: 2

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

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

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

General Condition of Exterior Materials:

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

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

Foundation: Tax cards indicate no foundation; not verified.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in standing seam metal material.

Windows/Doors: Double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story frame boarding house remains virtually unchanged from what is described in the National Register nomination (see Structure/Site Information Form, 1983). The structure is now vacant, boarded and according to the Building Department, was damaged when interior finishes and fixtures were removed. Despite the condition and interior damage, the site retains its historic integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): the setting has not been significantly altered from what is seen in early photographs or suggested by Sanborn Insurance maps.

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

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

Association (Describe the link between the important historic era or person and the property.): This structure is one of the remaining boarding houses built after the passage of the boarding house bill in 1901.

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

Builder: Not Known Known: Joseph Durkin (source: NR nomination)

¹ Roper, page 1.

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2008.

Photo No. 2: Southwest oblique. Camera facing northeast, 2008.

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

Photo No. 4: West elevation. Camera facing east, 2006.

Photo No. 5: Northwest oblique. Camera facing southeast, 1995.

Photo No. 6: Northwest oblique. Camera facing southeast, 1983.

Photo No. 7: Northwest oblique. Camera facing southeast, tax photo.

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

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 176 Main
 Schedule 1 Class 3+5% Type 1-2(3)4 Cost \$ 3036 X 105%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>2</u>	x x		<u>1206</u>	\$ -	\$ <u>3188</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 6 26-Up Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>		<u>292</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>Bit. Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>96" @ 1.25</u>	<u>168</u>	
Rear <u>98" @ 1.25</u>	<u>122</u>	
Cellar—Basin <u>1/4</u> <u>1/2</u> <u>1/2</u> <u>3/4</u> full-floor <u>Wood</u>	<u>351</u>	<u>70</u>
Basement Apts.—(Rooms) Fin. <u>2</u> <u>not used</u>	<u>125</u>	
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub <u>2</u> Trays _____ Basin <u>2</u> Sink <u>4</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>675</u>	
Heat—Stove _____ H. A. <input checked="" type="checkbox"/> Steam _____ S. <input checked="" type="checkbox"/> Blr. _____ Oil _____ Gas _____ Coal <input checked="" type="checkbox"/>		
Air Conditioned _____ Incinerators _____	<u>633</u>	
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lambertized - 12 @ 25.00</u>		<u>300</u>
Total Additions and Deductions	<u>2164</u>	<u>662</u>
Net Additions or Deductions	<u>-662</u>	<u>3188</u>

*Goal
Cost*

Ave Age 53 Yrs. by { Est. Owner
Tenant
Neighbors
Records

REPRODUCTION VALUE \$ 4690
 Depr. (1)2-3-4-5-6 66/34 % \$ _____
 Reproduction Val. Minus Depr. \$ 1595

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% (8%) _____ Obsolescence _____ \$ _____
 Cars 1 Walls Shg _____ Out Bldgs. _____ \$ _____
 Roof T.P. Size 10 x 16 Age 18 _____ \$ _____
 Floor Dirt Cost 97/46 Depreciated Value Garage \$ 45
 Remarks (45 yr Avel. Val - 1941) Total Building Value \$ 1640

Appraised 10/1949 By MAO & A.F.

Location _____
 Kind of Bldg. RES St. No. 176 Main
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories 2 Dimensions x x Cu. Ft. _____ Sq. Ft. 1206 Factor _____ Totals \$ 3522
 Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>gab</u> Mtl. <u>pat</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>96</u> @ <u>175</u>	<u>168</u>
Rear <u>98</u> @ <u>125</u>	<u>122</u>
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>wd</u>	<u>214</u>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. <u>2</u>	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>2</u> Trays _____ Basin <u>2</u> Sink <u>4</u> Toilet <u>2</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>680</u>
Built-in Appliances Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. <input checked="" type="checkbox"/> Blr. _____ Oil _____ Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	<u>506</u>
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
<u>36 x 70 bar</u> <u>30 x 7 2 bar wood</u> <u>wood sid slg</u>	
Total Additions	<u>1690</u>

1 Apt.
\$ 27.00
month

Year Built _____	Avg. Age <u>61</u>	Current Value	\$ <u>5212</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	Depr. Col. <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>30</u> %	
Remodel Year _____ Est. Cost _____	Current Value Minus Depr.		\$ <u>1564</u>
Garage—Class _____ Depr. 2% 3% Carport _____ Factor _____			
Gar. Floor <u>12</u> Walls <u>alt</u> Roof <u>TP</u> Doors <u>1</u>			
Size <u>12</u> x <u>16</u> Age <u>26</u> Cost <u>97</u> x <u>30</u> %			<u>29</u>
Other _____			
Total Building Value			\$ _____
Appraised <u>12-13</u> 19 <u>57</u> By <u>1331</u>			

PC 249
Serial Number
247

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Wd Res St. No. 176 Normain St

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>2</u>	x x	<u>1206</u>		\$ <u>7619</u>	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls sid (A)

Roof Type gab Mtl. Put

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 96 @ 150 144

Rear 98 @ 150 147

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor Wd 681

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 2 Trays 1100

Basin 2 Sink 4 Toilet 2 180

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____

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

Oil _____ Gas X Coal _____ Pipeless _____ Radiant 361

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. ✓ Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

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

Awnings — Metal _____ Fiberglass _____

Total Additions 2613

Year Built 1896 Avg. 1. _____ Replacement Cost 10237

Age 2. _____ Obsolescence _____

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

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

Replacement Cost—1940 Base _____

Depreciation Column 1 2 3 4 5 6 _____

1940 Base Cost, Less Depreciation _____

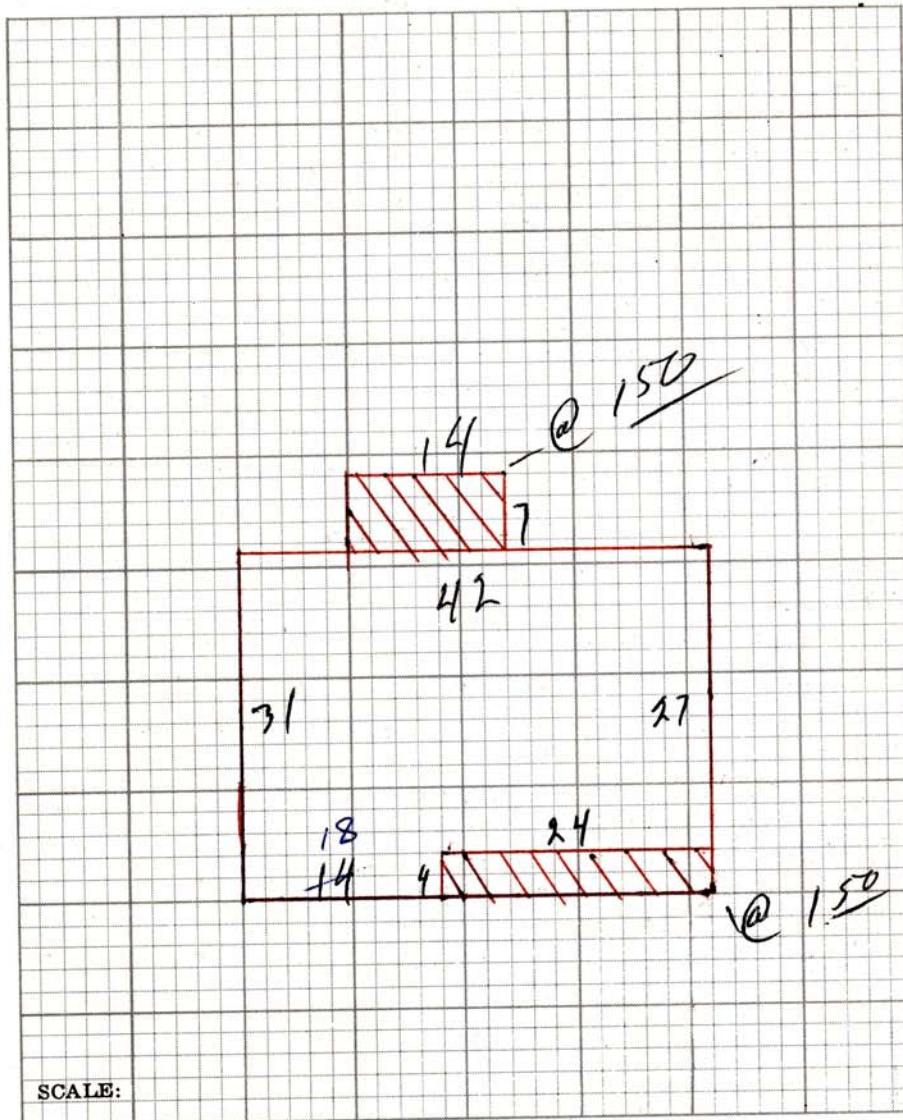
Total Value from reverse side Gar MIN 69 176

Total Building Value \$ _____

Appraised ① 10-28 1968 By 1708

Appraised ② _____ 19 _____ By _____

JAN 1 9 1968



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

Garage — Class 1 Depr. 2% 3%
 Cars 2 Floor wood Walls wood Roof shg Doors _____
 Size 36 x 20 Age 30+ Cost 705 x 47%
 1940 Base Cost 259.50 % Depr. 12.7

176

Total

REMARKS _____

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

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	29	29	29	29	29					
RESIDENCE	1564	1564	1564	1564	1564					
TOTAL	1593	1593	1593	1593	1593					
ASSESSED VALUE	640	640	640	640	640					



Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 176 Main
Park City, Summit County, Utah UTM: 12 458300 4498800

Name of Structure: Durkin Boarding House T. R. S.

Present Owner: Mr. and Mrs. Dale M. Nelson

Owner Address: P.O. Box 742, Park City, Utah 84060

Year Built (Tax Record): _____ Effective Age: _____ Tax #: PC 262-A
Legal Description Kind of Building: _____

Beginning Northwesternmost corner of Lot 1 Block 20, Park City, thence North 87 degrees 9 minutes East 62.30 feet, South 27 degrees 0 minutes East 20.0 feet, South 63 degrees 0 minutes West 23.0 feet, South 27 degrees 0 minutes East 38.40 feet, North 63 degrees East 23 feet, South 27 degrees East 25.25 feet, North 83 degrees 56 minutes West 109.74 feet to West corner common to Lots 1 and 2 road Block 20, thence North 8 degrees 29 minutes East 60.5 feet to beginning. .11 acre.

STATUS/USE 2

Original Owner: probably Joseph Durkin Construction Date: c. 1901 Demolition Date: _____

Original Use: Boarding House Present Use: _____

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|---|--------------------------------|---|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: _____ Date of Photographs: 1983 Photo No.: _____

Views: Front Side Rear Other Views: Front Side Rear Other

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

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Park Record. October 12, 1901, p. 3; April 11, 1903, p. 1, Joseph Durkin obituary.

Architect/Builder: Joseph Durkin

Building Materials: Wood

Building Type/Style: T/L Plan Boarding House

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

This building is a large two story house with a gable roof and a T-plan. A two story porch spans the west side of the stem-wing, which is supported on lathe turned porch piers, has brackets with crossed spindles at the tops of the piers, and spools attached to the porch roof between the piers. The arrangement of openings on the gable end of the cross-wing is both asymmetrical and off balance. An oval window is centered in the peak of the gable. The other windows, however, are not centered beneath it, but are shifted slightly off-center to the south side of that facade. There is a single window and a grouped pair of windows on the first story, and two single windows on the second story. The openings into the stem-wing are more balanced, but are also asymmetrically arranged. A door is set slightly off-center between a pair of windows and a single window on the first floor. A pair of double doors is flanked by single windows on the second floor. There is also a door into the south wall of the cross-wing. All of the doors are distinctive with inset panels and oval or decorative glass panes. The windows are the one over one double hung sash type. The ogee shaped window tops and the decorative elements on the porch were added within the last five years, but do not affect the building's original character, and could be easily removed. The octagonal tower and the dormers that project from the ridge
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1901

Built c. 1901, the Durkin Boarding House at 176 Main is historically significant as one of only four extant boarding houses which were built in town after the passage of the mine boarding house bill. In addition, this building is one of only four early boarding houses in the entire Park City area to have survived to the present. Because miners were required to live in boarding houses close to the mines unless they were married with families in Park City, the greatest number of boarding houses were built up the various canyons, close to the mines. A 1901 bill, however, revoked the right of mine management to require men to live in the boarding houses. At that time this boarding house and others were built in Park City proper to accommodate the influx of single miners. None of the boarding houses that were built close to the mines have survived, therefore this building is especially significant as one of the four early boarding houses that document this type of residential accommodation.

