



**PARK CITY HISTORIC PRESERVATION BOARD MEETING  
SUMMIT COUNTY, UTAH  
August 6, 2025**

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Park City Library, Room 101, at 1255 Park Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

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

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

**2. ROLL CALL**

**3. MINUTES APPROVAL**

- 3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 30, 2025

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

**5. PUBLIC COMMUNICATIONS**

**6. WORK SESSION**

- 6.A. The Historic Preservation Board Will Conduct a Work Session on Land Management Code Standards Outlined in Sections 15-13-2 and 15-13-8 Related to Materials for New Residential Infill and Additions to Historic Structures and Land Management Code Section [15-11-6\(E\)](#), Which Requires the Establishment of an Advisory Committee.

**7. REGULAR AGENDA**

- 7.A. **1109 Park Avenue – Material Deconstruction** – The Applicant Proposes to Deconstruct the Accessory Structure at 1109 Park to Restore the Site to its 1900 Form in the Historic Residential - 1 Zoning District. PL-25-06546  
(A) Public Hearing; (B) Action

**8. ADJOURNMENT**

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

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



**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD MEETING  
MARSAC MUNICIPAL BUILDING  
COUNCIL CHAMBERS  
445 MARSAC AVENUE  
PARK CITY, SUMMIT COUNTY, UTAH  
MINUTES OF JUNE 30, 2025**

**BOARD MEMBERS IN ATTENDANCE:** Douglas Stephens – Chair, Randy Scott, Puggy Holmgren, Katie Noble (attending virtually), John Hutchings, Dalton Gackle

**EX OFFICIO MEMBERS:** Rebecca Ward, Planning Director; Elissa Martin, Planning Project Manager; Mark Harrington, City Attorney

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

Chair Douglas Stephens called the meeting to order at approximately 5:00 p.m.

**2. ROLL CALL**

Chair Stephens conducted a roll call of the Board Members present. It was noted that Board Member Katie Noble is attending the Historic Preservation Board Meeting virtually.

**3. MINUTES APPROVAL**

**A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 4, 2025.**

**MOTION:** Board Member Scott moved to APPROVE the Historic Preservation Board Meeting Minutes from June 4, 2025. Board Member Holmgren seconded the motion.

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

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

Planning Director, Rebecca Ward, reported that the Draft General Plan is available to the public and is posted on the project website [www.engageparkcity.org](http://www.engageparkcity.org). There is a questionnaire that is open through July 31, 2025, so community members can review the document and provide input. Director Ward informed the Board that there will be some work done on the Council Chambers in July and August. This means the scheduled August 6, 2025, Historic Preservation Board Meeting will take place in the Park City Library instead.

Board Member Dalton Gackle reported that the Park City Museum held the Historic Home Tour recently, and 176 Main Street was included on the tour as an outside stop. Several community members communicated to him that they did not mind the Board's decision to allow the deconstruction. However, there are concerns about the reconstruction of the 1907 design, as there was a strong preference to see it return to the 1970s version. Chair Stephens asked if the Historic Home Tour was successful. Board Member Gackle reported that there was a strong turnout, and it was a beautiful day. The tour went well.

**5. PUBLIC COMMUNICATIONS**

There were no public communications.

**6. CONTINUATION**

- A. 405 Woodside Avenue – Material Deconstruction – The Applicant Proposes to Lift a Significant Historic Structure to Construct a New Foundation and Rear Addition in the Historic Residential - 1 Zoning District. PL-25-06532.**

Director Ward explained that the applicant would like additional time for their plans. As a result, the 405 Woodside Avenue item is requested to be continued to a date uncertain.

**MOTION:** Board Member Gackle moved to CONTINUE the Material Deconstruction for 405 Woodside Avenue to a date uncertain. Board Member Scott seconded the motion.

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

**7. REGULAR AGENDA**

- A. Silver King Coalition Mine Building – Historic District Grant – Applicant Requests Grant Funding for Window Cleaning, Repair, and Installation of Window Security System for Lower Windows in the Historic Silver King Coalition Mine Building. PL-24-06273.**

Planning Project Manager, Elissa Martin, reported that this Historic District Grant application is for the Silver King Coalition Mine Building. The Silver King Coalition Mine is a Significant Historic Site on the Park City Historic Sites Inventory. The buildings shown in the presentation slides were constructed circa 1910. The original window frames were made of steel, and the windows were glazed with glass window panes. Over the years, the windows have been shattered, and some of the frames have been pulled out. The grant request is for \$14,165, and it is intended to help cover labor and material costs to clean all window frames of the broken glass, but not reglaze them. Manager Martin explained that a future grant request may be submitted in Fiscal Year 2026 to support the full scope of work, which includes the installation of steel mesh security screens.

The grant request of \$14,165 would be sourced from the Citywide fund. Manager Martin reported that for Fiscal Year 2025, the Historic Preservation Board has awarded \$32,971 from the Citywide General Fund. There is a balance of \$14,165 remaining. This grant would essentially use the remaining funds available for this Fiscal Year. She reminded the Board that the funds do not roll over. Criteria Evaluation was provided in the Staff Report to score the grant application. Staff recommends that the Board review the scores for the Historic District Grant application for the Silver King Coalition Mine window cleaning and repair, hold a public hearing, and determine whether the grant should be awarded.

Chair Stephens reiterated that the funds for Fiscal Year 2025 will not roll over, which means this is the last day those funds can be used. He asked Staff if the RDA funds roll over. Director Ward clarified that there is a new allotment each Fiscal Year. Board Member Gackle saw the building on Friday, and the windows need to be addressed. There are shards of glass sticking out of frames, so it is a hazard in its current condition.

Chair Stephens asked if there are enough of the steel frames. Manager Martin believed that was part of the scope for the next funding request. That portion of the project would involve repairing the frames. The lower-level windows would have steel mesh security screening. There was work done with the Planning Department on the Historic District Design Review ("HDDR") waiver. What was approved in the waiver letter was to not reglaze at this point with material, but to use the security mesh screens where appropriate. Board Member Puggy Holmgren asked if this will eventually be open to the public. Manager Martin believes part of the long-term vision is that this will be part of a tour. She offered to find out more information. Board Member Gackle clarified that the museum is planning to do some interior tours and eventually have those open to the public. Currently, those are only open to those helping to fund the preservation work.

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

Board Member Randy Scott explained that to reglaze every window would be extraordinarily expensive. He agrees with this proposal as a starting point. It was hard to score this application accurately using the Criteria Evaluation, but he is generally supportive of what has been proposed. This is a historic mine structure that needs some help, and this is the last day to use the funds available for Fiscal Year 2025. He feels it makes sense for the Historic Preservation Board to award the proposed funding amount.

Board Member Gackle stated that securing the building with the security mesh will help the preservation work as far as keeping people out of the building who could cause more damage. Chair Stephens added that it would also have a consistent look with industrial structures at that point in time. This will be a labor-intensive job, but he is in support. Board Member Holmgren believes what is proposed will make the building better.

**MOTION:** Board Member Gackle moved to APPROVE the Historic District Grant application for \$14,165 to Friends of Ski Mountain Mining History for the Silver King Coalition Mine Building. Board Member Holmgren seconded the motion.

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

**B. General Plan – The Historic Preservation Board Will Review and Provide Input on the Historic Preservation Draft Recommendations for the Updated General Plan. PL-24-06358.**

Susan Petheram with FFKR Architects introduced herself to the Board and explained that she is part of the Design Workshop team working with the City on the General Plan update. She explained that this is a continuation of the discussion that took place at the June 4, 2025, Historic Preservation Board Meeting. Updates made to the draft recommendations were included in the Meeting Materials Packet for the Board to review.

The City Council and Planning Commission had a Joint Work Session last week. There was a good discussion, and later on in the presentation, some of their feedback will be shared. Ms. Petheram shared presentation slides with the Historic Preservation Board. She reported that there will be an overview of the updates since the June 4, 2025, Historic Preservation Board Meeting, there will be a review and discussion about the plan recommendations, and then the next steps in this process will be reviewed.

The Plan Framework was shared. Ms. Petheram reported that updates were made to the five themes. For example, the Water and Preservation theme has been updated to Water and Open Space Preservation. This ensures differentiation between Historic Preservation and Open Space Preservation. The theme statements for Transportation, Moderate Income Housing, and Water and Open Space Preservation were also updated.

Within the Community Character theme, there are five different focus areas, including Historic Preservation. That overall goal was updated and streamlined to state:

- Historic Preservation:
  - Park City will protect, preserve, enhance, and celebrate the historic character of the community.

The next update made was the addition of a fourth era, as discussed at the last Historic Preservation Board Meeting. The draft recommendation is to call the Recreation and Resort Industry Establishment (1963-1982). The four historic eras are now as follows:

- Settlement and Mining Boom Era (1868-1893);
- Mature Mining Era (1894-1930);
- Mining Decline and Emergence of Recreation Industry (1931-1962);
- Recreation and Resort Industry Establishment (1963-1982).

There are 18 strategies with actions for Commercial Sites and Districts, Residential Sites and Districts, and Mining Sites. At the last Historic Preservation Board, there were 17 strategies shared, so one more has been added since then. Another update was made to be consistent with the format and structure of the General Plan document. As a result, the sub-topic focus areas of the Historic Preservation strategies were removed. The order of them is still the same as before, but those are not called out in the document. Ms. Petheram reviewed some of the items specifically related to Historic Preservation:

- Documentation; Mining Era;
- Celebration and Education;
- Incentives;
- Stewardship, Collaboration, and Innovation;
- Policy and Regulations;
- Main Street.

The new strategy that was added is seen under the Policy and Regulations section:

- HP-N: Support the integration of small-scale mixed-use components into Park City's older and historic neighborhoods to discourage sprawl and support walkable neighborhoods. (CS, RS).

Under the Main Street strategies, a change was made to remove the reference to Main Street as the cultural core. It is instead referred to as the historic core. Ms. Petheram reviewed the Community Character – Historic Preservation strategies chart. It looks at which strategies support the different types of resources in Park City, such as Commercial Sites and Districts, Residential Sites and Districts, and Mining Sites. As for the addition of that fourth era, even though it is the most recent, it is a reflection of all of the different eras to that point. The strategies were charted according to the different eras as well.

Board Member John Hutchings had a question about the Recreation and Resort Industry Establishment (1963-1982). He thought 19 years seemed like an odd number to choose. Ms. Petheram explained that 1982 was selected based on documentation, but the dates can be discussed. It was a timeframe that had significance. Board Member Gackle reported that the museum has focused on the time up to 1981, because Deer Valley opened for the 1981/1982 ski season. After that, a separate development boom occurs.

Chair Stephens asked if the addition of the fourth era would bring certain structures under the purview of the Historic Preservation Board. Director Ward reported that there is a 50-year timeline in place, but there are also the designated eras. For a site to be listed, it needs to go through Historic Preservation Board review and recommendation, then to the Planning Commission, and then to the City Council. If something is a Park City-designated Historic Site, then it is codified. One of the recommendations is to continue with the grant program and incentives, as well as to focus on what the resources are.

