



## PARK CITY HISTORIC PRESERVATION BOARD MEETING

SUMMIT COUNTY, UTAH

March 1, 2023

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. [Click here](#) for more information.

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

#### **1. ROLL CALL**

#### **2. MINUTES APPROVAL**

2.A Consideration to Approve Historic Preservation Board Minutes from February 1, 2023  
[02.01.2023 Minutes](#)

#### **3. PUBLIC COMMUNICATIONS**

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

#### **5. CONTINUATIONS**

5.A **336/360 Daly Avenue – Relocation of Significant Structure** – Park City Municipal Corporation Proposes to Relocate a Significant Historic Structure, a Single-Car Garage, From Its Current Site at 336/360 Daly Avenue. PL-23-05537  
(A) Continuation to March 13, 2023.  
[Daly Continuation Report](#)

#### **6. REGULAR AGENDA**

6.A **2023 Fiscal Year Historic District Grant Program** - The Historic Preservation Board Will Review the 2023 Fiscal Year Grant Applications and Determine the Awardees.  
[FY 23 Grant Program Staff Report](#)  
[Exhibit A: Draft Final Action Letter](#)  
[Exhibit B: FY 23 Application and Information Guide](#)  
[Exhibit C: RDA Map](#)  
[Exhibit D: FY 23 Postcard](#)  
[Exhibit E: FY 23 Spreadsheet](#)  
[Exhibit F: 690 698 Park Avenue Application](#)  
[Exhibit G: 1128 Park Avenue Application](#)  
[Exhibit H: 22 Prospect Avenue Application](#)  
[Exhibit I: 40 Sampson Avenue Application](#)  
[Exhibit K: 517 Park Avenue Application](#)  
[Exhibit J: 408 Main Street Application](#)  
[Exhibit L: Thaynes Mine Hoist House Application](#)

Exhibit M: Silver King Coalition Hoist House Application  
Exhibit N: Staff Preliminary Scores

## 7. ADJOURN

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

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

## **Historic Preservation Board Agenda Item Report**

Meeting Date: March 1, 2023

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Minutes

Agenda Section: MINUTES APPROVAL

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**Subject:**

Consideration to Approve Historic Preservation Board Minutes from February 1, 2023

**Suggested Action:**

**Attachments:**

[02.01.2023 Minutes](#)



**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD MEETING  
SUMMIT COUNTY, UTAH  
MINUTES OF FEBRUARY 1, 2023**

**BOARD MEMBERS IN ATTENDANCE:** Lola Beatlebrox, Puggy Holmgren, Alan Long, Douglas Stephens, Jack Hodgkins

**EX OFFICIO MEMBERS:** Gretchen Milliken, Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner

**1. ROLL CALL**

In the absence of Chair Randy Scott, the Park City Historic Preservation Board discussed who would fill in as Chair for the current meeting.

**MOTION:** Board Member Beatlebrox moved that Chair Stephens ACT as Chair during the meeting. Board Member Hodgkins seconded the motion.

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

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

**2. MINUTES APPROVAL**

**A. Consideration to Approve the Historic Preservation Board Meeting Minutes from December 7, 2022.**

Board Member Beatlebrox referenced Page 9 of the December 7, 2022 minutes. Where the two options were described, it seemed that the Option 1 description was actually the description of Option 2 and vice versa. She read the language as it was currently written. Planning Director, Gretchen Milliken offered to double-check the different options and make that correction, if necessary.

**MOTION:** Board Member Beatlebrox moved to APPROVE the Meeting Minutes from December 7, 2022, as amended. Board Member Hodgkins seconded the motion.

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

**3. PUBLIC COMMUNICATIONS**

There were no public communications.

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

There were no Staff or Board communications and disclosures.

**5. WORK SESSION**

**A. 2023 Historic District Grant Program – The Historic Preservation Board will Review the Submitted Applications for the 2023 Fiscal Year Historic District Grant Program Cycle.**

Senior Historic Preservation Planner, Caitlyn Tubbs, reported that the Work Session item related to the 2023 Historic District Grant Program. This is the time of year when the Board reviews the annual Historic District Grant Program applications. She clarified that this is only a Work Session item and that the final decision will be made by the Board on March 1, 2023. Planner Tubbs shared background information with those present. The grant program was originally established in 1987 and since then, tens of thousands of dollars had been awarded by the City to local property owners to facilitate the preservation of historic structures. It was a 50/50 matching grant where the property owner would outlay the project costs and then be reimbursed for the grant amount.

This year, there were eight applicants and \$100,506 available for funding. That amount was intended to cover both the competitive and emergency grant funds. Planner Tubbs reported that there was a total of \$215,790 requested in grant funding from the eight applications. Each application would be reviewed. Following review of the eight applications there would be comments from the Board. Planner Tubbs noted that Chair Scott was able to forward his comments and recommendations in advance. Those comments would be read into the record.

The first application was for 690 and 698 Park Avenue. The request was for \$16,290 to re-roof two historic structures. The second application was for 1128 Park Avenue and the request was for \$113,000 to facilitate a basement addition, replace and repair windows, doors, and siding, as well as add interior framing. The third request was for 22 Prospect Avenue to repair and replace the trim and facia, then sand, prep, caulk, and paint the exterior. The requested amount was \$8,000. The fourth request was for 40 Sampson Avenue for \$15,000. The intention was to prep, sand, and paint the exterior siding, doors, windows, coal shed, and deck railings. The fifth application was for 408 Main Street for \$15,000. The request was for the replacement of exterior lighting, front door replacement, window refurbishment, plumbing, HVAC, electrical and interior improvements. The sixth application was for 517 Park Avenue, which requested \$18,500 for demolition, new windows, carpentry, material preservation and reconditioning, waterproofing, roofing, and paint. The seventh application was for the Thaynes Mine Hoist House for \$15,000 for asbestos and debris removal. The eighth application was for the Silver King Hoist House for \$15,000 for asbestos and debris removal.

