



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
June 4, 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>

SITE VISIT 4:00 PM

Site Visit – The Historic Preservation Board Will Conduct a Site Visit at 176 Main Street

- 1. MEETING CALLED TO ORDER AT 5:00PM**
- 2. ROLL CALL**
- 3. MINUTES APPROVAL**
 - 3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from May 7, 2025
- 4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**
- 5. PUBLIC COMMUNICATIONS**
- 6. REGULAR AGENDA**
 - 6.A. **General Plan** – The Historic Preservation Board Will Review and Provide Input on the Historic Preservation Draft Recommendations for the Updated General Plan.
(A) Public Input; (B) Possible Recommendation for Planning Commission and City Council Consideration
 - 6.B. **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. ADJOURNMENT**



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF MAY 7, 2025**

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

EX OFFICIO MEMBERS: Michelle Kellogg, City Recorder; Rebecca Ward, Planning Director; Jacob Klopfenstein, Planner I; Meredith Covey; Planner I; Dave Thacker, Chief Building Official; Elissa Martin, Planning Project Manager

1. MEETING CALLED TO ORDER AT 5:00 P.M.

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

2. ROLL CALL

Chair Scott conducted a roll call and noted that all Board Members are present with the exception of Board Member John Hutchings. Chair Scott was attending virtually.

3. SWEARING-IN CEREMONY

A. Swearing-In Ceremony for Dalton Gackle, Douglas Stephens, Katie Noble, and Randy Scott.

City Recorder, Michelle Kellogg, asked Dalton Gackle, Douglas Stephens, Katie Noble, and Randy Scott to stand for the Swearing In Ceremony. Chair Scott thanked Board Member Stephens and Board Member Gackle for continuing to serve on the Board.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.1 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.

Chair Scott explained that the Historic Preservation Board needs to look at electing a new Chair. Approximately one year ago, he was appointed, but he previously served another term. Board Member Stephens asked if there is something in the Land Management

Code (“LMC”) that limits how long someone can serve as Chair. This was confirmed. Planning Director, Rebecca Ward, reported that the meeting agenda mentions the election of a new Chair. The Historic Preservation Board can also consider a Chair Pro Tem as well. Board Member Stephens pointed out that the City Attorney previously stated that it is not possible to appoint a Chair Pro Tem, as a Chair Pro Tem needs to be elected each time the situation arises. Board Member Gackle believed that Chair Scott was ineligible to serve as Chair again because he served as Chair two years in a row.

MOTION: Board Member Holmgren moved to ELECT Douglas Stephens as the Chair of the Historic Preservation Board. Board Member Beatlebrox seconded the motion.

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

Following the election of the new Historic Preservation Board Chair, Director Ward shared Staff communications. For the General Plan work, the City is now entering the final phase of the Draft Recommended Plan. There will be a final community meeting hosted on Tuesday, May 13, 2025, at the Park City Library from 5:00 p.m. to 8:00 p.m.

Planner I, Jacob Klopfenstein, reported that in February, the Historic Preservation Board considered a few nominees for the annual Historic Preservation Award and awarded 517 Park Avenue. After that meeting, the Planning Department went through a procurement process and selected a local artist to create the art piece that depicts the award-winning property. The plan is to unveil the final art piece to the Mayor and City Council during the meeting next week on May 15, 2025. May has previously been Historic Preservation Month in Park City, so there is a plan to present a Resolution declaring May as Historic Preservation Month in Park City for City Council consideration at the May 15, 2025, meeting. Historic Preservation Board Members are encouraged to attend the meeting.

Board Member Gackle shared a disclosure related to Item 7(A) on the Historic Preservation Board Meeting agenda. He had some contact with the client in his capacity working at the Park City Museum. Some general information was shared, but he did not ask for specific details, since this item would eventually come before the Board. For Item 7(B) on the Historic Preservation Board Meeting agenda, there was some communication as part of his work at the Park City Museum. There were some historical research questions. He directed them to the LMC and provided some research. Board Member Gackle reported that each year, Preservation Utah releases a list of Most Endangered Historic Places. The list for 2025 was released yesterday and he encouraged Board Members to review it, because last year, there were a few Park City locations that made the list.

5. PUBLIC COMMUNICATIONS

There were no public communications.

6. MINUTES APPROVAL

6.1 Consideration to Approve the Historic Preservation Board Meeting Minutes from March 5, 2025.

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

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

7. REGULAR AGENDA

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.

Planner I, Meredith Covey, presented the Staff Report and explained that the application is for Material Deconstruction at 176 Main Street. She reported that 176 Main Street is a Landmark Historic Structure in the Historic Residential – 2 Subzone B (“HR-2B”) Zoning District and is known as the Centennial House or the Durkin Boarding House. Planner Covey shared some photographs provided by the applicant. The first photo is of the original structure, which was constructed around 1900, and on the bottom is the current structure, which has ornamental elements that were added sometime after 1978. The Existing Conditions Survey was reviewed, which shows the utility easement and flume easement through the rear of the site. The Floodplain Map was shared. Any construction on the site will be required to comply with floodplain regulations.

On March 12, 2025, the Planning Commission approved the Centennial Plat Amendment to create a lot for the Historic Landmark Site. The plat is not yet recorded, but recordation is required prior to Building Permit submittal. The structure as it exists currently has been vacant for quite some time. Planner Covey reported that the applicant submitted a Physical Conditions Report as part of their application. It outlines the condition of the structure, including damage from the elements, animals, squatters, and lack of maintenance over time. She shared a rendering of the proposed plans as viewed from Main Street, which were submitted 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) facades, as well as a basement addition.

Staff recommends Condition of Approval #31, which states that the north façade will be panelized as part of this proposal. When it comes to the Historic Preservation Board review, LMC Section 15-11-15 outlines the requirements for reconstruction. To approve reconstruction, the Board must find that the project complies with the following criteria:

- 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;
- 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 visited the site and evaluated the structure. The Chief Building Official found that the structure was hazardous or dangerous. That report is included as an exhibit in the Meeting Materials Packet. As for the second criterion listed, the applicant submitted a report from a Licensed Structural Engineer, which is also included as an exhibit. It determines that the structure cannot be made safe or serviceable through repair, which Staff also found in their report. For the last criterion, the applicant proposes to reconstruct the structure based on the as-built documentation. A 3D scan of the building has been completed and as-built drawings have been created. In addition, photographs of the structure have been submitted as it currently exists.

LMC Section 15-11-15(B) requires the Historic Preservation Board to review reconstruction pursuant to 15-11-12 - Historic District or Historic Site, which requires the proposal to be reviewed for compliance with 15-13-2 - Regulations for Historic Districts and Historic Sites. As conditioned, Staff finds that the proposal complies with those.

Images were shared with the Board to illustrate the proposed plans for the doors. Planner Covey explained that the image on the left is what is existing and the image on the right is what is proposed. The portion highlighted in green is what the applicant proposes to retain. She shared images of the front façade, rear façade, and side façade. The red areas are proposed to be removed as part of this application while the blue areas are proposed to be added. Planner Covey next reviewed images to reflect the current and proposed windows. The windows shown in green are proposed to be retained in the updated structure. The windows shown in red are proposed to be removed and the ones shown in blue are proposed to be added. The applicant will be required to comply with the Historic District Guidelines related to materials as well as window size and ratio.

Planner Covey shared images of the porches located on the front façade. The applicant proposes to retain both of the porches. However, the railing on the front is not up to the current building standards. As a result, the applicant proposes to use the materials to create a railing that matches what exists and then use salvaged material where possible to comply with the current Building Code. There is a porch proposed to be removed on the rear façade. The applicant proposes to retain certain architectural elements on the front façade. The architectural elements highlighted in orange are proposed to be

retained. Those were added to the structure after 1978. The image on the left shows what the structure looked like when it was originally constructed. The light post in the front is proposed to be removed. Planner Covey explained that the Historic Preservation Board can add a Condition of Approval that requires the applicant to restore the form of the structure to its 1900s appearance prior to the architectural elements being added.

The addition is located on the secondary and tertiary facades and is elevated to comply with floodplain regulations. Planner Covey shared some example images of the addition. At this time, the proposed addition is larger than 50% of the footprint of the historic structure and would require a transitional element. Staff has recommended that the Board add a Condition of Approval to require the applicant to request a variance to the transitional element due to the unique constraints of the site, reduce the footprint of the addition so a transitional element is not required, or design a transitional element.

Planner Covey reviewed some of the decks the applicant proposes to remove and add to the rear façade. The applicant proposes to add a roof deck to the addition as well, but it would be minimally visible when viewed from the primary public right-of-way. The applicant will be required to provide a financial guarantee to ensure the historic structure is reconstructed and as many historic materials as possible are salvaged. The applicant has proposed to remove the material of the structure piece by piece and determine what can be used for reconstruction. The applicant must obtain Historic District Design Review (“HDDR”) approval, which will be processed through the Planning Department.

Some Conditions of Approval were highlighted. Planner Covey stated that the basement addition cannot raise the historic structure more than two feet from its original floor elevation above grade. Another condition states that the historic structure must be reassembled using the original materials that are safe and in serviceable condition. The applicant will need to submit an Industrial Hygienist Report for the materials proposed to be reused to determine that they comply with current safety standards and regulations. For the windows and doors, the applicant will need to submit a third-party report detailing the conditions, salvageability, and proposed repair or replacement. The applicant will need to avoid changing the position, proportions, or dimensions of historic door openings and not create additional openings or remove historic openings on the secondary façade that are visible from the primary public right-of-way. Other Conditions of Approval relate to the replacement of historic windows and the previously mentioned transitional element.

Staff recommends adding Condition of Approval #31 to the Final Action Letter to state that the north façade be panelized. The Historic Preservation Board could also condition that the structure be returned to its original form without the post-1970 architectural details. Staff recommends the Board consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter to deconstruct and reconstruct the Landmark Historic Structure at 176 Main Street and to match the existing conditions with a new foundation, basement, and addition on the north secondary and east tertiary facades.

The applicant representative, Bryan Markkanen explained that he is with Drift Studio and he is the architect representing the owner of the property. He referenced the 2-foot allowance to raise the building but explained that there is no proposal to raise the building. As a result, that condition will be met. When it comes to the addition design, due to the floodplain discovery, it is close to being done. However, there might be some slight changes made. Mr. Markkanen had a question about Conditions of Approval #13, #14, and #15. There are references to cribbing, excavation, and lifting the building, but there is no intention to do that. He clarified that there is no lift proposed. Mr. Markkanen next discussed the panelization on the north façade. It will be segmented when the addition goes on. That portion of the house will be compromised, so he asked if panelization makes sense if it will be cut in half anyway. He asked for some clarification.

Chair Stephens noted that there seems to be a lot asked of the Historic Preservation Board on this application. It seems there is a lot of historic material to be removed, but there are also some bigger issues to consider as well. He asked for clarification about what the Historic Preservation Board is being asked to consider. Director Ward explained that the Board will consider the deconstruction and reconstruction based on the criteria:

- 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;
- 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 historical photos.

As the applicant mentioned, there are still details being worked through for the addition. Based on the Chief Building Official and Planning Director's site visit, the recommendation is panelization of the north façade, understanding that there will be modifications to accommodate the proposed addition on the secondary façade. The question is whether the Board finds that the three criteria for reconstruction are met for this project. If the Board would like additional information based on the site visit or more information for the Meeting Materials Packet, Staff would request direction about what would be useful to the Board. The item could then be continued to the Historic Preservation Board Meeting that is scheduled to take place in June. Based on the materials that have been provided to date, Staff feels the Board is able to consider reconstruction at the current meeting.

Board Member Gackle did not believe the Board was considering Material Deconstruction or the addition at this meeting, as that would come at a later time. Director Ward clarified that the addition would not come to the Historic Preservation Board. That would be a Staff level review through the HDDR process. She noted that the Board's consideration at the meeting is limited to the deconstruction and reconstruction of the historic structure.

Board Member Scott referenced Page 8 of the Meeting Materials Packet where the Landmark Historic Structure was referred to as a Reconstructed Landmark Historic Structure. He asked if this would still be considered significant if it was deconstructed

and reconstructed. Director Ward confirmed that it would retain the Landmark Historic Structure designation. Board Member Scott thanked her for the clarification.

Chair Stephens asked about the addition on the rear of the house. Mr. Markkanen clarified that there is no certainty about the date, but there is an assumption that it went in when the decorative elements were added. It has a different floor elevation inside.

Chair Stephens opened the public hearing.

Betsy Wallace gave her address as 158 Main Street. Ms. Wallace and her husband own a home that is three houses south of the Centennial. She expressed excitement about the work that is proposed because the building needs to be addressed. However, there is publicly accessible land right behind most of the homes and there is a desire to see that remain. She wants the publicly accessible land to stay public and asks that there not be fencing to prevent people from walking along that piece of property. Ms. Wallace mentioned the fires that happened in Los Angeles and the property that was lost. She would love there to be some consideration of fireproof materials so issues can be mitigated. As for the footprint of the home, she is not certain what is original to the site. Lastly, several homes along Main Street have no parking available except for a corner lot up the street. She does not know whether parking is planned for the subject property.

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

Board Member Puggy Holmgren noted that there is a requirement for fire suppression equipment in every commercial building. Chief Building Official, Dave Thacker, reported that fire sprinklers and fire suppression systems are required in residential properties as well. Work has been done with the State to amend the code. It states that new residential properties are required to have fire sprinklers and fire suppression systems in place.

Board Member Lola Beatlebrox believes the Board is considering whether this can be reconstructed. This is a unique building and a unique situation. She pointed out that the building is extremely degraded. It is a shame that it was allowed to reach this condition. Given the current conditions, she is delighted that the proposal has been made. She feels the north side panelization is extremely important, as it needs to be protected. There have been a number of professionals who have looked at the building issues. It is clear that reconstruction is the best path forward. She expressed support for the reconstruction but is still concerned about the rear area and the garage on the left.

Board Member Gackle echoed the comments shared by Board Member Beatlebrox. He expressed frustration that the building was able to degrade enough to reach the state it is in now. Reconstruction is usually a last resort, but it is at that point. He agrees that reconstruction makes sense for this structure. Chair Stephens has some issues with what is proposed. He does not remember an occasion where there has been such a visible property, but so little information about whether it is possible to save the building as it is. There was a lot more information provided by the Star Hotel. If this is to be deconstructed

and reconstructed, he feels the Board needs to be thoughtful and explore every possibility. This might be the right direction, but he does not necessarily feel he has enough information to make a decision about the property. If the boards are removed one by one, he fears there will be a lot of material lost. As for the transitional element, that has not been considered. In addition, there are 1970s items that are proposed to be retained. It seems there are issues with the continuity of the design.

Board Member Beatlebrox noted that the Board normally works with applicants to decide what year the building will be brought back. She feels there should be a discussion about that. Board Member Gackle reported that Staff mentioned earlier that it is possible to require a transitional element or request a variance. Chair Stephens explained that the Board needs to first decide whether it is appropriate to move forward with the reconstruction. He does not feel a decision can be made about that without additional information. If the building is deconstructed and reconstructed, there could be confusion about what is old and new. The 1970s details remaining there will also create confusion.

Board Member Beatlebrox stated that during the site visit, she asked about the professional who would look at the materials and determine what was useable. She feels there needs to be a report or some additional information provided. Board Member Noble understands the comments made by the other Board Members. She is not certain there is enough information about whether this building can be made safe and serviceable through repair. She would like some more information to make sure there is compliance with the safety and serviceability requirement that is outlined in LMC Section 15-11-15.

Board Member Scott is glad this structure is on the meeting agenda. He appreciates that something is proposed to be done with the structure. While he was unable to attend the site visit, it sounds like there was an exterior-only visit for safety reasons. Board Member Scott appreciates that Chair Stephens is interested in looking into all of the other options available. He would love some investigation into that. When he was reading the Meeting Materials Packet, he thought back to the Star Hotel. There was a site visit there and the Board knew that deconstruction and reconstruction was the only solution. In this case, he is relying on the Board Members who were involved in the site visit to the site.

Chair Stephens pointed out that if this moves ahead as proposed, there might not be a lot of material that can be used. If it ends up being replicated with mostly new siding, then it would be a disservice to the Historic District and anyone who is looking at the building and thinking that it is historic. He does not know that the Board has enough information.

Official Thacker noted that there has been some discussion about the structural integrity of the property and the letter from the engineer. They were able to go inside a couple of weeks ago and walk through. He pointed out that the property was condemned, as noted in the Staff Report. That condemnation is not just related to livability, but also to the structural integrity of the home. Walking into the home, either from the rear or front, there are temporary shoring walls that have been constructed and built. The roof is failing, the floors are failing, and it is possible to see the wear on the walls. The home also appears

to be shifting to the north and east side a little bit. All of these factors were taken into consideration. There is a desire to salvage and preserve as much as possible. However, the determination was made based on the state that this property is currently in.

Board Member Gackle noted that the Board was unable to go inside the building during the site visit to see the extent of the damage. Based on the fact that this building was condemned after a significant flood, and all of the other elements, it is clear that this building has structural issues. That being said, it would be worthwhile to have a study conducted and presented to the Historic Preservation Board so there is more certainty.

Chair Stephens does not doubt that this structure has suffered immensely from being neglected over the years, but this is a visible structure. He feels it is important to do thorough due diligence on what has been proposed. Board Member Gackle asked if a report could be requested from the Planning Department that highlights similarly deteriorated buildings. Chair Stephens is not certain that it is needed but wants to make sure other options have been considered for this structure. Mr. Markkanen reported that the building is not up to code for the Building Code structural standards. The whole building is moving and dropping in places. To try to salvage the structure would be prohibitively expensive. Salvaging this building in general is prohibitively expensive and is why it has been sitting on the market for such a long time. As for the garage on the side, it had to be moved upfront because of the floodplain issue. It follows the guidelines. The proposal is slightly over 50% of the square footage, but under 50%, there is no transitional element required. Work is being done to create a smaller addition so it will comply with the guidelines. The variance was mentioned in case it is ultimately pursued. There are a lot of restrictions on this lot, including the floodplain and sewer easement.

Mr. Markkanen shared information about the materials. He explained that they are now allowed to be a little bit different, which will better distinguish the old from the new. If all of the siding cannot be salvaged, a profile can be created to match closely. Mr. Markkanen discussed the 1970s additions. While it is possible to condition the approval so it returns back to the original 1900s design, he pointed out that everyone in town knows of the structure looking a certain way. As for panelization or trying to lift this building, he noted that this is bigger than most houses in Old Town. Based on his discussions with contractors, there are concerns about the dangers and expenses. There are certain limitations when it comes to trying to salvage something that is falling down.

Mr. Markkanen shared an image with the Historic Preservation Board to reflect the shoring. Some of the floors and walls are slanted. The Site Plan was shared. He noted that the pink lines indicate the sewer easement and the red lines indicate the setbacks.

Chair Stephens pointed out that every lot in Old Town has certain constraints. It sounds like the floodplain issue is a new issue to the applicant representative. While there is no design review done at the Historic Preservation Board level, it seems there are other design options to explore for the garage. His concern with the current application is whether or not all of the possibilities have been explored. He wonders if there is a design

that will meet the needs of the applicant and preserve the 1900s version of the building. Chair Stephens would like to see this item be continued to a future meeting.

Board Member Beatlebrox asked to review the three alternatives in the Staff Report:

- 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.

Board Member Beatlebrox agrees with the point made earlier that the community knows the building as it is currently, even though the building is not in good condition. Additional discussions were had about the 1900s version of the structure and the 1970s version. Board Member Gackle believed that the issue would need to be addressed after a decision is made about the reconstruction. The Board can then discuss whether there is a desire to mix the time periods or separate them. Director Ward asked to clarify what information the Board wants to see when this item comes back for consideration. Chair Stephens wants to see if there is a different design solution. Board Member Beatlebrox noted that the Board is not looking at the addition but has been asked to look into reconstruction. Board Member Gackle pointed out that the reconstruction includes the 1970s addition. Board Member Beatlebrox does not believe there is a different solution to consider, given the information that has been shared by the Chief Building Official. Board Member Holmgren noted that the Centennial building is historic, but the 1970s additions are not.

Board Member Noble is excited that something is happening with this building. She referenced LMC Section 15-11-15 and the criteria that the structure cannot be made safe or serviceable through repair. She wants to make sure that the question can be answered. At this point, she does not feel there is enough information available to answer that.

Chair Stephens asked if it is possible to deny the reconstruction as it has been presented. The applicant would still have the opportunity to bring a new proposal to the Board. Board Member Scott asked what a new proposal would look like, which there was uncertainty about. Board Member Gackle believes there is a desire to see a proposal with the 1900s footprint and without the 1970s rear addition, dormers, and elements. Chair Stephens stated that the application could be denied and the applicant could bring forward a different proposal that is more of a restoration to the 1900s version of the structure. That is personally what he would like to see happen. Mr. Markkanen wanted to know if the Board is asking for a different design or if the uncertainty relates to the process of how the building would be deconstructed. Chair Stephens feels the way this application has been presented; the design goes against what the Board has been working towards with the transitional elements and restoration being consistent with a specific period in time.

Additional discussions were had about the proposal. Chair Stephens reiterated that if the application is denied, a different plan could be presented to the Board in the future. Board

Member Beatlebrox disagreed that the design would need to return to the 1900s version. Board Member Gackle reported that there are certain locations around town with Victorian elements, but based on what is seen here, the Victorian elements were not included by the 1940s. There needs to be specificity provided about what date the structure should be brought back to. For example, the 1900s or 1970s. Mr. Markkanen asked for additional clarification about what is desired by the Board. Chair Stephens feels there is an opportunity to come up with a better project that meets the historical guidelines.

Makenzie Kink Winder explained that she is representing her client in the purchase of the structure. She asked for some clarity to take back to her client, who will be closing at the end of this month. For instance, if there is something that needs to be seen from a public perspective. Chair Stephens clarified that there is not a desire to include the public in this process. This matter is between the Planning Department, the Historic Preservation Board, and the applicant. The public has an opportunity to respond to what is taking place. Ms. Kink Winder asked if it is possible to schedule another site visit for the Historic Preservation Board. The seller opted not to allow the Board to enter due to the deterioration and the liability if something happened. However, if that is a requirement, then it is possible to request that access. Chair Stephens noted that there can be work done with the Planning Department related to that. At this point, he is interested in a motion. Board Member Gackle wondered whether a motion to continue makes sense. Chair Stephens believes there needs to be specificity about what is brought back.

Director Ward reported that based on the Board discussion, there has been a request for information about restoration to the early 1900s footprint and whether that opens up opportunities for a lift or panelization. It was her understanding that the Structural Engineer would be in attendance at this meeting, so having the Structural Engineer at the next meeting will make it possible to address some of the questions. In addition, there can be additional documentation regarding the criteria for whether the structure can be made safe and serviceable. There is also a question about the ornamentation and the dormers. Director Ward recommended that the applicant complete the Industrial Hygienist Report prior to returning to the Board to provide additional clarity about the materials. There can be coordination with the applicant and this item can be continued.

MOTION: Board Member Gackle moved to CONTINUE the Reconstruction of 176 Main Street to the June 4, 2025, Historic Preservation Board, to obtain additional information, as summarized by Director Ward. Board Member Holmgren seconded the motion.

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

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.

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that this is a Historic District Grant Program application for 555 Deer Valley Drive. She shared an image and pointed out Unit #1 and Unit #10. These two Significant Historic Structures flank the non-historic condominium units fronting Deer Valley Drive. A historic photograph of Unit #1 was shared as well as a current conditions photograph. Manager Martin then shared a historic photograph of Unit #10 and a current conditions photograph. The grant request is for \$7,971, which is 50% of the total cost to complete the following work:

- 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 and clearcoat front door, paint basement door;
 - Repaint porch, stairs, and rail.

The funding for this grant would be sourced from the Citywide fund. To date, the Historic Preservation Board has awarded \$25,000 from that fund. The remaining balance is \$22,136. In the Staff Report, there is the criteria evaluation listed. The Staff recommendation is to review and score the Historic District Grant Program application, open a public hearing, and determine whether the grant should be awarded.

Board Member Beatlebrox asked if the grant goes to the Homeowners Association (“HOA”) rather than the two condominium owners. Manager Martin reported that the HOA is the applicant and would be distributing the funds to get the work done. The HOA would also be covering the remaining balance. Board Member Beatlebrox scored this highly overall. She feels this is an excellent proposal and she supports the grant application. Board Member Holmgren agrees. Board Member Gackle had a similar criteria score to Board Member Beatlebrox. Board Member Scott believes this is what the grant program is for. He expressed his support for awarding the requested grant funds to the units.

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

MOTION: Board Member Holmgren moved to APPROVE the Historic District Grant Program Application for 555 Deer Valley Drive. Board Member Beatlebrox seconded the motion.

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

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

Director Ward reported that Planner III, Lillian Zollinger was unable to attend the Historic Preservation Board Meeting, so she will provide a high-level overview. Staff is asking for clarification on the motion, as there was an update in the lot width. She explained that there is no modification to the approval of the proposal, other than to clarify the lot widths to reflect the most recent information and ensure that the relocation complies with the side setback. The modified motion language is included in the Staff Report. Board Member Beatlebrox referenced the last page of the Meeting Materials Packet. It was clarified that the last page in the Meeting Materials Packet is what was presented last time, where it was stated that Board comments would be taken into consideration and the numbers would be clarified to create the new proposal. The second to last page shows some tapering. The building will not taper, but the image shows the buildable footprint.

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

MOTION: Board Member Beatlebrox moved to RATIFY the Modified Draft Final Action Letter for 1455 Woodside Avenue, which is as follows:

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, and 9,047 square feet.
4. The Significant Historic Structure is 1,065.44 square feet.

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.
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; **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:**

- 1. **Installing new structural hardware connections between existing boundary elements.**
- 2. **Constructing temporary braces strategically placed within the boundary walls.**
- 3. **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 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 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.

Board Member Gackle seconded the motion.

VOTE: The motion passed. Board Member Noble abstained from the vote.

8. ADJOURN

MOTION: Board Member Holmgren 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 6:55 p.m.

Historic Preservation Board Staff Report



Subject: 176 Main Street
Application: PL-25-06472
Author: Meredith Covey, Planner I
Date: June 4, 2025
Type of Item: Deconstruction, Reconstruction, and Material Deconstruction

Recommendation

(I) Review the proposed Deconstruction, Reconstruction, and Material Deconstruction 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
Landmark Historic Site

Zoning District: Historic Residential – 2B

Adjacent Land Uses: Residential, Commercial

Reason for Review: The Historic Preservation Board reviews and takes Final Action on Deconstruction, Reconstruction¹ and Material Deconstruction.²

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](#).

Background

176 Main Street is a Landmark Historic Site³ constructed circa 1901 and is also known as the Durkin Boarding House and the Centennial House ([Historic Site Form](#)). The Landmark

¹ LMC [§ 15-11-15](#) Reconstruction

² LMC [§ 15-11-12.5](#) Material Deconstruction

³ LMC [§ 15-11-10\(D\)\(1\)\(af\)](#)

Historic Site is an 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).⁴



1940s Tax Photo of 176 Main

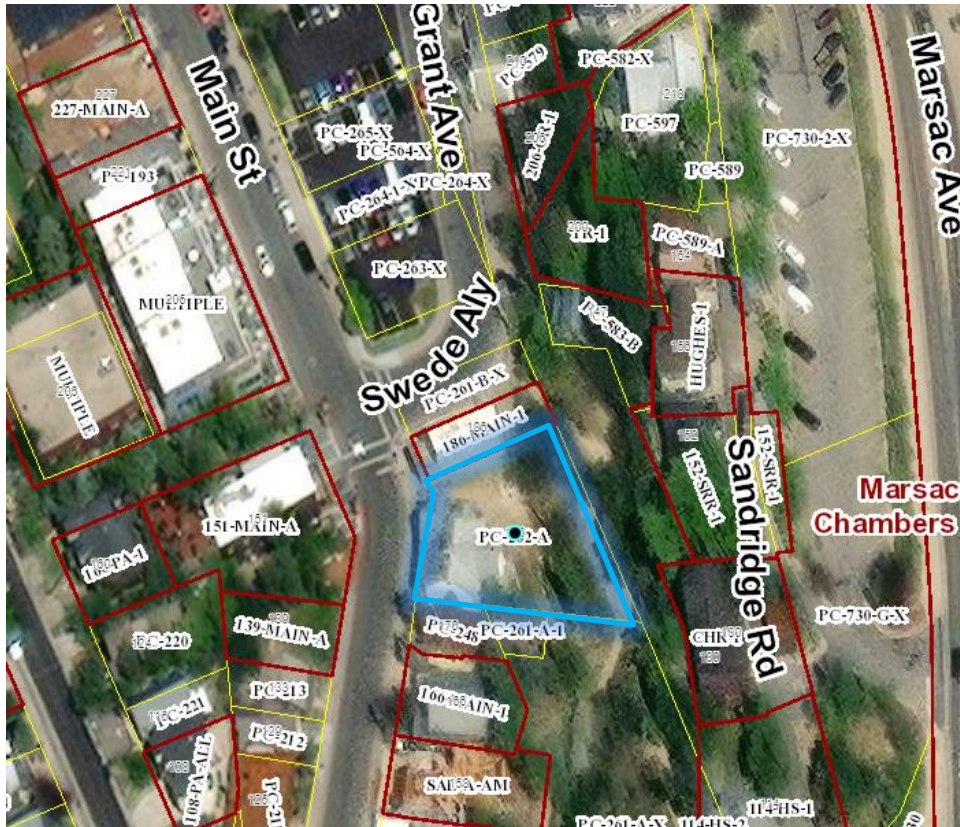
⁴ 176 Main Street was originally an 8,324-square-foot metes-and-bounds parcel. On March 12, 2025, the Planning Commission approved the Centennial Plat Amendment to create a Lot for the Landmark Historic Site ([Staff Report](#), [Minutes](#)). The plat is not yet recorded, but recordation is required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



176 Main Street viewed from Main Street



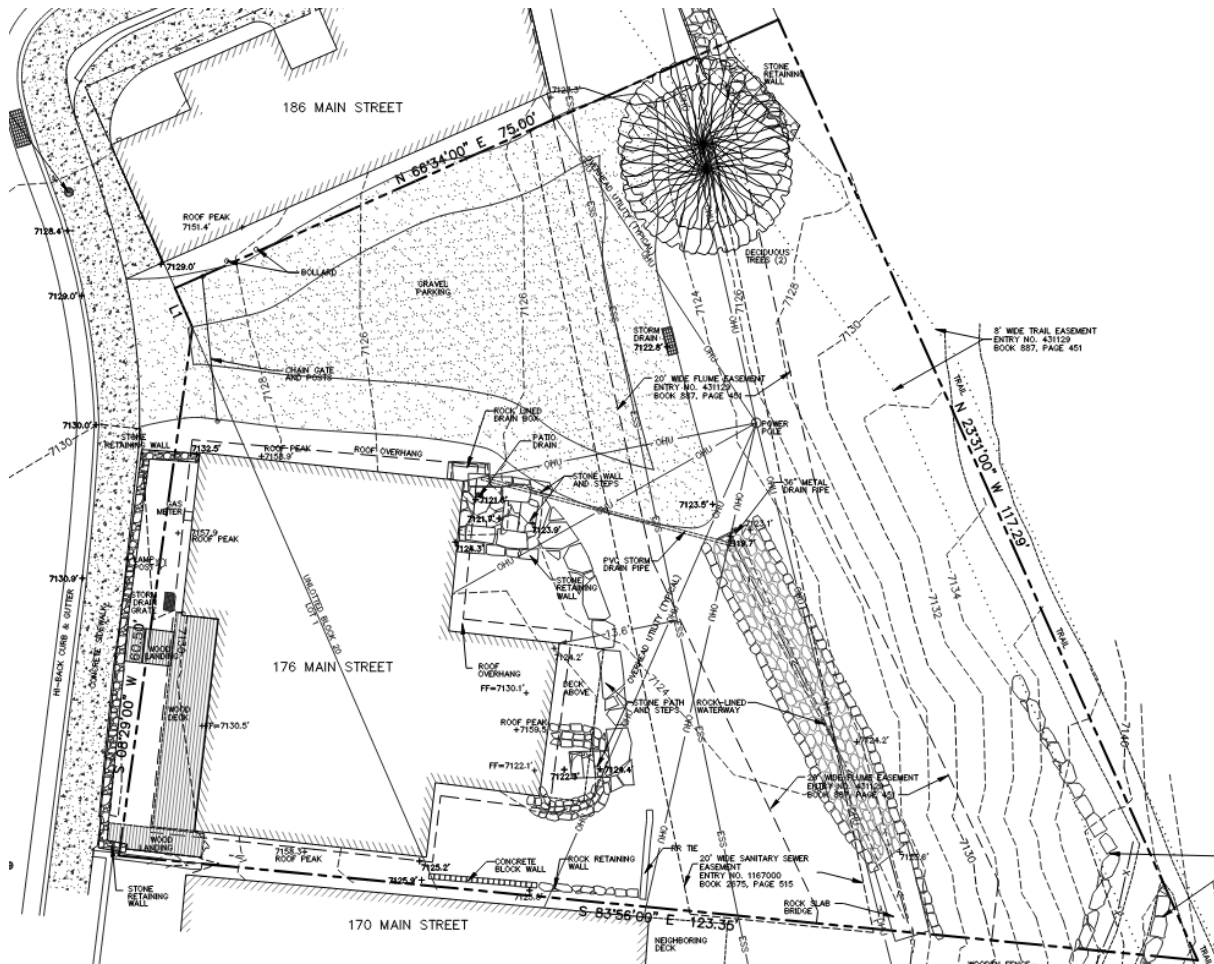
176 Main Street looking Southeast



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 – Proposed Plans). 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.



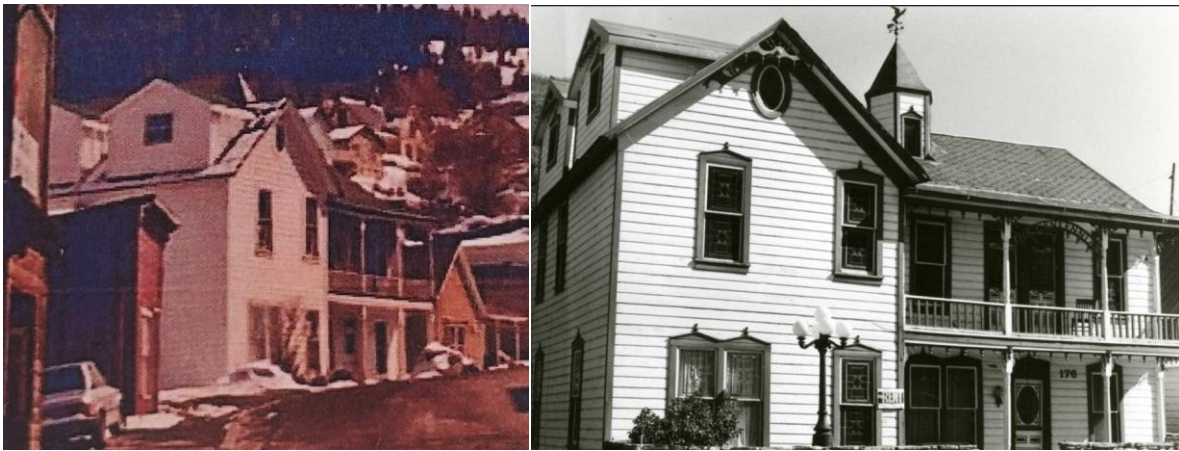
Existing Conditions Survey provided by the Applicant showing easements

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 and salvaging as many historic materials as possible.
- Constructing a new foundation.
- Reconstructing the Landmark Historic Structure using salvaged and replacement material to restore the 1907 form.
- 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

On May 7, 2025, the Historic Preservation Board (HPB) reviewed the Applicant's proposal and requested additional information ([Staff Report](#), [Audio Recording](#)). The HPB continued the item to the June 4, 2025, meeting and requested the following:

- Evaluation of restoration to the early 1900s footprint and whether this could provide opportunities to lift the Landmark Historic Structure or panelize it.
- Additional information regarding whether the structure can be made safe and serviceable.
- Whether the Landmark Historic Structure should be restored to the early 1900s simple ornamentation or include the late 1970s ornamentation that modified the historic roof form with dormer windows, cupola, pediments, and other ornaments.
- Completion of an Industrial Hygienist Report to provide a more accurate account of the materials that can be salvaged, how they can be preserved and treated, and how they can be incorporated into the restored building.

The Applicant updated the proposed plans to reflect the 1907 footprint. The determination from the structural engineer remains the same – lifting or panelizing the structure is not an option. As was indicated previously, Staff finds the north façade can be panelized.

The Applicant updated the proposed plans to remove the late 1970s ornamentation, dormer windows, and cupola. Staff finds this is appropriate in restoring the 1907

character of the Landmark Historic Structure.

The Applicant retained an Industrial Hygienist, who evaluated the Landmark Historic Structure materials on May 28, 2025. At the time of packet publication, the report was not yet completed. The Applicant indicates the findings of the report will be made available to the HPB prior to the June 4, 2025, meeting.

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.⁵

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 . . .*”

Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15A is to maintain the integrity of historic resources within the City as a community asset for future generations, including historic resources locally designated on the Historic Sites Inventory.

Reconstruction is a last resort. In this case, staff recommends the Board consider Reconstruction due to the condition of the Landmark Historic Structure and the opportunity to restore an important and highly visible Historic Structure at the top of Main Street.

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.

On February 21, 2007, the Chief Building Official issued a “NOTICE AND ORDER TO REPAIR, VACATE, OR DEMOLISH BUILDING” to the current property owner, Mountain Seas Development (Exhibit M). The Chief Building Official determined that the property was “dangerous as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings, due to the following conditions:

“As per Section 202 of the 1997 Edition of the Uniform Code for the Abatement of

⁵ LMC [§ 15-11-12.5\(A\)\(2\)](#)

Dangerous Buildings, [the building] as per Section 302, Items 1, 2, 3, 7, 8, 10, 12, 13, 14, 15, 16, 17 & 18 of the attached Definition of Unsafe Buildings” (Exhibit N).

This section outlines items that contribute to the categorization of a Building as unsafe. These include:

- Doors, stairs, or passageways are not sufficient as a means of exit due to its width, size, and state of repair.
- When the stress of materials is more than one and a half times of the working stress or stresses allowed in the Building Code for new buildings of similar structures.
- When the walls and other structural elements have less resistance to winds or earthquakes than is required in new construction.
- When the structure is likely to partially or completely collapse due to its condition or deterioration.
- When the walls or other vertical structural elements lean or buckle so that a line passing through the center of gravity does not fall inside the middle third of the base.
- When the Structure has been damaged so that it has become a location where children, or other individuals may enter the Structure without permission and risk their safety.
- When the Structure has been maintained in violation of requirements outlined in the Building Code.
- When the Structure has non-supporting or supporting elements that are less than 50% of 66% respectively of the strength, fire resistance, or weather resistance characteristics required in new construction.
- When the Structure has been determined to be unfit for human habitation as it is likely to cause sickness or disease.
- When the Structure has become a fire hazard as determined by the Fire Marshal.
- When the Structure is in a condition that constitutes a public nuisance.
- When the Structure has become abandoned for a period in excess of six months and becomes a hazard to the public.

The Chief Building Official required the property owner to repair and secure the building against improper entering and protection from water damage.

In addition to the 2007 Chief Building Official determination that the building was dangerous, 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.

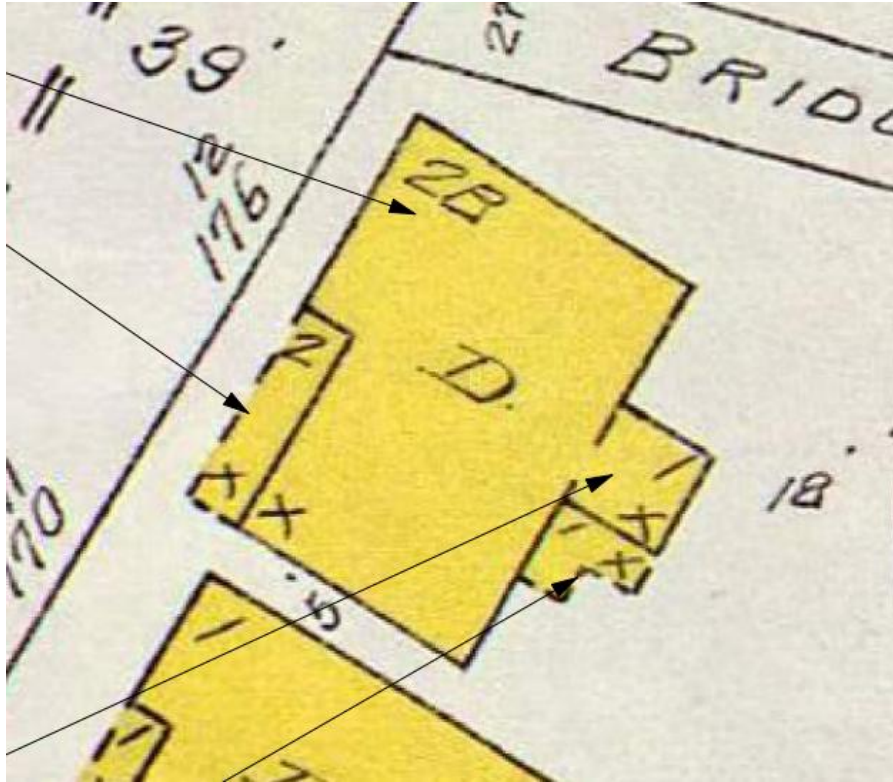
The Applicant submitted a report from a licensed structural engineer concluding the Structure cannot be made safe and/or serviceable through repair (Exhibit E – Structural

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. Additionally, the Applicant has provided scans of the Structure (Exhibit I) that show the shift in the walls, floors, and roofs of the Structure. The scans show the degree to which the walls are leaning and the sloping of the roof.