This house was probably built as a boarding house around 1901 by Joseph Durkin, replacing a one-story frame house that had been on the property. Durkin had purchased the property in April of 1901, just after the passage of the boarding house bill, which resulted in a heavily increased demand for accommodations within the town by miners who had previously been required to live in the boarding houses near the mines. It is likely that he saw the opportunity for filling that demand and constructed this boarding house as a result. In October of 1901, it was noted in the Park Record that Joseph Durkin was "erecting a neat two-story residence on upper Main."¹ That two-story residence was probably this house, which, according to the Sanborn Insurance Maps, was built between 1900 and 1907. The interior layout of the house, before it was altered, consisted of a large kitchen and ten sleeping
(See continuation sheet)

176 Main

Description continued:

were also added within the last five years. Except for the scale of the dormers, which is a bit excessive, an effort was made to visually tie these additions with the existing building. They were built of drop siding that is similar to the original, and the decorative trim in the gables and over the windows is also complementary. Except for the addition of the tower, the dormers and the trim to the windows, the building is essentially unaltered.

History continued:

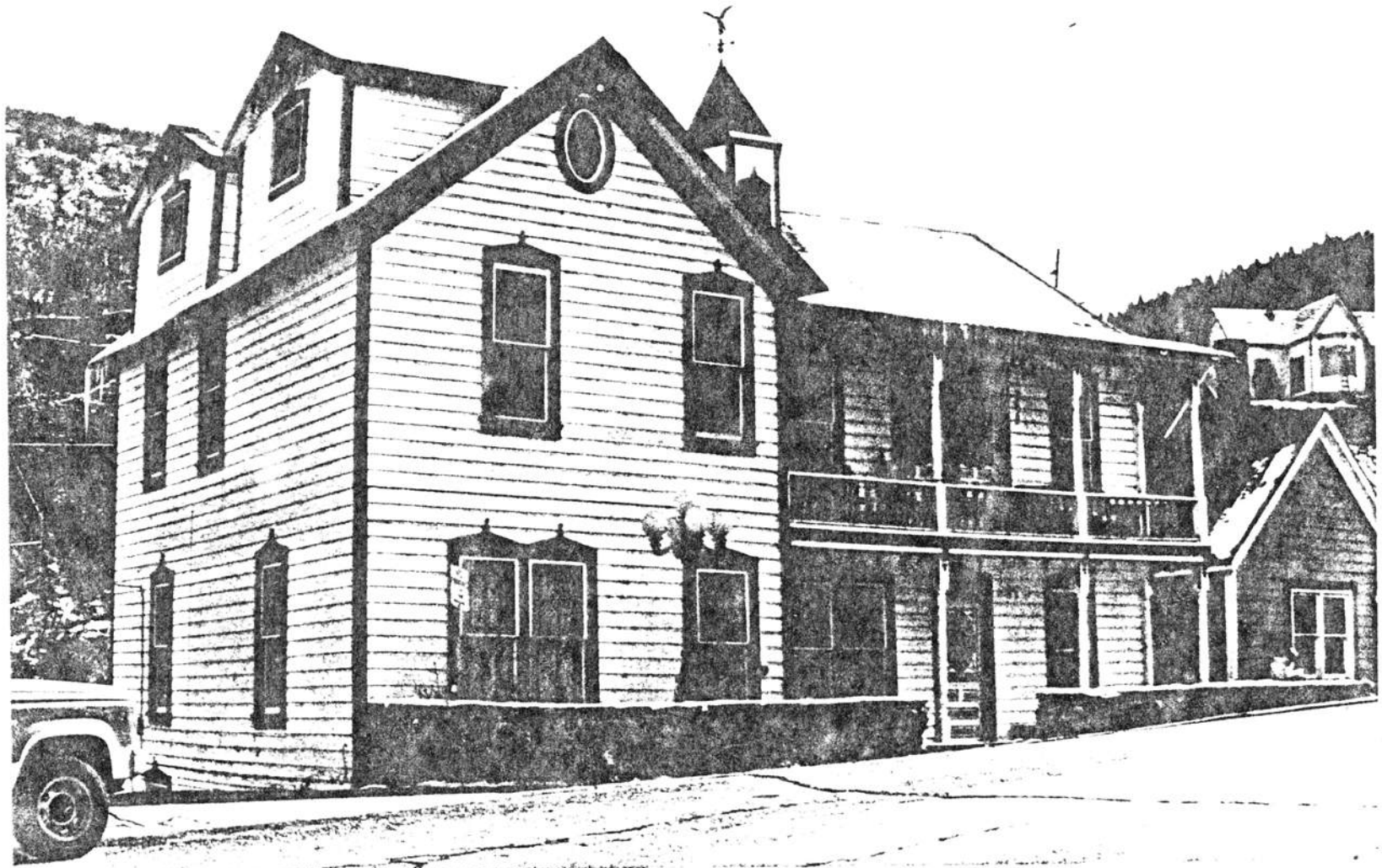
rooms, reflecting the boarding house use of the building.² The Durkins lived for many years in their house at 22 Prospect, and it is unknown whether or not they ever lived in this house.

Joseph Durkin was among the early residents of Park City, having come to the town in the spring of 1876. He worked for twenty-seven years for the Ontario Silver Mining Company and also served for a time on the city council. Joseph died of miner's consumption in 1903 at the age of 53.

The house remained in the Durkin family until 1911, when it was sold to Joseph and Assunta Piva, who owned it for seven years. D.L.H. DeGrover bought the house in 1918, and, after his death in 1926, it remained with his son, Joe, until 1930. Hilda Johnson, who purchased the property that year, continued to own it until 1964.

¹Park Record, October 12, 1901, p. 3.

²The tax file for this property in the Summit County Assessor's Office provided that description of the interior of the building. The remodeling undertaken on the interior of the building in the 1970s required gutting and rebuilding much of the original interior.







