



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
February 4, 2026**

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

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

- 1. MEETING CALLED TO ORDER AT 5:00PM**
- 2. ROLL CALL**
- 3. MINUTES APPROVAL**
 - 3.A. Consideration to Approve the Historic Preservation Meeting Minutes from January 7, 2026
- 4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**
- 5. PUBLIC COMMUNICATIONS**
- 6. REGULAR AGENDA**
 - 6.A. **573 Main Street – Modification to Historic District Design Review** – The Applicant Proposes to Modify the Historic District Design Review to Materially Deconstruct Portions of the Front and Secondary Facade to Restore Historic Windows and Facade in the Historic Commercial Business Zoning District. PL-25-06753 (15 mins.)
(A) Public Hearing; (B) Action
 - 6.B. **218 Sandridge Road – Historic District Grant Application** – The Applicant Requests a \$24,900 Historic District Grant to Complete Framing Work on the Exterior Walls and Roof of 218 Sandridge Road, a Significant Historic Site. PL-25-06789 (15 mins.)
(A) Public Hearing; (B) Action
 - 6.C. **525 Park Avenue – Historic District Grant Application** – The Applicant Requests a \$24,500 Historic District Grant to Repair and Paint the Exterior Facade of the Landmark Historic Structure, Known as St. Luke's Episcopal Church. PL-26-06804 (15 mins.)
(A) Public Hearing; (B) Action
 - 6.D. **732 Crescent Road – Modification of Historic District Design Review** – The Applicant Proposes to Panelize the Landmark Historic Structure to Construct a Basement and Rear Addition in the HR-1 Zoning District. PL-26-06813
(A) Application Withdrawn
- 7. 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 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 JANUARY 7, 2026**

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens - Chair, Randy Scott, Puggy Holmgren, Dalton Gackle, John Hutchings, Lola Beatlebrox, Katie Noble (arrived 5:17 p.m.)

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Meredith Covey, Planner II; Becky Gutknecht, Assistant City Engineer; Elissa Martin, Project Planning Manager; Jacob Klopfenstein, Planner II; Mark Harrington, Senior City Attorney

1. CALL TO ORDER

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

2. ROLL CALL

A roll call was conducted. Board Member Katie Noble was absent. Board Member Puggy Holmgren and Board Member Dalton Gackle were attending the meeting virtually.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from December 3, 2025.

MOTION: Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from December 3, 2025. Board Member Scott seconded the motion.

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

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no Staff or Board communications and disclosures.

5. PUBLIC COMMUNICATIONS

There were no public communications.

6. **WORK SESSION**

A. Fences in Historic Residential Zoning Districts – The Historic Preservation Board Will Conduct a Work Session for Proposed Amendments to the Land Management Code for Regulations for Fences in Historic Residential Zoning Districts. PL-25-06769.

Planner II, Meredith Covey, presented the Staff Report and stated that the first Work Session item has to do with fences in Historic Residential Zoning Districts. She reported that Historic Preservation Board previously discussed this item on December 3, 2025. At that time, the Board requested additional information on potential amendments to the Land Management Code (“LMC”), design and materials that are compatible with snow removal, and where in Old Town snow removal is most challenging. The Planning Department worked with the Public Works Department and Engineering Department. The Public Works Department identified Lower Park Avenue and Crescent Tramway as the most challenging streets for snow removal. This is partially due to some of the fences along the streetscape.

The Public Works Department and Engineering Department have clarified that even when fences are designed to be open or have some element that would allow snow to be pushed through, that is not necessarily best practice. There is still the requirement that room be provided to allow for some snow storage. Planner Covey reported that the Public Works Department and Engineering Department have outlined three different considerations:

- Aligning fences with adjacent properties preserves streetscape continuity but may increase snow storage removal costs;
- Prohibiting fences within 10 feet of the sidewalk allows for ample snow storage but may change the streetscape character; and
- Fences 4 feet from the sidewalk/roadway may result in visual misalignment but will provide adequate snow storage.

Planning Staff completed research on peer communities and found that many of the peer communities researched have requirements for spacing between the posts to maintain openness. In addition, there are requirements that the fences are low to the ground. Some of the peer communities had regulations on height and openness when in front of historic structures. For example, when a fence was located between a historic structure and a street, the fence could be no taller than 42 inches in height and would need to be at least 50% open. Another peer community allowed fences to be within the front setback only if the City Engineer found it would not impede snow removal operations. Some communities did not allow fences in the front yard at all. When researching peer communities, painted wood and simple wire and wrought iron materials were allowed, but the materials had to complement the principal building. Materials were required to be durable and weather-resistant.

After combining this research with the Public Works and Engineering Department recommendations, some potential LMC amendments were drafted and are as follows:

- Location:
 - Fences shall be located outside of snow storage easements and a minimum of 10 feet from the back of the curb;
 - Fences are recommended to be placed in line with other fences on the streetscape when possible.
- Historic Structures:
 - The City Engineer may grant an exemption allowing for fences within 10 feet of the back of the curb, when consistent with the historic pattern of the street.
- Additional Regulations to Consider:
 - No fences are allowed within 10 feet of the roadway; the City Engineer may allow fences within 4 feet of the property line if they follow the historic streetscape and will not impede snow storage.
- Design:
 - Fences should be at least 50% void and shall have spacing between the pickets that is at least ½ the width of the picket;
 - Should be compatible in design with historic homes on the streetscape.
- Materials:
 - Wood, metal, or a combination in a style seen historically is appropriate;
 - Untreated materials should be avoided.
- Historic Sites:
 - Wood fences shall be painted opaque;
 - Materials should be compatible with the historic structure.
- Non-Historic Sites:
 - Alternative materials may be considered by the Planning Department.

Board Member Beatlebrox noted that there are a lot of fences in town that are practically on the curb. She wanted to know what would be done about those fences. Planner Covey believed the fences would be allowed to remain, but if the property owner were to remove the fence, then there would need to be compliance with the updated LMC standards. Board Member Beatlebrox asked what would happen if the fence needed to be repaired. Planner Covey reported that non-compliant structures are allowed to be repaired if in a state of disrepair, but if there is removal, then the fence will need to come into compliance.

Board Member Beatlebrox shared an example scenario where a historic property was renovated and the fence needed to be removed for access. She wondered whether that would be an issue. Planner Covey reported that for historic structures, there are exemptions. If it was removed, it could be rebuilt in the same location if it was deemed historic or on a Historic Sites form. Chair Stephens asked whether there is variability in what has been proposed. It was clarified that 4 feet from the back of the curb or sidewalk is proposed. Sometimes, the property line is near the curb, and other times, it is located further back.

Board Member Holmgren believed homeowners are responsible for clearing the snow in front of their homes. It was reported that on Park Avenue, the City provides snow removal from Heber Avenue down. The snow is hauled away as soon as possible. What this easement does is allow for some on-site snow storage until it is possible to remove the snow.

It was noted that over the last 20 years or so, there has been a higher level of service provided to Park Avenue, Main Street, and Swede Alley in particular. However, it was pointed out that the storm has to finish before the equipment can be brought in to remove the snow. Sometimes, there is a two or three-day storm, so the on-site snow storage is needed until the crews can come in and remove snow. The service level has increased, but there needs to be snow storage available ahead of the snow removal process.

Board Member John Hutchings asked for additional information about the on-site snow storage. It was clarified that a path is opened for pedestrian use between the gutter and the property. Board Member Hutchings expressed appreciation for the work that is done. He has never experienced an issue with the fences and snow storage on a property. Staff clarified that the intention is not to lose what currently exists, but if more fences are installed, there could be a loss of the snow storage areas. The traffic pattern was discussed.

Board Member Noble joined the meeting at approximately 5:17 p.m.

Planner Covey reported that there are several questions outlined for the Board:

- Does the Board find the draft LMC updates reflect the Board's December input?
 - What is the most appropriate regulation for the location of fences?
- Are there additional LMC updates that should be researched and drafted by Staff?
- Should the City Council allow fence installations within City right-of-way that may impede snow storage easements for Historic District streetscape compatibility or should snow storage easements be prioritized with the understanding that over time, as fences are replaced, they will come into alignment?

Chair Stephens asked to review the potential LMC amendments information in the presentation slides. Planner Covey explained that for both historic and non-historic sites, the material could be wood, metal, or a combination of both. Historically, wood fences were painted opaque based on the design guidelines from Park City in the 1980s. Chair Stephens pointed out that a lot of the snow that is pushed is heavy and wet. When this kind of snow pushes against the fence, it becomes harder to maintain. The moisture can get inside, freeze, and then the paint comes off. He does not want to force historic homeowners into a situation where there is a fence installed that could fail quickly due to the material. He is not sure that he is comfortable with wood fences being the only solution for historic homes.

Planner Covey clarified that the wood and metal, or a combination, would be allowed. It is possible to explore alternative materials for historic sites and do some additional research. Chair Stephens mentioned the list of the materials that are allowed for an addition to a historic home. It seems those same materials should be applicable to the fences. Board Member Beatlebrox noted that it is important to be mindful about the materials allowed.

Board Member Randy Scott shared comments about the location of a fence. He understands there needs to be space provided for snow removal services, but there is only snow for two or three months per year. Board Member Hutchings reported that Park Avenue

is a high-traffic area. There are a lot of fences on Park Avenue, and he understands why a homeowner would want one there for separation. He expressed appreciation for the snow removal efforts in the area, but has concerns about the impacts of the fence language.

Board Member Holmgren explained that she plans to put a small fence on her property, because people walk onto her porch and pick flowers. A fence reminds people that something is private property. Chair Stephens noted that the presentation slides mention that Lower Park Avenue and Crescent Tramway are the most challenging streets for snow removal. He pointed out that walkability is a priority for the community. Additional discussions were had about snow removal and homeowner responsibilities. Board Member Noble mentioned second homeowners on Park Avenue and potential impacts to walkability.

Chair Stephens reminded those present that the Historic Preservation Board has been asked to provide direction to the City Council about how to address fences in certain areas. Board Member Noble asked if the fence location is relevant from a historic perspective. She believed the role of the Board would be to guide the City Council with respect to historic consistency. Chair Stephens reported that the Public Works Department and Engineering Department have asked for guidance on snow storage and how it impacts the historic areas.

Assistant City Engineer, Becky Gutknecht, explained that there was a request for an Encroachment Agreement for a fence on Park Avenue. Since the fence would be placed within the City right-of-way, the request went to the City Council. Many of the fences on Park Avenue are within the City right-of-way. During the evaluation, the City Council saw that the proposed location, which would allow for the additional snow storage, would put that fence out of alignment with the other fences that are along the sidewalk. The City Council asked that this matter be brought to the Historic Preservation Board so there could be a discussion about whether it would be acceptable to have that offset or if there should be a continuous sightline. This is on the meeting agenda due to a City Council request.

Board Member Gackle commented that this is an interesting situation because the Historic Preservation Board normally looks at individual properties, but this is a broader discussion. The Board has an obligation to protect the historic streetscape. As a result, he would lean toward allowing fences on historic properties to align with their neighbors and/or where the fences have been located historically. He feels it is the responsibility of the Historic Preservation Board to protect the historic sightlines and the historic streetscape.

Board Member Hutchings asked whether 2 feet would be more appropriate than the 4 feet proposed earlier. It was clarified that 4 feet is ideal when there is a large-scale storm. Crescent Tramway does not have sidewalks currently, and the property lines encroach so far into the road that there is no area for on-site snow storage. It is one of the areas that is the most challenging when it comes to on-site snow storage during a storm. Planner Covey noted that it is possible to draft something that is specific to the challenging streets identified.

Assistant Engineer Gutknecht clarified that there are increasing issues seen on some other roadways, such as Daly Avenue. As an example, Daly Avenue does not currently have fences end-to-end, but is seeing more fences added over time. The reason for the broader

language is that it would apply to some of the locations that are not currently a problem but could become a problem in the future if there is no means of regulation in place.

Chair Stephens noted that on Daly Avenue, the homes are further back from the road, especially on the east side. Board Member Gackle reported that even though a lot of the homes on the east side are set further back, the fence lines are closer to the road.

Chair Stephens asked if there had been enough feedback provided by the Historic Preservation Board during the Work Session. Planner Covey summarized some of the discussion. When it comes to location, the Board would like to see location-specific amendments drafted. It is also possible to explore what location regulations might be needed on streets that have not been identified as challenging at this time, but might become challenging over time. Planner Covey mentioned the final question from Staff about whether the City Council should allow fence installations within the City right-of-way. Chair Stephens suggested that the additional information be provided to the Historic Preservation Board first.

B. General Plan Implementation – The Historic Preservation Board Will Review Strategies and Actions for Implementation of the 2025 General Plan Historic Preservation Focus Area and Forward a Recommendation to the City Council for Prioritization for 2026.

Project Planning Manager, Elissa Martin, presented the Staff Report and explained that this Work Session item relates to the General Plan implementation. She reported that the last Work Session on this item was held on December 3, 2025. At that time, the Historic Preservation Board reviewed near-term and ongoing General Plan implementation strategies and discussed prioritization. The General Plan lists 18 different historic preservation strategies in the Implementation Matrix, which Staff has grouped into

- LMC updates;
- Research and document historic resources (including Mining Era and additional Park City eras);
- Protect historic resources from environmental and physical damage;
- Historic Preservation incentives and updates to grant program; and
- Outreach, education, and recognition.

Staff recommended that the following prioritization of strategies and actions for the LMC updates:

- Update LMC with professional illustrations to clarify and reinforce standards;
- Establish compatible design standards and financial and regulatory incentives for ski era historic resources;
- Establish criteria to evaluate applications for Material Deconstruction, Panelization, Lifting, Reconstructing, and Demolition;
- Require more detailed mitigation plans during construction to prevent damage to historic resources;

- Evaluate streetscape standards and analyze the influence of site design; and
- Explore opportunities to incentivize reuse and renovation of historic structures.

Manager Martin reported that for strategies related to research and documentation, the Historic Preservation Board agreed with the staff-recommended prioritization:

- Update Historic Sites Inventory ("HSI") and create online GIS resource:
 - Update existing HSI forms to reflect accuracy and consistency of information;
 - Streamline HSI into an online searchable database using GIS mapping tools.
- Better understand ski era resources in Park City to offer incentives for restoration.

As for outreach, education, and recognition, the General Plan calls for the following:

- Establish an annual event to expand education, outreach, and recognition efforts:
 - Provide regular means to educate and provide resources for historic preservation.
- Create an online resource, such as an ArcGIS Story Map, to serve as a means for celebrating property owners' ongoing stewardship and preservation of the City's historic resources within the Historic Districts;
- Create an online guided walking tour to showcase historic sites and preservation effort within the Old Town Historic Districts and the historic mine sites.

At the Work Session on December 3, 2025, the Historic Preservation Board expressed support for the items under the protection of resources section, which includes the following:

- Establish a regular recurring wildfire mitigation process, and strategies to counteract and prevent vandalism of remote mining sites and structures;
- Support efforts to protect Old Town's historic resources from fire damage through the undergrounding of power lines.

The Planning Commission has also identified Strategy 5K as a priority for implementation in 2026, specifically by working to link Wildland Urban Interface standards with water-wise standards in the Municipal Code. During the last Work Session, the Historic Preservation Board agreed with Staff that the Historic District Grant Program should continue to be offered. In addition, there was agreement that there should be research and implementation of other incentives for historic preservation efforts or adaptive re-use. Manager Martin explained that during the current Work Session, there is a desire to receive a recommendation from the Historic Preservation Board that can be shared with the City Council. Staff is confident that most of what has been outlined in the Staff Report can be achieved this year. However, the professional illustrations will need to be budgeted for.

The Staff recommendation is for the Board to discuss the recommended General Plan strategies and actions for prioritization in 2026 and provide input regarding the following:

- Do the priorities listed in the Staff Report align with the Historic Preservation Board's prioritization of efforts to carry out in 2026?
- Is there anything that should be removed from this prioritization list?
- Is there anything that should be added to the prioritization list?
- Review proposed prioritization of the 2025 General Plan strategies and actions and consider forwarding a recommendation to the City Council regarding General Plan implementation priorities for historic preservation in 2026.

Board Member Gackle noted that this has been in front of the Historic Preservation Board during previous meetings. He likes the priorities listed and is in favor of forwarding this to the City Council. Board Member Scott agreed and expressed support for what is outlined. There was no formal vote taken, as this was scheduled as a Work Session item, but there was unanimous Board Member support to forward a recommendation to the City Council.

7. REGULAR AGENDA

A. 2026 Historic Preservation Award – The Historic Preservation Board Will Review Proposed Nominations for the 2026 Cindy Matsumoto Historic Preservation Award and Select Award Recipients. GI-25-00584.

Planner II, Jacob Klopfenstein, presented the Staff Report and explained that this agenda item relates to the Historic Preservation Award. He shared background information with the Board. The award began in 2011 and it recognizes historic preservation projects that demonstrate exemplary implementation of the Historic District regulations. The award is named after former City Council Member, Cindy Matsumoto, and is the Cindy Matsumoto Historic Preservation Award. Awarded projects should have one or more of the following:

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

Planner Klopfenstein reported that the award-winning project is commissioned to be depicted in an art piece. Those art pieces are then displayed on the second floor of City Hall. The award-winning project last year was 517 Park Avenue. Planning Staff has identified three nominees for Historic Preservation Board consideration. He clarified that these are all projects that were completed during 2025. The three nominees were reviewed.

7700 Marsac Avenue – Ontario Mine Water Tank E is the first award nominee. Planner Klopfenstein reminded Board Members that the Historic Preservation Board considered this project last year during the previous award discussions, but at that time, it was not quite complete. The Board determined it would be more appropriate to consider the project once it was fully completed. That work has since been completed, and the wood shingles have

been installed on the roof of the tank. Some additional background information about the project was shared. The Historic Preservation Board approved the Material Deconstruction of remnant roof materials and stabilization of the tank in 2024. Originally, the applicant proposed implementing cables on the outside of the tank for stabilization, but it was ultimately determined that this was not necessary, and internal bracing was implemented. Staff is putting this project forward as a nominee that exemplifies Embodiment of Historical Context and Excellence in Restoration. Some photographs were shared for reference.

The second award nominee is 1109 Park Avenue. Planner Klopfenstein stated that this is a Significant Historic Structure originally constructed in 1895. The Historic Preservation Board approved Material Deconstruction to remove an accessory structure and restore the site to its 1907 form on August 6, 2025. The applicant obtained Historic District Design Review ("HDDR") Waiver Letters to replace two doors, install wood columns on the porch, and implement additional landscaping in 2025. Staff felt this exemplifies Excellence in Restoration. Planner Klopfenstein shared several photographs of 1109 Park Avenue.

The third nominee is the Silver King Coalition Mine. This is a Significant Historic Site on the Park City Mountain Resort property. The Historic Preservation Board granted the Friends of Ski Mountain Mining History a grant on June 30, 2025, to help fund cleaning and prep work for the window restoration project. Friends of Ski Mountain Mining History restored 1,384 window panes on the interior and exterior of the building, and installed security screens behind the first-floor panes to deter trespassers. Staff felt this project exemplifies Excellence in Restoration and Embodiment of Historical Context. Planner Klopfenstein shared photographs to highlight the conditions before and after the restoration work.

The Historic Preservation Board is asked to select up to two members to serve on the Artist Selection Committee. The Committee will also include one member of the Public Art Advisory Board and one Historic Preservation Planner. After the Historic Preservation Board selects an award winner, Planning Staff will issue a request for proposal ("RFP") for the creation of the art piece. The Committee will evaluate the submitted proposals, interview interested artists and select an artist to create the piece. Planner Klopfenstein reported that the time commitment for the Committee is expected to be between three and five hours.

Staff recommended the Historic Preservation Board review the nominees for the 2026 Cindy Matsumoto Historic Preservation Award, open a public hearing, choose up to three awardees, and select up to two Board Members to serve on the Artist Selection Committee.

Board Member Noble expressed appreciation for the work that was done on the nominated properties. When she looked at the three nominees, the clear winner to her was the Silver King Coalition Mine. That project is consistent with the criteria. Board Member Gackle agreed that the Silver King Coalition Mine should be the top choice for the art piece. It is a meaningful transformation in a visible location. The 1109 Park Avenue nominee is also in a visible location and a lot of people will see that work. The Ontario Mine Water Tank E is not as visible as the other two, but it is meaningful that the project work was completed. He suggested that the Silver King Coalition Mine receive the art piece, with the other two nominees receiving plaques to recognize the efforts made and the overall accomplishment.

Board Member Beatlebrox agreed with the comments shared. Board Member Scott stated that all three are excellent candidates for the award but noted that the Silver King Coalition Mine project was large and had community investment. Board Member Gackle noted that in the last 15 years, only two other art pieces have been awarded to mining structures. Board Member Hutchings echoed many of the comments from other Board Members. He also likes the Ontario Mine Water Tank E project, given that the original proposal involved cables, but was reengineered. Chair Stephens also has a soft spot for the Water Tank project.

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

MOTION: Board Member Scott moved to AWARD the Silver King Coalition Mine – Window Restoration project with the art piece, with 1109 Park Avenue and 7700 Marsac Avenue – Ontario Mine Water Tank E as the runners-up, for the 2026 Cindy Matsumoto Historic Preservation Award. Board Member Beatlebrox seconded the motion.

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

Board Member Gackle asked if the Silver King Coalition Mine – Window Restoration project would receive a plaque in addition to the art piece. Planner Klopfenstein reported that there have not been plaques created for the award winners in the past. The applicant or owner of the building receives a print of the art piece, and the runners-up receive the plaque.

Don Roll asked to share a comment. He is fairly certain that both a plaque and an art piece were received for a previous Historic Preservation Award. Planner Klopfenstein shared a correction with the Board. There were two winners last year and he believes there were two plaques. If the Board would like there to be both an art piece and plaque for the award winner, this can be done. Discussions were had about the two Board Members who will serve on the Artist Selection Committee. Board Member Holmgren and Board Member Beatlebrox offered to serve on the Committee. There was Board Member support for this.

B. Thaynes Hoist House Mine Site – Historic District Grant – The Applicant Requests a \$24,950 Grant to Repair the Historic Mine Hoist House, Garage Door Facade, Shaft Tower, and Watchmen Shed of the Significant Historic Site. PL-25-06705.

Manager Martin presented the Staff Report and explained that there is a Historic District Grant application for the Thaynes Hoist House Mine Site. This is located at the southeast corner of Park City Mountain Resort and is one of the more remote historic mining sites. It is a Significant Historic Site and has several historic structures and remnants. The three structures that are designated on the Historic Sites Inventory include the Hoist House, Conveyor Gallery, and the Fire Hydrant Shack. She shared an image of the Hoist House.

The structures have been impacted by snow loads. In 2023, the Hoist House roof collapsed, which prompted an emergency grant funding request and Historic Preservation Board

approval for Material Deconstruction of the roof materials. That was approved on August 7, 2024. The Final Action Letter from August 7, 2024, included several Conditions of Approval, which have been met with subsequent submittals, including an update to the Historic Preservation Board from the applicant. This took place on February 5, 2025. On December 23, 2025, the applicant submitted an HDDR Pre-Application for the Thaynes Mine Site Preservation. That HDDR Pre-Application included the as-built drawings, construction plans, and physical conditions, as well as the Historic Preservation Plan.

On January 2, 2026, the Planning Director issued an HDDR Pre-Waiver Letter for the Thaynes Mine preservation project to repair the Mine Site Hoist House, garage door facade, shaft tower, watchmen shed, fire hydrant shed, and ore shed facade.

The funding request is for \$24,950, and that is 50% of the scope of work for the support stabilization of the 1937 Hoist House Structure with reinforced walls, new concrete pads, repaired windows, entry door, and reconstruction of the 1937 roof form, and installation of security equipment. The grant funding would be sourced from the Citywide fund, which currently has a balance of \$47,136. Manager Martin explained that this is the beginning balance of the fiscal year, as there have not been any grants approved yet from that fund.

Manager Martin shared an image with the Board. The gray shaded sections indicate where there is no restoration work proposed. Those parts of the structure were built after 1937 and are not proposed to be restored at this time. Manager Martin reported that the Historic Hoist House is clad in corrugated metal material and that much of the interior equipment remains intact. The building is in poor condition with broken windows, sections in various states of collapse, and no roof. Staff recommended that the Historic Preservation Board review and score the Historic District Grant application for the Thaynes Hoist House, open a public hearing, and determine whether a grant should be awarded. She noted that members of Friends of the Ski Mining Mountain History and the Park City Historical Society are present.

Board Member Beatlebrox stated that she filled out the form and gave it a score of 19 points. She is in favor of providing the grant so this work can be done. Other Board Members also expressed support to provide grant funding for the project. Board Member Gackle reported that he gave this a high score as well. While this is a significant portion of the Citywide fund, it is also a large project, so the requested cost seems to be justified. Chair Stephens pointed out that the fiscal year is halfway over at this point. He feels comfortable approving the amount that has been requested. He agreed that this is a meaningful project.

Chair Stephens opened the public hearing.

Don Roll lives in the 84060 zip code. On behalf of his colleagues, he expressed appreciation for the support the City has provided over the years. This grant will be a significant part of the Hoist House reconstruction. He thanked the Board and the City.

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

MOTION: Board Member Gackle moved to APPROVE a \$24,950 Historic District Grant to the Park City Historical Society and Friends of Ski Mountain Mining History for restoration work of the Thaynes Hoist House and facade of the historic ski era addition, based on the following:

Background:

1. On August 7, 2024, the Historic Preservation Board approved the Material Deconstruction of the historic roof materials of the Hoist House, including the roof materials of the later additions to the Hoist House, after the roof collapsed due to heavy snow loads in the winter of 2023.
2. On January 2, 2026, the Planning Department issued a Historic District Design Review-Pre Application waiver letter for the proposed Thaynes Mine Site Restoration scope of work.

Findings of Fact:

1. The Thaynes Mine Hoist House, Conveyor Gallery, and Fire Hydrant Shack are designated Historic Structures on Park City's Historic Sites Inventory, making up the Significant Historic Site.
2. The Applicant submitted a Historic District Grant Application in Fiscal Year 2026, Quarter 1 to assist with the cost of restoration efforts of the Thaynes Hoist House and ski façade addition, specifically to:
 - Straighten and reinforce the Hoist House walls;
 - Construct a new steel roof to withstand snow loads;
 - Repair and replace broken window panes with steel security grids;
 - Rebuild the historic skier subway garage door façade;
 - Protect the shaft tower with a weatherproof enclosure.
3. The total cost of the scope of work described in the Historic District Grant Application is \$49,900 and the funding request is \$24,950.
4. The grant funding will be sourced from the Citywide General fund.

Conclusions of Law:

1. The Historic Preservation Board determined the grant request qualifies for a Historic District Grant award in the amount of \$24,950.

Conditions of Approval:

1. Improvements shall be completed in compliance with the Secretary of the Interior's Standards for Rehabilitation and the Conditions of Approval of the Historic District Design Review Pre-Application Waiver Letter, dated January 2, 2026.
2. The grantee shall maintain the architectural significance of the structure, retain and/or restore the historic character of the structure, preserve the structural integrity of the structure, and perform normal maintenance and repairs.
3. The grantee shall complete the work funded by the Historic District Grant within two years of Building Permit issuance.
4. The Applicant shall submit a photograph of completed work to Planning Staff.
5. The grantee shall submit proof of payment to the Planning Department for disbursement of funds within 30 days of final inspection.
6. 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 prior to construction.

Board Member Hutchings seconded the motion.

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

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

C. **200 King Road – Appeal of Historic District Design Review Pre-Application Waiver Letter – The Appellant Appeals the Planning Director Approval to Install Two 15-Foot-Tall Poles Within the Platted Building Area Limits of 200 King Road, Lot 1 of the Treasure Hill Subdivision Phase 1 Plat, in the Historic Residential – 1 Master Planned Development Zoning District. PL-25-06730.**

Chair Stephens asked if there were any Board Member disclosures, which was denied.

Manager Martin explained that this item is an appeal of an HDDR Pre-Application Waiver Letter for 200 King Road. The Historic Preservation Board is the Appeal Authority for appeals of the Planning Director's final action regarding Design Guidelines for Historic Districts and Historic Sites. The Historic Preservation Board shall act in a quasi-judicial manner and review factual matters on the record, with deference to the Land Use Authority. The Appeal Authority shall determine the correctness of the Land Use Authority's interpretation and application of the plain meaning of the land use regulations. The Appeal

Authority shall interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

200 King Road is a vacant lot and is Lot 1 of the Treasure Hill Subdivision Phase 1 in the Sweeney Properties Master Planned Development ("MPD"). On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property HR-1-MPD. On August 26, 2025, the property owner of 200 King Road submitted an HDDR Pre-Application to install two 15-foot-tall poles on the property. On August 28, 2025, the Planning Director issued the HDDR Pre-Application Waiver Letter for the poles. The letter required the poles to be relocated to be within the platted building area limits. On September 26, 2025, the City issued Building Permit 25-2107 for the poles within the platted building area limits. On October 17, 2025, the appellant submitted "Appeal of a Land Use Determination," appealing the Building Permit, Allowed Use Review, and Architectural Review. On January 2, 2026, the applicant submitted a reply to the appeal. This is seen as Exhibit F in the Meeting Materials Packet.

Manager Martin reported that the purview of the Historic Preservation Board review is the appeal of the HDDR Pre-Application Waiver Letter. The first question for the Board to consider has to do with the timing of the appeal submittal. The LMC states that decisions by the Planning Director regarding the Design Guidelines of Historic Districts and Historic Sites may be appealed within 30 days after the day on which a written decision is issued. In this case, the written decision was issued on August 28, 2025. The appellant submitted the appeal on October 17, 2025, which is 50 days after the HDDR Pre-Application Waiver Letter was issued. However, because the City does not mail or post notice of HDDR Pre-Application Waiver Letter, the appellant argues they did not have notice until there was observation of the poles on October 13, 2025. The first question is whether the appeal was untimely and should be dismissed or if the date of construction constitutes notice.

Chair Stephens asked about the date of Building Permit issuance. Manager Martin explained that Building Permit issuance would not necessarily be part of the determination of the commencement period to submit an appeal. It would either be the date the HDDR Pre-Application Waiver Letter was issued, which was August 28, 2025, or the date of the construction. Chair Stephens noted that 30 days from the Building Permit issuance on September 26, 2025, would be October 26, 2025, and the appeal was filed on October 17, 2025. The appellant would be within the 30-day period when considering that kind of notice.

It was reiterated that there are no noticing requirements for an HDDR Pre-Application Waiver Letter. Chair Stephens determined that there should be comments shared by the appellants and applicant about the timing issue. Justin Keys and Wade Budge introduced themselves to the Historic Preservation Board. Mr. Keys explained that he represents the applicant, and Mr. Budge represents the appellant. There was agreement to concede this point.

The second question for the Historic Preservation Board is whether the Planning Director correctly approved the HDDR Pre-Application Waiver Letter. The Staff Report explains that the Planning Director approved the Pre-Application Waiver for the two 15-foot-tall poles at 200 King Road correctly. The poles are allowed in the HR-1-MPD Zoning District, as they are not considered a freestanding antenna, which is prohibited in the zone. Contrary to the

appellant's argument, neither a pole nor a camera is an antenna, nor do those constitute a telecommunications facility, according to the definition in the LMC. The galvanized pipe material used for the poles is compatible with the character of the Sweeney Properties MPD and complies with the regulations for Historic Districts and Historic Sites.

The appellant representatives, Mr. Budge and Jason Boal, introduced themselves to the Board. Mr. Budge and Mr. Boal are representing Pesky Porcupine, LLC, which is the property owner for 220 King Road. Tatiana Prince is an owner of Pesky Porcupine, LLC, and is in the audience in case there are questions she might need to answer. He thanked Mr. Keys for conceding the point about the timeliness of the submittal. Mr. Budge shared an image of one of the two poles and explained that the primary concern is that two poles have been constructed within the building limits. The two cameras are off the property line, but the arrows in the presentation materials denote where the cameras are pointing. Only one of the four cameras is pointed at the 200 King Road property. The other three are pointed at the 220 King Road site for the purpose of monitoring what is being done there.

The code contemplates a waiver of process, but not a waiver of the requirement that an applicant show the use is allowed in the zone. Mr. Budge mentioned 15-11-12 – Historic District or Historic Site Review and read the following language: "The Planning Department shall review and approve, approve with conditions, or deny all Historic District/Historic Site review applications involving an allowed use, a conditional use, or any use associated with a Building Permit, to build, locate, construct, remodel, alter, or modify any building, accessory building, or structure, or site located within the Park City Historic Districts or Historic Sites, including fences and driveways." In this case, there was a waiver granted.

There has been a lot of discussion about telecommunication facilities and antennas, but in this instance, there is no use in the Use Table that mentions a security camera or pole camera. There is a use listed for a telecommunication facility. If there is a belief that this is a telecommunication facility, this applicant should have gone to the Planning Commission to move through the Conditional Use Permit ("CUP") process, which did not happen.

Mr. Budge read from 15-1-8, which states: "No new use shall be valid on any property within the City unless the use is allowed." In this case, there is a vacant site on 200 King Road and a site that is under construction on 220 King Road. There is no structure on 200 King Road to be protected with a security camera or for a camera to be attached. Instead, a pole has been installed. That is not an allowable use. The application states that the applicant applied for an outdoor surveillance system connected to a centralized video recording server. This indicates that there is a camera sending images to a server. Cameras have been attached to a pole, which is operating in a similar manner to an antenna. Mr. Budge argued that this is a telecommunications facility. That means there should be a CUP process so there can be appropriate mitigation measures, but a CUP was not pursued.

Mr. Budge asked the Historic Preservation Board to consider whether the use is allowed and whether the appropriate materials have been selected. He also requested that the Board consider the purpose of cameras that face a neighboring property. There are no improvements to protect, and the original location was proposed to be on the property line.

Mr. Budge mentioned the galvanized material. In the Staff Report, it is indicated that galvanized material is allowable and that chain link can be allowed in certain circumstances. However, if the use was allowed, there would need to be a more appropriate material.

Mr. Budge stated that this is not an allowable use, the materials are not appropriate for the site, and there are concerns about safety and privacy. At some point, these cameras will be looking into a bedroom, so other laws will come into effect concerning privacy. Board Member Hutchings asked if his argument is that attaching security cameras to a metal pole is not allowed, which was confirmed. It was also argued that the material is inappropriate.

Mr. Keys explained that he is present on behalf of the applicants, Susan Fredston-Hermann and Eric Hermann, who reside next door. The applicants own 200 King Road, which is vacant, but their home is right below that address. This is essentially their backyard, and they are full-time residents. 200 King Road has a driveway that runs through it that accesses 220 King Road. It is a non-exclusive driveway that is meant to service both 200 and 220 King Road. That is the driveway that all of the construction vehicles have used and is the reason a security camera was installed. This is a secluded location and there was a desire to see who was coming and going each day. The Hermanns wanted a recording in the event that something happened. The intention is simply to secure the property.

Mr. Keys commented that Staff did an excellent job analyzing the LMC in this instance. He explained that this is not an antenna, as a camera is not mentioned in the definition. He agrees that the HR-1 Zone is not a place where there should be large cell phone towers and antennas, because it detracts from the nature of the zone, but cameras are a different matter. Mr. Keys pointed out that many people have doorbell cameras to monitor who is coming and going from a home. He mentioned Exhibit F in the Meeting Materials Packet. On Page 4, there is a picture of a set of cameras similar to the cameras that have been installed. Those cameras were actually placed by Pesky Porcupine shortly after they acquired the property. Those cameras are pointed directly at the home of his client. Mr. Keys added that a use is an allowed use unless it is specifically prohibited by the code.

Board Member Beatlebrox mentioned a road that leads to the properties. She wanted to better understand the access in the area. Mr. Keys explained that when the Treasure Hill Subdivision was originally platted, 200 King Road was not adjacent to King Road. The developer determined that there needed to be access to 200 King Road, so there was a shared driveway easement across the back of 200 King Road to access 220 King Road. When his clients acquired 200 King Road, it was acquired subject to that easement.

Board Member Gackle asked if there is a rebuttal to the point about the materials used. Mr. Keys explained that the regulations that were noted are regulations regarding structures. There has not been a provision cited that governs this type of use. There are also galvanized poles throughout the HR-1 Zone, so he does not agree that the material is inappropriate in the area. Board Member Noble asked about the material of the actual cameras. Mr. Keys reported that the camera information is included in the application, but it is a type of plastic. Manager Martin clarified that the camera materials are not specifically regulated. There are regulations for lighting fixtures in a separate section of the code, but not for cameras.

Board Member Beatlebrox wanted to understand the primary purpose of the cameras. Mr. Keys reported that the primary purpose is to secure the rear portion of the client's property during the construction process, since there are people coming and going across the lot. Board Member Gackle asked if the cameras would be temporary and only there during construction. Mr. Keys stated that he would have to consult with his client. He does not believe the intention is for the cameras to be permanent, but to address immediate concerns.

Board Member Scott explained that he wants to clearly understand the purview of the Historic Preservation Board. Chair Stephens reported that the Board is currently acting as an Appeal Authority, which is different than what the Board normally does during Historic Preservation Board Meetings. He asked the City Attorney for additional clarification. Senior City Attorney, Mark Harrington, stated that the Board is looking at the two issues raised by the appellants in their Exhibit B submittal. The Historic Preservation Board is looking to determine whether Staff erred in their application of a definition or of the code.

Manager Martin reviewed some of the information in the Staff Report and reiterated that the Appeal Authority shall determine the correctness of the Land Use Authority's interpretation and application of the plain meaning of the land use regulations. The Appeal Authority shall interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application. The Board should be looking at whether the HDDR Pre-Application Waiver Letter was approved correctly or incorrectly. As for the appellant's argument that the poles and cameras constitute a telecommunication facility, there is information about telecommunications facilities included in the Meeting Materials Packet. It outlines what a telecommunications facility actually is, as defined by the code.