(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). Additionally the Applicant has included as-built drawings of the Structure as it existed in 1907.

The Applicant proposes to restore the footprint of the Historic Structure to reflect its 1907 form. This includes the 1,185 square foot footprint of the Historic Structure shown in the proposed plans (Exhibit D – Proposed Plans). The Applicant has submitted a Sanborn Map from 1907 showing an addition that was constructed on the Structure and was removed sometime between 1907 and 1970 (Exhibit D – Proposed Plans). The Applicant proposes to restore the 108 square foot addition to restore the 1,293 square foot footprint of the Structure as it was built in 1907.



1907 Sanborn Map showing the 1907 footprint and the previous addition

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.

Staff recommends the following Conditions of Approval:

- Prior to submitting a building permit, the Applicant shall:
 - Complete a photographic survey of the exterior elevations and architectural details of the Landmark Historic Structure, including site and location views from all compass points, exterior elevations, and elevations of each basement and attic wall.
 - Submit a Restoration Plan detailing the disassembly and reassembly steps and procedures, including:
 - Preservation of as much historic fabric as possible. The Landmark Historic Structure shall be disassembled in the largest workable pieces possible.
 - The architectural features of the Landmark Historic Structure shall be removed, marked, and stored before the structure is disassembled.
 - To ensure accurate reassembly, the Restoration Plan shall include

all parts of the building, structure, or element. The Restoration Plan shall include details on how materials will be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

- The Plan shall be reviewed by the City's Historic Preservation Consultant and Planning and Building Departments.
- The Applicant shall schedule on-site inspections with the City's Historic Preservation Consultant and Planning and Building Departments when the process of disassembly of the Landmark Historic Structure is planned. The process of disassembly shall be recorded through photographs and videos.
- The Applicant shall note the physical condition of each component of the Landmark Historic Structure. When a component is too deteriorated to remove, the City's Historic Preservation Consultant and Applicant shall carefully document through photographs and written notes its dimensions, finish, texture, color, etc. to facilitate accurate reproduction.
- Disassembled components, including the trim, windows, doors, and wall panels, shall be securely stored on-site in a storage trailer or off-site in a temperature-controlled garage/warehouse to be approved by the Planning and Building Department until needed for reassembly.
- Reconstruction shall include recreating the documented design of exterior features, including the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships, incorporating all salvageable materials.
- The reconstructed building shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.
- The reconstructed building shall duplicate the historic building and shall reconstruct the setting, placement and orientation of the original structure.

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 15 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.

LMC 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*.

While the HPB does not review the design of additions, staff notes the addition as proposed would not be approved. Staff recommends the following Conditions of Approval:

- To reduce the removal of Historic Materials on the north façade, the garage addition shall be reduced to one story and limited to the maximum dimensions required for a garage: 11 feet in width and 20 feet in depth with a garage door no more than nine-feet-wide and nine-feet-high. The garage addition shall be set back by more than half the width of the north façade.
- The height of the rear addition shall not exceed the height of the Landmark Historic Structure and the shed roof additions shall be lower than the historic roof eaves.
- In-line additions are prohibited. The rear addition shall be set in from the corner of the north Historic elevation by a minimum of two feet.

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.

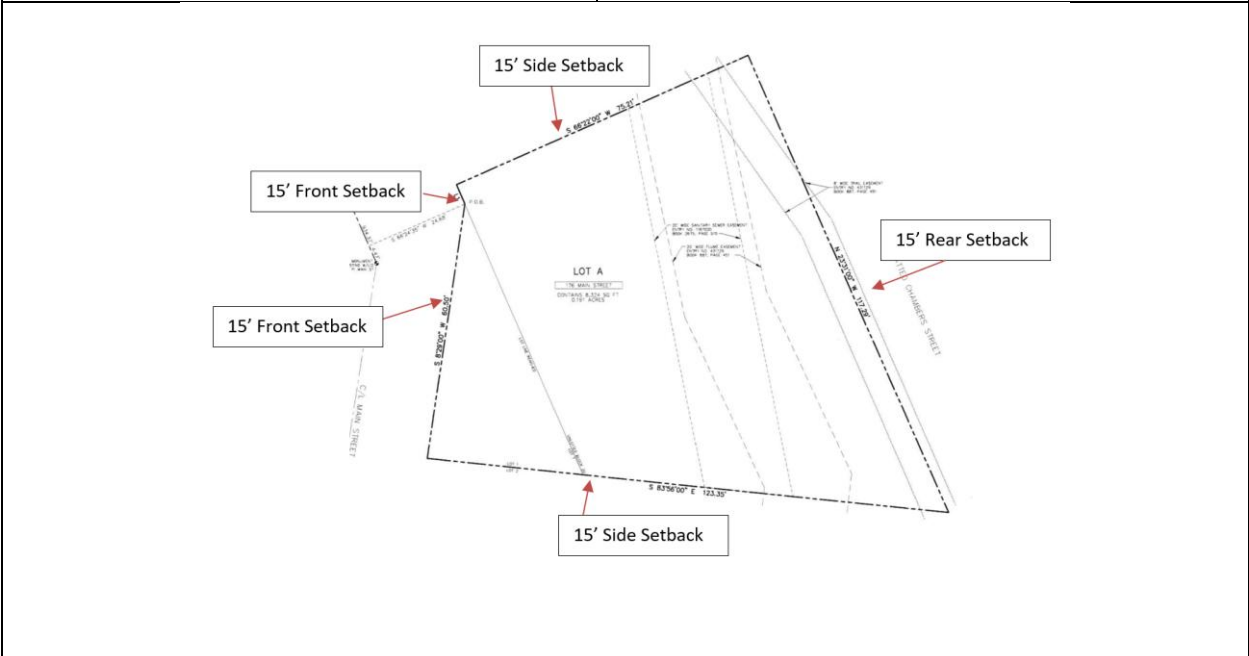
The table below includes the criteria in [§ 15-13-2](#) *Regulations for Historic Districts and Historic Sites* with recommended Conditions of Approval that require as many historic materials as possible to be preserved, protected, and integrated into the Reconstructed Landmark Historic Site.

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

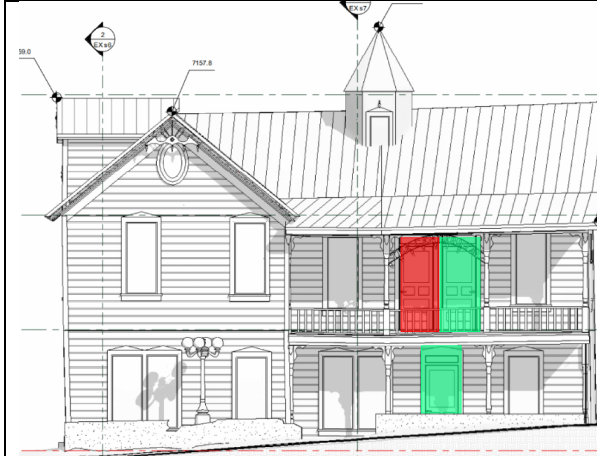
Condition of Approval Recommended:
 The Applicant does not propose changing the natural topography and grading of the site.

There is not a substantial change in the

<p>not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.</p> <p>Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.</p> <p>Maintain established on-site native plantings. During construction, protect 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>proportion of paved to open space proposed.</p> <p>The Applicant proposes to retain the creek that runs through the rear yard of the Lot.</p> <p>According to the Applicant's Existing Conditions Survey, there are two deciduous trees in the northeast corner of the Lot. No proposed construction is within or near this area. Condition of Approval 17 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 remove this wall and replace it with a fence that reflects the conditions of the site in 1907, the year which the Applicant proposes to restore the site to.</p> <p>Condition of Approval 18 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</p>	<p>Complies: The Applicant proposes to reconstruct the Structure to its 1907 form. This includes the removal of doors, windows, and porches that exist on the Structure currently. The</p>

<p>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>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>elements proposed to be removed are not original to the Structure. All Historic materials and elements that are associated with the Structure and its 1907 form are proposed to be retained through repair or salvaging of materials.</p> <p>Condition of Approval 19 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>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 20 requires that insulation added to increase energy efficiency shall not impact the exterior dimensions of the Historic Structure.</p>
<p>Foundation</p> <p>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</p>

	<p>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>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>Condition of Approval Recommended:</p> <p>The Applicant proposes maintaining door openings as seen on the 1907 form of the Structure. Condition of Approval 16 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 21 requires that the Applicant avoid changing the position, 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>



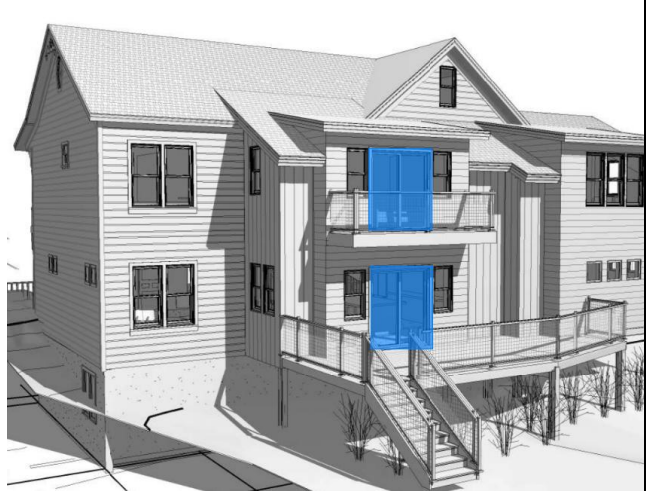
Front (west) Facade



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

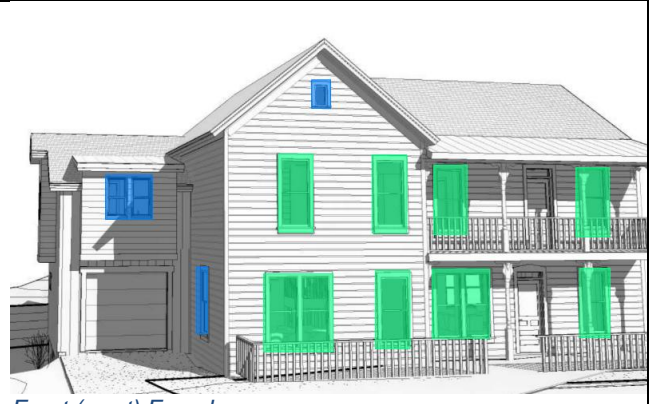
Condition of Approval Recommended:

The Applicant proposes to replace any

<p>openings, windows, window surrounds, 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>windows that are not salvageable and to repair those that are able.</p> <p>Condition of Approval 22 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 16 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



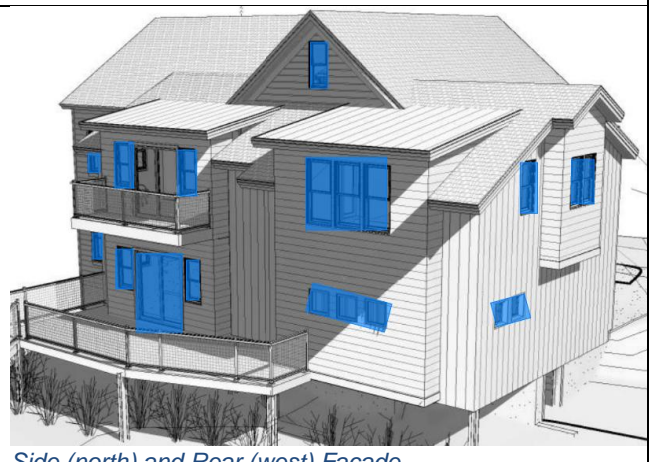
Side (south) and Rear (east) Facade



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 stairs.

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 façade.

<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>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 23 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>



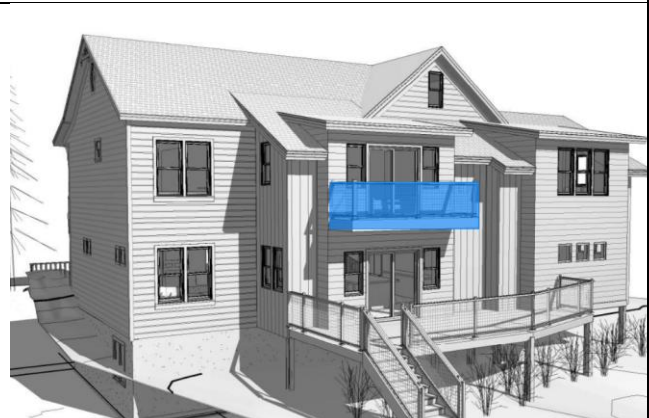
Front (west) Facade



Front (west) Facade



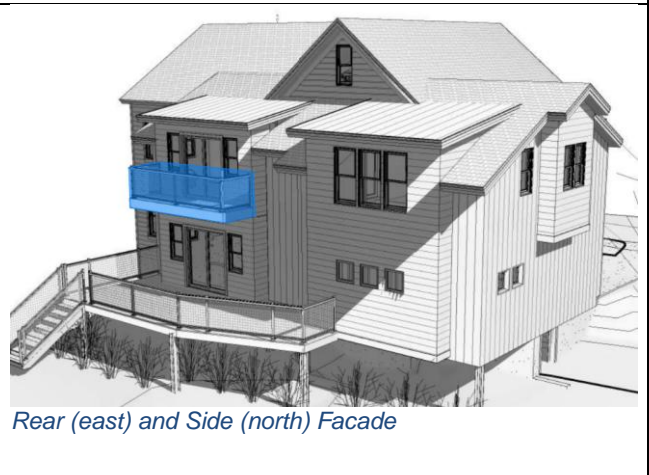
Side (south) and Rear (east) Facade



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 the 1907 form. 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 architectural design

<p>Replacement features shall exactly match the historic features in design, size, dimension, form, profile, texture, material and finish.</p>	<p>elements on the front porch were added sometime between 1978 and 1983 (shown in red in the below illustration). The original Structure (seen in the right image below) was simple in form with unadorned elements.</p> <p>The Applicant proposes removing the architectural elements highlighted in red and restoring the Structure to its original form seen in the photo on the left.</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>
	



Proposed front elevation showing the restored 1907 form of the Structure and the proposed addition

Mechanical Equipment

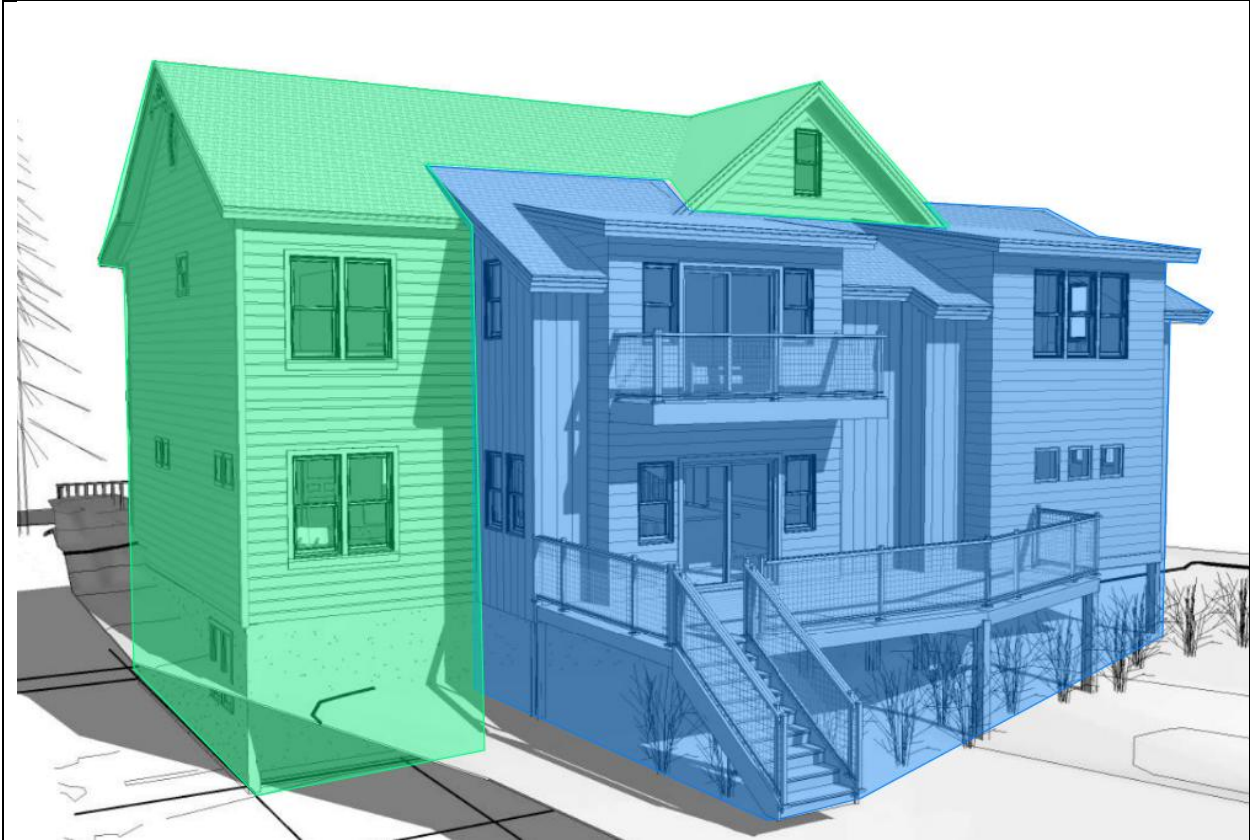
Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the design.

Condition of Approval Recommended:

There is currently mechanical equipment located on the front façade. Condition of Approval 24 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 minimized from the primary public right-of-way.

Additions to Primary Structures

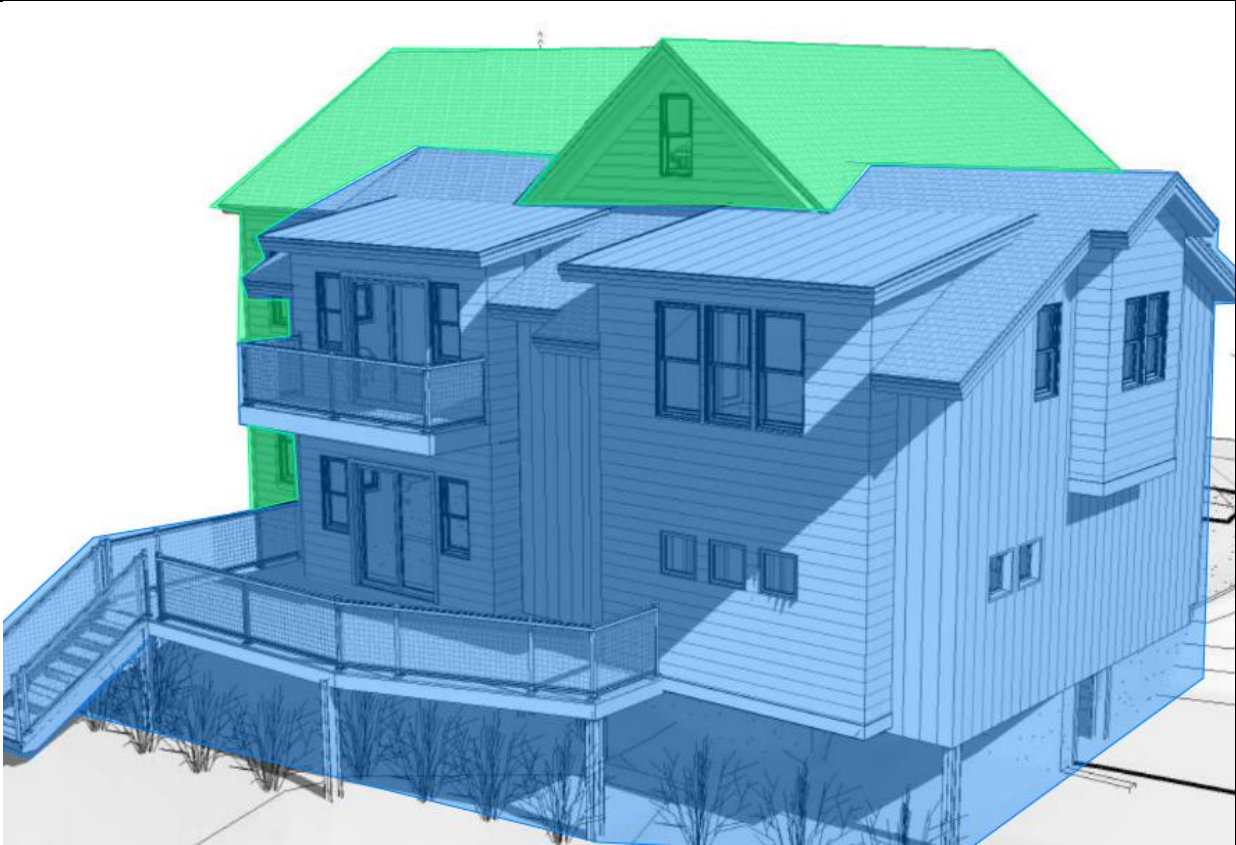
Proposed Elevations – Existing Historic Structure proposed to remain is shown in green, proposed addition is shown in blue.



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.

Additions should be visually

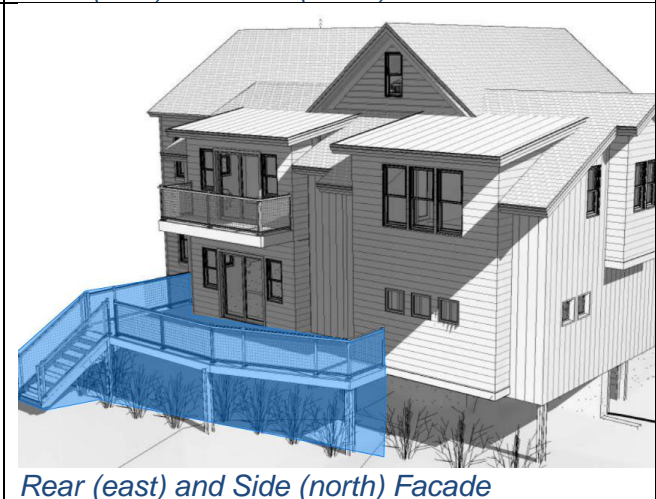
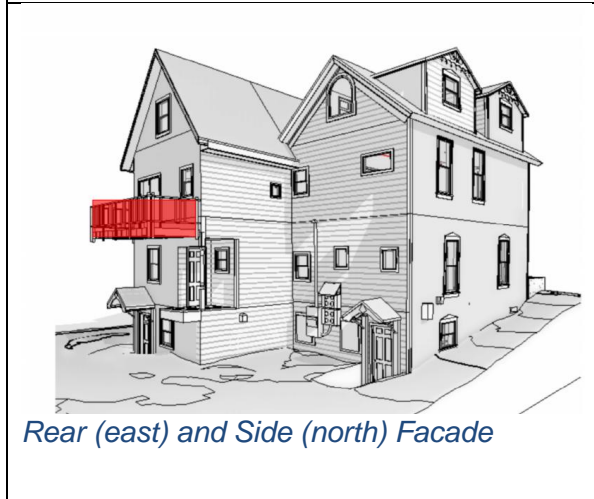
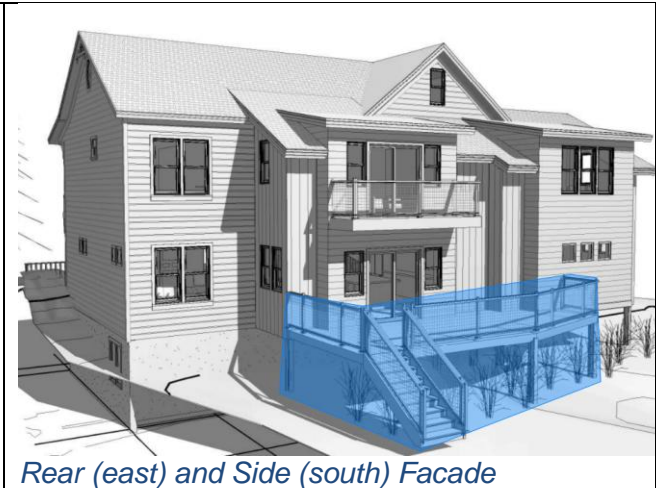
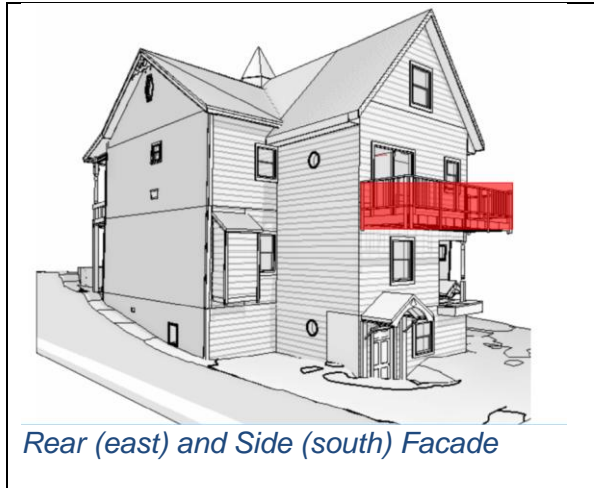
The proposed addition is located on the secondary and tertiary facades. The Applicant also proposes a basement addition under the Historic Structure in the area located outside of the floodplain.

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-way. The proposed addition is smaller in height than the

<p>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>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>Complies: The proposed footprint of the addition is 590 square feet, the footprint of the Historic Structure when retained to its 1907 Footprint, with the absent 1907 addition is 1,293 square feet. Pursuant to LMC § 15-13-2(B)(4)(b)(2) a transitional element is required not required as the proposed addition has a footprint of below 646.5 square feet.</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 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</p>	<p>Complies:</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 similar solid-to-void ratio of façade and windows.</p>

<p>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>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 13 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 structure to which they are attached.</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 25 requires that new decks be constructed of materials and in styles that are compatible to the 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>



(III) The Applicant proposes to remove 634 square feet of Historic materials from the rear (north) façade in order to construct the new addition.

Pursuant to LMC § [15-11-12.5](#) the HPB reviews any requests any removal of Historic material to accommodate new additions. The Applicant proposes removing 634 square feet of Historic siding material to construct the rear addition. The Applicant proposes removing 496 square feet of non-Historic Siding to construct the addition and salvaging 138 square feet of Historic material to be reused on the Structure. The Applicant provided a plan outlining the material proposed to be salvaged and integrated into the Landmark Historic Structure (Exhibit D).

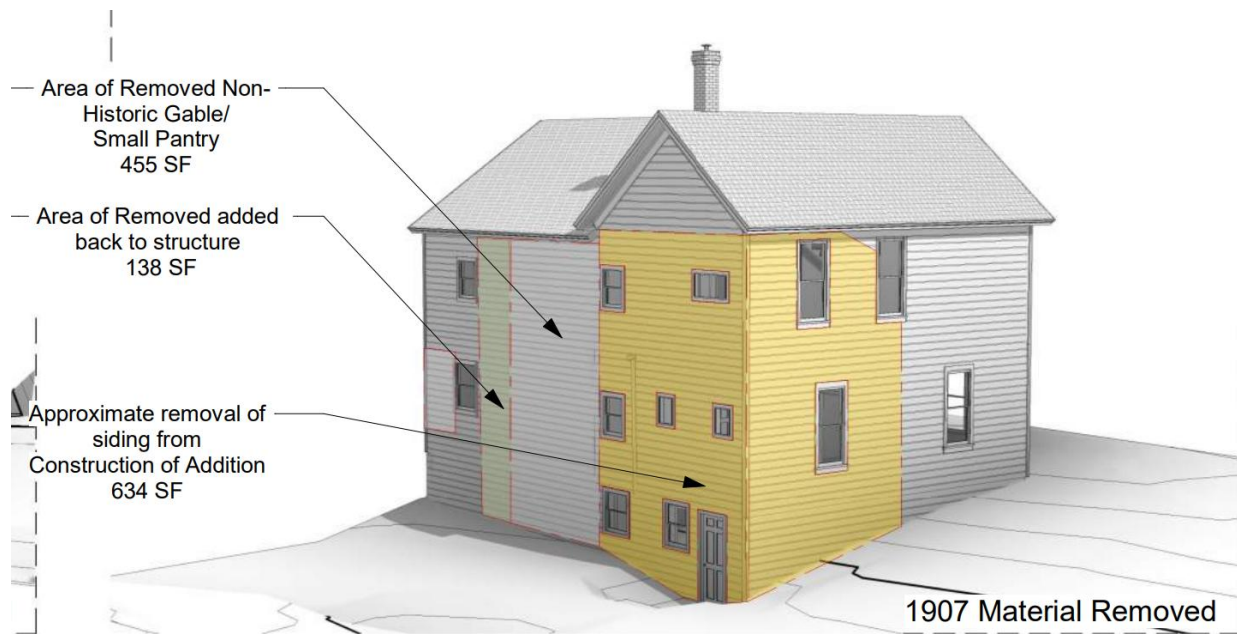


Figure provided by the Applicant showing the material proposed to be removed to construct the addition.

As provided in the above Analysis Section I Subsection 3 Staff recommends Conditions of Approval which require that the Applicant take careful steps to document, remove, preserve, and restore the Historic materials proposed to be removed from the Structure. Additional Staff recommends that Condition of Approval 15 be added to require that the Applicant submit an Industrial Hygienist Report that will be used to analyze the materials on the rear (north) façade can be panelized to preserve as many Historic materials as possible.

(IV) 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.

(V) 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 26 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, 2025.⁶

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: Proposed Plans

E: Structural Physical Conditions Report

F: Notice of Official Determination

G: Historic Sites Inventory

H: Applicant Narrative

I: Scans of Existing Conditions

J: Setback Determination

K: Existing Conditions Survey

L: 1907 Elevations

M: 2007 Notice

N: Abatement of Dangerous Buildings Code

⁶ LMC [§ 15-1-21](#)



Planning Department

June 4, 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: June 4, 2025

Project Summary: The Applicant proposes to deconstruct and reconstruct the Landmark Historic Structure at 176 Main Street to restore the 1907 footprint and form with a new foundation, basement, and material deconstruction to accommodate an addition on the north secondary and east tertiary facades.

Action Taken

On June 4, 2025, the Historic Preservation Board conducted a public hearing and approved the Reconstruction and Material Deconstruction 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 restore the 1907 footprint and form of the Structure.
8. The Applicant proposes:
 - a. Deconstructing the Landmark Historic Structure and salvaging as many historic materials as possible.
 - b. Constructing a new foundation.
 - c. Reconstructing the Landmark Historic Structure using salvaged and replacement material to restore the 1907 form.
 - d. Constructing an addition on the secondary (north) and tertiary (east) façades, as well as a basement addition.
9. On May 7, 2025, the Historic Preservation Board (HPB) reviewed the Applicant's proposal and requested additional information. The HPB continued the item to the June 4, 2025, meeting and requested the following:
 - a. Evaluation of restoration to the early 1900s footprint and whether this could provide opportunities to lift the Landmark Historic Structure or panelize it.
 - b. Additional information regarding whether the structure can be made safe and serviceable.
 - c. Whether the Landmark Historic Structure should be restored to the early 1900s simple ornamentation or include the late 1970s ornamentation that modified the historic roof form with dormer windows, cupola, pediments, and other ornaments.
 - d. Completion of an Industrial Hygienist Report to provide a more accurate account of the materials that can be salvaged, how they can be preserved and treated, and how they can be incorporated into the restored building.
10. The Applicant updated the proposed plans to reflect the 1907 footprint. The determination from the structural engineer remains the same – lifting or panelizing the structure is not an option. As was indicated previously, Staff finds the north façade can be panelized.



Planning Department

11. 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.
12. 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 . . ."
13. Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15A is to maintain the integrity of historic resources within the City as a community asset for future generations, including historic resources locally designated on the Historic Sites Inventory.
14. Reconstruction is a last resort. In this case, staff recommends the Board consider Reconstruction due to the condition of the Landmark Historic Structure and the opportunity to restore an important and highly visible Historic Structure at the top of Main Street.
15. 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.
 - ii. On February 21, 2007, the Chief Building Official issued a "NOTICE AND ORDER TO REPAIR, VACATE, OR DEMOLISH BUILDING" to the current property owner, Mountain Seas Development.
 - iii. The Chief Building Official determined that the property was "dangerous as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings, due to the following conditions:



Planning Department

1. As per Section 202 of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, [the building] as per Section 302, Items 1, 2, 3, 7, 8, 10, 12, 13, 14, 15, 16, 17 & 18 of the attached Definition of Unsafe Buildings
- 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.
 - 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, Condition of Approval 18 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.



Planning Department

- ii. LMC § 15-11-15(B) requires the Board to review Reconstruction pursuant to § 15-11-12 Historic District or Historic Site Review.
 - iii. The Applicant proposes to restore the footprint of the Historic Structure to reflect its 1907 form. This includes the 1,185 square foot footprint of the Historic Structure shown in the proposed plans. The Applicant has submitted a Sanborn Map from 1907 showing an addition that was constructed on the Structure and was removed sometime between 1907 and 1970. The Applicant proposes to restore the 108 square foot addition to restore the 1,293 square foot footprint of the Structure as it was built in 1907.
16. 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.
17. 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.
18. There is a stone wall in front of the Landmark Historic Structure that is not a retaining wall. The Applicant proposes to remove this wall and replace it with a fence that reflects the conditions of the site in 1907, the year which the Applicant proposes to restore the site to.
19. The Applicant proposes to reconstruct the Structure to its 1907 form. This includes the removal of doors, windows, and porches that exist on the Structure currently. The elements proposed to be removed are not original to the Structure. All Historic materials and elements that are associated with the Structure and its 1907 form are proposed to be retained through repair or salvaging of materials.
20. Any additions are required to be compliant with the Setbacks established in LMC Chapter 15-2.3.
21. 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.
22. Given the location within a FEMA designated floodplain, the Applicant proposes lifting the Historic Structure and constructing a new foundation as well as utilizing



Planning Department

- 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.
23. The Applicant proposes maintaining door openings as seen on the 1907 form of the Structure. 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.
 24. The Applicant proposes to replace any windows that are not salvageable and to repair those that are able.
 25. 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.
 26. The Applicant proposes to repair the two historic porches on the front façade, and to remove two porches on the rear façade.
 27. 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.
 28. The Applicant proposes Reconstructing the Structure to the 1907 form. 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 architectural design elements on the front porch were added sometime between 1978 and 1983. The original Structure was simple in form with unadorned elements. The Applicant proposes removing the architectural elements and restoring the Structure to its original form.
 29. 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.
 30. 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.
 31. 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



Planning Department

- the existing Historic Structure and is stepped back 14 feet from the front façade of the existing Historic Structure.
32. The proposed footprint of the addition is 590 square feet, the footprint of the Historic Structure when retained to its 1907 Footprint, with the absent 1907 addition is 1,293 square feet. Pursuant to LMC § 15-13-2(B)(4)(b)(2) a transitional element is required not required as the proposed addition has a footprint of below 646.5 square feet.
 33. 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.
 34. The Applicant proposes smaller windows on the addition with a 2:1 ratio with a similar solid-to-void ratio of façade and windows.
 35. 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.
 36. 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.
 37. Pursuant to LMC § 15-11-12.5 the HPB reviews any requests any removal of Historic material to accommodate new additions. The Applicant proposes removing 634 square feet of Historic siding material to construct the rear addition. The Applicant proposes removing 496 square feet of non-Historic Siding to construct the addition and salvaging 138 square feet of Historic material to be reused on the Structure. The Applicant provided a plan outlining the material proposed to be salvaged and integrated into the Landmark Historic Structure.
 38. 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.
 39. 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.
 40. 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



Planning Department

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 June 4, 2025 approval for Reconstruction and 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.
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.



Planning Department

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 record the plat with Summit County prior to Building Permit issuance.
14. 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.
15. 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. 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.
16. The Applicant shall submit a third party report detailing the conditions of the windows and doors and their salvageability and proposed repair or replacement.
17. Established vegetation should be protected, removed vegetation shall be replaced with native vegetation away from the Historic Structure.
18. New retaining walls shall be consistent with historic retaining walls in design and shall comply with LMC § 15-3-2(B)(1)(d).
19. 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.



Planning Department

20. Insulation added to increase energy efficiency shall not impact the exterior dimensions of the Structure.
21. 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).
22. The Applicant shall replace historic windows exactly, in size, dimension, glazing pattern, depth, profile, and material.
23. 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).
24. 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.
25. All materials for the addition shall be compatible with those found on Historic Structures.
26. The Applicant shall obtain HDDR approval for the proposed new construction prior to submitting a building permit application.
27. Prior to submitting a building permit, the Applicant shall:
 - a. Complete a photographic survey of the exterior elevations and architectural details of the Landmark Historic Structure, including site and location views from all compass points, exterior elevations, and elevations of each basement and attic wall.
 - b. Submit a Restoration Plan detailing the disassembly and reassembly steps and procedures, including:
 - c. Preservation of as much historic fabric as possible. The Landmark Historic Structure shall be disassembled in the largest workable pieces possible.
 - d. The architectural features of the Landmark Historic Structure shall be removed, marked, and stored before the structure is disassembled.
 - e. To ensure accurate reassembly, the Restoration Plan shall include all parts of the building, structure, or element. The Restoration Plan shall include details on how materials will be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component.



Planning Department

The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

- f. The Plan shall be reviewed by the City's Historic Preservation Consultant and Planning and Building Departments.
28. The Applicant shall schedule on-site inspections with the City's Historic Preservation Consultant and Planning and Building Departments when the process of disassembly of the Landmark Historic Structure is planned. The process of disassembly shall be recorded through photographs and videos.
29. The Applicant shall note the physical condition of each component of the Landmark Historic Structure. When a component is too deteriorated to remove, the City's Historic Preservation Consultant and Applicant shall carefully document through photographs and written notes its dimensions, finish, texture, color, etc. to facilitate accurate reproduction.
30. Disassembled components, including the trim, windows, doors, and wall panels, shall be securely stored on-site in a storage trailer or off-site in a temperature-controlled garage/warehouse to be approved by the Planning and Building Department until needed for reassembly.
31. Reconstruction shall include recreating the documented design of exterior features, including the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships, incorporating all salvageable materials.
32. The reconstructed building shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.
33. The reconstructed building shall duplicate the historic building and shall reconstruct the setting, placement and orientation of the original structure.
34. To reduce the removal of Historic Materials on the north façade, the garage addition shall be reduced to one story and limited to the maximum dimensions required for a garage: 11 feet in width and 20 feet in depth with a garage door no more than nine-feet-wide and nine-feet-high. The garage addition shall be set back by more than half the width of the north façade
35. The height of the rear addition shall not exceed the height of the Landmark Historic Structure and the shed roof additions shall be lower than the historic roof eaves.
36. In-line additions are prohibited. The rear addition shall be set in from the corner of the north Historic elevation by a minimum of two feet.