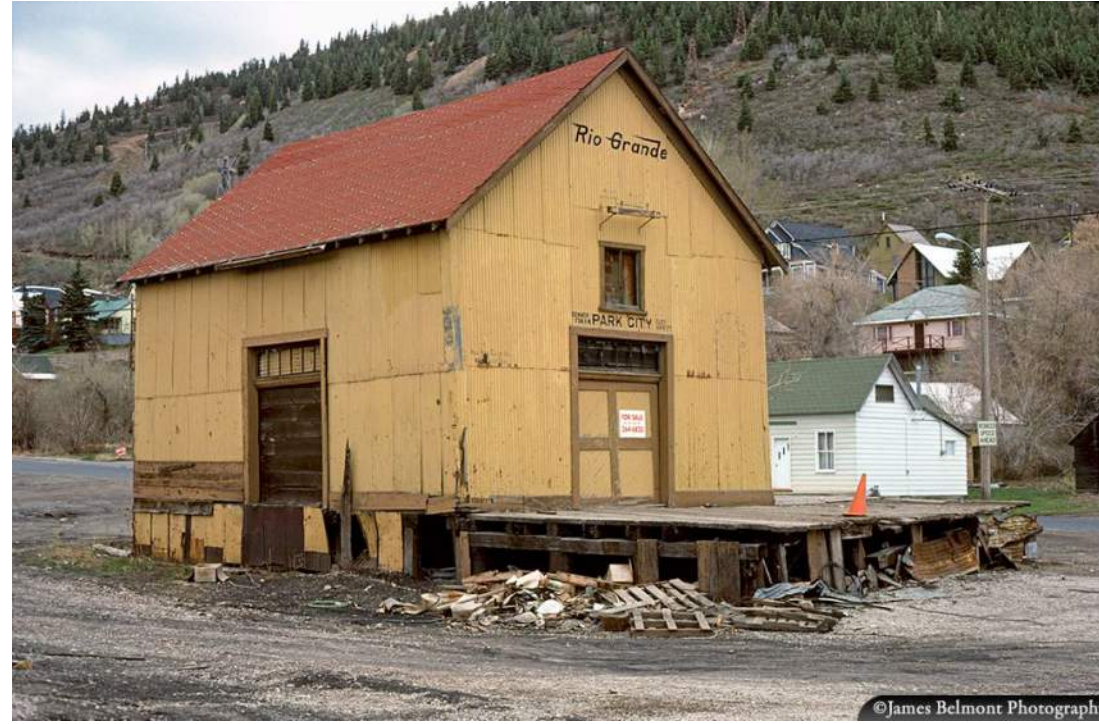


176



176



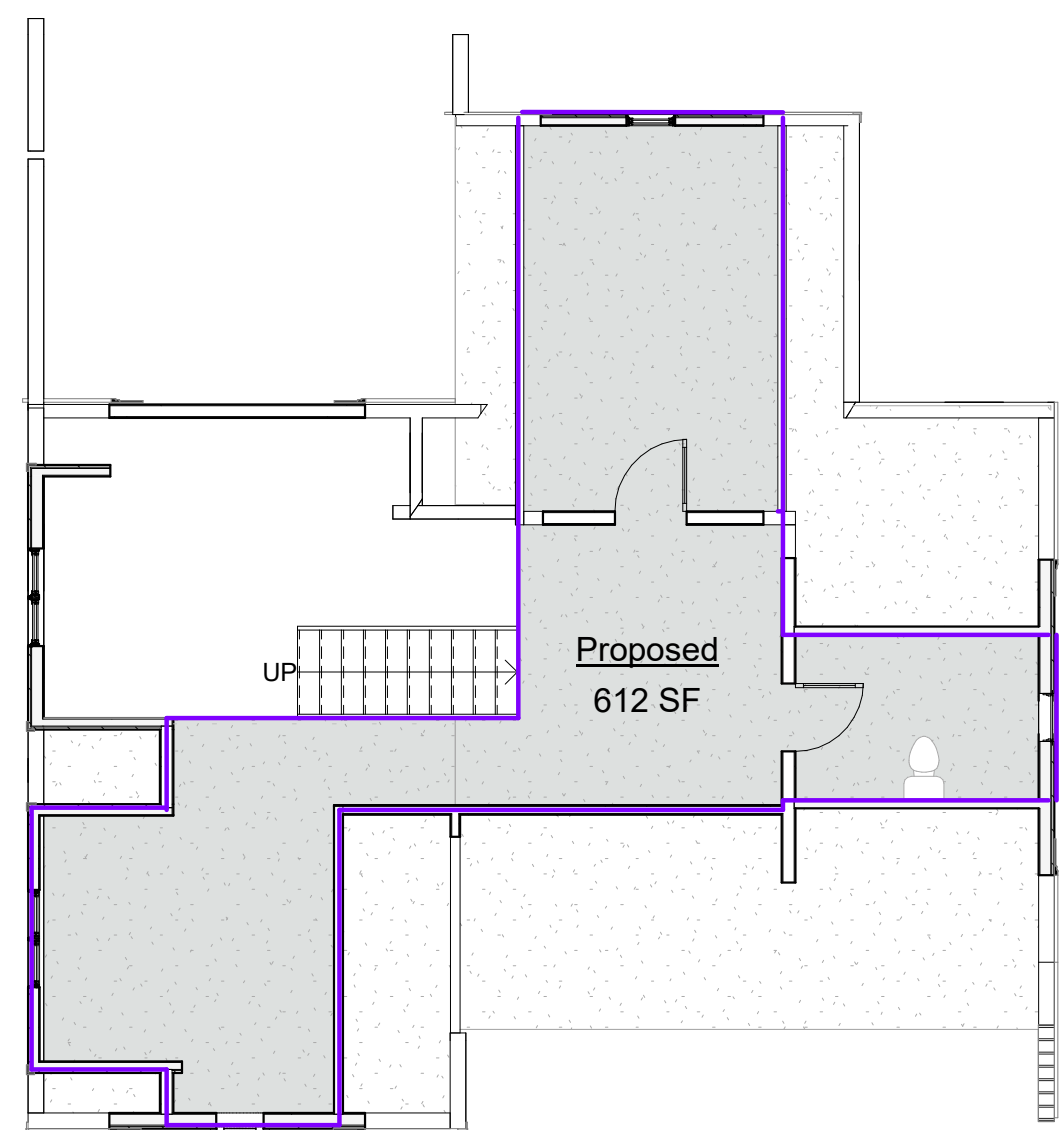


6 NewView1

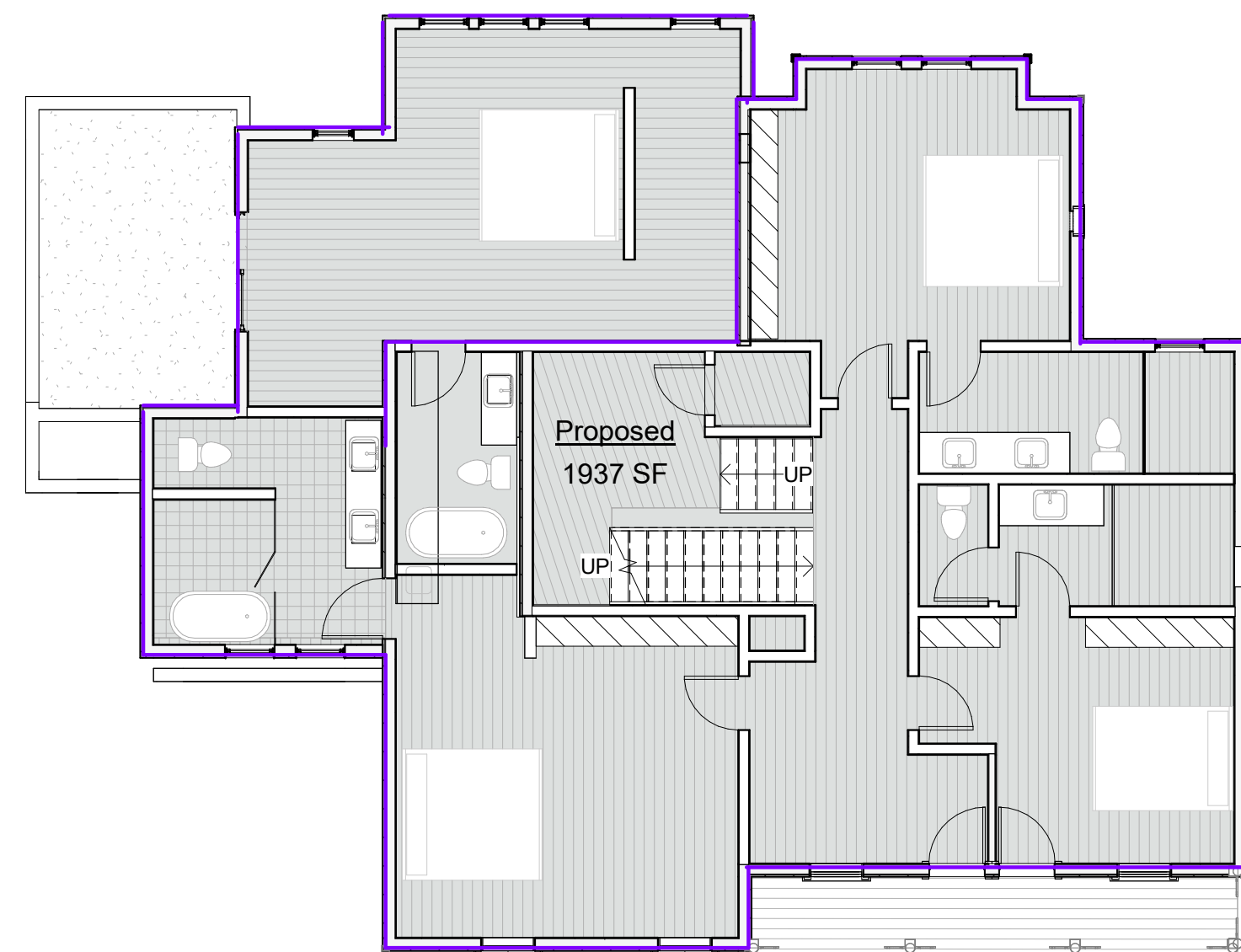
5 NewView2

4 NewView3

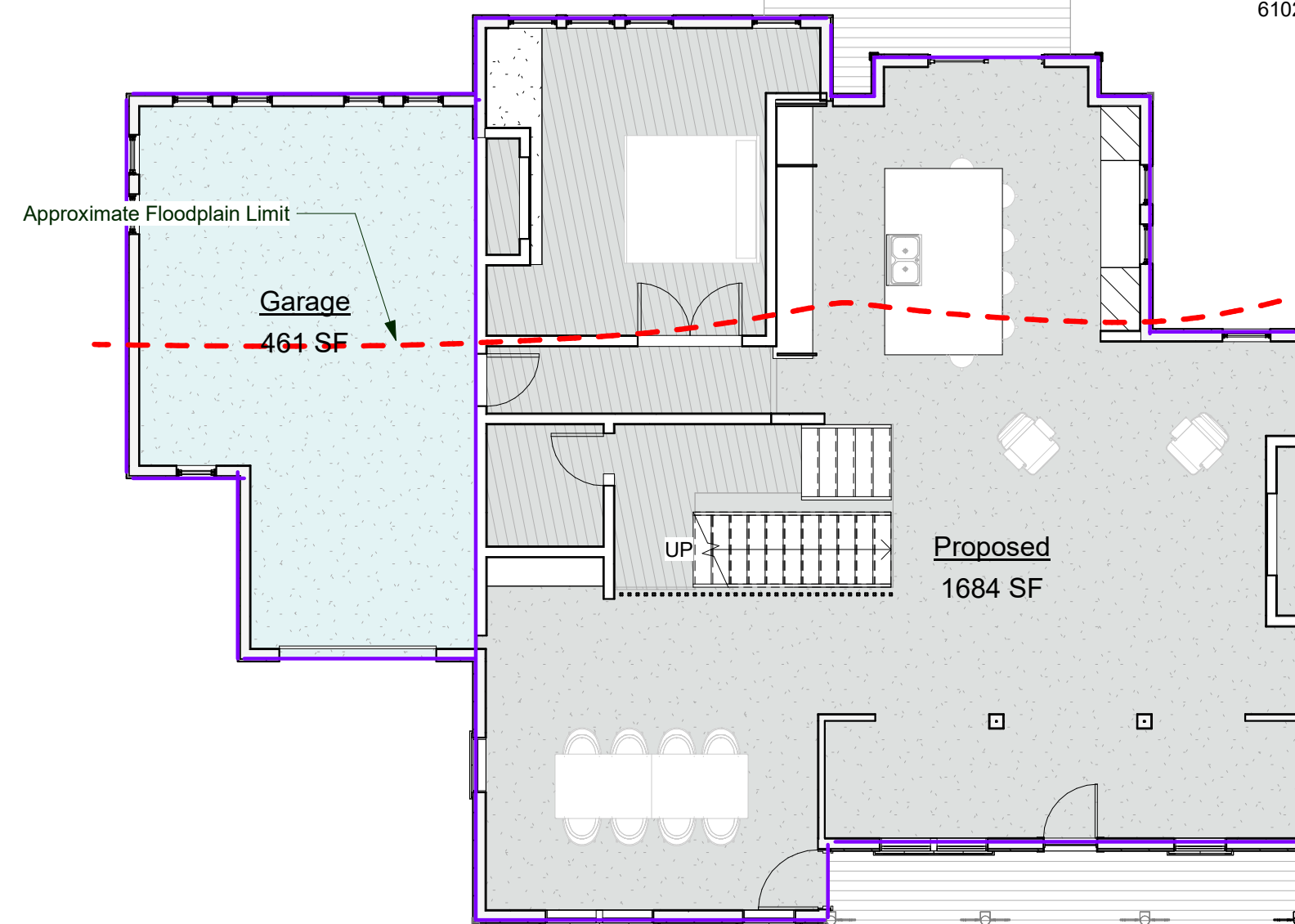
Area Schedule (Gross)		
Area	Level	Name
461 SF	Level 1	Garage
1407 SF	Level 0	Proposed
1684 SF	Level 1	Proposed
1937 SF	Level 2	Proposed
612 SF	Level 3	Proposed
6102 SF		



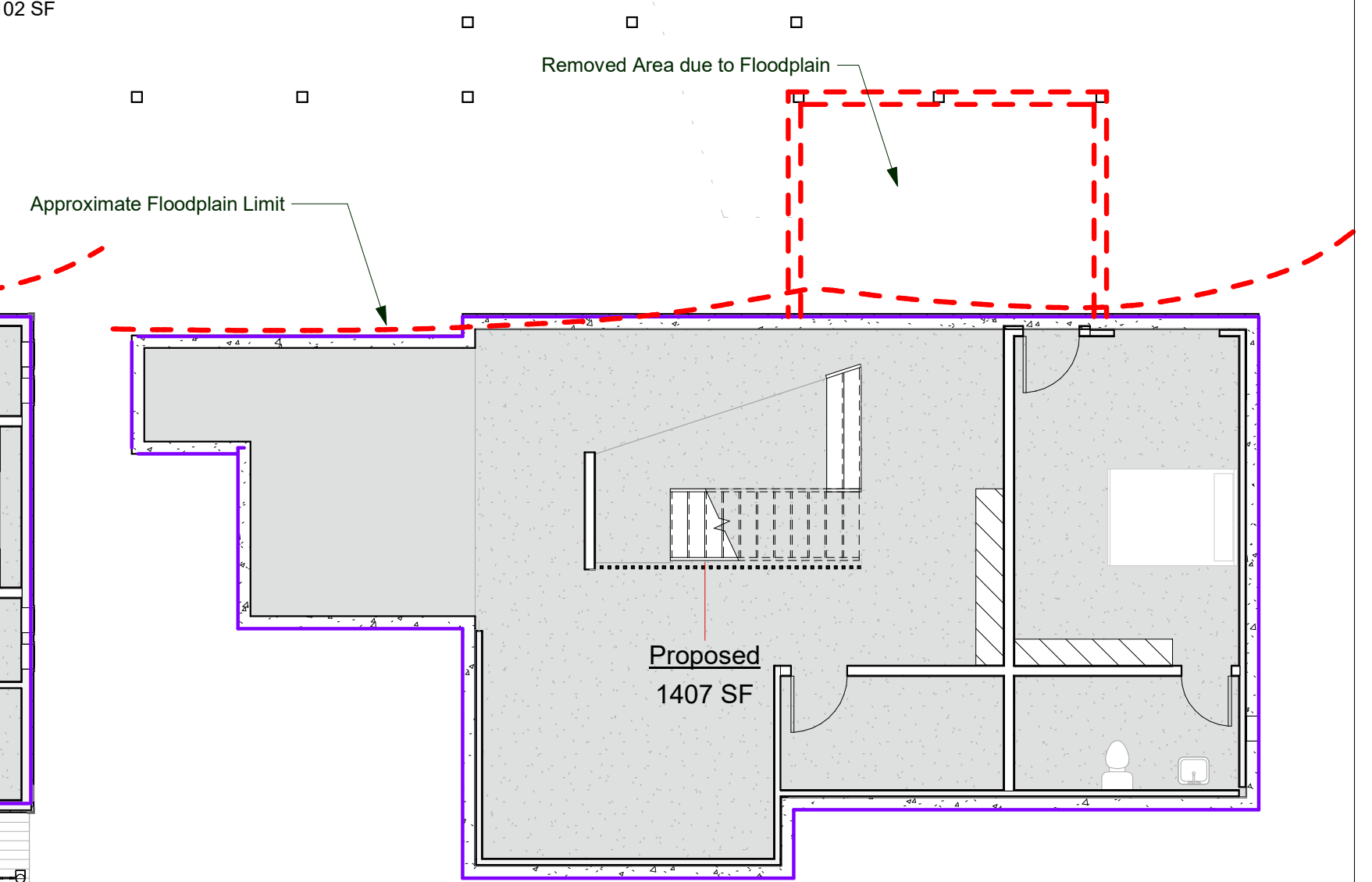
3 Level 3 - Gross Proposed Area
1/8" = 1'-0"



2 Level 2 - Gross Proposed Area
1/8" = 1'-0"



1 Level 1 - Gross Proposed Area
1/8" = 1'-0"



0 Level 0 - Gross Proposed Area
1/8" = 1'-0"

March 16, 2025
Renovation of Centennial House - Project Description

Location

176 Main Street
Parcel PC-262-A

Architectural Style

The architectural style of the original front portion is the "T/L" (crosswing)/vernacular style. The style is common across mining towns of this era (Mature Mining Era). This Boarding House is somewhat unique in that it is the only surviving example of this type of housing. Law was required to provide housing to mining employees up until the early 1900's and a boarding house was an effective way of housing many employees at once. This boarding house once had 12 boarding rooms and a basic dining/ kitchen setup.