Planning Director, Rebecca Ward, reported that it was not only the zoning that was looked into. This property is part of the Sweeney Properties MPD, and it has also been platted. It is a vacant lot, but it is not only subject to the zoning setbacks, height, and those types of regulations. There are additional limitations and restrictions for this lot, including the building area limits. When the application was submitted, there was a review done for compliance.

Mr. Budge responded to some of the comments that have been made. He noted that there has not been an explanation provided by the applicant about the orientation of the cameras. Three of the cameras are pointed at the appellant's property at a height of 15 feet. It seems appropriate for the appellants to monitor their own property, but the reason this matter is before the Historic Preservation Board is that there was an application for a permanent structure with footings buried deep into the ground. As for the use, it would be a different matter if this were an accessory use. However, in this case, the structure on this property is the pole and the camera. He shared the Use Table and reiterated the different concerns.

Mr. Keys reported that this is an ancillary use. He reiterated that the appellants put a camera up before there were any structures on the property. The appellants had a desire to secure their property, and that is also what is happening in this case. He added that the cameras are not a telecommunication facility and requested that the actions of Staff be confirmed.

Director Ward shared 15-2.2-2 – Uses information with the Historic Preservation Board. Allowed uses include accessory uses. The definition of an accessory use is incidental or subordinate to the primary use. Mr. Budge reported that the camera on the client's property is attached to a pre-existing structure and is only pointed at their own property. That is different than installing 15-foot poles and having cameras pointed at a neighboring property. In this instance, there is no accessory use on the property because there is no primary use.

Chair Stephens suggested that the Board discuss the materials first. Board Members did not have an issue with the galvanized pipe material that was used. Chair Stephens pointed out that there is typically galvanized metal used on mining buildings not far from this property. Chair Stephens does not believe there was an error with the materials. The Historic Preservation Board agreed with the waiver letter on the materials used.

Chair Stephens noted that the Board will next discuss the use. Board Member Noble stated that her concern is the definition of a telecommunications facility. The question is whether a camera is a similar communication signal to a radio or television. The purpose of radio and television is for something more publicly used, while the purpose of a security camera is most often for private use. She takes issue with where the cameras are pointed, but noted that this is not within the purview of the Historic Preservation Board. She does not believe this is a telecommunications device because it is intended for private use. Board Member Hutchings does not believe this would be considered a telecommunications device. Other Board Members agreed that what has been described is not a telecommunications device.

Board Member Gackle explained that he is trying to wrap his head around this being accessory to a primary use, because there is nothing on the property. Chair Stephens understood his point, but essentially, the accessory structure had been built before the primary structure. He is not sure if it is regulated within the code. For example, it might be possible to build a garage first and then build a house later. Chair Stephens does not believe that anything that has been presented indicates the Planning Director erred in the HDDR Pre-Application Waiver Letter. Board Member Noble expressed concerns about the precedent of having cameras placed everywhere. She does not believe that is a neighborly approach.

Board Member Gackle stated that a lot of the arguments presented were not fully relevant to the purview of the Historic Preservation Board. As for what is within the purview of the Board, he feels this is a fairly straightforward situation, and there appears to be consensus. Board Member Gackle encouraged there to be mediation between the two parties. Attorney Harrington reported that there is a Draft Final Action Letter included in the Meeting Materials Packet. Based on the Board discussion, the motion can be to deny the appeal, with direction to modify the Draft Final Action Letter to strike the timeliness provisions.

MOTION: Board Member Hutchings moved to DENY the Appeal of the HDDR Pre-Application Waiver for 200 King Road, based on the following, as amended:

Background:

1. 200 King Road is Lot 1 of the Treasure Hill Subdivision Phase 1, in the Sweeney Properties Master Planned Development (MPD), within the Historic Residential-1-MPD (HR-1-MPD) Zoning District.
2. On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property HR-1-MPD, which established specific Building requirements, Lot and Site standards, and design criteria for properties within the Sweeney Properties MPD.

Findings of Fact:

1. On August 26, 2025, the property owner submitted an HDDR Pre-Application to the Planning Department for the installation of two 15-foot-tall poles at 200 King Road.
2. On August 28, 2025, the Planning Director issued an HDDR Pre-Application Waiver Letter approving the two 15-foot-tall poles, pursuant to the requirements of the Land Management Code and Treasure Hill Subdivision Phase I Building Area Limits.
3. Land Management Code (LMC) § 15-1-18(E) states: “[a] decision by the historic preservation authority which is a decision by Staff regarding the Design Guidelines for Historic Districts and Historic Sites, may be appealed within 30 days after the day on which the historic preservation authority issues a written decision.”
4. Consistent with past practice and in accordance with the LMC, the Planning Department did not mail or post a notice of the HDDR Pre-Application Waiver Letter issued by the Planning Director on August 28, 2025.
5. The Appellant observed the finished poles at 200 King Road on October 13, 2025.
6. On October 17, 2025, fifty days after the Planning Director issued the HDDR Pre- Application Waiver Letter approving the two 15-foot-tall poles at 200 King Road, the Appellant submitted the “Appeal of a Land Use Determination” application to the Planning Department, appealing the “Building Permit, Allowed Use Review and Architectural Review.”
7. The two 15-foot-tall poles were approved within the platted Building Area Limits of Lot 1 of the Treasure Hill Subdivision Phase 1, in the HR-1-MPD Zoning District, which does not prohibit the installation of 15-foot-tall poles.

8. A pole is not an Antenna, pursuant to the definition of Antenna in LMC § 15-15-1 Definitions, which states that an Antenna is “[a] transmitting or receiving device used in Telecommunications that radiates or captures radio, television, or similar communication signals”.
9. Pursuant to LMC § 15-15-1 Definitions, a “pole” nor a “camera” is an “Antenna” nor do they, together, constitute a “Telecommunications Facility”, which consists of “Antenna, Equipment, Shelters and related Structures used for transmitting and/or receiving Telecommunications and/or radio signals.”
10. Pursuant to LMC § 15-13-8(A)(11), the Master List of Non-Historic Materials and Finishes pertains to external siding materials for use on new residential infill buildings and therefore is not applicable to poles.
11. 200 King Road is within the Sweeney Properties MPD and the HR-1-MPD Zoning District; properties in the HR-1-MPD Zoning District are bound by different standards than properties within the HR-1 Zoning District, pursuant to Ordinance No. 90-24; the galvanized pipe material used for the poles is compatible with the character of the Sweeney Properties MPD.

Conclusions of Law:

1. The Planning Director correctly applied the LMC in the August 28, 2025 HDDR Pre-Application Waiver Letter approving the two 15-foot poles at 200 King Road, according to the HR-1-MPD requirements, the Sweeney Properties MPD, and the Regulations for New Residential Infill Construction (and Non-Historic Sites) In Historic Districts (LMC § 15-13-8).

Board Member Scott seconded the motion.

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

8. ADJOURNMENT

MOTION: Board Member Holmgren moved to ADJOURN the Historic Preservation Board Meeting. Board Member Hutchings seconded the motion.

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

The Historic Preservation Board Meeting adjourned at approximately 7:32 p.m.

Historic Preservation Board

Staff Report



Subject: 573 Main Street
Application: PL-25-06753
Author: Meredith Covey, Planner II
Date: February 4, 2026
Type of Item: Modification of Material Deconstruction

Recommendation

(I) Review the proposed Material Deconstruction, (II) conduct a public hearing, and (III) consider approving based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jonathan DeGray
Location: 573 Main Street
Zoning District: Historic Commercial Business (HCB)
Historic Residential – 2 Subzone A (HR-2A)
Adjacent Land Uses: Commercial and Residential
Reason for Review: The Historic Preservation Board reviews and takes Final Action for Material Deconstruction and subsequent modifications.¹

LMC Land Management Code
HCB Historic Commercial Business
HDDR Historic District Design Review
HR-2A Historic Residential – 2 Subzone A

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

Background

573 Main Street is a designated Landmark Historic Site on the Park City Historic Sites Inventory.² The Historic Structure was built in 1913 and straddles two Districts: the Historic Commercial Business (HCB) and Historic Residential – 2 Subzone A (HR-2A) Zoning District.

¹ LMC [§ 15-11-12.5](#)

² LMC [§ 15-11-10](#)



Figure 1: 573 Main Street is shown highlighted in red. The HCB Zoning District is shown in dark blue and the HR-2A Zoning District is light blue. The Landmark Historic Site straddles the two Zoning Districts.

The Landmark Historic Site is Lot 1 of the 573 Main Street Subdivision recorded with Summit County January 2, 2014 (Entry No. 987047).

The wood addition seen on the right side of the below image was constructed in the 1990s. The Applicant provided a site plan showing the timeline of additions to the Structure (Exhibit B).



Figure 2: 573 Main Street viewed from Main Street looking south. Image from Google.

In 2012, the Applicant submitted a Historic District Design Review (HDDR) Application to the Planning Department (PL-12-01497) to expand the second and third level floor plan by adding approximately 125 square feet to the north of the Structure and approximately 400 square feet to the southwest corner of each floor. The proposal also involved a remodel of the rear façade to remove one door and two windows, remodel three windows, and change the pitch of the roof on the southwest corner. On March 21, 2013, Planning staff approved the HDDR (Exhibit C).

On August 21, 2013, the Applicant submitted a request for a Modification to include a rooftop deck on the southwest corner of the non-Historic portion of the building and to extend the existing interior stairs to gain access to the deck. On September 30, 2013, Planning staff approved the Modification (Exhibit D).

In November of 2013, the Building Department issued a Building Permit for the exterior work (BD-13-19143).

On March 23, 2017, the Building Department issued a Building Permit for interior tenant improvements (BD-16-22413).

On November 11, 2025, the Applicant submitted a Modification request to the Planning Department to modify PL-12-01497 for additional external work to:

- Reconstruct the stairs leading from the street to the existing double doors on the southeast corner of the Building.
- Replace two picture windows on the southeast side of the Building with historically accurate windows.
- Reframe the canopy roof over the lower-level entry on the northeast corner of the Building for additional headroom.
- Modify two windows on the north side of the Structure to:
 - Remove the sill to convert the north window to a door resulting in the removal of 15 square feet of Historic Material.
 - Remove 15 square feet of non-Historic brick to restore a pre-existing window.
- Restore two west facing windows on the south facade by removing 20 square feet of non-Historic brick.

The Applicant proposes additional modifications to the non-Historic wood framed addition on the rear of the Structure (Exhibit F). This modification will be reviewed by Staff through the HDDR process.

Analysis

(I) The Applicant proposes Material Deconstruction to restore Historic window openings on the north and south facades.

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

The Applicant proposes to restore one window opening on the north façade, highlighted in green in the image below. The Applicant states that the previous window opening was filled in with non-Historic material and proposes to remove 15 square feet of material to restore the opening.



Figure 3: Proposed restored window opening on the north façade, highlighted in green by staff.



Figure 4: Proposed location of restored window opening on the north façade.

The Applicant proposes to restore two west facing window openings on floors 2 and 3 of the Structure on the south façade, highlighted in green in the image below. The Applicant states that the previous window openings were filled in with non-Historic material and proposes to remove 20 square feet of material to restore the openings.

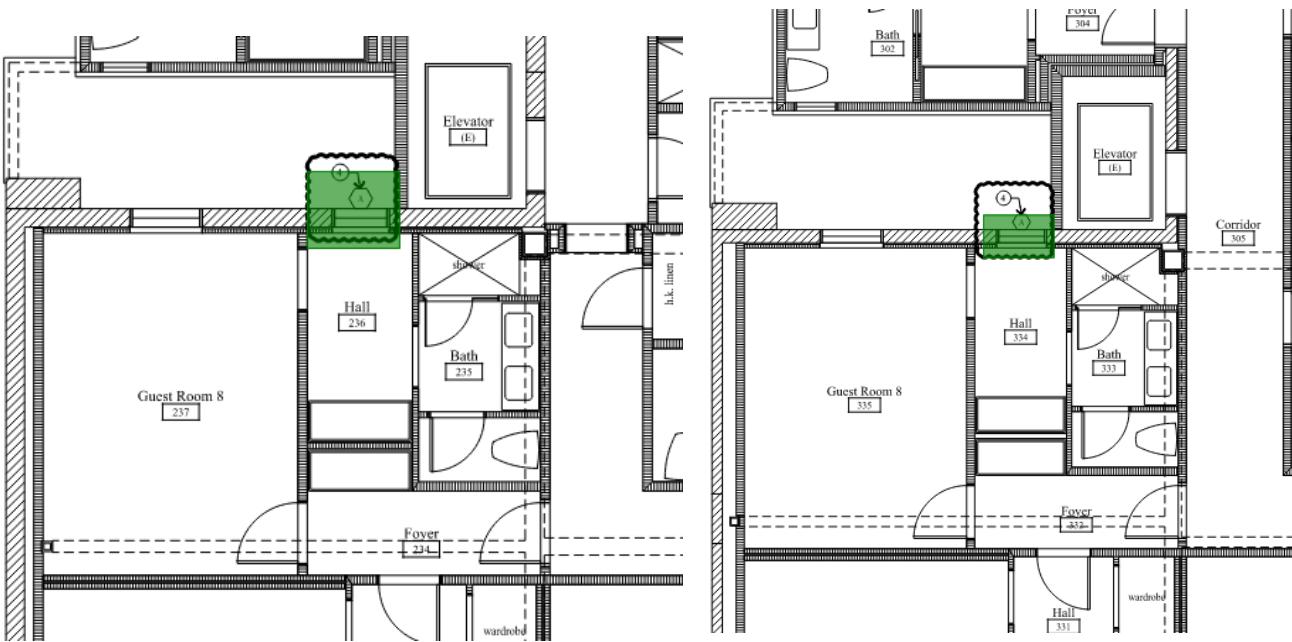


Figure 5: Proposed location of restored window opening on the south façade on the second (left) and third (right) floor, highlighted in green by Staff.



Figure 6: Proposed location of restored window opening on the south façade on the second floor, image provided by Applicant.

Pursuant to LMC [§ 15-13-3\(B\)\(2\)\(f\)\(2\)](#) Historic window openings that have been altered or lost over time shall be restored. The Applicant's proposal to restore three window openings is compliant. Condition of Approval 6 requires that restored windows shall match former Historic windows on the Structure in size, form, material, and placement.

(II) The Applicant proposes changes to the primary façade of the landmark Historic Structure.

The Applicant proposes to Reconstruct the stairs leading from the street to the existing double doors on the southeast corner of the Building highlighted in red in figure 8.

Additionally, the Applicant proposes to replace a fixed gridded window separated by two mullions and a picture window on the southeast side of the Building with historically accurate picture windows, highlighted in green in figure 8.



Figure 7: Proposed location of restored windows on the primary façade, image provided by the Applicant.



Figure 8: Proposed changes to the front façade. The proposed restored windows are highlighted in green; the stairs are highlighted in red, and the canopy is highlighted in orange by staff.

Pursuant to LMC [§ 15-13-3\(B\)\(2\)\(d\)](#) the reestablishment of storefront windows to their Historic configuration is encouraged. The Applicant proposes restoring the fixed windows to those seen on the Structure historically.



Figure 9: 573 Main Street circa 1920. Southernmost window, which has since been changed in style, is seen here in its original style, highlighted in red.

The Historic Preservation Consultant conducted additional research on the appropriate style of window on the front façade to be consistent with the year of construction. The consultant prepared a document outlining the differing styles of windows seen on the Structure (Exhibit I). The consultant determined that the single glass plane with three part transom is most appropriate for the windows on the south of the façade. The Applicant proposes to restore both windows to that style. The historic material will be required to be protected, and the Applicant will enter into a Financial Guarantee with the City to ensure the preservation of the material.

Pursuant to LMC [§ 15-13-3\(B\)\(2\)\(d\)](#) missing elements shall be replaced in a manner that is consistent with the Historic Structure. The Applicant has provided the following photo to guide the reconstruction of the steps in a manner that is consistent with the Historic Structure.



Figure 10: Reference image for restored steps, provided by Applicant.

The Applicant proposes to remove the wooden framing under the non-Historic canopy highlighted in orange to increase headroom to the entrance.



Figure 11: Existing canopy as viewed from Main Street, image provided by Applicant.

The Applicant does not propose to increase the height of the canopy which would result in the Historic windows being covered. LMC [§ 15-15-1](#) defines “Non-Complying Structure” as a Structure that “legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation’s Setback, Height restrictions, or other regulations that govern the Structure.” The previous canopy Structure a Non-Complying Structure. Pursuant to LMC [§ 15-9-6](#), a Non-Complying Structure may be altered so long as it does not create any new non-compliance. The removing of the wooden framing to allow for additional headroom does not create any new non-compliance.

(III) The Applicant proposes changing a window opening to a door on the secondary façade of the Landmark Historic Structure.

The Applicant proposes to remove 15 square feet of Historic material to convert a window opening to a door to access the roof area.

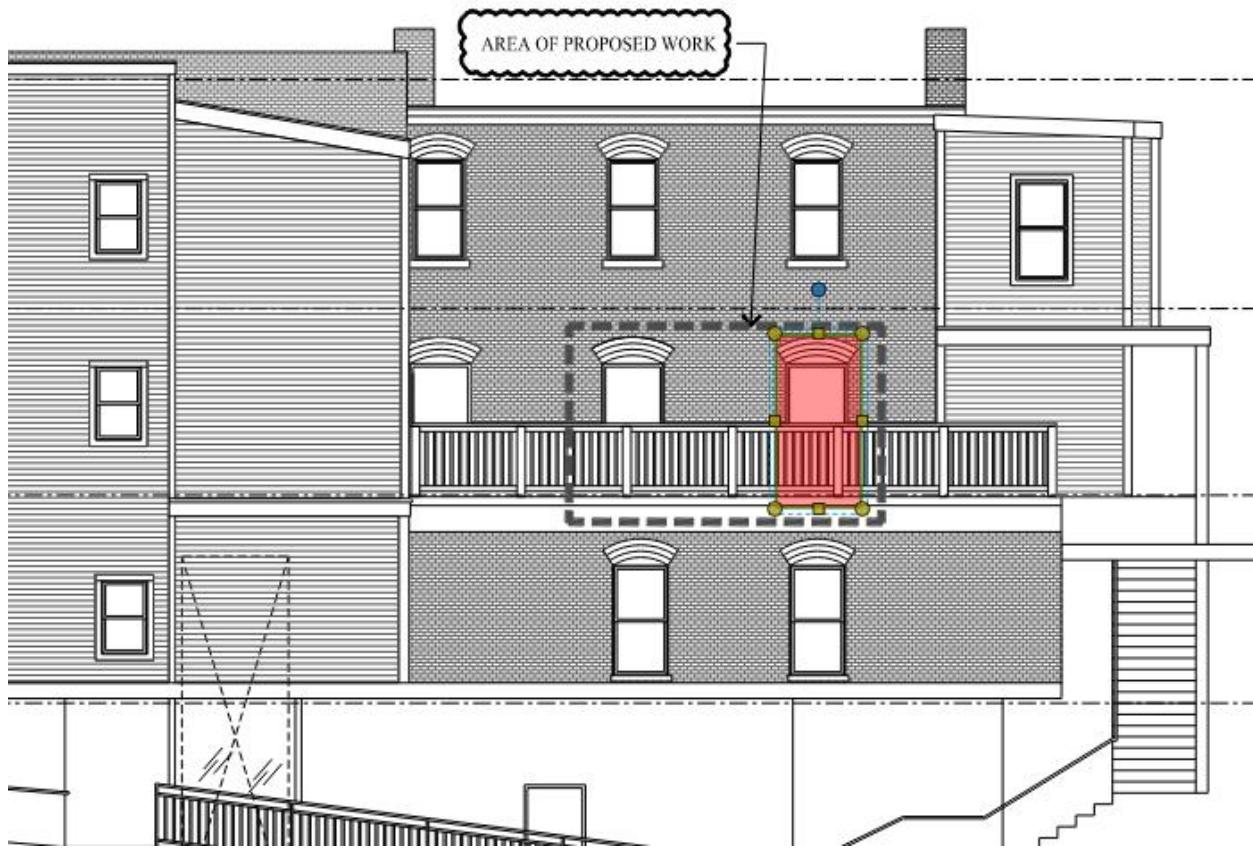


Figure 12: Proposed location of converted door, highlighted in red by staff.



Figure 13: Proposed location of converted door, image provided by Applicant.

Pursuant to LMC [§ 15-13-3\(B\)\(2\)\(f\)](#) the removal of a Historic window opening is appropriate only on secondary façade when not visible from the primary public right-of-

way. Additionally pursuant to LMC [§ 15-13-3\(B\)\(2\)\(e\)](#) the creation of a new door opening is appropriate only on a secondary façade when not visible from the primary public right of way. The proposed converted door is not visible from the primary public right-of-way and is located on a second story. The proposed door is required to be compatible with the Historic Structure in design, materials, dimension and placement. The Applicant proposes to match the dimensions and form to the adjacent window opening.

(IV) The Applicant is required to obtain a Financial Guarantee, Historic District Design Review, and written permission in Accordance with the recorded façade easement on file with Summit County.

A Financial Guarantee is Required for the work affecting Historic Materials.

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

The Applicant must obtain written permission from the authorized Park City Municipal representative in accordance with the recorded façade easement on file with Summit County.

There is a façade easement recorded with Summit County (Entry No. 987046)(Exhibit E) protecting the primary façade of the Landmark Historic Structure. The easement requires that no changes be made to the façade of the Historic Structure, including the alteration, partial removal, construction, remodeling, or other physical or structural change without express written permission by a duly authorized representative of Park City Municipal. This is reflected in Condition of Approval 9 and will be coordinated by Planning Department Staff.

The Applicant must obtain Historic District Design Review approval.

In addition to the HPB's decision on Material Deconstruction, the Applicant will be required to obtain Historic District Design Review (HDDR) approval, subject to LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*, and LMC [§ 15-11-9, Preservation Policy](#), prior to submitting a building permit application. Per LMC [§ 15-1-8](#) the Planning Director, or their Designee, is the Review Authority for HDDRs.

Staff has proposed a Condition of Approval that the Applicant must obtain HDDR approval for the proposed new construction prior to submitting a building permit application.

Department Review

The Planning Department, Executive 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 January 20, 2026. Staff mailed a courtesy notice to property owners within 100 feet on January 20, 2026. The *Park Record* published notice on January 20, 2026.³

Public Input

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

Alternatives

The Historic Preservation Board may:

- Approve the Modification.
- Deny the Modification and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date uncertain.

Exhibits

A: Draft Final Action Letter

B: Timeline of Additions

C: HDDR March 21, 2013

D: HDDR September 30, 2013

E: Façade Easement

F: Proposed Plans

G: Physical Conditions Report

H: Photos

I: Window Style Technical Memo

³ LMC [§ 15-1-21](#)



Planning Department

February 4, 2026

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 573 Main Street

Zoning District: Historic Commercial Business (HCB)
Historic Residential – 2A (HR-2A)

Application: Modification to Historic District Design Review

Project Number: PL-25-06753

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: February 4, 2026

Project Summary: The Applicant Proposes to Modify the Historic District Design Review to Materially Deconstruct Portions of the Front and Secondary Facade to Restore Historic Windows and Facade in the Historic Commercial Business Zoning District.

Action Taken

On February 4, 2026, the Historic Preservation Board conducted a public hearing and approved the Modification according to the following findings of fact, conclusions of law, and conditions of approval:

Procedural History

1. 573 Main Street was constructed in 1913 and is designated a Landmark Historic Site designated on the Park City Historic Sites Inventory.
2. The Structure straddles the Historic Commercial Business (HCB) and Historic Residential – 2 Subzone A (HR-2A) Zoning Districts.
3. The Landmark Historic Site is Lot 1 of the 573 Main Street Subdivision recorded with Summit County January 2, 2014.
4. In 2012 the Applicant submitted a Historic District Design Review (HDDR) Application to the Planning Department to expand the second and third level floor plan by adding approximately 125 square feet to the north of the Structure and approximately 400 square feet to the southwest corner of each floor. The proposal also involved a remodel of the rear façade to remove one door and two



Planning Department

windows, remodel three windows, and change the pitch of the roof on the southwest corner.

- a. On March 21, 2013, Planning staff approved the Historic District Design Review (HDDR) (PL-12-01497).
5. On August 21, 2013, the Applicant submitted a request for a Modification to include a roof top deck on the southwest corner of the non-Historic portion of the existing building. The Applicant also proposed to extend the existing interior stair to gain access to the deck.
 - a. On September 30, 2013, Planning staff approved the request for Modification.
6. In November of 2013 the Building Department issued a Building for the exterior work Permit (BD-13-19143).
7. On March 23, 2017, the Building Department issued a Building Permit for interior tenant improvements (BD-16-22413).
8. The Applicant continues to work under these building permits.

Findings of Fact

1. Pursuant to Land Management Code (LMC) § 15-13-3(B)(2)(f)(2) Historic window openings that have been altered or lost over time shall be restored. The Applicant's proposal to restore three window openings is compliant.
 - a. The Applicant proposes to restore one window opening on the north façade. The Applicant states that the previous window opening was filled in with non-Historic material and proposes to remove 15 square feet of material to restore the opening.
 - b. The Applicant proposes to restore two west facing window openings on floor 2 and 3 of the Structure on the south façade. The Applicant states that the previous window openings were filled in with non-Historic material and proposes to remove 20 square feet of material to restore the openings.
2. Pursuant to LMC § 15-13-3(B)(2)(d) the reestablishment of storefront windows to their Historic configuration is encouraged. The Applicant proposes restoring the fixed windows to those seen on the Structure historically.
3. Pursuant to LMC § 15-13-3(B)(2)(d) missing elements shall be replaced in a manner that is consistent with the Historic Structure. The Applicant proposes to restore the steps to the southeast entrance based on photographic evidence of the absent features.



Planning Department

4. Pursuant to LMC § 15-13-3(B)(2)(f) the removal of a Historic window opening is appropriate only on secondary façade when not visible from the primary public right of way. Additionally pursuant to LMC § 15-13-3(B)(2)(e) the creation of a new door opening is appropriate only on a secondary façade when not visible from the primary public right of way. The proposed converted door is not visible from the primary public right of way and is located on a second story. The proposed door is required to be compatible with the Historic Structure in design, materials, dimension and placement. The Applicant proposes to match the dimensions and form to the adjacent window opening.
5. The Applicant does not propose to increase the height of the canopy which would result in the Historic windows being covered. LMC § 15-15-1 defines "Non-Complying Structure" as a Structure that "legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure." The previous canopy Structure a Non-Complying Structure. Pursuant to LMC § 15-9-6, a Non-Complying Structure may be altered so long as it does not create any new non-compliance. The removing of the wooden framing to allow for additional headroom does not create any new non-compliance
6. Pursuant to LMC § 15-11-9 a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar amount for the necessary Financial Guarantee, and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances.
7. There is a façade easement recorded with Summit County (Entry No. 987046) protecting the primary façade of the Landmark Historic Structure. The easement requires that no changes be made to the façade of the Historic Structure, including the alteration, partial removal, construction, remodeling, or other physical or structural change without express written permission by a duly authorized representative of Park City Municipal.



Planning Department

Conclusions of Law

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

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board February 4, 2026, approval. Any changes, modifications, or deviations from the approved Material Deconstruction that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The Applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-9, to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.
5. The Applicant shall coordinate with the Engineering Department for encroachments into the City Right of Way.
6. The replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.
7. The converted door shall be compatible with the Historic Structure in design, materials, dimension and placement.
8. The Applicant shall obtain HDDR approval from the Planning Department for the work proposed on the non-Historic addition.
9. The Applicant shall coordinate with the Planning Department for express written permission for work to the façade as required by the Façade Easement.
10. All work shall comply with LMC § 15-13-3 *Regulations for Historic Commercial Structures*.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 435-640-8683 or email meredith.covey@parkcity.gov.



Planning Department

Sincerely,

Douglas Stephens, Historic Preservation Board Chair

CC: Meredith Covey, Planner II

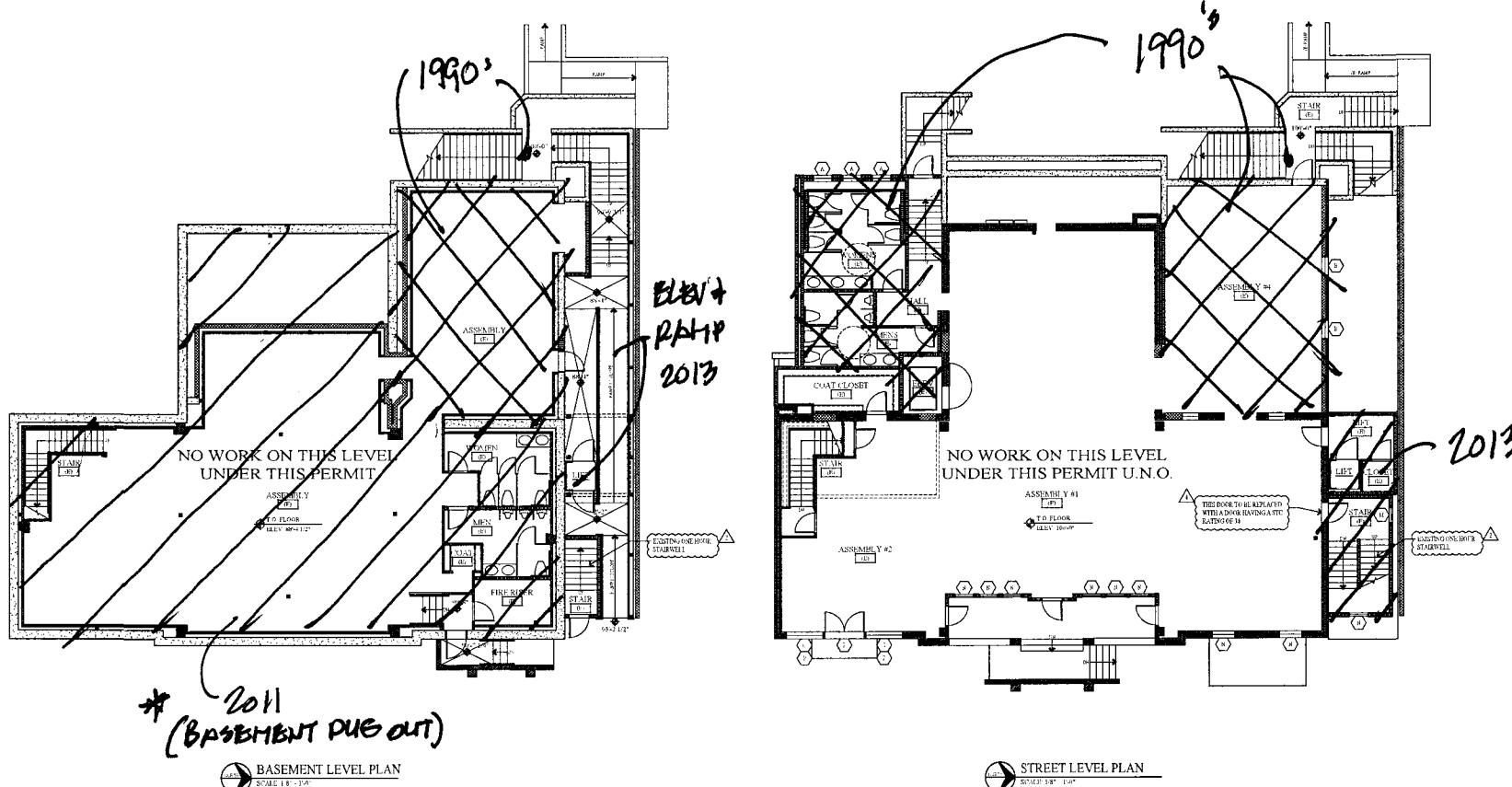
WALL LEGEND

■ EXISTING MASONRY/BRICK WALL
■ EXISTING CMU WALL
■ EXISTING CONCRETE WALL
■ EXISTING FRAMED WALL



Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-629-7263; Email: degrayarch@qwestoffice.net



* ORIGINAL BASEMENT PREDATES
1990 ADDITION/REMODEL & PROBABLY ORIGINAL TO BUILDING

EX.

**EXISTING CONDITIONS/DEMO
BASEMENT LEVEL PLAN
STREET LEVEL PLAN**

WALL LEGEND



2325 Key Fwy, #14 No. 3 Street, Suite 302, Encino, CA 91316
Tel: 424-563-7253, Email: degray@architectsoffice.net

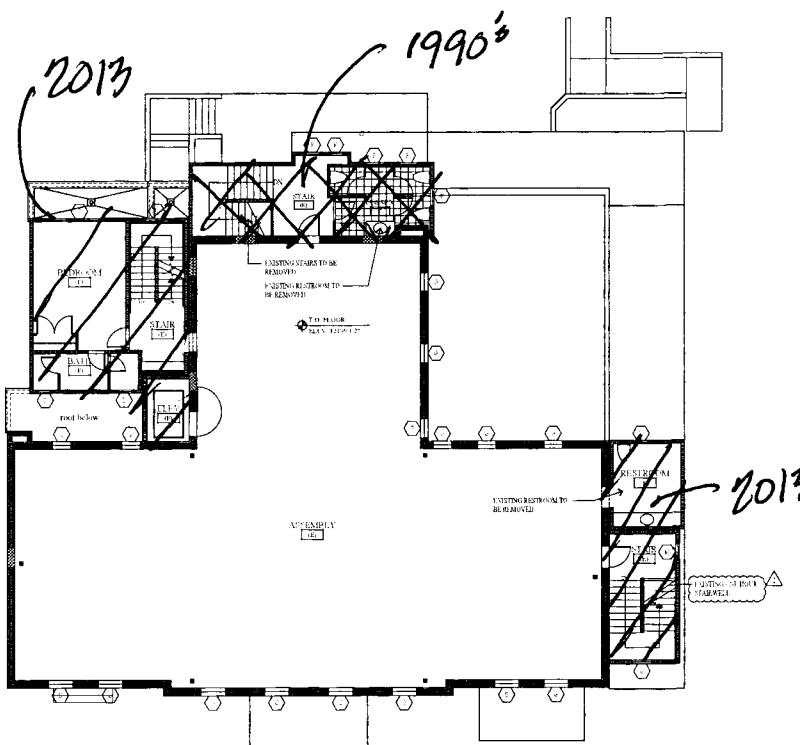
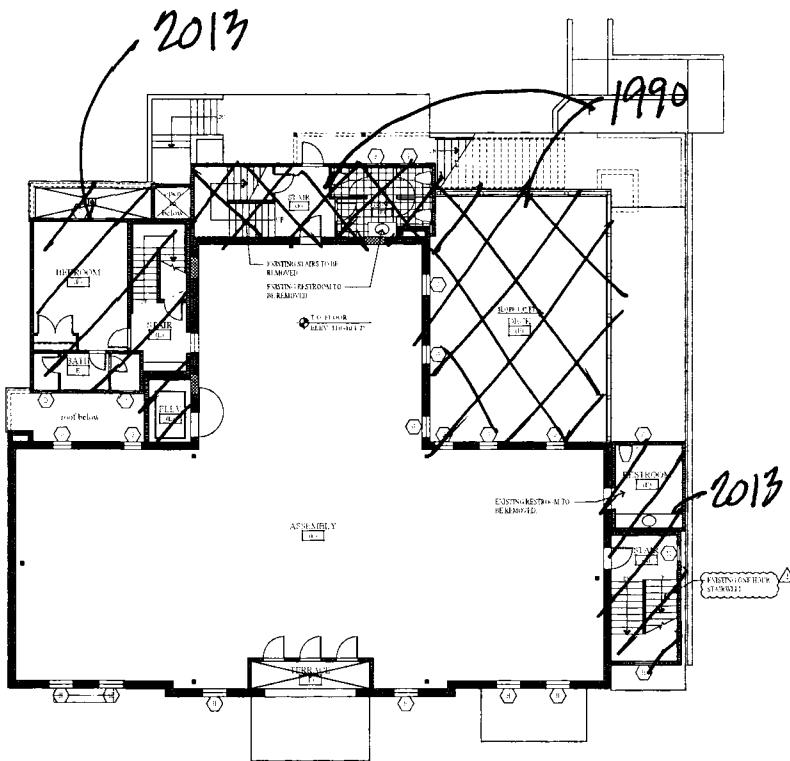
73 MAIN STREET, RESIDENTIAL T.I.
SECOND LEVEL & THIRD LEVEL
575 MAIN STREET, PARK CITY, UTAH 84060

**EXISTING CONDITIONS/DEMO
SECOND LEVEL PLAN
THIRD LEVEL PLAN**

Page 12 of 87

APRIL 22, 2016

EX.2



SECOND LEVEL PLAN
S-ALF 18-19

THIRD LEVEL PLAN
SCALE 1:200 - 1:400

EXISTING WINDOW SCHEDULE

WALL LEGEND

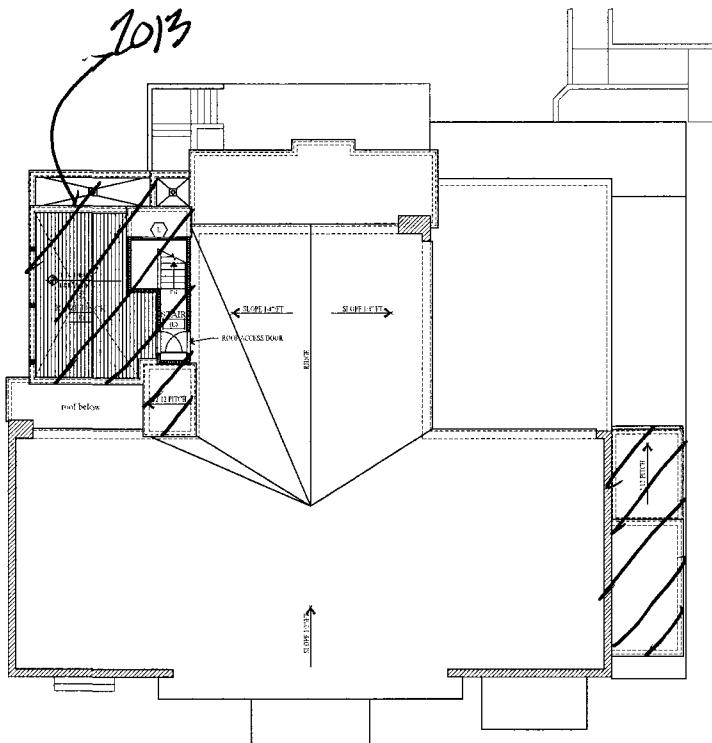
■ EXISTING MASONRY/BRICK WALL
■ EXISTING CMU WALL
■ EXISTING CONCRETE WALL
■ EXISTING FRAMED WALL



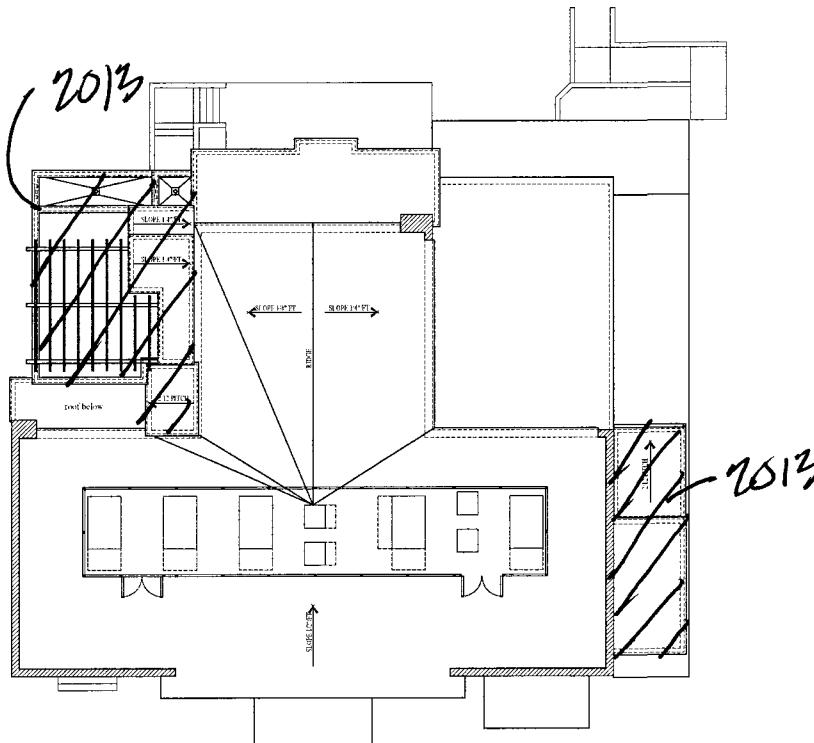
Jonathan DeGray

Architect

P.O. Box 1574, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degayarch@westoffice.net



ROOF DECK PLAN



40'-0" ROOF LEVEL PLAN
SCALE: 18'-0"

EXISTING CONDITIONS/DEMO
ROOF DECK PLAN
ROOF LEVEL PLAN

88111, 82
MAY 04, 2016
City Review Corrections

THE INFLUENCE OF THE CULTURE OF THE PARENTS ON THE CHILD'S LANGUAGE DEVELOPMENT 11

APRIL 22, 2010

151201

EV 2

EX.3

HISTORIC DISTRICT DESIGN REVIEW



SUBJECT: 573 MAIN STREET AKA CLAIMJUMPER BUILDING
AUTHOR: FRANCISCO ASTORGA, PLANNER
PROJECT No: PL-12-01497
DATE: MARCH 21, 2013

PLANNING
DEPARTMENT

DESIGN REVIEW SUMMARY	
ZONING	Historic Commercial Business (HCB)
HISTORIC STATUS	Landmark Site
DATE OF APPLICATION	April 03, 2012
APPLICATION DEEMED COMPLETE	September 18, 2012
OWNER	Billy Reed – Owner Representative
APPLICANT'S NAME	Jonathan DeGray - Architect
TELEPHONE #	435.649.7263
E-MAIL ADDRESS	egrayarch@qwestoffice.net

PROPOSED USE	Residential
SECONDARY USE (I.E. LOCKOUT APT)	N/A
STEEP SLOPE	N/A
LOT SIZE (MUST BE 1875 SQ FT OR MORE)	8,999.8 square feet
LOT FRONTEAGE (MUST BE 25' OR MORE)	94.95 feet
LOT DEPTH	95 Feet

	CODE REQUIREMENT	PROPOSED
BUILDING FOOTPRINT	FAR of 4.0 max (Based on the HCB District lot area of 7,048.5, the maximum floor cannot exceed 28,194 square feet)	The entire building will be 20,667 square feet. (This includes the area on the HR-2 District), <u>complies</u> .
SETBACKS	N/A	N/A
ACCESSORY SETBACK	N/A	N/A
BUILDING VOLUME AND HEIGHT	The rear portion of the bulk plane for each Lot [...] is defined by the plane that rises vertically at the Rear Yard Property Line to a height of 30 feet measured above the average Natural Grade [...].	The height of the southwest addition is 23 feet from the average natural grade, <u>complies</u> .
PARKING	N/A	N/A

The applicant proposes to expand the second (2nd) and third (3rd) level floor plan by adding approximately 125 square feet to the north of the existing building and adding approximately 400 square feet on the southwest corner of each floor. The applicant is also proposing to remodel the rear facade facing the HR-2 District Park Avenue which consists of removing one (1) door and two (2) windows; as well as remodeling three (3) windows, and changing the pitch of the roof on the southwest corner.