City Attorney, Mark Harrington, explained that there are different rules now, so it becomes more difficult to add designated properties to the list, given the actions of the State Legislature. It is incentive-based inclusion that Park City currently supports. Director Ward noted that incentives are not only handled through grants. In the current code, if there is a mining structure designated on the Historic Sites Inventory, there are exceptions for items such as parking, setbacks, height, and maximum building footprint. There are also some allowances. A potential action that could be explored is updating the Land Management Code (“LMC”) to allow for those exceptions within the new era as well. Chair Stephens believed that would be valuable and expressed support to look into that further.

Ms. Petheram reported that the next few presentation slides look at the action items associated with each strategy. She noted that the actions are ranked by priority. There are some high, medium, and low priorities listed, but for some of the strategies, it is more sequential. For instance, looking at what needs to happen first in order to move forward. That context contributed to the prioritization that has been recommended in the draft. Ms. Petheram took time to review each of the strategies and the associated action items:

- Strategy C-5-A:
  - Develop a clear understanding of the ski era resources in Park City.
    - High Priority:
      - Action 1.1: Conduct a Reconnaissance Level Survey (RLS) by 2026.
      - Action 1.2: Conduct an Intensive Level Survey (ILS) of key clusters/areas identified during the RLS by 2027.
    - Medium Priority:
      - Action 1.3: Establish an honorary designation for properties identified as contributing to this era of Park City’s history.
- Strategy C-5-B:
  - Confirm the key resources and sites related to Park City’s Olympic host legacy.
    - High Priority:
      - Action 2.1: Create a GIS feature layer to document 2002 Olympic host-related sites and their key attributes.
    - Medium/Low Priority:
      - Action 2.2: Create an ArcGIS StoryMap or Web Experience page to provide information regarding Park City’s Olympic host-related sites in a user-friendly format.
- Strategy C-5-C:
  - Continue to document and monitor Mining Era resources, especially in Park City’s residential and business districts, which provide the foundation of Park City’s historic resources and character.
    - High Priority:
      - Action 3.1: Identify potential Mining Era resources not currently on the Historic Site Inventory and clarify why they

- are not included (e.g., removal requested, insufficient documentation, etc.)
- Action 3.2: Streamline the current Historic Sites inventory into an online, searchable database using GIS or other location-based tools.
- Medium/Low Priority:
  - Action 3.3: Update the knowledge of identified Mining Era residences with additional details to further the understanding of their importance and contribution to Park City's history.
- Strategy C-5-D:
  - Continue to recognize preservation projects, share success stories to inspire future efforts, and provide technical resources to property owners.
    - High Priority:
      - Action 4.1: Invest in and expand education, outreach, and recognition efforts.
    - Medium Priority:
      - Action 4.2: Establish an annual event designed to celebrate exemplary preservation efforts, while also providing a regular means to educate and inform property owners about the benefits and opportunities of historic preservation.
      - Action 4.3: Showcase the sustainability of historic preservation efforts by documenting and sharing information about the estimated embodied energy, durability of materials, and passive features of structures.
- Strategy C-5-E:
  - Provide access to historic preservation best practices, recognizing the range and diversity of Park City's historic resources.
    - High Priority:
      - Action 5.1: Provide regular training opportunities for staff and board members to understand and apply best practices to Park City's regulatory and policy framework for historic resources.
- Strategy C-5-F:
  - Continue to educate the community and visitors about the history and evolution of Park City.
    - High Priority:
      - Action 6.1: Celebrate and highlight Park City's mining, skiing, and 2002 Olympic Host legacies as defining eras for the City's character and history.
      - Action 6.2: Create an online resource, such as a webpage or ArcGIS StoryMap, to serve as a means for celebrating property owners' ongoing stewardship and preservation of the City's historic resources within the Historic District.
      - Action 6.3: Use the online stewardship and preservation resource to provide:



- A high-level and user-friendly overview of the purpose of the Historic District Regulations;
  - An overview of the process for making modifications to their properties; and
  - Potential resources available to support property owners in their preservation efforts.
- Medium Priority:
  - Action 6.4: Leverage Park City's 2002 Olympic Host legacy to prepare for and support the 2034 Olympic Games.
  - Action 6.5: Collaborate with the resorts and the Park City Museum to create educational and promotional materials for the Ski Resort and Olympic eras.
  - Action 6.6: Continue to collaborate with the resorts, Friends of Ski Mountain Mining History, and the Park City Museum to create educational and promotional materials featuring the intersection of Park City's mine sites and resort activities.
  - Action 6.7: Collaborate with the Park City Museum to update and develop self-guided walking tour resources, in physical and digital formats.
  - Action 6.8: Continue to celebrate Park City's history through public art and integrate historic information into existing and future educational and informational resources, such as the Park City Public Art StoryMap.
- Strategy C-5-G:
  - Collaborate with the Park City Museum, Utah Historical Society, and other partners to help tell the story of less well-known aspects of Park City's history.
    - High Priority:
      - Action 7.1: Document and confirm additional details regarding the ethnic groups that have called Park City home, either temporarily or long-term.
    - Medium Priority:
      - Action 7.2: Create a means to highlight and further recognize additional details, such as a plaque, award, or other means of recognition, in addition to existing forms of celebration and recognition.
    - Low Priority:
      - Action 7.3: Establish or expand educational materials that focus on Park City's historic and current cultural and ethnic diversity.
      - Action 7.4: Develop a guided walking tour focused on highlighting areas historically occupied by ethnic groups, such as Park City's Chinatown.
      - Action 7.5: Develop online resources and/or self-guided walking tour resources, such as ArcGIS StoryMaps, to provide

opportunities for residents and visitors to learn more about the many aspects of Park City's history.

- Strategy C-5-H:
  - Continue to support the adaptive re-use of historic buildings through incentives.
    - High Priority:
      - Action 8.1: Continue to research, identify, and utilize financial incentives for historic preservation efforts.
      - Action 8.2: Continue to offer the Historic District matching grant program to offer incentives for preservation, rehabilitation, and renovation of historic landmark sites. Consider having a “focus” for each round of grants to highlight different types of properties and needs.
- Strategy C-5-I:
  - Establish options to incentivize the preservation of the documented historic resources associated with the ski era.
    - High Priority:
      - Action 9.1: Establish financial incentives for qualified resources of the ski industry identified by the Ski Era Intensive Level Survey (ILS).
    - Medium Priority:
      - Action 9.2: The financial incentives for the ski era can be established as a separate grant program or revolving loan fund from the programs supporting Park City's current Historic Sites Inventory, with requirements tailored toward ski era resources.
    - Low Priority:
      - Action 9.3: Consider regulatory exceptions for ski-era sites, such as setback flexibility or parking exemptions, for property owners that record a façade easement.
      - Action 9.4: Consider density bonus incentives if the ski era resource(s) of a site undergoing redevelopment are preserved.
- Strategy C-5-J:
  - Continue to foster collaborative efforts to preserve, protect, and promote Park City's historic resources.
    - High Priority:
      - Action 10.1: Continue to partner with Friends of Ski Mountain Mining History and the ski resorts on celebrating and highlighting the intersection of Park City's skiing and mining culture.
- Strategy C-5-K:
  - Proactively work to protect the historic mining sites and structures from both physical and environmental damage.
    - High Priority:

- Action 11.1: Establish an annual (or other regular recurring) wildfire mitigation process to clear vegetation around/adjacent to historic mining sites.
  - Action 11.2: Establish strategies to counteract and prevent vandalism of remote mining sites and structures.
- Strategy C-5-L:
  - Continue to explore opportunities to integrate historic preservation with other initiatives, such as sustainability, workforce housing, arts/culture, and recreation/trails/open space.
    - High Priority:
      - Action 12.1: Integrate affordable and attainable housing with the preservation of historic structures, including the acquisition of additional properties.
    - Medium/Low Priority:
      - Action 12.2: Create an awareness campaign to promote the connections between Historic Preservation and Sustainability.
      - Action 12.3: Develop a tracking mechanism for estimating the embodied energy in Park City's existing and historic resources.
- Strategy C-5-M:
  - Proactively work to protect Old Town's historic resources from wildfire damage.
    - High Priority:
      - Action 13.1: Collaborate with Rocky Mountain Power on efforts to underground power lines, establishing a timeline for undergrounding by 2026.
      - Action 13.2: Prioritize Old Town and the City's historic districts for undergrounding completion.
- Strategy C-5-N:
  - Support the integration of small-scale mixed-use components into Park City's older and historic neighborhoods to discourage sprawl and support walkable neighborhoods.
    - High Priority:
      - Action 14.1: Review the LMC to identify barriers to mixed uses in key historic neighborhoods, including Thaynes, Lower Deer Valley, Masonic Hill, and Park Meadows.
    - Medium Priority:
      - Action 14.2: Establish parameters for the size, scale, and extent of allowing mixed uses in neighborhoods.
- Strategy C-5-O:
  - Continue to regularly assess and evaluate the Regulations for Historic Districts and Historic Sites in the Land Management Code (LMC) for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility.

- High Priority:
  - Action 15.1: Consider requiring more detailed mitigation plans to ensure construction activity does not cause physical damage or disturb the future integrity of nearby Historic Sites.
  - Action 15.2: Annually evaluate and update, as needed, the LMC to maintain regulatory consistency and to reflect changes and developments in available materials and best practices for sustainability.
- Medium Priority:
  - Action 15.3: Evaluate streetscape standards that support walkability efforts and reinforce the historic nature of Park City's older neighborhoods/urban form.
  - Action 15.4: Evaluate modifications that may target better infill compatibility for the Historic Districts.
  - Action 15.5: Consider an easement for Olympic Sites.
  - Action 15.6: Evaluate updates to the LMC to support the preservation and compatible rehabilitation and/or renovation of ski-era structures.
- Low Priority:
  - Action 15.7: Consider integrating requirements for deconstruction of historic structures to the Application for Demolition and Certificate of Appropriateness for the Demolition process.
  - Action 15.8: Evaluate the potential for a Carbon Tax or Land Management Code update to incentivize the reuse and renovation of existing and historic structures rather than demolition.
- Strategy C-5-P:
  - Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts.
    - Medium Priority:
      - Action 16.1: Identify issues that threaten the aesthetic experience of the districts and refine the LMC based on findings. The aesthetic experience shall be measured from the pedestrian experience at the primary street frontage.
      - Action 16.2: Analyze the influence of site design and architecture as part of the review.
- Strategy C-5-Q:
  - Continue to promote and strengthen Main Street as the historic core of Park City.
    - High Priority:
      - Action 17.1: Continue the partnerships with the Historic Park City Alliance (HPCA) and the Park City Museum to address the needs and concerns of local business owners.