Analyzing the Sanborn maps show a smaller structure than what is depicted today. Likely a garage or other storage type building was connected to the East of the main building. This portion of the building may have grown later in the 1900's, creating the East gabled wing and the odd changes in levels into that portion of the building that exists today.

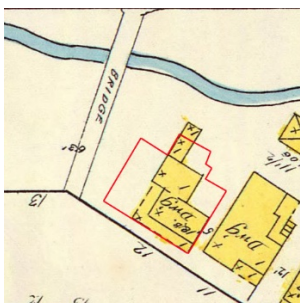
Also added the structure, sometime in the 1970's were the 2 gabled roofs facing north off the top level of the North portion of the building. Photographs provide a loose narrative, along with other anecdotes from news clipping frame the add-ons in the late 1970's, early 1980's. This renovation also attempted to upgrade the aesthetics of the structure.

During much of it's existence the building was appeared very utilitarian with little adornment on the exterior. Basic window and door trims framed typical single or double hung windows. Doors on the building had a bit more flare to them but were practical and functional. With the renovation in the late 1970's/ early 1980's more decoration was added. Decorative pediments were added to the historic windows on the front and North sides of the building. Decorative elements were added to the gables that were visible from Main Street and stained glass was also added to the front facing double hung windows. A cupola with a weathervane was added to the main gable ridgeline, likely to bring light and air to a recently created bedroom. The chimney was removed with this renovation.

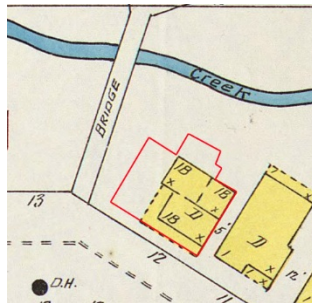
Many of the windows on the rear of the building and in the new gables on the upper level are newer and not traditionally sized. Some of the windows do appear to be historic, though not in a traditional arrangement or proportion. They are single pane, with broken glazing and the frames very deteriorated. The other windows that are not historic are replacements or new openings that don't match the materials and proportions of the windows on the front of the building.

The type of foundation is an odd mix as the East facing facades appear to have a modern foundation however there is obvious and severe settling in many parts of the building. Tax records indicate that there is not a foundation however there is clearly concrete visible, and the basement square footage appears to be much larger than the tax records indicate. This is further evidence that a renovation occurred after the tax records cease in the site inventory (last one is 1968)

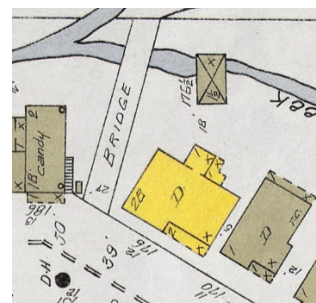
Several interior photos have been provided, though not exhaustive to be certain. The initial walk through highlighted the dilapidated nature of the building and recent visits to the exterior are quite frankly scary with the front wall buckling. This visual condition and the recollection of large and visible moldy areas in the basement have foregone any additional interior excursion.



1889 Sanborn*



1900 Sanborn*



1907 Sanborn

*Red line depicts 1907 Sanborn outline

Construction history

- Constructed in the later 1800's (1895?) or 1901, depending on the records or reports that date the building. The Sanborn maps do not show a structure until the 1907 edition, however many reports date construction to before 1900. The building appears to have remained essentially the same until after 1970.
- 19xx? The East gabled wing of the house was added. This portion of the building does not appear on the Sanborn as a 2-story structure and there is no evidence pointing to the time frame it was constructed. More information on this phase of expansion may present itself upon deconstruction. The modern foundation may connect it to the next phase of construction.
- Late 1970's – early 1980's – An expansion was likely undertaken with the East portion of the structure being and the north facing gables on Level 3 added. Research has not provided details about the expansion, however images point to the gables on the North of the building being added at this time.

Current Status

Condemned in 2007 and considered uninhabitable. The building is currently supported by interior shoring located in the front of the house at 2 levels and in the basement on the North section of the building. The front wall is buckling severely and parts of the roof are starting to fall off. The building is generally in poor condition with only necessary safety measures employed in the last 2 decades.

Proposal

The Centennial House at 176 Main Street is proposed to be reconstructed and expanded to create a single-family residence. The existing structure will be demolished and reconstructed to the same specifications of the current form. A transitional element will be added to the North side of the building to visually separate the old building from the new addition in back. The rear addition will allow for a 2-car garage to be constructed with room above for a bedroom and rooftop deck. Historically The Centennial House had a garage on the rear of the lot, but now a sewer easement precludes this from existing. Generally, the addition is hemmed in by the easement, contributing to the proposed form.

The proposal includes material deconstruction, salvaging materials to re-apply on prominent facades during reconstruction. Any adornments that contribute to the character of the building such as the gable decorations, porch columns, and the "Centennial" moniker will be removed and assessed for rehabilitation or if in the case they are beyond rehabilitation, reconstruction. Historic windows will be removed carefully and assessed in the same manner. We believe reconstruction is the best option as the building has been vacant for 15 years and has not been maintained. The site inventory mentions the historic integrity this building provides to the historic fabric of the town but also mentions that the condition is "Uninhabitable/Ruin - condemned and boarded." Park City Municipal Corporation condemned it over 17 years ago and ordered structural shoring to be installed. A recent walkthrough from a structural engineer has recommended demolition over rehabilitation. Attempting to rehabilitate this structure would be precarious and dangerous.

The desire is to create a unique home that takes advantage of the existing creek and the ideal location while providing a residential option in the center of town. This has the bonus effect of reducing the need to drive to Main Street and the renovation of an iconic and solitary building type that has been neglected and fallen into disrepair. As the only remaining boarding house from a bygone era, returning it to its original use will provide benefits to the guests but also the town as it carries the historic fabric further up Main Street.

Plan Arrangement

Existing Scanned (EX-s-xx)– The Existing Scanned plans were created using a laser scanning service. As the condition of the building is poor and the building elements were all out of plumb or level this method of documentation allowed us to capture the true dimensions of the building.

Existing Idealized (EX-i-xx) – This set of plans straightened out the floors, leveled up the walls and otherwise created a model or plan of what the building would look like if it hadn't deteriorated. Using the *Existing Scanned* model and the survey provided, dimensions were brought to standards useful for current construction standards and walls to made perpendicular to each other.

Proposed Plans (HD-xx) – The proposed plans take the *Existing Idealized* plans and use those to build a proposed building for Historic District Design Review considerations.



Planning Department

April 16, 2024

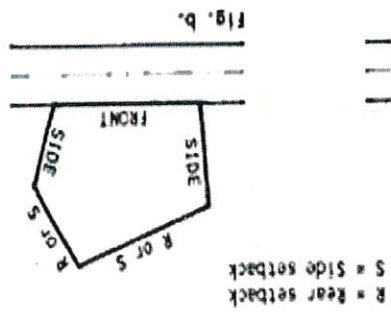
Lynda Sammons
176 Main Street
Park City, UT 84060
CC: Alliance Engineering
marshall@alliance-engr.com

RE: Determination of Setbacks for an Unusual Lot Configuration for 176 Main Street

176 Main Street is a metes and bounds parcel located in Subzone B of the Historic Residential-2 Zoning District. The parcel is currently undergoing a Subdivision to create one Lot. 176 Main Street will have an unusual lot configuration due to its five (5) Lot Lines highlighted in green below on an excerpt from the Centennial Subdivision.



LMC § 15-2.3-3 outlines the setback requirements for the Historic Residential-2 Zoning District, and establishes, for lots over 100-feet deep, a 15-foot front setback, a 15-foot rear setback, and a minimum 15-foot side setback.



Land Management Code (LMC) § 15-4-17 outlines regulations for lots with unusual configurations and states "Lots with more than four (4) sides shall have a Side Yard on either side of the Front Yard. The third Side Yard and Rear Yard may be specified by the Planning Director". The LMC provides an illustration to clarify:

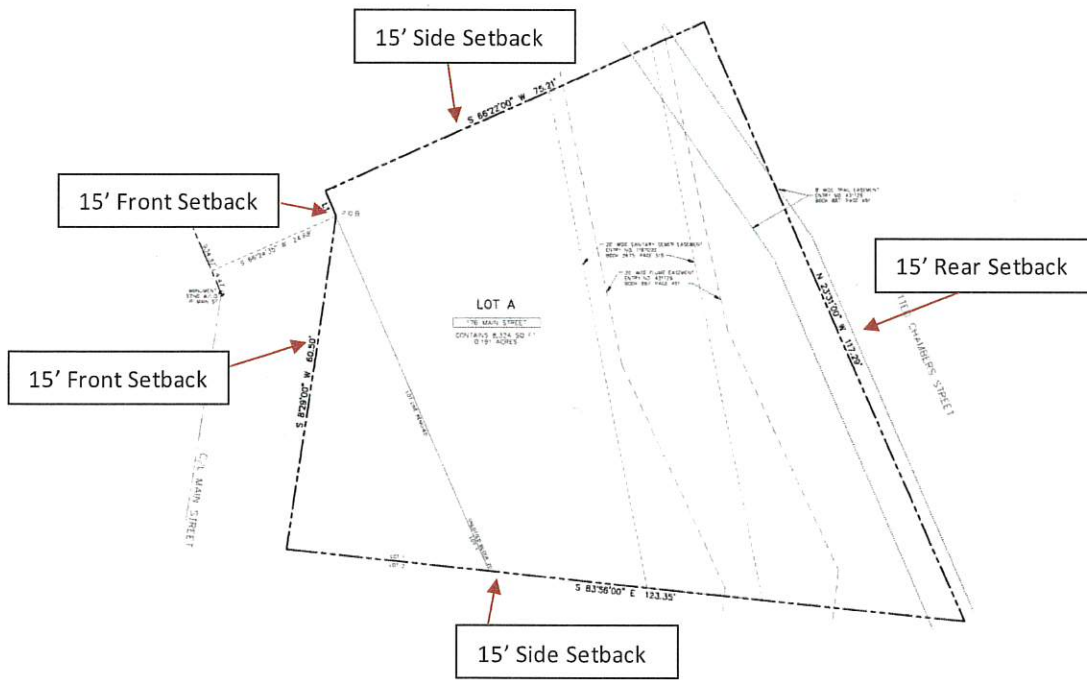
Planning Department





Planning Department

The illustration below outlines the required setbacks for 176 Main Street:



Rebecca Ward
Planning Director
(435) 615-5046
rebecca.ward@parkcity.org
CC: Project Planner, Meredith Covey



Sincerely,

If you have questions or concerns regarding this Determination Letter, contact the Planning Department.