Planner Tubbs reported that the 2023 Historic District Grant Program discussions would continue on March 1, 2023. The Historic Preservation Board would review each of the applications in depth and compare them alongside the evaluation criteria the Board developed over previous grant cycles. The Board would select the projects to receive grant funding and make a recommendation to the City Council. According to the City Recorder, there was availability on April 4, 2023, for City Council discussion and approval. The reason it was sent to the City Council for final approval since often grant money is awarded in excess of \$5,000, which requires Council approval.

Board Member Hodgkins wondered if Staff would rate the applications using the evaluation criteria or if it would be done by each Board Member. Planner Tubbs referenced the evaluation rubric. There was a line for a Staff score and a Historic Preservation Board score. Staff would review the applications and then bring that score back to the Board. At that time, the reasoning for the score would be explained. The Board as a collective would then be able to determine its own score. The monies awarded would be determined based on those scores. Board Member Beatlebrox asked if each Board Member would create their own ratings so an average could be created. Planner Tubbs explained that it would depend on how the Board wants to move forward. If there is a desire to create an average based on the individual scores of each Board Member, that could be done. Alternatively, the Historic Preservation Board could discuss the eight applications as a group and then collectively rate each one.

The Board discussed the best way to move forward with the evaluations. Director Milliken shared an option with the Board. While it would be possible for each Board Member to review and score the applications individually, it would also be possible for two Historic Preservation Board representatives to meet with the Planning Department. There could be a more thorough review at that time. It was not possible to meet with the full Board behind closed doors but there could be discussion with Board representatives. Chair Stephens wanted to make sure the most valuable work was being prioritized.

Planner Tubbs noted that there was a gap in the grant program where no funding had been allocated for four or five years. This past year, the grant program was revamped and new evaluation criteria developed based on Board Member feedback. The Board previously expressed that they wanted to be more involved. Rather than a Staff score being presented, it was determined that Staff would provide a preliminary score and the Board would follow up with a finalized project score.

Board Member Beatlebrox asked about the length of the applications. Planner Tubbs reported that there was a one-page project narrative as well as a sheet where the proposed improvements were itemized. Chair Stephens asked if the full application information was available to the Board. Planner Tubbs explained that it was not available at the current time but she would share a copy of each application with the Board Members following the Historic Preservation Board. The original plan was to bring that information to the March 1, 2023 meeting, however, if the Board wanted that information ahead of time to review, it could all be shared in advance.

Board Member Hodgkins asked if Staff envisioned awarding partial grants, for instance, windows but not doors, or if the full application needed to be approved. Planner Tubbs explained that it would depend on how the Board wants to move forward. Based on past discussions about the grant program, the Board wanted to provide a meaningful monetary benefit to various preservation projects. The Board previously asked for more detailed information so it would be possible to award partial grants.

Board Member Hodgkins wondered if the applications included detailed information or if the specifications were vague. He wanted to understand how closely the applications align with the historical designs of the buildings. Planner Tubbs clarified that the narrative itself depended on the applicant. However, there was a requirement that the applicant provide proof of compliance with the design guidelines. That could be in the form of an HDDR Waiver Letter or a Final Action Letter from the Board. Chair Stephens shared additional information about the history of the grant program.

Board Member Beatlebrox believed competitive grants were being discussed and not emergency grants. This was confirmed. She wondered how much Staff wanted to budget for emergency purposes and if there were any emergency requests. Planner Tubbs reported that there were no current requests for emergency funding. The emergency funding came from the same pot as the competitive funds. \$100,506 was to be awarded in 2023. During previous discussions, the Board talked about reserving 20% of that on the off chance there was an emergency need. Chair Stephens asked if the money needed to be spent or allocated by the end of the financial fiscal year. It was important to know if it could carry over. Planner Tubbs explained that money was allocated yearly but it does not carry over.

The Board discussed the application requests. Planner Tubbs mentioned 690 and 698 Park Avenue. They involved two historic structures that were originally built as duplexes. They were currently utilized as commercial buildings. The intention was to reroof both structures. The existing roof was not original to the property but the overall shape and pitch of the roof remained the same. The existing asphalt architectural shingles needed repair but were not the original materials. The property owner was looking for grant money to facilitate the reroofing.

Board Member Beatlebrox wanted to review the full applications and then visit the properties in person. Board Member Hodgkins questioned how much feedback Staff was looking for. Planner Tubbs stated that this is a fairly new application program. Staff was trying to determine if it was best to evaluate the projects based on a total score or if there were segments of the building that should be focused on, such as doors, windows, and so on. Board Member Hodgkins believed the stronger applications that really addressed preservation would have higher scores based on the evaluation criteria. He felt that an application to replace a non-historic roof would likely score lower than some of the other projects submitted.

Board Member Hodgkins asked if each of the subprojects would be scored or if the application as a whole would be scored. It could be difficult to score it all when some aspects seemed more worthy of the grant than others. Planner Tubbs explained that the Board needed to determine which areas of improvement had the most merit. Board Member Hodgkins preferred to fund proactive maintenance. Given the amount of grant money that was available, he felt it should be geared toward ongoing maintenance and upkeep using historic methods and materials. Chair Stephens noted that there was a difference between regular maintenance costs that should fall on a property owner and historic maintenance. Board Member Beatlebrox explained that what the Board valued would become clear as the applications were reviewed. Planner Tubbs believed that information would be helpful for future grant cycles. For instance, if the Board was not that interested in exterior paint but was more interested in rehabilitating front doors, that could be communicated to applicants. Planner Milliken noted that the applications need to be reviewed on a case-by-case basis. When the full application is in front of Board Members, it would be easier to weigh in on the funding.