Staff has reviewed this project for compliance with the Historic District Design Guidelines, and approved the proposed additions received on March 11, 2013, and stamped approved on March 21, 2013, at 573 Main Street pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. A Historic District Design Review pre-application meeting for this property took place on February 16, 2011.
2. A Historic District Design Review application was received on April 03, 2012, and deemed complete on September 18, 2013.
3. The site was properly posted and noticed for the public input period on September 18, 2012. Initial public input ended on October 2, 2012.
4. Supplemental drawings modifying the application were received on February 5, 2013, and then on March 11, 2013.
5. The site, 573 Main Street, is listed on the Historic Sites Inventory as a Landmark structure.
6. The proposed expansions take place within the Historic Commercial Business District and are subject to the conditions of approval of the Historic District Design Guidelines and the Land Management Code.
7. There are no minimum required Front, Rear, or Side Yard dimensions in the Historic Commercial Business District.
8. The application is subject to the Design Guidelines for Historic Sites in Park City.
9. The application meets the Universal Guidelines and the Main Street National Register Historic District Guidelines.
10. The application, as conditioned, meets the Specific Guidelines for Site Design (A), Primary Structure (B), Additions to Historic Structures (D), and ADA Compliance (N).
11. Guidelines of Parking Areas/Detached Garages/Driveways (C), Relocation (E), Disassembly/Reassembly (F), Reconstruction (G), Accessory Structures (H), Signs (I), Exterior Lighting (J), Awnings (K), Sustainability (L), Seismic Systems (M), and Supplemental Guidelines of Swede Alley are not applicable to this application.

Conclusions of Law:

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.

2. The proposed work complies with the Land Management Code requirements pursuant to the HR-L.

Conditions of Approval:

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the building Department is a condition precedent to the issuance of any building permit.
2. Final building plans and construction details shall reflect substantial compliance with the drawings date stamped on March 11, 2013 and stamped approved on March 23, 2013. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. Failure to do so, or any request for changes during construction may require the issuance of a stop-work order for the entire project by the Chief Building Official until such time that the matter has been resolved.
4. If a complete building permit has not been obtained by March 21, 2014, this Historic District Design Review will expire.
5. Construction waste should be diverted from the landfill and recycled when possible.
6. Lighting has not been submitted, included or reviewed as part of this application. All exterior lighting cut sheets and locations shall be submitted to the Planning Department for review and approval prior to building permit issuance. All exterior lighting shall meet Park City's lighting ordinance and be downward directed and shielded.
7. Signs have not been submitted, included or reviewed as part of this application. A Sign Application will be required for any signs planned for at this location.
8. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
9. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the

roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.

10. Exterior surfaces that are painted should have an opaque rather than transparent finish. Provide a weather protective finish to wood surfaces that were not historically painted. Low VOC products are recommended to be used.
11. Prior to building permit issuance the contractor and architect will meet with the Planning Department's Design Review Team to assure construction compliance with the approved Historic District Design Review set.
12. Roofing membrane replacement may match existing color, however, if full membrane replacement is required, membrane must be earth toned (not white).
13. Any disassembly of historic elements (i.e. window molding, etc.) shall follow recognized preservation procedures and methods for removal, documentation, repair, and reassembly.
14. Any historic bricks removed as part of this remodel/rehabilitation shall be retained and stored on site. Historic bricks shall be staked on wood pallets and covered to prevent damage from moisture, mold, etc. Important architectural features that are removed shall be marked and stored.
15. Any historic stone lintels removed as part of this remodel/rehabilitation shall be retained and stored on site using the same preservation methods employed in preserving the historic brick. Important architectural features that are removed shall be marked and stored.
16. Historic windows openings, windows, and window surrounds shall be maintained.
17. All standard conditions of approval shall apply.

Exhibits:

Exhibit A - Standard Conditions

EXHIBIT A

**PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas

disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.

9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval is transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

April 2007



HISTORIC DISTRICT DESIGN REVIEW

SUBJECT: 573 MAIN STREET AKA CLAIMJUMPER BUILDING
AUTHOR: FRANCISCO ASTORGA, PLANNER
PROJECT NO: PL-13-02041
DATE: SEPTEMBER 30, 2013

PLANNING DEPARTMENT

DESIGN REVIEW SUMMARY	
ZONING	Historic Commercial Business (HCB)
HISTORIC STATUS	Landmark Site
DATE OF APPLICATION	August 21, 2013
OWNER	Billy Reed – Owner Representative
APPLICANT'S NAME	Jonathan DeGray - Architect
TELEPHONE #	435.649.7263
E-MAIL ADDRESS	egrayarch@qwestoffice.net

PROPOSED USE	Residential
SECONDARY USE (I.E. LOCKOUT APT)	N/A
STEEP SLOPE	N/A
LOT SIZE (MUST BE 1875 SQ FT OR MORE)	8,999.8 square feet
LOT FRONTAGE (MUST BE 25' OR MORE)	94.95 feet
LOT DEPTH	95 Feet

	CODE REQUIREMENT	PROPOSED
BUILDING FOOTPRINT	FAR of 4.0 max (Based on the HCB District lot area of 7,048.5, the maximum floor cannot exceed 28,194 square feet)	The entire building will be 20,777 square feet. (This includes the area on the HR-2 District), <u>complies</u> .
SETBACKS	N/A	N/A
ACCESSORY SETBACK	N/A	N/A
BUILDING VOLUME AND HEIGHT	The rear portion of the bulk plane for each Lot [...] is defined by the plane that rises vertically at the Rear Yard Property Line to a height of 30 feet measured above the average Natural Grade [...].	The height of the southwest addition is 30feet from the average natural grade, <u>complies</u> .
PARKING	N/A	N/A

Staff approved to expand the second (2nd) and third (3rd) level floor plan by adding approximately 125 square feet to the north of the existing building and

adding approximately 400 square feet on the southwest corner of each floor. The applicant is also proposing to remodel the rear facade facing the HR-2 District Park Avenue which consists of removing one (1) door and two (2) windows; as well as remodeling three (3) windows, and changing the pitch of the roof on the southwest corner.

The applicant requested to modify the approved Historic District Design Review approved on March 21, 2013 application number PL-12-01497 by modifying the plans to include a small roof top deck on the southwest corner of the non-historic portion of the existing building. They also request to extend the existing interior stair to gain access to the deck.

Staff has reviewed this project for compliance with the Historic District Design Guidelines, and approved the proposed additions stamped approved on September 30, 2013, at 573 Main Street pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. A Historic District Design Review pre-application meeting for this property took place on February 16, 2011.
2. A Historic District Design Review application was received on April 03, 2012, and deemed complete on September 18, 2013.
3. The site was properly posted and noticed for the public input period on September 18, 2012. Initial public input ended on October 2, 2012.
4. Supplemental drawings modifying the application were received on February 5, 2013, and then on March 11, 2013.
5. The site, 573 Main Street, is listed on the Historic Sites Inventory as a Landmark structure.
6. The proposed expansions take place within the Historic Commercial Business District and are subject to the conditions of approval of the Historic District Design Guidelines and the Land Management Code.
7. There are no minimum required Front, Rear, or Side Yard dimensions in the Historic Commercial Business District.
8. The application is subject to the Design Guidelines for Historic Sites in Park City.
9. The application meets the Universal Guidelines and the Main Street National Register Historic District Guidelines.
10. The application, as conditioned, meets the Specific Guidelines for Site Design (A), Primary Structure (B), Additions to Historic Structures (D), and ADA Compliance (N).
11. Guidelines of Parking Areas/Detached Garages/Driveways (C), Relocation (E), Disassembly/Reassembly (F), Reconstruction (G), Accessory Structures (H), Signs (I), Exterior Lighting (J), Awnings (K), Sustainability (L), Seismic Systems (M), and Supplemental Guidelines of Swede Alley are not applicable to this application.

12. The applicant requested to modify their approved Historic District Design Review on August 21, 2013.
13. The site was properly posted and noticed for the public input period for the modification on August 22, 2013. Initial public input ended on September 5, 2013.
14. The applicant submitted a final modification to their submitted plans on September 10, 2013.

Conclusions of Law:

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.
2. The proposed work complies with the Land Management Code requirements pursuant to the HR-L.

Conditions of Approval:

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the building Department is a condition precedent to the issuance of any building permit.
2. Final building plans and construction details shall reflect substantial compliance with the drawings date stamped approved on September 30, 2013. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. Failure to do so, or any request for changes during construction may require the issuance of a stop-work order for the entire project by the Chief Building Official until such time that the matter has been resolved.
4. If a complete building permit has not been obtained by March 21, 2014, this Historic District Design Review will expire.
5. Construction waste should be diverted from the landfill and recycled when possible.
6. Lighting has not been submitted, included or reviewed as part of this application. All exterior lighting cut sheets and locations shall be submitted to the Planning Department for review and approval prior to building permit issuance. All exterior lighting shall meet Park City's lighting ordinance and be downward directed and shielded.

7. Signs have not been submitted, included or reviewed as part of this application. A Sign Application will be required for any signs planned for at this location.
8. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
9. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.
10. Exterior surfaces that are painted should have an opaque rather than transparent finish. Provide a weather protective finish to wood surfaces that were not historically painted. Low VOC products are recommended to be used.
11. Prior to building permit issuance the contractor and architect will meet with the Planning Department's Design Review Team to assure construction compliance with the approved Historic District Design Review set.
12. Roofing membrane replacement may match existing color, however, if full membrane replacement is required, membrane must be earth toned (not white).
13. Any disassembly of historic elements (i.e. window molding, etc.) shall follow recognized preservation procedures and methods for removal, documentation, repair, and reassembly.
14. Any historic bricks removed as part of this remodel/rehabilitation shall be retained and stored on site. Historic bricks shall be staked on wood pallets and covered to prevent damage from moisture, mold, etc. Important architectural features that are removed shall be marked and stored.
15. Any historic stone lintels removed as part of this remodel/rehabilitation shall be retained and stored on site using the same preservation methods employed in preserving the historic brick. Important architectural features that are removed shall be marked and stored.
16. Historic windows openings, windows, and window surrounds shall be maintained.
17. All conditions of approval of the 573 Main Street Plat Amendment, Ordinance 12-21 shall continue to apply.
18. All standard conditions of approval shall apply.

Exhibits:

Exhibit A – Standard Conditions

EXHIBIT A

**PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas

disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.

9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval is transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

April 2007

When recorded return to:

Park City Recorder
PO Box 1480
Park City, UT 84060

ENTRY NO. 00987046

01/02/2014 09:50:18 AM B: 2223 P: 0230

Easements PAGE 1/33
MARY ANN RUSSELL, SUMMIT COUNTY RECORDER
FEE 0.00 BY PARK CITY MUNICIPAL CORP



HISTORIC PRESERVATION EASEMENT

573 MAIN STREET

THIS PRESERVATION AND CONSERVATION EASEMENT, is made the 19th day of December, 2013, by and between 573 Main Street LLC, an Oklahoma limited liability company ("Grantor") and Park City Municipal Corporation ("Grantee"), a nonprofit corporation of Utah.

WITNESSTH:

WHEREAS, the Grantee is organized as a governmental unit under the laws of the State of Utah and is a qualifying recipient of qualified conservation contributions under Sections 170(b), (f), and (h) of the Internal Revenue Code of 1986 as amended (hereinafter the "Code")

WHEREAS, the Grantee is authorized to accept preservation and conservation easements to protect property significant in Utah history and culture under the provisions of Section 57-18 of the Utah Land Conservation Easement Act (hereinafter the "Act"):

WHEREAS, the Grantor is owner in fee simple of certain real property in Summit County, Utah, more particularly described as:

All of Lots 16, 17, 18, and the South 19 feet of Lot 19, Block 9, Park City Survey Amended, according to the official plat thereof on file and of record in the Summit County Recorder's Office. PC-133

(hereinafter "the Premises"), said Premises including the structure commonly known as 573 Main Street (hereinafter "the Building");

WHEREAS, the Building is located in a locally established Historic District which was listed in the National Registry of Historic Places on July 12, 1984 and the Building is a certified historic structure;

WHEREAS, the Grantor and Grantee recognize the historical, cultural, and aesthetic value and significance of the Building, and have the common purpose of conserving and preserving the aforesaid value and significance of the Building;

WHEREAS, the grant of a preservation and conservation easement by Grantor to Grantee on the front exterior surface of the Building referred to herein will assist in preserving and maintaining the Building and its architectural, historical, and cultural features;

WHEREAS, the grant of a preservation and conservation easement by Grantor to Grantee on the front exterior surface of the Building will assist in preserving and maintaining the value and significance of the Building; and

WHEREAS, to that end, Grantor desires to grant to Grantee, and Grantee desires to accept, a preservation and conservation easement on the front exterior surface of the Building pursuant to the Utah Land Conservation Easement Act.

AGREEMENT

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto the Grantee a preservation and conservation easement in perpetuity (which easement is more particularly described below and is hereinafter ("the Easement") in and to the front exterior surface of the Building located on the Premises described above, and owned by the Grantor, and more particularly described as:

the front Façade (0.5' deep) of the Building, including the entrance.

The Easement, to be of the nature and character hereinafter further expressed, shall constitute a binding servitude upon said Premises of the Grantor, and to that end Grantor covenants on behalf of itself, its successors, and assigns, with Grantee, its successors, and assigns, such covenants being deemed to run as a binding servitude, in perpetuity with the land, to do upon the Premises each of the following covenants and stipulations, which contribute to the public purpose in that they aid significantly in the preservation of the Building and Surrounding land area, and which help maintain and assure the present and future historic integrity of the Building:

1. **Description of Façade** In order to make more certain the full extent of Grantor's obligations and the restrictions on the Façade of the Building, and in order to document the external nature of the Façade as of the date hereof, attached hereto as Exhibit A and incorporated herein by this reference are a set of photographs depicting the exterior surfaces of the Façade and an affidavit specifying certain technical and location information relative to said photographs satisfactory to Grantee, attached hereto as Exhibit B. It is stipulated by and between Grantor and Grantee that the external nature of the Façade as shown in Exhibit A is deemed to be the external nature of the Façade as of the date hereof and as of the date this instrument is first recorded in the land records of Summit County, Utah. The front external surface of the Building as shown in Exhibit A is hereinafter referred to as the "Façade."

2. **Grantor's Covenants**. In furtherance of the easement herein granted, Grantor undertakes of itself to do (and to refrain from doing as the case may be) upon the Premises each

of the following covenants, which contribute to the public purpose of significantly protecting and preserving the Façade:

a) Grantor shall not demolish, remove, or raze the Façade except as provided in Paragraphs 6 and 7.

b) Without the prior express written permission of the Grantee, signed by a duly authorized representative thereof, Grantor shall not undertake any of the following actions:

i) Increase or decrease the height of the Façade;

ii) Adversely affect the structural soundness of the Façade;

iii) make any changes in the Façade including the alteration, partial removal, construction, remodeling, or other physical or structural change, including any change in color or surfacing, with respect to the appearance or construction of the Façade, with the exception of the ordinary maintenance pursuant to Paragraph 2(c) below;

iv) erect anything on the Premises or the Façade which prohibits the Façade from being visible from the street level, except for a temporary structure during any period of approved alteration or restoration;

v) permit any significant reconstruction, repair, repainting or refinishing of the Façade that alters its state from the existing condition. This subsection (v) shall not include ordinary maintenance pursuant to Paragraph 2(c) below;

vi) erect, construct, or move anything on the Premises that would interfere with a view of the Façade or be incompatible with the historic or architectural character of the Façade.

c) Grantor agrees at all times to maintain the Façade in a good and sound state of repair and to maintain the Façade and the structural soundness and safety of the Building. Subject to the casualty provisions of Paragraphs 5 and 7 this obligation to maintain shall require replacement, rebuilding, repair, and reconstruction whenever necessary to have the external nature of the Building at all times appear to be and actually be the same as the Façade.

d) No buildings or structures, including satellite receiving dishes, camping accommodations, or mobile homes not presently on the Premises shall be erected or placed on the Premises hereafter, except for temporary structures

required for the, construction, repair, maintenance or rehabilitation of the property, such as construction trailers.

- e) Except for those items currently existing in place at the time of this agreement as depicted in Exhibit A, no signs, billboards, awnings, or advertisements shall be displayed or placed on the Premises or Façade; provided, however, that Grantor may with prior written approval from the Planning Director, erect such signs or awnings as are compatible with the preservation and conservation purposes of this easement and appropriate to identify the Premises and Building and any activities/business on the Premises or in the Building. Such approval from Grantee shall not be unreasonably withheld.
- f) No topographical changes, including but not limited to excavation, shall occur on the Premises. Notwithstanding the foregoing, Grantor may, with the prior written approval from and in the sole discretion of Grantee, make such additional topographical changes as are consistent with and reasonably necessary to promote the preservation and conservation purposes of this easement or the reasonable use and enjoyment of the Premises.
- g) No dumping of ashes, trash, rubbish, or any other unsightly or offensive materials shall be permitted on the Premises.
- h) Without prior written permission of Grantee, the Premises shall not be further subdivided and the Premises shall not be devised or conveyed except as a unit; provided, however, that the Grantor shall be permitted to convert the Building into cooperatives or condominiums and to convey interests in the resulting cooperatives or condominiums units provided that the Grantor shall form or cause to be formed in connection with such conveyance a single entity for the purposes of performing all obligation of the Grantor and its successors under this easement.
- i) No utility transmission lines, except those reasonably necessary for the existing Building, may be created on said land, subject to utility easements already recorded.

3. Public View Grantor agrees not to obstruct the substantial and regular opportunity of the public to view the exterior architectural features of any building, structure, or improvements of the Premises that are currently viewable from adjacent publicly accessible areas such as public streets.

4. Standards of Review In exercising any authority created by the easement to inspect the Façade, to review any construction, alteration, repair, or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Façade following casualty damage, Grantee shall apply the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building issued and as may be amended from time to time by the Secretary of the United States Department of the Interior (hereinafter "Standards") and/or state or local standards

considered appropriate by Grantee for review of work affecting historically or architecturally significant structures or for construction of new structures within historically or architecturally significant structures or for construction of new structures within historically, architecturally, or culturally significant areas. In the event the Standards are abandoned or materially altered or otherwise become in the reasonable judgment of the Grantee, inappropriate for the purposes set forth above, the Grantee may apply reasonable alternative standards and notify Grantor of the substituted standards.

5. Casualty Damage or Destruction In the event that the Premises or any part thereof shall be damaged or destroyed by casualty in a way that materially and negatively impacts the easement granted herein, the Grantor shall notify the Grantee in writing within five (5) days of the damage or destruction, such notification including what, if any, emergency work has already been completed. For purposes of the instrument the term "casualty" is defined as such sudden damage or loss as would qualify for a loss deduction pursuant to Section 165(c)(3) of the Code (construed without regard to the legal status, trade, or business of the Grantor or any applicable dollar limitation). No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the property and to protect public safety, shall be undertaken by the Grantor without the Grantee's prior written approval of the work. Within four (4) weeks of the date of damage or destruction the Grantor shall submit to the Grantee a written report prepared by a qualified restoration architect and an engineer, if required, acceptable to the Grantor and the Grantee which shall include the following:

- a) an assessment of the nature and extent of the damage
- b) a determination of the feasibility of the restoration of the Façade and/or reconstruction of damaged or destroyed portions of the Premises; and
- c) A report of such restoration/reconstruction work necessary to return the Premises to the condition existing at the date immediately prior to the damage or destruction. If in the reasonable opinion of the Grantor and Grantee, after reviewing such report, that the purpose and intent of the easement will be served by such restoration/reconstruction, the Grantor shall, within eighteen (18) months after the date of such change or destruction complete the restoration/construction of the Premises in accordance with plans and specifications consented to by the Grantee up to the total of the casualty insurance proceeds. Grantor shall not be obligated to expend any funds in excess of insurance proceeds it actually receives. Grantee has the right to raise funds toward the costs of restoration partially destroyed premises above and beyond the total of the casualty insurance proceeds as may be necessary to restore the appearance of the Façade, and such additional costs shall constitute a lien on the Premises until repaid by the Grantor.

6. Grantee's Remedies Following Casualty Damage The foregoing notwithstanding, in the event of damage resulting from casualty, as defined at Paragraph 5, which is of such magnitude and extent as to render repairs or reconstruction of the Premises impossible

using all applicable insurance proceeds, as determined by Grantee by reference to bona fide cost estimates, then

- a) If both Grantor and Grantee mutually and reasonably agree, Grantee may reconstruct the Building using insurance proceeds, donations, or other funds received by Grantor or Grantee on account of such casualty, but otherwise at its own expense, such expense of Grantee to constitute a lien on the premises until repaid in full; or
- b) Grantee may choose any salvageable portion of the Façade and remove them from the premises, extinguish the easement pursuant to Paragraph 26 and this instrument shall thereupon lapse and be of no further force and effect and Grantee shall execute and deliver to Grantor acknowledged evidence of such fact suitable for recording in the land records of Summit County, Utah and Grantor shall deliver to Grantee a good and sufficient Bill of Sale for such salvaged portions of the Façade.

7. **Review After Casualty Loss** If in the opinion of Grantee restoration/reconstruction would not serve the purpose and intent of the easement, then the Grantor shall continue to comply with the provisions of the easement and obtain the prior written consent of the Grantee in the event the Grantor wishes to alter, demolish, remove, or raze the Building and/or construct new improvements on the Premises.

8. **Grantee's Covenants** The Grantee hereby warrants and covenants that:

- a) Grantee is and will remain a Qualified Organization for the purposes of Section 170(h) of the Internal Revenue Code. In the event that the Grantee's status as a Qualified Organization is successfully challenged by the Internal Revenue Service, that the Grantee shall promptly select another Qualified Organization and transfer all of its rights and obligations under the easement to it.
- b) In the event that the Grantee shall at any time in the future become the fee simple owner of the Premises, Grantee for itself, its successors, and assigns, covenants and agrees, in the event of a subsequent conveyance of the same to another, to create a new preservation and conservation easement containing the same restrictions and provision as are contained herein, and either to retain such easement in itself or to convey such easement to a similar unit of federal, state, or local government or local, state or national organization whose purposes, *inter alia*, are to promote preservation or conservation of historical, cultural, or architectural resources, and which is a qualified organization under Section 170 (h)(3) of the Internal Revenue Code.
- c) Grantee may, at its discretion and without prior notice to Grantor convey, assign, or transfer this easement to a unit of federal, state or

local government or to a similar local, state, or national organization whose purposes, *inter alia*, are to promote preservation or conservation of historical, cultural, or architectural resources, and which at the time of the conveyance, assignment, or transfer is a qualified organization under Section 170(h)(3) of the Internal Revenue Code, provided that any such conveyance, assignment, or transfer requires that the preservation and conservation purposes for which the easement was granted will continue to be carried out.

d) Grantee shall exercise reasonable judgment and care in performing its obligations and exercising its rights under the terms of the easement.

9. **Inspection** Grantor hereby agrees that representatives of Grantee shall be permitted at all reasonable times to inspect the Premises, including the Façade and the Building, provided that reasonable advance notice is given to Grantor. Grantor agrees that representatives of Grantee shall be permitted to enter and inspect the interior of the Building to ensure maintenance of structural soundness and safety; inspection of the interior will not in the absence of evidence of deterioration, take place more often than annually, and may involve reasonable testing of interior structural condition. Inspection of the interior will be made at a time mutually agreed upon by Grantor and Grantee, and Grantor covenants not to withhold unreasonably its consent in determining a date and time for such inspection.

10. **Grantee's Remedies** Grantee has the following legal remedies to correct any violation of any covenant, stipulation, or restriction herein, in addition to any remedies now or hereafter provided by law:

- a) Grantee may, following reasonable written notice to the Grantor, institute suit(s) to enjoin any such violation by ex parte, temporary, preliminary, and/or permanent injunction, including prohibitory and/or mandatory injunctive relief, and to require the restoration of the Façade to the condition and appearance required this instrument. Notwithstanding the foregoing, Grantee shall first provide Grantor with written notice and a reasonable time period (at a minimum 15 days) to cure any violations prior to initiating any action unless the violation is such that such a length of time would cause greater damage to the easement area.
- b) Representatives of the Grantee may, following reasonable notice to Grantor, enter upon Premises, correct any such violation, and hold Grantor, its successors, and assigns, responsible for the cost thereof. Such cost until repaid shall constitute a lien on the Premises.
- c) Grantee shall exercise reasonable care in selecting independent contractors if it chooses to retain such contractors to correct any such violations, including making reasonable inquiry as to whether any such contractor is properly licensed and has adequate liability insurance and workman's compensation coverage

d) Grantee shall also have available all legal and equitable remedies to enforce Grantor's obligations hereunder.

e) In the event Grantor is found to have violated any of its obligations, Grantor shall reimburse Grantee for its reasonable costs or expenses incurred in connection therewith, including all reasonable court costs and attorney's, architectural, engineering, and expert witness fees. In the event Grantor is found to not have violated any of its obligations, Grantee shall reimburse Grantor for its reasonable costs or expenses incurred in connection therewith, including all reasonable court costs and attorney's, architectural, engineering, and expert witness fees.

f) Exercise by Grantee of one remedy hereunder shall not have the effect of waiving or limiting any other remedy, and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

11. **Notice From Government Authorities** Grantor shall deliver to Grantee copies of any notice, demand or letter of violation received by Grantor from any government authority within five (5) days of receipt by Grantor. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice, demand, or letter where compliance is required by law.

12. **Notice Of Proposed Sale** A third-party buyer will have access to a copy of this easement by reviewing title, as the same shall be recorded in title records.

13. **Runs With the Land** The obligations imposed by this easement shall be effective in perpetuity and shall be deemed to run as a binding servitude with the premises on which the Façade is located. This easement shall extend to and be binding upon Grantor and Grantee, their respective successors in interest, and all persons hereafter claiming under or through Grantor and Grantee, and the words "Grantor" and "Grantee" when used herein shall include all such persons. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest in the premises on which the Façade is located by reason of a bona fide transfer. This instrument shall be expressly referenced in any subsequent deed or other legal instrument by which Grantor divests itself of either the fee simple title or to any lesser estate in the Premises or any part thereof on which the Façade is located, including, by way of example and not limitation, a lease of office space.

14. **Recording** Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this instrument in the land records of Summit County, Utah. This instrument is effective only upon recording in the land records of Summit County, Utah.

15. **Liens** Except for the lien(s) or encumbrance(s) of a mortgage or deed of trust, Grantor shall cause to be satisfied or release any other lien or claim of lien that may hereafter come

to exist against the Building which would have priority over any of the rights, title, or interest hereunder of Grantee.

16. Subordination of Mortgages Until the Mortgagee or a purchaser at a foreclosure obtains ownership of the Premises following foreclosure of its Mortgage or deed in lieu of foreclosure, the Mortgagee or purchaser shall have no obligation, debt, or liability under the easement. Before exercising any right or remedy due to breach of the easement except the right to enjoin violation hereof, Grantee shall give all Mortgagees of record written notice describing the default, and the Mortgagees shall have sixty (60) days thereafter to cure or cause a cure of the default. Nothing contained in the above paragraphs or in the easement shall be construed to give any Mortgagee the right to extinguish this easement by taking title to the Premises by foreclosure or otherwise.

17. Plaques With prior approval from Grantor of appearance, size and location, Grantee may provide and maintain a plaque on the Façade of the Building, which plaque shall not exceed 12" x 12" inches in size, giving notice of the significance of the Building or the Premises and the existence of this perpetual preservation and conservation easement.

18. Indemnification The Grantor hereby agrees to pay, protect, indemnify, hold harmless, and defend at its own cost and expense, the Grantee, its agent, director, and employees, or independent contractors from and against any and all claims, liabilities, expenses, costs, damages, losses, and expenditures, including reasonable attorney's fees and disbursements hereafter incurred, arising out of or in any way relating to the administration, performed in good faith and without negligence, of this preservation and conservation easement, including, but not limited to, the granting or denial of consents hereunder, the reporting on or advising as to any condition on the Premises. In the event that the Grantor is required to indemnify the Grantee pursuant to the terms of the easement, the amount of such indemnity, until discharged, shall constitute a lien on the Premises.

19. Taxes Grantor shall pay prior to the delinquency date, all general taxes, special taxes, special assessments, water charges, sewer service charges, and other charges which may become a lien on the Premises. Grantee is hereby authorized, but in no event required or expected, to make or advance, upon ten (10) days prior written notice to Grantor, in the place of Grantor, any payment relating to past due taxes, assessments, water rates, sewer fees, and other governmental or municipality charge, fine, imposition, or lien asserted against the Premises and may do so according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement, or assessment or into the validity of such tax, assessment, sale, or forfeiture; provided, however, that if within such ten (10) day notice period Grantor provides a written reply to Grantee indicating that Grantor is or will within thirty (30) days contest any such past due tax, special tax, special assessment, water charge, sewer service charge, or other charge which has or may become a lien on the Premises, then Grantee shall not make any such payment on behalf of Grantor until Grantor's contest of any such payment is definitively resolved. In the event that Grantee does make a payment on behalf of Grantor and in accordance with this paragraph, the amount of such payment shall become a lien on the Premises and shall bear interest until paid by Grantor at two (2) percentage points over the prime rate of interest from time to time charged by Zions First National Bank.

20. Insurance The Grantor shall keep the Premises insured by an insurance company rated "A+" or better by Best's for the full replacement value against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death, and property damage of a type and in such amounts as would, in the reasonable opinion of the Grantee, normally be carried on a property such as this where the Façade is protected by a preservation and conservation easement. Such insurance shall name Grantee as an additional insured and provide for at least thirty (30) days' notice to Grantee before cancellation. Furthermore, the Grantor shall deliver to the Grantee fully executed copies of such insurance policy evidencing the aforesaid insurance coverage at the commencement of this grant and copies of new or renewed policies at least ten (10) days prior the expiration of such policy. The Grantee shall have the right, after providing Grantor written notice and a five (5) day cure period, to provide insurance at the Grantor's reasonable cost and expense, should the Grantor fail to obtain same. In the event the Grantee obtains such insurance, the reasonable cost of such insurance shall be a lien on the Premises until repaid by the Grantor.

21. Liens Any lien on the Premises created pursuant to any paragraph of the easement may be enforced by Grantee in the same manner as a mechanic's lien.

22. Written Notice Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing and shall be mailed postage prepaid by registered or certified mail with return receipt requested or hand delivered; if to Grantor then at 501 N.W. Grand Boulevard, 6th Floor, Attn. Nichole Lipps, Oklahoma City, Oklahoma 73118, with a copy to Wrona Gordon & Dubois Law Firm, Attn. Joseph Wrona, 1745 Sidewinder Drive, Park City, Utah 84060, and if to Grantee, the to Attn. City Attorney, P.O. Box 1480, Park City, Utah, 84060. Each party may change its address set forth herein by a notice to such effect to the other party. Any notice, consent, approval, agreement, or amendment permitted or required of Grantee under the easement may be given by the City Council of the Grantee or by any duly authorized representative of the Grantee.

23. Evidence of Compliance Upon request by Grantee, based on a reasonable need by Grantee for such information, Grantor shall promptly furnish Grantee with evidence of Grantor's material compliance with any obligation of Grantor contained herein.

24. Stipulated Value of Grantee's Interest Grantor acknowledges that upon execution and recording of the easement Grantee shall be immediately vested with a real property interest in the Premises and that such interest of Grantee shall have a stipulated fair market value purposes of allocating net proceeds in an extinguishment pursuant to Paragraph 26 equal to the ratio between the fair market value of the easement and fair market value of the Premises prior to considering the impact of the easement (hereinafter the "Easement Percentage") as determined in the Qualified Appraisal provided to the Grantee pursuant to Paragraph 25. Upon submission of the Qualified Appraisal the Grantor and Grantee shall sign an affidavit verifying the Easement Percentage and record it as an amendment to the easement. In the event Grantor does not claim a charitable gift deduction for purposes of calculating federal income taxes and submit a Qualified Appraisal, the easement value shall be \$10.00.