Planning Department



Historic Preservation Board Staff Report



Subject: 555 Deer Valley Drive
Line Condominiums, Units 1 and 10
Application: PL-24-06479
Author: Elissa Martin, Planning Project Manager
Date: May 7, 2025
Type of Item: Historic Preservation Grant Application

Recommendation

(I) Review and score the Historic District Grant Program Application for 555 Deer Valley Drive Units #1 and #10, (II) open a public hearing, and (III) determine whether a grant should be awarded.

Description

Applicant: The Line Homeowners Association
Location: 555 Deer Valley Drive
Zoning District: Residential Medium Density
Adjacent Land Uses: Residential
Reason for Review: The Historic Preservation Board reviews and takes final action on historic preservation grant applications for funding requests under \$25,000.

HDDR Historic District Design Review
HOA Homeowners Association
LMC Land Management Code
RM Residential Medium Density

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

Summary

The Historic District Grant Application is for minor repairs and external painting of two Significant Historic Structures within the Line Condominium Development at 555 Deer Valley Drive in the Residential Medium Density (RM) Zoning District. The two Historic homes are units #1 and #10, which flank the non-historic condominium units fronting Deer Valley Drive (See figures 1-3 below).

The funding request is for \$7,971, which is half the total cost to complete the following scope of work for both units (see Exhibit B):

- Make minor repairs to the external siding, trim, band boards, porch and railing in preparation for paint of two Historic Structures
- Exterior paint and stain for two Historic Structures, including the following:
 - repaint wood siding, stem wall, trim, soffit, windows and sash
 - stain & clearcoat front door, paint basement door
 - repaint porch, stairs & rail



Figure 1: The Line Condominiums and Significant Historic Sites Unit #1 and #10 on each end of the development



Figure 2: 555 Deer Valley Drive, Unit #10 is the Significant Historic Structure on the far right, painted blue



Figure 3: 555 Deer Valley Drive, Unit #1, Significant Historic Structure on the left, painted yellow.

Background

Since 1987, the City has awarded hundreds of thousands of dollars to rehabilitate and preserve Significant and Landmark Historic Structures and Sites through the Historic District Grant Program (HDGP), which is designed to:

Financially incentivize the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Structure and Sites to create a community that honors its past and encourages Historic Preservation.

The Board may award up to \$127,136 FY25 for both emergency and competitive grants from the funding sources below:

- Lower Park RDA: \$50,000
- Main Street RDA: \$30,000
- Citywide (General Fund): \$47,136

555 Deer Valley Drive is not within an RDA and therefore the funding for this grant would be sourced from the Citywide fund. The HPB awarded \$56,800 in grants to date, with \$25,000 granted from the Citywide General Fund, leaving \$22,136 in available Citywide funds.

The City provides a 50% matching grant for eligible work that may include but is not limited to:

- | | |
|---|-----------------------------------|
| • Painting Exterior | • Electrical updating |
| • Repairing/restoring/replacing windows | • Upgrading mechanical systems |
| • Repointing masonry | • Upgrading insulation |
| • Repairing or replacing roofs | • Reconstructing Historic porches |
| | • Restoring Historic features |

Ineligible work includes but is not limited to:

- | | |
|------------------------|------------------------------------|
| • Acquisition costs | • Interior remodeling/new finishes |
| • New additions | • Interior paint |
| • Landscaping/flatwork | |

The Criteria Evaluation below was provided to Applicant through the HDGP Application. Staff requests the Board please review and score the request prior to the public meeting and determine whether the Applicant qualifies for an award.

Criteria Evaluation	Scoring Value
Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary right-of-way.	0: Non-visible historic elements will be preserved or restored 1: Few visible historic elements will be preserved or restored 2: Several visible historic elements will be preserved or restored 3: Majority of visible historic elements will be preserved or restored 4: All visible historic elements will be preserved or restored
Proposed improvements to the site will positively impact the vitality of the historic context of the neighborhood.	0: No proposed improvements 1: Minimal positive impact 2: General positive impact 3: Significant positive impact
Proposed design and scope of work uses best practices for the treatment of historic materials.	0: None 1: Insufficient 2: Average 3: Above average 4: Exceeds expectations
The historic features and elements of the structure and/or site will be enhanced by the proposed work.	0: Minimally enhanced 1: Generally enhance 2: Exceeds expectations
Proposed work facilitates reversal of non-historic elements or alterations.	0: None 1: Some 2: Exceeds expectations *Note: If no non-historic elements or alterations are present mark N/A.
Priority is given to restoration and treatment of historic materials, rather than replacing historic materials and features in-kind.	0: No priority given to restoration 1: Minimum priority given 2: Some priority given 3: General priority given 4: Exceeds expectations

Requirements for Awarded Grants

Grant recipients must enter into a five-year lien with the City. If the property is sold within the five-year period, the applicant is responsible for repaying the city a pro-rated amount of the grant disbursement.

Based on public input, the Board requested Applicants be made aware of the lien requirement. Please note that in the HDGP application, the following information is provided and Applicants are required to provide their initials demonstrating they understand the terms of the HDGP:

Please review and initial the following prior to submitting your grant application:

_____ 1) I (we) understand I (we) will be required to provide copies of 1) invoices for the work, 2) proof of payment (e.g. receipts, invoices marked "paid", etc.), 3) a W-9 (grant income must be reported on income taxes), 4) a title report to confirm property legal description, and 5) photographs of the completed work. These items must be submitted to the City once the work is completed in order to begin the release of the grant monies.

_____ 2) I (we) understand I (we) will be required to sign a Historic Preservation Agreement, Trust Deed, and Trust Deed Note and record such instruments with the Summit County Recorder's Office for a term of 5 years. Following the passage of 5 years and my (our) satisfaction of the requirements of the Historic Preservation Agreement the City shall, upon written request, record a release of these documents with the Summit County Recorder's Office.

_____ 3) I (we) understand a grant award exceeding \$25,000 USD will require the recordation of a Historic Preservation Easement on my (our) property. In the event my (our) project is awarded \$25,000 USD or more, I (we) agree to provide a Historic Preservation Easement to Park City Municipal Corporation in a form acceptable to the City Attorney and agree to have such easement agreement recorded on my (our) property with the Summit County Recorder's Office.

_____ 4) I (we) understand Park City Municipal Corporation is constructing a database of current and prior grant award recipients' projects. This database may include exterior photographs of my (our) property but will not include interior photographs of the property. I (we) understand participation in this database is voluntary and (select one):

_____ **AGREE TO PARTICIPATE**
_____ **DO NOT AGREE TO PARTICIPATE**

Applicants are also provided with a draft copy of the lien for their review.

Grant Request

The Significant Historic Site at 555 Deer Valley Drive, Unit #1, is known as the George A. Hanks House, constructed circa 1895 and is described in the Historic Site Form as a one-story frame pyramid house and an archetypal example of the pyramid type in Park City. The Structure was lifted so that steps and a porch railing could be constructed, and the original drop siding was replaced with new siding. The 1984 description by Roger Roper in the Historic Site Form explains that very few of the original materials were used in its reconstruction.

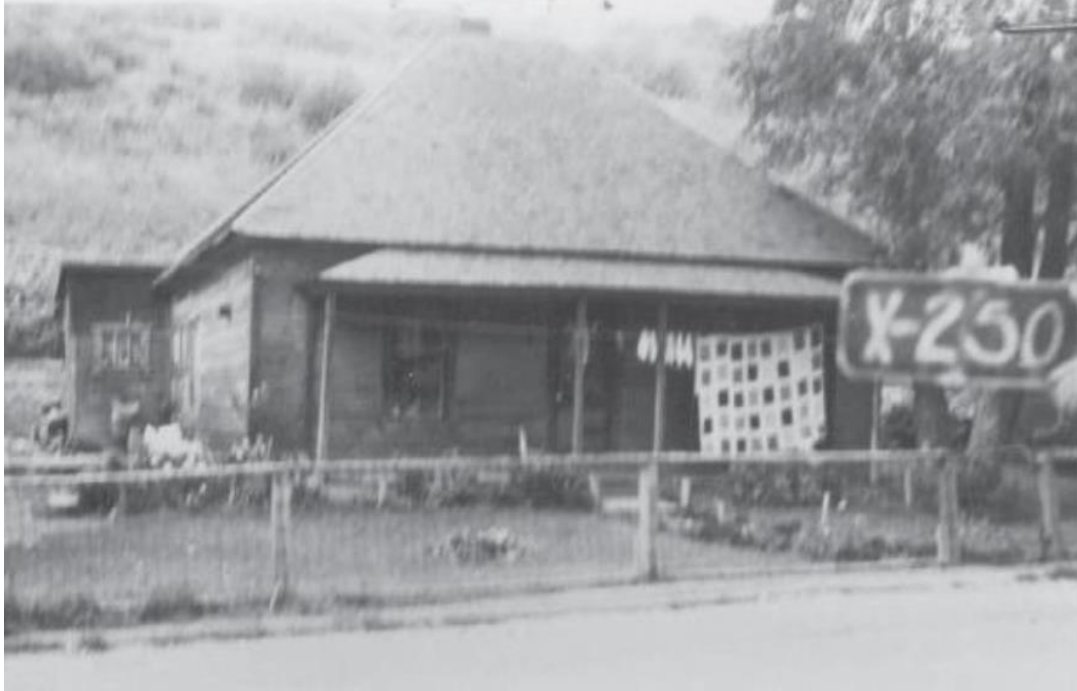


Figure 4: 555 Deer Valley Drive, Unit #1 in 1941



Figure 5: 555 Deer Valley Drive, Unit #1 in 2024

The Significant Historic Site at 555 Deer Valley Drive, Unit #10, was constructed circa 1895 and is described as a one-story frame hall and parlor house with a gable roof, as is typical of Park City hall and parlor houses. In the early 2000s when The Line Condominiums were being constructed, the house was reconstructed, with several alterations, including the front porch and front façade windows.



Figure 6: 555 Deer Valley Drive Unit #10 historic photo



Figure 7: 555 Deer Valley Drive Unit #10 in 2024

In 2004, a Master Planned Development (MPD) was approved for the Line Condominiums, an affordable housing community for 20 dwelling units and the two Significant Historic Dwellings, for a total of 22 affordable housing units. The April 21, 2004 Planning Commission Final Action Letter findings of fact describe a prepared structural report dated June 27, 2003 identifying the two historic dwellings as lacking structural integrity necessary of relocation and rehabilitation. The two dwellings were reconstructed at their original location.

On September 14, 2005, a Condominium Conversion was approved for the 22 moderate income housing units, including the two Historic Dwellings.

On April 18, 2025, the Planning Department issued a Historic District Design Review (HDDR) waiver letter for the minor repairs and exterior paint of the two Historic Structures and the other 20 non-Historic condominium units.

The Applicant requests Historic District Grant funding to make minor repairs and paint the exterior siding, trim, band boards, porches and railings and stain doors of the two Significant Historic Structures within the Line Condominium Development. The total cost of the work is estimated to be \$15,942. The funding request is 50% of the total cost, which is \$7,971. The work is planned to take place during the summer of 2025.

Department Review

The Planning Department and 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 April 23, 2025. The *Park Record* published courtesy notice on April 23, 2025.¹

Public Input

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

Alternatives

The Historic Preservation Board may:

- Approve the Historic District Grant award for 555 Deer Valley Drive;
- Deny the Historic District Grant award for 555 Deer Valley Drive; or
- Request additional information and continue the discussion to a date certain.

Exhibits

A: 555 Deer Valley Drive Unit #1 and Unit #10 Grant Application

¹ LMC [§ 15-1-21](#)

THE LINE CONDOMINIUMS

1) I (we) understand I (we) will be required to provide copies of 1) invoices for the work, 2) proof of payment (e.g. receipts, invoices marked "paid", etc.), 3) a W-9 (grant income must be reported on income taxes), 4) a title report to confirm property legal description, and 5) photographs of the completed work. These items must be submitted to the City once the work is completed in order to begin the release of the grant monies.