Chair Stephens believed that by the end of the March 1, 2023, Historic Preservation Board Meeting, it would be clear what the Board was looking for. At that point, all of the applications would have been reviewed in more detail. He reiterated that the full applications would be shared with the Board Members after the meeting for review.

Board Member Hodgkins asked about the Thaynes Mine Hoist House and Silver King Hoist House applications. Those applications wanted to address asbestos. He wondered if these were outside the jurisdiction as the properties were not necessarily within the City limits. Planner Tubbs clarified that the homes were within the City limits, but were outside the Main Street and Lower Park Avenue RDAs, which were two of the grant funding sources. However, it was possible to allocate funding for structures outside of those areas out of the General Fund. There was the General Fund, Lower Park Avenue RDA, and Main Street RDA. There were different amounts available through each.

## **6. REGULAR AGENDA**

### **A. Cindy Matsumoto Historic Preservation Award 2023 – The Historic Preservation Board will Review Nominees for the Annual Cindy Matsumoto Historic Preservation Award, Select the 2023 Awardees, and Select Members to Serve on the Artist Selection Committee.**

Planner Tubbs reported that there were six nominees for the Cindy Matsumoto Historic Preservation Awards. The Historic Preservation Board was able to select one winner and up to four runners-up. The winner would have a piece of art commissioned of the winning structure and the runners-up would each receive a plaque. This was the 10<sup>th</sup> year that the Board had honored projects and properties were selected based on the following:

- Adaptive Re-Use;
- Infill Development;

- Excellence in Restoration;
- Sustainable Preservation;
- Embodiment of Historical Context; and
- Connectivity of Site.

Once the Board determined the winner and runner-ups, then a Request for Proposals (“RFP”) would be sent out to artists to determine who would create the art piece. In May 2023, the art piece would be unveiled and hung in City Hall. Planner Tubbs reported that the first nominee was for excellence in restoration - Daly West Headframe. The structure collapsed in 2015, but in 2022, the headframe structure was repaired, raised, and placed nearby its original location. Two fire hydrant shacks had also been rehabilitated. The second nominee was also for excellence in restoration – King Con Ore Bin. This included the development of a new floor for the Ore Bin so that when the snow fell through, it would not sit on the wood and continue to rot. The third nominee was for excellence in restoration - 180 Daly Avenue. The vinyl siding on the structure had been removed and replaced with cedar lap siding, which was more historically accurate.

The fourth nominee was 508 Marsac Avenue. Over the past year, there had been rehabilitation to the siding and windows. Additionally, the roof was redone. This was an example of sustainable preservation. The fifth nominee was for infill development and excellence in restoration - 1063 Empire Avenue. Planner Tubbs noted that this was an existing historic home, but a lot of work had been done to raise it and build a historically appropriate basement addition with a garage. The sixth nominee was for excellence in restoration and was located at 803 Norfolk Avenue. The front porch was rehabilitation and the siding was repainted. Some of the windows had also been redone.

Board Member Beatlebrox reported that she nominated 803 Norfolk Avenue, but she had made a mistake. That building was actually given a plaque last year. She was not certain if it could still be nominated for an art piece. Planner Tuggs explained that there were a few nominees from the cycle last year that did not receive awards. It was proposed that those be brought back for reevaluation. Board Member Beatlebrox believed that since a plaque was awarded to 803 Norfolk Avenue, it should be removed from consideration for another plaque. However, it may be possible to consider it for the art piece. Board Member Holmgren noted that there would be one winner and four runner-ups. That meant only one nominee would be without an award of some sort. Board Member Hodgkins pointed out that up to four runner-ups could be awarded.

Board Member Hodgkins pointed out that the nominees were not in a lot of different categories. He suggested that the plaques not be awarded to the same types of projects. Chair Stephens referenced an email from Chair Scott that outlined his preferences. Board Member Beatlebrox felt that the Daly West Headframe was an excellent choice and was different from what was selected last year. It met a lot of the criteria. Chair Stephens noted that a lot of people would see it. Board Member Long agreed with the comments shared. Board Member Hodgkins thought it was a great project but thought the King Con Ore Bin should be ranked higher. The workmanship for the King Con Ore Bin was

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impressive and beautifully done. He pointed out that it was done to prevent a collapse. It was also a one-of-a-kind building. Though the Daly West Headframe was well restored, it was not in the exact original location.

Board Member Beatlebrox thought both nominees were worthwhile. Both were outstanding projects. Board Member Holmgren had the King Con Ore Bin ranked first and the Daly West Headframe ranked second. She felt those were the premiere nominees. Board Member Long agreed that both were special. The fact that the King Con Ore Bin was in its original location made it a slightly stronger application.

**MOTION:** Board Member Beatlebrox moved that the King Con Ore Bin be selected for an artistic rendering that would be hung at City Hall as part of the 2023 Historic Preservation Award. Board Member Holmgren seconded the motion.

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

Planner Tubbs wondered if there were any projects that the Board wanted to award plaques. It was determined that the Daly West Headframe would receive a plaque.

Board Member Beatlebrox asked about 508 Marsac Avenue. It was important to thank and honor residents who had done significant work. At least one residential renovation or repair should be honored. Board Member Long agreed and noted that a nice job had been done on that restoration. It was very true to the original. Board Member Hodgkins asked about 180 Daly Avenue. He liked that it was a simple but notable restoration. Discussions were had about the roof material on 508 Marsac Avenue. Chair Stephens felt better about honoring 180 Daly Avenue with a plaque.

**MOTION:** Board Member Hodgkins moved to award 180 Daly Avenue with a plaque as part of the 2023 Historic Preservation Award. Board Member Holmgren seconded the motion.

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

**MOTION:** Board Member Hodgkins moved to award the Daly West Headframe with a plaque as part of the 2023 Historic Preservation Award. Board Member Beatlebrox seconded the motion.