25. Qualified Appraisal In the event Grantor claims a federal income tax deduction for donation of a “qualified real property interest” as that term is defined in Section 170 (h) of the Internal Revenue Code Grantor shall provide Grantee with a copy of all appraisals (hereinafter the “Qualified Appraisal” as the term is defined in P.L. 98-369, 155(a), 98Stat. 691(1984), and by reference therein Section 170(a)(1) of the Internal Revenue Code) of the fair market value of the easement. Upon receipt of the Qualified Appraisal, this fully executed easement, Grantee shall sign any appraisal summary prepared by the Internal Revenue Service and submitted to the Grantee by the Grantor.

26. Extinguishment Grantor and Grantee hereby recognize that an unexpected change in the conditions surrounding the Premises may make impossible the continued ownership or use of the Premises for the preservation and conservation purposes and necessitate extinguishment of the easement. Such a change in conditions includes, but is not limited to, partial or total destruction of the Building or the Façade resulting from a casualty of such magnitude that Grantee approves demolition as explained in Paragraphs 5 and 7 or condemnation of loss of title of all or a portion of the Premises, the Building, or the Façade. Such an extinguishment must comply with the following requirements:

- a) The extinguishment must be the result of a final judicial proceeding;
- b) Grantee shall be entitled to share in the net proceeds resulting from the extinguishment in an amount equal to the easement percentage determined pursuant to Paragraph 24 multiplied by the net proceeds.
- c) Grantee agrees to apply all of the net proceeds it receives to the preservation and conservation of other buildings, structures, or sites having historical, architectural, cultural, or aesthetic value and significance to the people of the State of Utah.
- d) Net proceeds shall include, without limitation, insurance proceeds or awards, proceeds from sale in lieu of condemnation, and proceeds from the sale or exchange by Grantor of any portion of the Premises after the extinguishment, but shall specifically exclude any preferential claim of a Mortgagee under Paragraph 16.

27. Interpretation and Enforcement The following provision shall govern the effectiveness, interpretation, and duration of the easement.

- a) Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of property shall not apply in the construction or interpretation of this instrument and this instrument shall be interpreted broadly to effect its preservation and conservation purposes and the transfer of rights and the restrictions on use herein contained as provided in the Act.
- b) This instrument shall extend to and be binding upon Grantor and all persons hereafter claiming under or through Grantor, and the word “Grantor” when used herein shall include all such persons, whether or not

such persons have signed this instrument or then have an interest in the premises containing the Façade. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest (present, partial, contingent, collateral, or future) in the premises containing the Façade by a bona fide transfer for full value. And right, title, or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign thereof, and the work "Grantee" shall include all such successors and assigns.

- c) Except as expressly provided herein, nothing contained in this instrument grants, nor shall be interpreted to grant to the public any right to enter on the Premises or into the Building.
- d) To the extent that Grantor owns or is entitled to development rights which may exist now or at some time hereafter by reason of the fact that under any applicable zoning or similar ordinance the Premises may be developed to use more intensive (in terms of height, bulk, or other objective criteria regulated by such ordinances) than the Premises are devoted as of the date hereof, such development rights shall be exercisable on, above, or below the Premises during the term of the easement, in a manner that would not negatively impact the facade or the specific preservation and conservation purposes of the easement.
- e) For purpose of furthering the preservation of the Façade and furthering the other purposes of the instrument, and to meet changing conditions, Grantor and Grantee are free to amend jointly the terms of this instrument in writing provided, however, that no such amendment shall limit the perpetual duration or interfere with the preservation and conservation purposes of the donation. Such amendment shall become effective upon recording among the land records of Summit County, Utah.
- f) The terms and conditions of this easement shall be recorded and available to any transferee of the property.
- g) This instrument is made pursuant to Section 57-18 of Chapter 18, Utah Code, but the invalidity of such statute or any part thereof shall not affect the validity and enforceability of this instrument according to its terms, it being the intent of the parties to agree and to bind themselves, their successors, and their assigns in perpetuity to each term of this instrument whether this instrument be enforceable by reason of any statute, common law, or private agreement either in existence now or at any time subsequent hereto. This instrument may be rescored at any time by any person if the effect of such re-recording is to make more certain the enforcement of this instrument or any part thereof. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability of

any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter hereof.

- h) Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods, or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this instrument and such ordinance or regulation.
- i) This instrument, together with its exhibits, reflects the entire agreement of Grantor and Grantee. Any prior or simultaneous correspondence, understanding, agreements, and representations are null and void upon execution hereof, unless set out in this instrument.

IN WITNESS WHEREOF, on the date first shown above, Grantor has caused this preservation conservation easement to be executed, sealed, and delivered and Grantee has caused this instrument to be accepted, sealed and executed in its corporate name by its Mayor.

GRANTEE:

By: Dana Williams

Attest:

Marci Heil
Marci Heil, City Recorder



APPROVED AS TO FORM

City Attorney's Office

GRANTOR:

573 Main Street LLC,
an Oklahoma limited liability company

By: W.R. Johnston & Co.

Its: Manager

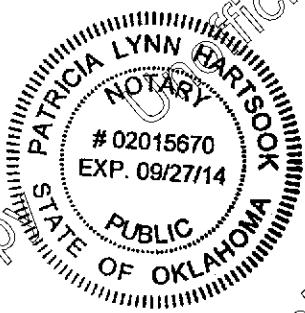
By: Nichole Lipps
Nichole Lipps
Its: Vice President

ACKNOWLEDGEMENT

STATE OF OKlahoma :ss

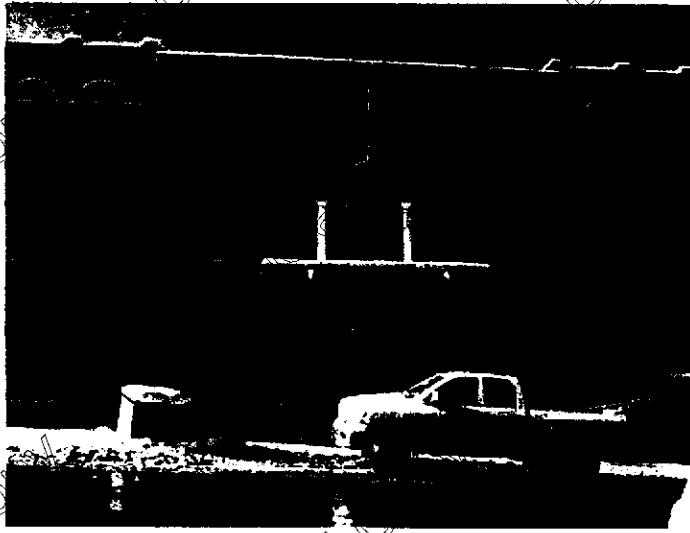
COUNTY OF OKlahoma

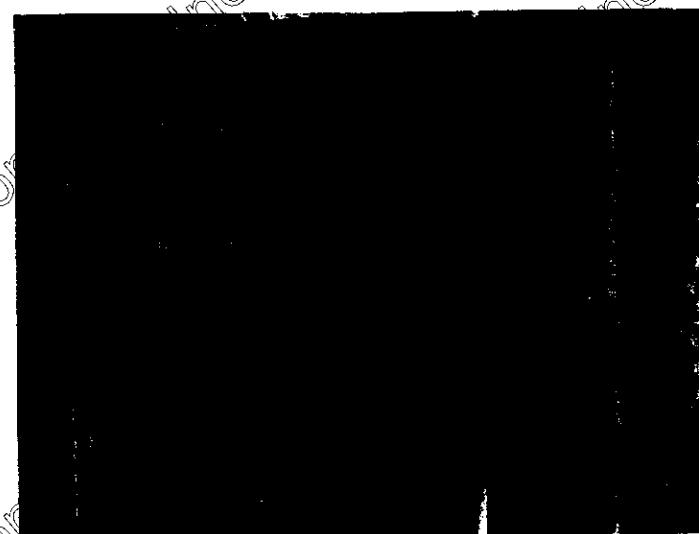
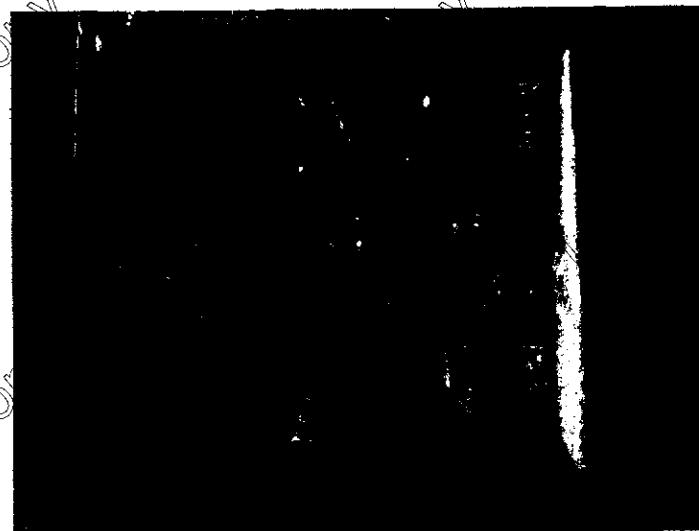
On this 16 day of Dec, 2013, personally appeared before me Nichole Lipps, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding instrument as the Vice President of W.R. Johnston & Co., Manager of 573 Main Street, LLC, and acknowledged to me that she signed it voluntarily for its stated purpose.

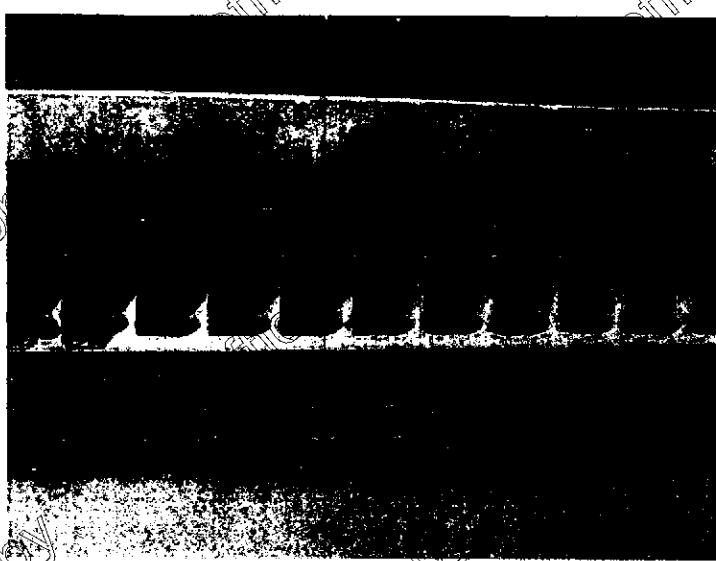
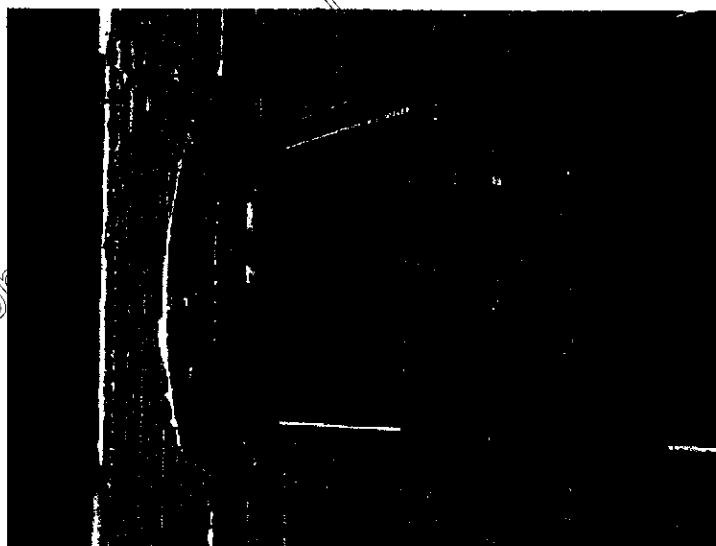


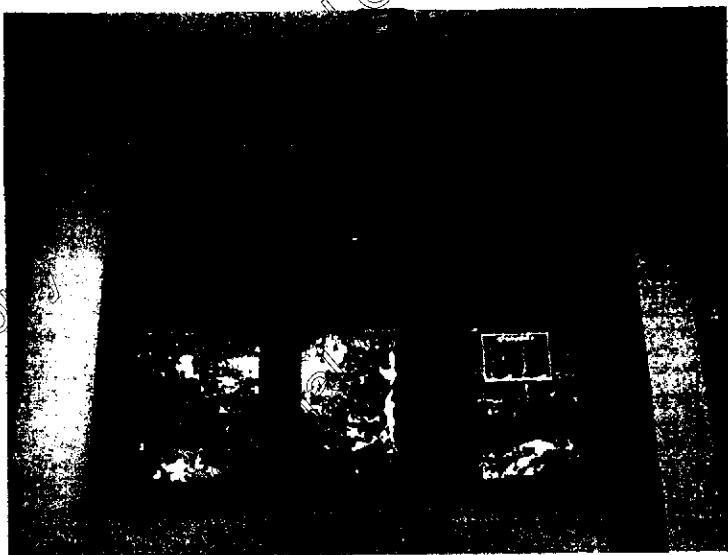
Patricia Lynn Hartsell
NOTARY PUBLIC

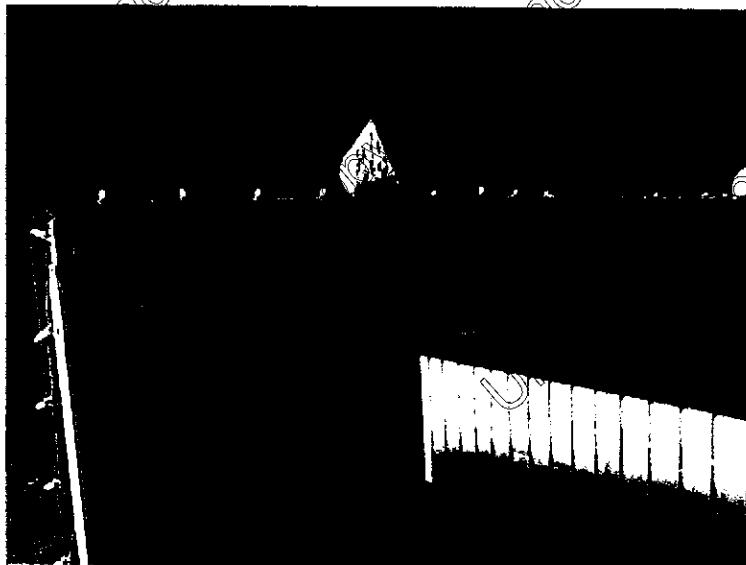
Exhibit A--Photos

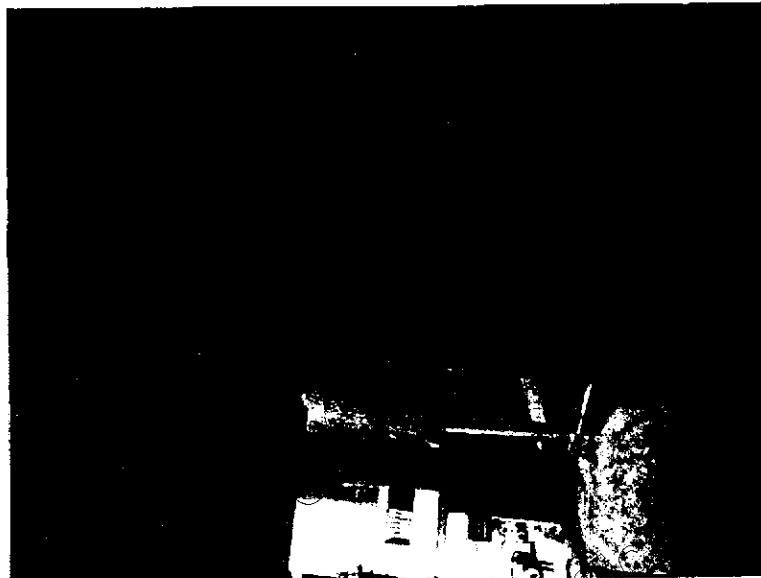
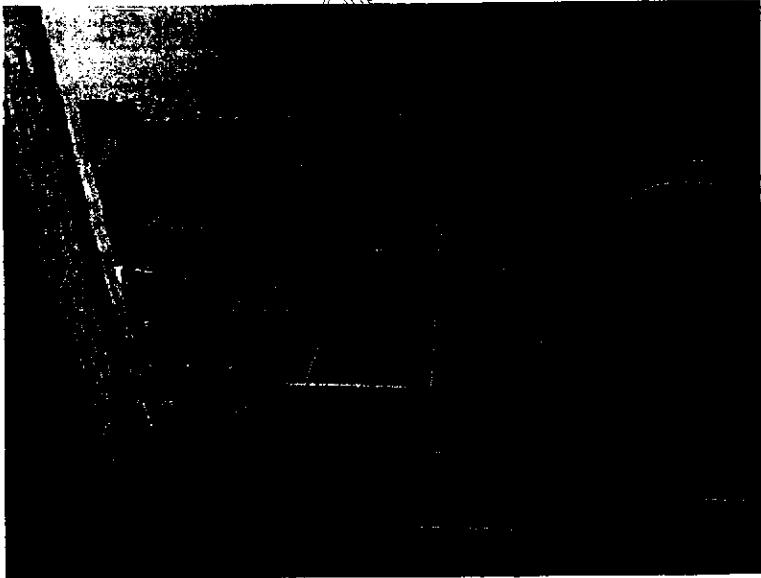


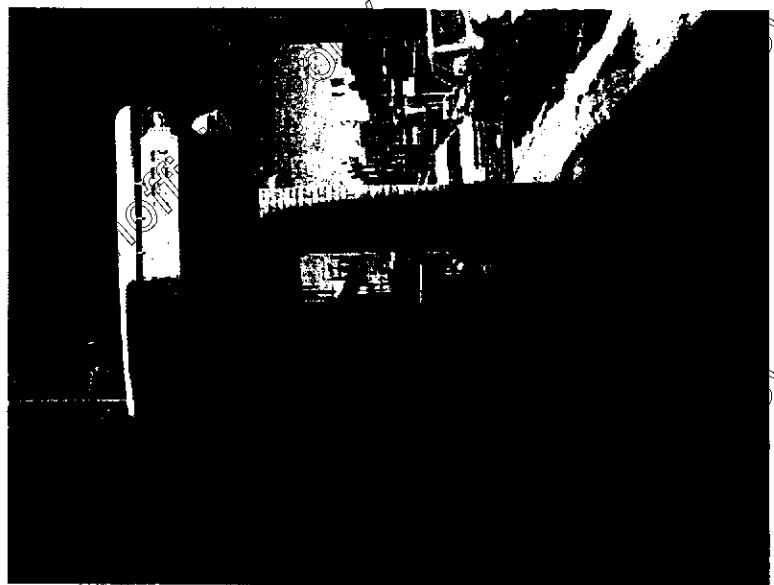
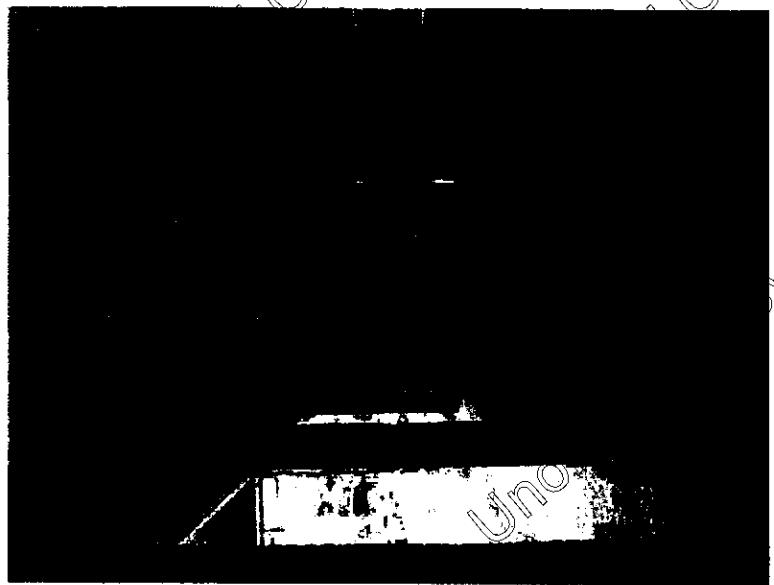




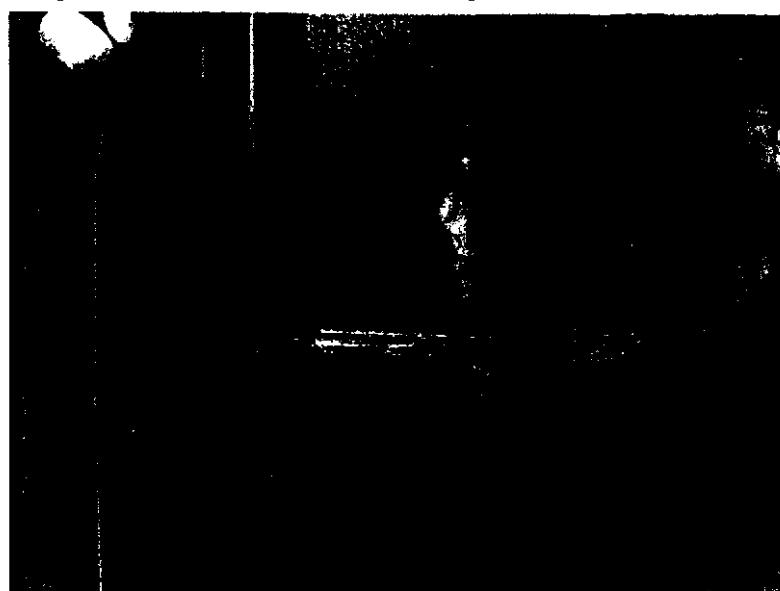
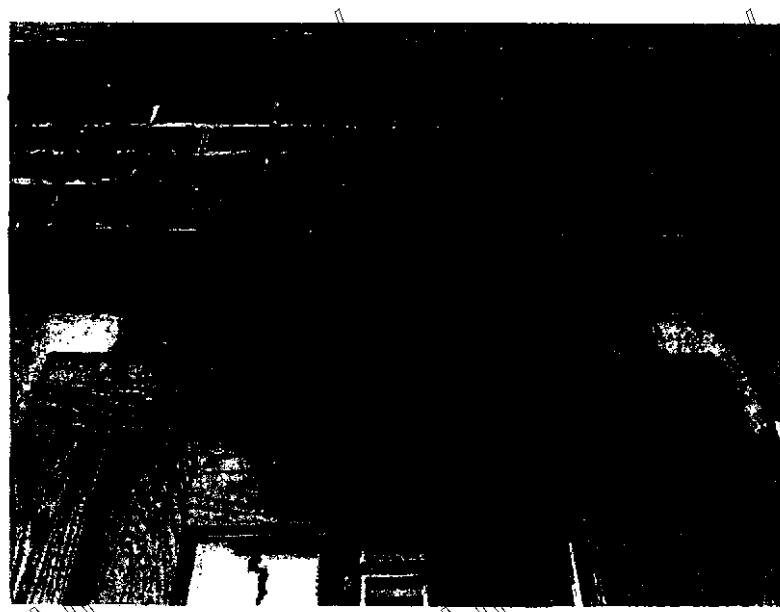
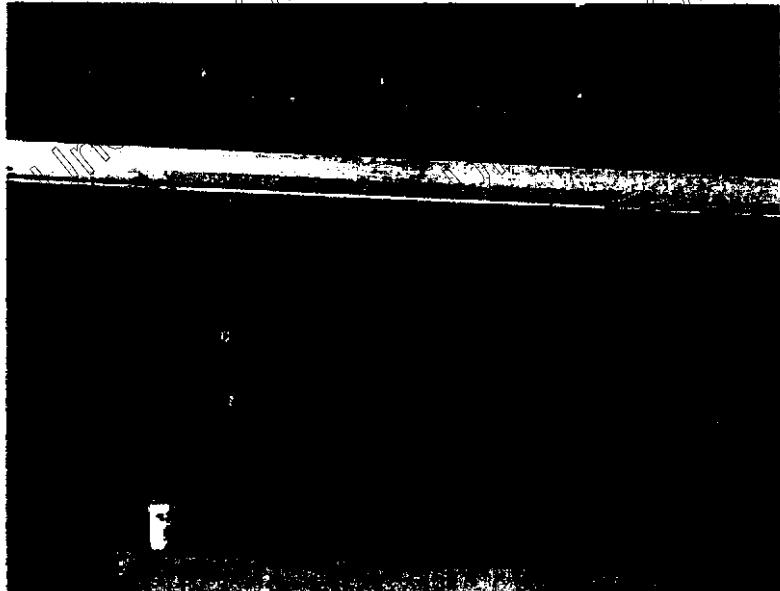


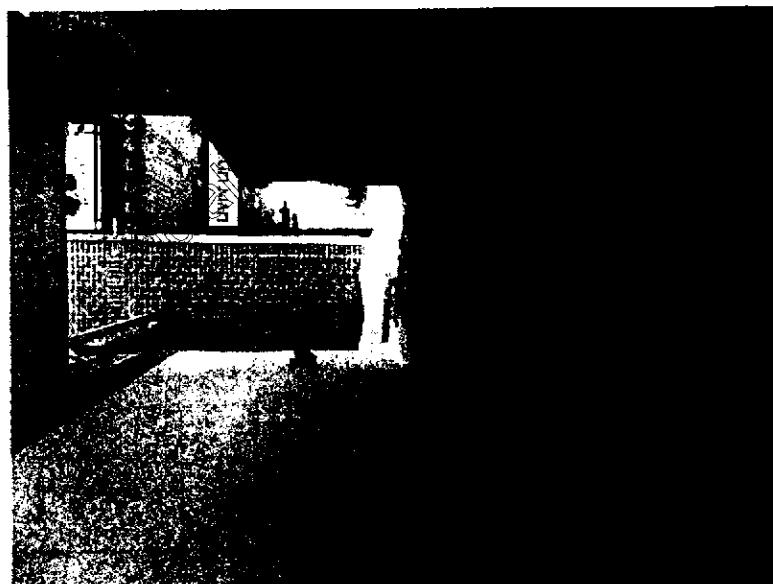
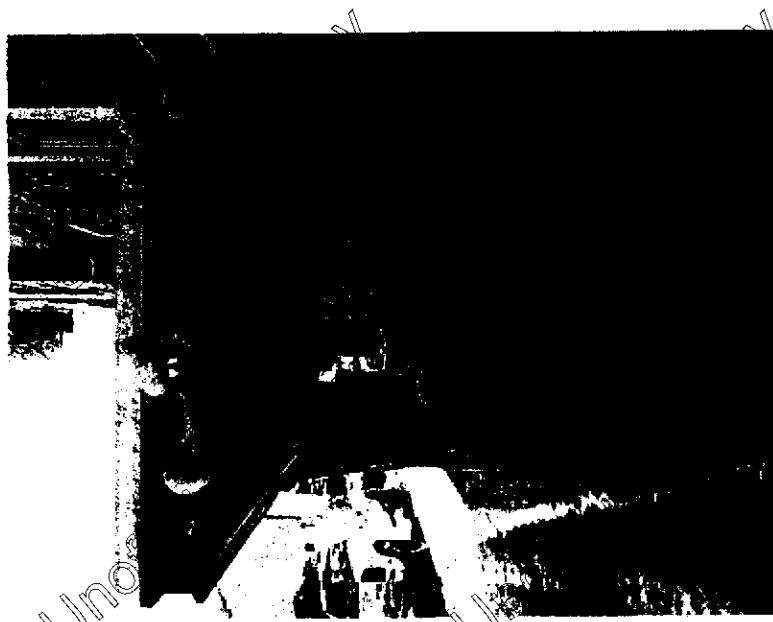












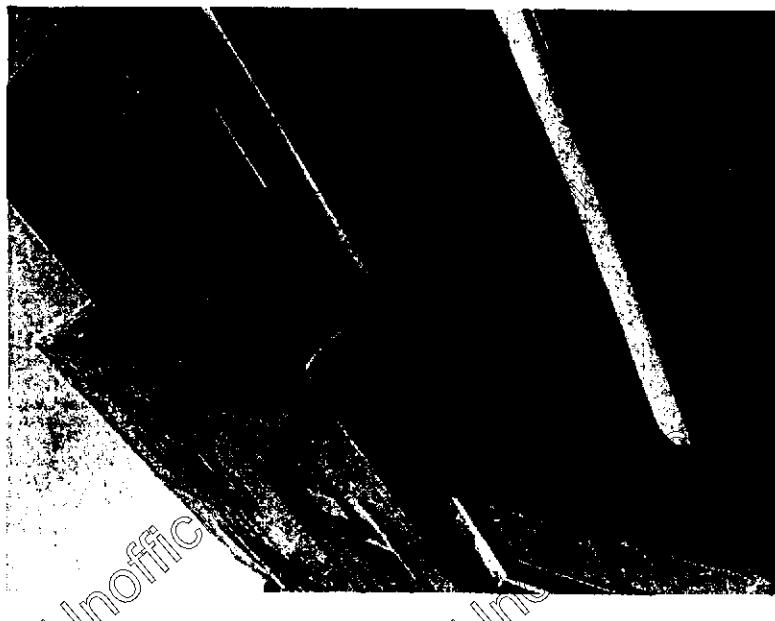
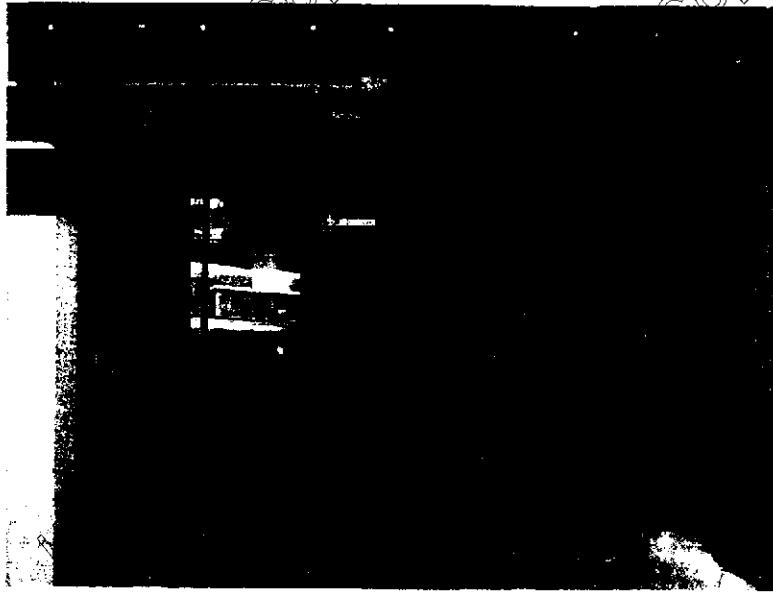


EXHIBIT B

Easement Monitoring Inspection Form/Affidavit

PARK CITY

1881

PLANNING DEPARTMENT

Park City Municipal Corporation
Planning Department
PO Box 1480
Park City, UT 84060

Easement Monitoring Inspection Form/Affidavit

Property Address:	573 Main Street Park City, UT 84060	Owner:	573 Main Street, LLC
Inspector:	Historic Preservation Planner Anya Grahn	Owner's Address:	501 NW Grand Blvd. Oklahoma City, OK 73118
Date:	9 December 2013	Owner's Phone No.:	
Date of Last Inspection:	N/A	Owner's E-mail:	
Historic Designation:	<input checked="" type="checkbox"/> Landmark <input type="checkbox"/> Significant	Other:	

Protected Features or Restrictions

The primary façade is protected by this easement, and includes the south bay, central bay, and north bay of the historic red brick structure.

The following conditions exist:

General Features

- Three (3) story, three (3) bay red brick structure featuring a central entrance.
- Rectangular window opening with a brick sill. Building features wood windows of different styles. Inspector noted historic "wavy" glass on the first level ribbon windows.
- The first level of structure is constructed from slightly redder bricks with a decorative, rectangular brick cornice and sill constructed of the same brick and protruding slightly from the wall plane.
- An exposed gray-stone/concrete foundation rises approximately one foot (1') beyond the level of the sidewalk.
- The building's original entrance has been altered. A flat-roofed rectangular overhang shields the entrance on the central bay as well as a new lower-level entrance on the north bay. These overhangs are not original to the historic structure.
- To the north of the north bay, a new wood-frame addition has been added. This addition is not part of the façade easement.

South Bay

- On the third floor, there are two (2) 3-over-1 wood double-hung windows beneath three (3) segmental brick arches. Within the arches, the painted wood ornamentation contains a central diamond cutout surrounded by triangle-shaped cutouts meeting the diamond at its corners. Three (3) decorative, horizontal brick bands run across the face of the south bay, intersecting the two (2) windows;
- On the second floor, there are two (2) 3-over-1 wood double-hung windows.

Similar to the windows above, three (3) decorative, horizontal brick bands run across the face of the south bay, intersecting the two (2) windows;

- On the first floor, south side of the south bay, are three (3) casement windows with 2-over-4 lights beneath a rectangular divided, 4-light transom window. A historic doorway covered by pressed metal panel with a brick-like appearance. On the opposite side of the door, there is a rectangular picture window with a divided, 3-light transom above.

Central Bay

- On the third floor, there are four (4) 3-over-1 wood double-hung windows beneath brick ornamental parapet vents containing four (4) openings each.
- On the second floor, there are two (2) 3-over-1 wood double-hung windows surrounding a central opening;
- Beneath the second level, a non-historic flat-roofed rectangular overhang is supported by horizontal wood beams and square brick columns to cover the concrete t-shaped staircase beneath;
- The non-historic overhang frames the first floor opening, surrounded by a historic brick cornice containing two (2) horizontal bands of brick atop a row of dentils. A row of vertical soldier brick at the top and horizontal bricks on the sides frame the opening. Two (2) Doric columns above a solid brick half-wall complete the opening;
- The interior walls of the opening have a smooth plaster-like finish. The opening frames three (3) doors. Each door features a bottom raised panel with a 2-over-3 glazed top panel. An undivided rectangular transom sits above each door;
- The opening on the first floor extends the width of the central bay and is flanked by two (2) decorative brick columns protruding from the wall plane on the north and south sides of the opening. The interior of the opening is finished with a smooth plaster. Two (2) sets of 1-over-1 wood double-hung ribbon windows frame a new central wood paneled door. The door features a one bottom raised panel beneath a glazed panel. An undivided rectangular transom window is above the door;
- On the north and south walls of the portico, there is a single wood panel door matching that of the central entrance beneath a rectangular, undivided transom window;
- The portico's railing is constructed of stacked rowlock brick beneath a gray stone cap. This railing is historic; however, an identical railing at the sidewalk level, to the east of the new concrete stairs appears to have been constructed at the same time as the overhang.

North Bay

- The north bay is identical to the south bay on the second and third levels.
- On the first floor, there are two (2) 3-over-1 double-hung wood windows.
- Beneath these windows, there is a non-historic flat-roof overhang mimicking the design of the overhang on the central bay. This overhang is constructed of wood beams and vertical square brick columns. A brick railing with stone cap spans between the two (2) brick columns.
- The overhang shields a basement entrance below street grade. The area beneath the overhang is also finished with a smooth plaster. A new wood paneled door and transom identical to that of the entrance on the central bay has been installed.

General Exterior Observations:		Good	Fair	Poor	Not Visible
Foundation:	<i>Smooth-finished concrete foundation</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<ul style="list-style-type: none"> • <i>Concrete foundation in excellent condition. No visible deterioration from street level.</i> 			
Roofing:	<i>Flat roof form</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chimney(s) & Flashing:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soffits and Trim:	<i>Painted wood soffits and trim</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<ul style="list-style-type: none"> • <i>Some paint deterioration visible on soffits and trim along the cornice. May be signs of water damage or wood rot.</i> 			
Projections:	<i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gutters and Downspouts:	<i>Missing: <input type="checkbox"/></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<ul style="list-style-type: none"> • <i>Downspout located on the north column of the front entrance is dented and in poor condition.</i> 			
Exterior Walls:	<i>Exposed face red brick Paint: Not painted</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<ul style="list-style-type: none"> • <i>Brick is in overall good condition. Minor mortar deterioration in some locations. No evidence of past Portland Cement repairs.</i> • <i>Some evidence of previous painting and caulking above window frames.</i> 			

<p>Windows:</p> <p><i>Ribbon window on south bay of the façade consists of three 2-over-4 casement windows with 3 square transoms above (not original)</i></p> <p><i>To the north of this, on the south bay, a solid casement window with 3 transom windows above exists</i></p> <p><i>On the central bay, 3-over-1 double-hung sash type wood windows and large casement with ribbon transoms on the first floor.</i></p> <p><i>On the north bay, there are 2 3-over-1 double-hung wood windows</i></p> <p>Sashes/Glass: <i>Historic glass on the ribbon windows to the north and south of the main entrance; appears to have replacement glass on upper story windows</i></p> <p>Casing: <i>painted wood</i></p> <p>Hood/Trim: <i>painted wood</i></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<ul style="list-style-type: none"> • <i>Fourth window from the southeast corner is missing its lower sash.</i> • <i>Minor wood rot and paint deterioration on second level windows.</i>
<p>Doors:</p> <p><i>Stained wood single-panel door with glass top-half and glass transom located at central entrance as well as on the side entrances of primary entrance on the north and south bays on the first level. Same door is located on the lower entrance on the north bay.</i></p> <p><i>On the second level balcony, there are three wood doors featuring 2-over-3 divided lights above wood panels. Each has a rectangular transom.</i></p> <p>Sashes/Glass: <i>non-original glazing</i></p> <p>Casing: <i>painted wood</i></p> <p>Hood/Trim: <i>painted wood</i></p> <p>Panels: <i>wood</i></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<ul style="list-style-type: none"> • <i>Wood doors appear to be replacements, but are in keeping with the style and character of the structure.</i>

Porches/ Balconies:	<p>Two porches/overhangs exist. The primary entrance on the central bay has an overhang with indented second level balcony. The balcony is supported by brick columns. The railings consist of brick with a concrete header.</p> <p>The lower entrance on the north bay also has a covered entrance with similarly constructed overhang.</p> <p><u>Roof/Trim:</u> Wood trim</p> <p><u>Foundation/Decking/Steps:</u> Concrete foundation and steps</p> <p><u>Railing/Balusters:</u> Exposed face red brick</p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <ul style="list-style-type: none"> Some wood rot and deteriorated paint on soffits and trim.
Architectural Ornamentation	<p>Two (2) painted wood columns on the second level, above the front entrance.</p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <ul style="list-style-type: none"> Columns appear to be in good condition from street level.
Caulking:		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <ul style="list-style-type: none"> Caulking on lower levels appears to be in excellent condition. Unable to observe condition of caulking on upper levels

Comments on Items Marked Poor:

Significant Changes to the Façade:

Originally, the south bay of the structure featured a covered glass entrance. This entrance has now been lost and covered with a metal brick-patterned panel.