2) I (we) understand I (we) will be required to sign a Historic Preservation Agreement, Trust Deed, and Trust Deed Note and record such instruments with the Summit County Recorder's Office for a term of 5 years. Following the passage of 5 years and my (our) satisfaction of the requirements of the Historic Preservation Agreement the City shall, upon written request, record a release of these documents with the Summit County Recorder's Office.

3) I (we) understand a grant award exceeding \$25,000 USD will require the recordation of a Historic Preservation Easement on my (our) property. In the event my (our) project is awarded \$25,000 USD or more, I (we) agree to provide a Historic Preservation Easement to Park City Municipal Corporation in a form acceptable to the City Attorney and agree to have such easement agreement recorded on my (our) property with the Summit County Recorder's Office.

4) I (we) understand Park City Municipal Corporation is constructing a database of current and prior grant award recipients' projects. This database may include exterior photographs of my (our) property but will not include interior photographs of the property. I (we) understand participation in this database is voluntary and (select one):

- AGREE TO PARTICIPATE**
 DO NOT AGREE TO PARTICIPATE


HISTORIC DISTRICT COMPETITIVE GRANT APPLICATION


For Office Use Only

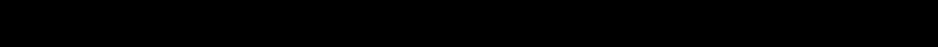
ADMINISTRATIVE REVIEW	PROJECT PLANNER	APPLICATION #	_____
APPROVED	_____	DATE RECEIVED	_____
AMOUNT	_____	EXPIRATION	_____
DENIED	_____	BLDG PERMIT	_____

PROJECT INFORMATION

NAME: THE LINE

ADDRESS: 
PC UT 84060

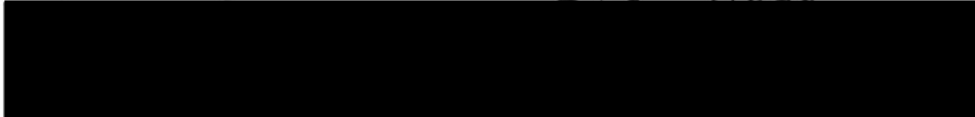
TAX ID:  OR

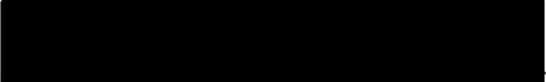
SUBDIVISION:  OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: THE LINE HOA THE LINE


MAILING ADDRESS: 40 JENNIFER FRANKLIN 40 MODEL NOA


PHONE #:  () - _____


EMAIL: _____

APPLICANT REPRESENTATIVE INFORMATION

NAME: JENNIFER FRANKLIN, HOA BOARD MEMBER

PHONE #: 

EMAIL: _____

PRIMARY ADDRESS: 

If you have questions regarding the requirements on this application or submittal process, please email planning@parkcity.org or call 435-615-5060.

SUBMITTAL REQUIREMENTS

1. Completed and signed **Historic District Grant Application**.
2. Written **Project Description** describing the proposed scope of work, detailed specifications, and reason for applying for a Historic District Grant.
3. Submittal of a **Cost Estimate** for the proposed work.
4. **Breakdown of Proposed Work and Estimated Costs** of the proposed eligible improvements (page 6).
5. **Proposed Timeline** of the proposed project (page 8).
6. **Historic District Design Review** approval letter. Please contact the Planning Department if this has not been completed. The grant application will not be accepted without this approval letter.
7. Schematic, conceptual **Drawings** as they apply to the proposed project. This may include but is not limited to site plans, elevations, and floor plans.
8. **Color Photographs** of existing conditions. Include a general view of the building and setting, including the building in the context of the streetscape; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.

BREAKDOWN OF ESTIMATED COSTS

SCOPE OF WORK	OWNER'S PORTION	CITY'S PORTION	ESTIMATED TOTAL COST
---------------	-----------------	----------------	----------------------

OPTION A)

UNIT #1 repair + repaint all surfaces, deck, stains, rails	\$4243.44	\$4243.44	\$8,486.88
UNIT #10	\$3727.72	\$3727.71	\$7455.43
			<u>15,942.31</u>

OPTION B)

IF 20 INFILL UNITS ARE ADDED TO THE SCOPE - ENTIRE PROPERTY REPAIR + REPAINT	\$72,296.5	\$72,296.5	\$144,593.
--	------------	------------	------------

OPTION C)

A MIX OF HISTORIC HOMES (2) PLUS CITY-GUIDED IMPROVEMENTS TO PROPERTY			MISC ESTIMATES TBD
---	--	--	-----------------------

Total \$ _____ \$ _____ \$ _____

	OPTION A	OPTION B	
Grant Request:	\$7971.15	\$72,296.50	(This amount is reimbursable).
Match:	\$7971.16	\$72,296.50	(Same amount as Grant Request)
Total Project Budget:	\$15,942.31	\$144,593.	(Grant Request + Local Match)

Match Source: HOA FUNDS, OPERATING + RESERVE
WILL NEED TO PHASE OVER YEARS

Match Type: _____

PROPOSED TIMELINE

OUR TIMELINE DEPENDS ON THE FUNDING
WE'D LIKE TO REPAIR + REPAINT #1 + 10 SUMMER 2025.
IDEALLY, WE'D LIKE TO REPAINT THE ENTIRE PROPERTY
TO CHANGE THE COLOR PALETTE. OUR FUNDS MAY
REQUIRE A PHASING OF MAINTENANCE + REPAIR OVER
YEARS, BEGINNING SUMMER OF 2025.


ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: 

Name of Applicant: KENNETH FRANKLIN HOA Board Member

PRINTED

Mailing Address: 

Phone: _____

Email: _____

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: KRISTIN GENTILE #1 ; KATHLEEN NEWELL #10

PRINTED

Mailing Address: application submitted

Street Address/ Legal Description of Subject Property:

555 DEER VALLEY DRIVE UNITS #1 & #10
SIGNIFICANT HOMES ON HISTORIC REGISTRY

Signature: _____

Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or submittal process, please email planning@parkcity.org or call 435-615-5060.



Here is one example of greens and earth tones:

SW 6212 Quietude Locator Number: 218-C2	SW 6214 Underseas Locator Number: 218-C5
SW 7641 Colonnade Gray Locator Number: 283-C2	SW 7642 Pavestone Locator Number: 283-C5
SW 9087 Smoky Beige Locator Number: 199-C3	SW 9088 Utaupeia Locator Number: 199-C4
SW 6225 Sleepy Blue Locator Number: 220-C1	SW 6227 Meditative Locator Number: 220-C3
SW 6040 Nutshell Locator Number: 232-C6	



Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.
Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.



Paint Proposal

April 23, 2025 Proposal #25-11229

PROPOSAL SUBMITTED TO	PHONE
Jennifer Franklin	[REDACTED]
ADDRESS	EMAIL
555 Deer Valley Drive	N/A
CITY, STATE, AND ZIP CODE	JOB NAME AND ADDRESS (if different)
Park City, UT 84060	The Line HOA, 555 Deer Valley Drive, 22 Units

Work Request

Jennifer, as requested, here is our proposal for painting the exterior of Units 1 and 10 at 555 Deer Valley Drive. Please review the options and pricing tables. If you need any adjustments, we can tailor a combination that best fits your needs.

The Issue

Units 1 and 10 show signs of UV damage, oxidation, and water and ice damage in select areas. These issues are most noticeable on wood siding, trim, and other exterior surfaces, impacting both the aesthetics and structural integrity of the buildings. Water and ice damage have caused some wood areas to deteriorate, requiring repair or replacement to prevent further damage. As a result, a comprehensive solution is necessary to address these concerns and maintain the property's overall condition, focusing on repainting, repairs, and ongoing maintenance.

Exterior Repaint – Two coats, New Colors

- **Repairs** – Replacement of water-damaged siding, bands, board and batten, and trim as needed. Retaining wall repairs will also be made if needed. Priced based on time and materials, with an hourly rate of \$74.90.
- **Caulking** – Repair of shrinking or damaged caulk will be priced based on time and materials. We will use Sashco Big Stretch caulk. The hourly rate is \$74.90.
- **Power Wash** – Both units and surfaces to be painted will be power washed to remove contaminants, dirt, and debris.
- **Repaint** – Both units will receive a complete exterior repaint, including the nearby retaining walls and retaining wall railings. This includes a color change. (Exclusions below in price table)
- **Paints and Colors**
 - **SW Duration – Color TBD:** Siding, fascia, soffit & trim.
 - **SW Emerald – Color TBD:** Windows, sash, door, and metal railings.
 - **SW SuperDeck – Color TBD:** Decks, stairs, and railings.
 - **Stain Glaze & Minwax Polyurethane – Color TBD:** Front doors.

The Line HOA			
Units 1 & 10 Full Exterior Repaint			
Unit	Item	Scope of Work:	Price
Unit 1	Repairs	Caulking, Patching, and Replacing Rotted Siding, Trim, and Band Boards for the Unit and Retaining Wall (Time and Materials, Price TBD).	~\$1,105.00
	Power Wash	Remove Dirt and Debris	\$229.50
	Siding & Stem Wall	Repaint Two Coats – Color: TBD	\$3,315.00
	Trim, Fascia, Soffit, Windows & Sash	Repaint Two Coats – Color: TBD	\$2,295.00
	Doors	Stain & Clearcoat Front Door and Repaint Basement Door – Two Coats (Color TBD).	\$340.00
	Deck, Stairs & Rail	Repaint Two Coats – Color: TBD	\$765.00
	Retaining Walls & Rail	Repaint Two Coats – Color: TBD	\$437.38
Unit 1 – Total:			\$8,486.88
Unit 10	Repairs	Caulking, Patching, and Replacing Rotted Siding, Trim, and Band Boards for the Unit and Retaining Wall (Time and Materials, Price TBD).	~\$1,105.00
	Power Wash	Remove Dirt and Debris	\$229.50
	Siding & Stem Wall	Repaint Two Coats – Color: TBD	\$2,925.00
	Trim, Fascia, Soffit, Windows & Sash	Repaint Two Coats – Color: TBD	\$2,295.00
	Door	Stain & Clearcoat on Front Door – (Color TBD).	\$170.00
	Deck Planks	Repaint Two Coats – Color: TBD	\$345.00
	Retaining Walls & Rail	Repaint Two Coats – Color: TBD	\$385.93
Unit 10 – Total:			\$7,455.43
Unit 1 & Unit 10 Combined – Total:			\$15,942.31
<i>Fifteen Thousand Nine Hundred Forty-Two dollars and 31/100</i>			
Exclusions			
<p>Any items not specifically listed above are excluded from this estimate. Exclusions include but are not limited to: any item marked with a Strikethrough, Floors, Sidewalks, Roof, Roof Flashing, Roof Jacks, Drip Edge, Vents, Gutters, Downspouts, Chimneys, Skylights, Solar Panels, Antennas, Satellite Dishes, HVAC Units, Non-Painted Vinyl Windows, Interior side of Doors/Frame & Windows/Sash/Frame, Electrical Panels, and Electrical Conduit. For Electrical Items, if they have been painted before, we can repaint them. The same applies to Drip Edge and Flashing on Horizontal Surfaces, provided they have been previously painted.</p>			
<p>*Unless otherwise clearly defined above, all work shall be performed at the Level 3 Surface Preparation and Finish Appearance standard (see below)</p>			



Standard Procedures

Exterior

1. Surface Preparation: Wash surfaces only if needed to remove dust, dirt, or contaminants.
2. Application Method: Apply paint and stain using spray, brush, and/or roller, ensuring even penetration and coverage.
3. Pre-Installation Stain & Paint (if applicable): Apply the first coat of stain and paint to all four sides of the material before installation to ensure full coverage and protection.
4. Masking & Protection: Mask hardware, cover adjacent areas not to be stained, and protect surrounding surfaces.
5. Post-Installation Staining: Apply the second coat of stain and paint after installation for a uniform and durable finish.
6. Leftover paint and stain will be labeled and left for future touch-ups.
7. At the completion, our trained project manager will carefully inspect all surfaces to ensure our quality standard has been met.