- Action 17.2: Retain a civic presence in the Main Street area.
- Action 17.3: Continue to use Main Street as a key location for events, festivals, and celebrations. Ensure improvements are geared toward supporting these crowds – restrooms, drinking fountains, shade, etc.
- Medium Priority:
  - Action 17.4: Develop a grant program tailored for business owners of historic commercial structures.
  - Action 17.5: Evaluate and document potential new assets in the Main Street area through a bi-annual Reconnaissance Level Survey (RLS).
  - Action 17.6: Retain existing historic assets in the Main Street area using incentives and regulations.
  - Action 17.7: Regularly review and update the LMC to:
    - Ensure vertical zoning is effective for creating and maintaining a vibrant streetscape.
    - Ensure compatible infill while supporting the use of new materials and construction methods and techniques.
  - Low Priority:
    - Action 17.8: Work to re-establish a cultural element in the Main Street area through strategic partnerships.
- Strategy C-5-R:
  - Support efforts for a pedestrian-first environment along Main Street and within Old Town.
    - High Priority:
      - Action 18.1: Regularly evaluate Land Management Code regulations for residential and commercial parking requirements and identify opportunities to reduce the impacts of parking in Old Town.
      - Action 18.2: Regularly evaluate the Old Town Residential Parking Permit program to ensure balance between resident, business, and visitor parking.
    - Medium Priority:
      - Action 18.3: Continue to prioritize people-centric spaces while respecting the cultural heritage of Main Street.
      - Action 18.4: Transform surface parking lots into underground parking structures to create opportunities for more open spaces or compatible infill development.
      - Action 18.5: Update the Land Management Code to encourage pedestrian-oriented design and to minimize the visual impacts of cars in the Historic Districts.

Discussions were had about Strategy C-5-G. Board Member Gackle suggested a change to Action 7.1 to reference ethnic and cultural groups instead of only ethnic groups. Social groups might be appropriate language as well. Ms. Petheram took note of the suggestion.

Strategy C-5-L was discussed. Board Member Hutchings asked about the possibility of the City acquiring ski-era houses, putting an easement on them, and using them for affordable housing. Board Member Gackle mentioned potential strategies using saved materials. Ms. Petheram noted that the City could take the lead on purchasing a ski era property and look into some creative opportunities. The Board discussed the new strategy that was added, Strategy C-5-N, related to small-scale mixed-use components. Board Member Gackle asked about adding Prospector to that list of neighborhoods. A lot of those houses were built in the late 1970s to early 1980s. Ms. Petheram thanked him for the recommendation and confirmed that there is a section about neighborhoods.

Following the review of the strategies and action items, Ms. Petheram asked if there were additional questions or comments from the Historic Preservation Board. Director Ward took time to share information about the Joint Work Session that took place between the Planning Commission and City Council. There was a good discussion, and feedback was received about the length of the General Plan document. The current version is 160 pages. It is still too long, but work is being done to keep the themes and strategies in the main body of the document. The actions will be shifted to the Appendix instead. Director Ward explained that there will be some flexibility built in with the actions shifting to the Appendix section, as that can easily be updated or modified as needed.

Ms. Petheram noted that there was a comment made during the Joint Work Session that there are a lot of Historic Preservation strategies and actions. It was recognized that the Historic Preservation Board has an important role. There was a discussion about whether or not there should be a separate plan for Historic Preservation, but pulling the action items out and into the Appendix was supported and is the step the team will take next.

Chair Stephens shared comments related to Main Street. He does not want to lose sight of Main Street developing in an organic way by focusing too much on the action items. He wants to honor the development of the past and also adjust for current times. While it is possible to encourage pedestrians, this also needs to be done organically and in a way that feels natural. Ms. Petheram believed that it is connected to some of the other aspects of the Community Character theme. Chair Stephens referenced connectivity between individuals and the built environment. Ms. Petheram asked if he feels that he has been captured effectively in the mission statements. Chair Stephens thinks there is an opportunity to look at how the limited resources are developed and how to build an environment that enriches the lives of those who live here or come to visit.

Director Ward believes the pedestrian experience is what Chair Stephens is describing. For instance, what it feels like and how the built environment is contributing to the overall pedestrian experience. Chair Stephens noted that the term "pedestrian experience" automatically makes someone think of an experience without cars. However, that is not

necessarily the case. It could be something that draws a pedestrian to an area. Board Member Holmgren suggested lowered speed levels and enforcement. That is something that could improve the pedestrian experience without removing vehicles entirely. The speed limit on Main Street is supposed to be 15 MPH and 25 MPH on Park Avenue, but that is not enforced. There is gridlock on Park Avenue almost every afternoon. Lowering the speed limit and enforcing it would make it more comfortable for people in the area. Ms. Petheram offered to review the Transportation strategies and action steps to make sure there is consistency and collaboration with the Historic Preservation section, where it talks about Main Street and Old Town. Based on Board Member feedback, it seems there is a desire to preserve, but also to support the natural evolution of a place over time.

Chair Stephens shared comments about sight lines. Director Ward noted that there is some flexibility with Vantage Points. There are considerations if something is built near a ridge line, and there is consideration of the pedestrian experience in the mountain corridors. She wondered whether the suggestion is to have something similar in the Historic District. Chair Stephens believes there are opportunities available. During planning efforts, it makes sense to look at things beyond a spreadsheet or itemized list. Ms. Petheram stated that it is possible to add something to the last two strategies to reference that in some way, whether it is Vantage Points or considering opportunities for gathering and interspersed open space in Old Town and Main Street. Chair Stephens acknowledged that it is difficult to balance creativity and code restrictions. Ms. Petheram stated that Historic Preservation is somewhat unique in the General Plan, because there are elements that are incorporated in the other themes and focus areas as well.

Board Member Scott appreciates the big picture thought process. When he thinks about Main Street, something that seems to be missing is the activation. For instance, pulling people into that area to have an experience. There could be more activation in the future. He noted that awareness of the history in Park City can assist with preservation efforts.

Board Member Hutchings commented that when he is in front of his house, there are often people who ask him what the ribbons are for. It creates an opportunity to discuss them and to talk about the history of the neighborhood. Having items that trigger a conversation or provide information about history can be meaningful. Board Member Gackle mentioned statues located in different areas, which can effectively communicate information. It would be meaningful to share more historical information where possible.

Board Member Noble shared information about an app that was developed when she lived in Midway. At various historic sites around Midway, it was possible to click on the app and find more information. It was fairly popular and was a different way for people to learn about the history of the area. Board Member Gackle believed that kind of approach was covered in some of the action items listed, such as collaborating with the Park City Museum and Utah Historical Society on experiences such as tours. Ms. Petheram confirmed that there can be discussions about different platforms that might work well.

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

Board Member Scott commented on existing inventory. He pointed out that in two years, the Centennial Building may no longer be on the Historic Sites Inventory, because it will have been deconstructed and reconstructed. Director Ward clarified that it will remain on the Historic Sites Inventory. There is a requirement to record a financial guarantee so that the structure can be reconstructed. Board Member Scott stated that during the Historic Home Tour, he made note of a home on Daly Avenue that was reconstructed and is not on the Historic Sites Inventory. Some structures tell a story, but are not on the Historic Sites Inventory. Ms. Petheram thought that was a good point. It also fits in with some of the earlier comments made about evolution occurring organically. There are different ways of approaching preservation. Deconstruction and reconstruction do not necessarily take away from the history that remains in the area.

Board Member Gackle suggested that there be a future Historic Preservation Board agenda item where Board Members discuss why different structures are not included on the Historic Sites Inventory and whether it would make sense to include those. At the last meeting, there was a request made related to ski era research. Board Member Gackle sent some of the requested information out, which included a list of approximately 15 homes from those early eras that are not currently on the Historic Sites Inventory. There is already a list of known homes that could be discussed by the Board.

**MOTION:** Board Member Scott moved to forward a POSITIVE RECOMMENDATION to the Planning Commission and City Council for the General Plan, as discussed. Board Member Hutchings seconded the motion.

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

## 8. ADJOURNMENT

**MOTION:** Board Member Holmgren moved to ADJOURN. There was no second.

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

The Historic Preservation Board Meeting adjourned at approximately 6:15 p.m.



# Historic Preservation Board Staff Report



**Subject:** Materials and Finishes LMC Updates Implementation  
**Application:** PL-25-06407  
**Author:** Elissa Martin, Planning Project Manager  
**Date:** August 6, 2025  
**Type of Item:** Work Session

## Summary

The purpose of this work session is to:

- (I) Provide the HPB with an update on the Land Management Code (LMC) amendments to Chapter 15-13, *Regulations for Historic Districts and Historic Sites*, adopted by City Council on June 5, 2025 ([Packet](#), Item VII(1); [Minutes](#), p. 61-70), which remove the opacity requirement and allow more flexibility in the use of non-historic exterior siding materials for new residential infill and additions to Historic Dwellings, based on certain evaluation criteria.
- (II) Kick off the process to implement the LMC amendments by requesting input from the HPB on selecting members of the Advisory Committee and next steps for creating the Master List of Non-Historic Materials and Finishes.

## Background

The LMC amendments to Chapter 15-13 were forwarded to the City Council with a favorable recommendation by the Historic Preservation Board (HPB) on March 5, 2025 ([Packet](#), Item 6.D; [Minutes](#), p. 23) and Planning Commission on April 23, 2025 ([Packet](#), Item 6D; [Minutes](#), p. 21-22). Earlier in this process, to better understand what adjustments were needed in the Historic District Regulations, Planning staff conducted a Focus Group in January of 2025 that consisted of several design professionals. The Focus Group provided the following guidance:

- Clarify that paint opacity is for Historic siding, and not necessarily for doors.
- Allow for more fire-resistant materials like [fiber cement](#) and [metal](#).
- Consider different wood treatments such as [Shou Sugi Ban](#) – charred wood that creates a dark and textured surface and [acetylated wood](#) (pickled wood) – wood with a washed-out appearance that showcases its natural grain.
- Consider [PVC composite products](#).
- Allow products to be in their natural state – for example, do not require wood grain on non-wood products.
- Update sustainability criteria to consider cradle-to-grave for materials, and not just the content of the materials.
- Consider a Blue Ribbon Committee or other review panel of design professionals to help staff and the HPB create a list of allowable materials that is updated regularly for consistency, to reflect the most up-to-date materials, and to streamline the review process.

Based on this feedback and the direction from the HPB, the following LMC amendments were adopted:

### **Opacity Requirement Removed**

While additions to Historic Dwellings are not required to be painted opaque, the previous version of the LMC required new residential infill exterior siding to be painted opaque. The HPB recommended that new buildings in the Historic District should not be required to be painted opaque, but that some type of finish or treatment should be required for durability. LMC [§ 15-13-8\(B\)\(5\)](#)(c) has been amended as follows:

#### **5. Paint and Color**

- c. Wood siding that is not painted shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for wood finishes and treatments that are compatible with the Historic Districts.

### **Materials for New Residential Infill and Additions to Historic Dwellings**

The previous version of the code prohibited synthetic materials unless they met certain criteria for sustainability and compatibility and the applicant provided a sample to the Planning Department for approval.<sup>1</sup> The updated code allows for new/alternative materials to be used on new non-Historic residences in the Historic District, if they are approved on the Master List of Non-Historic Materials and Finishes. LMC [§ 15-13-8\(4\)](#) subsections (d) and (e) have been amended as follows:

#### **4. Materials**

- d. New, non-historic building Materials such as various types of metal and synthetic building materials, such as fiber cement or composite siding, shingles, and trim may be considered if approved in the Master List of Non-Historic Materials and Finishes on file with the Planning Department. Vinyl and aluminum siding are prohibited in the Historic District, unless otherwise specified in the Master List of Non-Historic Materials and Finishes.
- e. Non-historic materials (approved on the Master List of Materials and Finishes) shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns.