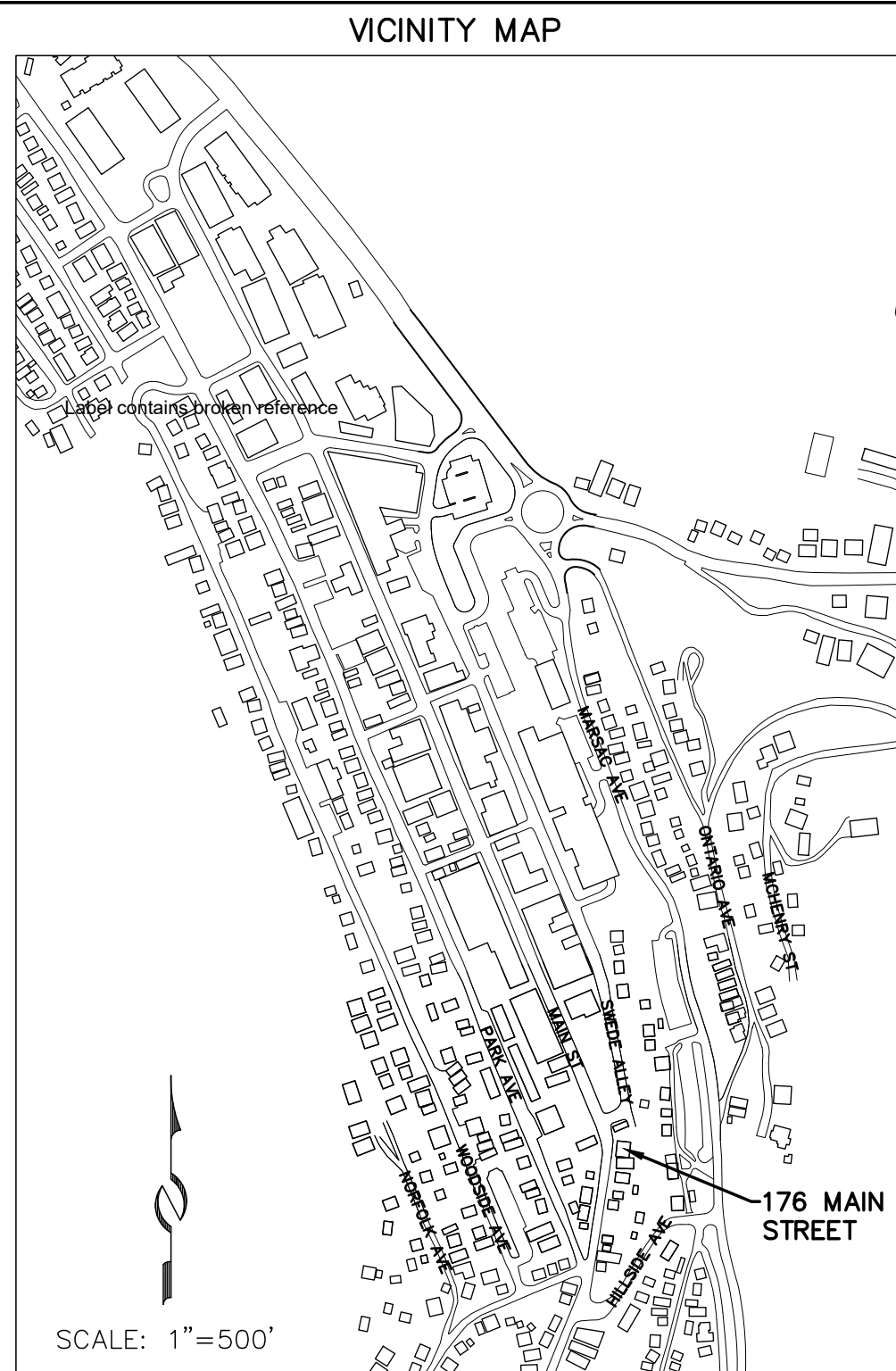
Planning Department

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

Sincerely,

Douglas Stephens
Historic Preservation Board Chair

CC: Meredith Covey
Planner I



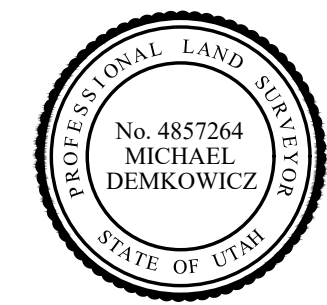
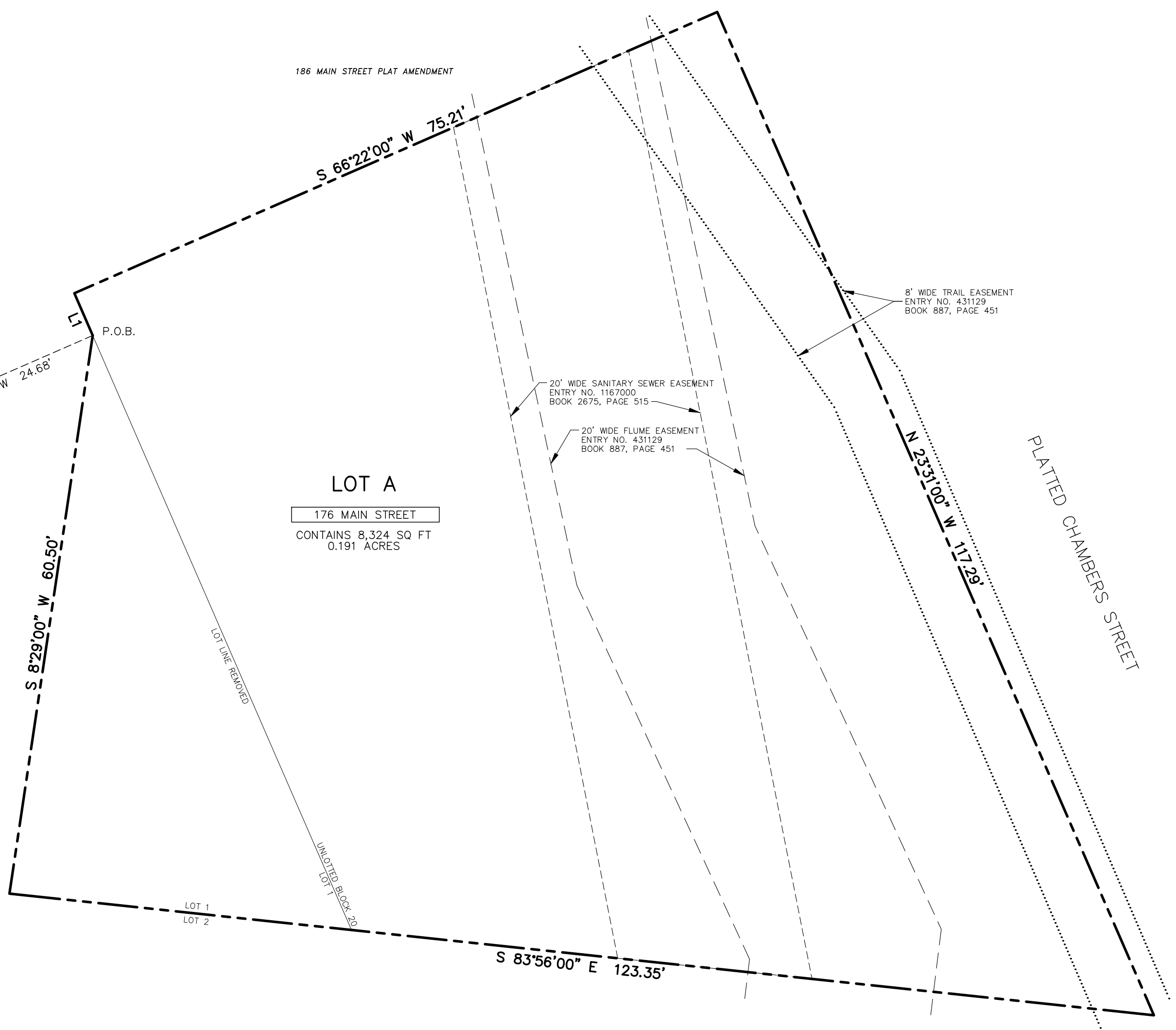
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°31'00" W	4.94'

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

BASES OF BEARING - N 23°35'25" W 98.884'

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 _____

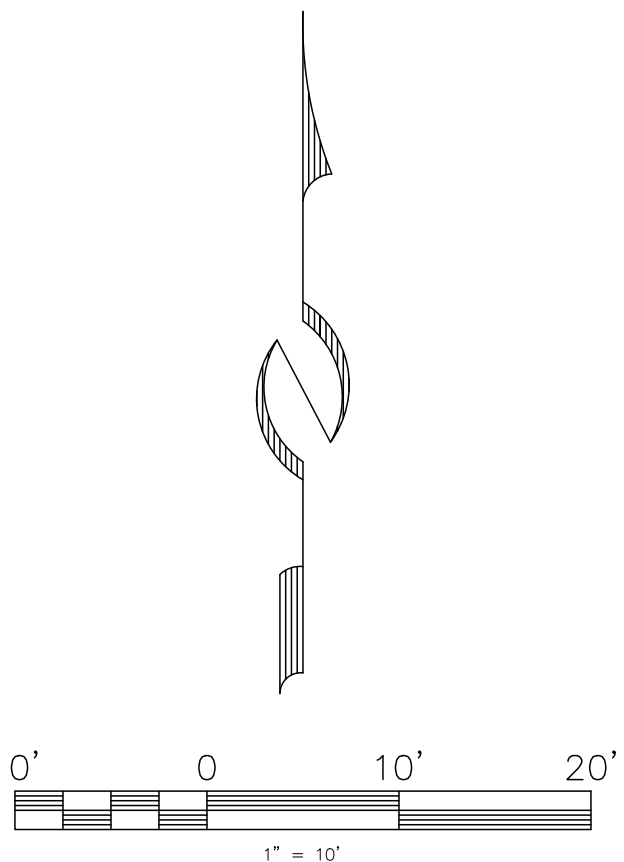
Residing in: _____

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

ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098
435-649-9467

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.

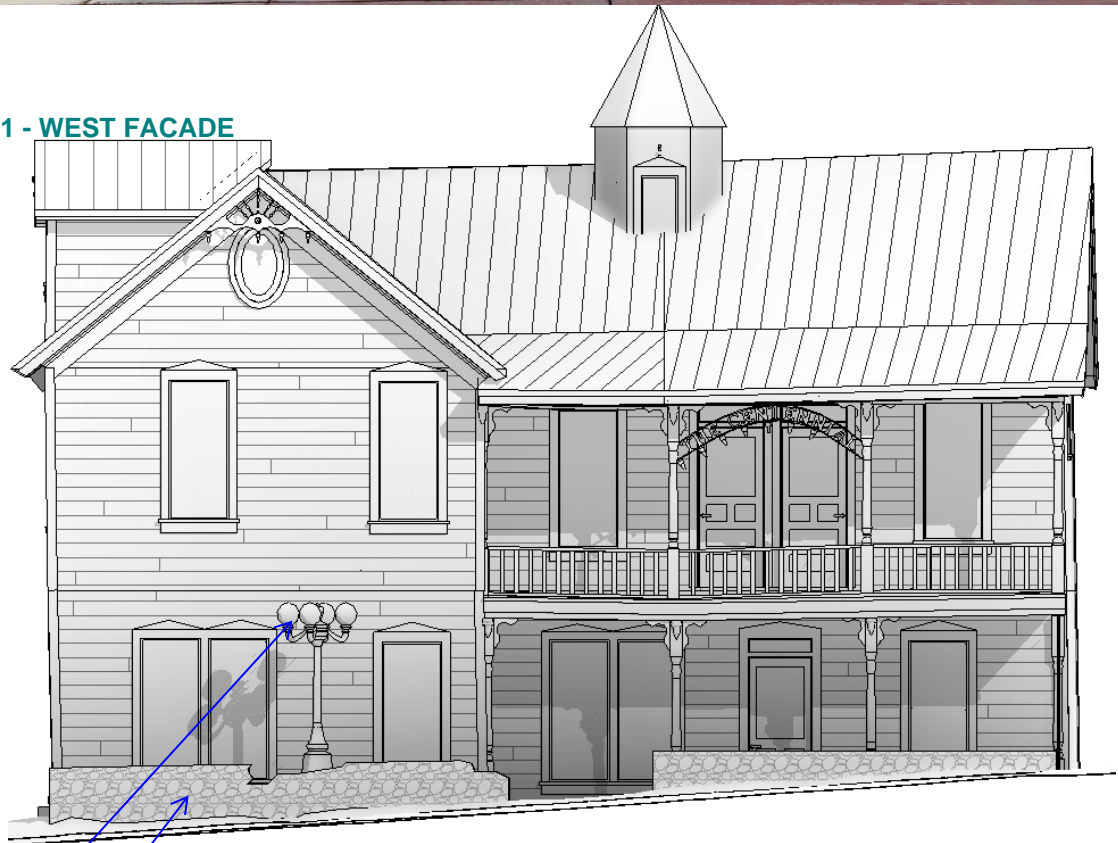
Photo Numbers: # 1, Illustration Numbers: # 1,

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

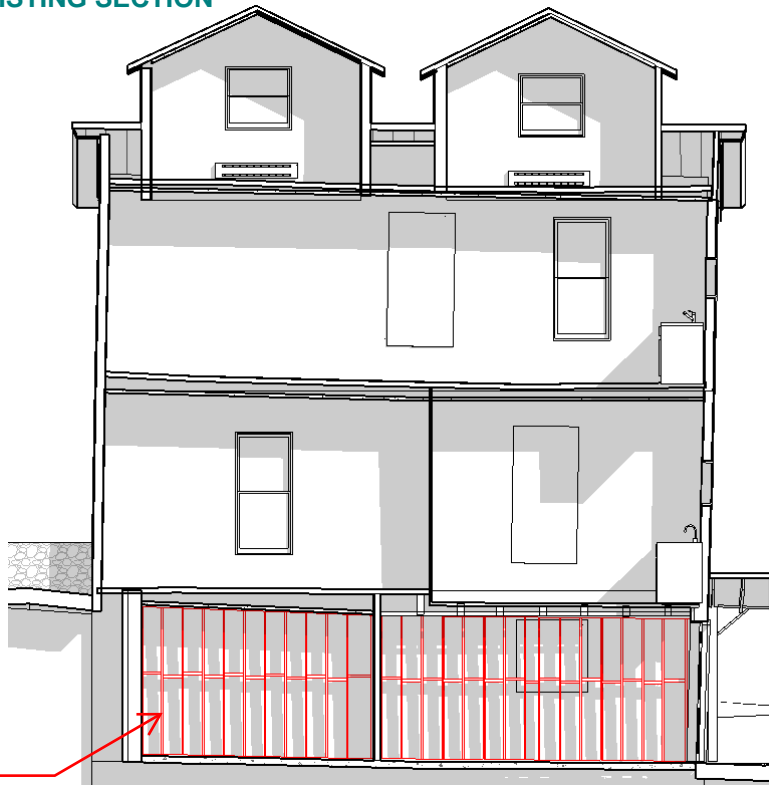
Illustration Numbers: #2

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

Print, Photographic

PC-247

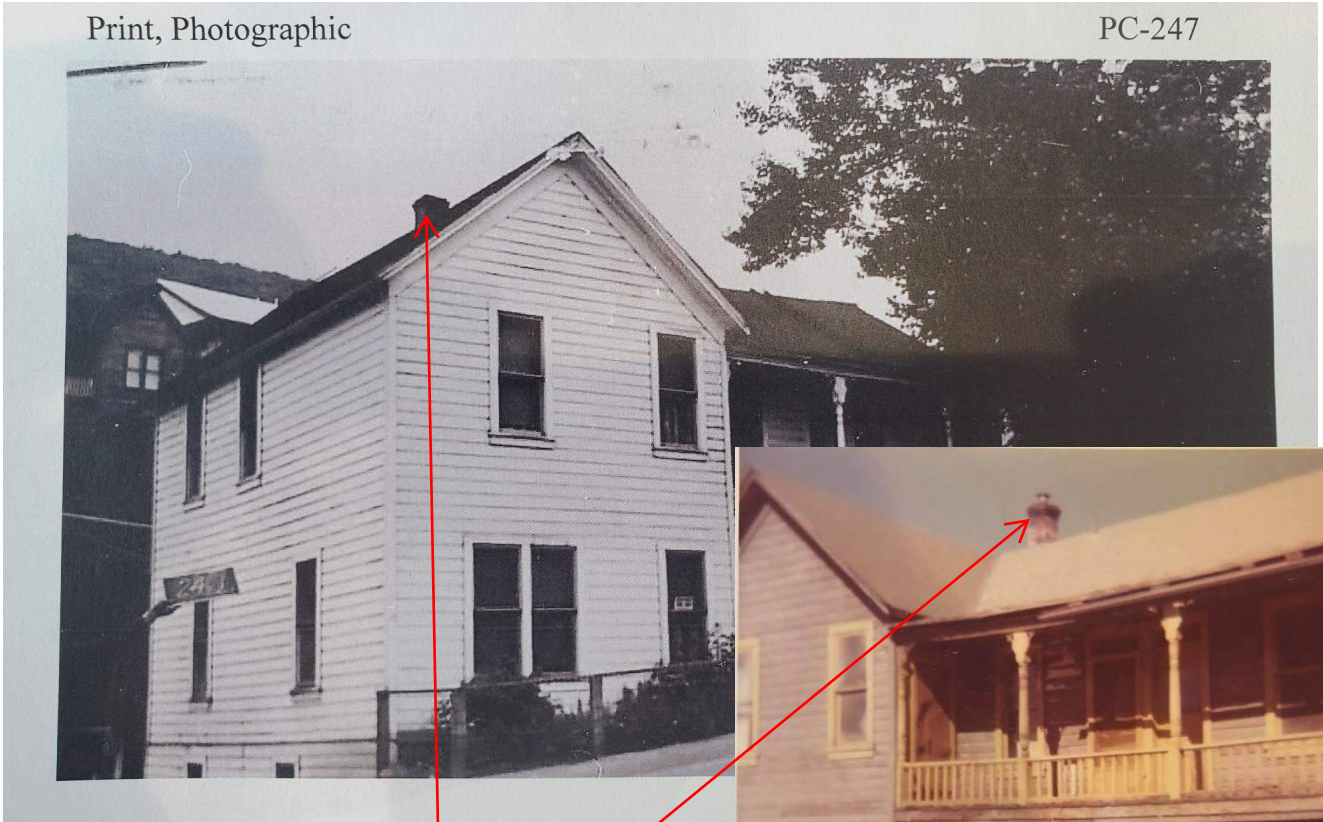


ILLUSTRATION # ?

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: _____

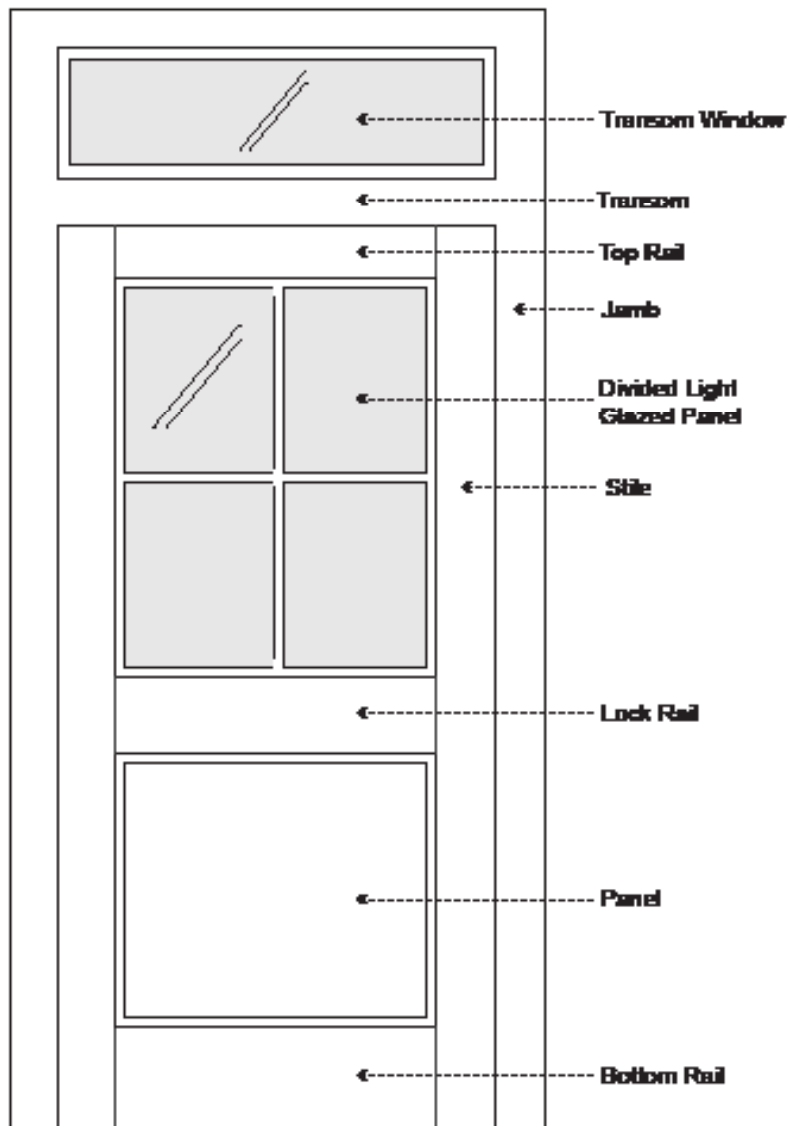
PHYSICAL CONDITIONS REPORT

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.



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.

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.

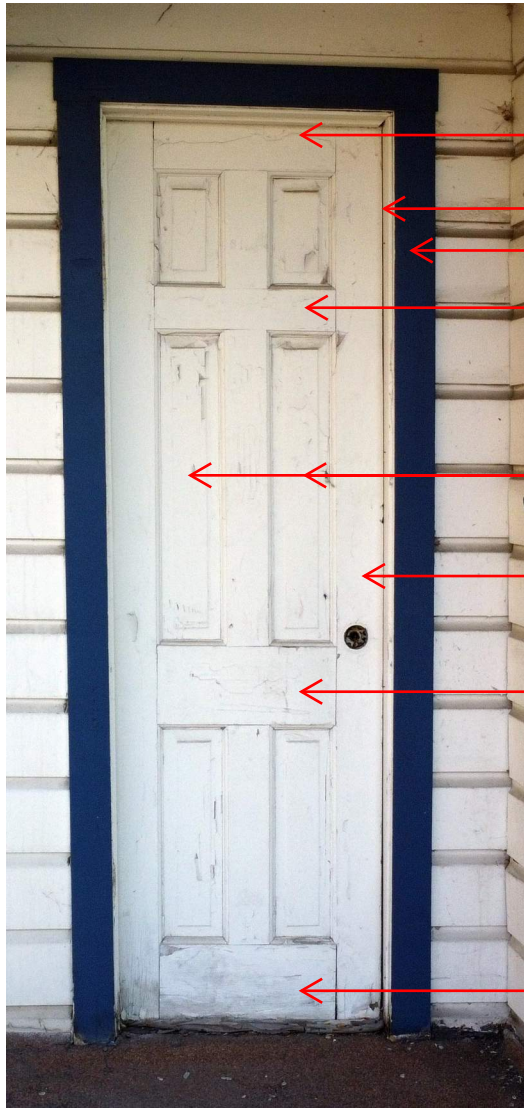
Number of doors to be replaced: ?

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

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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

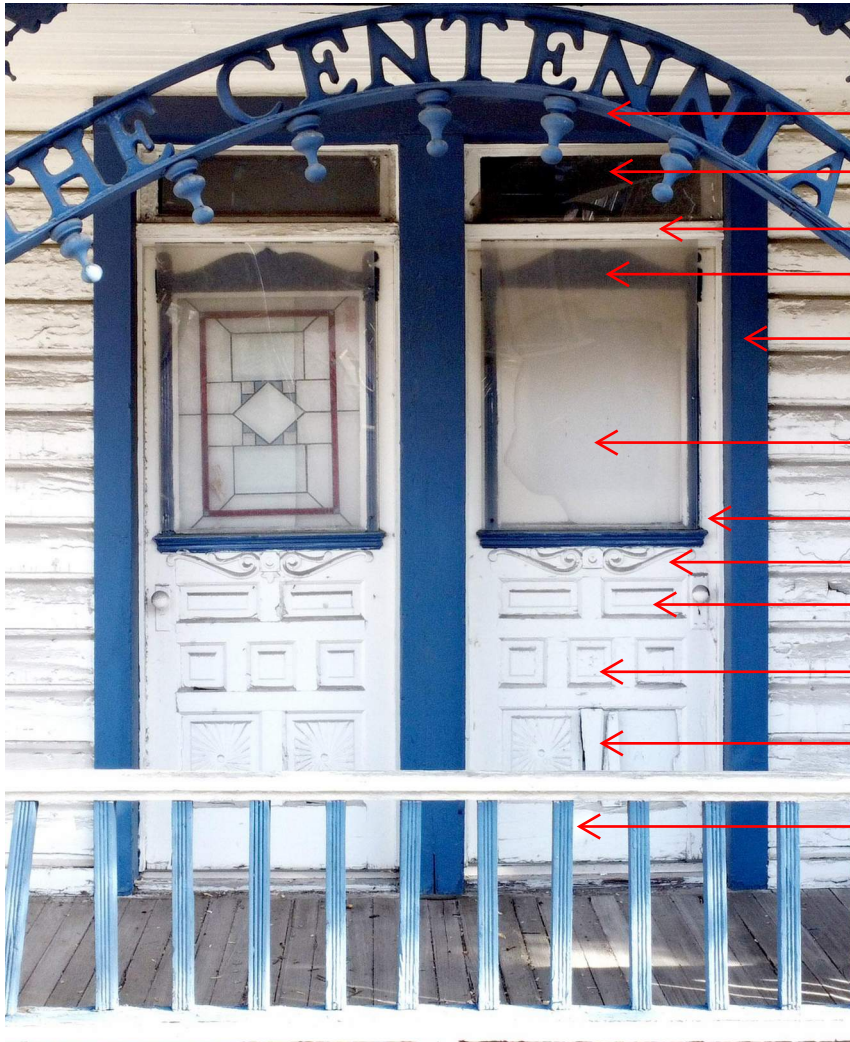
Pilasters

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

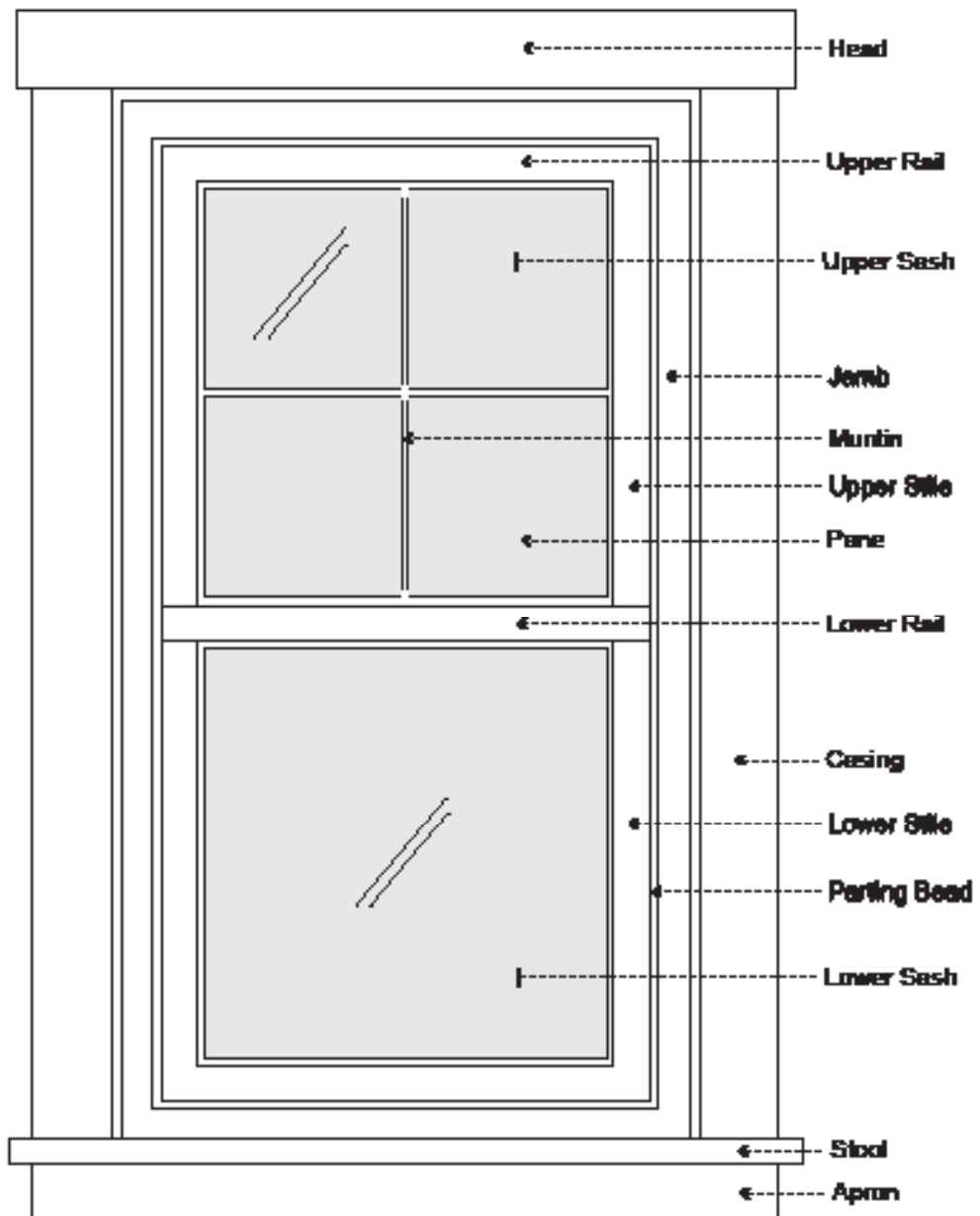
2 Panels

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.



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.

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

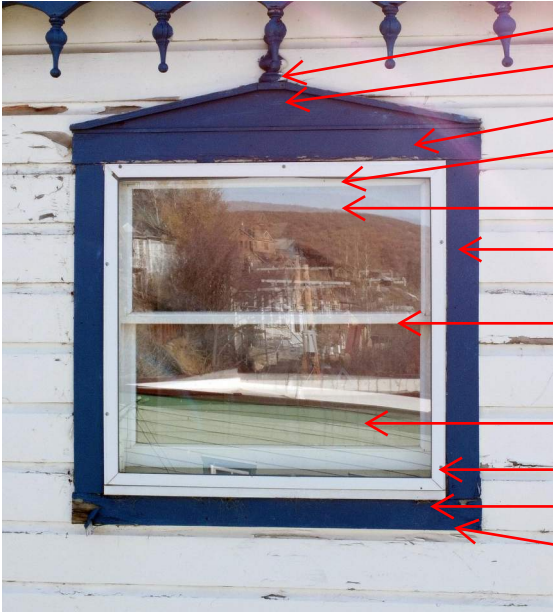
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

<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

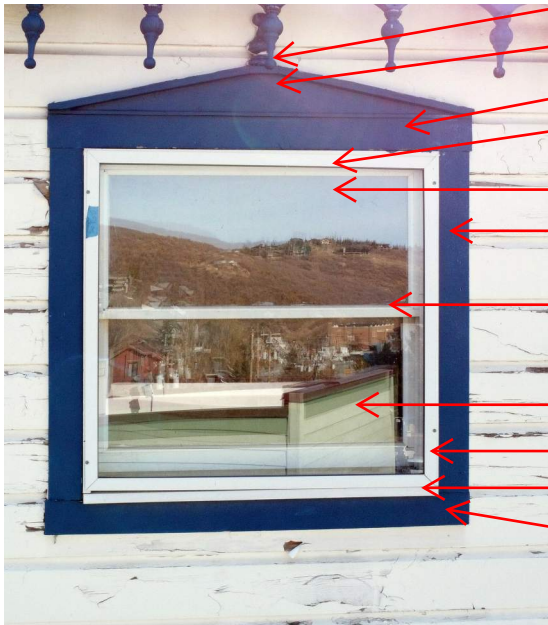
PHYSICAL CONDITIONS REPORT

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



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

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

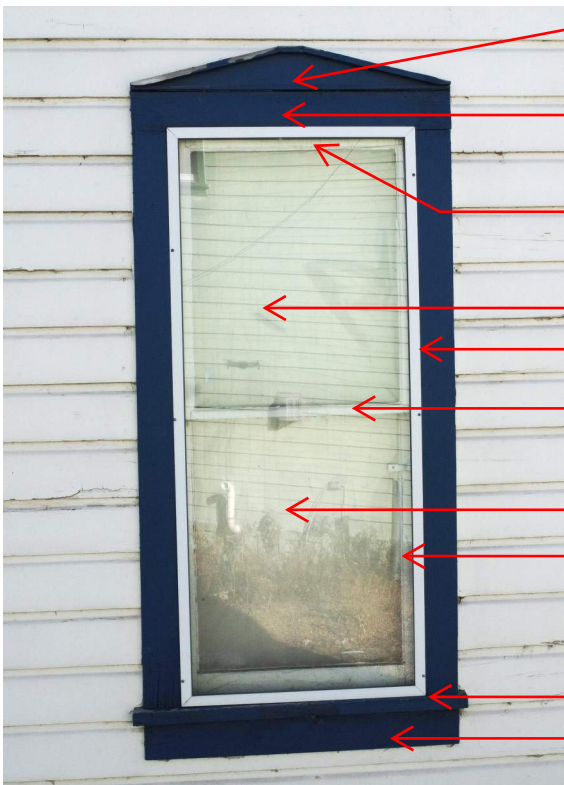
Upper Sash
Jamb

Lower Rail

Lower Sash
Storm Window Cover

Stool
Apron

PHOTO #W6



Decorative Peaked Cap Pediment

Head

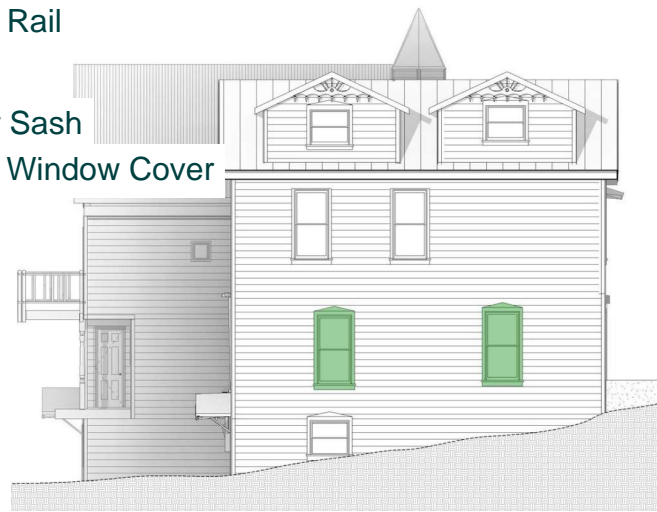
Upper Rail

Upper Sash
Jamb

Lower Rail

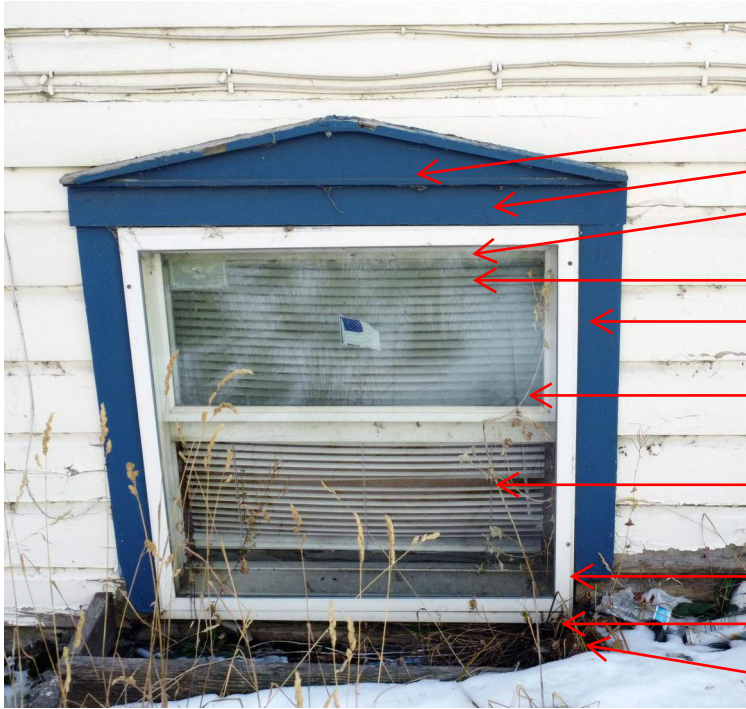
Lower Sash
Storm Window Cover

Stool
Apron



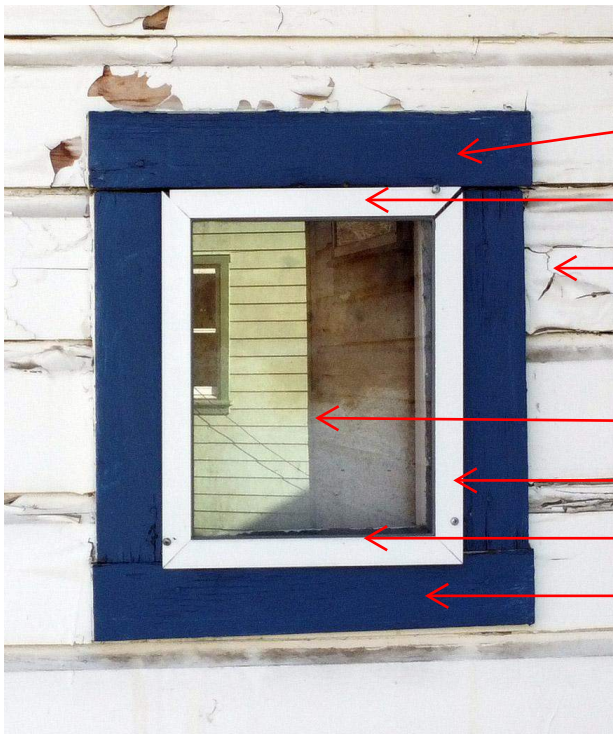
PHYSICAL CONDITIONS REPORT

PHOTO #W7

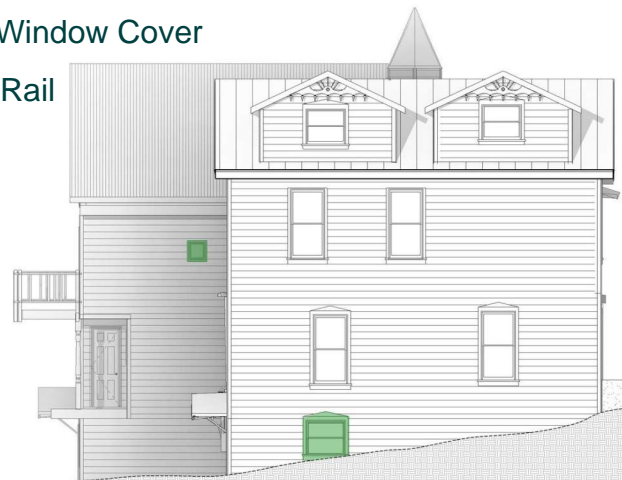


- Decorative Peaked Cap Pediment
- Head
- Upper Rail
- Upper Sash Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Stool
- Apron

PHOTO #W8

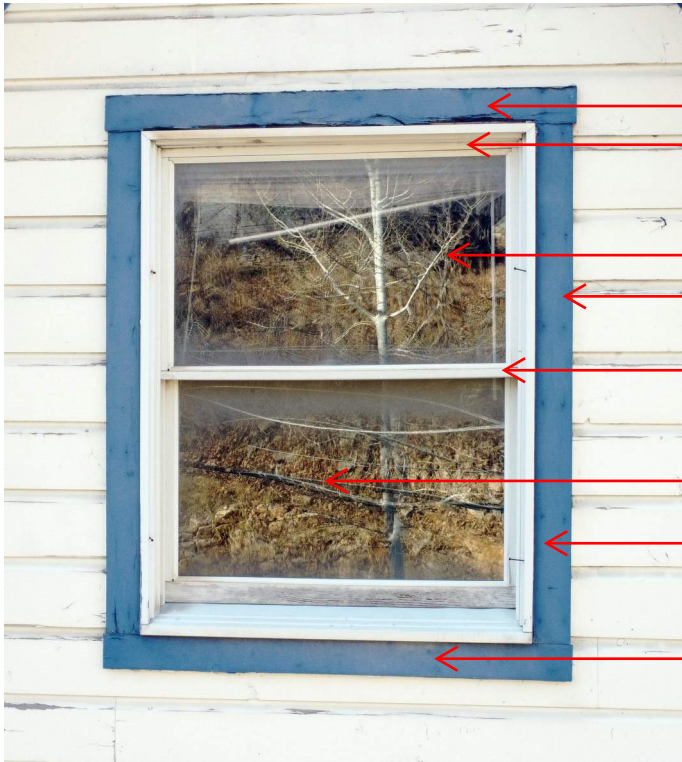


- Head
- Upper Rail
- Jamb
- Single Pane Glazing Missing
- Storm Window Cover
- Lower Rail
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W9