The overhangs on the exterior of the structure are not original to the building, but were built between the 1940s and 1966 tax assessment. Additional research is necessary to date these additions.

Were the Changes Approved in Advance by:

City Council

Other (state, if applicable)

Additional Comments:

Building is currently under construction.

Historic Photos:



© Park City Historical Society & Museum, Pop Jenkins Collection. All rights reserved.

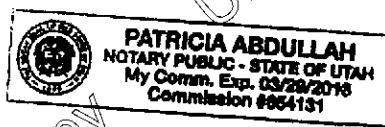
I, Anya Grahn, hereby affirm that the above description was prepared by me and said description is an accurate representation of the physical condition of the property as of December 9, 2013.

Anya E. Grahn
Anya Grahn

STATE OF UTAH)
COUNTY OF SUMMIT) ss.
)

On this 13 day of December, 2013, personally appeared before me Anya Grahn, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and whose name is signed on the preceding Easement Monitoring Inspection Form/Affidavit, and acknowledged to me that she signed it voluntarily for its stated purpose.

Patricia Abdullah
Notary Public



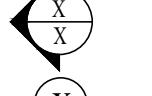
573 MAIN STREET

HDDR MODIFICATION

573 MAIN STREET, PARK CITY, UTAH

CONSULTANTS

LEGEND

		OFFICE 103	ROOM NAME ROOM NUMBER
	BRICK & STONE		
	EARTH		
	CONCRETE		FLOOR, POINT ELEV.
	CONCRETE MASONRY UNIT		CENTER LINE
	STEEL (LARGE SCALE)		ROUND, DIA.
	RIGID INSULATION		CHANNEL
	ROUGH WOOD		ANGLE
	BLOCKING		DETAIL
	ALUMINUM (LARGE SCALE)		SECTION CUT, DETAIL
	GRAVEL		
	FINISHED WOOD		BUILDING SECTION
	BATT OR BLOWN INSULATION		
	PLASTER, SAND, GROUT, MORTAR		KEYED NOTES
	STEEL (SMALL SCALE)		WINDOW TYPE
	BITUMINOUS PAVING		DOOR NUMBER
	PLYWOOD		REVISION
	GYPSUM BOARD		INTERIOR WALL ELEV.
			WALL TYPE

CODE ANALYSIS

BUILDING TYPE: VA
ALLOWABLE AREA, PER IBC TABLE 503, = 11,500 SQ/FT + 200% INCREASE, PER IBC 506.3, SRINKLERS = 34,500 SQ/FT.

BUILDING HEIGHT:
ALLOWABLE HEIGHT, PER IBC TABLE 503, = 2 LEVELS ABOVE GRADE PLANE AND 40'.
ALLOWABLE INCREASES, PER IBC 504.2 FOR SPRINKLERS, = 1 LEVEL AND 20'.
TOTAL ALLOWABLE HEIGHT = 3 LEVELS, ABOVE GRADE PLANE AND 60'.

**EXISTING BUILDING HEIGHT:
3 LEVELS ABOVE GRADE PLANE AND 44' (TOP OF PARAPET)**

ACCESSIBLE UNITS:
PER IBC, 3411.6, ALTERNATIVES, EXCEPTION 4, THE R2 TENANT IMPROVEMENT AREA
REPRESENTS 48% OF THE TOTAL BUILDING AREA. THERE FOR, TYPE B DWELLING
AND SLEEPING UNITS ARE NOT REQUIRED.

BUILDING AREAS & OCCUPANCY				
LEVEL	AREA	OCCUPANCY	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
BASEMENT LEVEL**	4443	A2	15	296 (*280)
MAIN LEVEL**	6106	A2	15	407 (*400)
SECOND LEVEL	5123	R1	200	26
THIRD LEVEL	4905	R1	200	25
TOTAL	20,577			

* OCCUPANCY LIMITED BY TOILET FIXTURE COUNT IBC 2902.1

** NO WORK UNDER THIS PERMIT IS PLANNED ON THESE LEVELS

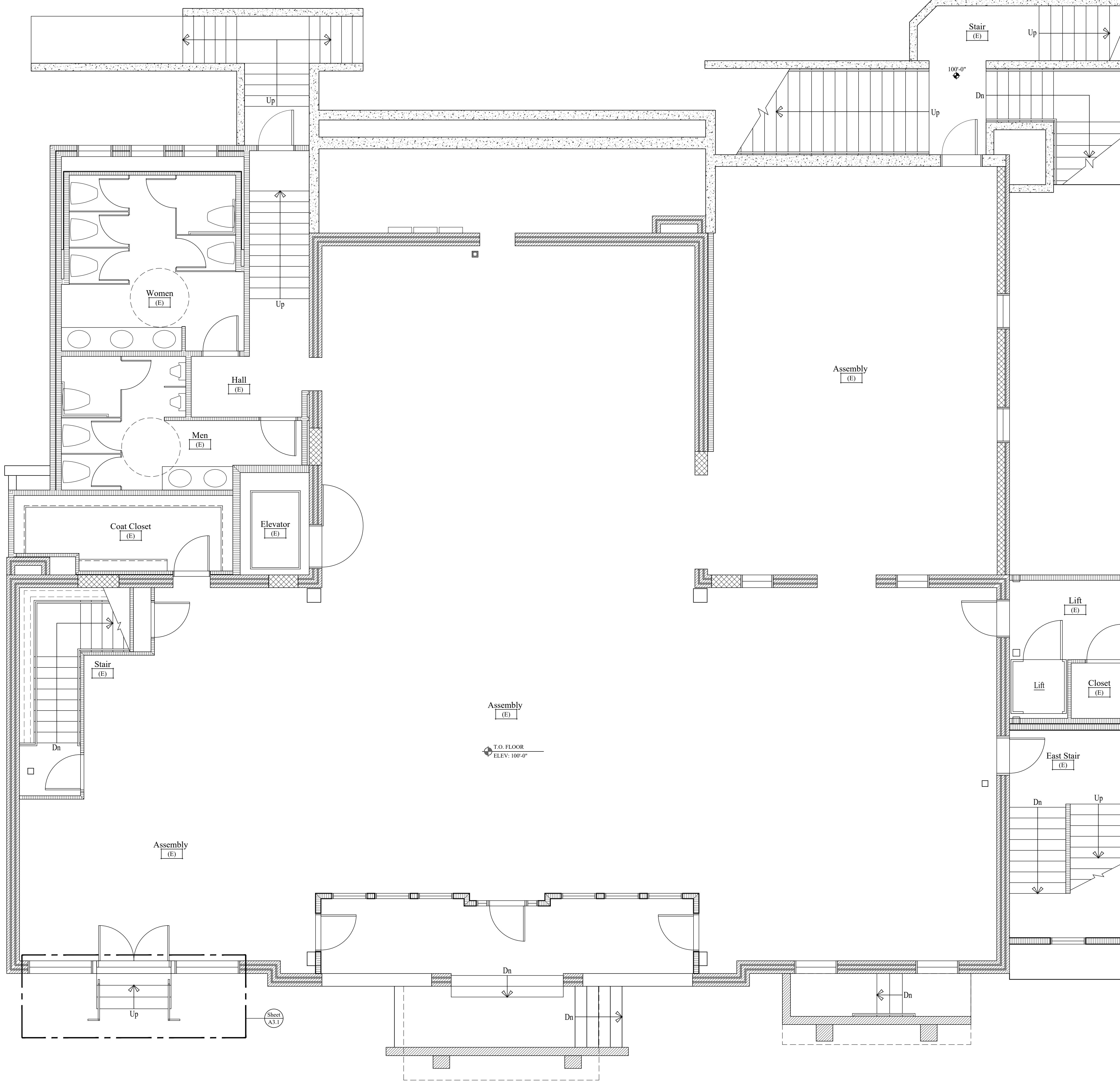
ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANF'R	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OF.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPN'G	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLEY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHERABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2009 IBC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

INDEX TO DRAWINGS



STREET LEVEL PLAN
NORTH
SCALE: 1/4" = 1'-0"

WALL LEGEND	
Existing Masonry / Brick Wall	
Existing Framed Wall	
New Masonry Infill	
New Framed Wall	
(E) INDICATES EXISTING	
(N) INDICATES NEW	

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1 NEW WINDOW (B) 3'-0"x1'-6" AWNING, OBSCURE GLASS. MATCH EXISTING WINDOW TRIM.
- 2 FRAME-IN WOOD OR FILL-IN W/ MASONRY @ EXISTING DOOR AND WINDOW OPENINGS IN THESE LOCATIONS.
- 3 NEW OPENING IN EXISTING WALL, GENERAL CONTRACTOR TO FIELD VERIFY.
- 4 NEW WINDOW (A) DOUBLE HUNG, CONTRACTOR TO FIELD VERIFY EXISTING MASONRY OPENING, REPAIR EXISTING MASONRY WALL AS NEEDED.
- 5 NEW WINDOW (D) 2'-6"x5'-0" DOUBLE HUNG, OBSCURE GLASS. MATCH EXISTING WINDOW TRIM.
- 6 NEW WINDOW (C) 2'-4"x1'-6" AWNING, OBSCURE GLASS. MATCH EXISTING WINDOW TRIM.
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- 8 NEW DOOR (201) 3'-0"x7'-0" WOOD, EXTERIOR. MATCH EXISTING WINDOW TRIM.
- 9 NEW LANDING AND STAIRS TO ROOF TERRACE.
- 10 NEW 42" HIGH GUARDRAILING TO BE 2x4 WOOD TOP RAIL W/ 3x3 STEEL END POST W/ 2x2 STEEL HORIZONTAL BOTTOM RAIL, BOTTOM RAIL TO SIT ON EXISTING PARAPET WALL. VERTICAL STEEL PICKETS @ 4" O.C.
- 11 NEW DOOR (202) 6'-0"x7'-0" WOOD, PATIO. MATCH EXISTING WINDOW TRIM.
- 12 NEW DECK: 2x6 TREX DECKING, ELEVATED FOR DRAINAGE. CONTRACTOR TO FIELD VERIFY EXISTING ROOF DRAINS.
- 13 NEW 36" HIGH GUARDRAILING TO BE 2x4 WOOD TOP RAIL W/ 3x3 STEEL END POST W/ 2x2 STEEL HORIZONTAL BOTTOM RAIL W/ VERTICAL STEEL PICKETS @ 4" O.C.
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- 15 NEW REINFORCED CONCRETE STEPS AND LANDING ON 4" GRAVEL BASE - BROOM FINISH - NATURAL COLOR.
- 16 NEW REINFORCED CONCRETE RETAINING WALL. CONTRACTOR TO FIELD VERIFY.

573 MAIN STREET
HDDR MODIFICATION

PROJECT DESCRIPTION:

STREET LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

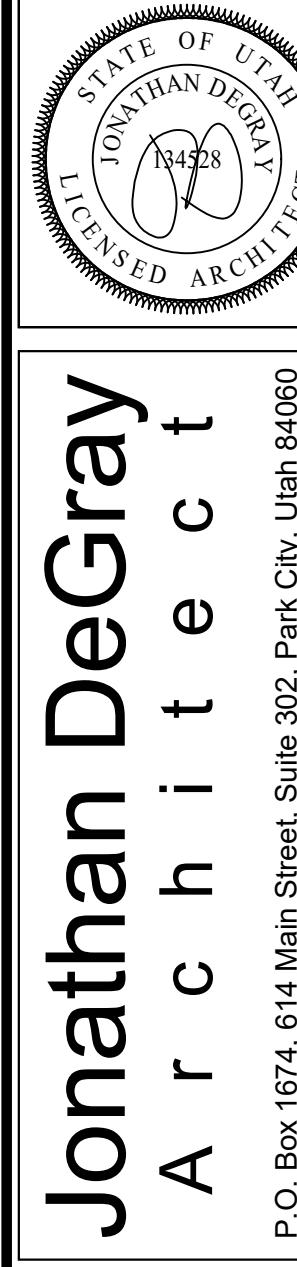
JANUARY 14, 2026

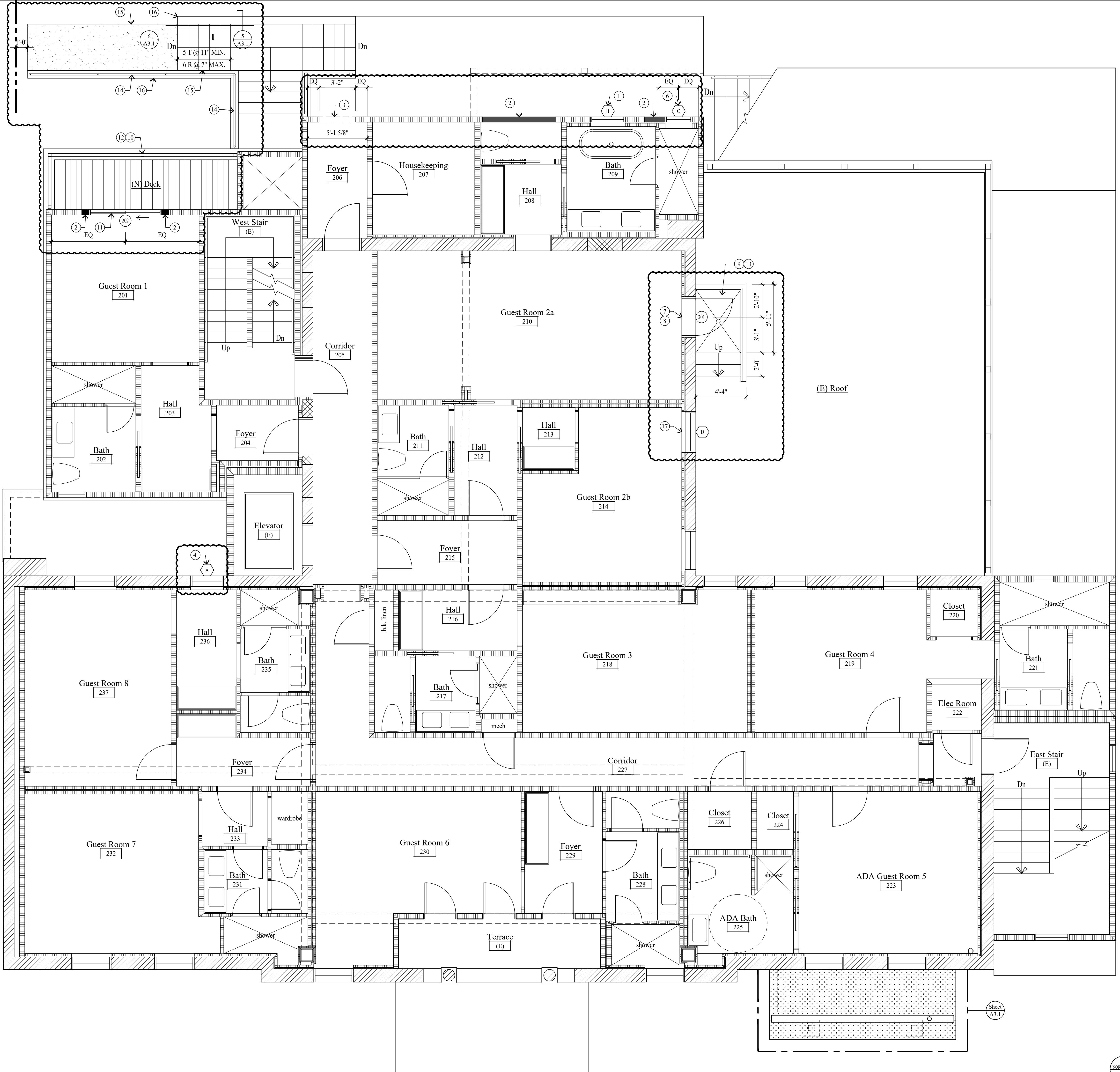
PROJECT NUMBER:

2509-01

SHEET NUMBER:

A1.1





WALL LEGEND

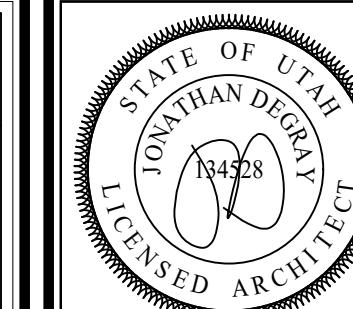
- ▨ EXISTING MASONRY / BRICK WALL
- ▨ EXISTING FRAMED WALL
- ▨ NEW MASONRY INFILL
- ▨ NEW FRAMED WALL
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ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

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- ⑮ NEW REINFORCED CONCRETE STEPS AND LANDING ON 4" GRAVEL BASE - BROOM FINISH - NATURAL COLOR.
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ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION



Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-69-7263, E-mail: degrayarch@jwesoffice.net

PROJECT DESCRIPTION: 573 MAIN STREET
HDDR MODIFICATION

SECTION: SECOND LEVEL PLAN

REVISIONS:

DATE: JANUARY 14, 2026

PROJECT NUMBER: 2509-01

SHEET NUMBER:

A1.2



WALL LEGEND

- EXISTING MASONRY / BRICK WALL
- EXISTING FRAMED WALL
- NEW MASONRY INFILL
- NEW FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

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- 13 NEW 48" HIGH GUARDRAILING TO BE 2x4 WOOD TOP RAIL W/ 3x3 STEEL END POST W/ 2x2 STEEL HORIZONTAL BOTTOM RAIL W/ VERTICAL STEEL PICKETS @ 4" O.C.
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- 15 NEW REINFORCED CONCRETE STEPS AND LANDING ON 4" GRAVEL BASE - BROOM FINISH - NATURAL COLOR.
- 16 NEW REINFORCED CONCRETE RETAINING WALL. CONTRACTOR TO FIELD VERIFY.
- 17 ORIGINAL WINDOW OPENING TO BE RESTORED PER 2011 PLAN. WINDOW (D) DOUBLE HUNG. CONTRACTOR TO FIELD VERIFY EXISTING MASONRY OPENING, REPAIR EXISTING MASONRY WALL AS NEEDED.

573 MAIN STREET
HDDR MODIFICATION
573 MAIN STREET, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

THIRD LEVEL PLAN

REVISIONS:

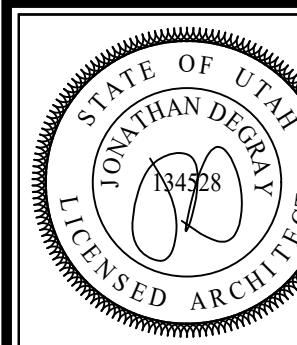
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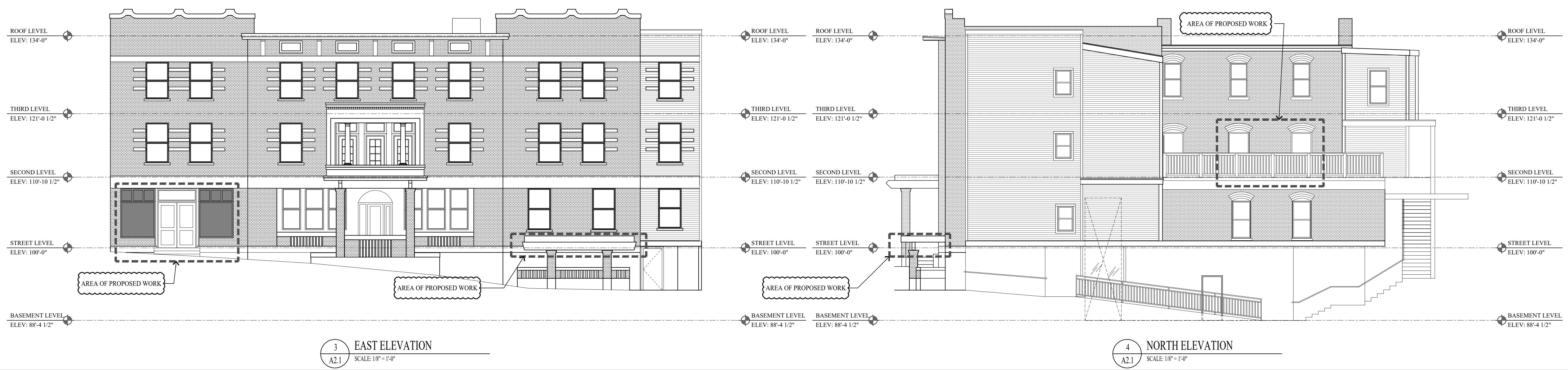
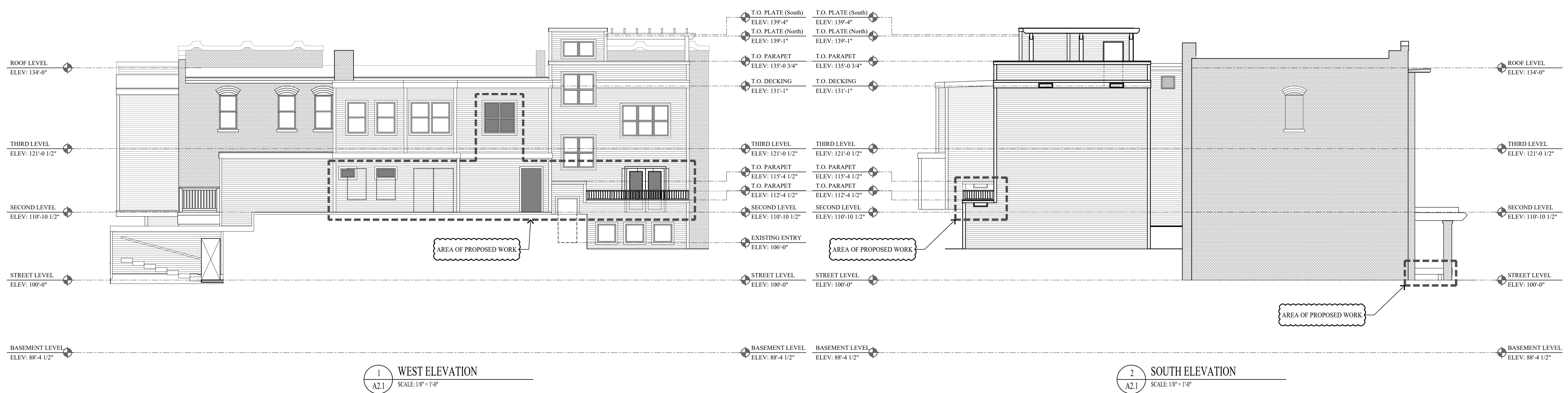
JANUARY 14, 2026

PROJECT NUMBER:
2509-01

SHEET NUMBER:

A1.3





Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
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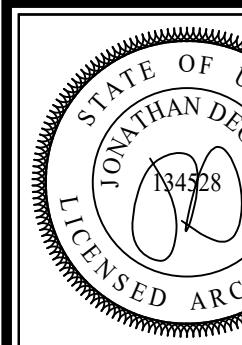
573 MAIN STREET
HDDR MODIFICATION

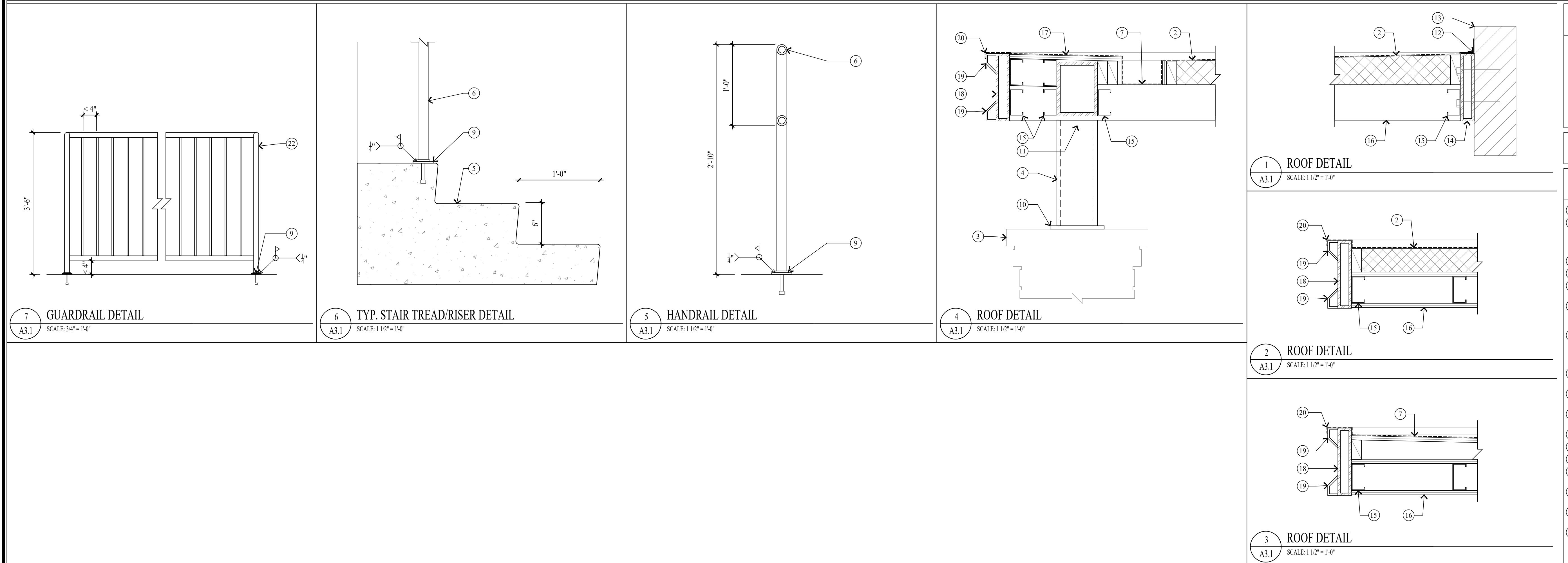
PROJECT DESCRIPTION:
573 MAIN STREET, PARK CITY, UTAH 84060

EXISTING CONDITIONS/DEMO
EXTERIOR ELEVATIONS

SHEET DESCRIPTION:
REVISIONS:
DATE: JANUARY 14, 2026
PROJECT NUMBER: 2509-01
SHEET NUMBER: A2.1

Page 94 of 210





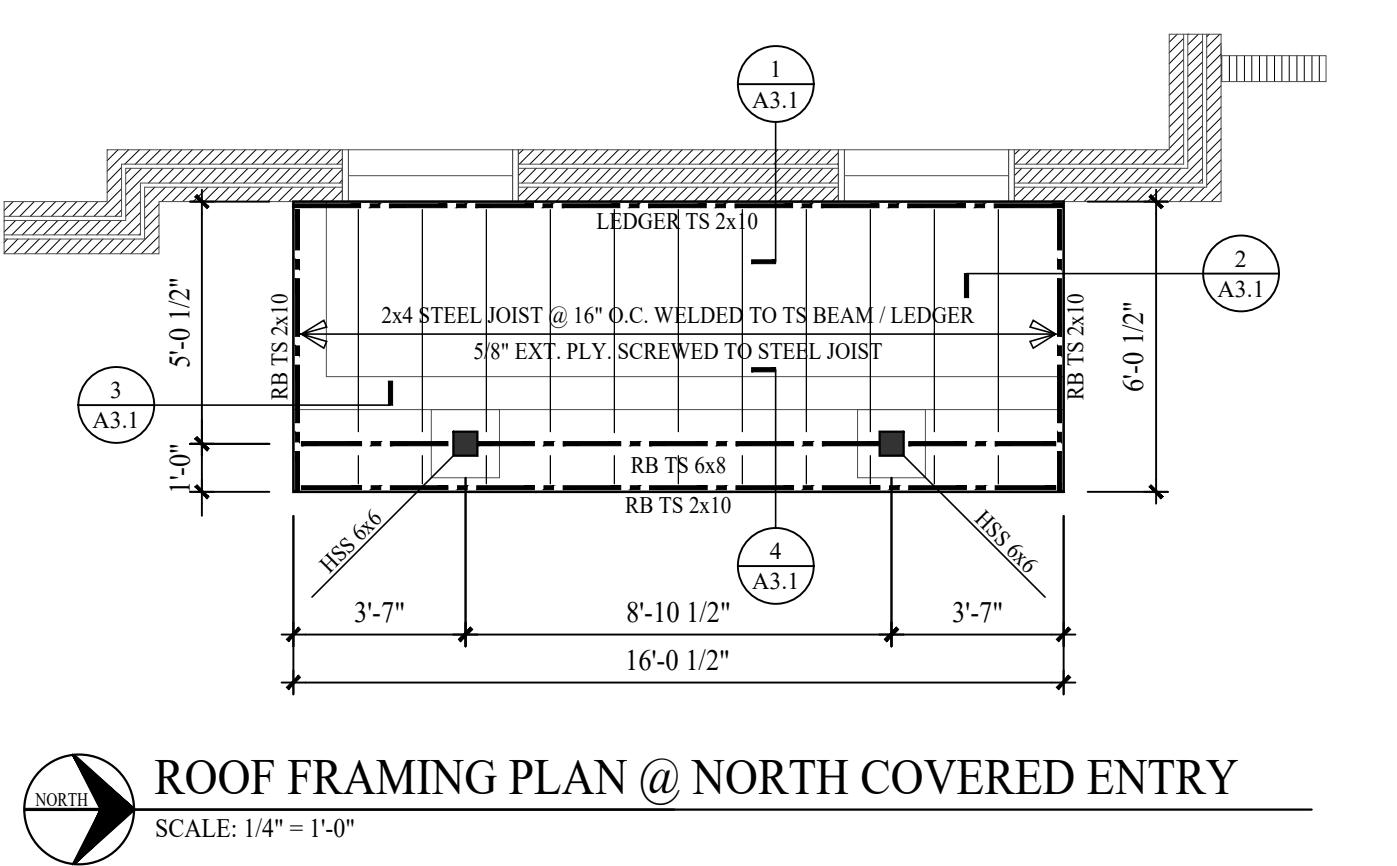
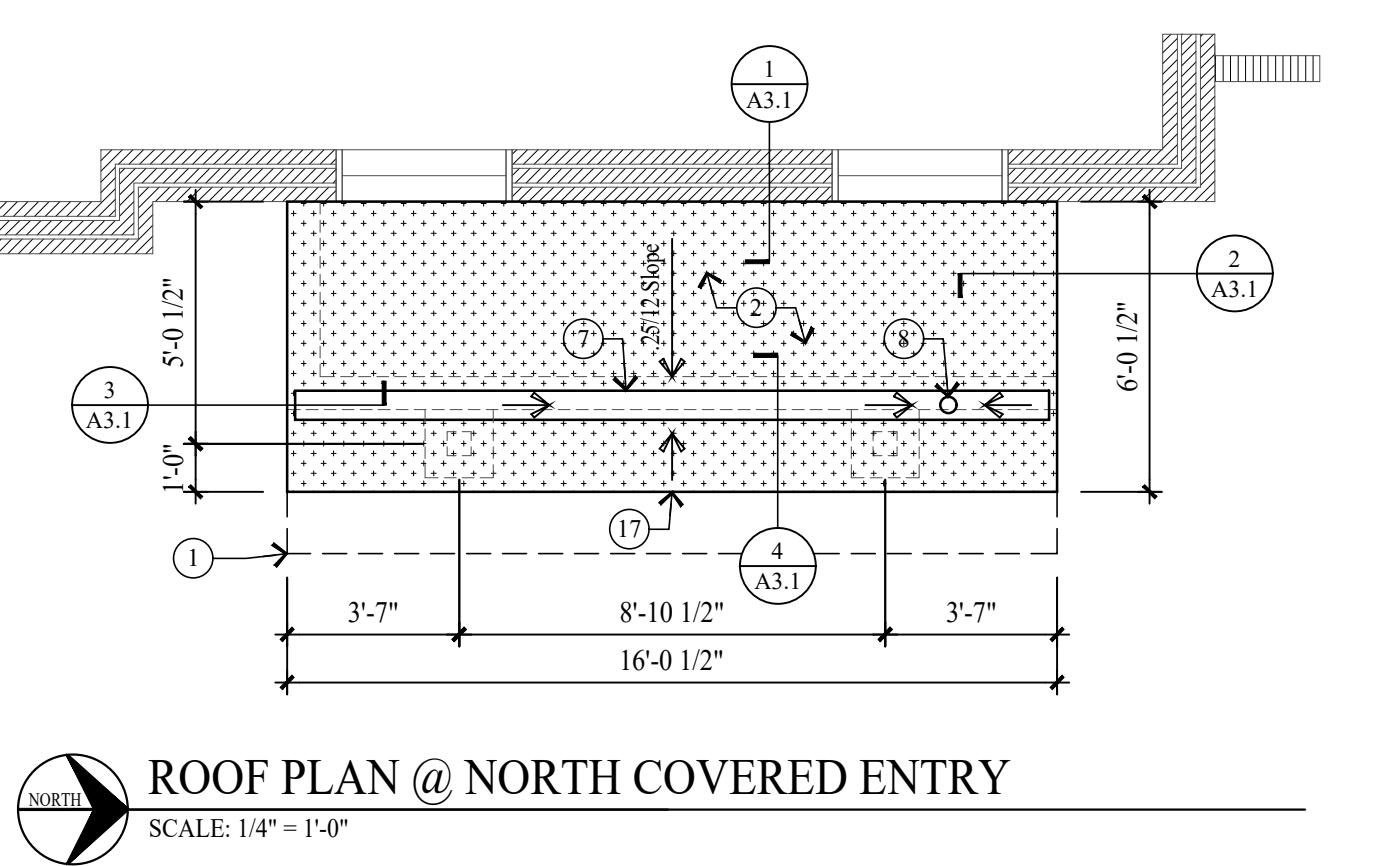
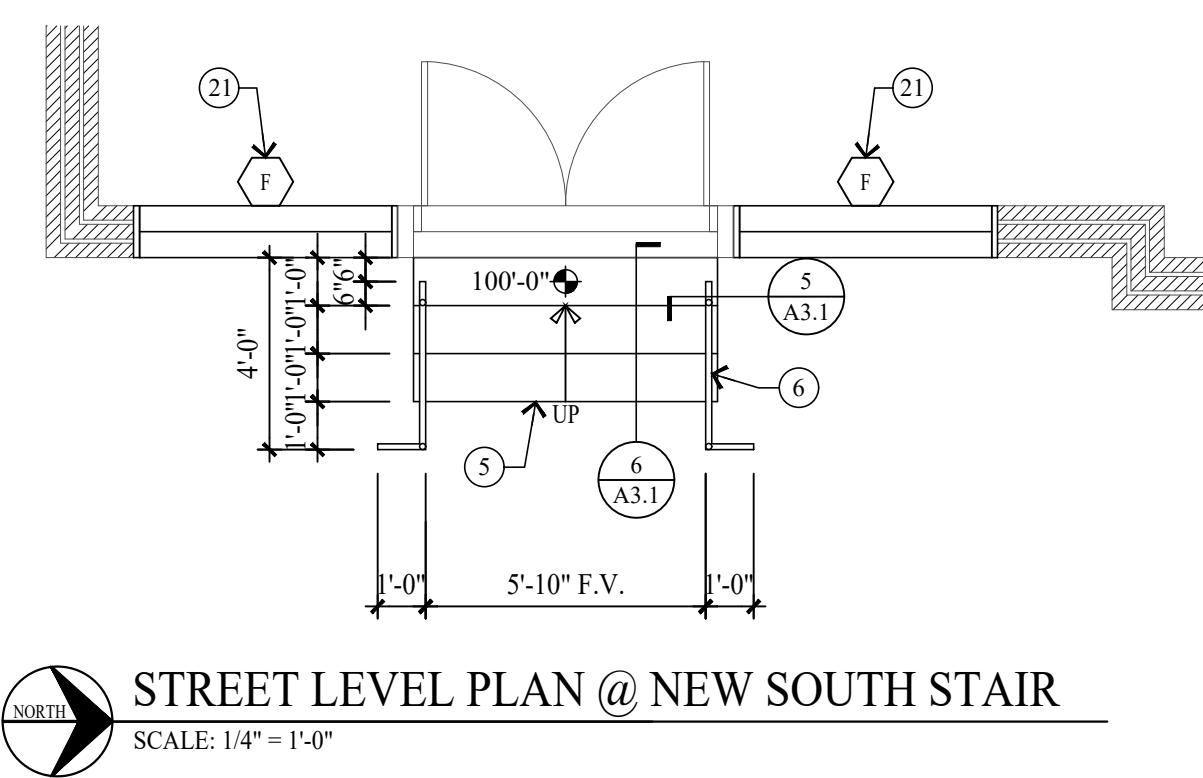
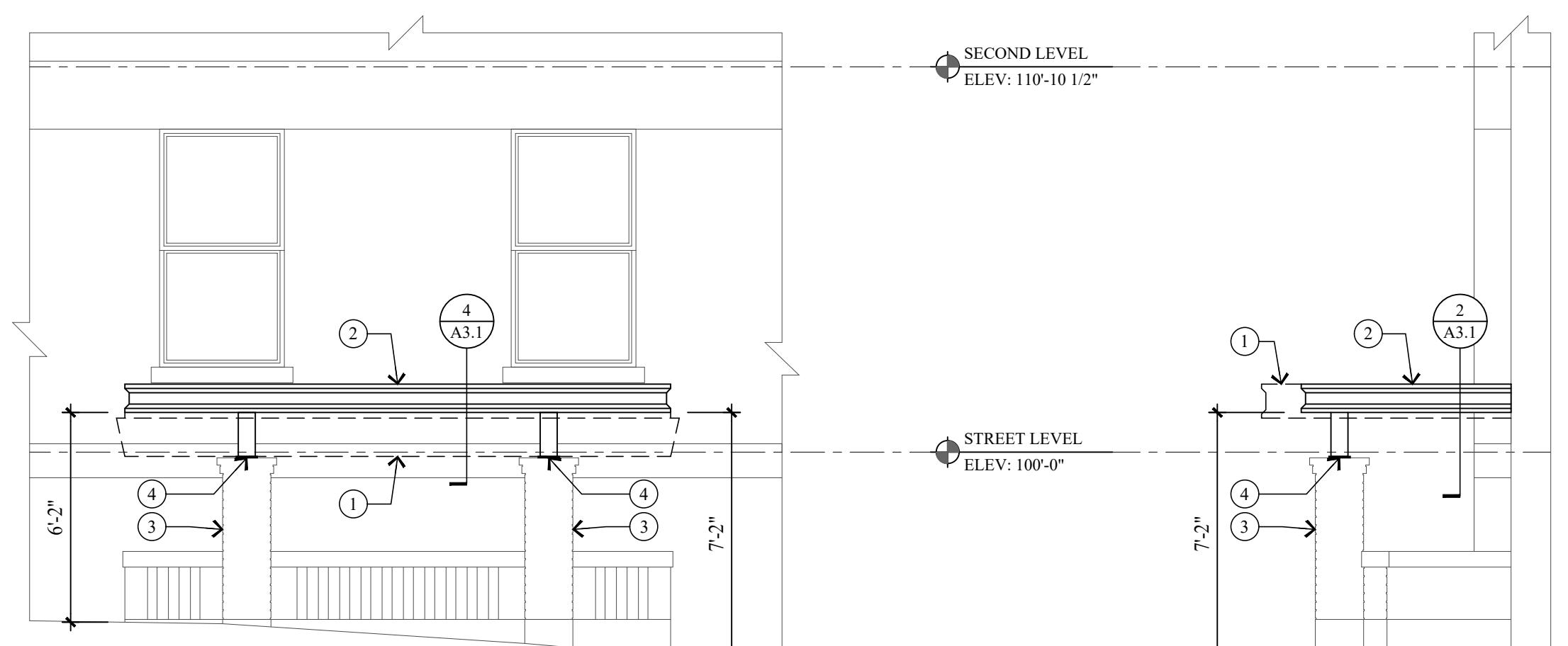
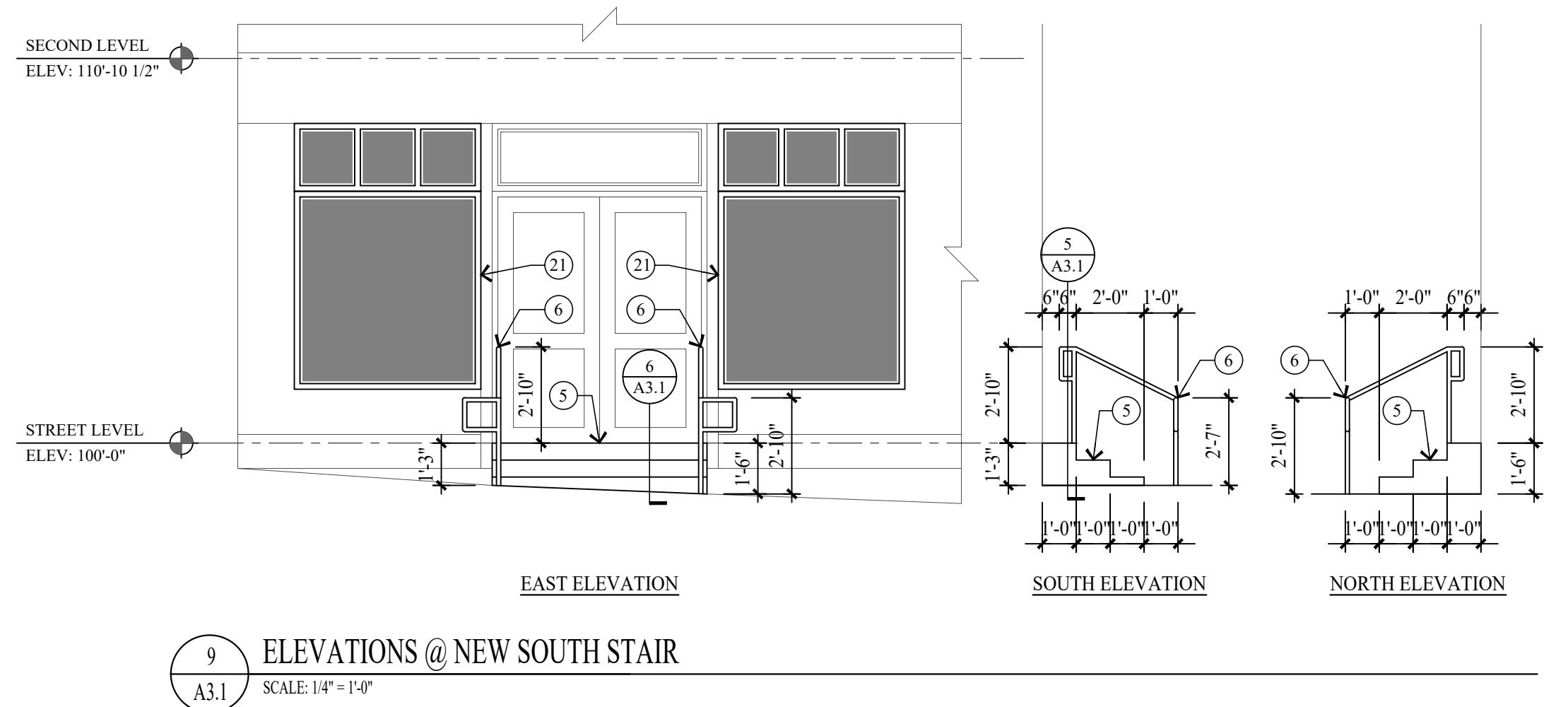
WALL LEGEND