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<sup>1</sup> LMC [§ 15-13-8\(A\)](#)

A minor amendment to LMC [§ 15-13-2\(B\)\(4\)\(c\)](#) *Additions to Primary Structures, General Compatibility*, subsection (6), provides for the same flexibility in materials for Additions to Historic Dwellings:

- (6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. Non-historic Materials approved in the Master List of Non-Historic Materials and Finishes on file with the Planning Department may be used on additions.

The previous version of the LMC required a staff-level 'Design Review Team' for vetting new materials. The amended code replaces the Design Review Team with a Materials Advisory Committee charged with making recommendations to the Historic Preservation Board on new or alternative materials to be included in a Master List of Non-Historic Materials and Finishes approved for use on non-Historic Structures. LMC [§ 15-11-6](#), *Additional Duties* (of the HPB) has been amended as follows:

- E. Appoint members to serve on an Advisory Committee to create a Master List of Non-Historic Materials and Finishes that may be used on non-historic Structures and additions to Historic Structures in the Historic Districts. Regularly review and periodically update the Master List of Non-Historic Materials and Finishes.

During the recommendation of the code amendments to allow more flexibility for materials used on non-Historic Structures, the HPB was careful to ensure that robust evaluation criteria be in place for judging new materials. Two new criteria were added to the list in LMC [§ 15-13-2](#) and [§ 15-13-8](#) Universal Regulations: 1) fire resistance rating of a material, and 2) environmental impacts of a material through its entire life cycle, from resource extraction, manufacturing, to its eventual disposal or recycling, otherwise known as 'cradle to grave'. The Universal Regulations related to evaluation of non-historic materials were amended as follows:

New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials and non-historic materials may be used for new infill residential, pursuant to the Master List of Non-Historic Materials and Finishes on file with the Planning Department. New, alternative or non-historic materials are evaluated by the following characteristics: Longevity (50 year lifespan), energy performance, durability in this climate, Fire Resistance, environmental benefit and impact (high recycled content, locally sourced, life cycle impact, or cradle to grave impact), and compatibility with the character of the Historic District.

## Implementation of LMC Updates

Step 1: Establish the Advisory Committee, consisting of the following members:

- Two HPB members
- Three Design Professionals
- Planning Department Historic Preservation Team (staff)
- Historic Preservation Consultant

### Advisory Committee time commitment: no more than 6-8 hours

Staff requests the HPB please select two members to be on the Advisory Committee.

Planning staff is coordinating with the Communications team to advertise for three Design Professionals to serve on the Committee.

Step 2: Advisory Committee to evaluate non-Historic materials against the criteria outlined in the following LMC sections:

LMC [§ 15-13-2](#) and [§ 15-13-8](#) provide baseline criteria for evaluation of new materials and finishes that may be appropriate for new residential infill and additions. The three main categories for evaluation are Durability, Sustainability, and Compatibility. Staff has begun collecting spec sheets for some of the more common non-historic materials proposed for residential buildings. Staff recommends that the first task of the Advisory Committee is to compile a draft list of external siding materials to begin to evaluate against the following criteria:

**Durability.** Establish a routine tracking system to evaluate installed materials over time.

- Minimum 50-year lifespan.
- Durable in Park City's climate.
- Fire Resistance rating

### **Sustainability.**

- Energy performance.
- Environmental benefit.
- Synthetic materials like fiber cement or plastic-wood composite siding may be used If they contain a minimum of 50% recycled and/or reclaimed material.
- Cradle to Grave impact or life cycle impact of a product.

### **Compatibility.**

- For Synthetic: the material may not diminish the historic character and must appear similar in appearance and profile to historic siding.
- "Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns."<sup>2</sup>

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<sup>2</sup> LMC [Section 15-13-8\(B\)\(4\)](#)

- Exterior elements must be of human scale and compatible with neighboring Historic Structures.
- New materials should reflect the character of the Historic District.<sup>3</sup>
- Materials must be compatible in scale, proportion, texture, finish, and color to Historic Structure materials. “The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.”
- Primary siding material “shall appear similar” to those on Historic Structures in the streetscape or character area.

Mid-way through the creation of the Master List of Materials and Finishes, planning staff along with members of the Advisory Committee, as needed, will report to the HPB as a whole, on progress and to provide an opportunity for the Board to provide input and feedback prior to the list being finalized.

Step 3: HPB review of the draft Master List of Non-Historic Materials and Finishes and adoption.

- Once the Advisory Committee has drafted the initial list, the HPB will have a chance to review and finalize the list.

Step 4: Review and update the list as needed.

- With the rapid pace of new siding materials being developed, the Master List of Non-Historic Materials and Finishes should be periodically reviewed and updated.
- This is also an opportunity to ‘de-list’ a material if it does not retain its quality and compatibility over time.

### **Department Review**

The Planning Department, Executive Department, and City Attorney’s Office reviewed this report.

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<sup>3</sup> LMC [Section 15-13-8\(A\)](#)

# Historic Preservation Board Staff Report



**Subject:** 1109 Park Avenue  
**Application:** PL-25-06623  
**Author:** Meredith Covey, Planner I  
**Date:** August 6, 2025  
**Type of Item:** Material Deconstruction

## Recommendation

(I) Review the proposed Material Deconstruction of the Accessory Structure at 1109 Park Avenue to restore the Significant Historic Site to its 1907 form, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Jon Deverian  
**Location:** 1109 Park Avenue  
A Significant Historic Site  
**Zoning District:** Historic Residential – 1  
**Adjacent Land Uses:** Residential  
**Reason for Review:** The Historic Preservation Board reviews and takes Final Action for Material Deconstruction.<sup>1</sup>

HDDR Historic District Design Review  
HPB Historic Preservation Board  
HR – 1 Historic Residential – 1  
HSI Historic Sites Inventory  
LMC Land Management Code

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

## Background

1109 Park Avenue is a Significant Historic Site on the Park City Historic Sites Inventory, as established by Land Management Code (LMC) [§ 15-11-10](#). The property is in the Historic Residential - 1 (HR-1) Zoning District.

Built circa 1895, the primary Structure is a one-story Mature Mining Era T/L. An Accessory Structure located along the Side Lot Line towards the rear of the Lot was constructed in 1949.

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<sup>1</sup> LMC Section 15-11-12.5





*Image 1: 1940 Tax Photo of 1109 Park Avenue*



*Image 2: 1109 Park when viewed from Park Avenue*

The Applicant proposes to deconstruct the Accessory Structure to restore the site to its 1907 form and re-landscape the backyard (Exhibit B – Applicant Narrative).



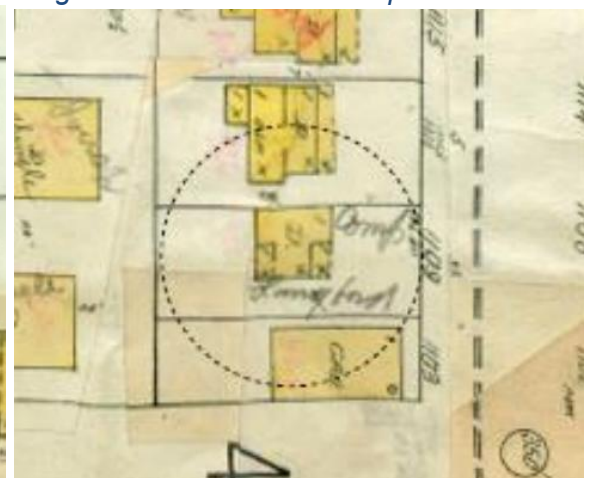
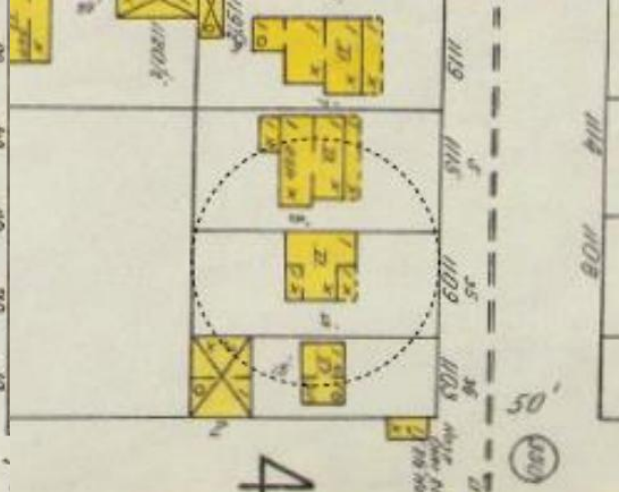
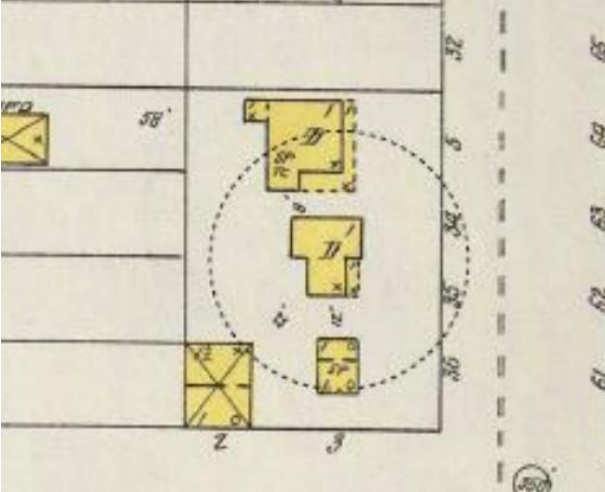
*Image 3: Accessory Structure at 1109 Park, image provided by Applicant*

### **Analysis**

#### **(I) The Applicant Proposes Material Deconstruction of the Accessory Structure to Restore the 1907 Footprint for the Significant Historic Site.**

The primary Structure was constructed around 1885. The earliest Sanborn Map, from 1900 shows the footprint of the Structure as well as the front porch. The subsequent Sanborn Maps dated between 1907 and 1941 show an addition that was constructed at the rear of the Structure.