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

PHOTO #W10

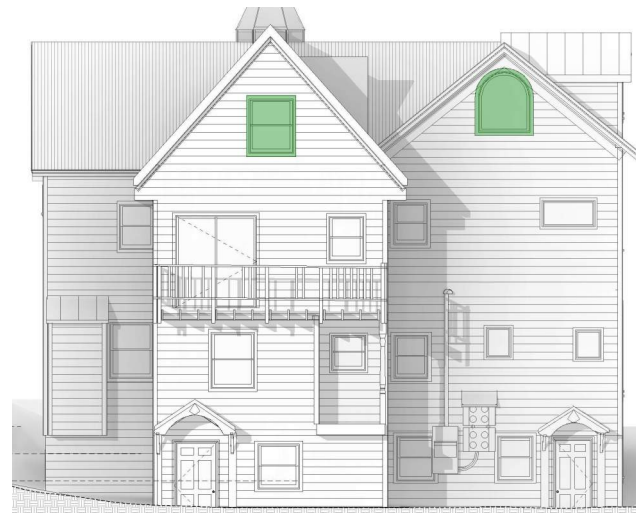


- Curved Head
- Upper Rail

Jamb

Stile

Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W11

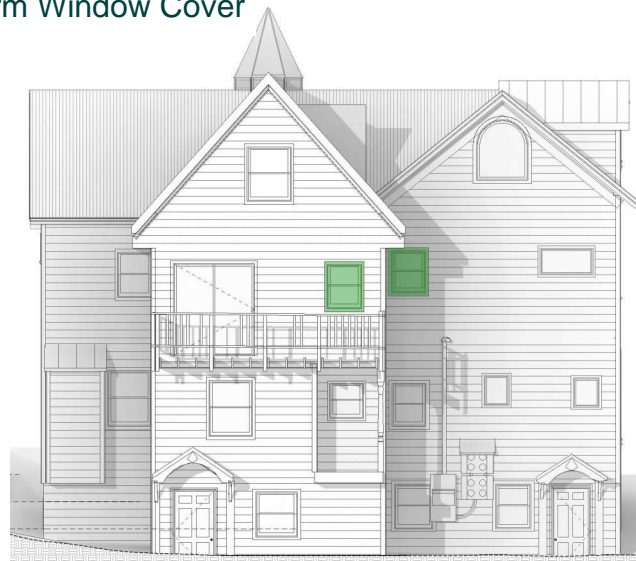


- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Sill
- Apron

PHOTO #W12

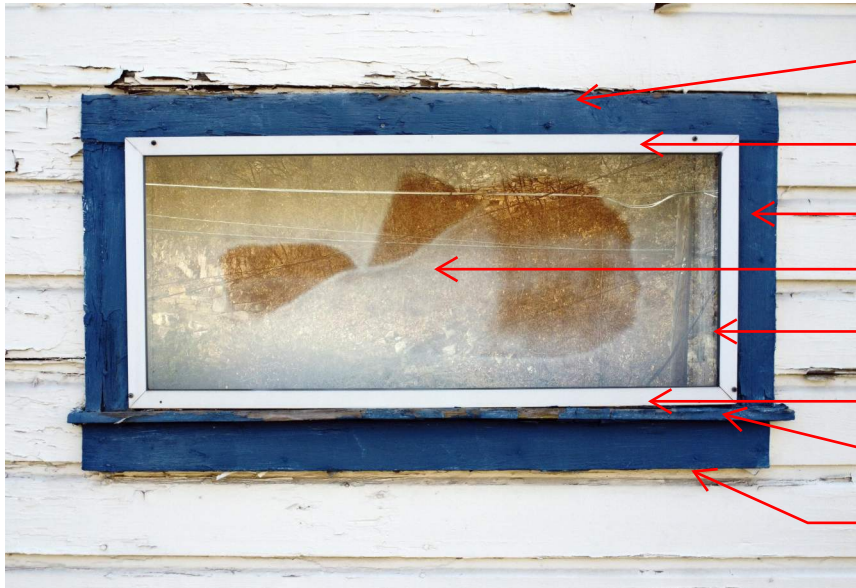


- Head
- Upper Rail
- Upper Sash
- Jamb
- Lower Rail
- Lower Sash
- Storm Window Cover
- Sill
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W13

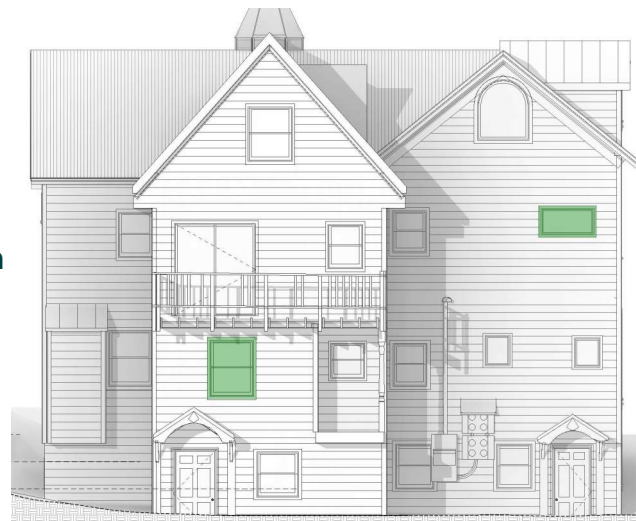


- Head
- Upper Rail
- Jamb
- Single Pane
- Storm Window Cover
- Lower Rail
- Stool
- Apron

PHOTO #W14



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



PHYSICAL CONDITIONS REPORT

PHOTO #W15

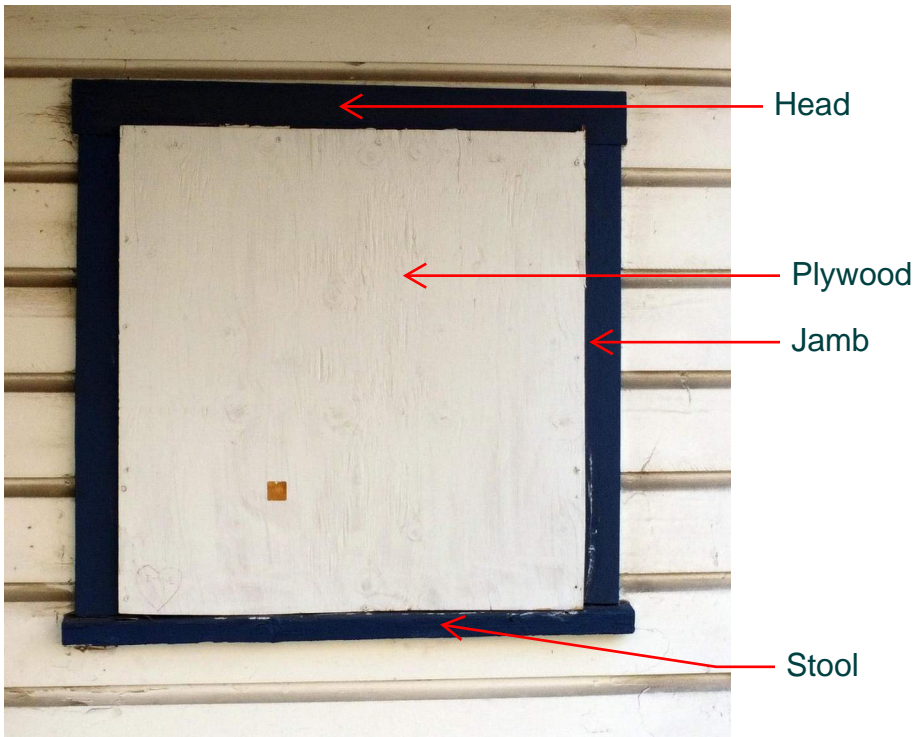
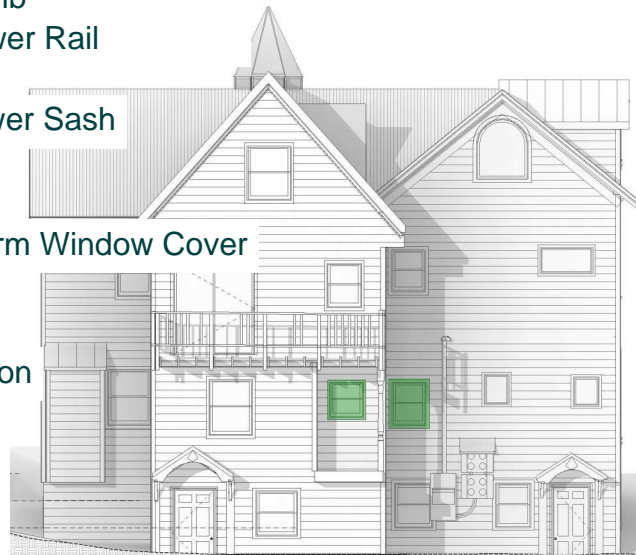
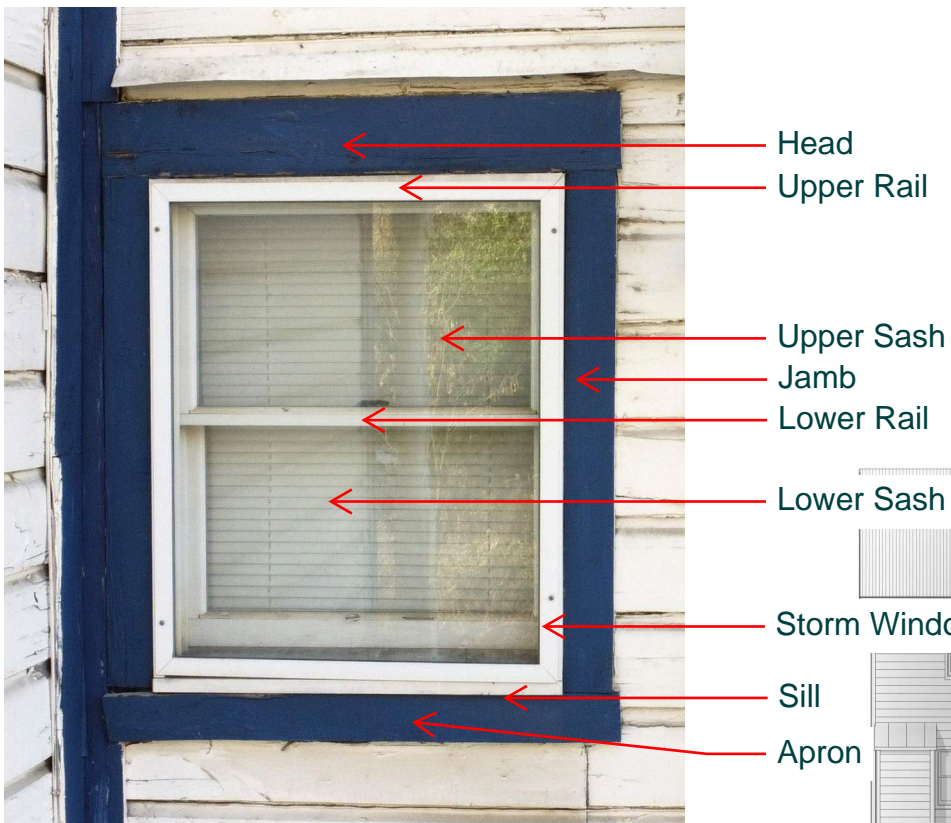


PHOTO #W16



PHYSICAL CONDITIONS REPORT

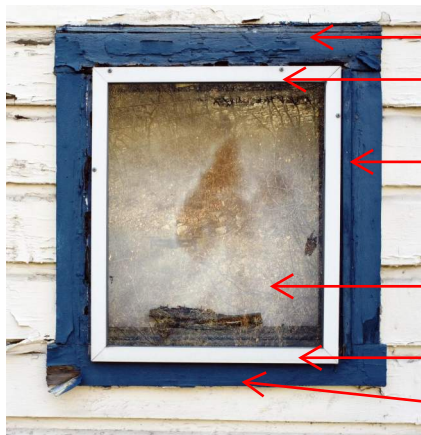
PHOTO #W17, W17a



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



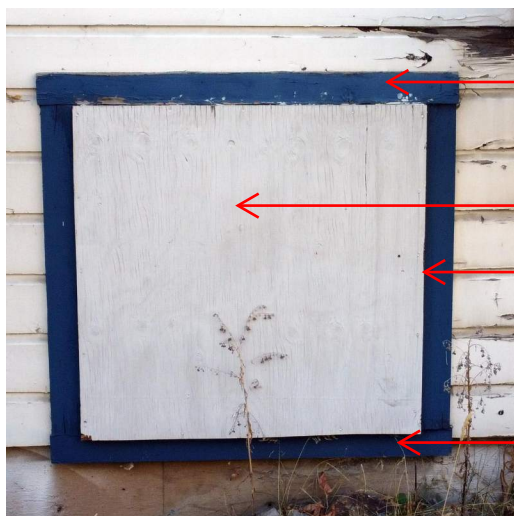
PHOTO #W18, 18a



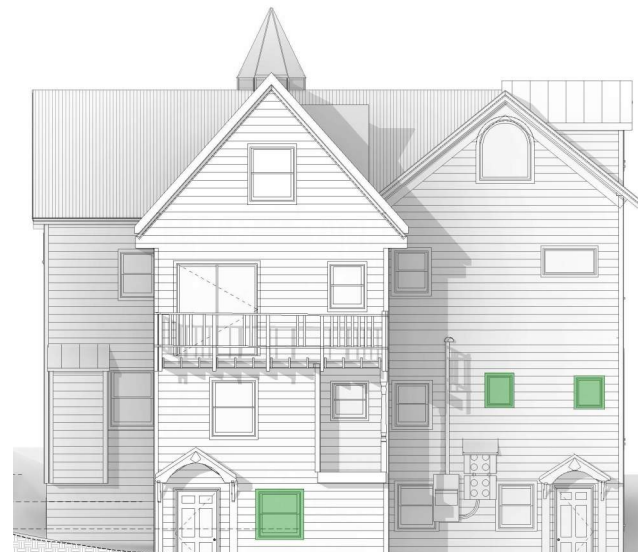
- Head
- Upper Rail
- Jamb
- Storm Window Cover
- Sill
- Apron



PHOTO #W19



- Head
- Plywood
- Jamb
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W20



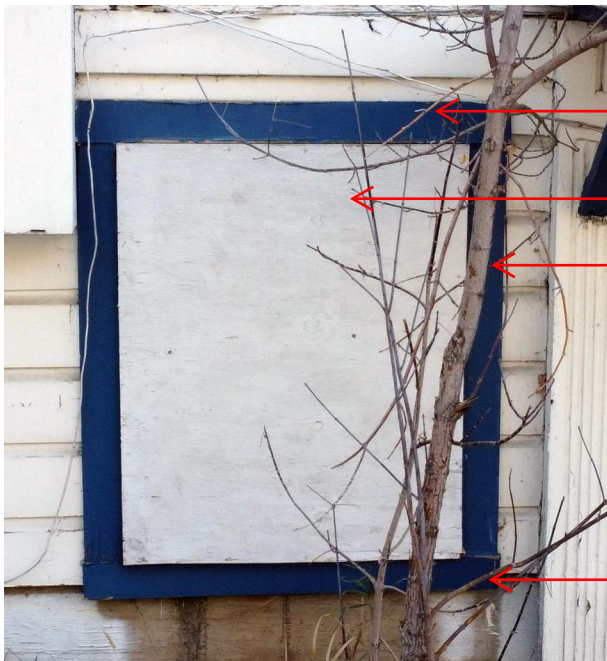
Head

Plywood

Jamb

Apron

PHOTO #W21

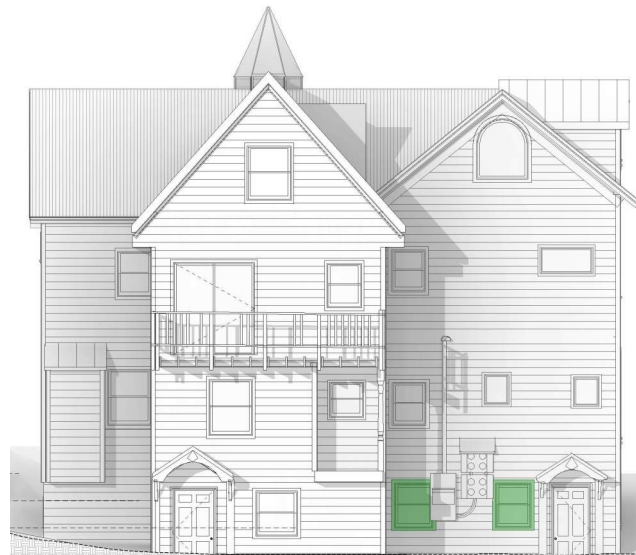


Head

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

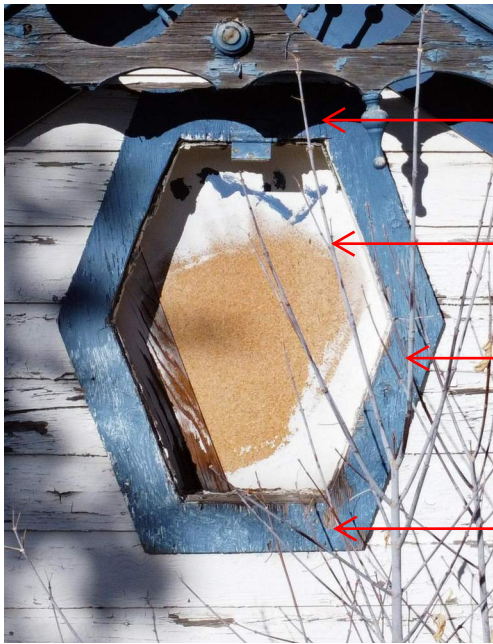


- Head
- Upper Rail
- Upper Sash Jamb
- Lower Rail
- Storm Window Cover (Broken)
- Lower Sash
- Sill
- Apron



PHYSICAL CONDITIONS REPORT

PHOTO #W24



Head

Plywood Inside

Jamb

Apron

PHOTO #25, 25a



Head

Upper Rail

Jamb

Storm Window Cover

Sill

Apron

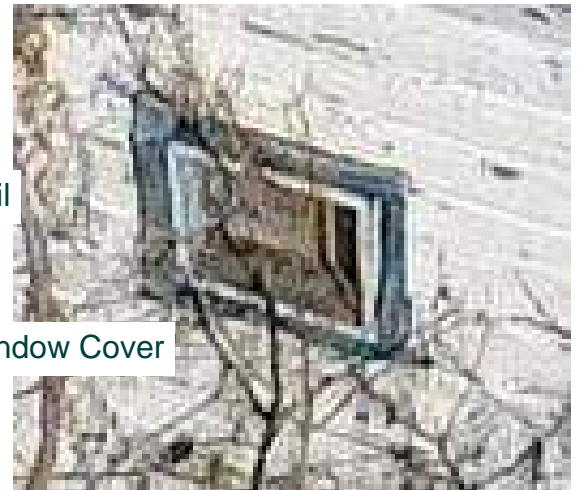
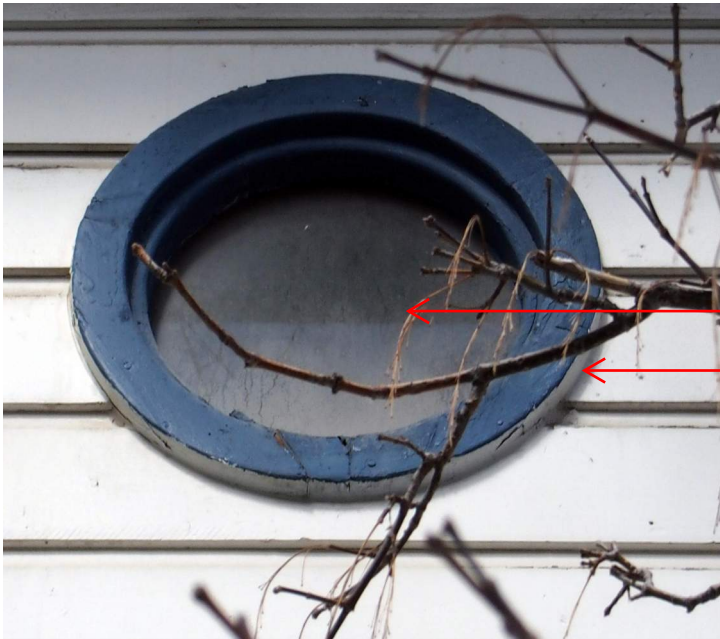


PHOTO #26



PHYSICAL CONDITIONS REPORT

PHOTO #W27



Single Pane Glass (Broken)

Jamb

PHOTO #W28 - Update if possible



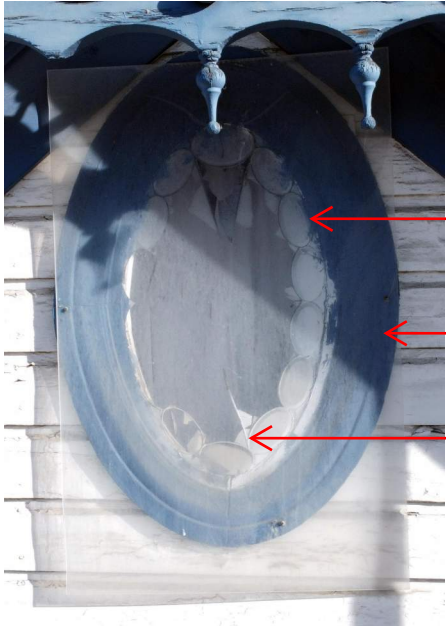
Single Pane Glass (Broken)

Jamb



PHYSICAL CONDITIONS REPORT

PHOTO #W29



Polycarbonate cover

Jamb

Broken Stained Glass

PHOTO #W30



Decorative Peaked Cap Pediment

Head

Upper Rail

Upper Sash

Jamb

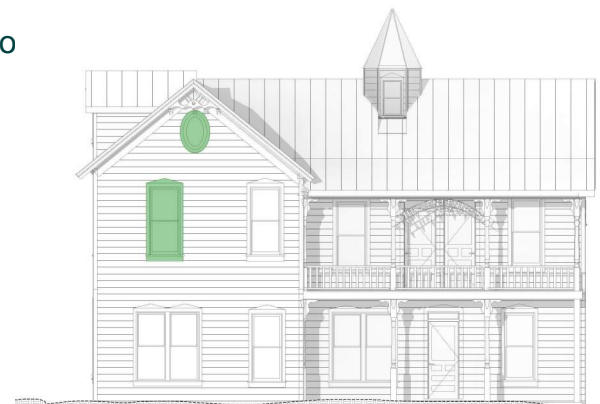
Lower Rail

Lower Sash

Storm Window Co

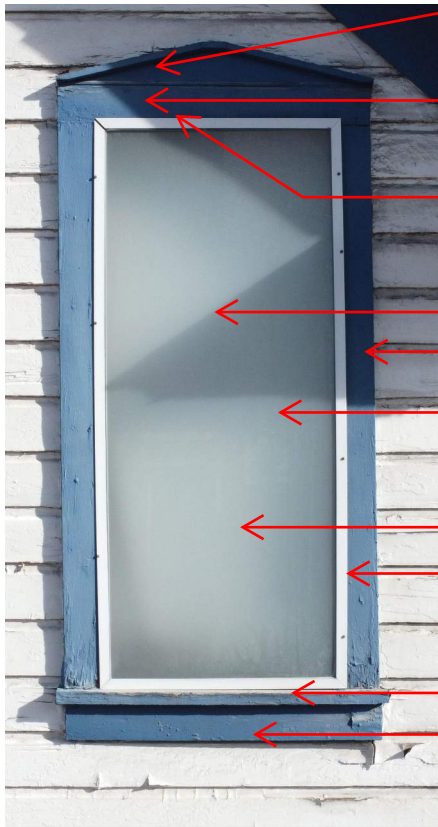
Stool

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

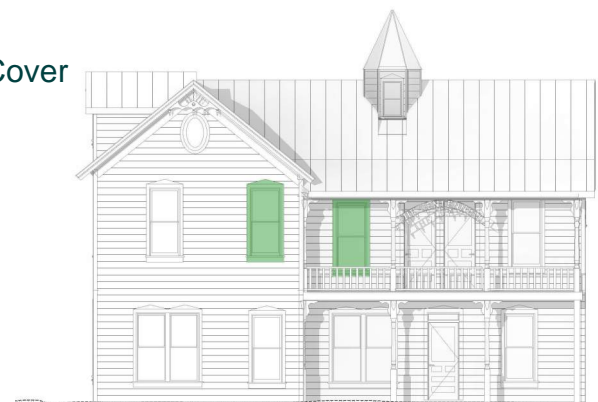
Lower Rail

Lower Sash

Storm Window Cover

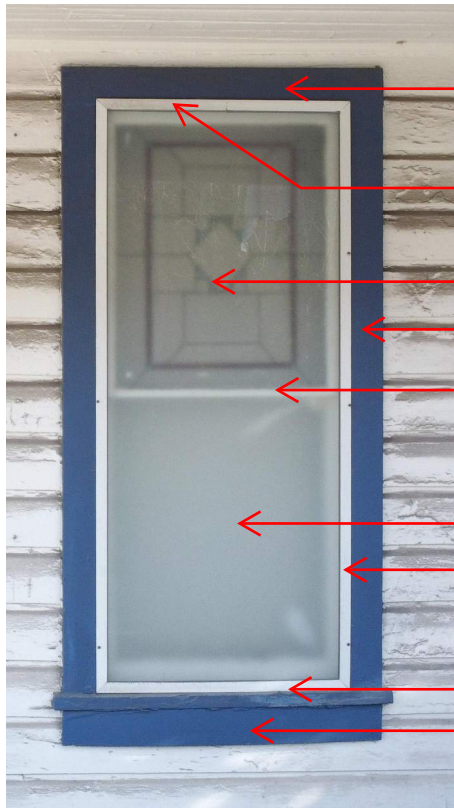
Stool

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

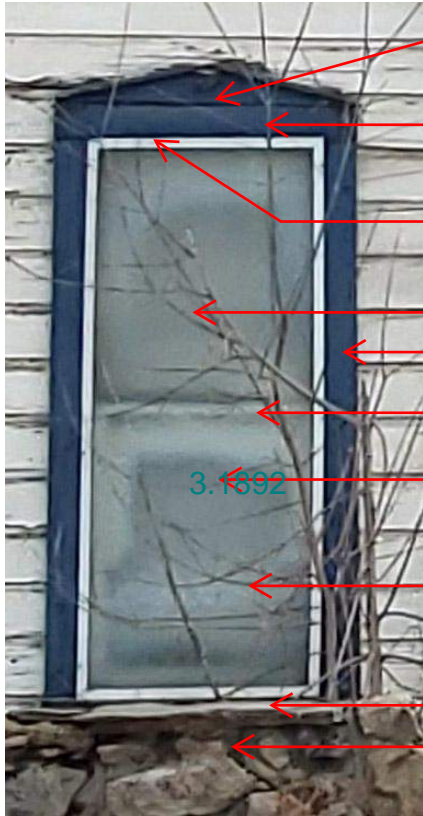
Stool

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

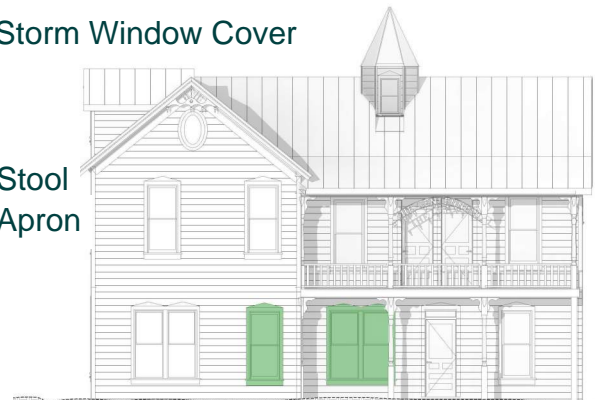
Upper Sash
Jamb

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

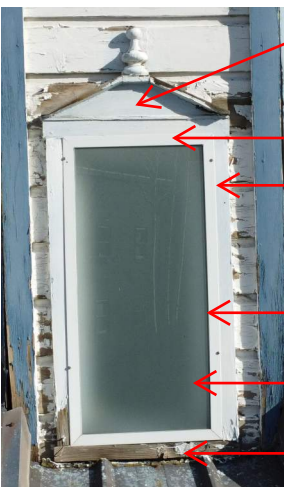
Lower Sash

Storm Window Cover

Stool

Apron

PHOTO #W38



Decorative Peaked Cap Pediment

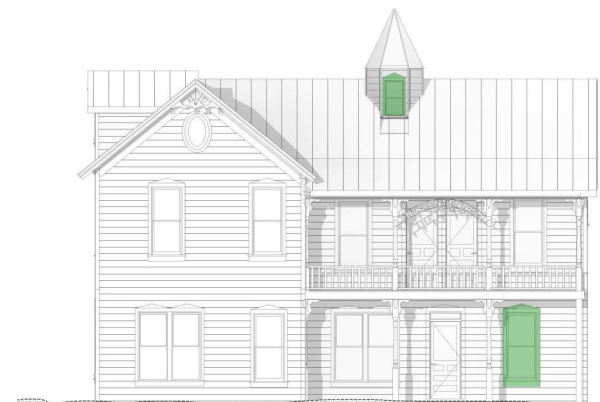
Head

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

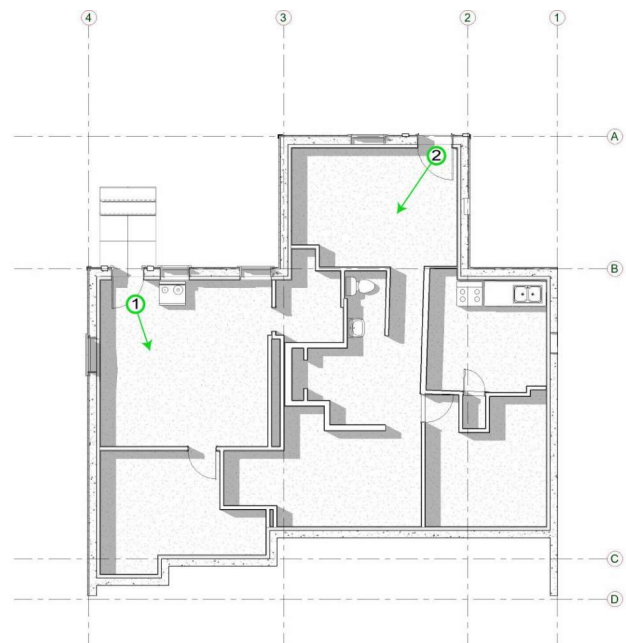
Photo Numbers: 0-1 & 0-2 Illustration Numbers: _____

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

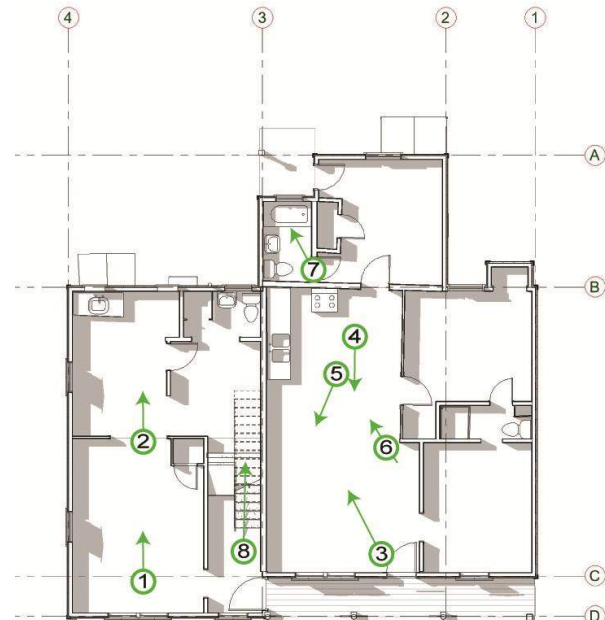
PHOTO #1-1



PHOTO #1-2



PHOTO #1-3



PHYSICAL CONDITIONS REPORT

PHOTO #1-4



PHOTO #1-5



PHOTO #1-6

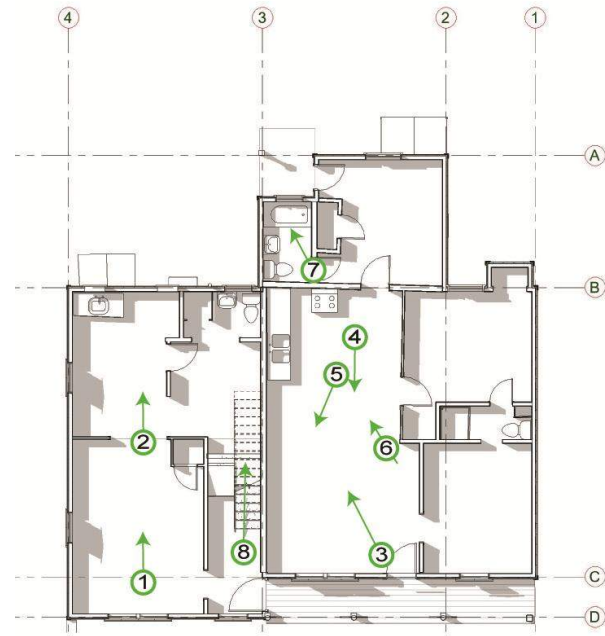


PHYSICAL CONDITIONS REPORT

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

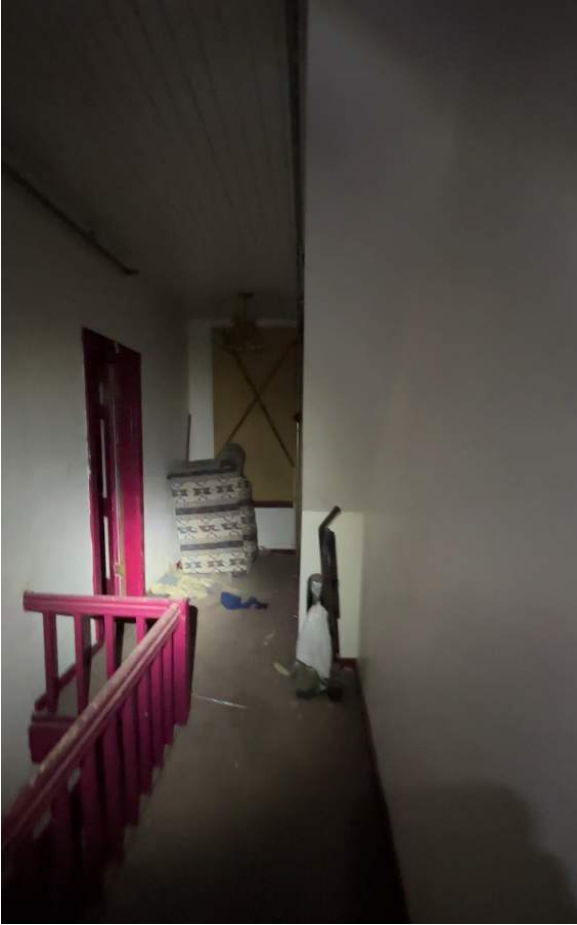
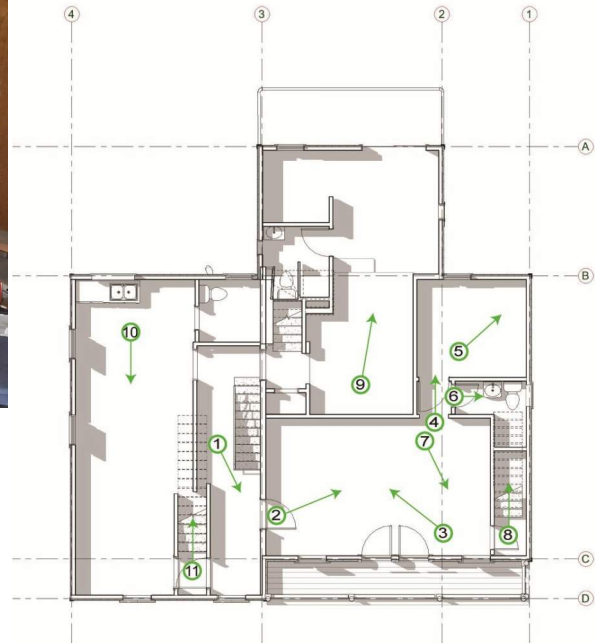


PHOTO #2-2



PHOTO #2-3



PHYSICAL CONDITIONS REPORT

PHOTO #2-4



PHOTO #2-6

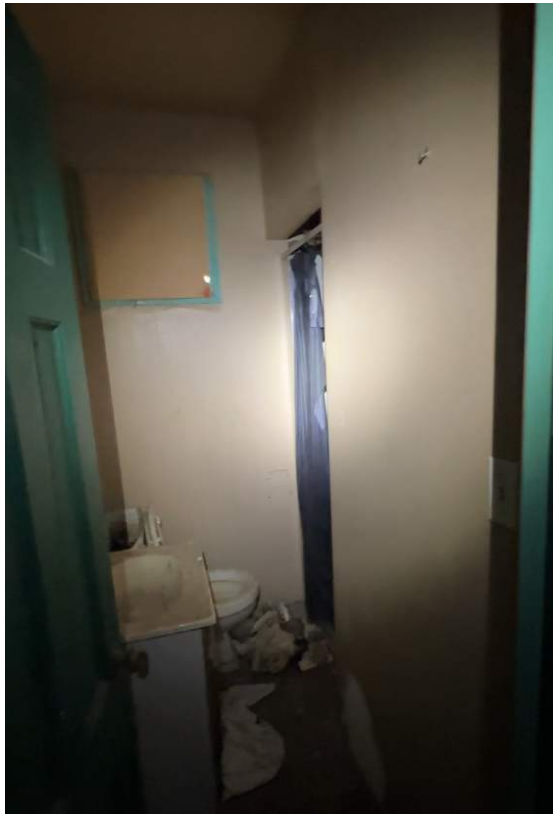
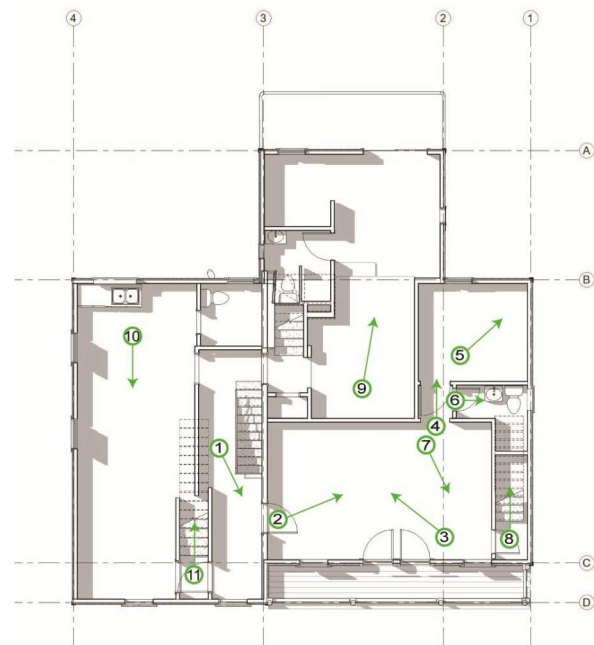


PHOTO #2-5

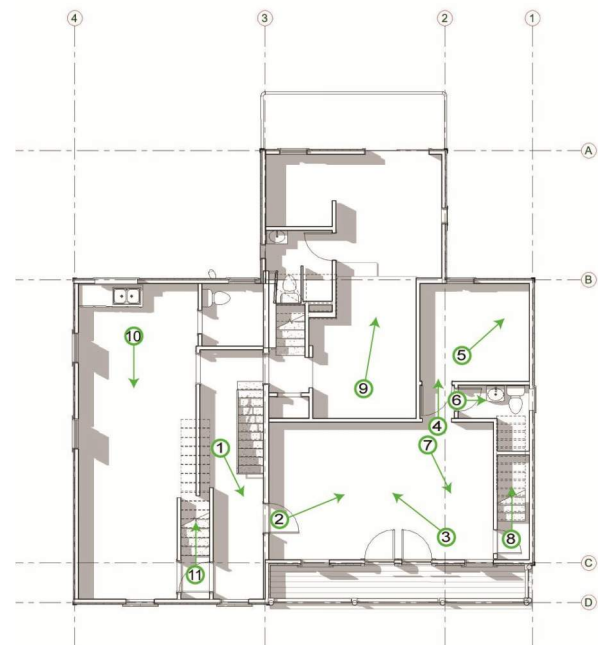


PHYSICAL CONDITIONS REPORT

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

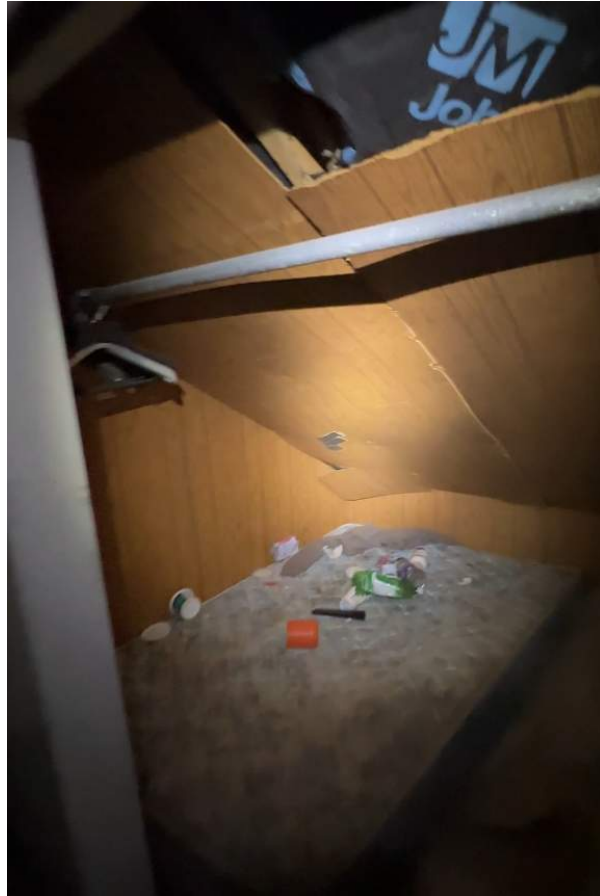


PHOTO #3-3



PHYSICAL CONDITIONS REPORT

PHOTO #3-4



PHOTO #3-5



PHOTO #3-6



PHYSICAL CONDITIONS REPORT

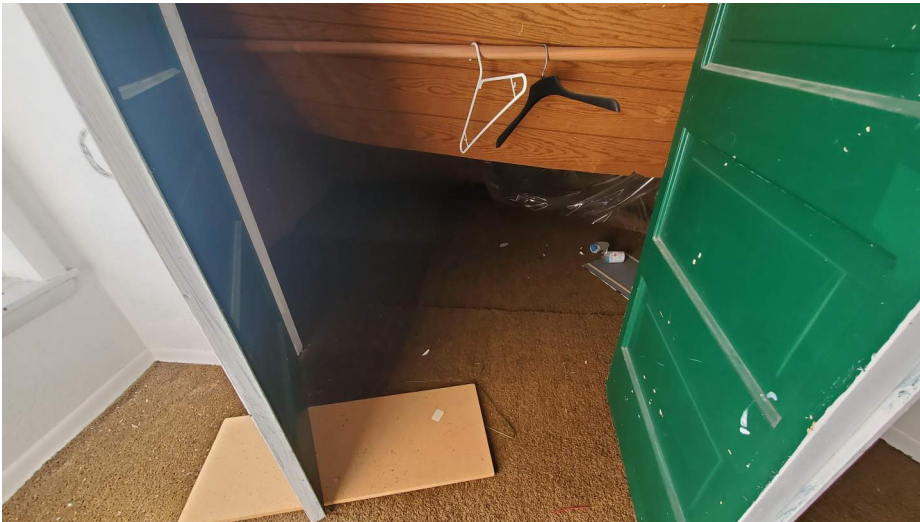
PHOTO #3-7



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

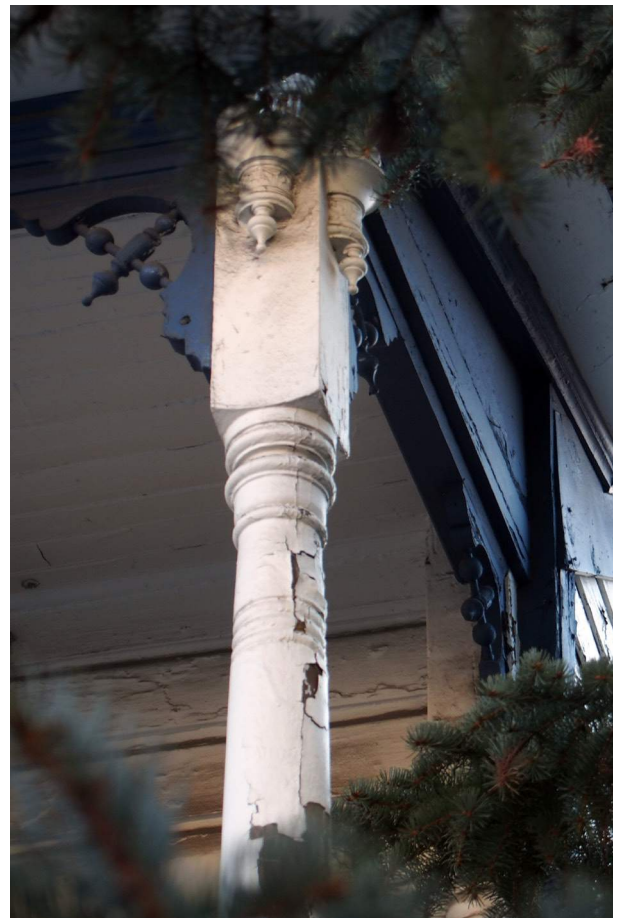
PHYSICAL CONDITIONS REPORT



Upper Front Deck post



Upper Front Deck corner post

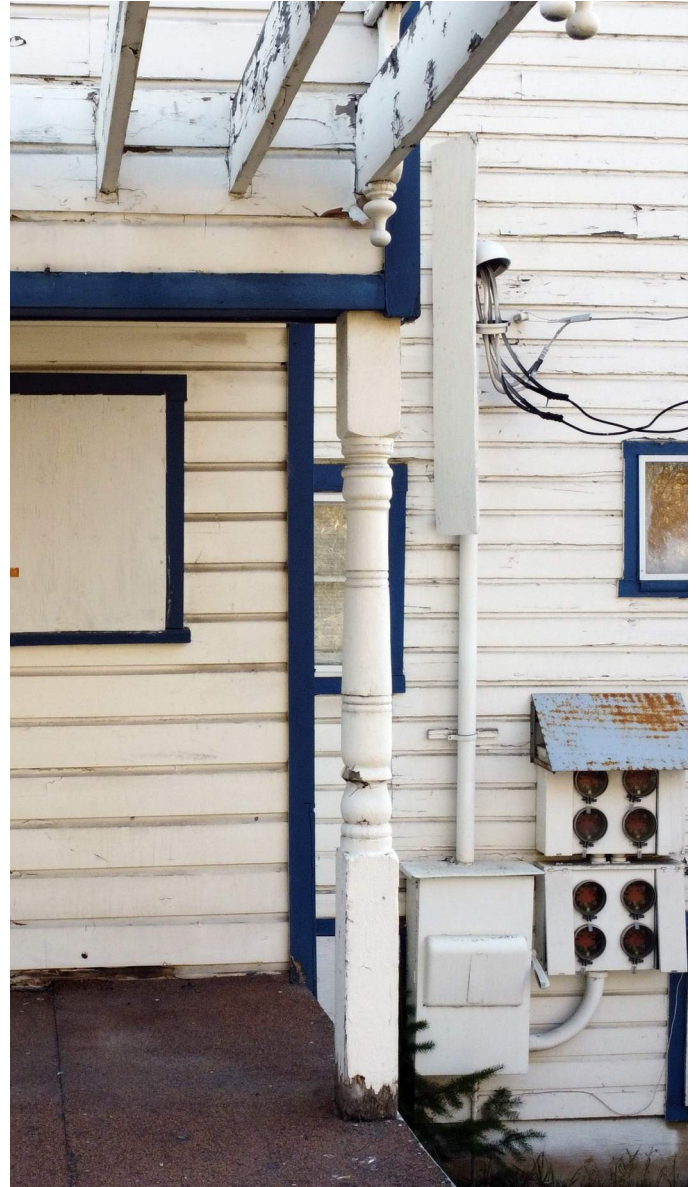


Upper Front Deck corner post

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.