- EXISTING MASONRY / BRICK WALL
- EXISTING FRAMED WALL
- NEW MASONRY INFILL
- NEW FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1 REMOVE EXISTING ROOF STRUCTURE.
- 2 FLAT ROOF - REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED .25% ON 5/8" EXT. PLYWOOD ON 2x4 STEEL JOIST @ 16" O.C.
- 3 EXISTING BRICK MASONRY PIER TO REMAIN.
- 4 6x6 STEEL COLUMN - PAINT.
- 5 NEW STAIR - REINFORCED CONCRETE - BROOM FINISH - NATURAL COLOR.
- 6 34" HIGH HANDRAIL: 1 1/2" STEEL PIPE. 1 1/2" CLEAR FROM WALLS OR ANY SURFACES. END POST TO BE 1 1/2" STEEL PIPE - PAINTED.
- 7 TRENCH DRAIN: 7 1/4" WIDE x CONTINUOUS, SLOPE .25% TRENCH TO BE WRAPPED W/ REINFORCED WATERPROOF MEMBRANE ON 5/8" EXTERIOR PLYWOOD.
- 8 ROOF DRAIN - ALIGN WITH EXISTING DRAIN IN SIDEWALK.
- 9 3"x3"x1/4" STEEL PLATE EMBED W/ STEEL STUDS SET IN CONCRETE.
- 10 7"x7"x1/4" STEEL PLATE WELDED TO EXISTING STEEL PLATE - CONTRACTOR TO VERIFY.
- 11 6x8 STEEL BEAM.
- 12 FLASHING AND COUNTER FLASHING - TYPICAL.
- 13 EXISTING BRICK MASONRY BUILDING.
- 14 2x10 TUBE STEEL LEDGER BOLTED TO EXISTING WALL.
- 15 2x4 STEEL JOIST @ 16" O.C. WELDED TO STEEL BEAM / LEDGER.
- 16 5/8" EXT. PLYWOOD SOFFIT - PAINTED. SCREWED TO 2x4 STEEL JOIST.
- 17 THIS SECTION OF ROOF TO DRAIN INTO THE TRENCH DRAIN. REINFORCED WATERPROOF MEMBRANE ON 5/8" EXTERIOR PLYWOOD SCREWED TO 2x4 STEEL JOIST / BLOCKING.
- 18 2x10 TUBE STEEL BEAM - PAINTED.
- 19 TOP AND BOTTOM CONTINUOUS SHAPED STEEL PLATE: 1 1/2" x 1 1/2" x 2 1/8" x 1/4" - PAINTED. WELDED TO 2x12 STEEL BEAM.
- 20 1" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 21 NEW WINDOW: 36"x51" PICTURE MULLED 5x4-2x2" TRANSOM DIVIDED INTO THREE EQUAL LITES. WOOD INSULATED, LOW E, PAINTED-STAINED. CONTRACTOR TO FIELD VERIFY EXISTING OPENING SIZE. REPAIR EXISTING WALL / FRAME AS NEEDED.
- 22 42" HIGH GUARDRAIL: 1 1/2" STEEL PIPE. 1 1/2" CLEAR FROM WALLS OR ANY SURFACES. END POST TO BE 1 1/2" STEEL PIPE. BOTTOM RAIL TO BE 1 1/2" STEEL PIPE. VERTICAL PICKETS TO BE 1/2" DIA. STEEL SPACED < 4" - PAINTED.



STREET LEVEL PLANS ELEVATIONS AND DETAILS

SHEET DESCRIPTION

Jonathan DeGray
Architect

573 MAIN STREET
HDDR MODIFICATION

PROJECT DESCRIPTION

REVISIONS

DATE:
JANUARY 14, 2026

PROJECT NUMBER:
2509-01

SHEET NUMBER:

A3.1

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Not Applicable

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

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

2. Structure

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

Element/Feature: _____

This involves: An original part of the building

A later addition

Estimated date of construction: _____

Describe existing feature:

Building was structurally upgraded in 2011. Building shell is comprised of an unreinforced double width brick forming the exterior skin tied to a code compliant internal structural steel frame

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Current structure meets historic building code requirements per the 2011 renovation.

Photo Numbers: _____ Illustration Numbers: _____

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

3. Roof

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

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Replaced in 2011 renovation. It is a PVC membrane system.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

None

Photo Numbers: _____ Illustration Numbers: _____

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

4. Chimney

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

Element/Feature: _____

This involves: An original part of the building
 A later addition Estimated date of construction: _____

Describe existing feature:

Chimneys were renovated in 2013

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

None

Photo Numbers: _____ Illustration Numbers: _____

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

5. Exterior Walls

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

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

See structural description.

We are proposing to modify four openings.

- A. An existing window on the north elevation will be removed and the sill lowered to accommodate a new door to an exterior deck.
- B. Adjacent to the above mentioned window is an existing window opening that was sealed up. We propose to remove the brick and restore the window to match the other windows on the building.
- C & D. We are proposing to restore sealed up existing windows on the second and third levels.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Existing openings have been sealed up.

Photo Numbers: 5-10

Illustration Numbers: See drawings A1.2, A1.3 & A2.1

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

6. Foundation

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

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Not Applicable

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

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

7. Porches

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

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

The existing roof over the lower level entry was added post mining era.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The roof is low and creates a danger for people walking on the sidewalk as it is easy to hit your head if not careful.

Photo Numbers: 12

Illustration Numbers: _____

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

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

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

Element/Feature: _____

This involves: An original part of the building

A later addition

Estimated date of construction: _____

Describe existing feature:

Not Applicable

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

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

11. Interior Photographs

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

Element/Feature: _____

This involves: An original part of the building

A later addition

Estimated date of construction: _____

Describe existing feature:

Original opening ghost lines can be seen at the proposed windows to be restored

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

5-10

Photo Numbers: _____

Illustration Numbers: _____

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

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK SIGNIFICANT DISTRICT: _____

NAME: 573 Main Street

ADDRESS: Park City, Utah

TAX ID: 573-Main-1 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

PHONE #: (435) 649 - 7263 FAX #: () -

EMAIL: degrayarch@qwestoffice.net

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

Site Design

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

We are proposing to restore the historic southeast entry to the building which includes the steps to the sidewalk. See photo #1 for the historic entry location.

Structure

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The proposed existing window openings to be restored will require new structural headers. These will be located to the inside of the wall. The historic radius brick work above the windows will be restored.

Roof

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Not Applicable

Chimney

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Not Applicable

Exterior Walls

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Exterior walls at new windows will be restored to original appearance.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

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

Foundation

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Not Applicable

Porches

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Existing none-historic entry porch roof to be reconstructed. This is being done to capture additional head room for pedestrians on the sidewalk.

Doors

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Existing none historic double door located at the southeast entry will remain. The adjacent windows will be replaced to match existing with code compliant, double pain, tempered glass. See photos 3 & 4.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Second level, north elevation, window to be removed and replace with a door. The sill will be lowered to accommodate the door. The adjacent roof will be reframed to allow access from the unit through the new door to the existing roof. See photos 5 & 10. See also sheet A1.2 and door 201 in the drawings.

Windows

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The existing bricked over windows will be restored. See photos 5-10 and window type "A" on the drawings.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Fixed windows on either side of existing double doors at southeast entry will be replaced.
New windows to match existing units.

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Not Applicable

Additions

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Not Applicable

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: Jonathan DeGray Date: 1-14-25

Name of Applicant: Jonathan DeGray

528 Main Street
Negative

Photo # 2000.17.94
M.28.2



Title New Park Hotel

Date

Description

Businesses on Main Street; New Park Hotel

PHOTO 1

Credit Park City Historical Society & Museum, Kendall Webb Collection

12/18/2025

14:29:34

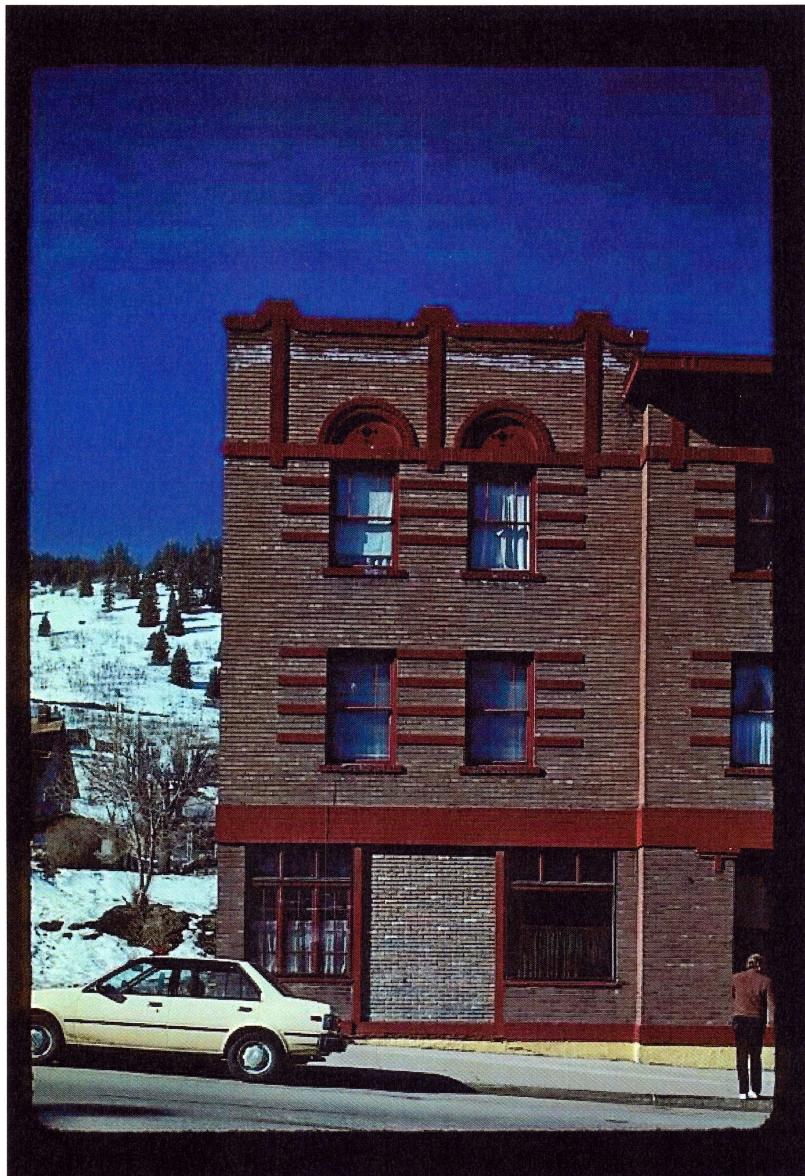
Dalton Gackle

K:\PP5\IMAGES\020\20001794.JPG

Page 114 of 219

528 Main Street
Transparency, Slide

Photo # 2004.19.191



Title 550 Main Street, Claimjumper Hotel

Date 1986 Mar

Description

550 Main Street, Claimjumper Hotel with car on street, snow on hills

PHOTO 2

Credit Park City Historical Society & Museum, The Rademan Collection

12/18/2025

14:30:16

Dalton Gackle

K:\PP5\IMAGES\029\200419191.JPG



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9





Title New Park Hotel Lobby

Date 1898

Description

Photo taken from stairs of New Park Hotel lobby. The lobby looks as though it is under construction, perhaps after the Great Fire. Black and white photograph, 8" H x 10" W.

People

Hansen,

Hansen, Thomas F.

Hansen, Tom

Ochs, Gail

Ochs, Peter

PHOTO 11

Credit Park City Historical Society & Museum, Thomas F. Hansen



PHOTO 12

To: Park City Municipal Corporation From: Izabella Z. Nuckles
Project/File: Task Order 5: 573 Main Street Date: Austin, Texas
January 30, 2026

Reference: 573 Main Street, Park City, Utah

Please find the scope, analysis and recommendation of window types for 573 Main Street (Task Order 5) below.

Scope:

The scope of Task Order 5 was to:

- Review the photographic evidence provided and Historic Site Form for 573 Main Street.
- Determine the appropriate window type/style for the subject property reflecting the time it was constructed.
- Provide a brief written recommendation of the appropriate window style.

The former New Park Hotel at 573 Main Street was constructed in 1913 and operated by Ms. Marie Hethke O'Keefe through 1952. It was modernized and reopened in the 1960s as The Claimjumper hotel, restaurant and club. This remodel likely included the front portico entrance. After a 1992 fire, the building was converted into offices.

Window Types:

Three historic window types are referenced in this recommendation and shown in Attachment A:

- Type A: one over one hung window (**Figure 1**)
- Type B: three over one hung window (**Figure 2**)
- Type C: storefront window with a single glass pane and three-part transom (**Figure 3**)

Current Window Types (Figure 4):

- First floor: The windows flanking the entrance are trios of one over one sash windows (Type A); this window type is likely original. To the north of the entrance are a pair of three over one sash windows (Type B); these may be original units. To the south of the main entrance is a secondary entrance. North of this entrance is a fixed storefront window with a three light transom (Type C); this window type may be original. South of this entrance are three eight light vertical windows with a three light transom, which appear to be nonoriginal.
- Second and third floors: At both floors, there are regularly spaced three over one sash windows (Type B), likely wood. These appear to be replacements.

Reference: 573 Main Street

- **Basement level:** Historic photographs show three windows at a basement level on the north side of the building as the sidewalk angles down. These windows were paired casement windows with three horizontal lights at each side. These openings have been enclosed and covered with stucco.

Typical Historic Window Types and Documentary Evidence:

- **Typical Windows on Park City Commercial Buildings:** Historic photographs of commercial buildings in Park City during the early twentieth century show large plate glass with evenly divided smaller transoms above at the storefront level and one over one sash windows, likely double hung, at upper levels. Windows were typically made of wood at this time.
- **537 Main Street Window Documentation:** A photograph of the entrance, estimated to be circa 1936, shows one over one wood hung windows (Type A) flanking the entrance at the first floor (**Figure 5**). The oldest photograph of the 537 Main Street in its entirety is from the 1920s and shows the current window configuration with one exception: the southernmost window on the first floor is a single glass pane (Type C) rather than three separate units (**Figure 6**). The second oldest photograph of the New Park Hotel identified is dated 1949 (**Figure 7**). It shows the same window types that are extant on the building. The southernmost window on the first floor appears to have been replaced sometime between the 1920s and 1949 from a single plate glass window to the three eight light windows extant today; the tripart transom remained consistent.

Appropriate Window Type for 537 Main Street:

- Based on the provided information, typical window types on Park City's early twentieth century commercial buildings, and the earliest identified photographs of the building, the following window types are appropriate:
 - o First floor:
 - Material: Wood
 - Type (windows flanking the primary entrance): one over one double hung windows (Type A; **Figure 5**).
 - Type (two windows at the north end of the building): three over one double hung windows (Type B; these may be early or original).
 - Type (storefront windows at south end of the building): single glass pane with three part transom on both sides (Type C)
 - Transom configuration to be consistent with the current transom of the northernmost storefront window. Note the transom may be original.
 - Recommendations are based on the 1920s photograph (**Figure 6**) and typical early twentieth century commercial buildings.
 - o Second and third floors:
 - Material: Wood
 - Type: three over one double hung windows (Type B)

Reference: 573 Main Street

- Recommendation: Additional physical investigation of the two windows at the north end of the first floor may yield information about their age, paying close attention to whether they are double or single pane, the amount of paint layers/repainting, and the window assembly (**Figure 7** and **Figure 8**). If investigation of these first floor windows substantiates their age, replacement windows on the upper floors may match the proportions of the lights and muntins.

Thank you,

Stantec Consulting Services Inc.

Izabella Z. Nuckles MSHP, AIC PA
Historic Preservation Specialist
Phone: (512) 831-6189
Mobile: (737) 368-1515
izabella.nuckles@stantec.com

stantec.com

Attachment: Attachment A:Window Types

Attachment B: Historic Photographs

Attachment A: Window Types



*Figure 1. One over one hung window (Type A).
Source: Google Street View.*



*Figure 2. Three over one hung window (Type B).
Source: Google Street View.*

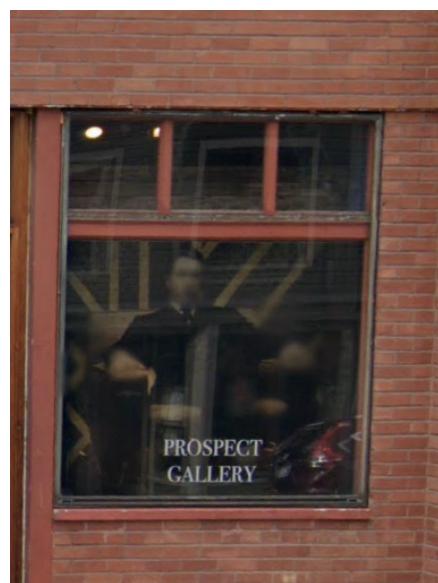


Figure 3. Storefront window with one pane of glass and a three-part transom (Type C). Source: Google Street View.

Reference: 573 Main Street

Attachment B: Historic Photographs

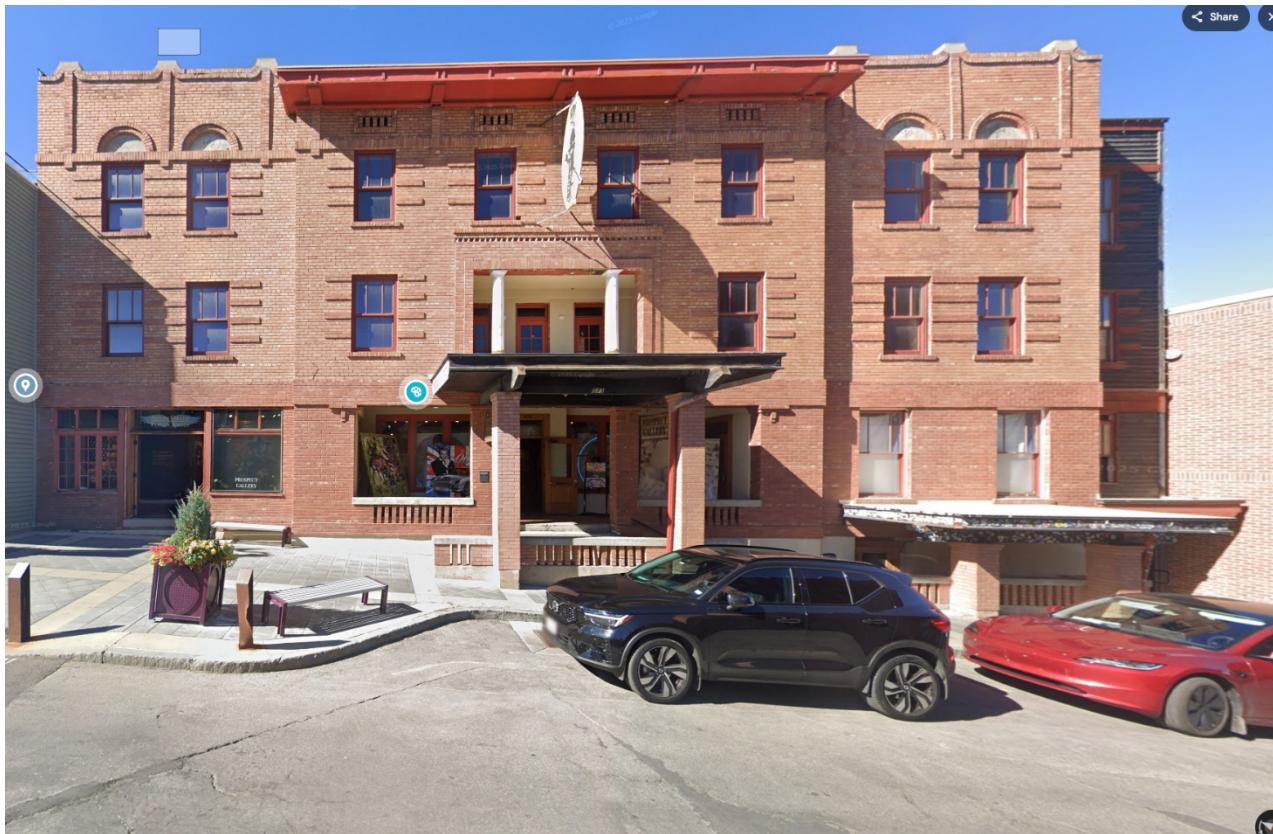


Figure 4. Existing condition of 573 Main Street. Source: Google Street View 2024.



© Park City Historical Society & Museum, Pop Jenks Collection. All rights reserved.

Figure 5. Photograph in front of the New Park Hotel. May be from the ca. 1936 Elks Convention. Source: Pop Jenks Collections from the Park City Historical Society and Museum at the J. Willard Marriott Digital Library of the University of Utah.



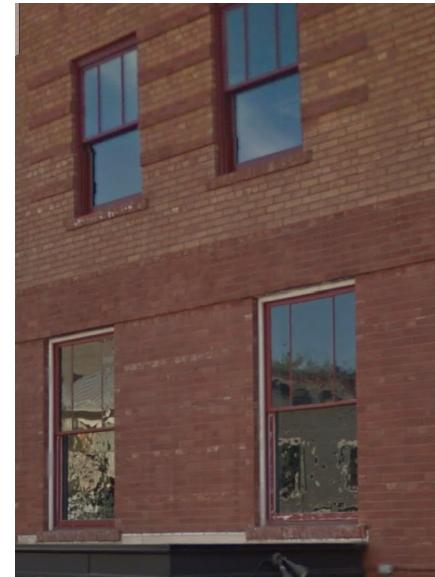
New Park Hotel, circa 1920's.

Figure 6. Circa 1920s photograph of the New Park Hotel. Note the single glass pane window at the far left of the photo on the first floor (in red box). Source: Main Street Past & Present, as shared by the Park City Municipal Corporation.



*Figure 7. (top) 1949 Photograph of the New Park Hotel.
Source: Kendall Webb Collection from the Park City
Historical Society and Museum at the J. Willard Marriott
Digital Library of the University of Utah.*

*(bottom) Closeup of first floor windows in 1949
photograph. A three-over-three, double hung wood
window is evident behind a screen.*



*Figure 8. Differentiated reflection on
the glazing of the first floor windows
(bottom) from the upper floors
indicates that they may be older or
original. Source: Google Street
View.*

Historic Preservation Board

Staff Report



Subject: 218 Sandridge Road
A Significant Historic Site
Application: PL-25-06789
Author: Jacob Klopfenstein, Planner II
Date: February 4, 2026
Type of Item: Historic District Grant Request

Recommendation

(I) Review the Historic District Grant request for 218 Sandridge Road, a Significant Historic Site, (II) conduct a public hearing, and (III) consider approving the grant based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Dennis Hranitzky
Ben Akers, Applicant's Representative

Location: 218 Sandridge Road
A Significant Historic Site

Zoning District: Historic Residential – 1 (HR-1)

Adjacent Land Uses: Residential

Reason for Review: The Historic Preservation Board reviews and takes Final Action on Historic District Grants up to \$25,000.

HDGP Historic District Grant Program
HPB Historic Preservation Board
HR-1 Historic Residential – 1 District
LMC Land Management Code

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

Summary

The Applicant requests a \$24,900 Historic District Grant for framing of the exterior walls and roof repairs at 218 Sandridge Road, a Significant Historic Site. The Applicant proposes this work as part of an ongoing restoration project at the Site that includes a remodel, addition, and detached Accessory Building, and is proposed to be completed in June of 2026. Please see Exhibit B, Historic District Grant Application, for the full details on the Applicant's proposed scope and budget.

Background

218 Sandridge Road

The [Historic Site Form](#) indicates the original Significant Historic Structure at 218 Sandridge Road was constructed c. 1895 and is a cross-wing type house or T/L cottage, which was one of the three main house types constructed during the Mature Mining Era (1894-1930) of Park City. Several additions modified the structure in 1900, the 1940s, and the 1960s, but the Structure has retained its Historic form.



Figure 1: The Significant Historic Structure at 218 Sandridge, pictured in 2021 prior to the Applicant's current restoration project.

On November 1, 2023, the Historic Preservation Board approved in part, and continued in part, the Applicant's Material Deconstruction request ([Packet](#), Item 5.D; [Minutes](#) p.

13-21). The Board unanimously approved the Material Deconstruction of the 1941 roofline to restore the 1907 roofline.¹ The Board continued the Applicant's Material Deconstruction request of 200 square feet of the 1889 roof form to January 3, 2024 ([Minutes](#), p. 13-21). The Board then continued the discussion again to February 7, 2024.

On February 7, 2024, the Board approved the applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on the southern façade of the building and to remove 64 square feet of the 1889 Roof Form ([Packet](#), Item 6.B; [Minutes](#), p. 8-17). As part of the approval, the Board determined that the removal of the 1889 roof material does not negatively impact the historic roof form and held its earlier finding that the removal of the 1941 addition's roof restores the roofline of the 1907 addition (see Exhibit C, 2024 Material Deconstruction Final Action Letter).

On January 6, 2025, the Applicant entered into a Cash Deposit Agreement in accordance with the City preservation policy outlined in LMC [§ 15-11-9](#) to ensure protection of Historic materials throughout construction and compliance with the approved Historic Preservation Plan.

On December 3, 2025, the Historic Preservation Board approved the Applicant's Modification request for 218 Sandridge Road to remove the Historic 1889 and 1907 roof forms and reconstruct them with proper structuring and new standing seam-metal roofing, salvaging all possible salvageable Historic Materials ([Packet](#), Item 7.C; [Meeting Recording](#)).

On December 22, 2025, the Applicant submitted the Historic District Grant Program application for Quarter 2 of the Fiscal Year 2026 grant cycle.

Historic District Grant Program

The City initiated the Historic District Grant Program (HDGP) in 1987 with the goal to financially incentivize the preservation, rehabilitation, restoration, and reconstruction of Historic Structures and Sites to create a community that honors its past and encourages historic preservation.

The Historic Preservation Board (HPB) may award up to \$127,136 during Fiscal Year 2026 for both emergency and competitive grants. The grant funding sources for Fiscal Year 2026 are as follows:

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

218 Sandridge Road is within the Main Street RDA, and funding for this grant request would be sourced from the Main Street RDA grant fund, which has a balance of

¹ This roofline is depicted in a 1907 Sanborn Fire Insurance map. The exact year when this roof form was added to 218 Sandridge is unknown, so it is alternately referred to as the 1900s-era roofline and 1907 roofline in previous documents and this report.

\$30,000.

This is the first grant application for Fiscal Year 2026 that has been submitted for a Site within the Main Street RDA. If the HPB awards the grant to 218 Sandridge, the Main Street RDA fund would have a remaining balance of \$5,100.

Through the HDGP, the City provides a 50% matching grant for eligible work that may include but is not limited to:

- Painting exterior walls
- Repairing, restoring, or replacing windows
- Repointing masonry
- **Repairing or replacing roofs**
- Updating electrical
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- **Restoring Historic features**

The Applicant's proposed work at 218 Sandridge includes repairing or replacing roofs, and restoring Historic features, which is eligible for the HDGP.

The criteria evaluation on the following page was provided to the Applicant through the HDGP Application.

Staff requests the Board please review and score the request prior to the public meeting and determine whether the Applicant qualifies for an award.

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

Lien Requirement for Grant Recipients

Grant recipients must agree to a five-year lien with the City that is recorded against the property. If the property is sold before the five-year period has passed, the Applicant is responsible for repaying the City a pro-rated amount of the awarded grant funds.

The Applicant for the Historic District Grant request for 218 Sandridge was made aware of and acknowledged the lien requirements through the application process (see below). The Applicant has also reviewed a draft copy of the lien agreement.

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

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

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

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

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

— **AGREE TO PARTICIPATE**
— **DO NOT AGREE TO PARTICIPATE**

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 21, 2026. Staff mailed courtesy notice to property owners within 300 feet on January 21, 2026. The *Park Record* published courtesy notice on January 22, 2026.²

² LMC [§ 15-1-21](#)

Public Input

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

Alternatives

The HPB may:

- Approve the Historic District Grant request for 218 Sandridge Road.
- Deny the Historic District Grant request for 218 Sandridge Road and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain or uncertain.

Exhibits

A: Draft Final Action Letter

B: Historic District Grant Application – 218 Sandridge

C: Material Deconstruction Final Action Letter



Planning Department

February 4, 2026

Ben Akers

CC: Dennis Hranitzky

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 218 Sandridge Road
Zoning District: Historic Residential – 1
Application: Historic District Grant
Project Number: PL-25-06789
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: February 4, 2026
Project Summary: The Applicant requests a \$24,900 Historic District Grant for framing of the exterior walls and roof repairs for 218 Sandridge Road, a Significant Historic Site.

Action Taken

On February 4, 2026, the Historic Preservation Board conducted a public hearing and approved the Historic District Grant request for 218 Sandridge Road according to the following findings of fact, conclusions of law, and conditions of approval:

Background

1. On February 7, 2024, the Historic Preservation Board approved the Applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on the southern façade of the building and to remove 64 square feet of the 1889 Roof Form.
 - a. As part of the approval, the Board determined that the removal of the 1889 roof material does not negatively impact the historic roof form and held its earlier finding that the removal of the 1941 addition's roof restores the roofline of the 1907 addition.



Planning Department

- b. The Board included the November 1, 2023 decision to approve the applicant's Material Deconstruction of the 1941 roofline, which restored the 1907 roofline, in the February 7, 2024 Final Action Letter.
- 2. On January 6, 2025, the Applicant entered into a Cash Deposit Agreement in accordance with the City preservation policy outlined in LMC Section 15-11-9 to ensure protection of Historic materials throughout construction and compliance with the approved Historic Preservation Plan.
- 3. On December 3, 2025, the Historic Preservation Board approved the Applicant's Modification request for 218 Sandridge Road to remove the Historic 1889 and 1907 roof forms and reconstruct them with proper structuring and new standing seam-metal roofing, salvaging all possible salvageable Historic Materials.

Findings of Fact

- 1. The City initiated the Historic District Grant Program (HDGP) in 1987 with the goal to financially incentivize the preservation, rehabilitation, restoration, and reconstruction of Historic Structures and Sites to create a community that honors its past and encourages historic preservation.
- 2. Work eligible for a 50% matching grant through the HDGP includes, but is not limited to, repairing or replacing roofs and restoring Historic features.
- 3. The Applicant submitted a \$24,900 Historic District Grant request during Fiscal Year 2026, Quarter 2, for framing of the exterior walls, and roof of 218 Sandridge Road, a Significant Historic Site.
- 4. The Applicant proposes completing the framing work in June 2026.
- 5. 218 Sandridge Road is in the Main Street Redevelopment Area (RDA).
- 6. Funding for the Applicant's request will be sourced from the Main Street RDA grant fund, which has an initial balance of \$30,000.
 - a. This is the first grant application for Fiscal Year 2026 that has been submitted for a Site within the Main Street RDA.
 - b. After the grant funds are dispersed to the Applicant for 218 Sandridge, the Main Street RDA fund will have a remaining balance of \$5,100.
- 7. HDGP recipients must agree to a five-year lien with the City that is recorded against the property.
 - a. If the property is sold before the five-year period has passed, the Applicant is responsible for repaying the City a pro-rated amount of the awarded HDGP funds.



Planning Department

- b. The Applicant for the HDGP request for 218 Sandridge was made aware of and acknowledged the lien requirements through the HDGP application process.

Conclusions of Law

- 1. The Applicant's request qualifies for a Historic District Grant award.