The Accessory Structure is not shown on the Sanborn Maps. However, the 1968 Tax Form included in the Historic Sites Inventory (HSI)(Exhibit C) lists the garage (Accessory Structure) as being constructed in 1949.

		x				.47	
		x				.47	
		x				.47	

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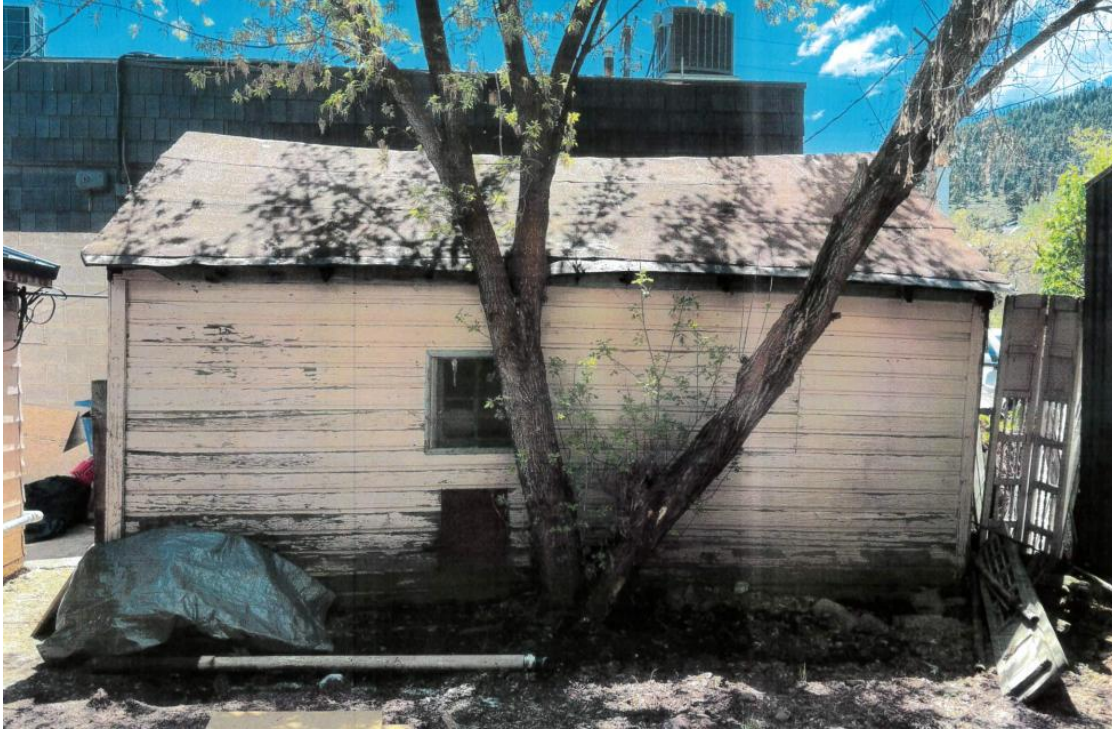
Garage — Class 1 Depr. 2% 3%

Cars - Floor Wood Walls Fr Roof RR Doors \_\_\_\_\_

Size 12 x 18 Age 1949 Cost 261 x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x 43 % Depr. \_\_\_\_\_

Total \_\_\_\_\_ 112



*Image 4: Accessory Structure when viewed from the rear of the property, image provided by Applicant.*

The primary Structure is associated with the Mining Era (1894 to 1930), while the Accessory Structure was constructed approximately 45 years later during the Mining Decline & Emergence of Recreation Industry (1931-1962). The Applicant proposes removing the Accessory Structure and restoring the site to the circa 1907 form.

Pursuant to LMC [§ 15-11-12.5\(A\)\(2\)](#) the Historic Preservation Board reviews and takes Final Action on Material Deconstruction on Significant Historic Sites.

LMC [§ 15-11-10\(A\)\(2\)](#) establishes the criteria for a Significant Historic Site:

Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

- A. It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
- B. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
  - 1. It previously received a historic grant from the City; or
  - 2. It was previously listed on the Historic Sites Inventory; or
  - 3. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
- C. It has one (1) or more of the following:

1. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or
  2. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and
- D. It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
1. An era of Historic Importance to the community, or
  2. Lives of Persons who were of Historic importance to the community, or
  3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

The Structures at 1109 Park were constructed over 50 years ago and are listed as Significant on the Historic Sites Inventory as designated by LMC [§ 15-11-10](#). The Historic Site Form notes that the site is associated with the Mature Mining Era which spanned from 1894 to 1930. The Primary Structure is associated with the Mining Era as the scale, context, and materials of the Structure reflect the historic and architectural character of Mining Era Structures seen in Park City as well as on the adjacent streetscape. The Site reflects the craftsmanship and methods of construction that are associated with the Mining Era.

Restoring the site to 1907 retains the Essential Historic Form. LMC [§ 15-15-1](#) defines “Essential Historic Form” as “the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials.”

The Applicant proposes removing the Accessory Structure constructed in 1949 to restore the Significant Historic Site to its 1907 form. The question for the Historic Preservation Board is whether removal of the 1949 Accessory Structure impacts the Historic Integrity of the Significant Historic Site.

LMC [§ 15-15-1](#) defines “Historic Integrity” as “the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City.” The LMC outlines seven qualities that contribute to Historic Integrity, outlined below with staff analysis:

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

1109 Park Avenue is Lot 2 and a portion of Lot 3 of Block 5 of Snyder’s Addition to Park City and is approximately 2,613 square feet in area. The Primary Structure faces Park Avenue with the Accessory Structure set back towards the rear of the Lot in the southeast

corner. The proposed removal of the Accessory Structure does not change the location of the site; the Structure was not present at the date of the original construction.

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

1109 Park is a T/L cottage that has had many of its historic elements modified. The cross gable roof is sheathed with standing seam metal, replacing the composition shingles seen in earlier photos. The walls are clad with aluminum siding, which either covered or replaced the wood drop siding present in 1940. A brick chimney is seen at the peak of the roof and appears to be shorter in current photos. The windows are all aluminum sliders, with a large window in the front gable end, and another to the left of the door in the porch area. There is an aluminum screen door in front of the main door, which is a wood door with several lites. The porch is covered by a shed extension of the main roof and supported by metal supports, which replaced the square wood posts shown in the c. 1940 tax photo.

The Primary Structure is reflective of the design of homes typically associated with the Mining Era. The massing of the home is similar to those in Old Town and is simple in design and scale. The design of the primary Structure will not be altered or diminished by the removal of the Accessory Structure.

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

The Lot is a relatively flat site and there will be no significant changes to grade, vegetation, or other features. Any new landscaping in place of the Accessory Structure will be required to comply with LMC § 15-13-2 and will be required to reflect the character of the site while also incorporating waterwise standards and practices. The proposed removal of the Accessory Structure will restore the setting of the Historic Site to its 1907 characteristics. The proposed removal will not diminish the setting of the Historic Site.

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

The Accessory Structure is set back from the home towards the rear of the lot and is visible from the primary public right-of-way.

The Accessory Structure was constructed on the site years after the Mining Era that is associated with the character of the home and Primary Structure on the site. The proposed removal of the Accessory Structure will not alter the materials associated with



the Primary Structure on the Historic Site and will reflect the materials seen on the site in 1907. It will also not alter the pattern or configuration and relationship of the Primary Structure with the streetscape.

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

The proposed removal of the Accessory Structure will not alter the workmanship associated with the Primary Structure on the Historic Site. The Chief Building Official visited the site and provided the following analysis:

“In March 2025, an inspection was conducted on a historic garage structure located at 1109 Park Ave. to assess its age and condition. The findings of the inspection confirmed that the garage appears to have been constructed on or around 1949, based on the materials, construction techniques, and architectural features observed during the inspection. Elements such as the type of lumber, hardware, and foundation work were consistent with mid-20th-century building practices. The accessory structure does not appear to be failing and retains most of the original building elements.”

Based on the determination from the Building Official the workmanship of the Accessory Structure, including the methods of construction, finishes, and materials, are associated with the Mining Decline & Emergence of Recreation Industry (1931-1962). This is outside of the era that the Primary Structure and the Site is associated with on the Historic Site Form which is the Mature Mining Era (1894-1930). The removal of the Accessory Structure will not diminish the site's association with the Mature Mining Era.

***(6) Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.***

The Historic Site Form details the changes over time at 1109 Park, stating “a rear addition was built sometime after the 1941 Sanborn map, but before the c. 1940 tax photo which extended a part of the rear house past the original wall. A later addition appears to have built out the original wall to the same point as the previous addition. (...) A small gabled garage is seen at the rear of the lot, though lack of historical reference to it makes it difficult to determine when it was built. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

The proposed removal of the Accessory Structure will restore the Site to the 1907 form and reduce the impact of the changes to the site that have diminished the historic value over time.

The Primary Structure will retain the massing, design, and location on the site that contribute to its Mining Era characteristics.

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

The proposed removal of the Accessory Structure will not alter the association of the Historic Site with a Historic era or Person. The Historic Site Form details the construction of the home as being completed by a miner named David Laird. The home then was sold to multiple owners in the following years, including individuals who lived in Park City and were associated with mining operations. However, the home was not associated with any singular person or event. The Accessory Structure was constructed in 1949, while the Primary Structure is associated with the Mining Era and was constructed around 1885. The proposed removal of the Accessory Structure will restore the Site to its 1907 form and strengthen the association with the Mining Era.

The proposed removal of the Accessory Structure will not diminish the Historic Integrity of the site.

The Applicant does not have plans to construct a new Structure in the rear of the Lot. Any landscaping work or future construction will be required to comply with current Lot and Site requirements as outlined in LMC [Chapter 15-2.2](#) and [Section 15-13-2](#).

### **Department Review**

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

### **Notice**

Staff published a notice on the City's website and the Utah Public Notice website, and posted a notice to the property on Wednesday, July 23, 2025. Staff mailed a courtesy notice to property owners within 100 feet on Wednesday, July 23. The *Park Record* published notice on Wednesday, July 23.<sup>2</sup>

### **Public Input**

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

### **Alternatives**

The Historic Preservation Board may:

- Approve the Material Deconstruction for 1109 Park Avenue.
- Deny the Material Deconstruction for 1109 Park Avenue.
- Request additional information and continue the discussion to a date certain or uncertain.

### **Exhibits**

A: Draft Final Action Letter  
B: Applicant Narrative  
C: Historic Sites Form

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<sup>2</sup> LMC [§ 15-1-21](#)

D: Applicant Photo Submittal



## Planning Department

August 6, 2025

Jon Deverian

### NOTICE OF HISTORIC PRESERVATION BOARD ACTION

#### Description

Address: 1109 Park Avenue

Zoning District: Historic Residential – 1

Application: Material Deconstruction

Project Number: PL-25-06623

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 6, 2025

Project Summary: The Applicant proposes to remove the Accessory Structure constructed in 1949 at 1109 Park Avenue to restore the Significant Historic Site to 1907.

#### Action Taken

On August 6, 2025, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction of the Accessory Structure for 1109 Park Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. 1109 Park Avenue is a Significant Historic Site on the Park City Historic Sites Inventory.
2. The property is in the Historic Residential - 1 (HR-1) Zoning District.
3. Built circa 1895, the principal Structure is a one-story Mature Mining Era T/L cottage with an Accessory Structure located along the Side Lot Line towards the rear of the Lot.
4. The Applicant proposes to deconstruct the Accessory Structure built in 1949 to restore the site to its 1907 form.
5. The Structure was constructed around 1895. The earliest Sanborn Map, from 1900 shows the footprint of the Structure as well as the front porch. The





## Planning Department

subsequent Sanborn Maps dated between 1907 and 1941 show an addition that was constructed at the rear of the Structure.