If S

g

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 online at www.parkcity.org. Updated 10/2014.

Element/Feature: Gabled decorative elements and Centennial Moniker

This involves: Preservation Restoration
 Reconstruction Rehabilitation

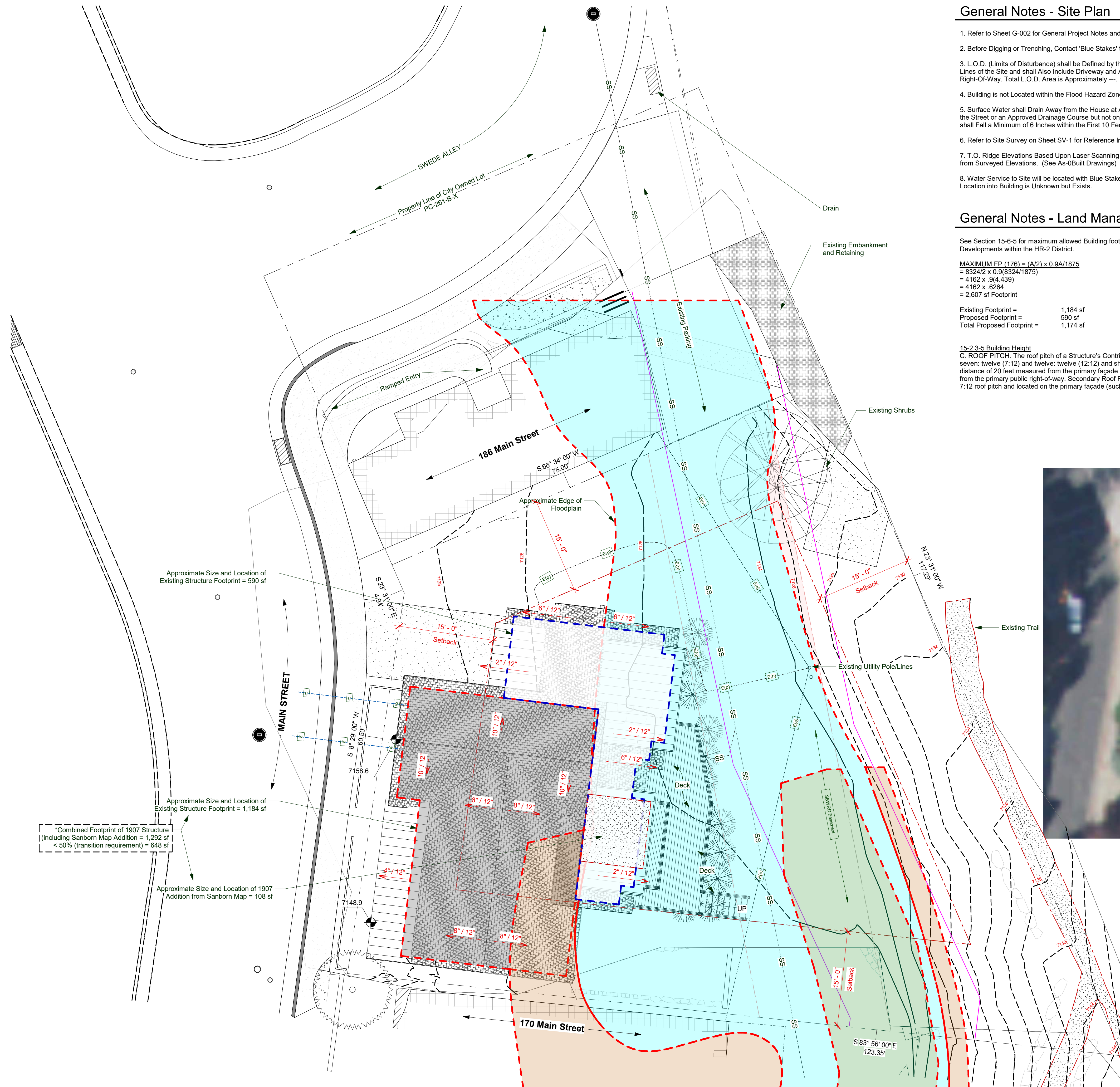
Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

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 these elements will be removed, assessed for integrity and repaired or replaced as necessary. They 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:



*Combined Footprint of 1907 Structure
 (including Sanborn Map Addition = 1,292 sf
 < 50% (transition requirement) = 648 sf

Approximate Size and Location of
 Existing Structure Footprint = 590 sf

Approximate Size and Location of
 Existing Structure Footprint = 1,184 sf

Approximate Size and Location of
 Addition from Sanborn Map = 106 sf

General Notes - Site Plan

1. Refer to Sheet G-002 for General Project Notes and Sheet G-003 for Architectural Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately ---.
4. Building is not Located within the Flood Hazard Zone as Defined by FEMA.
5. Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3
6. Refer to Site Survey on Sheet SV-1 for Reference Information.
7. T.O. Ridge Elevations Based Upon Laser Scanning Services and are Slightly Different from Surveyed Elevations. (See As-Built Drawings)
8. Water Service to Site will be located with Blue Stakes in Future Drawings, Existing Location into Building is Unknown but Exists.

General Notes - Land Management Code

See Section 15-6-5 for maximum allowed Building footprint for Master Planned Developments within the HR-2 District.

$$\begin{aligned} \text{MAXIMUM FP (176)} &= (A/2) \times 0.9A/1875 \\ &= 63242 \times 0.9(6324/1875) \\ &= 4162 \times 394.4339 \\ &= 4162 \times 6264 \\ &= 2,607 \text{ sf Footprint} \end{aligned}$$

Existing Footprint = 1,184 sf
 Proposed Footprint = 590 sf
 Total Proposed Footprint = 1,174 sf

15-2.3-5 Building Height
 C. ROOF PITCH. The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).

Notes

1. Located HR-2 Zoning District
2. Refer to Area Plan Sheet HD-02 for Additional Building Square Footage Analysis.

Legal Description

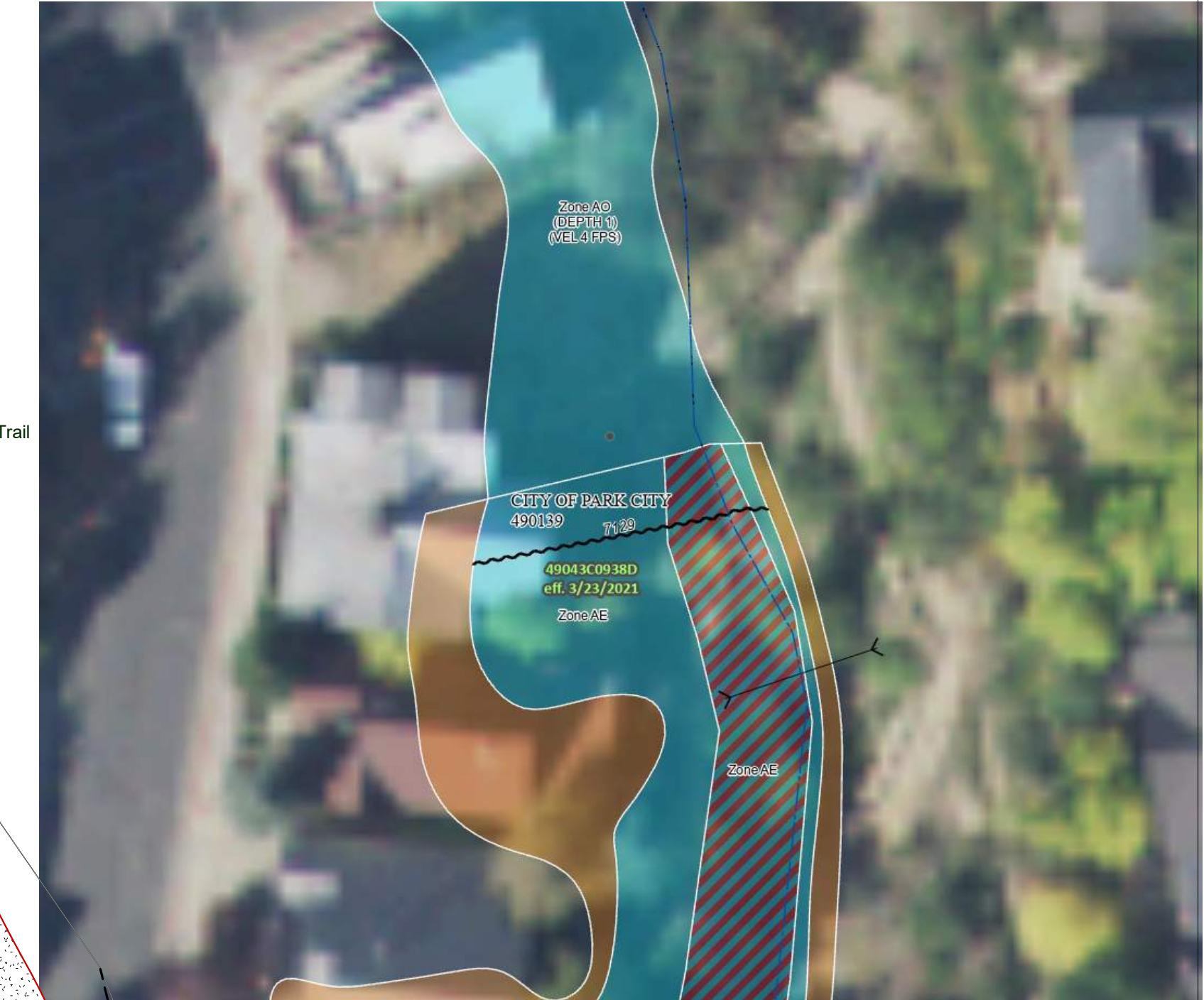
Parcel PC-262-A

Datum Reference

Architectural Elevation 100' - 0" = USGS 7130.5
 Survey Dated 2024

Legends

- Trail Easement
 - Sewer Easement
 - Flume Easement
 - Historic Footprint
 - Proposed Footprint
 - Existing Contour Line
 - New Contour Line
 - Water Line (approximate location)
 - Sanitary Sewer Line
 - Gas Line
 - Electric Line (overhead)
 - (e) Existing
 - (p) Proposed - Underground
- Cable/ Teledata
- Zone Type
- 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard



FEMA FLOOD MAP

1 Site Plan Proposed
 1/8" = 1'-0"

DRIFT STUDIO
 1775 PROSPECTOR AVE SUITE 300 #6
 PARK CITY, UT 84060

Centennial House
 HDDR APPLICATION
 1775 Main Street
 Park City UT 84060

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO ANY PERSON AND/OR INSTITUTION AS STRICTLY LIMITED BY THE TERMS OF THE ORIGINAL CONTRACT AND/OR AGREEMENT TO THESE PLANS. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF DRIFT STUDIO IS PROHIBITED.

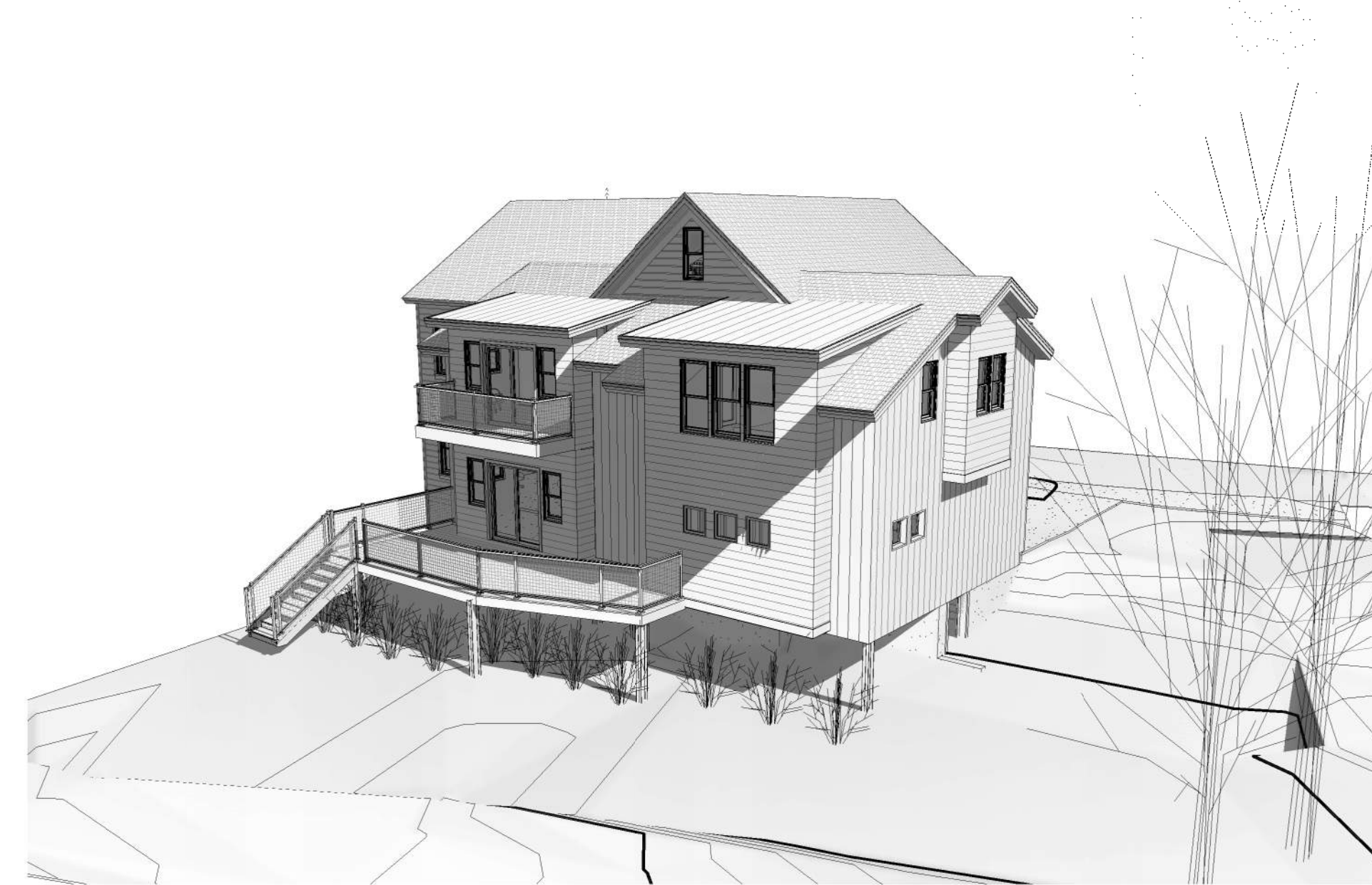
REVISIONS

2025.05.25 : Issue Date

07-S1
 ARCHITECTURAL SITE PLAN



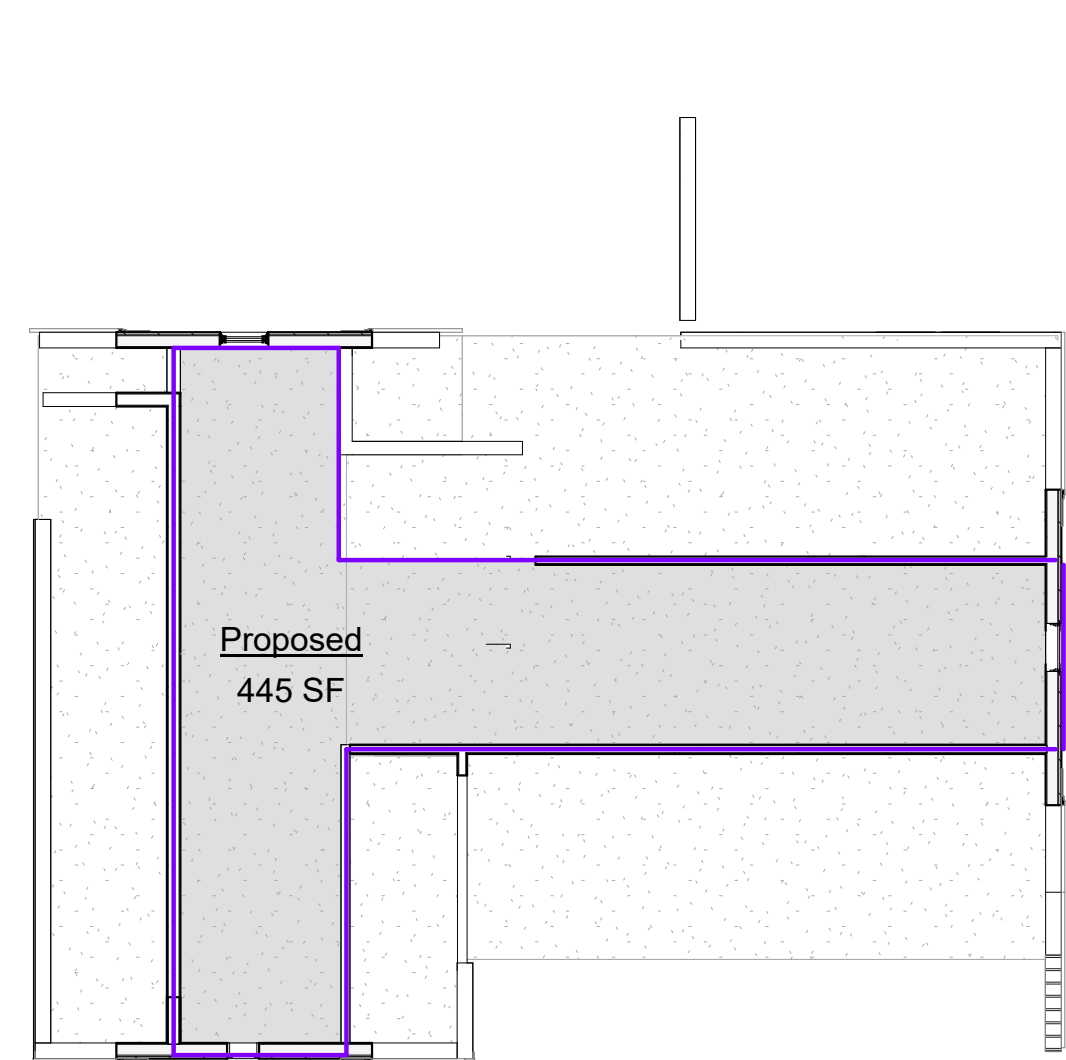
6 NewView1



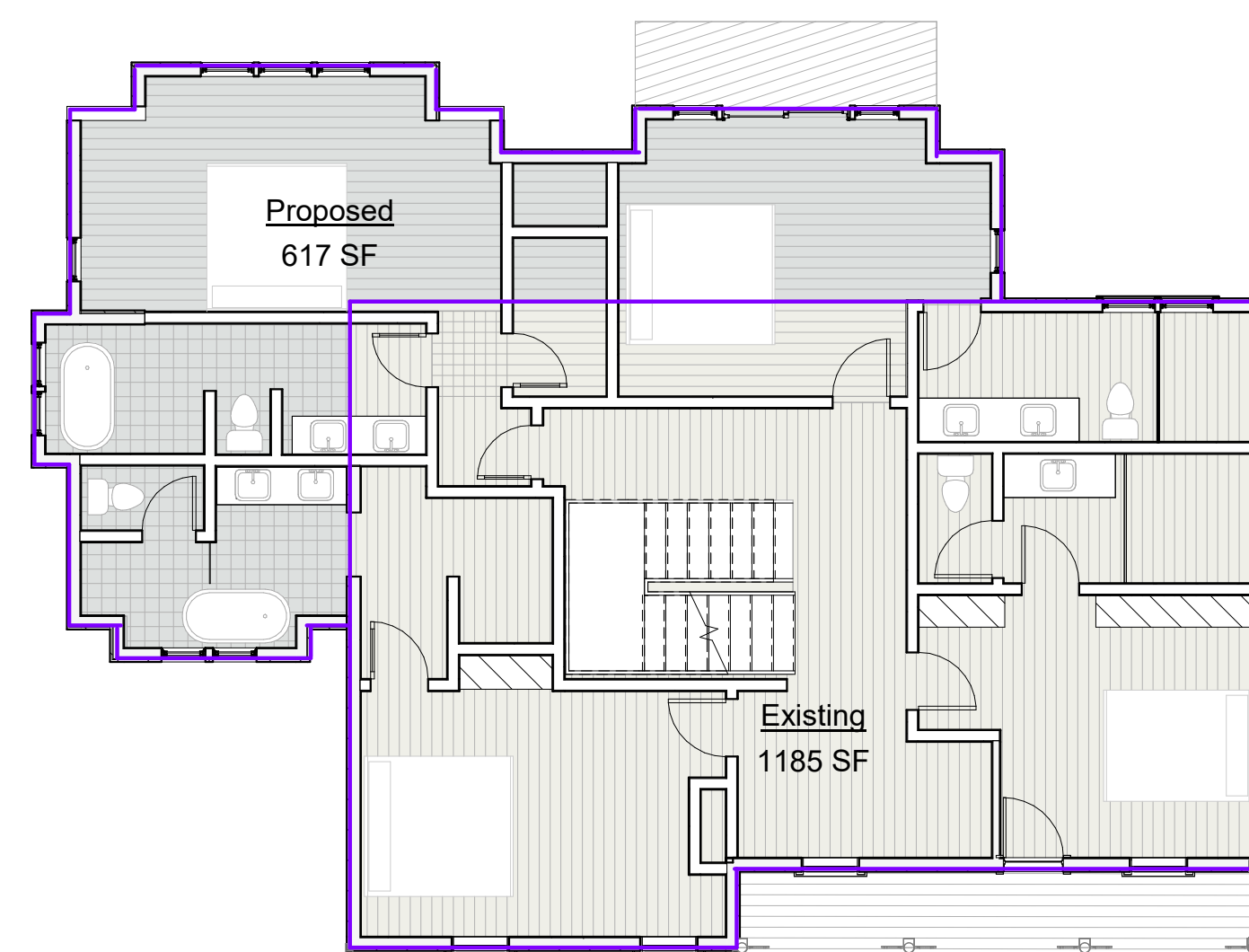
5 NewView2



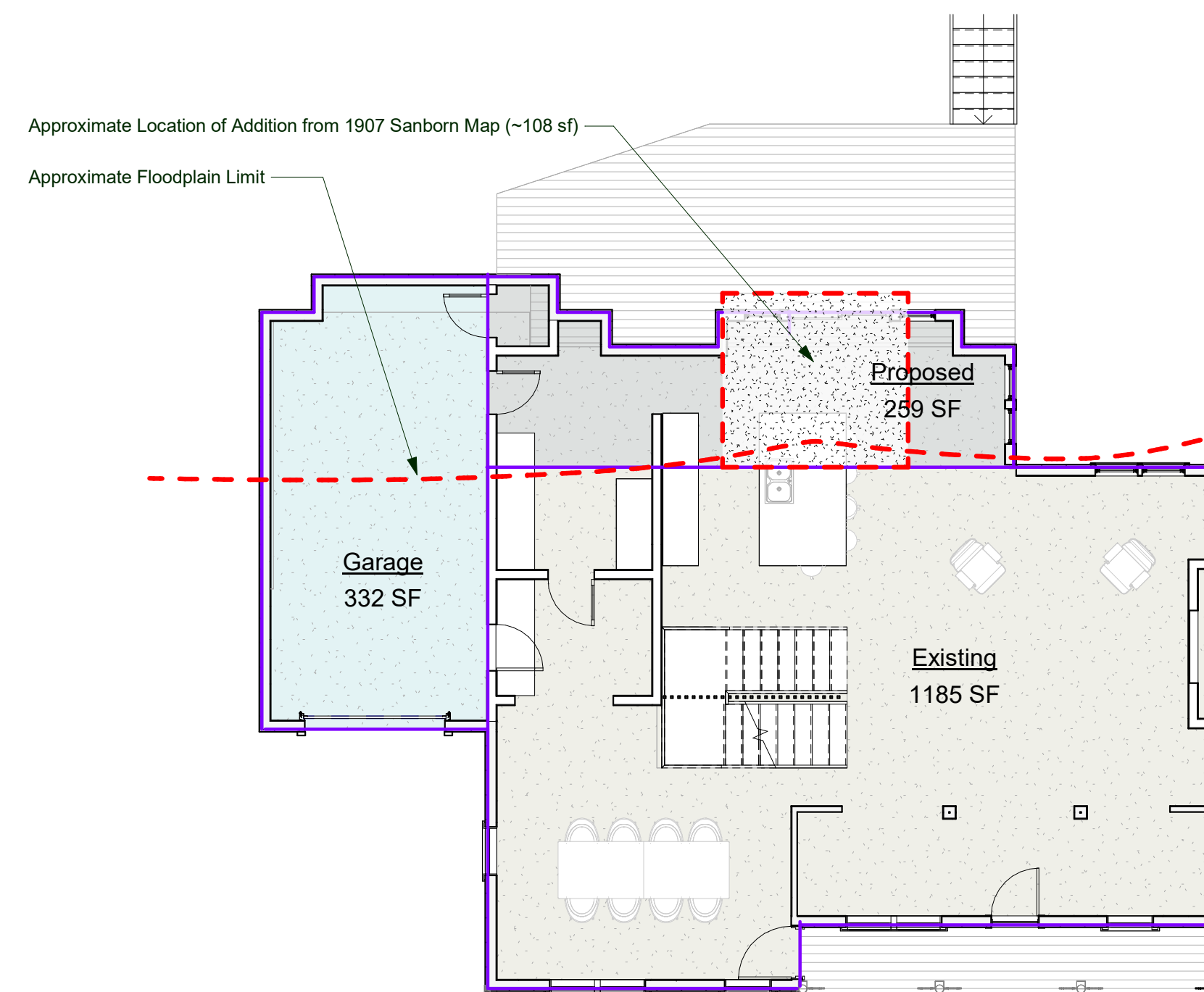
4 NewView3



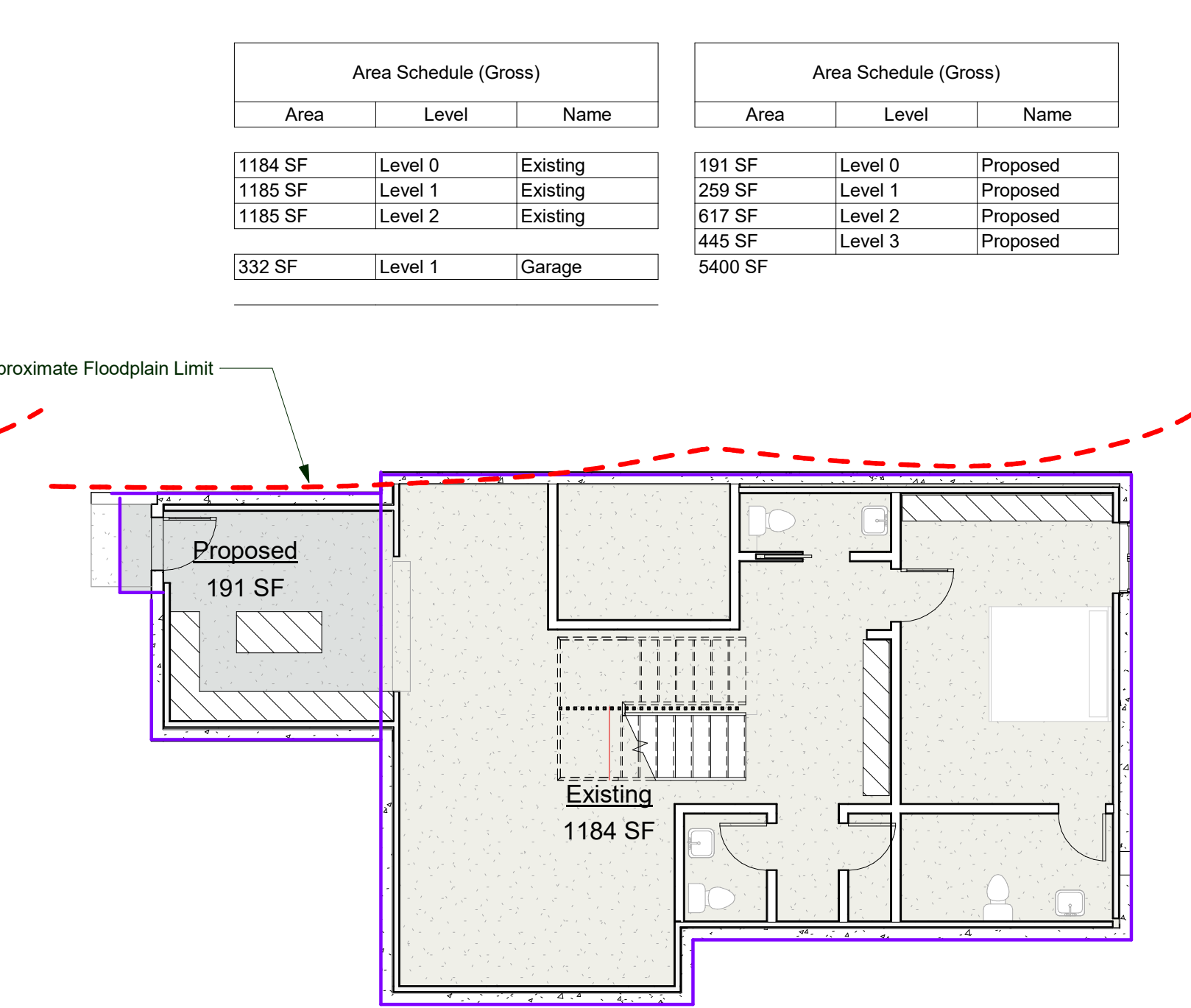
3 Level 3 - Gross Proposed Area
1/8" = 1'-0"



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

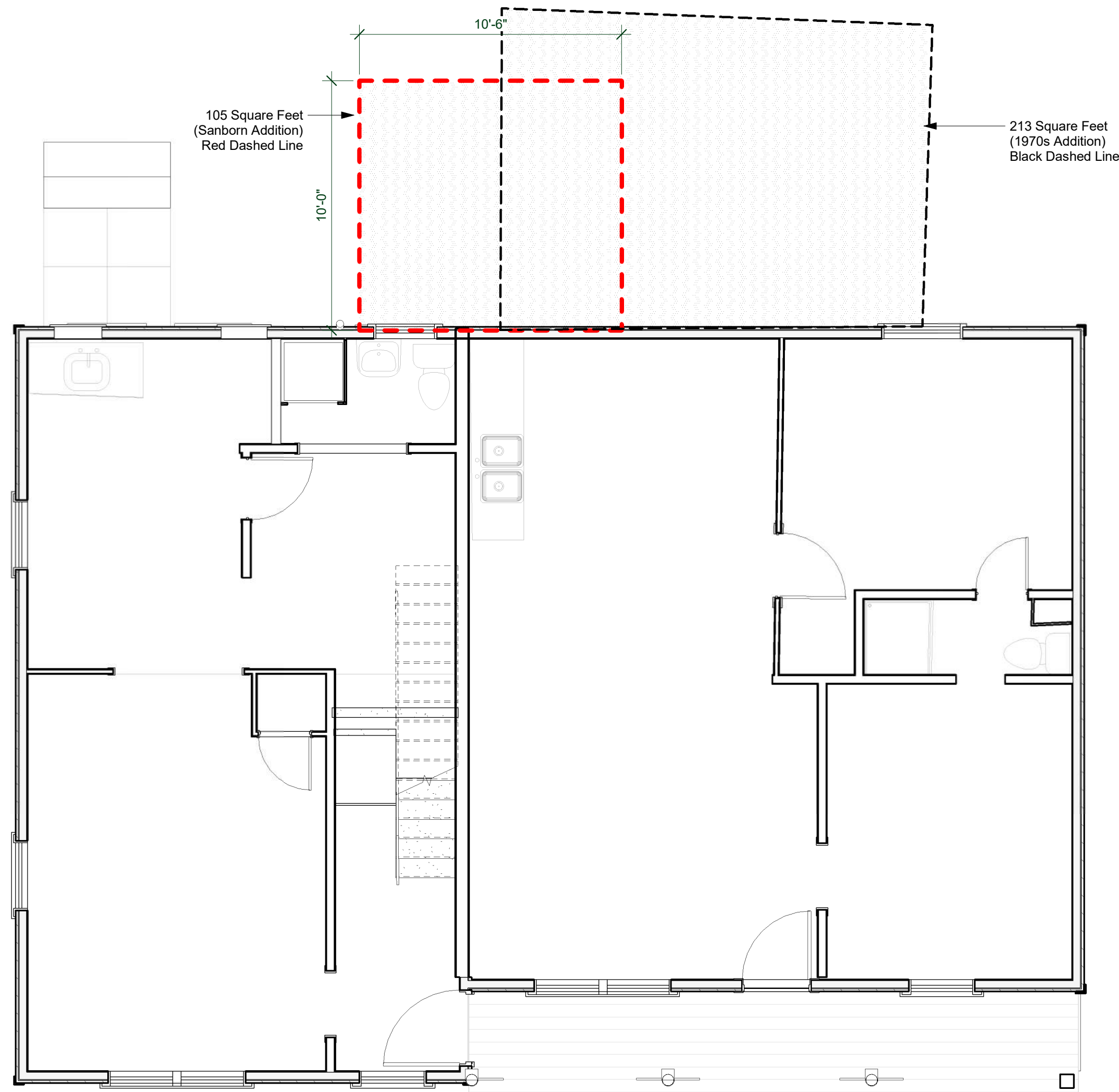


1 Level 1 - Gross Proposed Area
1/8" = 1'-0"

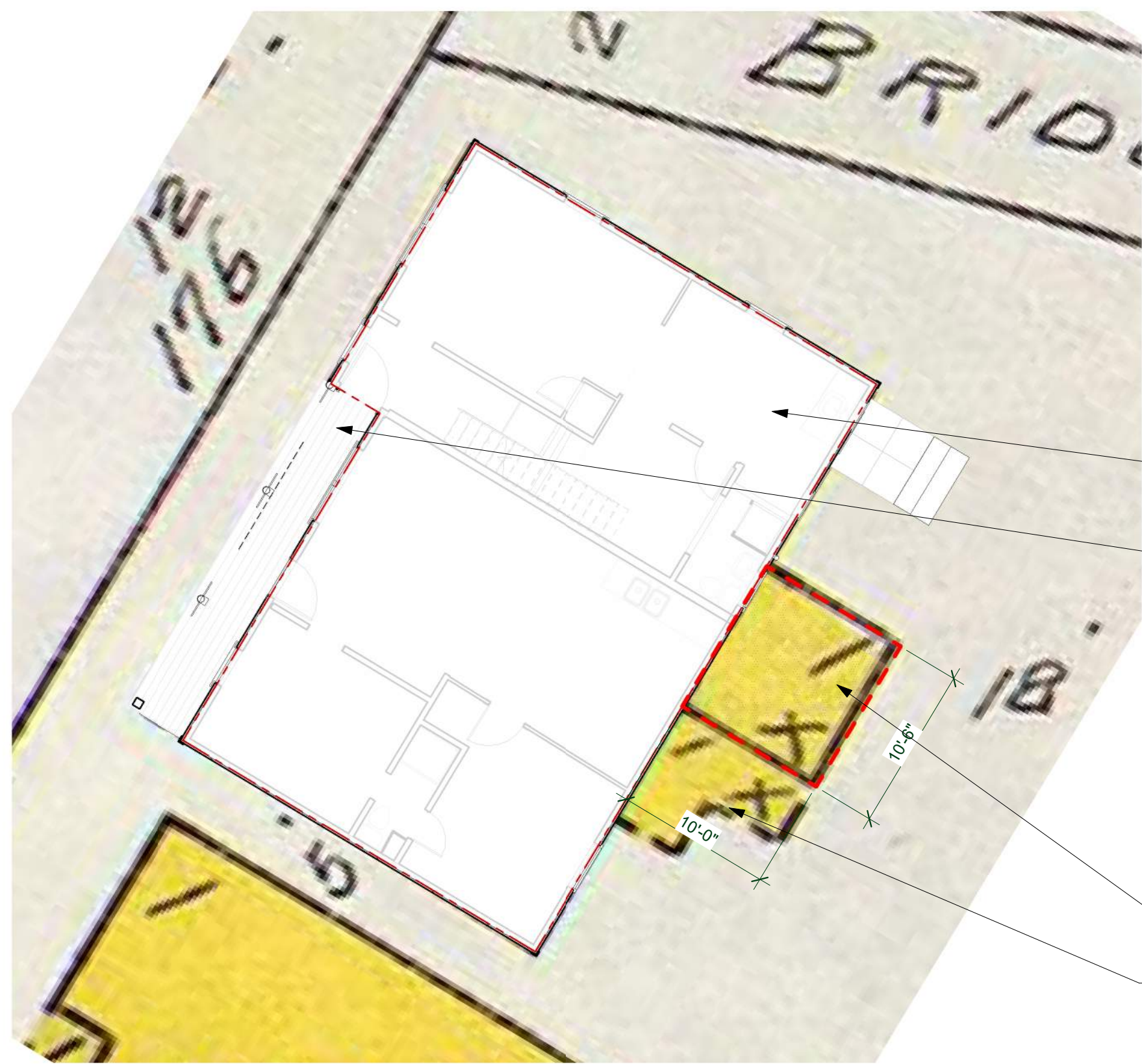


0 Level 0 - Gross Proposed Area
1/8" = 1'-0"

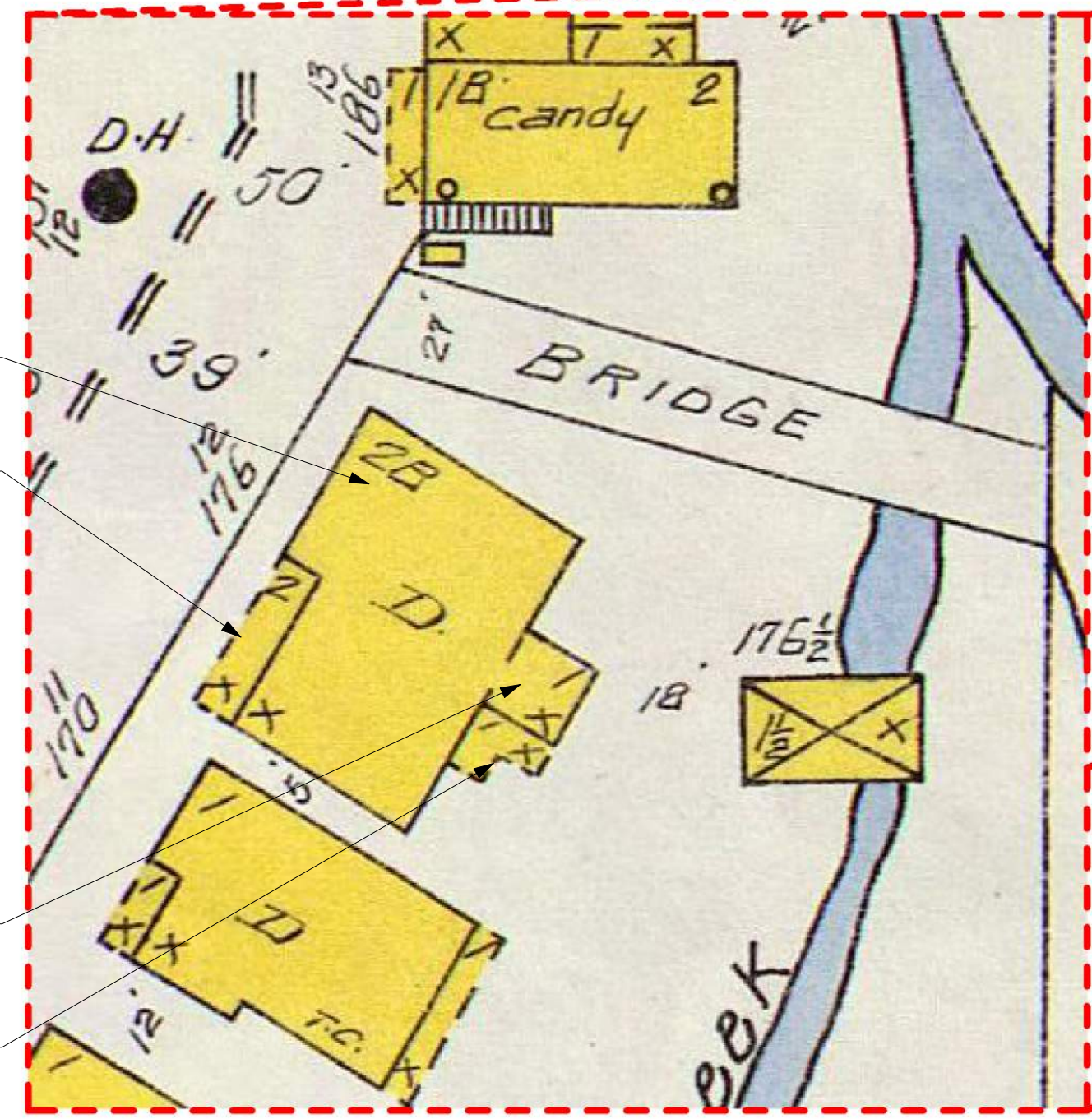
Area Schedule (Gross)			Area Schedule (Gross)		
Area	Level	Name	Area	Level	Name
1184 SF	Level 0	Existing	191 SF	Level 0	Proposed
1185 SF	Level 1	Existing	259 SF	Level 1	Proposed
1185 SF	Level 2	Existing	617 SF	Level 2	Proposed
			445 SF	Level 3	Proposed
332 SF	Level 1	Garage	5400 SF		