Conditions of Approval

- 1. All work shall comply with the approved Historic Preservation Plan for 218 Sandridge.
- 2. All previous Conditions of Approval for 218 Sandridge remain in effect, including, but not limited to, Conditions of Approval from the Historic Preservation Board February 7, 2024 Final Action Letter and December 3, 2025 Final Action Letter.
- 3. The grantee shall maintain the architectural significance of the structure, retain and/or restore the historic character of the structure, preserve the structural integrity of the structure, and perform normal maintenance and repairs.
- 4. The grantee shall complete the work funded by the Historic District Grant within one year of approval of the grant application.
- 5. The Applicant shall submit a photograph of completed work to Planning Staff.
- 6. The grantee shall submit proof of payment to the Planning Department for disbursement of funds within 30 days of final inspection.
- 7. Prior to issuance of the grant, the grantee shall agree to and execute a five-year lien with the City in a form approved by the City Attorney's Office and record such lien with the Summit County Recorder's Office. Should the property be sold within the five-year period, the grantee is responsible for repaying the City a pro-rated amount of the grant disbursement. If the property is sold within one year, 100% of the awarded funds shall be paid back to the City.
- 8. 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 prior to construction.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email jacob.klopfenstein@parkcity.gov.

Sincerely,



Planning Department

Douglas Stephens, Chair
Historic Preservation Board

CC: Jacob Klopfenstein, Project Planner

DRAFT

HISTORIC DISTRICT GRANT PACKET

**FISCAL YEAR 2026
QUARTER TWO**

OCTOBER 1, 2025 – DECEMBER 31, 2025

THIS APPLICATION CYCLE IS NOT RETROACTIVE FOR WORK ALREADY COMPLETED.

**INFORMATION GUIDE
AND APPLICATION**

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

HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

MISSION STATEMENT:

The Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, and Restoration of Historic Structures and Sites designated on the City's Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

ELIGIBILITY:

Property owners of Significant or Landmark Historic Sites on Park City's Historic Sites Inventory may apply for a 50% matching competitive grant. Eligible work may include interior and/or exterior repair, Preservation, Rehabilitation, or Restoration, including Historic Architectural features and structural elements, as well as mechanical systems.

Depending on the existing conditions and specific project scope, some examples of eligible work include, but are not limited to:

- Repairing/Restoring/replacing windows
- Repointing masonry
- Repairing or replacing roofs
- Painting exterior
- Electrical updating*
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- Restoring Historic features

Ineligible Work includes, but is not limited to:

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

EMERGENCY GRANT

Property owners may apply for an emergency grant up to \$5,000 for Emergency Repair Work defined in the Land Management Code as:

- *Work requiring prompt approval because of an imminent threat to the safety or welfare of the public or to the structure or site. The scope of the approval for emergency repair work shall only be to the extent related to stabilizing or repairing the emergency situation.**

**The approvals for emergency repair work shall be limited to the scope of the emergency work.*

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

COMPETITIVE GRANT

Property owners may apply for a competitive grant of up to 50% of the cost to preserve, rehabilitate, or restore a Historic Structure:

- **Preservation:** *The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a Historic Property. Work, including preliminary measures to protect and stabilize the Property, generally focuses upon ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*
- **Rehabilitation:** *The act or process of making possible a compatible Use for a Property through repair, alterations, and additions while preserving those portions or features which convey its Historical, cultural, or architectural values.*
- **Restoration:** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and Reconstruction of missing features from the restoration period.*

Application:

Applications may be submitted to the Planning Department October 1, 2025 through December 31, 2025 for Quarter 2 of the 2026 Fiscal Year. Applications are submitted for Historic Preservation Board for review at their next regularly scheduled meeting, held on the first Wednesday of each month in Park City Council Chambers, 445 Marsac Avenue.

Work proposed to be completed with grant funds must be completed within one year of approval.

Submit paper applications to the Planning Department in City Hall at 445 Marsac Avenue, Park City, Utah 84060.

Mailed applications shall be addressed as follows:

Park City Municipal Corporation
ATTN: Park City Planning Department
PO Box 1480
Park City, UT 84060

Email applications to planning@parkcity.org. Note we cannot accept emails 8MB or larger. Larger files must be sent through a file sharing service

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

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

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

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

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

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

 DH AGREE TO PARTICIPATE
 — DO NOT AGREE TO PARTICIPATE

HISTORIC DISTRICT COMPETITIVE GRANT APPLICATION

For Office Use Only

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

PROJECT INFORMATION

NAME: Dennis Hranitzky

ADDRESS: 218 Sandridge Rd. Park City, UT 84060

TAX ID: 218-SRA-1 OR

SUBDIVISION: Marsc Ave/Chambers Street ROW OR

SURVEY: Park City Survey LOT #: 20-23 BLOCK #: 72

APPLICANT INFORMATION

NAME: Dennis Hranitzky

MAILING ADDRESS: [REDACTED]

PHONE #: [REDACTED] X #: () -

EMAIL: [REDACTED]

APPLICANT REPRESENTATIVE INFORMATION

NAME: Blackdog Builders, Inc (Ben Akers)

PHONE #: [REDACTED]

EMAIL: [REDACTED]

PRIMARY ADDRESS: [REDACTED]

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

SUBMITTAL REQUIREMENTS

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

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

BREAKDOWN OF ESTIMATED COSTS

Grant Request: \$24,900.00 (Up to 50% of Total Cost Reimbursable)

Match: \$ **\$49,800.00** (Applicant's Contribution)

Total Project Budget: \$74,700.00 (Grant Request + Local Match)

Match Source: Owner Pmt to GC (Blackdog Builders, Inc)

Owner Pmt to GC (Blackdog Builders, Inc.)

Match Type: Owner Pmt to GC (Blackdog Builders, Inc)

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

PROPOSED TIMELINE (Work must be completed within one year of approval of a grant award)

Work for Grant is scheduled to be completed 6-1-26

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant:



Name of Applicant:

Dennis Hranitzky

Mailing Address:

[REDACTED]

Phone:

[REDACTED]

Fax:

Email:

[REDACTED]

Type of Application:

Historic District Grant

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner:

Dennis Hranitzky

Mailing Address:

[REDACTED]

Street Address/ Legal Description of Subject Property:

218 Sandridge Road

Signature:



Date:

11/27/26

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

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

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

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



Planning Department

November 7, 2024

Molly Guinan
Elliott Work Group
[REDACTED]

CC: Dennis Hranitzky

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 218 Sandridge Road
Zoning District: Historic Residential – 1
Application: Historic District Design Review
Project Number: PL-23-05692
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: November 7, 2024
Project Summary: The Applicant Proposes a Remodel and Addition of the Single-Family Dwelling Including a Detached, Two-Story, 556-Square-Foot Accessory Building and A 334-Square-Foot Addition and Transitional Element.

Action Taken

On November 7, 2024, the Planning Director Designee APPROVED the Historic District Design Review for 218 Sandridge Road based on the Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 218 Sandridge Road is a Single-Family Dwelling in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.



Planning Department

3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
5. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
6. The proposed modification of 64 square feet of 1889 roof does not negatively impact the historic Roof Form.
7. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
8. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.
9. On June 26, 2024 the Planning Commission conducted a public hearing and approved the Plat Amendment request for 218 Sandridge Road. The Plat was recorded with Summit County on October 29, 2024.
10. On August 14, 2024, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit for 218 Sandridge Road.
11. Additions and renovations to Historic Residential Sites are reviewed for compliance with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.
12. Analysis from the November 7, 2024 Administrative Public Hearing Staff Report is incorporated herein.
13. On October 23, 2024 staff published notice on the City's website and posted notice to the property. Staff mailed courtesy notice to property owners within 100 feet on October 23, 2024.

Conclusions of Law

1. The proposal complies with the Historic Preservation Board's February 7, 2024 Material Deconstruction Findings of Fact, Conclusions of Law and Conditions of Approval.
2. The proposal complies with the Planning Commission's June 26, 2024 Plat Amendment Findings of Fact, Conclusions of Law and Conditions of Approval.



Planning Department

3. The proposal complies with the Planning Commission's August 14, 2024 Steep Slope Conditional Use Permit Findings of Fact, Conclusions of Law and Conditions of Approval.
4. The proposal, as conditioned, complies with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.

Conditions of Approval

1. The Applicant shall protect all vegetation not approved for removal during construction. Any vegetation removed or damaged during construction shall be replaced. Any Significant Vegetation removed or damaged during construction requires replacement on Site and shall comply with Municipal Code of Park City Chapter 11-21 *Utah Wildland -Urban Interface Code*.
2. The Applicant shall submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
3. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
4. The new driveway shall not exceed 10 feet in width. The Applicant shall incorporate additional landscaping adjacent to the proposed driveway to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses.
5. The new driveway shall be constructed out of a textured or pour paving material.
6. Pursuant to LMC Section 15-2.2-3(K), the applicant shall obtain Chief Building Official approval for proposed snow release plans for the Site. The Applicant shall provide adequate snow storage for the new driveway on site and shall obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
7. Drainage infrastructure, including gutters and downspouts, shall be configured so that water drains away from the Historic Structure. New hanging gutters shall be half round, and downspouts shall be located away from architectural features and be visually minimized from the public Right-of Way. Drainage shall also be improved behind retaining walls, so water drains away from the walls to abate retaining wall failure.
8. Any mechanical, utility, or service equipment shall be fully screened from view from the public right-of-way and shall be located on tertiary facades of the



Planning Department

Historic Structure. Building elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.

9. Garage doors shall not exceed 9 feet in width by 9 feet in height. Glazing on garage doors shall be limited to no more than 30% of the garage door.
10. New decks shall be constructed out of wood and be self-supporting.
11. Significant Vegetation removed for the proposed Accessory Building shall be replaced on the Site and shall comply with Municipal Code of Park City Chapter 11-21 *Utah Wildland -Urban Interface Code*.
12. Pursuant to LMC Section 15-4-2, new retaining walls shall not exceed 6 feet within any Rear or Side Setbacks or 4 feet within any Front Setback. New retaining walls shall be constructed out of simple board-formed concrete, stone, or another historic material. Stone or concrete retaining walls shall not be painted, stained, or plastered over.
13. All new siding shall be wood and shall be painted opaque.
14. New windows shall be wood or aluminum-clad wood and shall maintain a 2:1 height to width ratio. Any new glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are prohibited.
15. New decks within the Rear or Side Setback shall be no greater than 30 inches above Final Grade and shall be located at least 1 foot from the property line. Decks within the Front Setback shall be no more than 10 feet wide and shall project no more than 3 feet into the Front Setback.
16. The landscape terrace on the northwest side of the Historic Structure shall be at-grade and shall not be attached to the Historic Structure. The landscape terrace shall be constructed of wood, brick, or another compatible historic material and shall be fully screened from public Rights-of-Way.

If you have questions or concerns regarding this Final Action Letter, please contact Jacob Klopfenstein at 385-481-2037 or jacob.klopfenstein@parkcity.org.

Sincerely,


Elissa Martin
Planning Director Designee

CC: Jacob Klopfenstein

218 Sandridge Road



©2021 PCMLS



©2021 PCMLS

218 Sandridge Road





Planning Department

February 7, 2024

Molly Guinan
Elliott Work Group

CC: Dennis Hranitzky

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 218 Sandridge Road
Zoning District: Historic Residential – 1
Application: Material Deconstruction
Project Number: PL-23-05692
Action: The Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940's siding from the southern elevation and 64 square feet of the 1889 Roof Form subject to the Conditions of Approval herein.
Date of Final Action: February 7, 2024
Project Summary: The Applicant Seeks Approval for Material Deconstruction for of a 1941 Roof Form, 64 square feet of an 1889 Roof Form, and 48 square feet of 1940s Siding to Accommodate a Proposed Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for the 1941 roof form at 218 Sandridge Road and continued discussion of Material Deconstruction of 64 square feet of the 1889 roof form, replacement of fifteen windows, and approximately 48 square feet of 1940s siding on the southern facade to a later date. On February 7, 2024, the Historic Preservation Board conducted a public hearing and **approved the Material Deconstruction of 48 square feet of 1940s siding on the southern façade and approved the proposed Material Deconstruction for 64 square feet of the 1889 roof form** based on the



Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 218 Sandridge Road in the Historic Residential – 1 (HR-1) Zoning District. The property is a metes and bounds parcel.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the west with a projecting bay window overlooking the public stairs which run along the northwestern property line of the site and provide passage from Sandridge Road to Swede Alley.
5. The 1941 Sanborn Fire Insurance Map shows another addition to the 1900 construction which projects to the south. This addition came flush to the edge of the rear porch.
6. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
7. Park City recognizes three significant historical periods within the historic districts: Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894 – 1930), and Mining Decline & Emergence of Recreation Industry (1931-1962).
8. Park City does not recognize one historical period as more significant than another. Property owners may elect to restore a Historic Structure to one period of significance rather than another.
9. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
10. The proposed modification of 64 square feet of 1889 roof does not negatively impact the historic Roof Form.
11. The Historic Preservation Board conducted a public hearing on November 1, 2023.
12. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
13. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding



Planning Department

from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.

Conclusions of Law

1. The proposal to remove the 1941 roof form to accommodate a rooftop deck complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
2. The proposal to modify approximately 64 square feet of the 1889 roof form to accommodate a flat roof projection complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024, for the Material Deconstruction of the 1941 addition and 48 square feet of 1940s siding to accommodate a rooftop deck. Any changes, modifications, or deviations from the approved design 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 the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a building permit.
5. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.



Planning Department

8. The Applicant shall obtain Subdivision approval to create a Lot of record and record the amended plat prior to submitting for a building permit.
9. The Applicant shall mitigate the visual impact of the proposed construction and proposed guard railing.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

A blue ink signature of Randy Scott's name.

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner

Historic Preservation Board

Staff Report



Subject: 525 Park Avenue
Application: PL-26-06804
Author: Elissa Martin, Planning Project Manager
Date: February 4, 2026
Type of Item: Historic District Grant Application

Recommendation

(I) Review and score the Historic District Grant Application for 525 Park Avenue, (II) open a public hearing, and (III) determine whether a grant should be awarded.

Description

Applicant: Park City Chapel, LLC (Daily Church)
Dan Moak
Location: 525 Park Avenue
Zoning District: Historic Residential-1
Adjacent Land Uses: Residential
Reason for Review: The Historic Preservation Board reviews and takes final action on historic preservation grant applications for funding requests under \$25,000.

HDDR Historic District Design Review
HDGP Historic District Grant Program
HR-1 Historic Residential-1
HSI Historic Sites Inventory
LMC Land Management Code
RDA Re-Development Area

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

Summary

The Applicant requests a \$24,500 Historic District Grant for repair and exterior paint of the façade of the Historic Structure at 525 Park Avenue, known as St. Luke's Episcopal Church, a Landmark Historic Site in the Historic Residential-1 (HR-1) Zoning District. The church was built circa 1901, within the Mature Mining Era, and the Historic Site retains its historic integrity¹.

The grant funding would be sourced from the Main Street RDA fund, which has a balance of \$30,000. Please see Exhibit B for the detailed scope and budget provided by the Applicant.

¹ [Park City Historic Site Inventory Form, 525 Park Avenue](#)



Figure 1: St. Luke's Episcopal Historic Church at 525 Park Ave

Background

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

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

The Board may award up to \$127,136 FY26 for both emergency and competitive grants from the funding sources below:

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

525 Park Avenue is within the Main Street RDA and therefore the funding for this grant would be sourced from the Main Street RDA fund, which has a current balance of \$30,000 for FY26.

A Historic District Design Review Pre-Application is not required for external paint.

Requirements for Awarded Grants

Grant recipients must accept and agree to a five-year lien with the City that is recorded against the property. If the property is sold within the five-year period, the applicant is responsible for repaying the city a pro-rated amount of the grant disbursement.

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

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

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

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

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

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

X **AGREE TO PARTICIPATE**
 DO NOT AGREE TO PARTICIPATE

Applicants are also provided with a draft copy of the Grant Agreement and Lien documents for their review.

Grant Request

St. Luke's Episcopal Church is described in the HSI Form as a small, one story, frame, rectangular chapel in a simplified Gothic style, sided in painted horizontal shiplap. The Applicant requests Historic District Grant funding to repair and paint the exterior façade of the Historic Structure.

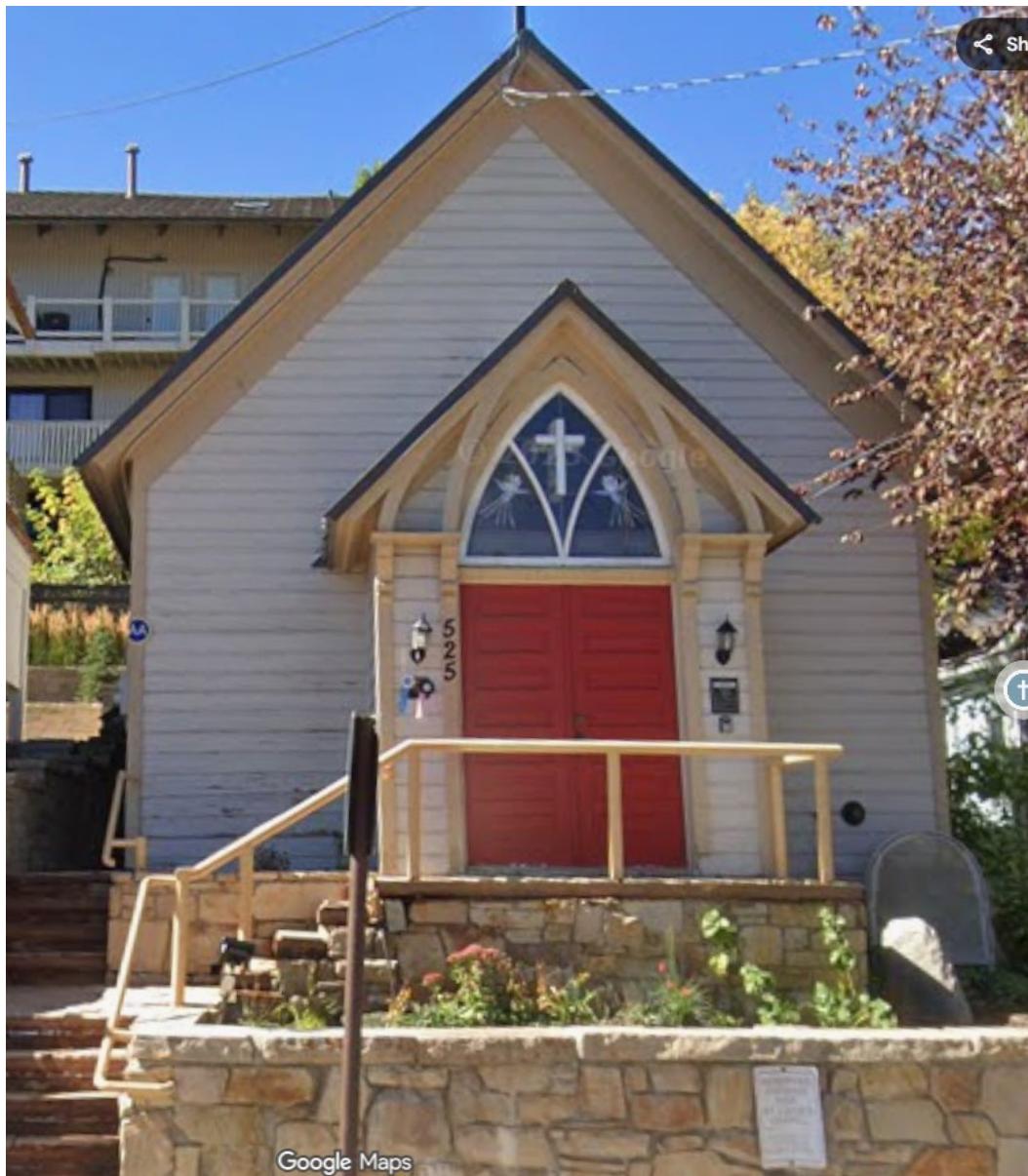


Figure 2: Google Maps street view imagery of 525 Park Avenue (Image capture 2024)

According to the Applicant's project overview the external siding is deteriorating due to: "...significant paint failure and substrate exposure. Years of exposure to high-altitude UV radiation and intense winter moisture cycles have caused the current paint coating to peel and crack."



The Applicant's scope of work to repair and paint the exterior includes the following:

- Cleaning the external siding to remove surface contaminants without damaging the wood grain.
- Manual scraping and sanding of all peeling areas to create a smooth, bondable surface.
- Repair the substrate and replace rotted decorative elements with in-kind materials.
- Apply high-grade caulk to windows, doors, and joints to protect from moisture
- Apply high-adhesion primer and weather-resistant paint coating to all wood surfaces.

The total scope of work is estimated to cost \$49,000. The funding request is 50% of the total cost, which is \$24,500. The work is planned to be completed in the summer of 2026.

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

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

Ineligible work includes but is not limited to:

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

The proposed work would be categorized under eligible work items: "Restoring Historic features" and "Painting Exterior". This is one of two grant applications the HPB is considering during the February 4, 2026 HPB meeting – both grant requests would be sourced from the Main Street RDA. If the funding request for \$24,500 for 525 Park Ave is awarded it would result in a remaining balance of \$5,500 for the Main Street RDA until the grant funds are replenished in FY27, which begins July 1, 2026.

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

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

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 21, 2026. The *Park Record* published courtesy notice on January 21, 2026.²

Public Input

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

Alternatives

The Historic Preservation Board may:

- Approve the Historic District Grant award for 525 Park Avenue.
- Deny the Historic District Grant award for 525 Park Avenue.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: 525 Park Avenue Grant Application

C: Historic Site Inventory Form

² LMC [§ 15-1-21](#)



Planning Department

February 4, 2026

Park City Chapel, LLC
Daily Church, Dan Moak

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 525 Park Avenue
Zoning District: Historic Residential – 1
Application: Historic District Grant
Project Number: PL-25-06789
Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: February 4, 2026

Project Summary: The Applicant requests a \$24,500 Historic District Grant for repair and exterior paint of the external façade of the Landmark Historic Structure at 525 Park Avenue, known as St. Luke's Episcopal Church.

Action Taken

On February 4, 2026, the Historic Preservation Board conducted a public hearing and approved the Historic District Grant request for 525 Park Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The City initiated the Historic District Grant Program (HDGP) in 1987 with the goal to financially incentivize the preservation, rehabilitation, restoration, and reconstruction of Historic Structures and Sites to create a community that honors its past and encourages historic preservation.
2. Work eligible for a 50% matching grant through the HDGP includes, but is not limited to restoring Historic features and painting exterior.
3. The Applicant submitted a Historic District Grant application during Fiscal Year 2026, Quarter 2, for \$24,500 to repair and paint the external façade of the



Planning Department

Historic Structure at 525 Park Avenue, known as St. Luke's Episcopal Church, a Landmark Historic Site in the Historic Residential-1 (HR-1) Zoning District.

4. The Applicant proposes completing the work in the summer of 2026.
5. 525 Park Avenue is in the Main Street Redevelopment Area (RDA).
6. Funding for the Applicant's request will be sourced from the Main Street RDA grant fund, which has an initial balance of \$30,000.
 - a. This is one of two grant applications submitted for Q2 Fiscal Year 2026 for a Site within the Main Street RDA.
 - b. If the funding request for \$24,500 for 525 Park Ave is awarded it would result in a remaining balance of \$5,500 for the Main Street RDA.
7. HDGP recipients must agree to a five-year lien with the City that is recorded against the property.
 - a. If the property is sold before the five-year period has passed, the Applicant is responsible for repaying the City a pro-rated amount of the awarded HDGP funds.
 - b. The Applicant for the HDGP request for 525 Park Avenue was made aware of and acknowledged the lien requirements through the HDGP application process.

Conclusions of Law

1. The Historic Preservation Board determined the Applicant's funding request for 525 Park Avenue qualifies for a Historic District Grant award on February 4, 2026.

Conditions of Approval

1. The grantee shall maintain the architectural significance of the structure, retain and/or restore the historic character of the structure, preserve the structural integrity of the structure, and perform normal maintenance and repairs.
2. The grantee shall complete the work funded by the Historic District Grant within one year of approval of the grant application.
3. The Applicant shall submit a photograph of completed work to Planning Staff.
4. The grantee shall submit proof of payment to the Planning Department for disbursement of funds within 30 days of completion of the work.
5. Prior to issuance of the grant, the grantee shall agree to and execute a five-year lien with the City in a form approved by the City Attorney's Office and record such lien with the Summit County Recorder's Office. Should the property be sold within the five-year period, the grantee is responsible for repaying the City a pro-



rated amount of the grant disbursement. If the property is sold within one year, 100% of the awarded funds shall be paid back to the City.

6. 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 prior to construction.

If you have questions or concerns regarding this Final Action Letter, please call (435) 699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Douglas Stephens, Chair
Historic Preservation Board

CC: Elissa Martin, Planning Project Manager

HISTORIC DISTRICT GRANT PACKET

**FISCAL YEAR 2026
QUARTER TWO**

OCTOBER 1, 2025 – DECEMBER 31, 2025

THIS APPLICATION CYCLE IS NOT RETROACTIVE FOR WORK ALREADY COMPLETED.

**INFORMATION GUIDE
AND APPLICATION**

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

HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

MISSION STATEMENT:

The Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, and Restoration of Historic Structures and Sites designated on the City's Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

ELIGIBILITY:

Property owners of Significant or Landmark Historic Sites on Park City's Historic Sites Inventory may apply for a 50% matching competitive grant. Eligible work may include interior and/or exterior repair, Preservation, Rehabilitation, or Restoration, including Historic Architectural features and structural elements, as well as mechanical systems.

Depending on the existing conditions and specific project scope, some examples of eligible work include, but are not limited to:

- Repairing/Restoring/replacing windows
- Repointing masonry
- Repairing or replacing roofs
- Painting exterior
- Electrical updating*
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- Restoring Historic features

Ineligible Work includes, but is not limited to:

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

EMERGENCY GRANT

Property owners may apply for an emergency grant up to \$5,000 for Emergency Repair Work defined in the Land Management Code as:

- *Work requiring prompt approval because of an imminent threat to the safety or welfare of the public or to the structure or site. The scope of the approval for emergency repair work shall only be to the extent related to stabilizing or repairing the emergency situation.**

**The approvals for emergency repair work shall be limited to the scope of the emergency work.*

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

COMPETITIVE GRANT

Property owners may apply for a competitive grant of up to 50% of the cost to preserve, rehabilitate, or restore a Historic Structure:

- **Preservation:** *The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a Historic Property. Work, including preliminary measures to protect and stabilize the Property, generally focuses upon ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*
- **Rehabilitation:** *The act or process of making possible a compatible Use for a Property through repair, alterations, and additions while preserving those portions or features which convey its Historical, cultural, or architectural values.*
- **Restoration:** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and Reconstruction of missing features from the restoration period.*

Application:

Applications may be submitted to the Planning Department October 1, 2025 through December 31, 2025 for Quarter 2 of the 2026 Fiscal Year. Applications are submitted for Historic Preservation Board for review at their next regularly scheduled meeting, held on the first Wednesday of each month in Park City Council Chambers, 445 Marsac Avenue.

Work proposed to be completed with grant funds must be completed within one year of approval.

Submit paper applications to the Planning Department in City Hall at 445 Marsac Avenue, Park City, Utah 84060.

Mailed applications shall be addressed as follows:

Park City Municipal Corporation
ATTN: Park City Planning Department
PO Box 1480
Park City, UT 84060

Email applications to planning@parkcity.org. Note we cannot accept emails 8MB or larger. Larger files must be sent through a file sharing service

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

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

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

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

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

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

AGREE TO PARTICIPATE
 DO NOT AGREE TO PARTICIPATE

HISTORIC DISTRICT COMPETITIVE GRANT APPLICATION

For Office Use Only

ADMINISTRATIVE REVIEW	PROJECT PLANNER	APPLICATION #	PL-26-06804
APPROVED		DATE RECEIVED	01.12.2026
AMOUNT		EXPIRATION	
DENIED		BLDG PERMIT	

PROJECT INFORMATION

NAME: 525 Park Ave - Chapel Preservation

ADDRESS: 525 Park Ave

TAX ID: 33-4503169 OR

SUBDIVISION: SURVEY: OR

APPLICANT INFORMATION NAME: Dan Moak

MAILING ADDRESS: [REDACTED] Park City, UT 84060

PHONE #: [REDACTED] ([REDACTED]) - [REDACTED] FAX #: ([REDACTED]) - [REDACTED]
EMAIL: [REDACTED]

APPLICANT REPRESENTATIVE INFORMATION

NAME: Dan Moak

PHONE #: [REDACTED]) -

EMAIL: [REDACTED]

PRIMARY

ADDRESS: Park City, UT 84060

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

SUBMITTAL REQUIREMENTS

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

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

BREAKDOWN OF ESTIMATED COSTS

Grant Request: \$ 24,500 (Up to 50% of Total Cost Reimbursable)

Match: \$ 24,500 (Applicant's Contribution)

Total Project Budget: \$ 49,000 (Grant Request + Local Match)

Match Source: Donations for Chapel and Church Funds

Match Type: Cash

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

PROPOSED TIMELINE (Work must be completed within one year of approval of a grant award)

The exterior of this historic chapel is currently in a state of significant deterioration, with widespread paint failure threatening its long-term

preservation. Beyond the aesthetic impact, the peeling paint leaves the structure vulnerable to the extreme high-altitude weather conditions and

moisture cycles of Park City. Grant funds will be utilized to restore the

facade, providing essential protection against the elements and ensuring

the chapel remains a well-preserved community landmark. This project is scheduled for completion by Summer 2026.



Affirmation of Sufficient Interest

Park City Municipal Corporation
Planning Department

1/9/2026

Date _____

525 Park Ave Park City, UT 84060

Project Address: _____

HDDR Pre-Application and Historic District Grant Application

Application Type: _____

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

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

Park City Chapel LLC

Name of Property Owner: _____

Please attach a Proof of Authorization to your application if any of the following is true:

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

Email Address: _____

Phone Number: _____

Signature: *Dan Moak* Authorized Representative of Daily Church, the sole member of Park City Chapel,
LLC

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

Project Description: Historic Chapel Exterior Restoration

Project Title: Exterior Preservation and Weatherproofing of the Historic Chapel

Location: 525 Park Ave, Park City, Utah - Historic District

Requested Funding: \$49,000 (Total Estimated Project Cost)

Estimated Completion: Summer 2026

Project Overview

The historic chapel, a landmark within Park City's Historic District, requires immediate exterior intervention to address significant paint failure and substrate exposure. Years of exposure to high-altitude UV radiation and intense winter moisture cycles have caused the current paint coating to peel and crack. This project aims to restore the building's aesthetic dignity while providing a critical protective seal to ensure the structural longevity of the historic materials.

Reason for Applying: Historic District Grant

As a contributing structure within the Historic District, the chapel is subject to rigorous preservation standards that require specialized labor and high-quality, historically accurate materials. The \$49,000 project cost reflects the necessity of hiring contractors experienced in historic preservation who can safely navigate the complexities of older substrates.

Grant funding is essential to:

- **Prevent Irreversible Damage:** Without a protective coating, the underlying wood is susceptible to rot and warping, which would necessitate much more expensive structural repairs in the future.
- **Maintain District Character:** As a high-visibility building, the chapel's restoration directly contributes to the visual integrity and economic vitality of the Park City Historic District.
- **Adhere to Preservation Guidelines:** Funds will ensure the project meets all local historic design guidelines, utilizing appropriate color palettes and application techniques.

Proposed Scope of Work

The restoration will be executed in four primary phases:

1. **Preparation & Surface Stabilization:** * Professional power washing at regulated pressures to remove surface contaminants without damaging the wood grain.
 - o Manual scraping and sanding of all peeling areas to create a smooth, bondable surface.
2. **Substrate Repair:** * Inspection of all siding and trim; minor wood filling and replacement of any rotted decorative elements with matching "in-kind" materials.
 - o Application of high-grade, paintable caulk to windows, doors, and joints to prevent moisture infiltration.
3. **Priming & Coating:** * Application of a high-adhesion, oil-based primer to all bare wood surfaces.
 - o Two coats of premium, weather-resistant exterior finish in a color scheme approved by the Historic Preservation Board.
4. **Site Clean-up & Final Inspection:** * Thorough removal of all debris and a final walkthrough to ensure all "nooks and crannies" of the historic architecture are fully sealed.

Detailed Specifications

- **Materials:** Premium acrylic latex topcoat (specifically formulated for high-altitude/high-UV environments) over a specialty wood primer.
- **Labor:** Licensed and insured contractors with a proven portfolio of historic preservation projects.
- **Timeline:** Surface prep to begin in late spring, with painting and completion finalized by **late summer 2026** to ensure optimal drying conditions.

RESOLUTION OF THE BOARD OF DIRECTORS OF DAILY CHURCH

RESOLUTION PROJECT: HISTORIC CHAPEL EXTERIOR RESTORATION

WHEREAS, the Board of Directors of **Daily Church** (the “Organization”) has identified a critical need for the preservation and restoration of the exterior of the historic chapel located in Park City, Utah; and

WHEREAS, the exterior paint of said historic chapel is currently in a state of disrepair, posing a risk to the structural and historical integrity of the building due to exposure to local weather conditions; and

WHEREAS, the Board of Directors has reviewed the proposed scope of work and a project budget of **\$49,000** for the comprehensive repainting and sealing of the building; and

WHEREAS, the Board of Directors has determined that applying for a **Historic District Grant** is in the best interest of the Organization to ensure the continued stewardship of this historic landmark;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS AS FOLLOWS:

- Project Approval:** The Board of Directors hereby formally approves the Historic Chapel Exterior Restoration project as described in the project proposal.
- Authorization to Seek Funds:** **Dan Moak** is hereby authorized and directed to act on behalf of Daily Church in the preparation and submission of a grant application to the Park City Historic District Grant program (or other relevant funding bodies) for the purpose of securing funds for this project.
- Execution of Documents:** Dan Moak is authorized to execute all necessary grant agreements, contracts, and related documents required to fulfill the grant application process and, upon award, the subsequent execution of the project.
- Effective Date:** This resolution shall take effect immediately upon its adoption.

CERTIFICATION

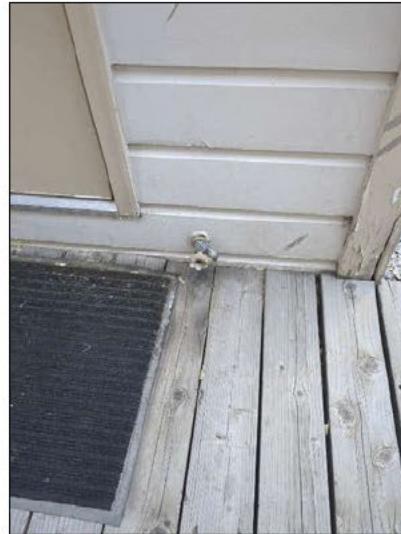
The undersigned, being the duly elected Secretary or authorized officer of Daily Church, hereby certifies that the foregoing is a true and correct copy of a resolution adopted by the Board of Directors at a meeting held on the 17th day of December, 2025, and that said resolution is in full force and effect.

Signature: *Nissa Moak*

Printed Name: *Nissa Moak*

Title: *Director*

Date: *12/17/2025*



Siding/Trim

1. Siding Condition

Materials: Wood siding

Observations:

- Area was inspected, any significant concerns will be noted.
- Siding appears to be in need of paint or stain in many areas. Further investigation and maintenance is recommended by a painting contractor





2. Trim Condition

Materials: Wood materials.

Observations:

- Area was inspected, any significant concerns will be noted. Some areas are not accessible.
- **Paint/finish advised. Pictured is an example, all areas should be checked and maintained as needed.**



3. Eaves & Fascia

Observations:

- Overall, the visible areas of fascia/soffit were inspected, any significant concerns will be noted.





HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Saint Luke's Episcopal Church

Address: 525 Park Avenue

Date of Construction: c. 1901

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-72-X

Current Owner: Episcopal Church

Legal Description (include acreage): LOT 6 BLK 5 PARK CITY TOWNSITE ALSO THE N'LY 5.5 FT OF LOT 5 BLK 5
PARK CITY SURVEY BAL 0.05 ACRESE QC-660 461-184-A 668-396

STATUS / USE

Original Use: religious

Current Use: religious

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

11/20/1980 – Individually listed

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> City/ County Histories	<input type="checkbox"/> Newspapers
<input type="checkbox"/> Tax Card	<input type="checkbox"/> Personal Interviews	<input checked="" type="checkbox"/> Other:
<input type="checkbox"/> Census Records	<input checked="" type="checkbox"/> Park City Museum	abstract of title
		USHS Preservation Files

DESCRIPTION

Architectural Style: Carpenter Gothic style / church type

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: Drop siding

Foundation: Stone

Roof: Gable roof form sheathed in metal material

Windows/Doors: Pointed (Gothic) arched double-hung sash type

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

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

St. Luke's Episcopal Church was described in the 1980 National Register nomination form as follows:

"St. Luke's Episcopal Church was built in 1901 to replace the original Episcopal Church in Park City which was destroyed by fire in June, 1898. It is a small, one story, frame, rectangular chapel in a simplified Gothic style. The building rests on a coursed stone foundation. The roof is high-pitched and tin clad, with the gable end facing eastward to the street. Typical of many of the frame structures in Park City, the building is sided in painted horizontal shiplap. Cement stairs lead up from the street to a small porch in front of the vestibule, on the east side.

The front façade of the nave is unornamented. Embellishments to the simple structure are found on the façade of the small vestibule. The entryway consists of a pair of eight-panel wooden doors with plain ceramic knobs. Directly

above the doors are two clear-paned pointed-arch windows, which provide a lancet effect in relation to the line of the doors. A pointed arch is within the gable encloses these two windows. Two stick work ornamental pointed arches are supported by console brackets on either side of the lintel.

There are three pointed-arch windows on the North and South sides of the building. They are double-hung, wood sash, each containing two large clear panes and 21 stained cathedral glass edge pieces. Presently plastic sheeting covers these side windows and temporary metal grating protects them from snow.