6. The Accessory Structure is not shown on the Sanborn Maps.
7. However, the 1968 Tax Form included in the Historic Sites Inventory (HSI) lists the garage (Accessory Structure) as being constructed in 1949.
8. The primary Structure is associated with the Mining Era (1894 to 1930), while the Accessory Structure was constructed approximately 45 years later during the Mining Decline & Emergence of Recreation Industry (1931-1962). The Applicant proposes removing the Accessory Structure and restoring the site to the circa 1907 form.
9. LMC § 15-11-10(A)(2) establishes the criteria for a Significant Historic Site.
10. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:
  - a. It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
  - b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
    - i. It previously received a historic grant from the City; or
    - ii. It was previously listed on the Historic Sites Inventory; or
    - iii. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
  - c. It has one (1) or more of the following:
    - i. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or
    - ii. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and
  - d. It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
    - i. An era of Historic Importance to the community, or



## Planning Department

- ii. Lives of Persons who were of Historic importance to the community, or
  - iii. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
- 11. The Structures at 1109 Park were constructed over 50 years ago and are listed as Significant on the Historic Sites Inventory as designated by LMC § 15-11-10. The Historic Site Form notes that the site is associated with the Mature Mining Era which spanned from 1894 to 1930. The Primary Structure is associated with the Mining Era as the scale, context, and materials of the Structure reflect the historic and architectural character of Mining Era Structures seen in Park City as well as on the adjacent streetscape. The Site reflects the craftsmanship and methods of construction that are associated with the Mining Era.
- 12. Restoring the site to 1907 retains the Essential Historic Form. LMC § 15-15-1 defines "Essential Historic Form" as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials."
- 13. The Applicant proposes removing the Accessory Structure constructed in 1949 to restore the Significant Historic Site to its 1907 form. The question for the Historic Preservation Board is whether removal of the 1949 Accessory Structure impacts the Historic Integrity of the Significant Historic Site.
- 14. LMC § 15-15-1 defines "Historic Integrity" as "the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City." The LMC outlines seven qualities that contribute to Historic Integrity:
  - a. Location. The place where the Historic Site was constructed or the Historical event took place.
    - i. 1109 Park Avenue is Lot 2 and a portion of Lot 3 of Block 5 of Snyder's Addition to Park City and is approximately 2,613 square feet in area. The Primary Structure faces Park Avenue with the Accessory Structure set back towards the rear of the Lot in the southeast corner. The proposed removal of the Accessory Structure does not change the location of the site; the Structure was not present at the date of the original construction.
  - b. Design. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of



## Planning Department

fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

- i. 1109 Park is a T/L cottage that has had many of its historic elements modified. The cross gable roof is sheathed with standing seam metal, replacing the composition shingles seen in earlier photos. The walls are clad with aluminum siding, which either covered or replaced the wood drop siding present in 1940. A brick chimney is seen at the peak of the roof and appears to be shorter in current photos. The windows are all aluminum sliders, with a large window in the front gable end, and another to the left of the door in the porch area. There is an aluminum screen door in front of the main door, which is a wood door with several lites. The porch is covered by a shed extension of the main roof and supported by metal supports, which replaced the square wood posts shown in the c. 1940 tax photo.
- ii. The Primary Structure is reflective of the design of homes typically associated with the Mining Era. The massing of the home is similar to those in Old Town and is simple in design and scale. The design of the primary Structure will not be altered or diminished by the removal of the Accessory Structure.
- c. Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.
  - i. The Lot is a relatively flat site and there will be no significant changes to grade, vegetation, or other features. Any new landscaping in place of the Accessory Structure will be required to comply with LMC § 15-13-2 and will be required to reflect the character of the site while also incorporating waterwise standards and practices. The proposed removal of the Accessory Structure will restore the setting of the Historic Site to its 1907 characteristics. The proposed removal will not diminish the setting of the Historic Site.



## Planning Department

- d. Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
  - i. The Accessory Structure is set back from the home towards the rear of the lot and is visible from the primary public right-of-way.
  - ii. The Accessory Structure was constructed on the site years after the Mining Era that is associated with the character of the home and Primary Structure on the site. The proposed removal of the Accessory Structure will not alter the materials associated with the Primary Structure on the Historic Site and will reflect the materials seen on the site in 1907. It will also not alter the pattern or configuration and relationship of the Primary Structure with the streetscape.
- e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
  - i. The proposed removal of the Accessory Structure will not alter the workmanship associated with the Primary Structure on the Historic Site. "In March 2025, an inspection was conducted on a historic garage structure located at 1109 Park Ave. to assess its age and condition. The findings of the inspection confirmed that the garage appears to have been constructed on or around 1949, based on the materials, construction techniques, and architectural features observed during the inspection. Elements such as the type of lumber, hardware, and foundation work were consistent with mid-20th-century building practices. The accessory structure does not appear to be failing and retains most of the original building elements."
  - ii. Based on the determination from the Building Official the workmanship of the Accessory Structure, including the methods of construction, finishes, and materials, are associated with the Mining Decline & Emergence of Recreation Industry (1931-1962). This is outside of the era that the Primary Structure and the Site is associated with on the Historic Site Form which is the Mature



## Planning Department

Mining Era (1894-1930). The removal of the Accessory Structure will not diminish the site's association with the Mature Mining Era.

- f. **Feeling.** A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.
  - i. The Historic Site Form details the changes over time at 1109 Park, stating "a rear addition was built sometime after the 1941 Sanborn map, but before the c. 1940 tax photo which extended a part of the rear house past the original wall. A later addition appears to have built out the original wall to the same point as the previous addition. (...) A small gabled garage is seen at the rear of the lot, though lack of historical reference to it makes it difficult to determine when it was built. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.
  - ii. The proposed removal of the Accessory Structure will restore the Site to the 1907 form and reduce the impact of the changes to the site that have diminished the historic value over time.
  - iii. The Primary Structure will retain the massing, design, and location on the site that contribute to its Mining Era characteristics.
- g. **Association.** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.
  - i. The proposed removal of the Accessory Structure will not alter the association of the Historic Site with a Historic era or Person. The Historic Site Form details the construction of the home as being completed by a miner named David Laird. The home then was sold to multiple owners in the following years, including individuals who lived in Park City and were associated with mining operations. However, the home was not associated with any singular person or event. The Accessory Structure was constructed in 1949, while the Primary Structure is associated with the Mining Era and was constructed around 1885. The proposed removal of the Accessory Structure will restore the Site to its 1907 form and strengthen the association with the Mining Era.



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- ii. The proposed removal of the Accessory Structure will not diminish the Historic Integrity of the site.
  - iii. The Applicant does not have plans to construct a new Structure in the rear of the Lot. Any landscaping work or future construction will be required to comply with current Lot and Site requirements as outlined in LMC Chapter 15-2.2 and Section 15-13-2.
15. Staff published a notice on the City's website and the Utah Public Notice website, and posted a notice to the property on Wednesday, July 23, 2025. Staff mailed a courtesy notice to property owners within 100 feet on Wednesday, July 23. The Park Record published notice on Wednesday, July 23.

### Conclusions of Law

1. The removal of the Accessory Structure built in 1949 complies with the requirements pursuant to LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction*.
2. The Significant Historic Single-Family Dwelling at 1109 Park Avenue retains its Essential Historic Form and Historic Integrity pursuant to LMC § 15-15-1 and its Significant Historic Site designation pursuant to LMC § 15-11-10(D)(1)(ef).

### Conditions of Approval

1. 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. All future work on the site shall comply with the Lot and Site requirements of the HR-1 Zoning District established in LMC § 15-2.2-3 and LMC Chapters 15-11 *Historic Preservation* and 15-13 *Regulations for Historic Districts and Historic Sites*.
5. There shall be no deconstruction of any material on the primary Significant Historic Structure, and the Historic Structure shall retain its status as a Significant Historic Structure on Park City's Historic Sites Inventory.



**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

Exhibit: 1109 Park Ave

The purpose of this letter is to request to the Historical Staff bringing my property located at 1109 Park Ave to its original state in 1907.

In 1949, the previous owner built a shed in the back South East corner of the lot that does not conform to historical specifications as per a local architect Jonathan DeGray who I viewed the shed with in person last Spring.

Having 40 years of experience as a home builder my personal opinion is the shed crowds the back yard and has no benefit to the overall appearance of the property. My intent is to create a back yard with a spa and gas fire pit so guests can congregate.

The intent of this property is to bring the home to its original charm of Old Town and create a remodeled home for people to rent and experience the charm that Old Town has to offer.

Please let me know if you have any questions.

Best Regards,

Jon Deverian





# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): David Laird House

Address: 1109 Park Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-46

Current Owner: Eleanor, Craig, and Wendy Griffin (T/C)

Legal Description (include acreage): ALL LOT 2 & S1/2 LOT 3 BLK 5 SNYDERS ADDITION TO PARK CITY NWD-571 HWD-196 754-582 822-65-67 858-823-824 1303-12851315-504 ELEANOR GRIFFIN UND 1/3 INT, CRAIG GRIFFIN UND 1/3 INT & WENDY GRIFFIN UND 1/3 INT 1303-1285; 0.06 AC

## STATUS / USE

Original Use: single dwelling

Current Use: single dwelling

Property Type:

☒ Building

☐ Structure

☐ Site

National Register of Historic Places:

☐ Eligible

☒ Ineligible

☐ Listed, Date:

Evaluation:

☐ Landmark Site

☒ Significant Site

☐ Non Historic

## DOCUMENTATION

Photographs:

☒ Tax Photos

☒ Prints:

☐ Historic

Research Sources:

☒ Sanborn Maps

☒ tax Card

☒ Census Records

☒ City/ County Histories

☐ Personal Interviews

☒ Park City Museum

☒ Newspapers

☐ Other:

## DESCRIPTION

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Architectural Style: "L" cottage or "T" cottage

No. Stories: 1

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

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

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

Materials: (Describe the visible materials)

Exterior Walls: Aluminum siding

Foundation: Not visible and therefore its material cannot be verified

Roof: Asphalt shingle

Windows/Doors: Aluminum sliding windows and aluminum framed screen door

Additions: ☐ Major ☒ Minor ☐ None

Alterations: ☐ Major ☒ Minor ☐ None

Describe Additions/ Alterations (Dates):

Garage-Frame: 231 SF Typical Quality

Essential Historic Form: ☒ Retains ☐ Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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

1109 Park is a T/L cottage that has had many of its historic elements modified. The T/L cottage, also known as a cross-wing, is one of the three main house types built during the historic Park City mining era. A rear addition was built sometime after the 1941 Sanborn map, but before the c. 1940 tax photo which extended a part of the rear house past the original wall. A later addition appears to have built out the original wall to the same point as the previous addition. The cross gable roof is sheathed with standing seam metal, replacing the composition shingles seen in earlier photos. The walls are clad with aluminum siding, which either covered or replaced the wood drop siding present in 1940. A brick chimney is seen at the peak of the roof and appears to be shorter in current photos. The windows are all aluminum sliders, with a large window in the front gable end, and another to the left of the door in the porch area. There is an aluminum screen door in front of the main door, which is a wood door with several lites. The porch is covered by a shed extension of the main roof and supported by metal supports, which replaced the square wood posts shown in the c. 1940 tax photo. A small gabled garage is seen at the rear of the lot, though

lack of historical reference to it makes it difficult to determine when it was built. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

## SIGNIFICANCE

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Historic Era:

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

Narrative Statement of Significance:

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

This house was built between 1889 and 1900, judging from the Sanborn Insurance maps from those years. The owner of the property at that time may have been David Laird, he having purchased it in 1887. He appears on the 1880 census for Park City, though it is unknown if he lived at this house, due to the lack of addresses given on that census. He lived in Park City with his wife Elizabeth and their four children. The census states that he worked in a quartz mill at that time. The property came under the ownership of his wife, who sold it in 1924 to Augustus Curtius.

Augustus Curtius was from California, and married a woman from Park City. They lived in Provo after their marriage. It is unknown if they ever lived in this house, or in Park City. They sold the house to Richard Brierly, who was Mrs. Augustus Curtius's former brother in law, in 1925.