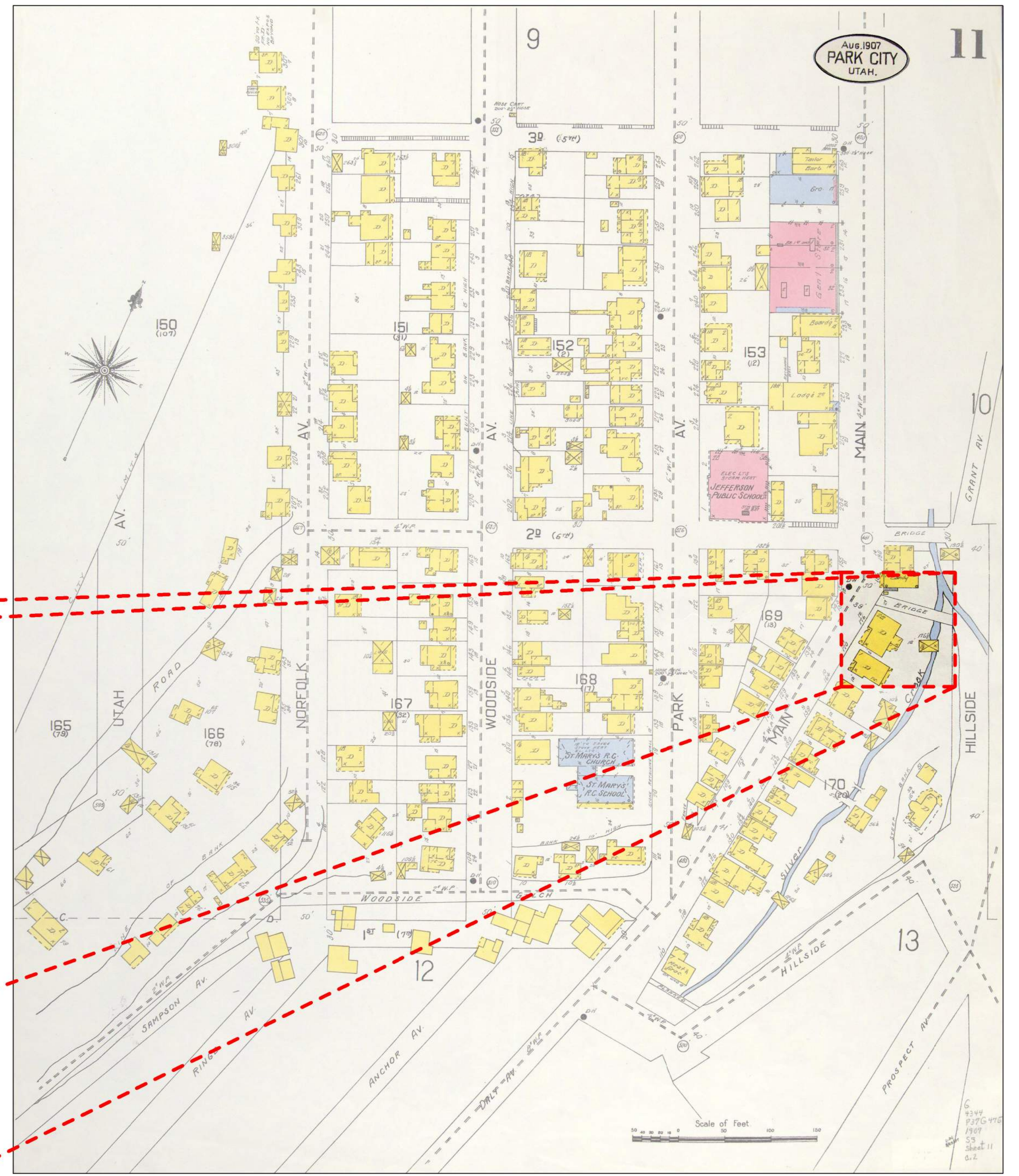
4 Level 1 Area Comparison
1/4" = 1'-0"



1 Level 1 1907 Overlay
1/8" = 1'-0"



2 Sanborn 1907 Enlarged
1/4" = 1'-0"



3 Sanborn 1907
1/4" = 1'-0"

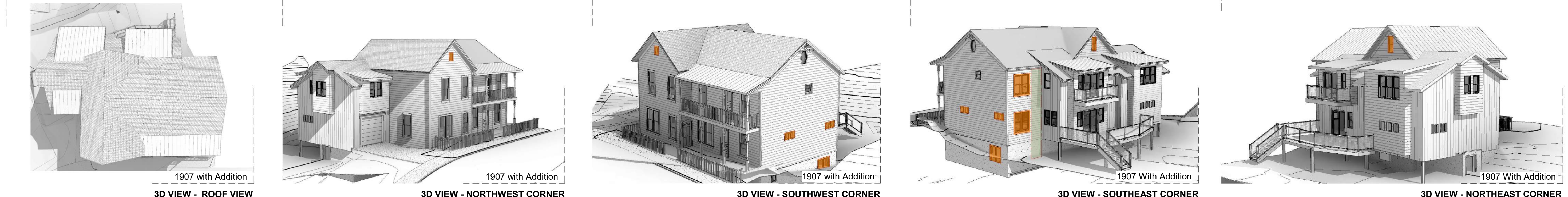
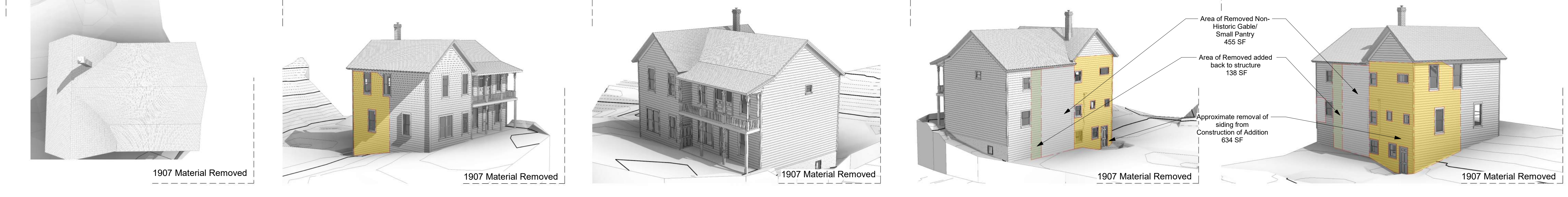
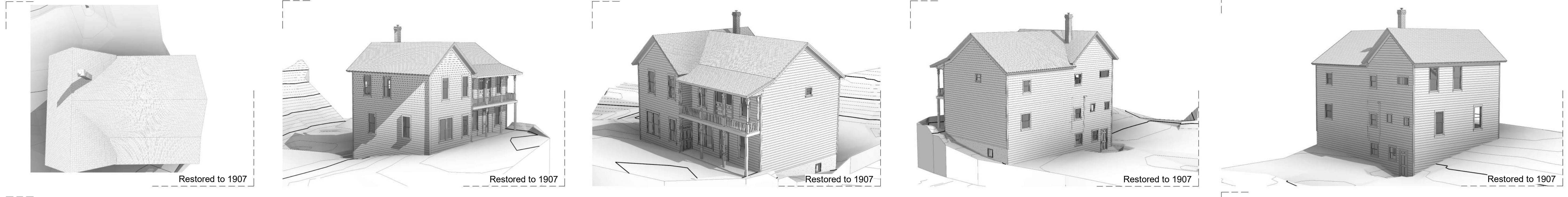
SANBORN MAP LEGEND

- D - Dwelling - Residential - 2 or Less Families
- 2B - 2 Story Framed with Basement
- 2 - 2 Story
- 1 - 1 Story
- X - Wood Shingle Roof
- - Porch or Patio

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND LOCATION THEREOF AS EXPRESSLY LIMITED TO BY ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED. THE STATE OF UTAH, VISUAL REPLICATION OF THESE PLANS CONSTITUTE AN AGREEMENT TO THESE TERMS AND CONDITIONS.

REVISIONS

Late 1970's/ 80's Addition Removal	Salvaged Siding Diagram	Siding Calculation
■ Existing (1970s additions) to be Removed	■ Proposed wallprint of Addition to Historic Structure	Total Existing (Historic) Siding 2025 - 2,261 SF
■ Existing to Remain / Salvage	■ 1970s wallprint affecting 1907 Historic Structure	Total Siding Removed & Salvaged - 634 SF
■ Existing Questionable	■ Area of Infill available when removing 1970s addition	Total Siding Returned to Service - 138 SF
■ Fenestration added to Existing Structure		Total Salvaged Siding Removed - 496 SF
		% Siding Removed to when constructing Addition = 496sf / 2292sf = 21.9%



1907 VERSION - 176 MAIN

1907 VERSION - 176 MAIN

DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
http://www.driftstudio.com

Centennial House
Idealized Existing Conditions
176 Main Street
Park City, UT 84060

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO ANY PERSON AND/OR INSTITUTION AS STRICTLY DEFINED IN THE STATE OF UTAH. VISUAL REPLICATION OF THESE PLANS WITHOUT THE WRITTEN AGREEMENT OF THESE ARCHITECTS IS PROHIBITED.

REVISIONS

07-i11
Current to 1907 Process
2025.05.25 : Issue Date
Page 162 of 208



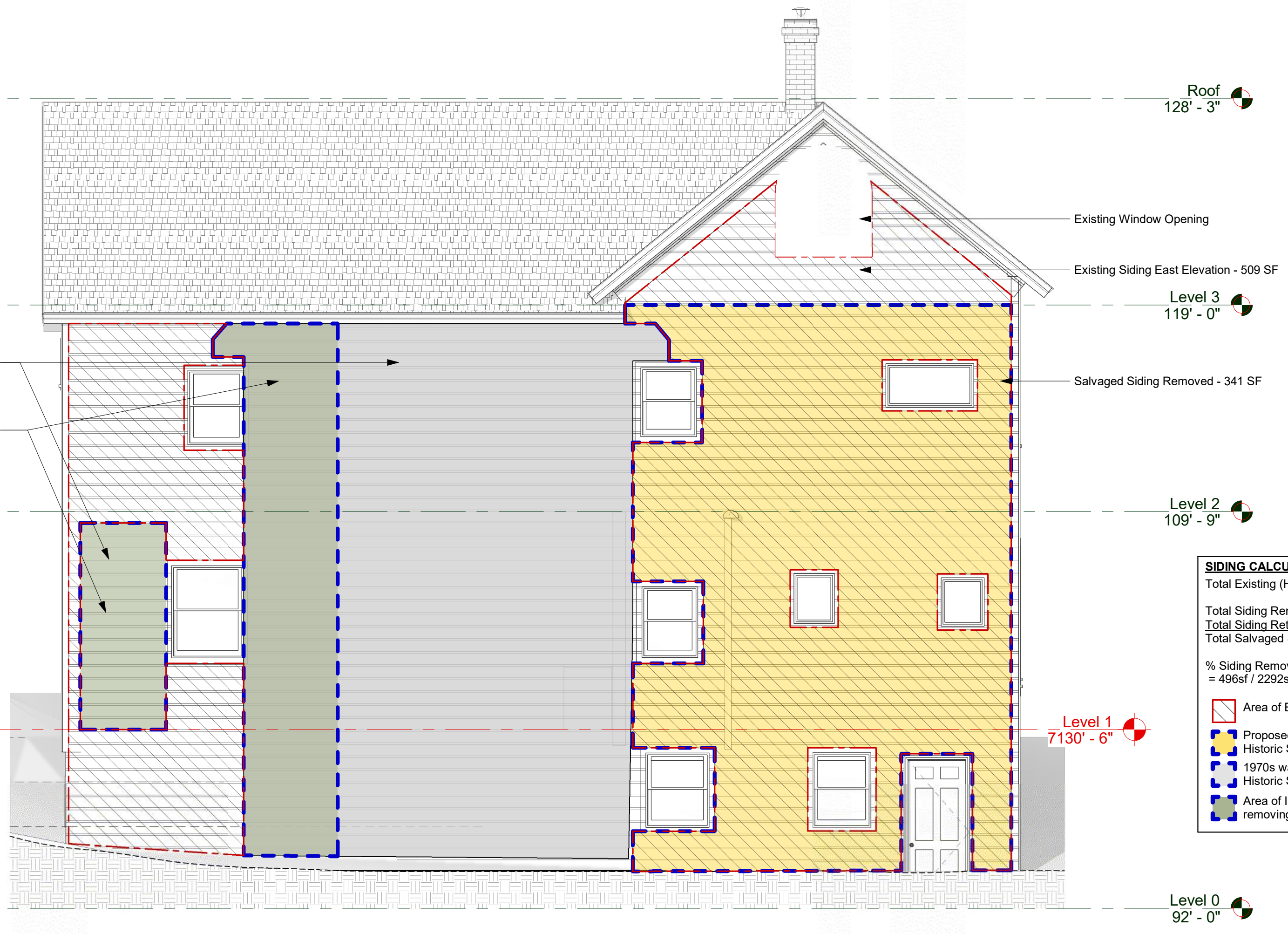
4 West Elevation - Siding
1/4" = 1'-0"



3 South Elevation - Siding
1/4" = 1'-0"



2 North Elevation - Siding
1/4" = 1'-0"



1 East Elevation - Siding
1/4" = 1'-0"

SIDING CALCULATION

Total Existing (Historic) Siding 2025	- 2,261 SF
Total Siding Removed & Salvaged	- 634 SF
Total Siding Returned to Service	- 138 SF
Total Salvaged Siding Removed	- 496 SF
% Siding Removed to when constructing Addition = 496sf / 2292sf = 21.9%	

- Area of Existing Siding
- Proposed wallprint of Addition to Historic Structure
- 1970s wallprint affecting 1907 Historic Structure
- Area of Infill available when removing 1970s addition



May 28, 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 *Addendum*

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, lead exposure, and dead animal carcasses within the building, this structure is exhibiting signs of structural distress which are visible inside and out. We can also state the distress has increased between our two site visits with the major areas of concern occurring within the 1907 footprint.*

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 numerous stud walls are buckling throughout. *These deficiencies are widely seen within the 1907 footprint as this portion of the structure 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, per building code guidance, 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 on-site remediation can safely occur due to the construction loads and live loads that would be required to initiate on remediation.

Most often, buckling occurs about a single column support, not multilevel bearing wall systems, as the 1907 structure exhibits. When individual components have buckled, such as a column, remediation can be achieved relatively easily. This is accomplished by temporarily adjusting the load path and replacing the buckled member. *The issue at the 1907 footprint is not singular, it's global; A majority of structural wall and diaphragm assemblies are exhibiting signs of distress, and due to this, temporary shoring is not easily viable.*

Our concern with the structure located at 176 Main St., specifically within the 1907 footprint, is that on-site 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 occupant needed to work within the structure due to the black mold infestation and lead exposure. In addition, due to the buckling of multiple axes, we do not see an easy path forward utilizing observed existing wall framing.

As a result of sustained displacement at exterior walls, we do not see full panelization being an approach to remedy. The sustained horizontal displacement has likely warped the studs, sheathing, and nail, thus restricting the panels from ever being square without full disassembly. Based on our site visits, and what is observable, global remediation appears unattainable about the 1907 footprint. It is our professional opinion that this building should be deconstructed.

We trust that this letter 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,

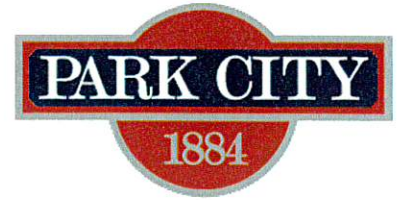


Courtney Fleming, P.E.
Principal Consultant



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.

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:

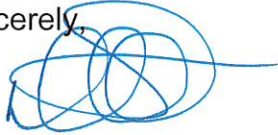
- The Chief Building Official finds the Historic Structure to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code.
- The Historic Structure cannot be made safe and/or serviceable through repair.
- The form, features, detailing, placement, orientation, and location of 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>Pat. 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 sly</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 Full 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 <u>1896</u>	Avg. 1.	Replacement Cost	<u>10237</u>
	Age 2.	Obsolescence	

Inf. by Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

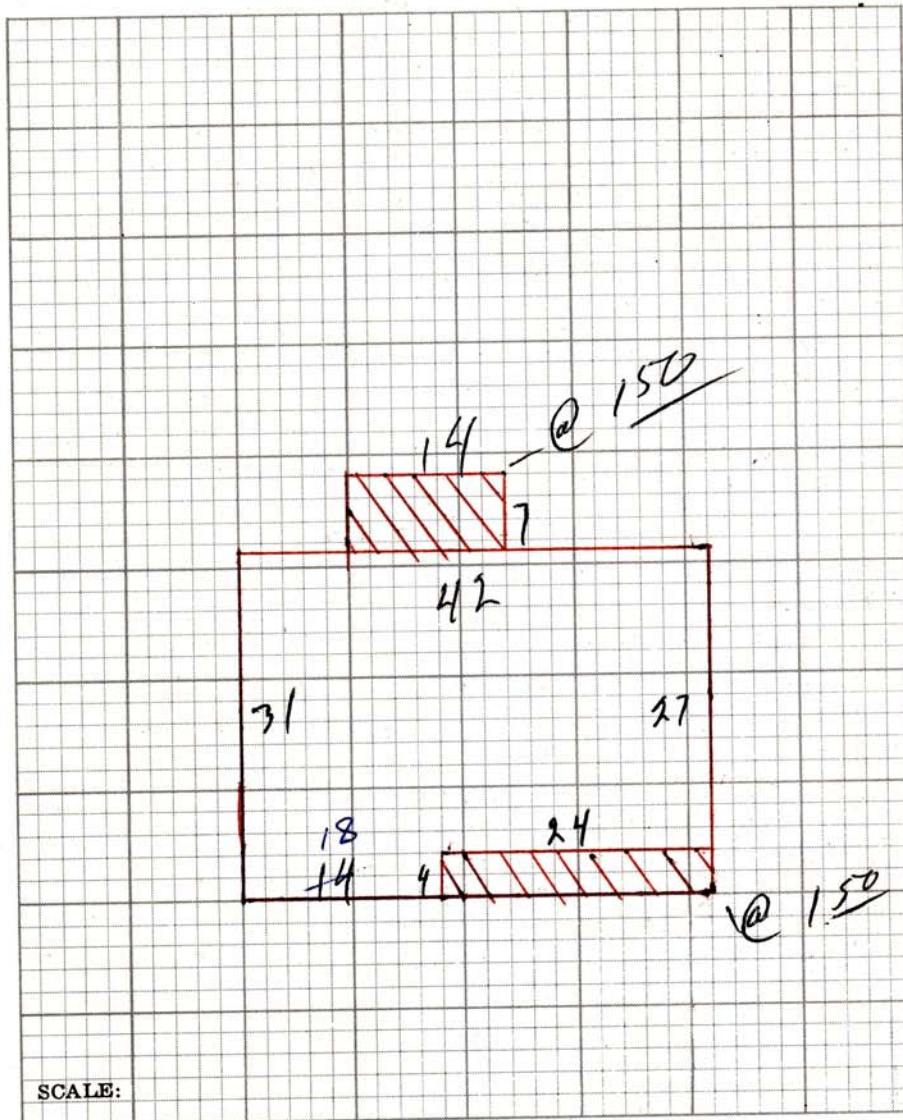
Total Value from reverse side 4 ar MIN 69 176

Total Building Value \$

Appraised ① 10-28 1968 By 1708

Appraised ② _____ 19 _____ By _____

JAN 1 9 1968



SCALE:

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:

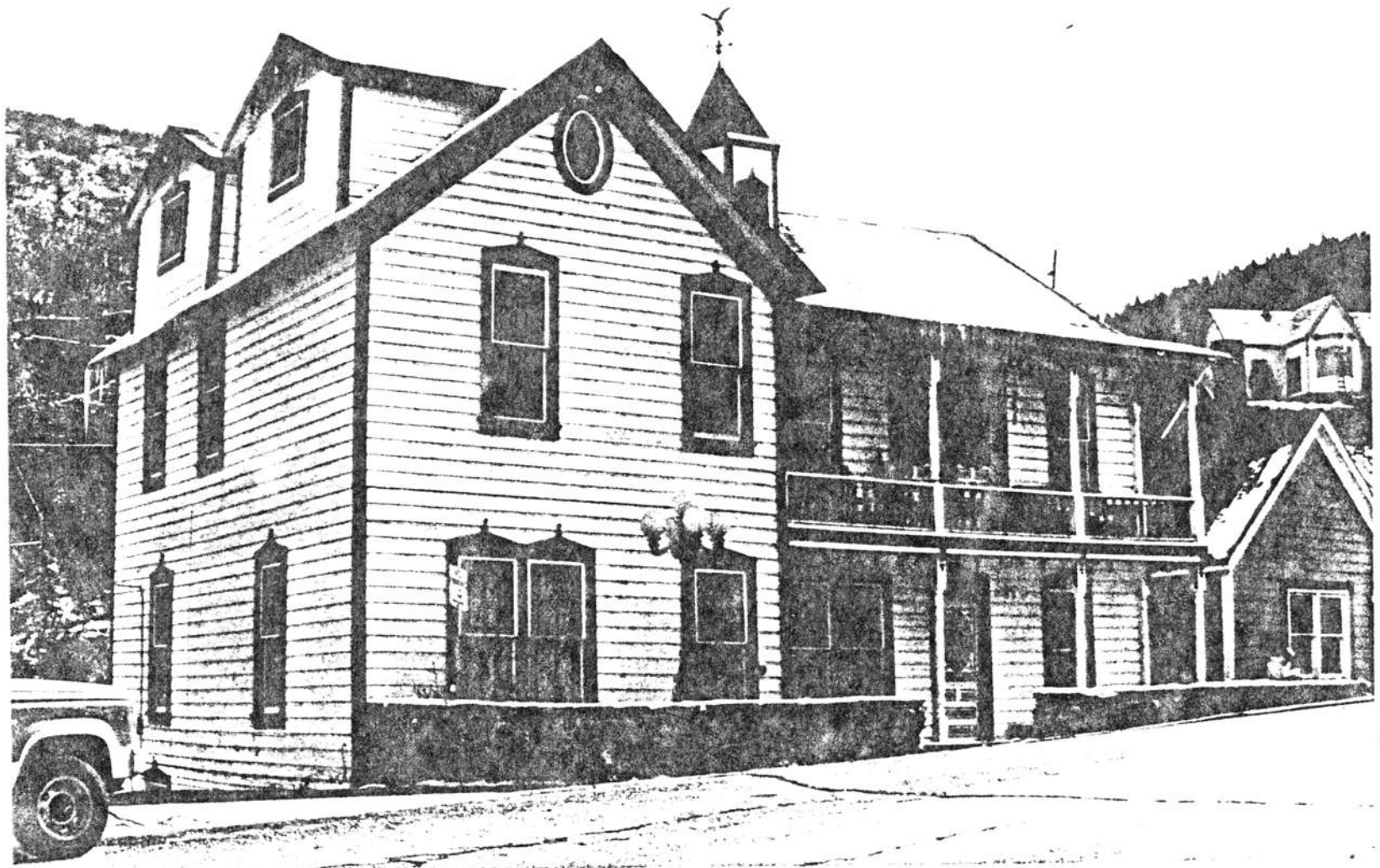
rooms, reflecting the boarding house use of the building.² The Durkins lived for many years in their house at 22 Prospect, and it is unknown whether or not they ever lived in this house.

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



May 28, 2025
HPB updates

Location

176 Main Street
Parcel PC-262-A

Summary:

In response to the HPB meeting on May 7, 2025 we have investigated the building as it may have existed in 1907. This involves stripping the decorative elements that currently reside on the structure and removing the (2) small gables on Level 3 facing North and the large gable that spans 3 floors facing East. The attached documents should highlight how this affects the building and what the 1907 era version of the house may have looked like.

We have also included a proposal for an addition to the 1907 structure that complies with the Land Management Code, primarily in that the addition is below the 50% threshold that requires a transitional element between the existing building and the addition. We would have preferred to introduce a transitional element, however, the owner's program to include an attached garage and the multitude of restrictions on the site (15' setbacks, sewer easements, flood plain restrictions and the basic LMCs), we were moved into this situation. While there is not transitional element, we worked hard to minimize the impact of the garage and the addition as a whole while fulfilling the owner's program requirements.

We felt there were 2 important issues at hand during the discussion on May 7. See the following and further discussion points:

1) Material Deconstruction -

- Structural considerations
 - a. Letter from Structural Engineers – attached is an additional letter from the Structural Engineer, assessing the structure should it be returned to the 1907 era. The assessment has not changed and disassembly is the recommended direction.
 - b. Plans from Laser Scan showing shift in walls/floors/roofs (250527-07-Scanned.pdf) – Notations show the degree the walls are leaning and how the roof is sloping (not in the correct direction).
 - c. Siding square footage numbers showing low percent of removed not being reused – One of the concerns with trying to keep the structure in-situ is designing walls so they fit the non-vertical alignments that are in place currently. Racking walls back will damage materials and bending wood back may have adverse consequences.

2) Compliant design -

- Sanborn request for larger footprint, adding approximately 150 sf
 - a. Calculations for that square footage are on sheet (07-i10 in the 250527-07-Process.pdf) document and highlight the fact that there was an addition on the structure in 1907. We are requesting the ability to use the 1907 addition's square footage as a basis for the current building now that the 1970's addition has been removed.
 - b. Submitted plans are compliant to the lower footprint allowance but design updates that are similar to what is presented could be added without interrupting the design language, or if we were allowed to add the 1907 addition as a footprint basis, the look and feel would be the same as we'd be adding roughly 150 sf.
- 50% square footage design is LMC compliant – Addition is less than the 50% threshold that requires a transitional element
- Overall design is compliant to LMC
- Design was massaged to allow for a garage but also uncover as much siding on the North facade as reasonable
 - a. The garage is a programmatic requirement for the owner but we tried to minimize disruption on the North facade
 - b. Siding is planned to be incorporated into the South wall of the garage (North wall of the existing structure) which while not in the public view generally will preserve the material and keep the continuity of the North facade, even a little and especially when the garage door is open.

Plan Arrangement

250527-07-idealized.pdf – This is the simple floor plans and documents for the 1907 structure as it may have been constructed and made plumb and level or (idealized)

250527-07-Scanned.pdf – This plan set shows the building after stripping the gables and foundations from the late 1970's additions. Additional markups show the anomalies in the structure, vertically and horizontally

250527-07-Process – This document shows imagery of the new addition and rough floor plans. Also included is the Sanborn map exhibit to highlight potential additions in the past and for use in allowing additional square footage allocation. Lastly, the process of breaking down the current building to the 1907 era and how the proposed addition would affect the siding square footage and structure overall

250527-25-Elevations.pdf – These elevations show the proposed addition. More information to follow but time was short in getting this plan set included in total.

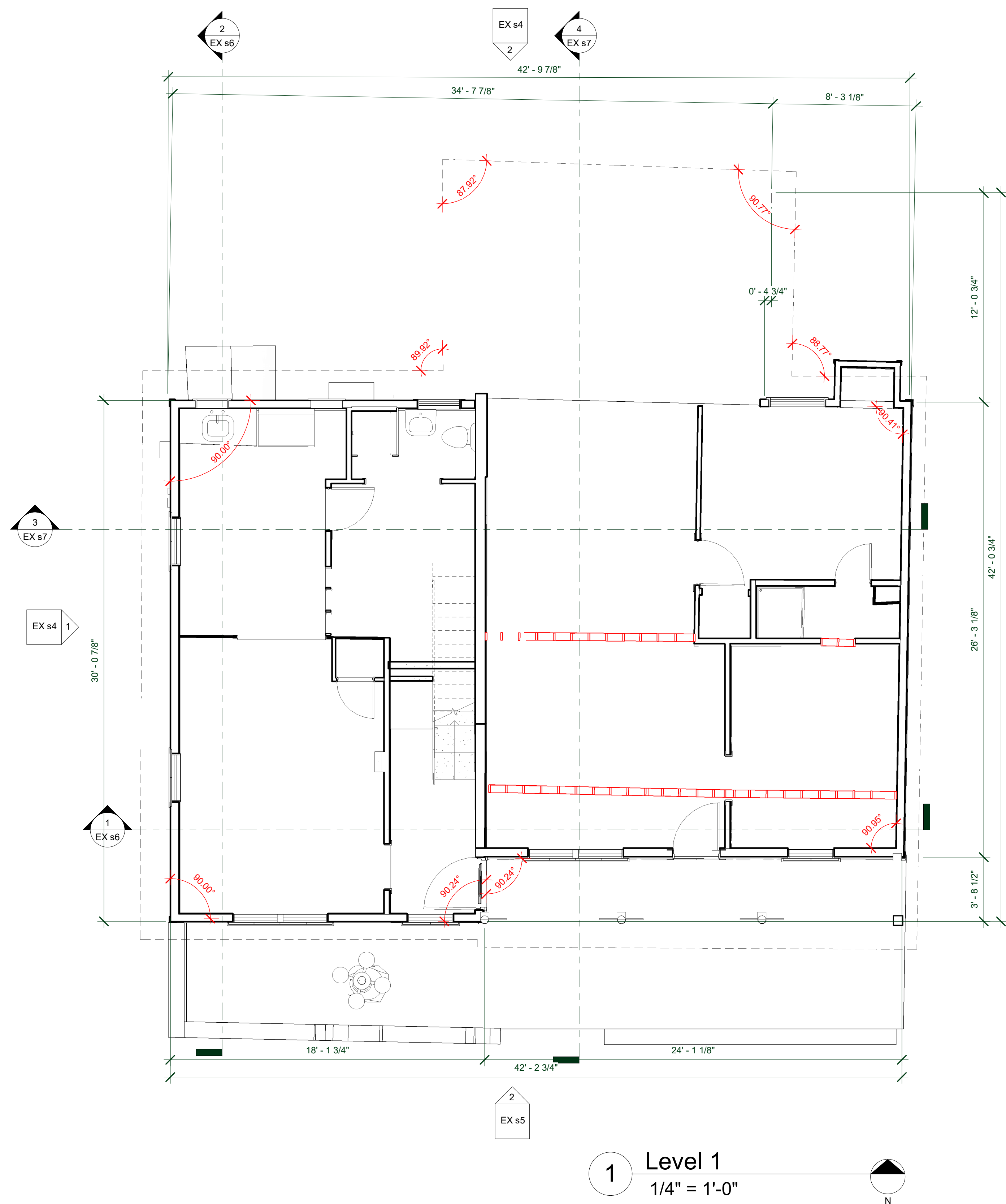
176 Main St. Park City_Mission Structural Building Assesment_Addendum – Structural assessment letter to add to initial letter from structural engineer.

General Notes - Plan

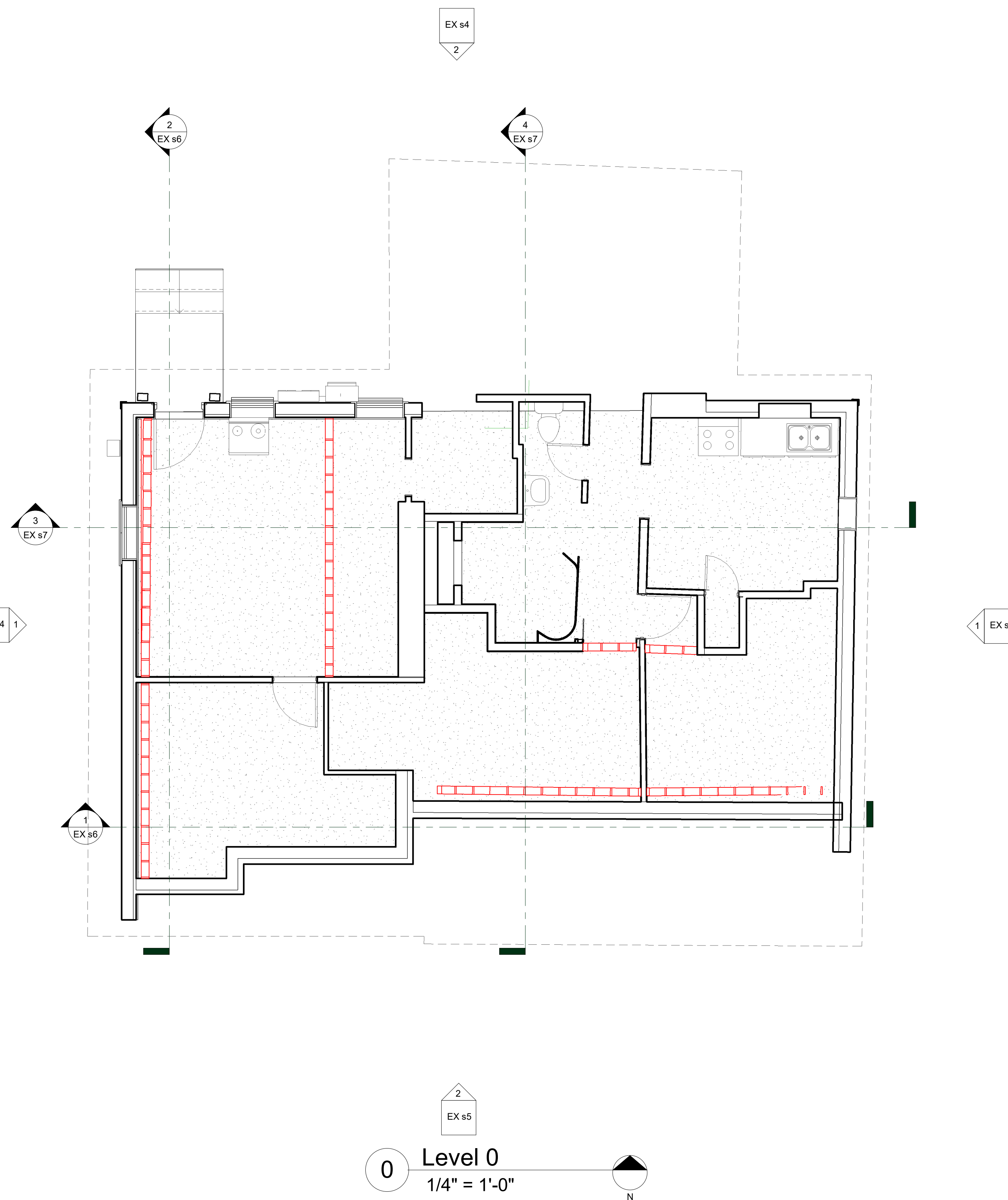
1. Grid Lines Not Shown Due to Angular Nature of Existing Conditions
2. See Sections to Determine Floor Elevations
3. See "Idealized" Drawing Set for Additional Information

Legend

- Edge Of Roof Above
- Existing Wall
- Structural Shoring



1 Level 1
1/4" = 1'-0"
N



0 Level 0
1/4" = 1'-0"
N

DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
<http://www.driftstudio.com>

CENTENNIAL HOUSE
Existing Scanned Conditions
1776 Main Street
Park City, UT 84060

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO THE PROJECT AND PUBLICATION THEREOF. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS IS REQUIRED TO VERIFY THE ACCURACY OF THESE PLANS.