Levels of Surface Preparation & Finish Appearance

The following levels are used to establish a clearly-communicated standard as to what has been agreed upon and what is to be expected with regards to the different levels of surface preparation and the quality of appearance of the finished surface. They are a summary of the actual standard based on PDCA (Painting & Decorating Contractors of America) Industry Standard PI4-06.

Level 1 – Basic: Cleaned, No Patching - Requires only basic cleanliness of surfaces to ensure the adhesion of new finishes, with less concern for the adhesion of existing paint and quality of appearance. Obvious loose paint will be removed, but no smoothing of the existing surface profile will be done. Includes light power washing, or hand cleaning. No Warranty

Level 2 – Standard: Basic Patching - Requires all of Level 1 as well as the examination of existing coatings to assess their adhesion. With this level of surface preparation, good adhesion and longevity of finish are of primary concern and appearance is of secondary concern. Includes basic patching, filling, caulking, dulling of glossy surfaces, spot priming, and light sanding/abrading to address surface profile differences exceeding 1/8 inch. Excludes matching stucco textures.

Level 3 – Superior: Detailed Patching – Requires all of Levels 1 and 2 with added emphasis on the quality of appearance of finish painted surfaces. Includes detailed patching, filling, approximate matching of stucco textures, and thorough sanding to address surface profile differences exceeding 1/16 inch.

Level 4 – Supreme: Touch & Feel – Requires all of Levels 1, 2 and 3 with even more emphasis on the quality of appearance of finish painted surfaces. The criteria for inspection and acceptance may include smoothness to “touch and feel” on doors, windows and easily accessible trim. Includes thorough filling & sanding to address surface profile differences exceeding 1/32 inch.

Level 5 – Restoration/Resurfacing: Back to Original – This type of surface preparation is required when existing conditions indicate that the surfaces are severely deteriorated (where damage to the coating is widespread). Includes complete or nearly complete removal of existing paint through various stripping methods. Substrate (underlying surface being painted) may need to be completely replaced, repaired or resurfaced.

Colors & Samples

- We offer up to 3 - 8"X10" brush outs of your colors choices to help you in your decision making, FREE.
- We will match the exterior colors and provide physical samples prior to installation.
- If you need more assistance with color, we offer color consultations and custom color mixing. Additional costs do apply.
- This estimate includes up to 3 different colors or products.

Cost

We propose to furnish material and labor – complete and in accordance with the above specifications for the sum stated above. *Individual tasks*, if selected, may require additional pricing. Price is valid for 90 days, unless otherwise noted.

Historic Designation

Compliance with LMC § 15-13-2 via Park City Website

https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15-13-2_Regulations_For_Historic_Residential_Sites

Regulations For Historic Residential Sites

The proposed work shall not damage or impact Historic Material.

Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.

When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material— expansion/contraction rates, chemical composition, stability of color

and texture, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic material.

Substitute materials shall not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used, or if new materials that are similar in design, dimension, texture, material and finish can be shown to result in significant (>30 percent) energy efficiency gains, and the applicant demonstrates that the substitute material will not cause damage to adjacent historic materials or detract from the historic integrity of the structure. Vinyl and aluminum siding are prohibited in the Historic Districts. The application of synthetic or substitute materials, such as vinyl or aluminum, over original wood siding may cause, conceal, or accelerate structural damage and is not permitted. Removal of synthetic siding (aluminum, asbestos, Brick-Text, and vinyl) that has been added to a structure, followed by restoration of historic wood siding (or other underlying historic material) is highly encouraged.

Moorhouse Coating is performing maintenance work, not alteration or addition or subtraction to any substrate is proposed, necessary or approved with this proposal.

Insurance & Licenses

- Utah Painting Contractors License (Moorhouse Coating) 372883-5501 S300
- Liability Insurance and Umbrella Policy (Auto Owners Insurance)
- Workers Comp. Ins. (WCF)
- Moorhouse Coating · P.O. Box 683327 · Park City, UT 84068

Two-Year Limited Warranty

- Moorhouse Coating warrant's labor and material for a period of two (2) years. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.
- This warranty excludes, and in no event will Moorhouse Coating be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture; i.e., cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.

Payment

- A 30% deposit is required to reserve your painting appointment.
- For jobs under one month, progress payments will be addressed at 50% completion and substantial completion.
- Jobs spanning over multiple months will require progress payments on a monthly basis.

We gladly accept cash, checks, or:



Respectfully submitted: **Jason Moorhouse (President) Moorhouse Coating**

Please read this proposal. Make sure it contains all the aspects of the job that you want. Anything not included in this proposal is excluded if it is not included in our standard practices. We want to be as clear and provide the smoothest application experience. Please let us know how we can help.

Historic Preservation Board Staff Report



Subject: 1455 Woodside Avenue
Application: PL-23-05777
Author: Lillian Zollinger, Planner III
Date: May 7, 2025
Type of Item: Relocation of a Historic Structure and Material Deconstruction

Recommendation

(I) Review and ratify the modified draft Final Action Letter (Exhibit A).

Description

Applicant: Diane and Bill Newland, represented by Molly Guinan
Location: 1455 Woodside Avenue, a Significant Historic Site
Zoning District: Recreation Commercial
Adjacent Land Uses: Residential, Multi-Unit Dwellings
Reason for Review: The Historic Preservation Board reviews and takes Final Action on Material Deconstruction and the Relocation of Historic Structures.¹

Background

On March 5, 2025, the Historic Preservation Board (HPB) reviewed the proposal to remove a 1960s addition, restore the front porch, and Relocate 1455 Woodside Avenue, a Significant Historic Structure, conducted a public hearing, and directed staff to draft a Final Action Letter approving the project ([Staff Report](#); [Audio](#)).

According to the draft Meeting Minutes, the Board’s motion was to:

“Direct Staff to prepare a Draft Final Action Letter delineating that the historic house can be moved to a location where there is a 3-foot side yard setback and a 12.6-foot front yard setback. The rest of the property will be divided into two lots for a result of 39 feet, 25 feet, and 39 feet). The letter will also include conditions related to the subdivision and the driveway location on the north side. Approval is subject to the Chair’s review of the Draft Final Action Letter, consistent with the direction received from the Board.”

The information presented to the Board during the meeting was that the property was 103 feet in width. However, since the Board’s meeting, the Applicant has indicated the width is approximately 107.5 feet. Additionally, the motion was for a three-foot Side Setback, but for a proposed 39-foot Lot (or any lot that exceeds 37.5 feet) in width, the minimum side setback required pursuant to Land Management Code [§ 15-2.16-5\(H\)](#) is five feet.

The Applicant has since modified their proposal to address the 107.5-foot-width and to Relocate the Significant Historic Structure to a location wherein a three-foot Side Setback

¹ LMC [§ 15-11-13\(C\)](#)

is allowed with a reduced future Lot width of 37 feet, 4 inches (Exhibit B, Applicant's Updated Plan). As a result, staff recommends the Board consider the following modifications to the motion, which are reflected in the draft Final Action Letter:

Approve the Draft Final Action Letter delineating that the historic house can be moved to a location where there is a 3-foot side yard setback and a 12-foot, six-inch front yard Setback. The property will be divided into three lots (for a result of Lots measuring ~~39 feet~~ 37 feet 4 inches in width, ~~25 feet~~ 26 feet 8 inches in width, and ~~39 feet~~ 43 feet 4 ½ inches in width).

Exhibits

A: Draft Final Action Letter

B: Proposed Updated Plan



Planning Department

May 7, 2025
Diane and Bill Newland
1455 Woodside Avenue
Park City, UT 84060

CC: Molly Guinan

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 1455 Woodside Avenue

Zoning District: Recreation Commercial

Application: Material Deconstruction and Relocation

Project Number: PL-23-05777

Action: APPROVED WITH CONDITIONS

Date of Final Action: May 7, 2025

Project Summary: The Applicant proposes Material Deconstruction to remove a 1960s addition, restore the front porch of the Significant Historic Structure to its 1904 form, and Relocate the Historic Structure to a three-foot south Side Setback and 12-foot, 6-inch Front Setback.

Action Taken

On May 7, 2025, the Historic Preservation Board conducted a public hearing and approved the removal of a 580-square-foot 1960s addition and restoration of the front porch materials, and directed staff to draft a Final Action Letter approving the Relocation of the Significant Historic Structure according to the following Findings of Fact, and Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 1455 Woodside Avenue is a Significant Historic T/L cottage constructed circa 1904.
2. The site is in the Recreation Commercial Zoning District.
3. The site is a metes-and-bounds parcel approximately 83 feet in depth and 107 feet, 5 inches in width, 9,047 square feet.
4. The Significant Historic Structure is 1,065.44 square feet.



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Material Deconstruction

5. There is an addition on the rear of the Significant Historic Structure constructed in the 1960s. The Applicant proposes to remove the addition and restore the Significant Historic Structure to the 1904 form.
6. The 1960s addition, while over 50 years old, does not contribute to the historic significance of the site because it does not represent the Mature Mining Era (1894-1930) form. The Applicant proposes to rehabilitate the Significant Historic Site to its 1904 form.
7. Removal of the 1960s addition will allow the Applicant to construct an addition, which will be subject to LMC § 15-13-2, *Regulations for Historic Residential Sites*, including a required transitional element that will separate the 1904 form from the addition, and will require compatibility in materials and massing with the 1904 form.
8. No historic material from the 1904 form is proposed to be removed and the removal of the non-historic addition complies with LMC § 15-11-12.5(A)(b), *Historic Preservation Board Review For Material Deconstruction*.

Reconstruction of Porch

9. There is an existing historic porch form with materials that have been replaced – the wood base was replaced with a concrete pad and the wood posts were replaced and are now failing. The Applicant proposes to remove the porch and restore the wood materials.
10. LMC § 15-13-2(A) states, “Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed.” LMC § 15-13-2(B)(2)(g)(4) states, “Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.”
11. The proposed plans comply with these sections because the Applicant proposes to reconstruct the front porch with appropriate materials for the time.

Relocation

1. The Significant Historic Structure is 22 feet, eight inches from the southeastern property line, and the Applicant proposes to Relocate it to maintain a three-foot south Side Setback and 12-foot, 6-inch Front Setback.



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2. The Historic Preservation Board finds the proposed Relocation complies with LMC § 15-11-13, wherein:
- A. For a Significant Site all the following shall be met:
- i. A licensed structural engineer has certified that the Historic Structure can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
Complies: The Applicant provided a Physical Conditions Report completed by Mission Structural, which noted "...the lift and relocation of this historic structure can be accomplished so long as exploratory work is carried out and structural modifications are implemented if and where required. In addition, structural stabilization methods will be required prior to relocation and code compliant connections must be engineered to secure the existing structure to its new foundation."
 - ii. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
Complies: In the Physical Conditions report, Mission Structural noted that the following should be further analyzed and may be required prior to lifting to ensure the soundness of the Significant Historic Structure for lifting:
 - **Installing new structural hardware connections between existing boundary elements.**
 - **Constructing temporary braces strategically placed within the boundary walls.**
 - **Diaphragm reinforcement for the interior floor wood planks.**
- B. For Significant sites, at least one of the following shall be met:
- i. The proposed relocation will abate demolition of the Historic Structure on the Site; or
Not met
 - ii. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous



Planning Department

conditions and the preservation of the building will be enhanced by relocating it; or

Not met

- iii. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 - (1) The historic context of the Historic Structure has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or its present setting; and
Complies: Since the Historic Structure is in the Recreation Commercial Zoning District, the setting of the structure is unique, and the setting of the area has been significantly modified. The original historic context of this area has been radically altered due to new construction allowed in the Recreation Commercial Zoning District that would typically be more restricted in a Historic Zoning District.
 - (2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
Not Applicable: As the Historic Structure is in the Recreation Commercial Zoning District, this criterion does not apply.
 - (3) The historical integrity and significance of the Historic Structure will not be diminished by relocation and/or reorientation; and
Complies: The Historic Structure will be preserved and not be diminished by its proposed relocation.
 - (4) The potential to preserve the Historic Structure will be enhanced by its relocation.
Complies: As conditioned, with the creation of a Lot for the Significant Historic Site that is 37 feet and 4 inches in width, and subdividing the remaining parcel to create a middle 26-foot, 8-inch-wide Lot and 43-foot



Planning Department

4 1/2-inch-wide Lot, the proposed relocation will enhance the site by creating a transition between adjacent new northern development and the three Historic Sites to the south.