The only information regarding Richard Brierly is from the 1930 census of Pleasant Grove, Utah, indicating that he may not have lived in this house. The title history shows that the house stayed in his family until 1947, though the 1930 census shows that the house was owned and occupied by Arthur and Gwenetta Messner and their three children. It is unknown why this discrepancy exists, but mistakes are not uncommon in early Park City records.

Arthur Messner worked as a merchant for soda water, and lived in Park City for many years. He died in 1973. If he did own this house, he either moved or sold it by 1940, when the census of that year shows that it was rented by Louis and Annie Williams. He worked as a waterman for a mine.

The property was sold by Josie Brierly in 1947 to Frederick Langford, and is currently owned by Eleanor, Craig, and Wendy Griffin.

## REFERENCES

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

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

## PHOTOS

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

*1109 Park Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940











*1109 Park Avenue. Northeast oblique. November 2013.*



*1109 Park Avenue. East elevation. November 2013.*

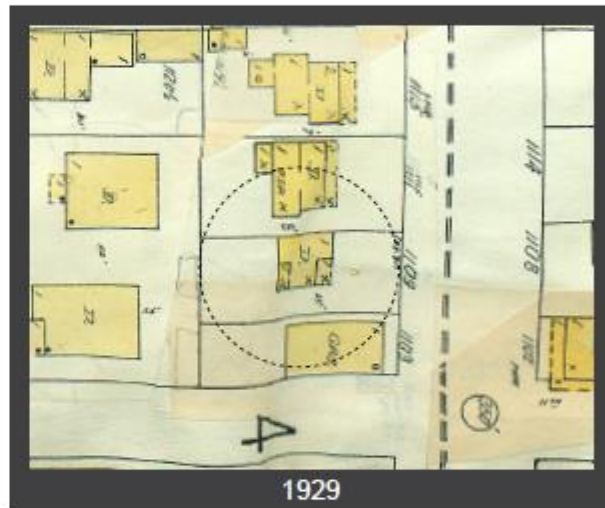
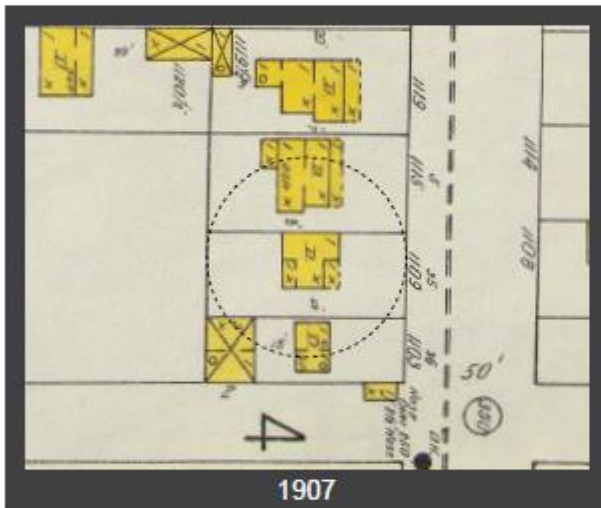
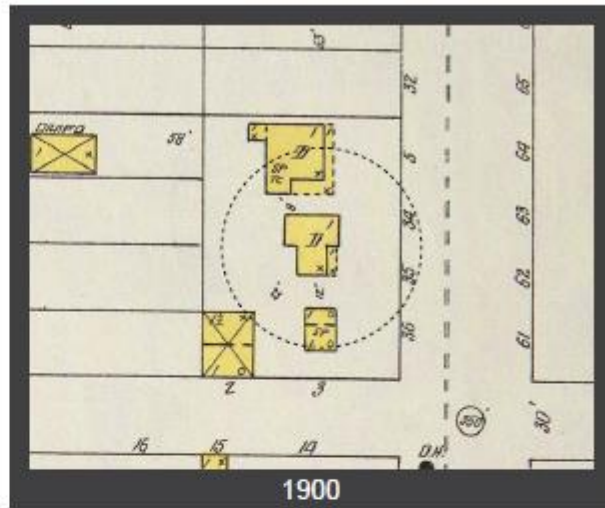
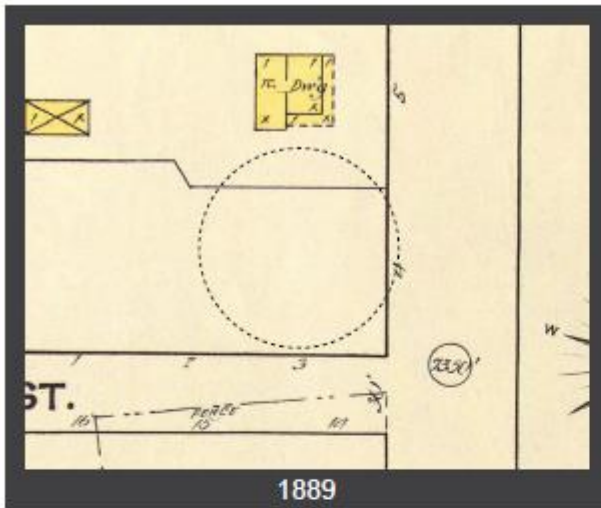


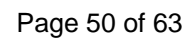
*1109 Park Avenue. Southeast oblique. November 2013.*



## MAPS

1109 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history







## DOCUMENTS

Researcher: Philip F. Notarianni

Site No. SU-10-569

Date: September 1978

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

IDENTIFICATION	Street Address: 1109 Park Avenue, Park City		Plat SA Bl. 5 Lot 2-53
	Name of Structure:		T. R. S.
	Present Owner: Frederick R. and Margaret J. Langford		UTM:
	Owner Address: P.O. Box, Park City, Utah 84060		Tax #: SA-46
AGE/CONDITION/USE	Original Owner:		Construction Date: ca. 1904 Demolition Date:
	Original Use: residential		
	Present Use:		Occupants:
	<input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Park <input type="checkbox"/> Vacant <input type="checkbox"/> Multi-Family <input type="checkbox"/> Industrial <input type="checkbox"/> Religious <input type="checkbox"/> Public <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> Commercial		
STATUS	Building Condition:		Integrity:
	<input type="checkbox"/> Excellent <input type="checkbox"/> Site <input checked="" type="checkbox"/> Good <input type="checkbox"/> Ruins <input type="checkbox"/> Deteriorated		<input type="checkbox"/> Unaltered <input type="checkbox"/> Minor Alterations <input checked="" type="checkbox"/> Major Alterations
	Preliminary Evaluation:		Final Register Status:
	<input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion		<input type="checkbox"/> National Landmark <input type="checkbox"/> District <input type="checkbox"/> National Register <input type="checkbox"/> Multi-Resource <input type="checkbox"/> State Register <input type="checkbox"/> Thematic
DOCUMENTATION	4 Photography:		
	Date of Slides: June 1978		Date of Photographs:
	Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>		Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>
	Research Sources:		
<input type="checkbox"/> Abstract of Title <input type="checkbox"/> City Directories <input type="checkbox"/> LDS Church Archives <input checked="" type="checkbox"/> Plat Records <input type="checkbox"/> Biographical Encyclopedias <input type="checkbox"/> LDS Genealogical Society <input checked="" type="checkbox"/> Plat Map <input type="checkbox"/> Obituary Index <input type="checkbox"/> U of U Library <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> County & City Histories <input type="checkbox"/> BYU Library <input type="checkbox"/> Building Permit <input type="checkbox"/> Personal Interviews <input type="checkbox"/> USU Library <input type="checkbox"/> Sewer Permit <input type="checkbox"/> Newspapers <input type="checkbox"/> SLC Library <input type="checkbox"/> Sanborn Maps <input type="checkbox"/> Utah State Historical Society Library <input type="checkbox"/> Other			

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

Summit County records.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Residential

## Description of physical appearance &amp; significant architectural features:

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

One-story small frame home with a gable roof and entry located on the side. Above the entry is a steep pediment projection with wood post supports. The front has a central entry flanked by two two-over-two double hung frame windows.

## Statement of Historical Significance:

- ☐ Aboriginal Americans  
☐ Agriculture  
☐ Architecture  
☐ The Arts  
☐ Commerce

- ☐ Communication  
☐ Conservation  
☐ Education  
☐ Exploration/Settlement  
☐ Industry

- ☐ Military  
☒ Mining  
☐ Minority Groups  
☐ Political  
☐ Recreation

- ☐ Religion  
☐ Science  
☐ Socio-Humanitarian  
☐ Transportation

This small frame dwelling, with a gable roof and side entry, is indicative of early mining town residential construction.

Lots 3-4 to David Laird in 1887--from Mrs. David Laird to George I. Robinson in 1924 (Lots N3-4). In 1930 a Quit Claim Deed to James L. Speirs; then, to T. A. Dannenberg, 1939; and to Kate Evaleen Wootton, 1941.

David Laird, a miner, was born in Park City in 1883. From 1899 to 1943 he resided in Eureka, Utah, in the Tintic Mining District, illustrating the common movement of miners from one mining area to another. Laird died in Provo in 1951.

# TITLE SEARCH FORM

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

Address: 1109 Park Avenue

City: Park City, UT

Current Owner: Eleanor, Craig, and Wendy Griffin

Address: (see historic site form for address)

Tax Number: SA-46

Legal Description (include acreage): SA BK5 L2 & S1/2 L3 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-10, 12-32]
12/17/1887	David C. McLaughlin	David Laird	W		"3"
1/30/1905	3rd J. District Court	W. Smith Lewis	Decree		"S1/2 2"
5/11/1918	Summit County	Mrs. David Laird	Q.C.D.		"2"
8/13/1924	Mrs. David Laird	Augustus Curtius	Q.C.D.		"2"
10/1/1924	Mrs. David Laird	Augustus Curtius	W.D.		"S1/2 3"
11/9/1925	Augustus Curtius	Richard Brierley	W.D.		"2, S1/2 3" [rest of form]
2/11/1926	Richard Brierley, et ux	Delmas E. Brierley	W.D.		
9/3/1926	Delmas E. Brierley	Mrs. Jamie Brierley	W.D.		
2/8/1947	Josie Brierley	Frederick R. Langford, et ux	Q.C.D.		
9/28/1993	Frederick R. & Margaret J. Langford	Janet G. & David C. Stephenson	W.D.		
7/20/1994	Janet G. Stephenson	David C. Stephenson	Q.C.D.		
7/20/1994	David C. Stephenson	Ruth Griffin Pearce	W.D.		
12/28/1994	Ruth Griffin Pearce	Ruth Griffin Pearce (trustee)	Q.C.D.		
1/18/2000	Ruth Griffin Pearce (trustee)	Eleanor, Craig & Wendy Griffin	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/22/2014

1109 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

## Arthur Messner Sr. Funeral Is Held

Arthur C. Messner Sr., 77, died March 11 at home.

He was born Oct. 12, 1895, Van Horn, Iowa, to Anton and Ida Scheneberger, Messner. Married Gwenetta Hughes Jan. 11, 1918, Salt Lake LDS Temple; she died Dec. 20, 1971.

Mr. Messner was a retired chief security officer, Tooele Army Depot. Past governor Moose Lodge 259; member American Legion; Disabled American Veterans; former member Utah Peace Officers Assn. Veteran World War I; Park City resident.

Survivors: sons, daughters, Walden H., Arthur C. Jr., Mrs. Afton M. McGarry, all Salt Lake City; Mrs. Ernest (Darlene) Craft, Walnut Creek, Calif.; 13 grandchildren; 9 great-grandchildren.