REVISIONS

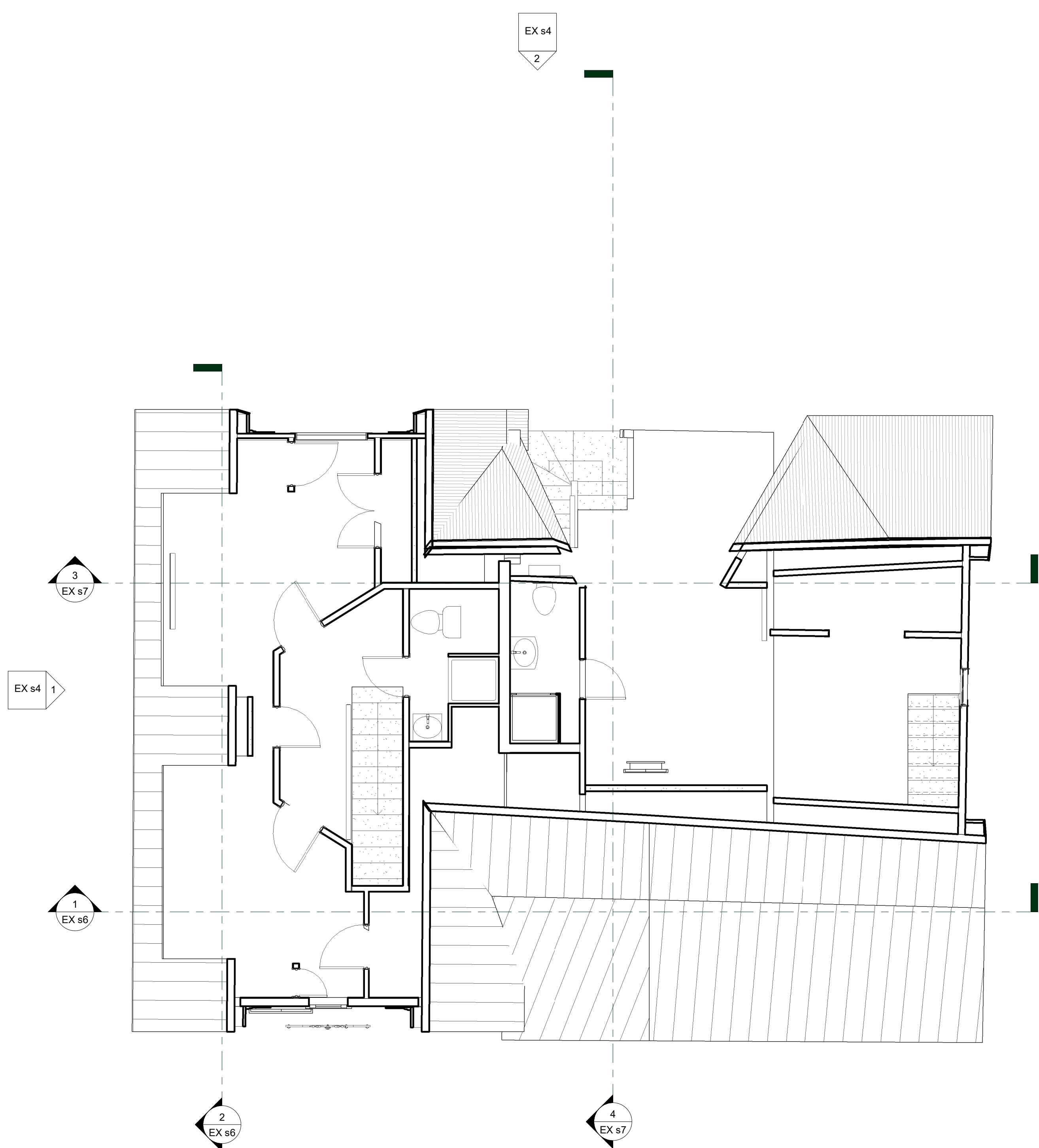
EX s1
EXISTING FLOOR PLANS (SCANNED) 2025.03.20 : Issue Date
Page 189 of 208

General Notes - Plan

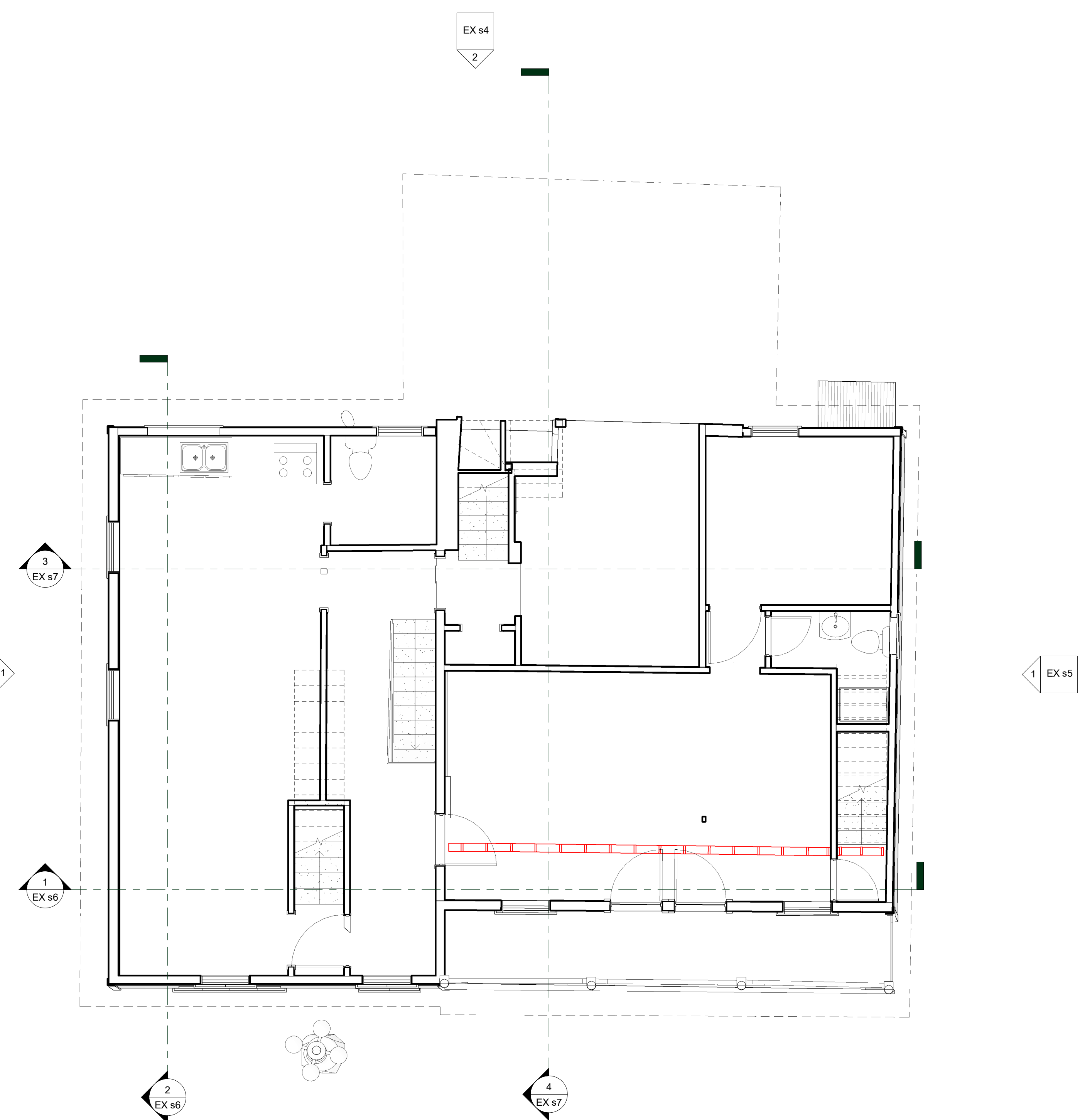
1. Grid Lines Not Shown Due to Angular Nature of Existing Conditions
2. See Sections to Determine Floor Elevations
3. See "Idealized" Drawing Set for Additional Information

Legend

- Edge Of Roof Above
- ▭ Existing Wall
- ▭ Structural Shoring



1 Level 3
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"

DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
<http://www.driftstudio.com>

CENTENNIAL HOUSE
Existing Scanned Conditions
1776 Main Street
Park City, UT 84060

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF DRIFT STUDIO. THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STANDARD PROFESSIONAL SERVICES AGREEMENT TO THESE PLANS.

REVISIONS

NO.	DESCRIPTION

2025.03.20 : Issue Date

EX s2
EXISTING FLOOR PLANS (SCANNED)



3 NW Perspective



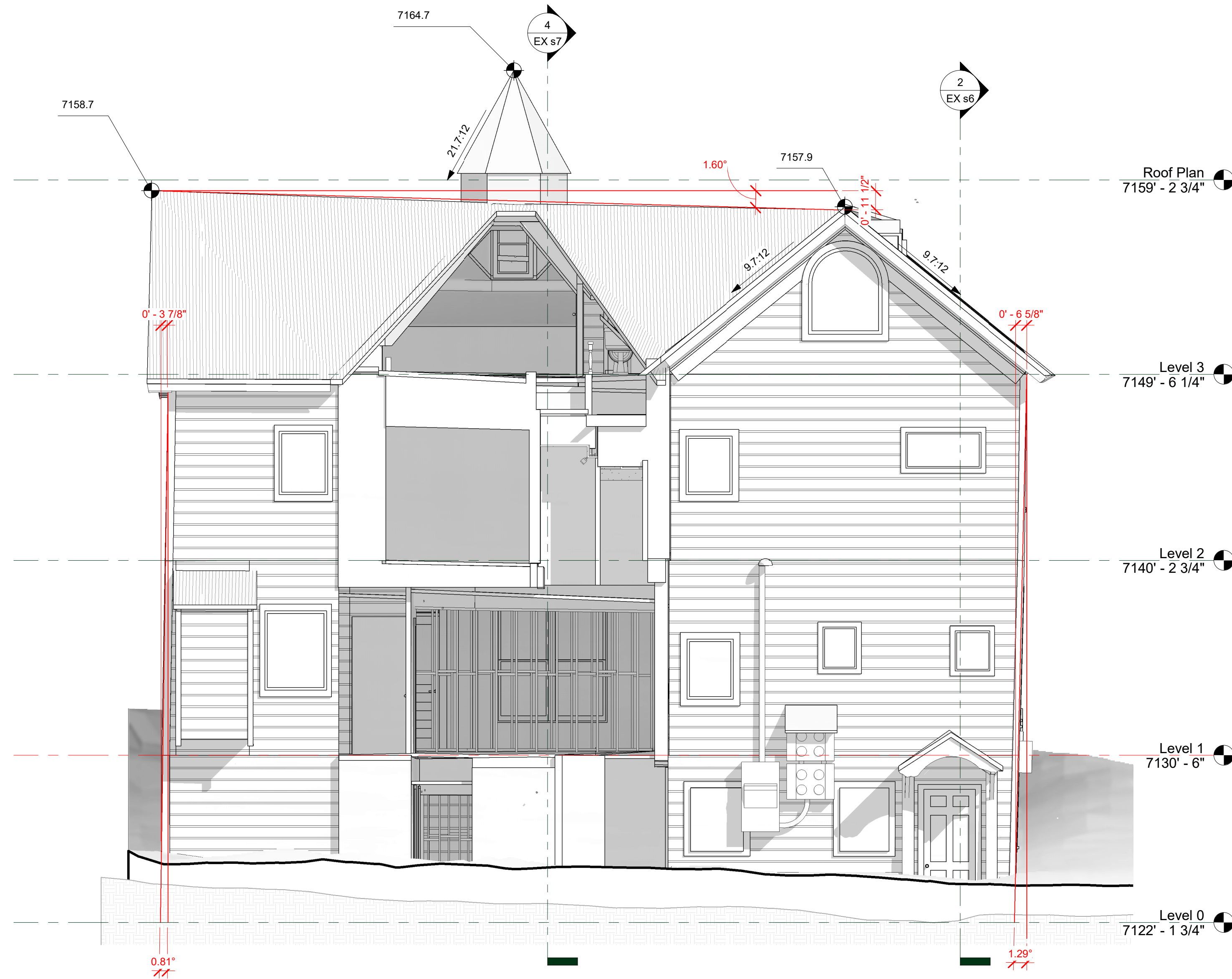
4 SW Perspective

General Notes - Sections

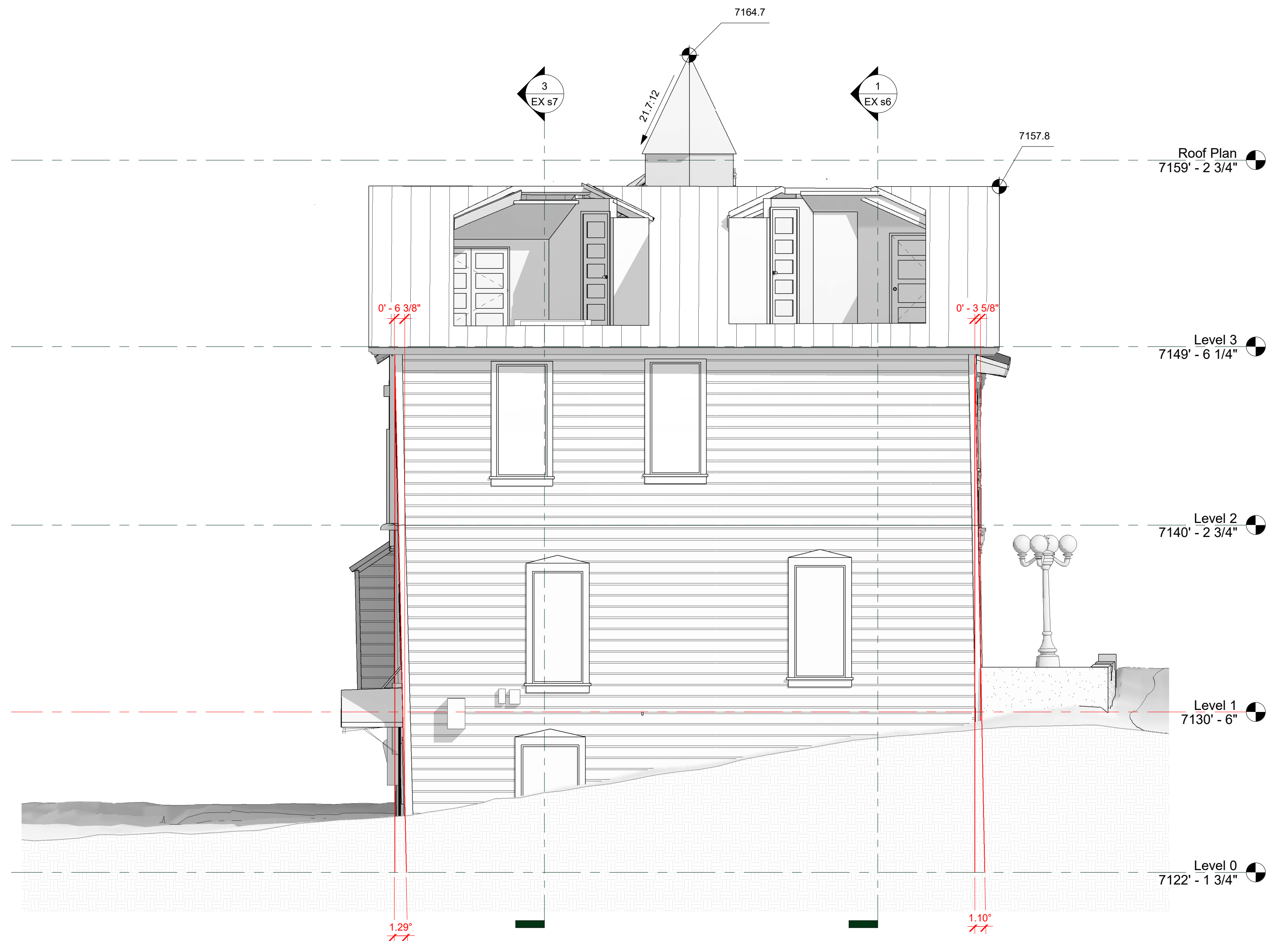
1. Elevations Depict Conditions According to Laser Scanning Service - November 2024
2. See "Idealized" Drawing Set for Additional Information Including Window Schedule
3. Windows are Either Covered with Plywood Boards (Exterior or Interior) Extra Glass Storm Sashes, or Polycarbonate

Legend

- Shoring Installed per Structural Requirements
- Spot Elevation Marker



2 Existing East Elevation
1/4" = 1'-0"



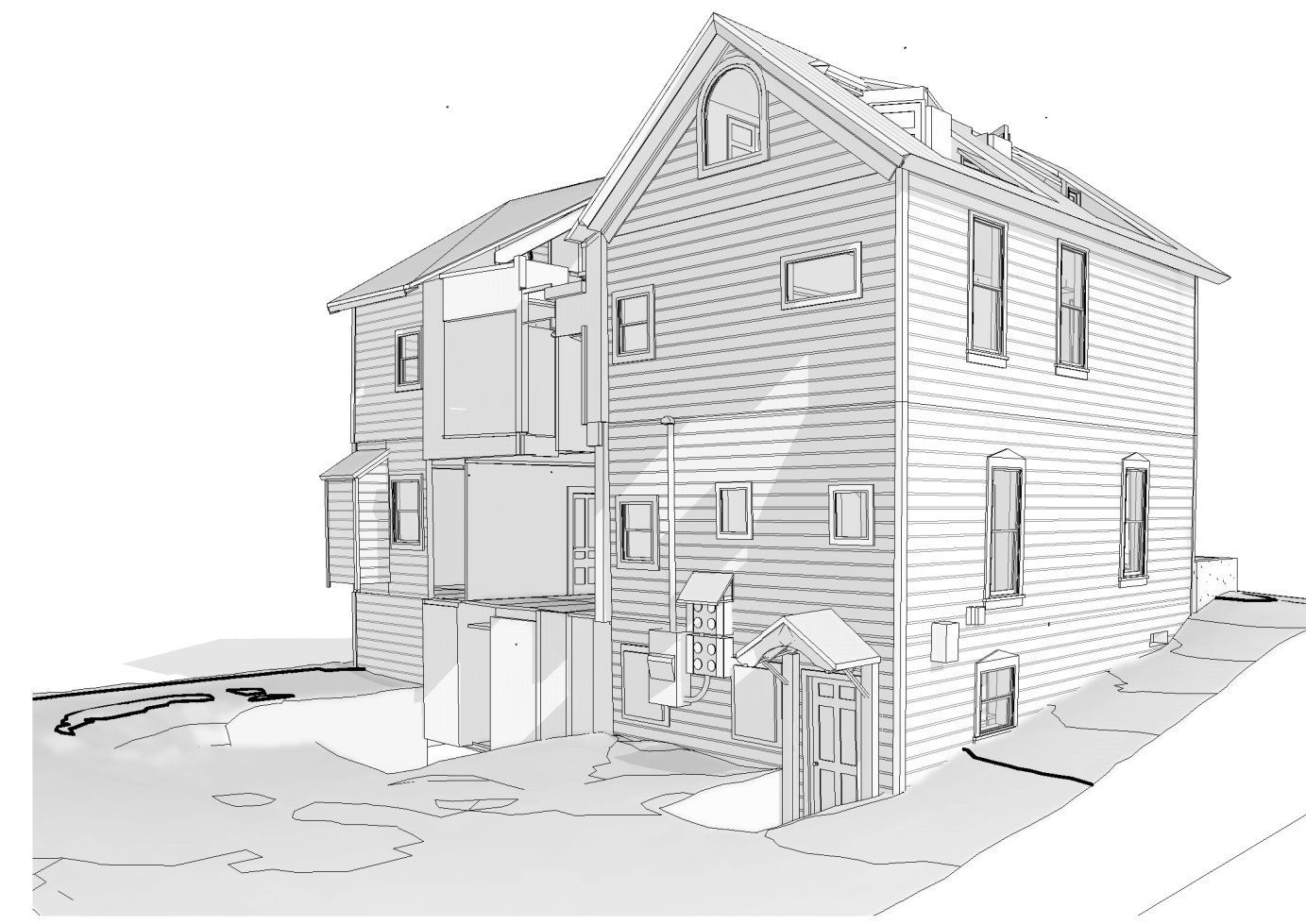
1 Existing North Elevation
1/4" = 1'-0"

General Notes - Sections

1. Elevations Depict Conditions According to Laser Scanning Service - November 2024
2. See "Idealized" Drawing Set for Additional Information Including Window Schedule
3. Windows are Either Covered with Plywood Boards (Exterior or Interior) Extra Glass Storm Sashes, or Polycarbonate

Legend

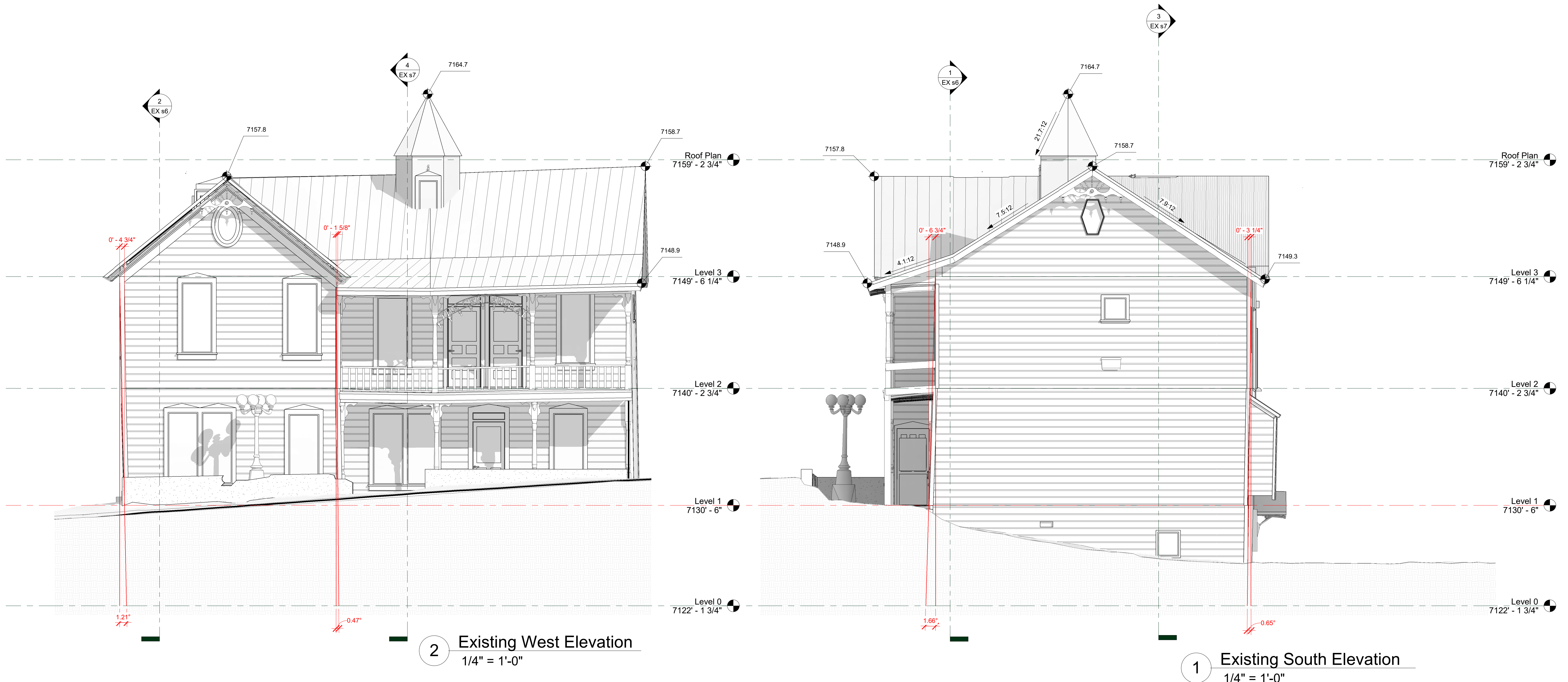
- Shoring Installed per Structural Requirements
- Spot Elevation Marker



4 NE Perspective



3 SE Perspective



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<http://www.driftstudio.com>

CENTENNIAL HOUSE
Existing Scanned Conditions
1776 Main Street
Park City, UT 84060

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REVISIONS

EX S5
EXISTING ELEVATIONS (SCANNED) 2025.03.20 : Issue Date
Page 192 of 208

General Notes - Sections

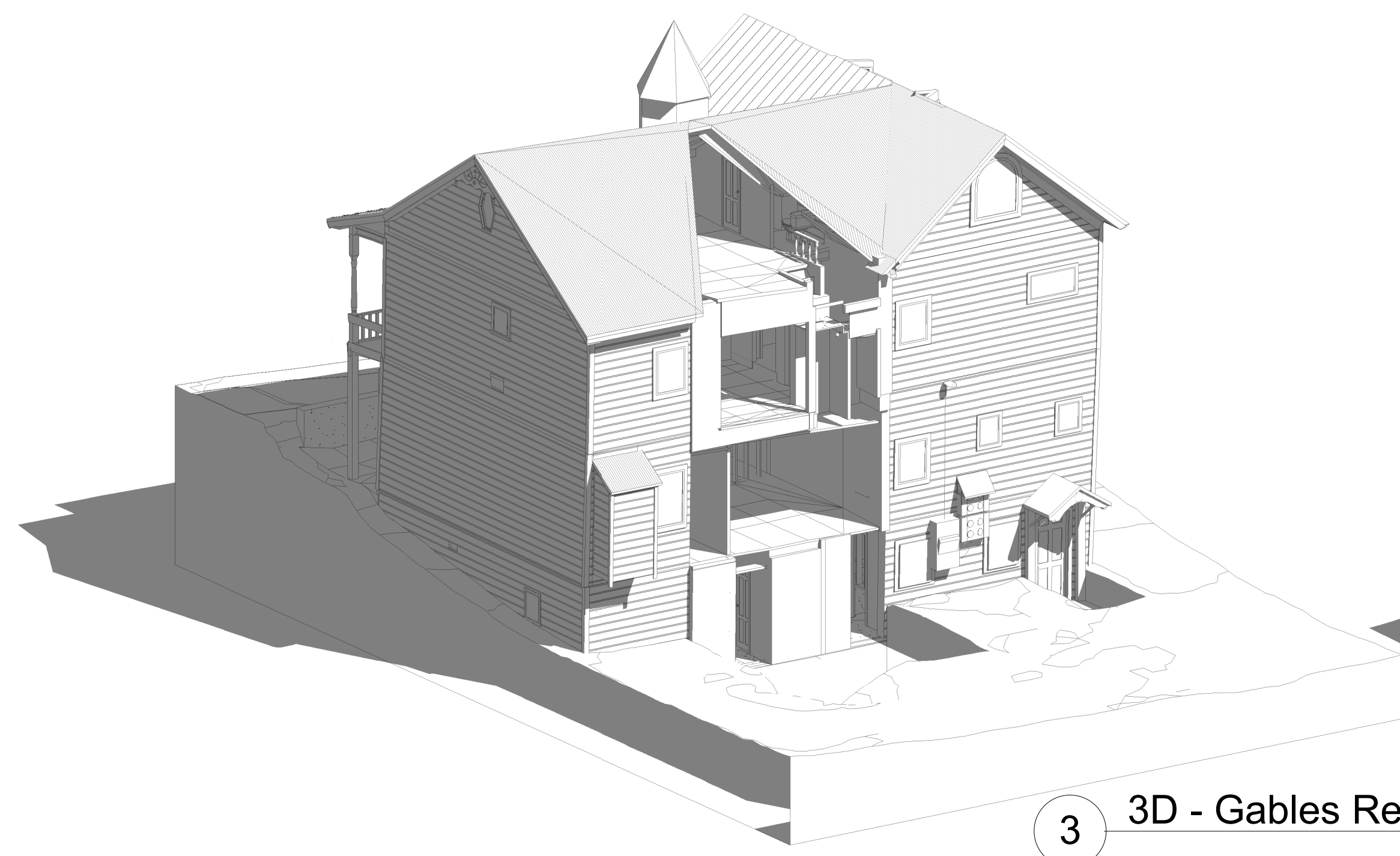
1. Sections Depict Conditions According to Laser Scanning Service - November 2024
2. See "Idealized" Drawing Set for Additional Information

Datum Reference

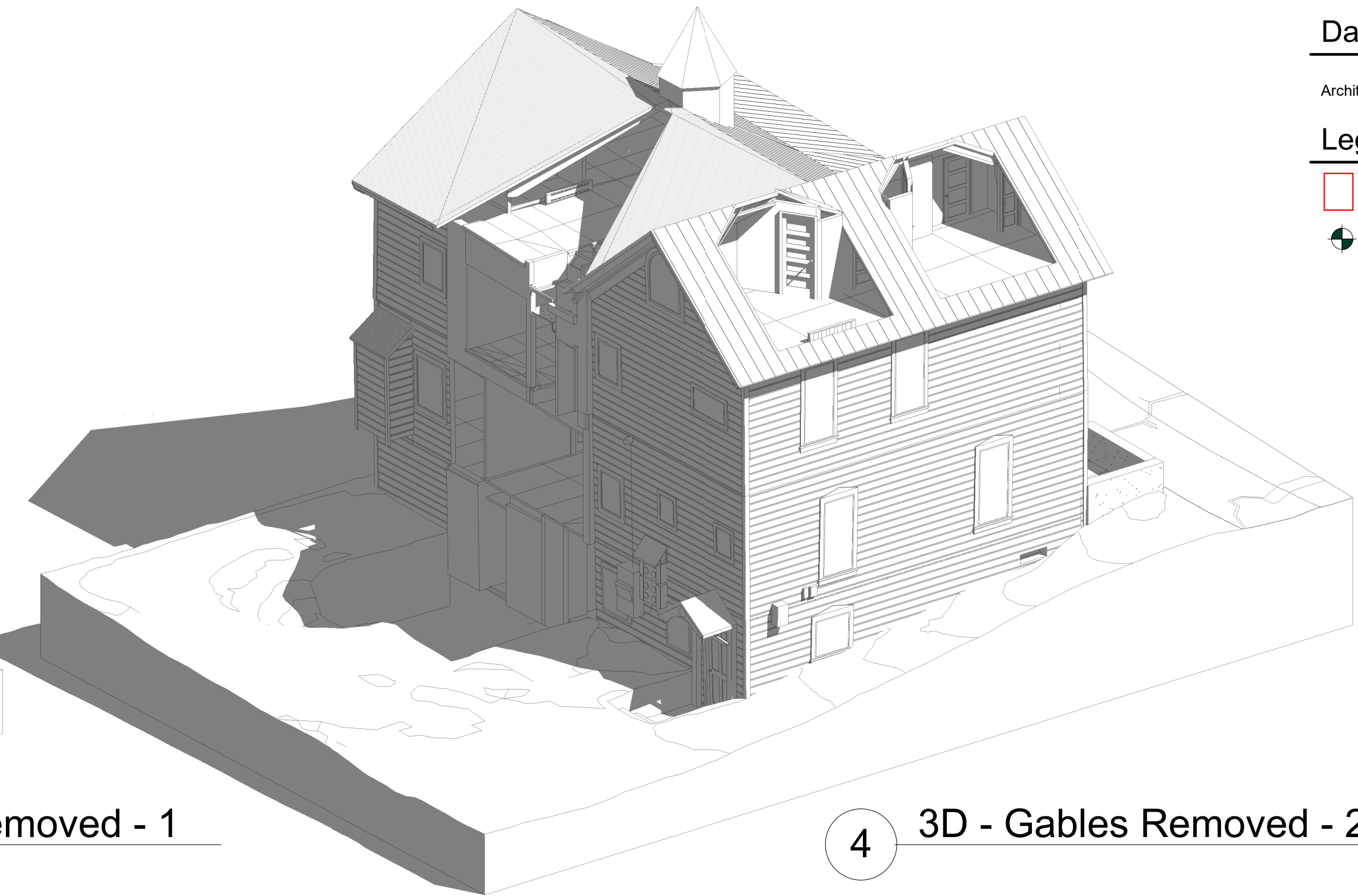
Architectural Elevation 100' - 0" = USGS 7030'-6"

Legend

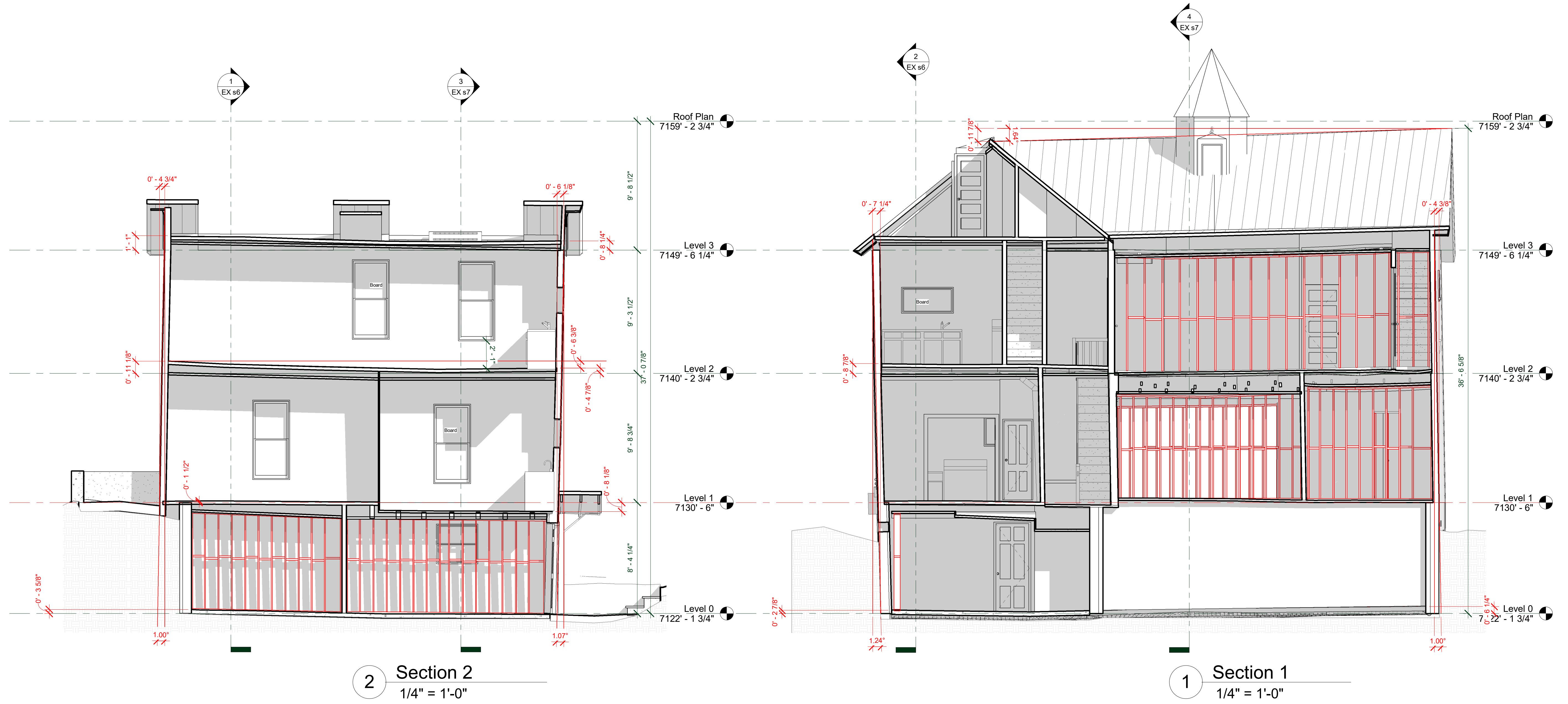
- Shoring Installed per Structural Requirements
- Spot Elevation Marker



3 3D - Gables Removed - 1



4 3D - Gables Removed - 2



DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
<http://www.driftstudio.com>

CENTENNIAL HOUSE
Existing Scanned Conditions
1776 Main Street
Park City, UT 84060

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REVISIONS

2025.03.20 : Issue Date

EX s6
EXISTING SECTIONS (SCANNED)

General Notes - Sections

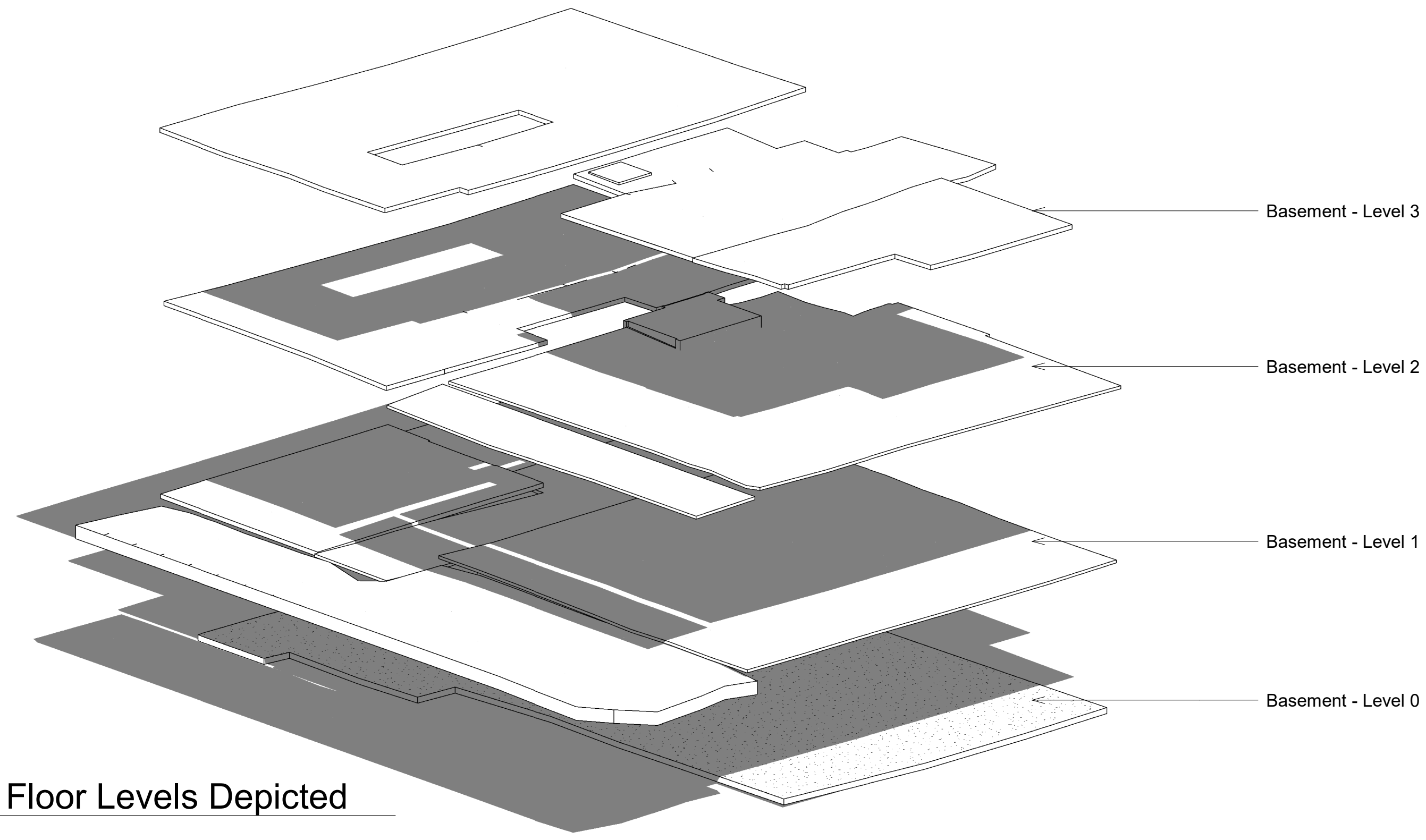
1. Sections Depict Conditions According to Laser Scanning Service - November 2024
2. See "Idealized" Drawing Set for Additional Information

Datum Reference

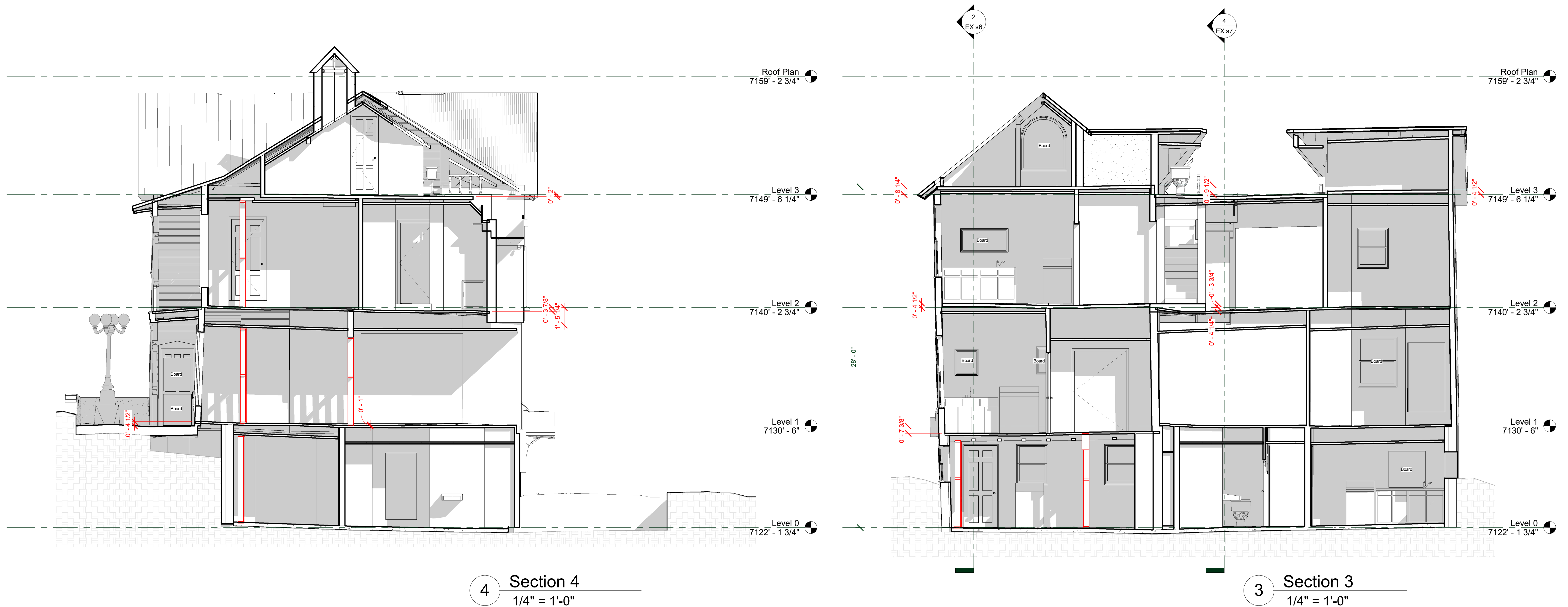
Architectural Elevation 100' - 0" = USGS 7030'-6"

Legend

- Shoring Installed per Structural Requirements
- + Spot Elevation Marker



5 3D - Floor Levels Depicted



DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060

CENTENNIAL HOUSE
Existing Scanned Conditions
1776 Main Street
Park City UT 84060

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF DRIFT STUDIO. THIS AGREEMENT TO THESE TERMS AND CONDITIONS SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE USER UPON THE DATE OF THE FIRST USE OF THESE PLANS.