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

Planner Tubbs reported that there would be an Artist Selection Committee. Staff was looking for three members of the Historic Preservation Board to serve on that committee. There would be several meetings held in March 2023. The overall time commitment would be between three and five hours. Committee Members would provide input on the various prospective artists and help conduct artist interviews. Ultimately, an artist would

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be selected to create the art piece for the winning project. Board Member Beatlebrox, Board Member Long, and Chair Scott would participate on the Committee.

**7. ADJOURN**

**MOTION:** Board Member Hodgkins moved to ADJOURN the Historic Preservation Board Meeting. Board Member Beatlebrox seconded the motion.

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

The Historic Preservation Board Meeting adjourned at 6:04 p.m.

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

# Historic Preservation Board Continuation Report



**Subject:** 336 / 360 Daly Avenue  
**Application:** PL-23-05537  
**Author:** Caitlyn Tubbs, Sr. Historic Preservation Planner  
**Date:** March 1, 2023

## **Recommendation**

Staff recommends the Historic Preservation Board continue Park City Municipal Corporation's request to relocate a Significant Historic Structure, a single-car garage, from 336 Daly Avenue to 360 Daly Avenue to March 13, 2023.

# Historic Preservation Board

## Staff Report



**Subject:** 2023 Historic District Grant Program  
**Applications:** PL-22-05403, PL-22-05434, PL-23-05527, PL-23-05528, PL-23-05529, PL-23-05530, PL-23-05531, and PL-23-05532  
**Author:** Caitlyn Tubbs,  
Sr. Historic Preservation Planner  
**Date:** March 1, 2023  
**Type of Item:** Administrative

### Recommendation

(I) Review the Historic District Grant Program Applications, and (II) consider forwarding a recommendation to City Council for their determination.

### Acronyms

FY	Fiscal Year
HDDR	Historic District Design Review
HDGP	Historic District Grant Program
HPB	Historic Preservation Board
HSI	Historic Sites Inventory
LMC	Land Management Code
PCMC	Park City Municipal Corporation

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

### Summary

Eight (8) property owners of Historic Sites filed Historic District Grant Program (HDGP) applications for Fiscal Year (FY) 2023. Staff recommends the Historic Preservation Board (HPB) review the applications and consider forwarding a recommendation to City Council for their determination and final grant award amounts.

### Background

Beginning in 1987, Park City Municipal Corporation (PCMC) has awarded hundreds of thousands of dollars to the rehabilitation and historic preservation of dozens of Significant and Landmark Historic Structures and Sites. Money is set aside in the General Fund, the Lower Park Avenue RDA, and the Main Street RDA to fund these grant requests. Historic Sites located in the Lower Park RDA and Main Street RDA (see Exhibit C: RDA Map) qualify for their respective funding and sites outside the boundaries of the two RDAs qualify for funding from the City's General Fund.

Currently, the HDGP has an awards budget of \$100,506.00. However, a portion of these funds are also intended to cover expenses for emergency grants as well. The emergency grants are intended to help property owners cover costs of repairs to historic Structures that are in imminent danger of collapse or other irreparable harm, such as a

collapsed roof. The eight (8) HDGP applications are requesting a total of \$215,790.00 which leaves a shortfall of \$115,284.00 not including any emergency funds.

The Mission Statement of the HDGP is: *“The Park City Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Structures and Sites in order to create a community that honors its past and encourages Historic Preservation.”*

The HDGP was put on hold in 2015 to further refine the policies and administration of the program. In 2017, the City hired Duval Companies to evaluate the HDGP and to make recommendations for?. In 2018, Duval Companies submitted a Historic Grant Study. The City Council and HPB conducted several work sessions on the HDGP from 2014 through 2020 and provided input to Staff. In 2020, the City Council reinstated the Program, however, due to the pandemic the awarded amounts were selected by Planning Department Staff and not all funds were allocated.

On April 7, 2021, the HPB conducted a work session to outline the FY 2022 HDGP process. The process required Planning Staff to evaluate the submitted grant applications and provide a review for the HPB’s consideration and recommendation to City Council ([Staff Report](#); [Minutes](#), p. 11). In 2022 partial funds were awarded to 21 of the 22 applications.

During a Work Session held with the HPB on February 2, 2023 ([Staff Report](#)) several Board members indicated they had received feedback from prior year grant recipients that the amount of funding awarded did not have a significant effect on the overall project costs. The Board expressed an interest in exploring awarding the full amounts requested for compelling projects. Staff has provided an evaluation of each application with a proposed partial award for each project similar to the analysis provided for the FY 2022 cycle. However, Staff recommends the HPB evaluate each application and determine whether a partial award or a full award would be best.

## **Analysis**

The Grant Program provides a 50% matching grant that requires the applicant to fund at least 50% of the proposed costs. 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
- Electrical updating
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches

- Restoring Historic features (e.g. siding, windows, etc.)

Ineligible work includes, but is not limited to:

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

Any grant awarded over the amount of \$25,000.00 would require the property owner(s) to grant a façade easement in favor of Park City Municipal Corporation (PCMC). A façade easement is a legal document that would be recorded with Summit County detailing the exterior historical features of the subject building to be preserved and protected. The property owner would convey an easement over these features to PCMC who would then have the ability to require the proper preservation and maintenance of historically-significant features. Easements such as these are typically granted in perpetuity and will run with the land, meaning if the property is sold in the future the City would still have the right to require conservation or preservation of the exterior features.

Additionally, any recipient of grant funding will be required to enter into a five-year lien with the City. Should the property be sold within the five-year period, the applicant is responsible for repaying the City a pro-rated amount of the grant disbursement.