Funeral services were held Thursday noon in Salt Lake City.

Burial Mt. Olivet Cemetery.

Art Messner and his family lived here for quite a few years and were quite well known. I do believe all the children were graduates of Park High and Walden is usually the one who gets back for the Alumni banquet.

Park Record 3/22/1973



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

Owner's Name \_\_\_\_\_

Owner's Address \_\_\_\_\_

Location \_\_\_\_\_

Kind of Building Res Street No. \_\_\_\_\_

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>636</u>	<u>\$ -</u>	<u>\$ 1325</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

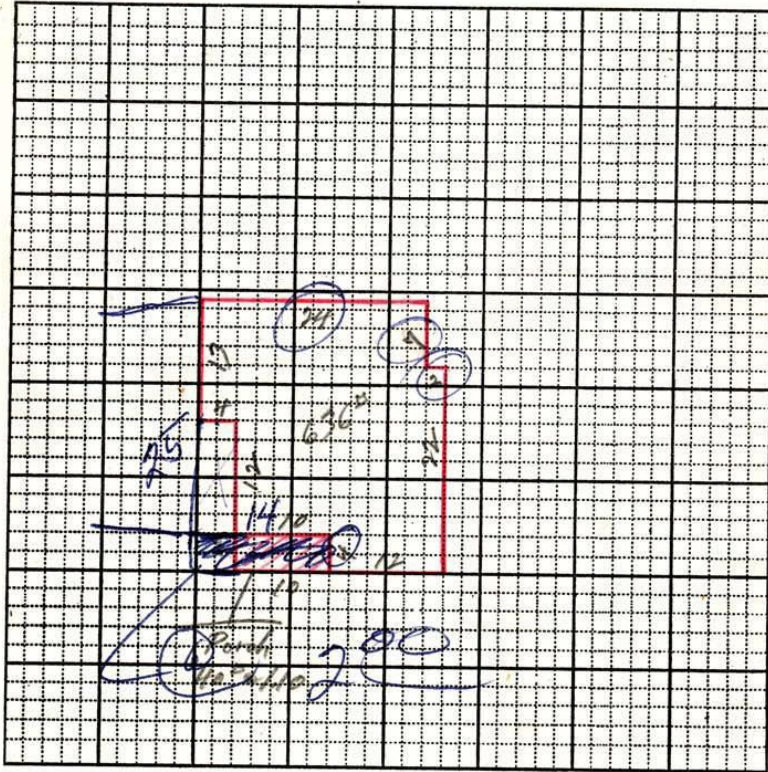
No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <u>✓</u>		<u>110</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Pot. Sh.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>40' @ 1.10</u>	<u>44</u>	
Rear <u>-</u> @		
Cellar—Basmt— <u>1/4 1/2 3/4</u> full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— <u>Class 1</u> Tub <u>✓</u> Trays <u>✓</u> Basin <u>✓</u> Sink <u>✓</u> Toilet <u>✓</u> Urns <u>✓</u> Ftns. <u>✓</u> Shr. <u>✓</u> Dishwasher <u>✓</u> Garbage Disp. <u>✓</u>	<u>350</u>	
Heat—Stove <u>✓</u> H. A. <u>✓</u> Steam <u>✓</u> S. <u>✓</u> Blr. <u>✓</u> Oil <u>✓</u> Gas <u>✓</u> Coal <u>✓</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— <u>Hd. Wd. ✓</u> Floors— <u>Hd. Wd. ✓</u> <u>Fir. ✓</u> <u>Fir. ✓</u> <u>Conc. ✓</u>		
Cabinets Mantels		
Tile— <u>Walls ✓</u> Wainscot <u>✓</u> <u>Floors ✓</u>		
Lighting—Lamp <u>✓</u> Drops <u>✓</u> Fix. <u>✓</u> <u>1 br. lined No. 250's - 4 @ 35' =</u>		<u>140</u>
Total Additions and Deductions	<u>394</u>	<u>250</u>
Net Additions or Deductions	<u>-250</u>	<u>1325</u>

Age 45 Yrs. by { Est. Owner ✓ REPRODUCTION VALUE \$ 1469  
Tenant ✓ Depr. 1-2-3-4-5-6 % 55/100  
Neighbors ✓ Reproduction Val. Minus Depr. \$ 617  
Records ✓

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
Cars \_\_\_\_\_ Walls \_\_\_\_\_ Obsolescence \_\_\_\_\_  
Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ Out Bldgs. \_\_\_\_\_  
Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_  
Remarks (37 yr Ave Used - 1941) Total Building Value \$ \_\_\_\_\_

Appraised 10/1949 By CAC. & A.J.



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
W 4 -	3	x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74  
State of Utah State Tax Commission



Serial No. SA 46

Location Block 5 SA Lot 2 + Sk. lot 3  
 Kind of Bldg. RES St. No. 1109 Park Ave  
 Class 3 Type 1 2 3 4 Cost \$ 1399 X — %  
 Stories 1 Dimensions x x Cu. Ft. 636 Sq. Ft. 636 Factor — Totals \$ 1399

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings Additions

Foundation—Stone — Conc. — None —

Ext. Walls Siding Alum

Insulation—Floors — Walls — Cigs —

Roof Type Gable Mtl. Asph

Dormers—Small — Med. — Large —

Bays—Small — Med. — Large —

Porches—Front — @ —

Rear — @ —

Porch — @ —

Metal Awnings — Mtl. Rail —

Basement Entr. — @ —

Planters — @ —

Cellar-Bsmt. 1/4 1/2 3/4 Full Floor 3rd 127

Bsmt. Apt. — Rooms Fin. — Unfin. —

Attic Rooms Fin. — Unfin. —

Plumbing Class 2 Tub 1 Trays —

Basin 1 Sink 1 Toilet 1 350

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. —

Built-in-Appliances —

Heat—Stove — H.A. — Steam — Stkr. — Blr. —

Oil — Gas — Coal — Pipeless — Radiant —

Air Cond. —

Finish—Fir — Hd. Wd. —

Floor—Fir — Hd. Wd. — Other —

Cabinets 1 Mantels —

Tile—Walls — Wainseot — Floors —

Storm Sash—Wood D. 2 S. —; Metal D. 2 S. — 7 50

Total Additions 527

Year Built 1963 Avg. 54 Current Value \$ 1926

Age 49-50 Commission Adj. — %

Inf. by { Owner - Tenant - Bldg. Value

{ Neighbor - Record - Est. Depr. Col. 1 2 3 4 5 6 33 %

Remodel Year — Est. Cost — Current Value Minus Depr. \$ 636

Garage—Class 1 Depr. 2% 39 Carport—Factor —

Cars 1 Floor Wood Walls — Roof RR Doors 1

Size—14 x 18 Age 1949 Cost 163 x 73 % 119

Other 12 x 18

Total Building Value \$ —

Appraised 5-5- 19 58 By 1302

SA 46  
Serial Number

OF  
Card Number

Owners Name Park City  
 Location Res St. No. 1109 Park Ave  
 Kind of Bldg. 3 Type 1 2 3 4. Cost \$ 3295 x 109 %  
 Class. 3

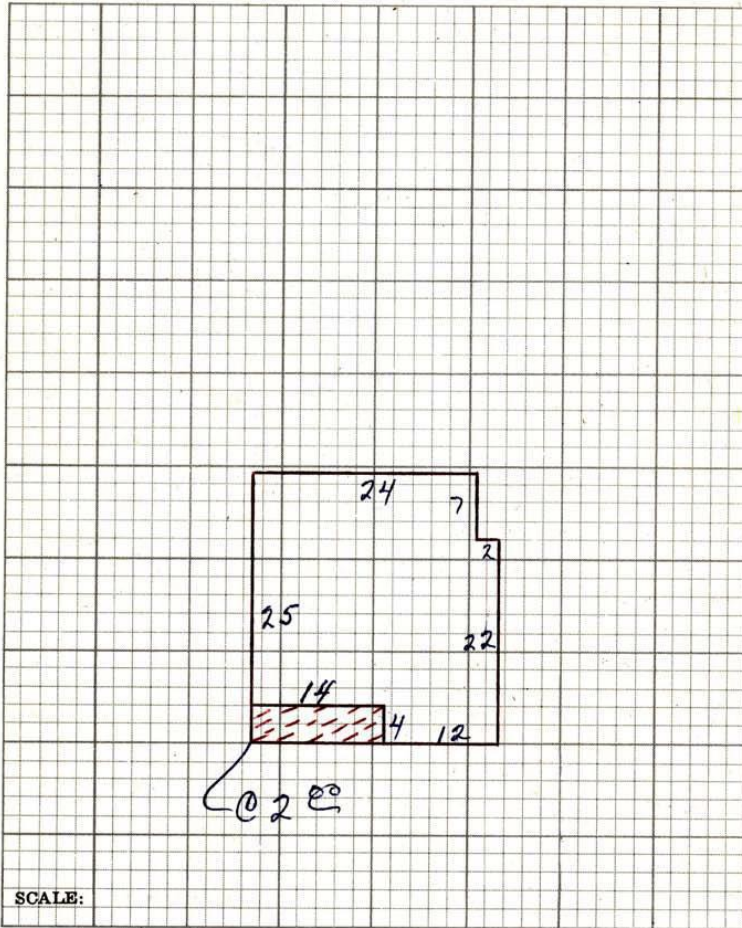
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	684		\$ 3592	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone Conc. Sills		
Ext. Walls <u>Alum Siding</u>		
Roof Type <u>gable</u> Mtl. <u>Pa</u>		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front <u>56 ft</u> @ <u>200</u>	112	8-10-79
Rear @		
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — <u>1/4</u> <u>1/8</u> <u>1/2</u> <u>3/4</u> Full — Floor <u>one</u>	345 <del>477</del>	2-4-79
Bsmt. Gar.		2-7-79
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing { Class <u>2</u> Tub. <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. Shr. St. O.T. Dishwasher Garbage Disp.	650	
Heat—Stove H.A. FA <u>✓</u> HW Stkr Elec.		
Oil Gas <u>✓</u> Coal Pipeless Radiant	314	
Air Cond. — Full Zone		
Finish—Fir. Hd. Wd. Panel		
Floor—Fir. Hd. Wd. Other		
Cabinets <u>✓</u> Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S. Metal D. <u>2</u> S. <u>7</u>	60 175	
Awnings — Metal Fiberglass		
Total Additions <u>1656</u>	1656	
Year Built <u>1904</u> Avg. <u>1906</u> Replacement Cost	5248	
<u>1963</u> Age <u>2</u> Obsolescence		
Inf. by <u>Owner</u> Tenant - Adj. Bld. Value		
<u>Neighbor</u> - Record - Est. Conv. Factor	x.47	
Replacement Cost—1940. Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>garage</u>	112	
Total Building Value \$		
Appraised ① <u>10.23</u> 19 <u>68</u> By <u>1581</u>		
Appraised ② _____ 19 _____ By _____		

NOV 12 1968  
1328





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

Garage — Class 1 Depr. 2% 3%  
 Cars — Floor Wood Walls FR Roof RR Doors  
 Size 12 x 18 Age 1949 Cost 261 x 47%  
 1940 Base Cost x 43 % Depr.  
 Total 112

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_