REVISIONS

NO.	DESCRIPTION	DATE

2025.03.20 : Issue Date

EX s7
EXISTING SECTIONS (SCANNED)



Planning Department

April 16, 2024

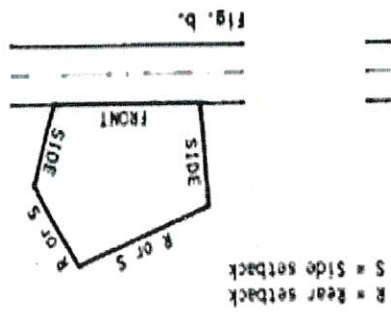
Lynda Sammons
176 Main Street
Park City, UT 84060
CC: Alliance Engineering
marshall@alliance-engr.com

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:

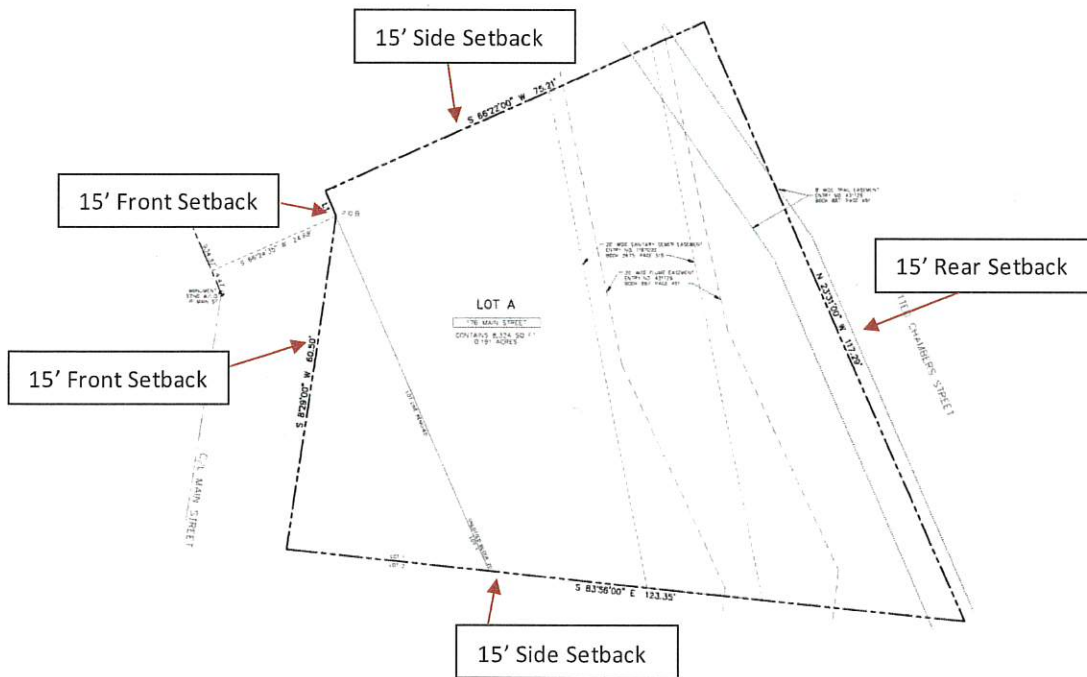
Planning Department





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

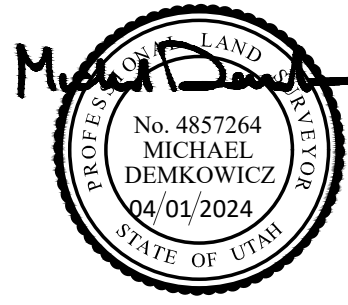


Sincerely,

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

Planning Department





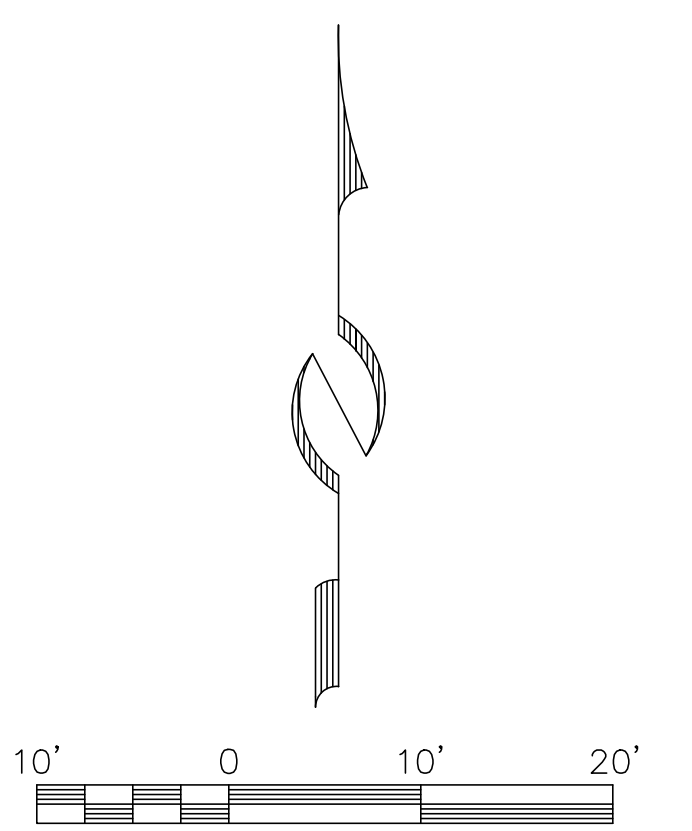
SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, certify that I am a Professional Land Surveyor and that I hold License No. 4857264, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

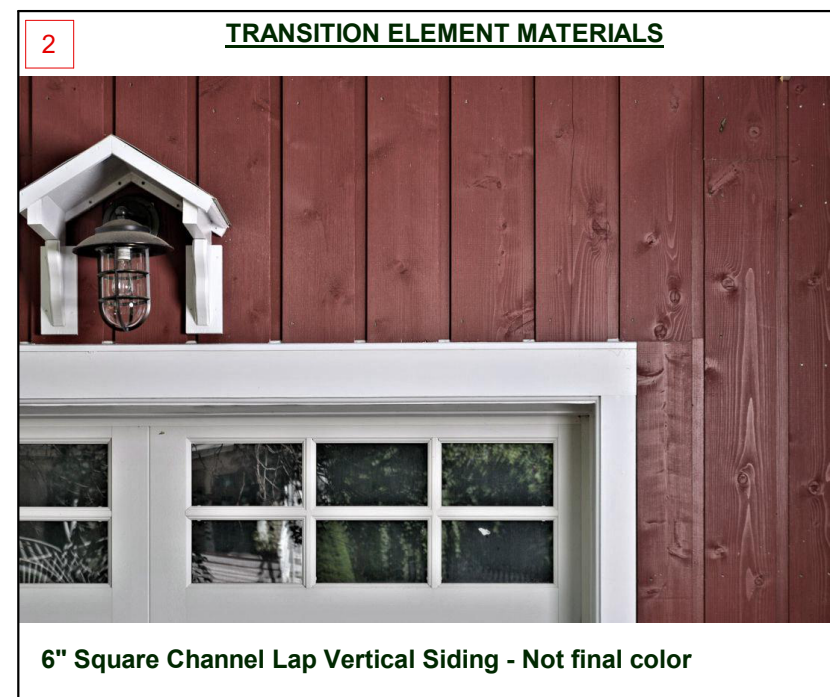
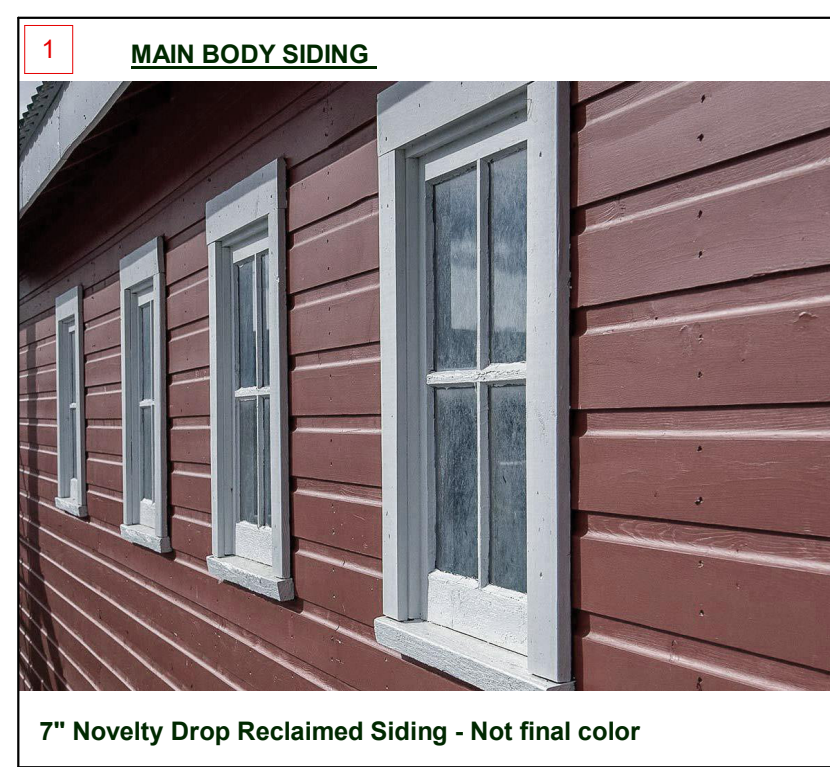
NARRATIVE/NOTES

1. Site Benchmark: Water Meter, Elevation=7128.1'.
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. 176 Main Street is parcel ID No. PC-262-A.

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



<p>435-649-9467</p> <p>ALLIANCE ENGINEERING</p> <p>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS</p> <p>P.O. Box 2664 2700 West Homestead Road Suite 50, 60 Park City, Utah 84098</p>	<p>STAFF: MICHAEL DEMKOWICZ MARSHALL KING MEGAN BLOSSER</p>	<p>EXISTING CONDITIONS & TOPOGRAPHIC MAP 176 MAIN STREET</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 4/1/24</p>	<p>FOR: MOUNTAIN SEAS DEVELOPMENT, LTD.</p> <p>JOB NO.: 9-3-24</p> <p>FILE: X:\ParkCitySurvey\dwg\srvtopo2023\030820\030820.dwg</p>	



Keynotes - Elevations

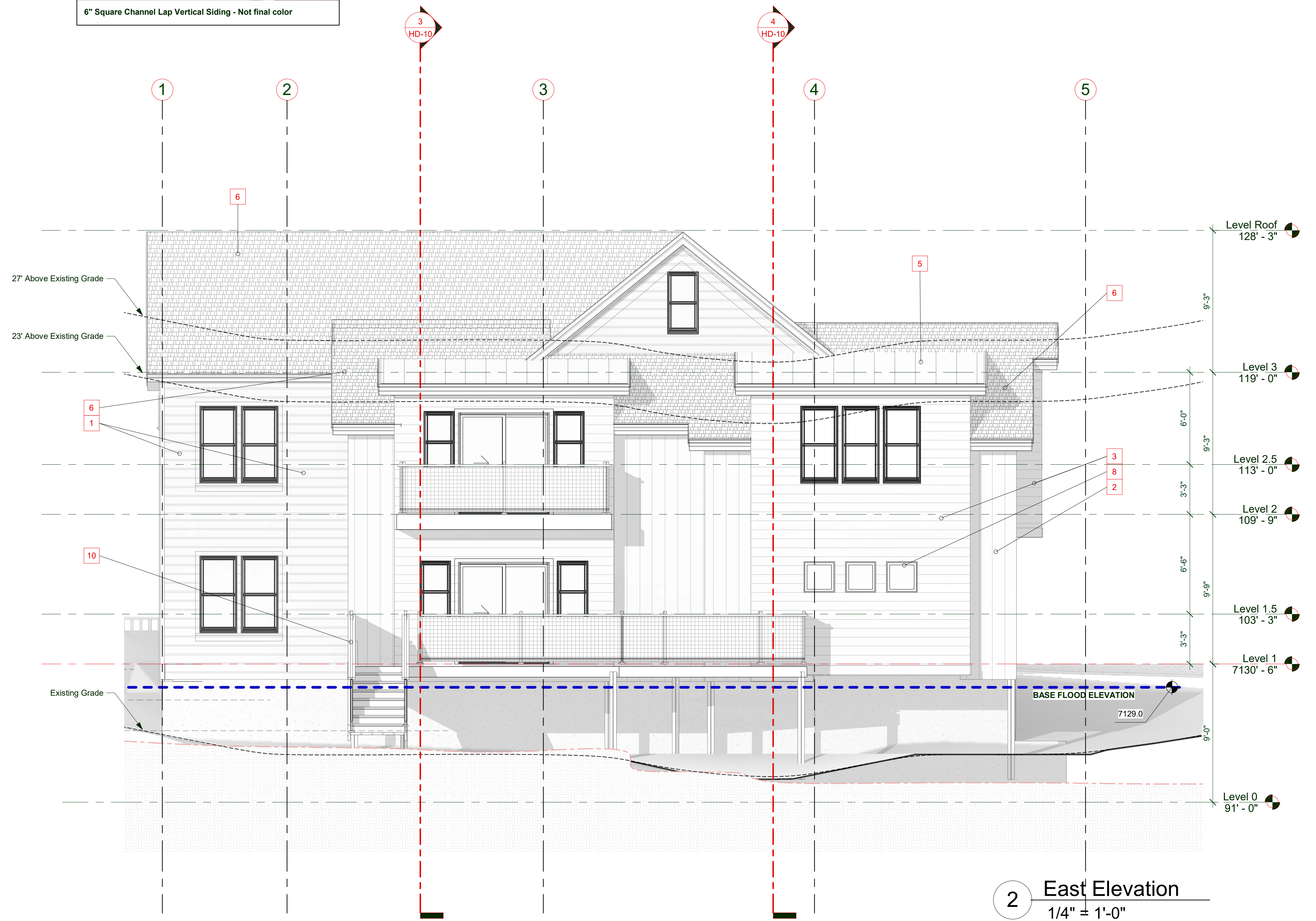
- 1 7" Dutch Drop Siding (Historic to Match When Not Available) - Slate Gray-Blue Color
- 2 6" Vertical Square Channel Siding (painted roughly opposite to Body/Trim of Main House)
- 3 6" Acetylated Wood Shiplap Siding (Unstained or Dark Brown)
- 4 White Trim
- 5 Standing Seam Metal Roofing
- 6 Asphalt Roof Shingles
- 7 Existing Rehabilitated Wood Window
- 8 Aluminum Clad Wood Window
- 9 36" Metal Railing
- 10 36" Wood Railing
- 11 Metal Parapet Cap

General Notes - Elevations

- 1. See Electrical Drawings and Specifications for Exterior Lighting.
- 2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
- 3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
- 4. All Exposed Roof Penetration shall be "Ganged" Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

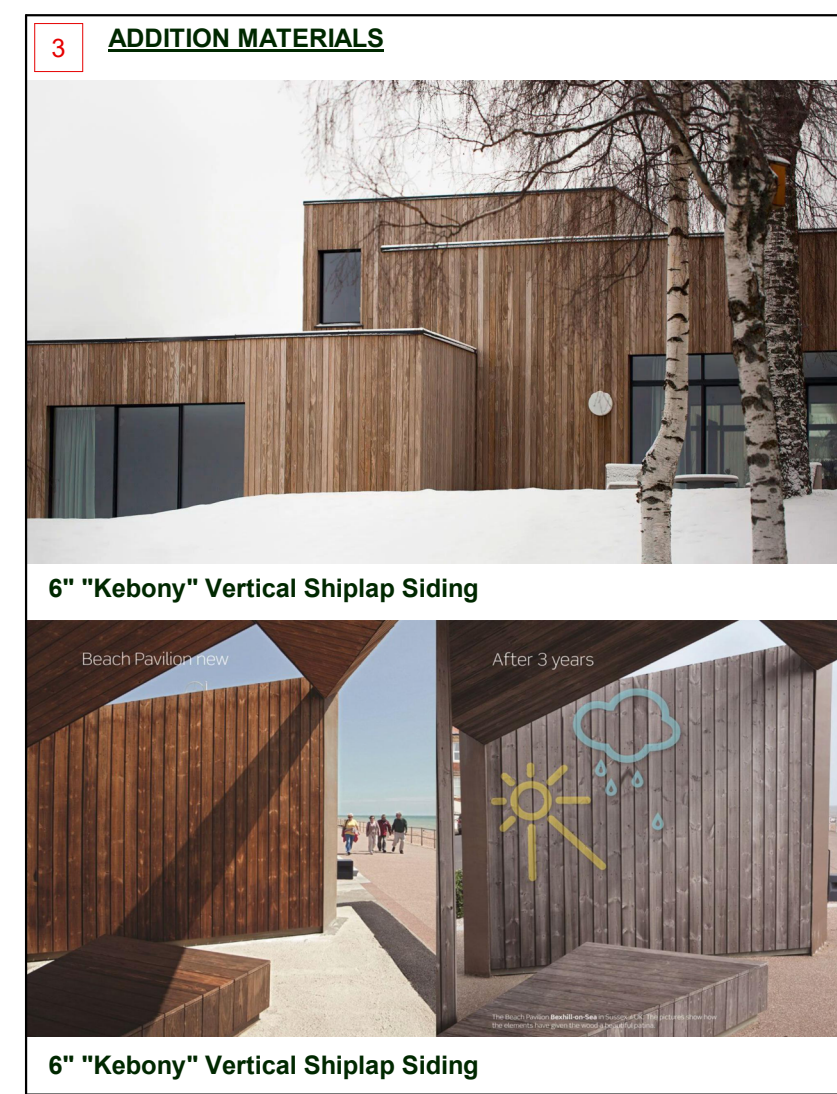
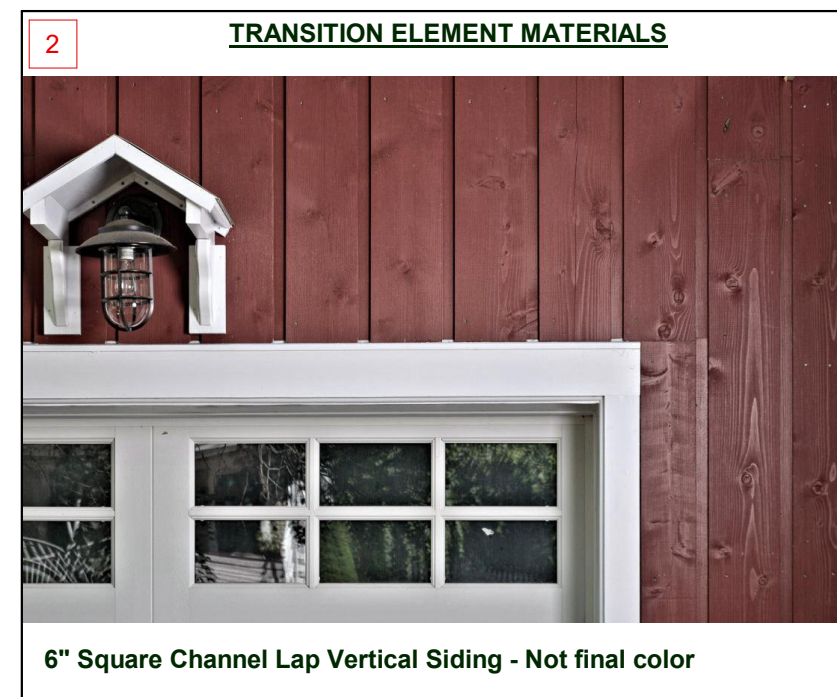
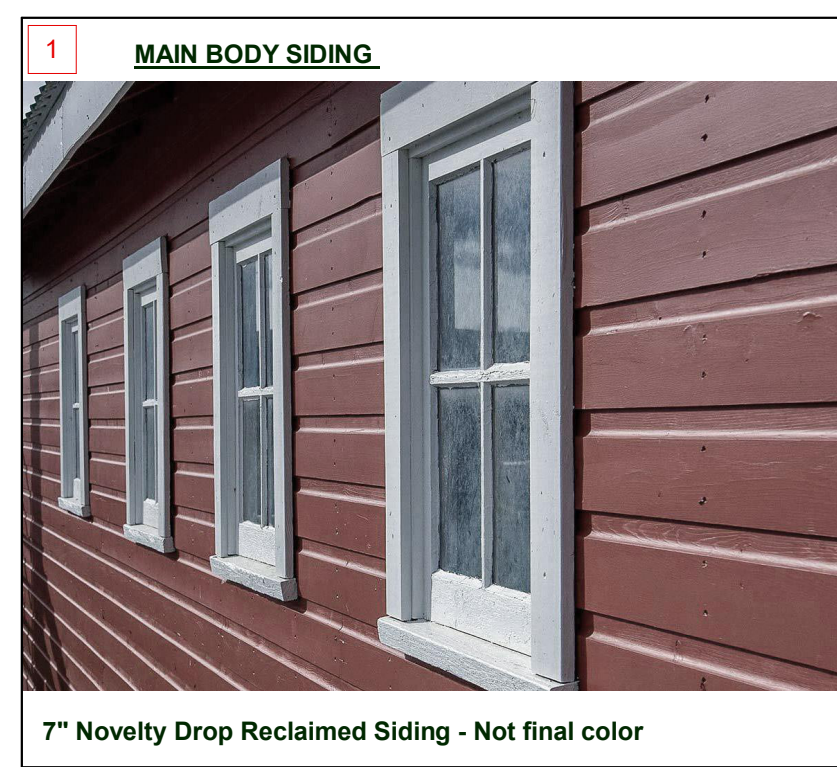
Datum Reference

Architectural Elevation 100' - 0" = USGS 7030.5'



REVISIONS

2025.05.25 : Issue Date



Keynotes - Elevations

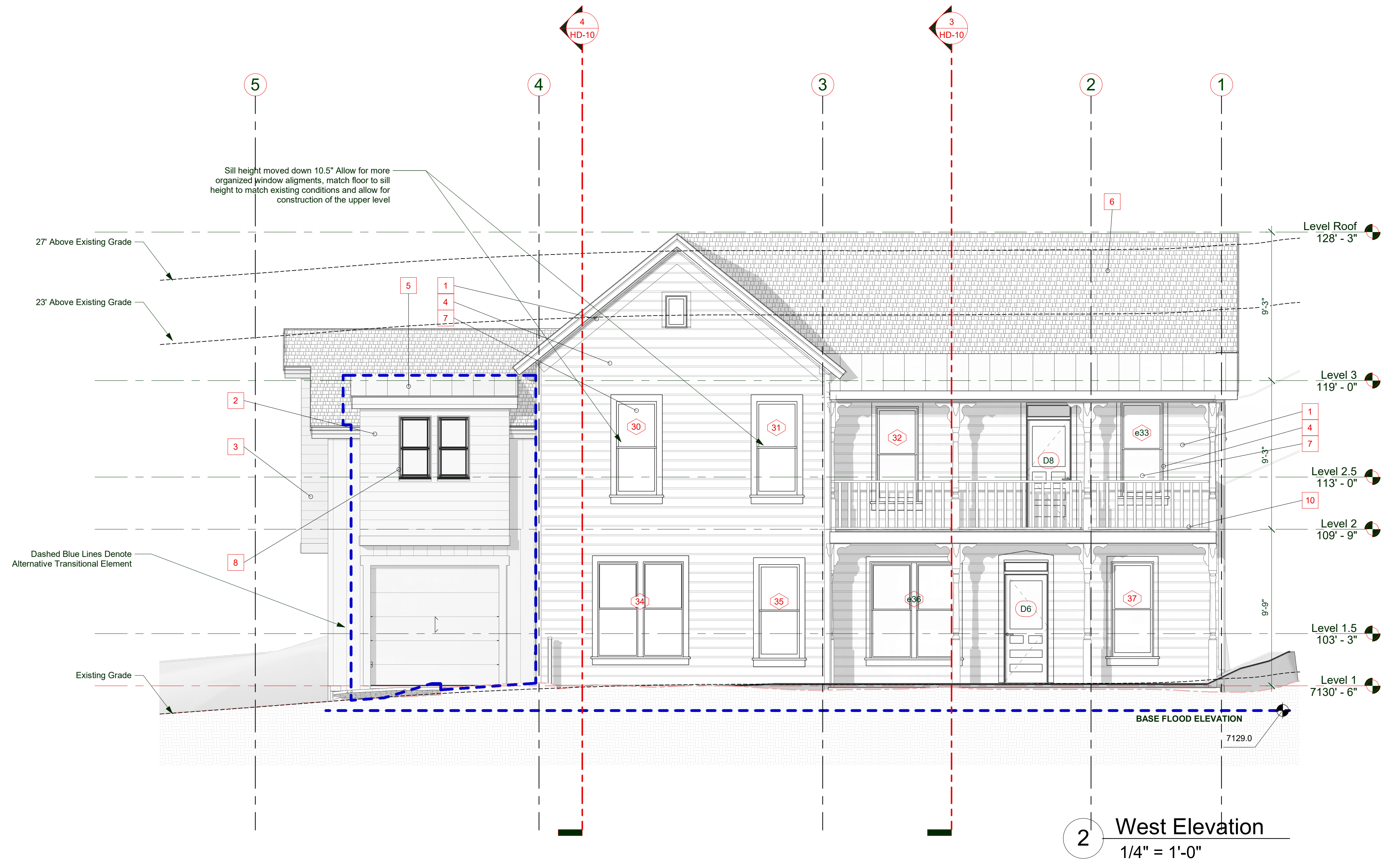
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Datum Reference

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DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060
<http://www.driftstudio.com>

Centennial House
HDDR APPLICATION
1776 Main Street
Park City, UT 84060

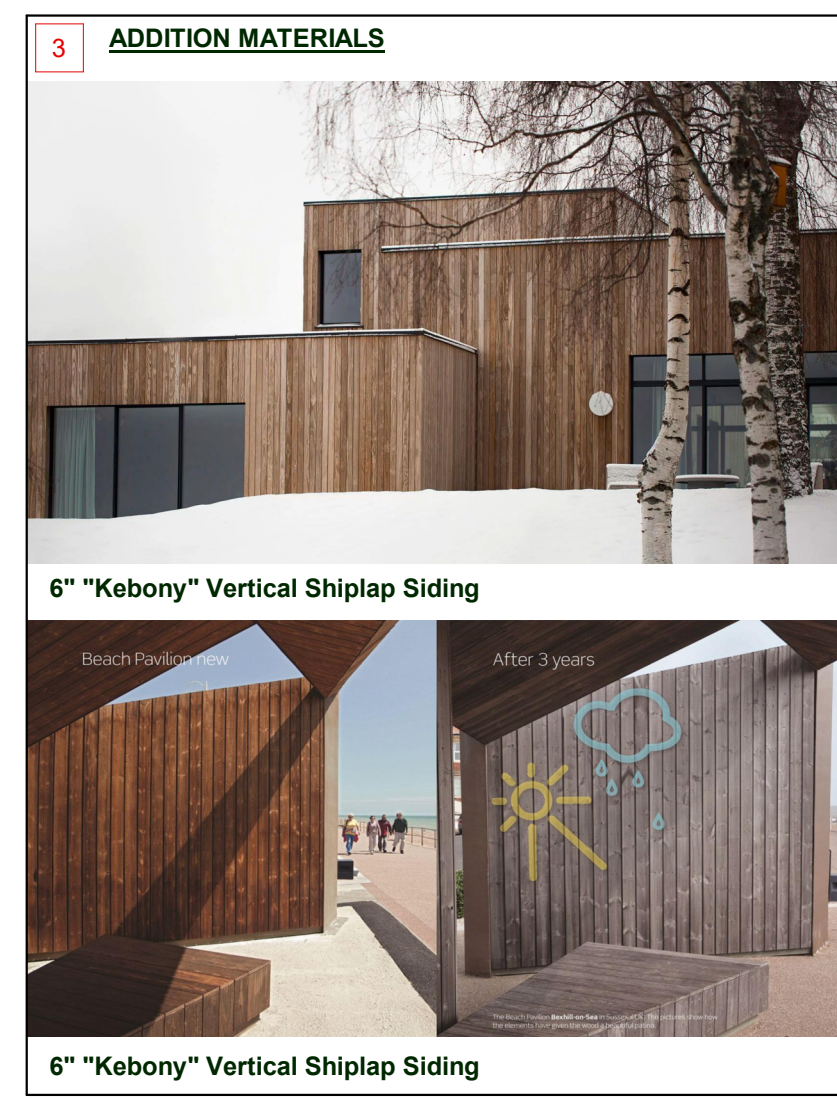
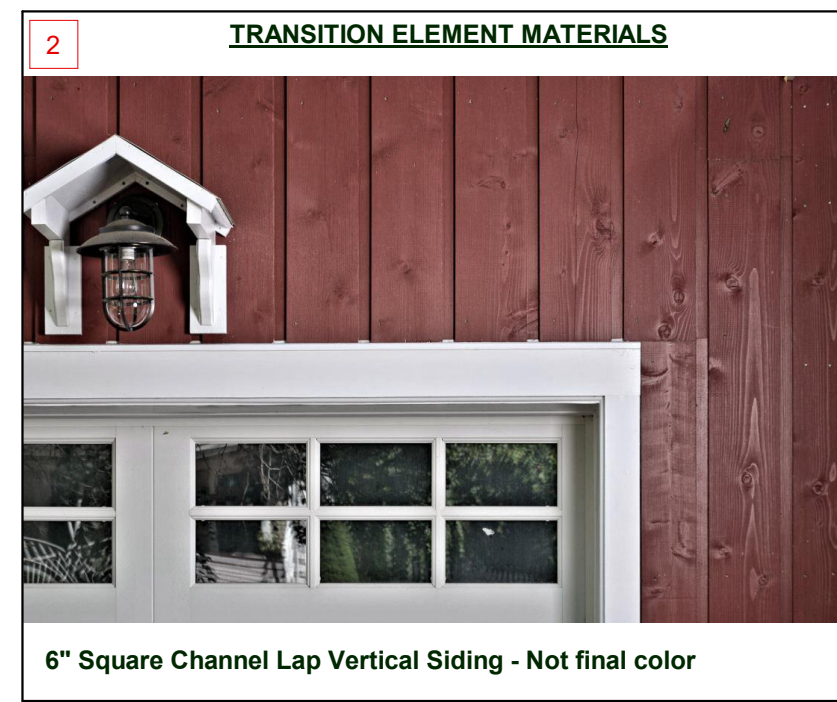
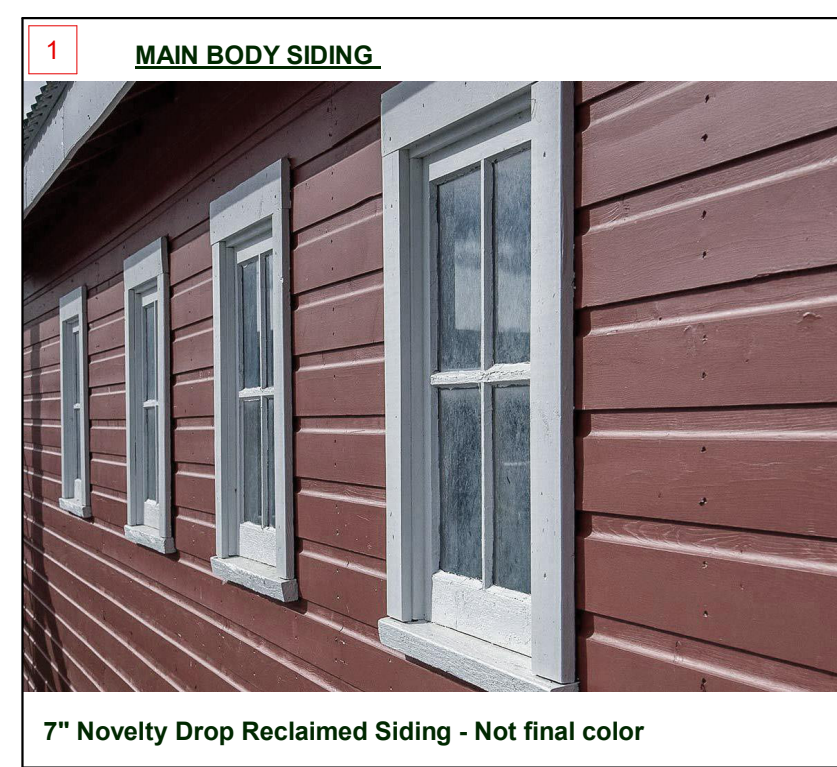
THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE PROJECT AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO THE PROJECT AND PUBLICATION THEREOF. NO REPRODUCTION BY ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF DRIFT STUDIO. THIS AGREEMENT IS STRICTLY ENFORCEABLE UNDER THE LAWS OF THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS CONSTITUTES ACCEPTANCE OF THESE PLANS AND CONDITIONS.

REVISIONS

NO.	DATE	DESCRIPTION

2025.05.25 : Issue Date

HD-06
ELEVATIONS



Keynotes - Elevations

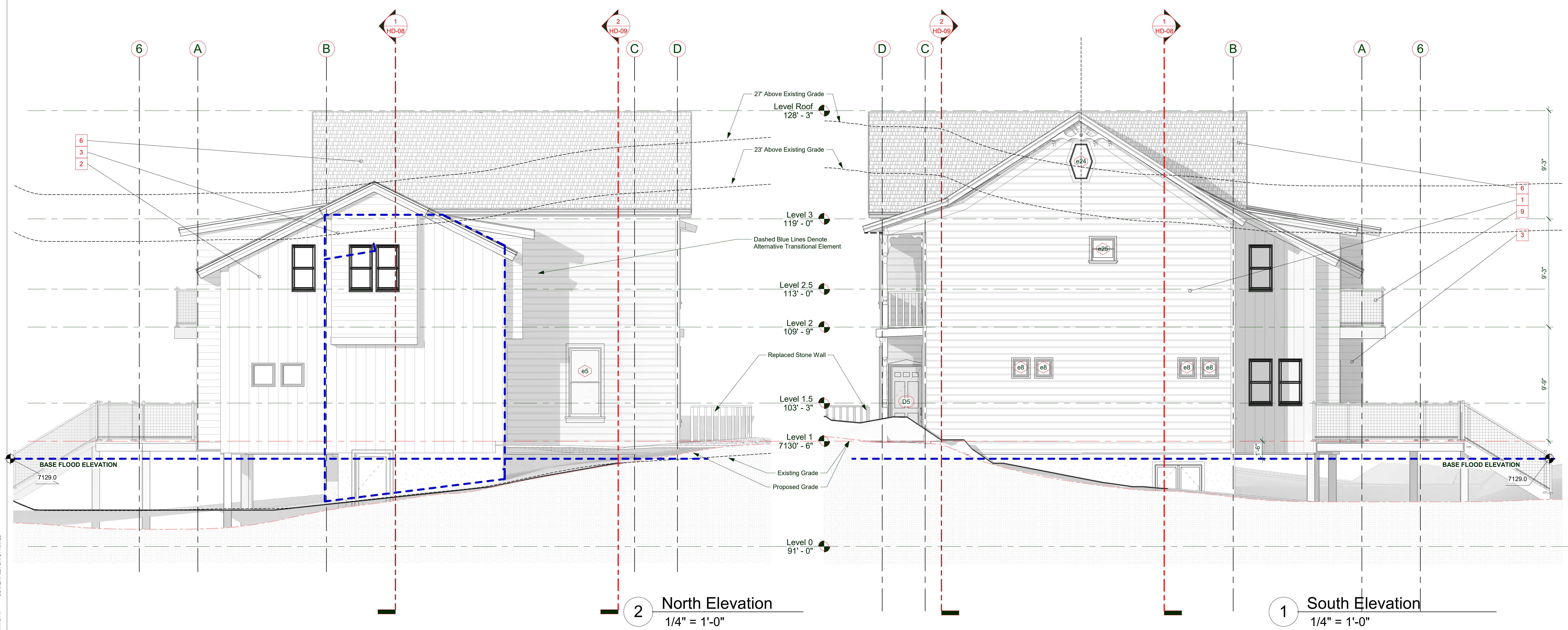
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- 3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
- 4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

Architectural Elevation 100' - 0" = USGS 7030.5'



DRIFT STUDIO
1775 PROSPECTOR AVE SUITE 300 #6
PARK CITY, UT 84060

Centennial House
HDDR APPLICATION
1775 Main Street
Park City, UT 84060

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REVISIONS

2025.05.25 : Issue Date

HD-07
ELEVATIONS



NOTICE AND ORDER TO REPAIR, VACATE OR DEMOLISH BUILDING

TO: Mountain Seas Development LTD.
P.O. Box 680844
Park City, UT 84068
&
UPF Incorporated
Ron K. Nichols
910 W. Boone Avenue
Spokane, WA 99201

ENTRY NO. 00811416

04/30/2007 03:48:18 PM B: 1862 P: 0553

Notice PAGE 1 / 3

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE \$ 0.00 BY PARK CITY MUNICIPAL CORP



FROM: Ron Ivie, Park City Building Official

SUBJECT PROPERTY:

Street Address: 176 Main Street

Tax Serial Number: PC-262-A

Legal Description: All of Lot 1, Block 20 of Park City Survey and a metes and bounds parcel directly behind Lot 1.

1. Please be advised that the undersigned building official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings, due to the following conditions:

As per Section 202 of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, I find the above building as per Section 302, Items 1, 2, 3, 7, 8, 10, 12, 13, 14, 15, 16, 17 & 18 of the attached Definition of Unsafe Buildings.

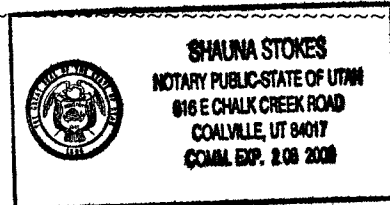
2. You are hereby required as a result of the above condition to take the following action:

- (X) Repair and secure the building against improper entering and protection from water damage within ten (10) days of receipt of this Notice. The building must have a building permit for repair within sixty (60) days of receipt of this Notice.
 - () Vacate the building or structure within ____ days from the date hereof.
 - () Demolish the building or structure by securing all required permits within ____ days from the date hereof with the demolition to be completed on or before the ____ day of _____, 20____.
3. This Notice and Order requires that no occupancy be permitted and the building has been posted.
 4. Any person having any record title or legal interest in this subject building or structure may appeal from this Notice and Order or any action of the undersigned building official to the Board of Appeals, provided the appeal is made in writing as provided in the Uniform Code for Abatement of Dangerous Buildings and files with the Building Official within thirty (30) days from the date of service of this Notice and Order. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Dated this 21 day of Feb., 2007.


 Ron Ivie, Park City Building Official

STATE OF UTAH
 COUNTY OF SUMMIT



On this 21 day of February, 2007, personally appeared before me Ron Ivie, signer(s) to the foregoing instrument, who duly acknowledged

to me that he (they) executed the same.

My Commission Expires: 02/08/09

Residing at: 816 E. Chalk Creek Rd, Coalville UT 84017

Shauna Stokes
NOTARY PUBLIC

Chapter 2 ENFORCEMENT

SECTION 201 — GENERAL

201.1 Administration. The building official is hereby authorized to enforce the provisions of this code.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

201.2 Inspections. The health officer, the fire marshal and the building official are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.

201.3 Right of Entry. When it is necessary to make an inspection to enforce the provisions of this code, or when the building official or the building official's authorized representative has reasonable cause to believe that there exists in a building or upon a premises a condition which is contrary to or in violation of this code which makes the building or premises unsafe, dangerous or hazardous, the building official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"Authorized representative" shall include the officers named in Section 201.2 and their authorized inspection personnel.

SECTION 202 — ABATEMENT OF DANGEROUS BUILDINGS

All buildings or portions thereof which are determined after inspection by the building official to be dangerous as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Section 401 of this code.

SECTION 203 — VIOLATIONS

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

SECTION 204 — INSPECTION OF WORK

All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by this code and Sections 108 and 1701 of the Building Code.

SECTION 205 — BOARD OF APPEALS

205.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the building official. Appeals to the board shall be processed in accordance with the provisions contained in Section 501 of this code. Copies of all rules or regulations adopted by the board shall be delivered to the building official, who shall make them freely accessible to the public.

205.2 Limitations of Authority. The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

Chapter 3 DEFINITIONS

SECTION 301 — GENERAL

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code or the Housing Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. *Webster's Third New International Dictionary of the English Language, Unabridged*, copyright 1986, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

BUILDING CODE is the *Uniform Building Code* promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

DANGEROUS BUILDING is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.

HOUSING CODE is the *Uniform Housing Code* promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

SECTION 302 — DANGEROUS BUILDING

For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.