The 2023 Grant Cycle application packet included the rubric created by the Historic Preservation Board and Planning Department Staff in 2022. The rubric can be viewed on page 9 of [Exhibit B](#). Staff reviewed each of the eight applications and has provided a preliminary score for each based off of the criteria listed in the rubric. The evaluation criteria includes the following:

Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary public 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

Staff recommends the Historic Preservation Board review the submitted applications and review them in accordance with the provided rubric. In previous years the percentage score determined by the rubric has been applied to the amount of requested funds. The Historic Preservation Board expressed concern with this method because they have received input from prior awardees that the percentage amount awarded is not significant in the overall project cost. The Historic Preservation Board has expressed interest in fully funding compelling projects and should consider both the project merit and the rubric score in their recommendation.

The following Historic District Grant Program (HDGP) applications have been submitted:

### **(1) Town Lift Condos – 690/698 Park Avenue – PL-22-05403**

The buildings located at 690 Park Avenue and 698 Park Avenue are listed on Park City's Historic Sites Inventory as Landmark Structures ([690 HSI Form](#), [698 HSI Form](#)). The buildings were constructed in c. 1885.

The applicant is requesting \$16,290.00 to replace the roofs on both structures.

Evaluation Score – 4/17 – 0.235

$0.235 * \$16,290.00 = \$3,828.15$

### **(2) 1128 Park Avenue – PL-22-05434**

The home located at 1128 Park Avenue is listed on the Park City Historic Sites Inventory as a Landmark Structure ([1128 HSI Form](#)). The building was constructed c. 1905.

The applicant is requesting \$113,000.00 to complete the following:

- Repairing/restoring windows - \$12,000.00
- Repointing masonry - \$17,500.00
- Repairing/replacing roof - \$8,500.00
- Painting exterior - \$10,000.00
- Electrical updating - \$15,000.00
- Upgrading insulation - \$12,500.00
- Reconstructing porches - \$5,000.00
- Restoring historic features - \$15,000.00
- Upgrading mechanical - \$17,500.00

Evaluation Score – 8/17 – 0.47

$0.47 * \$116,000.00 = \$54,520.00$

### **(3) 22 Prospect Street – PL-23-05527**

22 Prospect Street is listed on the Park City Historic Sites Inventory as a Landmark Structure ([22 HSI Form](#)). The building was constructed in c. 1891.

The applicant is seeking \$8,000.00 to complete the following:

- Sand, prep, caulk, and paint exterior - \$5,000.00
- Repair/replace fascia and trim - \$3,000.00

Evaluation Score – 8/17 – 0.47

$0.47 * \$8,000 = \$3,760.00$

### **(4) 40 Sampson Avenue – PL-23-05528**

40 Sampson Avenue is listed as a Significant Structure on the Park City Historic Sites Inventory ([40 HSI Form](#)). The building was constructed in c. 1895.

The applicant is requesting \$15,000.00 to complete the following:

- Exterior preparation, primer, paint and stain for 5 exterior doors, 2 exterior screens, 5 exterior thresholds, coal shed, and 3 deck railings.

Evaluation Score – 6/17 – 0.353

0.353 \* \$15,000.00 = \$5,295.00

#### **(5) 408 Main Street – PL-23-05529**

408 Main Street is listed as a Significant Structure on the Park City Historic Sites Inventory ([408 HSI Form](#)). The building was constructed in c. 1895.

The applicant is seeking \$15,000.00 to complete the following:

- Demolition - \$1,200.00
- Exterior Closure - \$10,000.00
- Roofing - \$1,800.00
- Electrical - \$2,000.00

Evaluation Score – 5/17 – 0.294

0.294 \* \$15,000.00 = \$4,410.00

#### **(6) 517 Park Avenue – PL-23-05530**

517 Park Avenue is listed as a Landmark Structure on the Park City Historic Sites Inventory ([517 HSI Form](#)). The building was constructed in c. 1888.

The applicant is requesting \$18,500.00 to complete the following:

- Historic Material Preservation - \$2,750.00
- Structural Demolition - \$1,450.00
- New Structural Framing - \$3,250.00
- Historic Material Reconditioning - \$1,400.00
- Exterior Finish Carpentry - \$2,000.00
- New Windows - \$1,750.00
- Waterproofing - \$600.00
- Roofing - \$450.00
- Exterior Paint - \$1,750.00
- Interior Finish Carpentry - \$2,100.00
- Interior Finish Paint - \$1,000.00

Evaluation Score – 10/19 – 0.526

0.526 \* \$18,500.00 = \$9,731.00

#### **(7) Thayne's Mine Hoist House – PL-23-05531**

The Thayne's Mine Hoist House is listed on the Park City Historic Sites Inventory as a Significant Structure ([Thayne's HSI Form](#)). It was constructed in c. 1937.

The applicant is seeking \$15,000.00 to complete the following:

- Removal of 360 linear feet of asbestos TSI insulation and 760 square feet of debris cleaning - \$15,000.00

Evaluation Score – 5/17 – 0.294  
0.294 \* \$15,000.00 = \$4,410.00

#### **(8) Silver King Mine Hoist House – PL-23-05532**

The Silver King Mine Hoist House is listed on the Park City Historic Sites Inventory as a Significant Structure ([Silver King HSI Form](#)). It was constructed in c. 1895.

The applicant is requesting \$15,000.00 to complete the following:

- Removal of 350 square feet of asbestos TSI insulation and 662 cubic feet of soil and debris cleaning - \$15,00.00.

Evaluation Score – 5/17 – 0.294  
0.294 \* \$15,000.00 = \$4,410.00

If the Historic Preservation Board chooses to utilize the percentage evaluation score in determining the award amounts and scores the applications the same as the preliminary score provided by staff a total of **\$90,364.00** of the available **\$100,506.00** which would leave **\$10,142** of funding available for any prospective emergency grants for the 2023 fiscal year.