Conclusions of Law

1. The removal of the 1960s addition to the Significant Historic Structure, as conditioned, complies with the requirements of LMC § 15-11-12.5 *Material Deconstruction*.
2. The restoration of the Significant Historic Structure porch, as conditioned, complies with the requirements of LMC § 15-13-2 *Regulations for Historic Residential Sites*.
3. The relocation of the Significant Historic Structure, as conditioned, complies with the requirements of the LMC § 15-11-13, *Relocation And/Or Reorientation Of A Historic Building Or Historic Structure*.

Conditions of Approval

1. The Applicant must complete Historic District Design Review and Subdivision prior to submitting a building permit.
2. The Applicant shall submit a Subdivision Application and propose to the Planning Commission three Lots: the southern Historic Lot shall measure 37 feet, 4 inches in width, the middle Lot shall measure 26 feet, 8 inches in width, and the northern-most Lot shall measure 43 feet, 4 ½ inches in width.
3. The Relocation of the Significant Historic Structure is conditioned upon approval of a Subdivision as conditioned herein, and recordation of the Subdivision plat with Summit County.
4. The Applicant shall locate the driveway on the north side of the Historic Structure to create a buffer between the Historic Structure and new development.
5. The Setbacks on the Historic Lot shall be 12-foot, 6-inch Front Setback, three-foot Side Setbacks, and 12-foot, 6-inch Rear Setback.
6. The Applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,



Planning Department

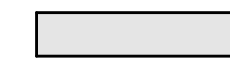

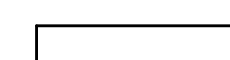


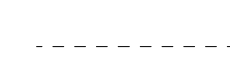
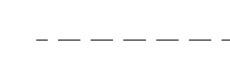
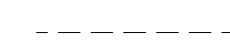
Randy Scott,
Historic Preservation Chair

CC: Lillian Zollinger, Project Planner

DRAFT

Proposed Historic Lot Modification

Legend

-  Lot 2 Non-Historic
-  Lot 1 Single Family Residence With Reposition Of Historic House
-  Building Footprint
-  Paved Driveway
-  Property Line
-  Building Pad (Demarcates Setbacks)
-  Lot Boundary
-  Parking Space

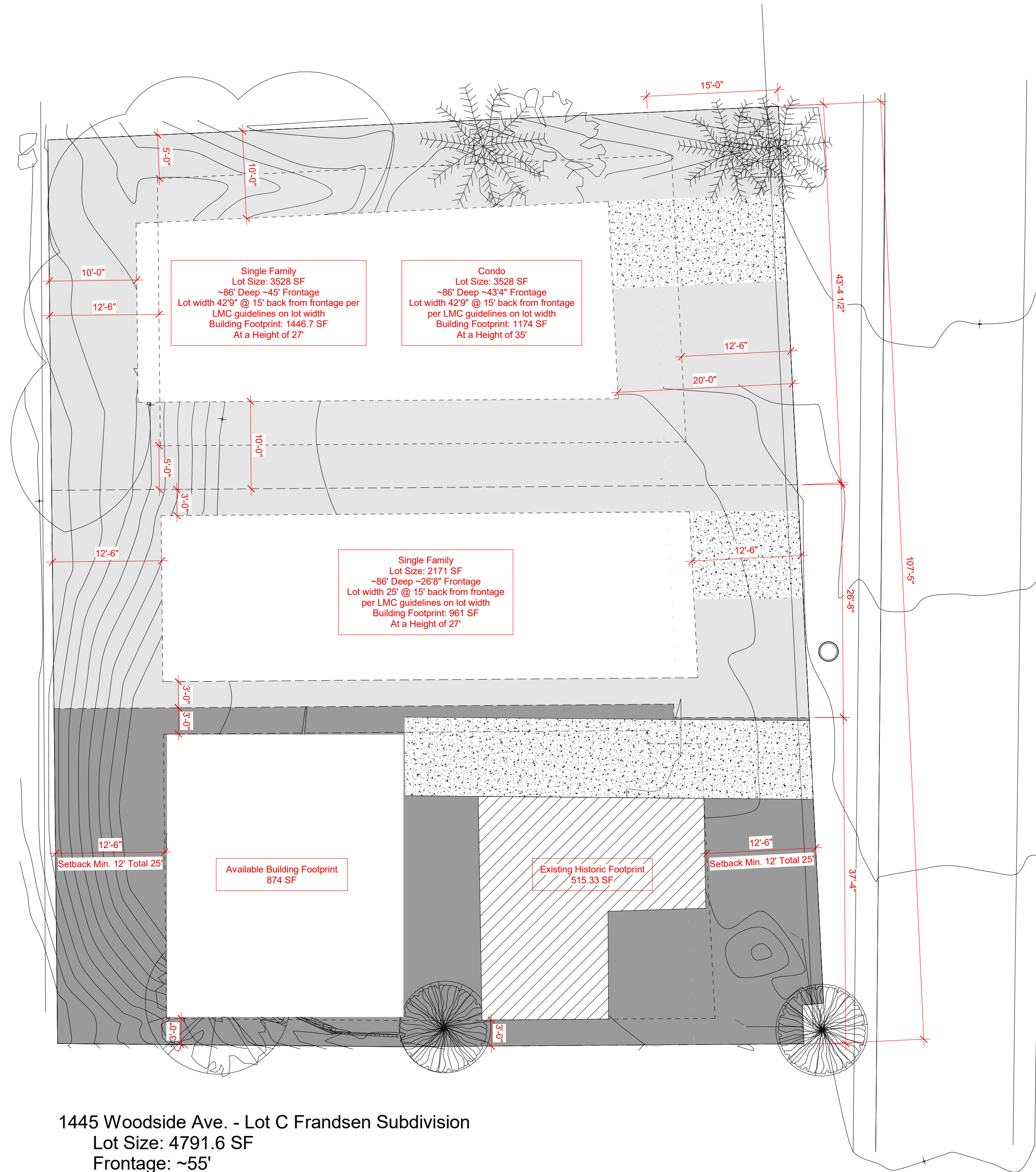
Proposed Lot 1

Lot Size: 3348 SF
~87' Deep ~37.4' Width

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1,387 SF (515.33 SF
Historic Included)
Max. Height: 27'

Historic home moves:
to the 3' South side yard
setback and 12'6" to East
from yard setback.

~3' to East ~19'5" to South



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4791.6 SF
Frontage: ~55'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 18' Total

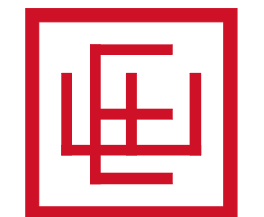
1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3920.4 SF
Frontage: ~55.5'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

Lot configurations for illustrative purposes only
for single family homes, subject to requirements
of Park City Municipal Land Management Code,
and all required Park City Municipal approvals.
Not to be relied upon by Buyer as representative
of any aspect of possible development. Buyer to
conduct own due diligence.

1 Proposed Plan HPB working copy
private driveway
1/8" = 1'-0"

ELLIOTT WORKGROUP LLC
1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



Newlands
Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

Notice: This design development package is to be used in
conjunction with the collective knowledge and expertise of
the project team to further develop the project design,
details and scope. Estimating and budgets should not be
based solely on these documents. No bidding or
construction should be based on these documents.

Rev.	Date	Description

ISSUE DATE: 2025.03.19
OWNER PROJECT NO.:
CONTRACT NO.:
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO.: 2024.12
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SHEET TITLE









HPB proposal Doc

AO-049

ELLIOTT WORKGROUP

Proposed Historic Lot Modification

Legend

	Lot 2 Non-Historic
	Lot 1 Single Family Residence With Reposition Of Historic House
	Building Footprint
	Paved Driveway
	Property Line
	Building Pad (Demarcates Setbacks)
	Lot Boundary
	Parking Space

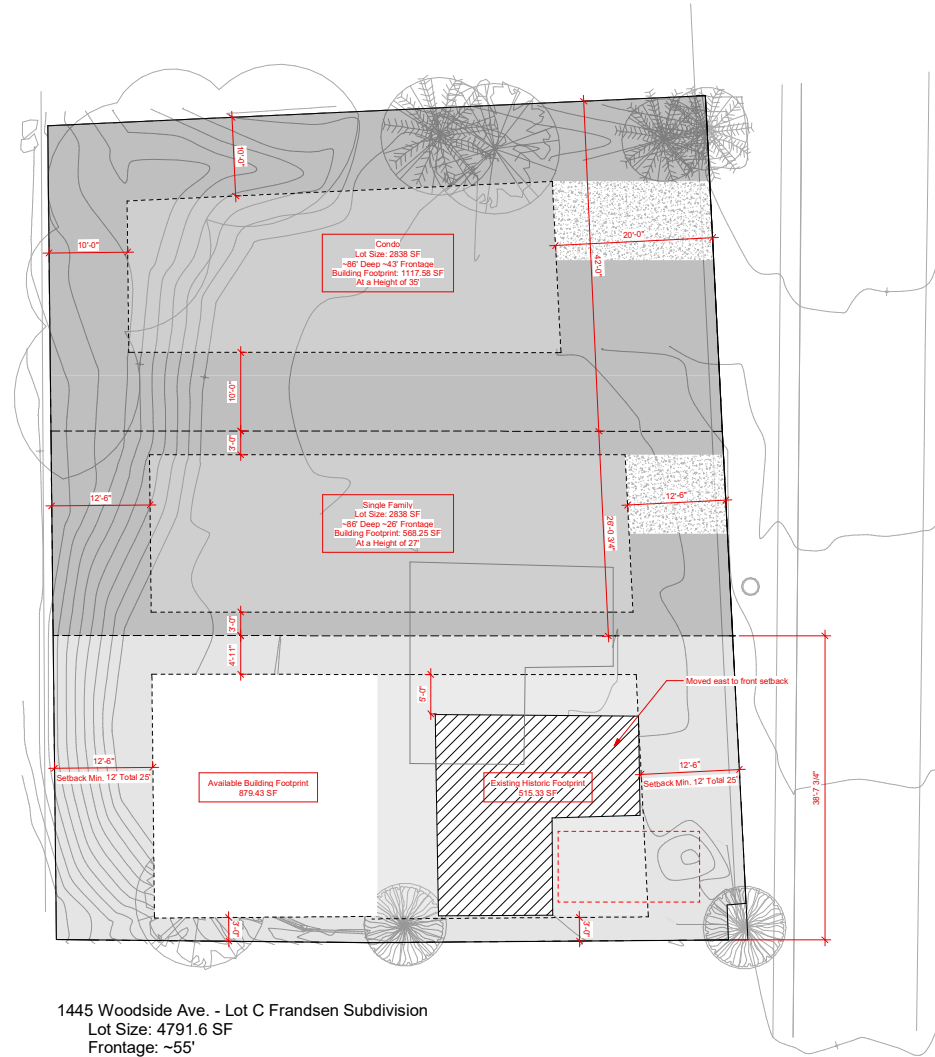
Proposed Lot 1

Lot Size: 3371.32 SF
~87' Deep ~39' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1,394.76 SF (515.33 SF
Historic Included)

Max. Height: 27'

Overall Building Square
Footage: ~2,274.2 SF



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4791.6 SF
Frontage: ~55'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 18' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3920.4 SF
Frontage: ~55.5'

Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due diligence.