The west facade of the building holds one pointed arch window edged in Cathedral glass, behind the altar area. A small store room projects from the west side; there is physical evidence that this structure may have replaced a larger back room.

The interior of the vestibule is lined in the original pine paneling. Two stained wood doors open into the chapel itself. The interior of the church has been significantly altered. During renovation in May 1979, new structurally supporting cross beams were installed and the ceiling was dropped approximately two feet. The new ceiling covers the point at the top of the window behind the altar. When the original wallpaper was pulled off, it was found to be adhering to cloth, a common feature in Park City buildings of that period. The workmen stripped the walls down to the frame and siding, replacing the original walls with a plastic vapor barrier. This was covered with a skip-trowelled textured wallboard, which was used for the new ceiling as well.

At the time of renovation, the building was settling around a large tree stump under the southwest corner of the building. The workmen leveled the floor, and it is now covered in thick wall-to-wall rust colored carpet.

In 1964, the original coal stoves heating the building were replaced by space heaters. This inadequate and poorly wired system was replaced by a forced air system in the fall of 1979. The large aluminum ducts from this system run along the outside aisles, and a large heating grate is situated to the right of the altar cross.

The original fixtures, wood moldings and altar area are intact. There are ten pews for the congregation, at angles in the chapel, with an additional pew on either side of the altar for the lay readers. The altar area is set off on a platform two steps above the main floor, and marked by a turned-wood altar rail open on the center aisle. The present altar is temporary; the original is in storage at the Episcopal retreat in Brighton, Utah. The brass altar cross, acquired in 1895, came from the original St. Luke's and was salvaged after the fire.

Two handing light fixtures date to 1916, when they were donated by parishioners. Lighting is augmented by six new fluorescent lamps flush with the ceiling.

To the right of the altar is a molded wood door leading into the small storage room, which contains the furnace, as well as functioning as a dressing room for the minister.

No definite plans have been made for further renovation."

Since the writing of the 1980 nomination only minor changes have occurred. The tin roof mentioned in the description may have been replaced by a standing seam metal roof, but available images make it difficult to

confirm. A narrow walkway has been added to the south of the building and is covered with a steep shed roof. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

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.)

The history of St. Luke's Episcopal Church was given in the 1980 National Register nomination form as follows:

"St. Luke's Episcopal Church rebuilt in the 1899-1900 period, is significant in several aspects. First, it is representative of Episcopal missionary activity in western mining towns. Second, it is significant to state history as a non-Mormon church in a non-Mormon Utah town. Finally, it is most significant to local history as one of the integrating and stabilizing institutions established during Park City's transition from a boom town into a permanent community the structure's exterior, a frame building in a simplified Gothic style, remains almost intact. St. Luke's Episcopal Church has survived in Park City through the continual efforts of its members, in spite of erratic support from its Diocese. Although the building itself has been blamed for the decline of the congregation, it now serves once again as a symbol of continuity and community in a modern-day boom town.

The coming of the railroad and mineral discoveries in the mountains surrounding the Salt Lake Valley inspired a great influx of gentiles into Mormon Utah in the 1860s. Brigham Young banned mining activity for Mormons as interference with agricultural pursuits, discouraged mining of precious metals, and the boom towns springing up near the miners are predominantly gentile.

Park City in its mine camp days of the 1870s was generally Catholic or Masonic. Episcopalian missionary interests turned to the mining towns during the 1880s. Services were held in Park City's schoolhouse whenever the itinerant Bishop Tuttle or one of his ministers came through town on their missionary circuit. A small but stable congregation emerged by the late

1880s. Tuttle's successor, Bishop Abiel Leonard, recognized great missionary potential in Utah's mining communities and in September 1889 organized St. Luke's Mission in Park City. The local Missionary Committee consisted of H.C. Bates, J.W. Pearson, and S.L. Raddon. A men's benevolent association, the Brotherhood of St. Andrew, and a Ladies Guild engaged in social and humanitarian causes. Through dances, concerts, and other entertainments, the congregation raised most of the funds for a church building over the next year. The Episcopal District helped raise the balance to allow completion of the \$3,000 church in March 1890. The building stood at 310 Park Avenue.

During the next eight years the congregation grew rapidly and participated as an important factor in Park City social, cultural, and humanitarian activities. The Mission boasted a junior guild for young ladies and a surpliced boy's choir by 1896. A rectory was built adjacent to the church during this period, to insure a resident minister of housing. The presence of a resident minister allowed regular services and encouraged further development of the lay organizations of St. Luke's."

The building is still owned by the Episcopal Church.

REFERENCES

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.

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

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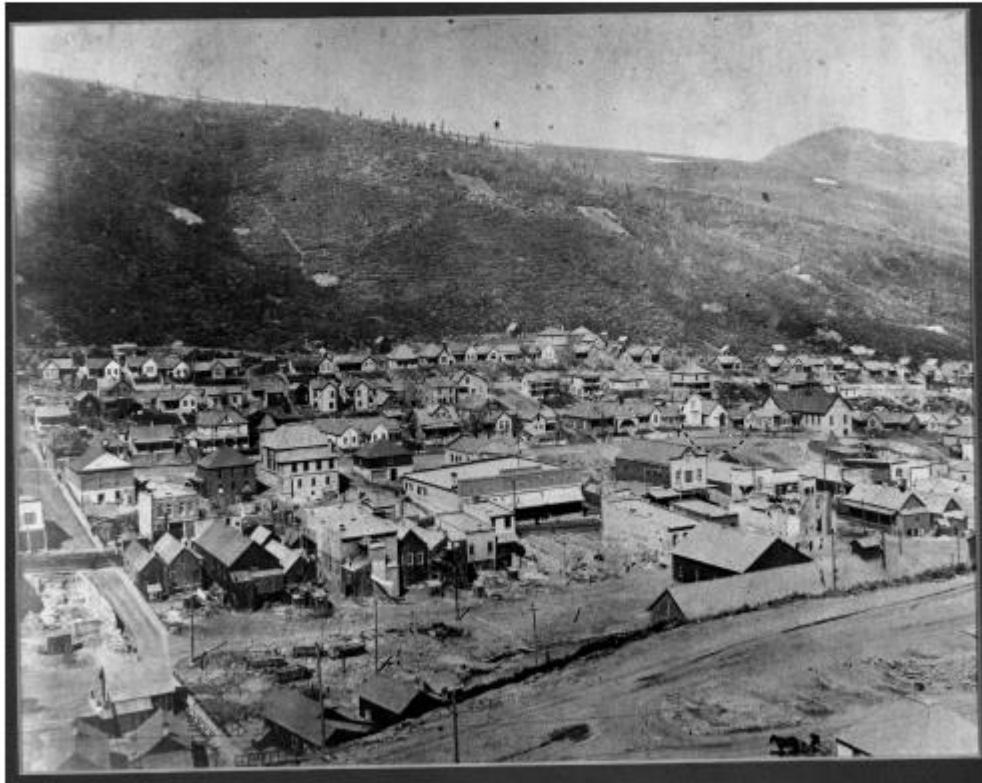
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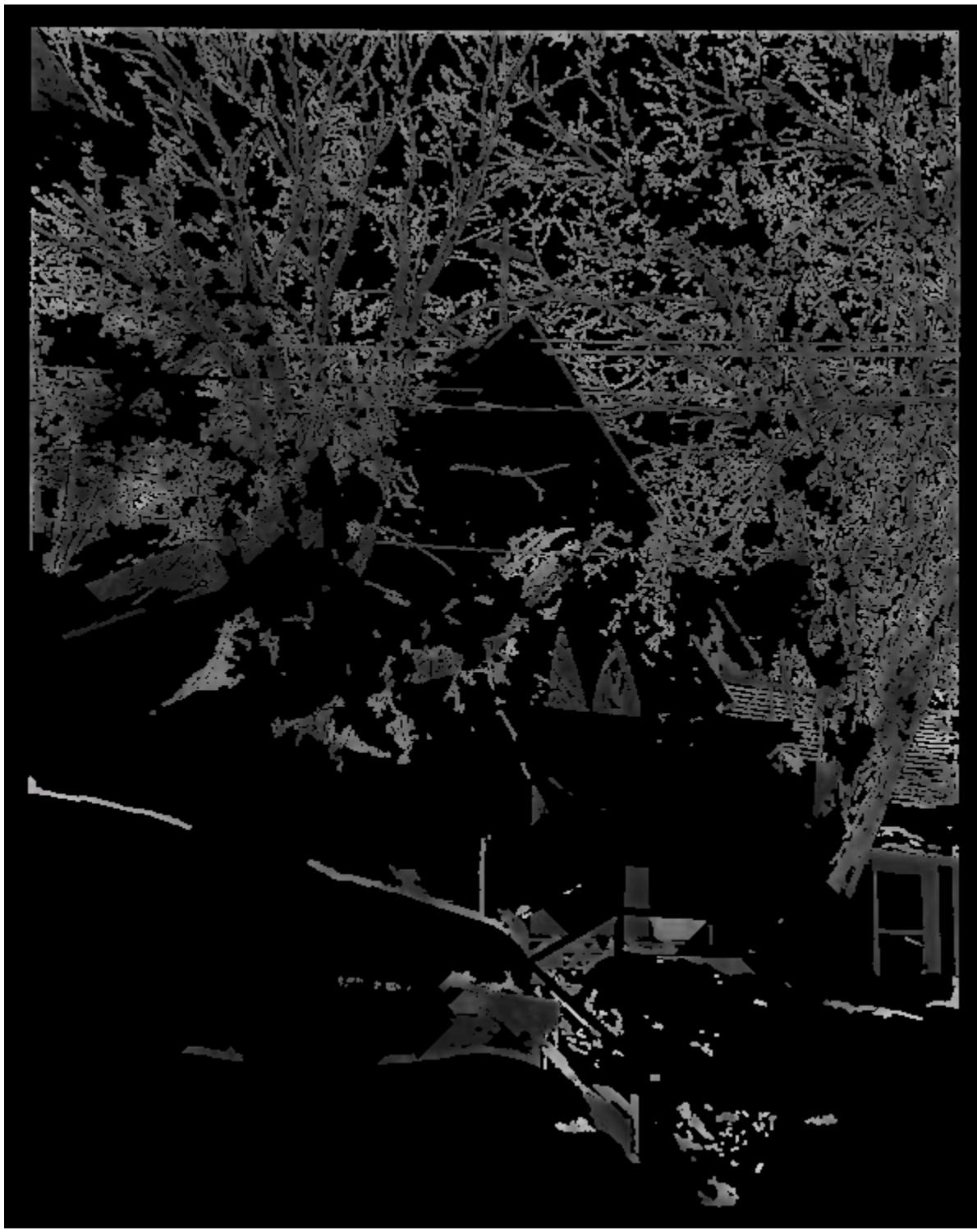
PHOTOS

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

*525 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials*



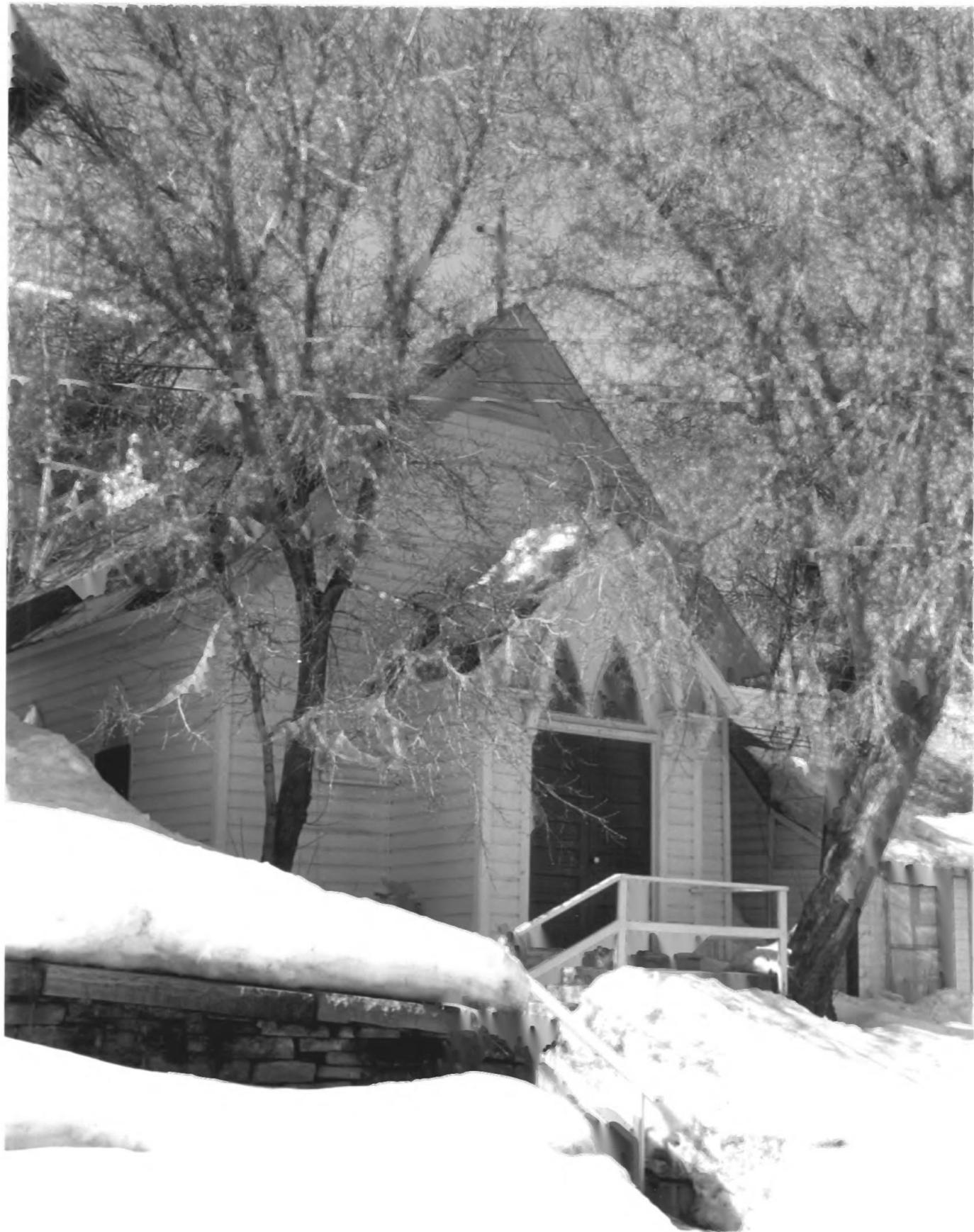
c. 1900



St. Luke's Episcopal Church
Park City, Summit County, Utah

Photo: Rosemarie Haberle, March 1980
Negative in possession of photographer





NOV 28 1980

St. Luke's Episcopal Church
Park City, Summit County, Utah

OCT 28 1981

View from southeast

Photo: Rosemarie Haberle, March 1980
Negative in possession of photographer //









525 Park Avenue. Northeast oblique. November 2013.



525 Park Avenue. East elevation. November 2013.

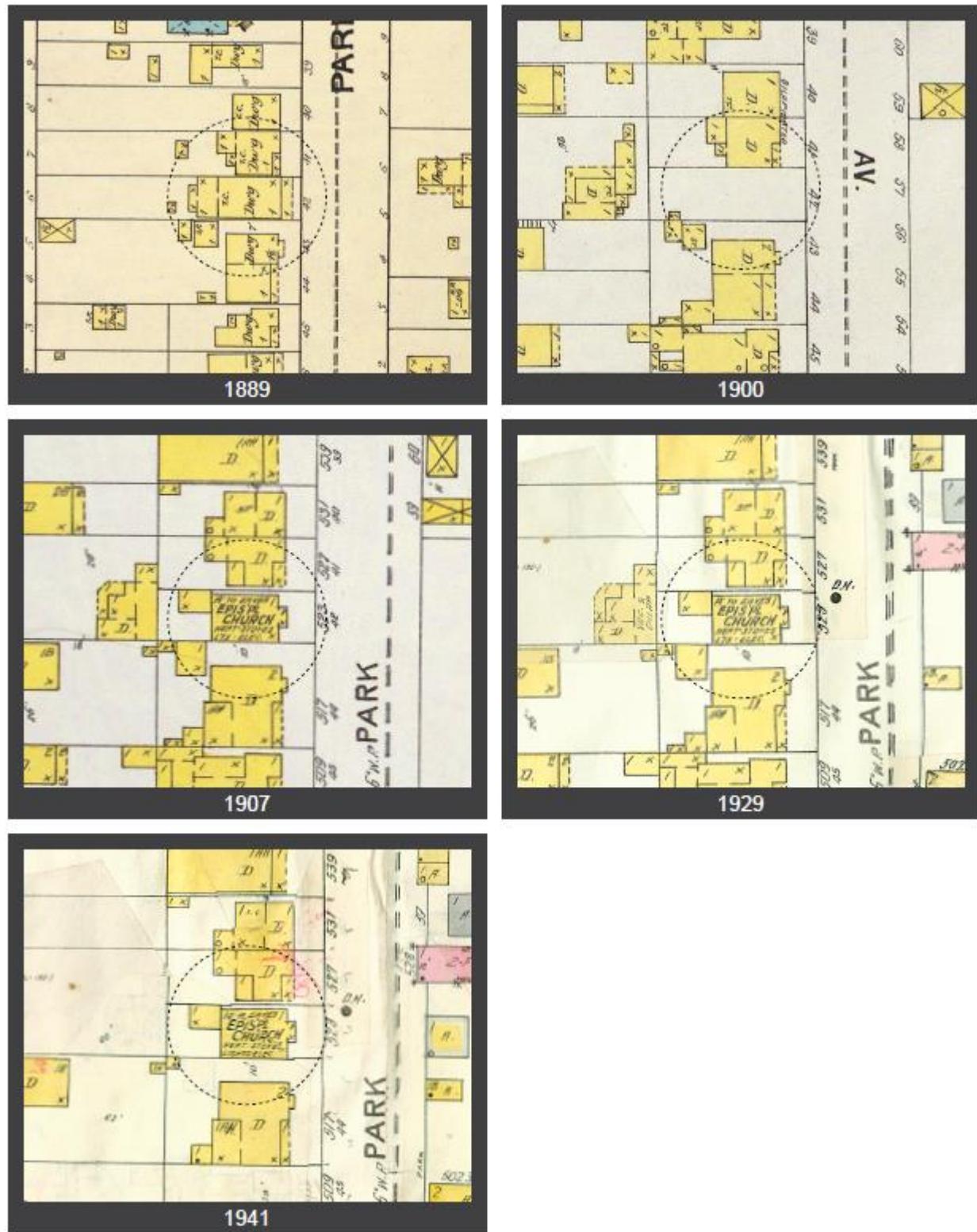


525 Park Avenue. Southeast oblique. November 2013.

MAPS

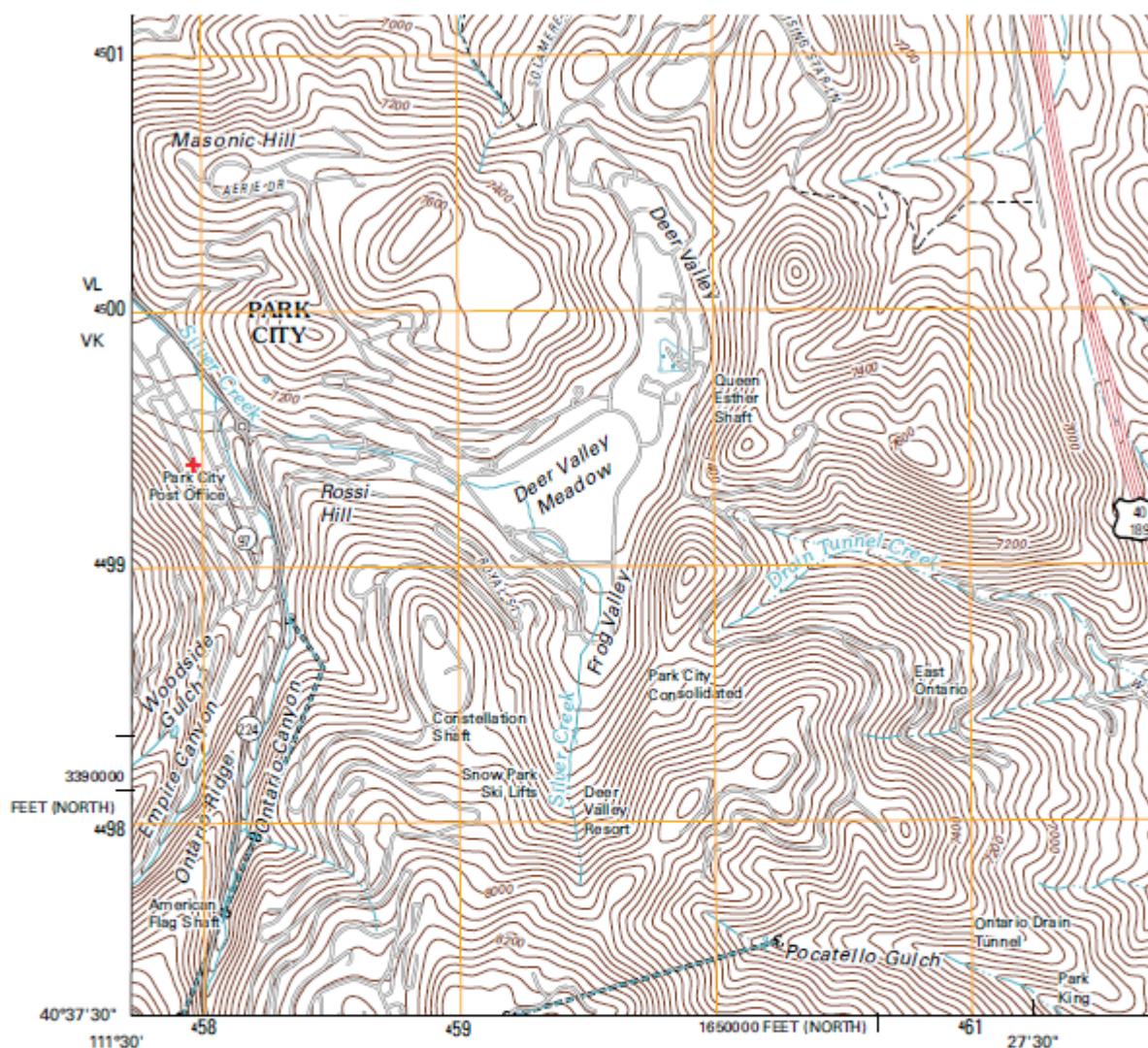
525 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Sanborn Map history



525 Park Avenue, Park City, Summit County, Utah

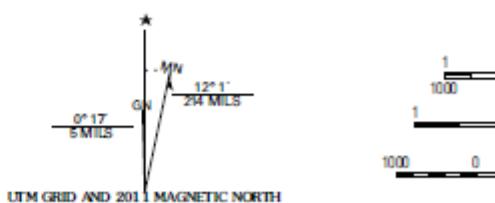
Intensive Level Survey—USGS Map



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

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

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



TITLE SEARCH FORM

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

Address: 525 Park Avenue
City: Park City, UT
Current Owner: Episcopate
(see history)
Address:

Tax Number: PC-72-X

Legal Description (incl.)

City of Lakewood Financial Statement

Current Owner: Episcopal Church

Address: (see historic site form for address)

Legal Description (include acreage): PC BK5 N5.5'L5, L6 (see historic site form for complete legal description)

100

Researcher: John Ewanowski, CBSA Architecture

Date: 4/12/2014

Researcher: Philip F. Notarianni
 Date: August, 1978

Site No. SU-10-137

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

1 IDENTIFICATION	Street Address:	523 Park Ave.	Plat PC	Bl. 5	Lot 6	
	Name of Structure:	Episcopal Church	T.	R.	S.	
	Present Owner:	Episcopal Church	UTM:			
	Owner Address:	c/o/ Park City, Utah 84060	Tax #:			PC-72
2 AGE/CONDITION/USE	Original Owner:	Episcopal Church	Construction Date:	1898	Demolition Date:	
	Original Use:	religious	Occupants:			
	Present Use:	<input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other				
	Building Condition:	<input type="checkbox"/> Site <input type="checkbox"/> Ruins	Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations			
3 STATUS	Preliminary Evaluation:	<input checked="" type="checkbox"/> Significant <input type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion				
		Final Register Status: <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				
	Photography:	11/77	Date of Photographs:			
	Date of Slides:		Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>			
4 DOCUMENTATION	Research Sources:	<input type="checkbox"/> Abstract of Title <input checked="" type="checkbox"/> Plat Records <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input checked="" type="checkbox"/> Sanborn Maps <input type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input type="checkbox"/> Obituary Index <input checked="" type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Newspapers <input type="checkbox"/> Utah State Historical Society Library <input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other				
	Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):					
	Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah. Sanborn Maps, Park City, Utah, 1899, 1900, 1907.					

5

ARCHITECTURE

Architect/Builder:

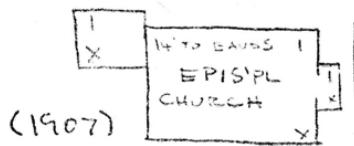
Building Materials:

Building Type/Style:

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

An empty lot in 1900.

From Sanborn Maps:



An empty lot in 1900.

6

HISTORY

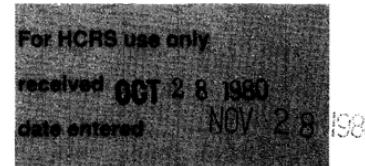
Statement of Historical Significance:

<input type="checkbox"/> Aboriginal Americans	<input type="checkbox"/> Communication	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Religion
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Conservation	<input type="checkbox"/> Mining	<input type="checkbox"/> Science
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Minority Groups	<input type="checkbox"/> Socio-Humanitarian
<input type="checkbox"/> The Arts	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Political	<input type="checkbox"/> Transportation
<input type="checkbox"/> Commerce	<input type="checkbox"/> Industry	<input type="checkbox"/> Recreation	

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic *St.* Saint Luke's Episcopal Church

and/or common

2. Location

street & number	523 Park Avenue	not for publication					
city, town	Park City	vicinity of	congressional district	01			
state	Utah	code	049	county	Summit	code	043

3. Classification

Category	Ownership	Status	Present Use	
district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
site	<input type="checkbox"/> Public Acquisition	<input type="checkbox"/> Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name	Episcopal Church Corporation of Utah			
street & number	231 East 1st South			
city, town	Salt Lake City	vicinity of	state	Utah

5. Location of Legal Description

courthouse, registry of deeds, etc.	Summit County Recorder – Summit County Courthouse		
street & number			
city, town	Coalville	state	Utah

6. Representation in Existing Surveys

title	Locally designated Historical Resi-	has this property been determined eligible?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
date	1976	federal	state	county

depository for survey records	Utah State Historical Society		
city, town	Salt Lake City	state	Utah

7. Description

Condition	Check one		Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

St. Luke's Episcopal Church was built in 1901 to replace the original Episcopal Church in Park City which was destroyed by fire in June, 1898. It is a small, one story, frame, rectangular chapel in a simplified Gothic style. The building rests on a coursed stone foundation. The roof is high-pitched and tin-clad, with the gable end facing eastward to the street. Typical of many of the frame structures in Park City, the building is sided in painted horizontal shiplap. Cement stairs lead up from the street to a small porch in front of the vestibule, on the east side.

The front facade of the nave is unornamented. Embellishments to the simple structure are found on the facade of the small vestibule. The entryway consists of a pair of eight-panel wooden doors with plain ceramic knobs. Directly above the doors are two clear-paned pointed-arch windows, which provide a lancet effect in relation to the line of the doors. A pointed arch within the gable encloses these two windows. Two stick work ornamental pointed arches are supported by console brackets on either side of the lintel.

There are three pointed-arch windows on the North and South sides of the building. They are double-hung, wood sash, each containing two large clear panes and 21 stained cathedral glass edge pieces. Presently plastic sheeting covers these side windows and temporary metal grating protects them from snow.

The west facade of the building holds one pointed arch window edged in Cathedral glass, behind the altar area. A small store room projects from the west side; there is physical evidence that this structure may have replaced a larger back room.

The interior of the vestibule is lined in the original pine paneling. Two stained wood doors open into the chapel itself. The interior of the church has been significantly altered. During renovation in May 1979, new structurally supporting cross beams were installed and the ceiling was dropped approximately two feet. The new ceiling covers the point at the top of the window behind the altar. When the original wallpaper was pulled off, it was found to be adhering to cloth, a common feature in Park City buildings of that period. The workmen stripped the walls down to the frame and siding, replacing the original walls with a plastic vapor barrier. This was covered with a skip-trowelled textured wallboard, which was used for the new ceiling as well.

At the time of renovation, the building was settling around a large tree stump under the southwest corner of the building. The workmen leveled the floor, and it is now covered in thick wall-to-wall rust colored carpet.

In 1964, the original coal stoves heating the building were replaced by space heaters. This inadequate and poorly wired system was replaced by a forced air system in the fall of 1979. The large aluminum ducts from this system run along the outside aisles, and a large heating grate is situated to the right of the altar cross.

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Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**

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The original fixtures, wood moldings and altar area are intact. There are ten pews for the congregation, at angles in the chapel, with an additional pew on either side of the altar for the lay readers. The altar area is set off on a platform two steps above the main floor, and marked by a turned-wood altar rail open on the center aisle. The present altar is temporary; the original is in storage at the Episcopal retreat in Brighton, Utah. The brass altar cross, acquired in 1895, came from the original St. Luke's and was salvaged after the fire.

Two handing light fixtures date to 1916, when they were donated by parishioners. Lighting is augmented by six new flourescent lamps flush with the ceiling.

To the right of the altar is a molded wood door leading into the small storage room, which contains the furnace, as well as functioning as a dressing room for the minister.

No definite plans have been made for further renovation.

8. Significance

Period	Areas of Significance—Check and justify below							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> X	<input type="checkbox"/> religion			
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/>	<input type="checkbox"/> science			
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/>	<input type="checkbox"/> sculpture			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> X	<input type="checkbox"/> social/ humanitarian			
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/>	<input type="checkbox"/> theater			
<input checked="" type="checkbox"/> X 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/>	<input type="checkbox"/> transportation			
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/>	<input type="checkbox"/> other (specify)			
		<input type="checkbox"/> invention						

Specific dates 1899-1900 **Builder/Architect** Episcopal Church

Statement of Significance (in one paragraph)

St. Luke's Episcopal Church rebuilt in the 1899-1900 period, is significant in several aspects. First, it is representative of Episcopal missionary activity in western mining towns. Second, it is significant to state history as a non-Mormon church in a non-Mormon Utah town. Finally, it is most significant to local history as one of the integrating and stabilizing institutions established during Park City's transition from a boom town into a permanent community. The structure's exterior, a frame building in a simplified Gothic style, remains almost intact. St. Luke's Episcopal Church has survived in Park City through the continual efforts of its members, inspite of erratic support from its Diocese. Althoough the building itself has been blamed for the decline of the congregation, it now serves once again as a symbol of continuity and community in a modern-day boom town.

The coming of the railroad and mineral discoveries in the mountains surrounding the Salt Lake Valley inspired a great influx of gentiles into Mormon Utah in the 1860s. Brigham Young banned mining activity for Mormons as interference with agricultural pursuits, discouraged mining of precious metals, and the boom towns springing up near the miners are predominantly gentile.

Park City in its mine camp days of the 1870s was generally Catholic or Masonic. Episcopalian missionary interests turned to the mining towns during the 1880s. Services were held in Park City's schoolhouse whenever the itinerant Bishop Tuttle or one of his ministers came through town on their missionary circuit. A small but stable congregation emerged by the late 1880s. Tuttle's successor, Bishop Abiel Leonard, recognized great missionary potential in Utah's mining communities, and in September 1889 organized St. Luke's Mission in Park City. The local Missionary Committee consisted of H.C. Bates, J.W. Pearson, and S.L. Raddon. A men's benevolent association, the Brotherhood of St. Andrew, and a Ladies' Guild engaged in social and humanitarian causes. Through dances, concerts, and other entertainments, the congregation raised most of the funds for a church building over the next year. The Episcopal District helped raise the balance to allow completion of the \$3,000 church in March 1890. The building stood at 310 Park Avenue.

During the next eight years the congregation grew rapidly and participated as an important factor in Park City social, cultural, and humanitarian activities. The Mission boasted a junior guild for young ladies and a surpliced boys choir by 1896. A rectory was built adjacent to the church during this period, to insure a resident minister of housing. The presence of a resident minister allowed regular services and encouraged further development of the lay organizations of St. Luke's.

9. Major Bibliographical References

Madsen, Paula "A History of St. Luke's Church, Park City: 1899-1978." Episcopal/Exalt September 1978 p. C.

McPhee, William M. The Trail of the Leprechaun Exposition Press, Hicksville, N.Y. 1977.

10. Geographical Data

~~ACREAGE NOT VERIFIED~~

Acreage of nominated property less than one acre
Quadrangle name Park City East

~~UTM NOT VERIFIED~~

Quadrangle scale 1:24000

UMT References

A	1 2	4 5 8 0 2 0	4 4 9 9 1 8 0
Zone	Easting	Northing	
C			
E			
G			

B			
Zone	Easting	Northing	
D			
F			
H			

Verbal boundary description and justification

All of Lot 42 Block 5 Park City Survey

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Rosemarie Haberle

organization Utah State Historical Society date March 6, 1980

street & number 307 West 200 South telephone (810) 533-6017

city or town Salt Lake City state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer date 15 October 1980

For HCRS use only

I hereby certify that this property is included in the National Register

date

11/28/80

✓ Keeper of the National Register

date

11/28/80

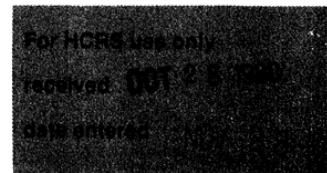
Attest:

Paula Stover Reed

Chief of Registration

**United States Department of the Interior
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On June 18, 1898, over 200 buildings in the center of Park City burned down, including St. Luke's and its rectory. Church organizations of all denominations joined in relief efforts for the fire's victims. All of Park City's Churches were destroyed in the fire except the Catholic Church. The various denominations shared space to conduct services in the school buildings through the summer of 1898. When school reopened in October, the Episcopalians moved their services to City Hall. During the winter months, funds were raised for a new church building, and a building lot acquired on Park Avenue two blocks north of the original church.

Volunteers worked through the summer in their spare time to erect the simple balloon-constructed chapel. On September 23, services were conducted by Bishop Leonard, dedicating the new church at 523 Park Avenue. Work continued through the winter on finishing the interior.

In spite of the congregation's enthusiasm, the missionary success of St. Luke's slakened after the turn of the century. In addition to Park City's many secular distractions, the Episcopalians had to compete with several Protestant sects as well as the increasingly active Mormons in their missionary efforts. Episcopalians of social standing moved away from town as they made their fortunes, depleting the social desirability of membership in St. Luke's once fashionable lay organizations.

The size of the congregation fluctuated with the fortunes of Park City. Diocese records indicate that in 1907 the number of communicants had dropped from 59 in 1897, to 17 in 1907. Park City was even then an expensive place to live, and the Bishops of Utah found it difficult to keep the living at Park City filled. Those clergy assigned the post worked energetically to keep the mission viable, but there were intrinsic problems. Reverend Clark noted in 1917 that, "We need some sort of building or room in which a social work could be carried on among the young people." A Church official visiting the Mission in 1929 defined the problem as centering on St. Luke's "dirty little church building."

The problem in Park City is distinctly social. The wretched Church on the hill is never going to make an impression on that Godless town. Services can be carried on for the faithful. But the Church should have an attractive hall, accessible to the boys and girls of the city, where decent substitutes can be provided for the immoralities that are flaunted in the faces of every one.

The limited finances of the Mission barely covered the clergymen's salary, and precluded any improvements in the physical plans of the church building.

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The Episcopal Diocese cut back on clergy in the mining town missions by the late 1920s. At St. Luke's, services were limited to alternate Sundays, although Sunday school was held regularly in homes of church members. During the Depression, parishioners conducted lay services in their homes and rarely encountered an Episcopal clergyman. In 1947, the Mission was abandoned; the care of the building was entrusted in the hands of the remainder of the local congregation. Bishop Watson reactivated the mission in 1960, although regular services were not resumed until 1964 when parishioners cleaned up the interior and painted the exterior of the building.

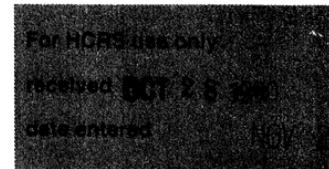
Over the years the church had fallen into serious disrepair, and with the intention of using the proceeds from the sale of the building towards a new chapel, the Episcopal authorities chose to deconsecrate the building. On June 15, 1978, Bishop Otis Charles conducted the deconsecration.

In December 1978, several church members organized a Christmas service to be held in the deconsecrated chapel. The turnout was tremendous, and church members reconsidered the decision to abandon the dilapidated building. Permission was granted for a wedding to be held in the chapel in May. The spring cleaning started a week before the wedding turned into a full-scale renovation. The interior renovation treatment of the walls and ceiling can be attributed to the workmen's deadline.

Since last summer the chapel has been in active use by five local families and visitors to Park City, with regular services conducted by a minister. Although the church has yet to be reconsecrated, the Diocese has encouraged the reactivation. The active vestry is very interested in maintaining the building.

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Napper, Sara "The History of the Episcopal Church in Utah" (typed). In the Bishop's safe of the Episcopal Diocese of Utah, Salt Lake City.

Park Record. Microfilm. In University Archives, University of Utah, Salt Lake City.

Tuttle, Danial S. "The Episcopal Register." In the Bishop's safe of the Episcopal Diocese of Utah, Salt Lake City.

"Visitor's Summary of Parish Surveys." 1929 Report of the Bishops and Council, District of Utah. In the Bishop's safe of the Episcopal Diocese of Utah, Salt Lake City.