Planning Staff's professional opinion is that the grant applications have been ranked in order of most to least meritorious based off the purpose of the HDGP:

- 1) Thaynes and Silver King Hoist Houses
- 2) 517 Park Avenue
- 3) 22 Prospect Street
- 4) 1128 Park Avenue
- 5) 690 / 698 Park Avenue
- 6) 40 Sampson
- 7) 408 Main Street

#### **Alternatives**

- The Historic Preservation Board may review the Historic District Grant Program Applications and forward a recommendation to City Council for their determination; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain/uncertain.

## **Exhibits**

- Exhibit A: Draft Final Action Letter
- Exhibit B: FY 23 Application and Information Guide with Rubric
- Exhibit C: RDA Map
- Exhibit D: FY 23 Postcard
- Exhibit E: FY 23 Spreadsheet
- Exhibit F: 690/698 Park Avenue Application
- Exhibit G: 1128 Park Avenue Application
- Exhibit H: 22 Prospect Street Application
- Exhibit I: 40 Sampson Avenue Application
- Exhibit J: 408 Main Street Application
- Exhibit K: 517 Park Avenue Application
- Exhibit L: Thayne's Mine Hoist House Application
- Exhibit M: Silver King Coalition Hoist House Application
- Exhibit N: Staff Preliminary Score Sheet



**CITY COUNCIL  
PARK CITY, SUMMIT COUNTY, UTAH**

**RE: HISTORIC DISTRICT GRANT AWARD**

The Historic Preservation Board met on March 1, 2023 to review Historic District Grant Program Applications and forwarded a positive recommendation to the City Council for final approval. The City Council of Park City, Utah met on April 4, 2023 for a duly noticed meeting. After determining that a quorum was present, the Council conducted its scheduled business.

**NOTICE OF CITY COUNCIL ACTION**

**Project Address:** [ADDRESS]  
**Project Number:** [PL NUMBER]  
**Type of Item:** Administrative  
**Hearing Date:** April 4, 2023

**Council Action:** **APPROVED** – The City Council awarded a Historic District Grant to [ADDRESS] to [PROJECT DESCRIPTION] as outlined in the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

**Findings of Fact**

1. The Historic Preservation Board forwarded a positive recommendation to City Council on March 1, 2023.
2. The property is located at [ADDRESS].
3. The Site is designated as [SIGNIFICANT/LANDMARK] on the Historic Sites Inventory.

**Conclusions of Law**

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Chapter 15-11-9, and Chapter 15-13-2.

**Conditions of Approval**

1. The grantee must submit a building permit within 120 days of grant approval.

2. The grantee must submit proof of payment to the Planning Department for disbursement of funds within 30 days of final inspection.
3. Improvements shall be completed in compliance with the Secretary of the Interior's Standards for Rehabilitation.
4. The grantee must 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.
5. The grantee must enter into a five-year lien with the City. Should the property be sold within the five-year period, the applicant is responsible for repaying the City a pro-rated amount of the grant disbursement. If the property is sold within one year, 100% of awarded funds must be payed back to the City.
6. The Applicant shall submit a photograph of completed work to Planning Staff to include on the City's website showing before and after pictures.
7. 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 his/her designee prior to construction.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Caitlyn Tubbs, at (435) 615-5063 or [caitlyn.tubbs@parkcity.org](mailto:caitlyn.tubbs@parkcity.org)

Regards,

Nann Worel,  
Mayor

CC: Caitlyn Tubbs, Sr. Historic Preservation Planner

# **HISTORIC DISTRICT GRANT PACKET**

**2023 FISCAL YEAR  
(JULY 2022 – JUNE 2023)**

**INFORMATION GUIDE  
AND APPLICATION**

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

# HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

## **Mission Statement:**

The Park City Historic District Competitive Grant Program (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 and those Structures and Sites that are eligible for listing on the Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

## **Eligibility:**

Competitive Grants are available for Historic Residential or Commercial Structures listed on the [Park City Historic Sites Inventory](#) (HSI) and for Structures and Sites eligible for listing. Structures and Sites currently not listed on the HSI may be eligible\* for funding to offset some costs to designate the site to the HSI. The purpose of the Grant Program is to assist in offsetting the costs of Designation, Preservation, Rehabilitation, and Restoration work. This is a 50% matching grant that requires the applicant to provide 50% of the cost.

Eligible work includes Designation, Preservation, Rehabilitation, or Restoration of Historic Architectural features and structural elements.

Examples of eligible work:

- Repairing/Restoring Windows
- Rehabilitating or Reconstructing Historic Porches
- Restoring Historic Features (siding, doors, etc.\*)
- Completion of a Determination of Significance application for a Structure or Site for the purpose of listing the Structure or Site on the Historic Sites Inventory
- Preservation Study\*\*

Grant Program applications will be evaluated based on the criteria outlined in Exhibit A.

\*Please contact the Planning Department with questions regarding eligibility.

\*\*Does not include studies to be done for Preservation Plans.

## **Competitive Grant:**

Competitive Grant to be awarded for applications to designate a Structure or Site to the HSI, or for those Landmark and Significant Historic Sites listed on the HIS, projects defined as "Preservation, Rehabilitation, and/or Restoration" in the Land Management Code:

- **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 on ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

- **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 starting at 8 a.m. Mountain Standard Time (MST) on September 30, 2022 and will be accepted through December 27, 2022 at 5:00 p.m. MST. If selected, Applicants will be notified by March 27, 2023. Work proposed to be supported with grant funds must be **completed before June 30, 2023** to qualify for the grant reimbursement. Applications shall be submitted in person or by mail.

The Planning Department is 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 Historic Preservation Planner, Planning Department  
 P.O. Box 1480  
 Park City, UT 84060

\*THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDING OF FUNDS FOR WORK ALREADY COMPLETED.  
**WORK MUST BE PROPOSED BETWEEN JULY 1, 2022 AND JUNE 30, 2023 IN ORDER TO BE CONSIDERED.\***

If you have questions regarding the application or submittal process please contact  
 Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

# 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:

\_\_\_\_\_

ADDRESS:

\_\_\_\_\_

TAX ID:

OR

SUBDIVISION:

OR

SURVEY:

LOT #:

BLOCK #:

## APPLICANT INFORMATION

NAME:

\_\_\_\_\_

MAILING

ADDRESS:

\_\_\_\_\_

\_\_\_\_\_

PHONE #:

(        )        -        FAX #: (        )        -

EMAIL:

\_\_\_\_\_

\_\_\_\_\_

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APPLICANT REPRESENTATIVE INFORMATION

NAME:

\_\_\_\_\_

PHONE #:

(        )        -       

EMAIL:

\_\_\_\_\_

PRIMARY

ADDRESS:

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If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## 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 Estimated Costs*** of the proposed eligible improvements (page 6).
5. ***Proposed Timeline*** of the proposed project (page 7).
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. Note: This submittal may be waived if the application is related to a Determination of Significance application for a historic site not currently listed on the Historic Sites Inventory.
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 application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## **BREAKDOWN OF ESTIMATED COSTS**

**Grant Request:** \$ \_\_\_\_\_ (Amount Requested from City)

**Match:** \_\_\_\_\_ **\$** \_\_\_\_\_ **(Owner's Portion of Total Budget)**

**Total Project Budget:**      \$      (Grant Request + Match)

Owner(s) Match Source:

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## PROPOSED TIMELINE (around 100 words)

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## ACKOWLEDGEMENT 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: \_\_\_\_\_

PRINTED

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Type of Application: \_\_\_\_\_

## AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: \_\_\_\_\_

PRINTED

Mailing Address: \_\_\_\_\_

Street Address/ Legal Description of Subject Property:  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

## EXHIBIT A – HISTORIC DISTRICT GRANT CRITERIA

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

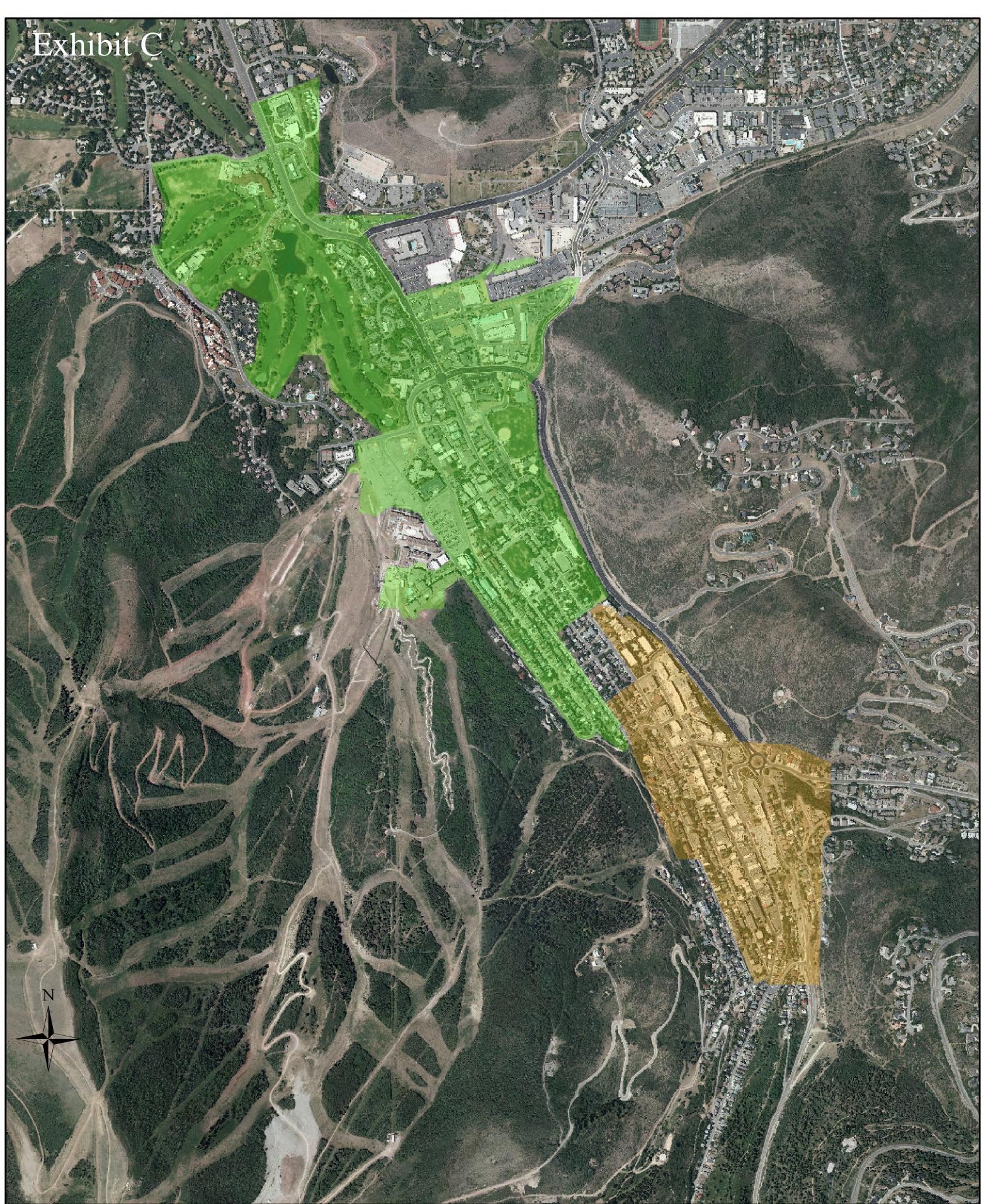
Criteria Evaluation	Scoring Value	Staff Score	HPB Score
Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary right-of-way.	0: Non-visible historic elements will be preserved or restored 1: Few visible historic elements will be 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.		

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

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		
--	--	--	--

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

# Exhibit C



## Legend

- Main Street RDA
- Lower Park Ave R[33]

0 0.25 0.5 Miles



# Park City Historic Grant Program

The Park City Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Structures and Sites in order to create a community that honors its past and encourages Historic Preservation.

Historic District Grant applications opened September 30, 2022 and close on December 27, 2022.

Eligible projects could be awarded up to \$15,000.



For the application and additional information, visit [parkcity.org](http://parkcity.org).

Questions? Contact  
[caitlyn.tubbs@parkcity.org](mailto:caitlyn.tubbs@parkcity.org)



RESIDENT  
OR CURRENT RESIDENT  
PO BOX 1836  
PARK CITY, UT 84060



Application Number	Address	Project Description	Requested Amount
PL-22-05403	690 & 698 Park Avenue	Roof replacement	\$16,290.00
PL-22-05434	1128 Park Avenue	Repairing/restoring windows, repointing masonry, repairing/replacing roof, painting exterior, electrical updating, upgrading insulation, reconstructing porches, restoring historic features, upgrading mechanical systems	\$113,000.00
PL-23-05527	22 Prospect Street	Sand, prep, caulk, paint exterior, repair/paint fascia and trim	\$8,000.00
PL-23-05528	40 Sampson Avenue	Exterior preparation, primer, paint and stain for 5 exterior doors, 2 exterior screens, 5 exterior thresholds, coal shed, and 3 deck railings	\$15,000.00
PL-23-05529	408 Main Street	Demolition, exterior closure, roofing, electrical	\$15,000.00
PL-23-05530	517 Park Avenue	Historic material preservation, structural demolition, new structural framing, historic material reconditioning, exterior finish carpentry, new windows, waterproofing, roofing, exterior paint, interior finish	\$18,500.00

		carpentry, interior finish paint	
PL-23-05531	Thaynes Mine Hoist House	Asbestos removal and debris cleaning	\$15,000.00
PL-23-05532	Silver King Coalition Hoist House	Asbestos removal and debris cleaning	\$15,000.00

SEP 30 2022

## HISTORIC DISTRICT GRANT APPLICATION

## For Office Use Only

/ ADMINISTRATIVE REVIEW  
 APPROVED \_\_\_\_\_  
 AMOUNT \_\_\_\_\_  
 DENIED \_\_\_\_\_

PROJECT PLANNER

APPLICATION # PL-22-05403  
 DATE RECEIVED 09.30.2022  
 EXPIRATION \_\_\_\_\_  
 BLDG PERMIT \_\_\_\_\_

## PROJECT INFORMATION

NAME: "Re-roof two historic buildings"  
 ADDRESS: Utah Ski and Golf Building (TLC-B-1), 698 Park Ave., Park City, Utah 84060  
Davanza's Building (TLC-C-1), 690 Park Ave., Park City, Utah 84060

TAX ID: 87-0532149 (Town Lift Condominium Association, Inc.) OR  
 SUBDIVISION: TOWN LIFT CONDOMINIUMS OR  
 SURVEY: \_\_\_\_\_ BLOCK#: \_\_\_\_\_

## APPLICANT INFORMATION

NAME: Town Lift Condominium Association, Inc.  
 ATTN: Chris Schaefer, President  
 MAILING ADDRESS: c/o All Seasons Resort Lodging  
1794 Olympic Parkway, #200  
Park City, Utah 84098  
 PHONE #: ( 832 ) 428 - 1977 FAX #: ( ) -  
 EMAIL: chris.schaefer@bataand diary.com

## APPLICANT REPRESENTATIVE INFORMATION

NAME: Chris Schaefer  
 PHONE #: ( 832 ) 428 - 1977  
 EMAIL: chris.schaefer@bataand diary.com  
 PRIMARY ADDRESS: P.O. Box 1202  
Park City, Utah 84060

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at  
[Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).

## **2. PROJECT DESCRIPTION**

“Re-roof two historic buildings”:

The Town Lift Condominiums project includes two important historic structures, located at

- 698 Park Avenue (Utah Ski and Golf), and
- 690 Park Avenue (Davanza's Pizza).

The roofs of these two buildings have deteriorated over the past years, to the point that it is necessary to replace the roofs before they spring leaks or become visibly unsightly. Gutters and downspouts are also old and deteriorated and will be replaced as part of this project.

Town Lift Condominium Association, Inc. proposes to re-roof both buildings by hiring S&S Roofing, or another contractor, to remove the existing shingles, make any necessary repairs and re-shingle both buildings. They will also install new gutters, downspouts and heat tape.

Work will take place either in the Fall of 2022 or Spring, 2023.

The Town Lift Condominium Association, Inc. has made a commitment to keep these two buildings in top shape as they are a highly visible component of Old Town Park City. Both buildings regularly receive historic preservation ribbons. Support of our efforts in the form of a Historic District Grant will be greatly appreciated.

## **3. COST ESTIMATE**

The estimate submitted by S&S Roofing to re-roof both buildings is \$32,580. We received another estimate from Aspen roofing which, when gutters, downspouts and heat tape are added is virtually identical in price. S&S Roofing has done good work for Toen Lift in the past and at this point we plan to use them. (Proposal attached.)

See next page for a cost breakdown.

## **BREAKDOWN OF ESTIMATED COSTS**

**Grant Request:** \$ 16,290.00 (This amount is reimbursable).

**Match:** \$ 16,290.00 (Same amount as Grant Request)

**Total Project Budget:** \$32,580.00 (Grant Request + Local Match)

Match Source: [Town Lift Condominium Association, Inc.--Reserve Fund](#)

Match Type: Cash.

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).

## PROPOSED TIMELINE

Depending on weather and the contractor's schedule, work will either be done in November 2022 or Spring 2023.

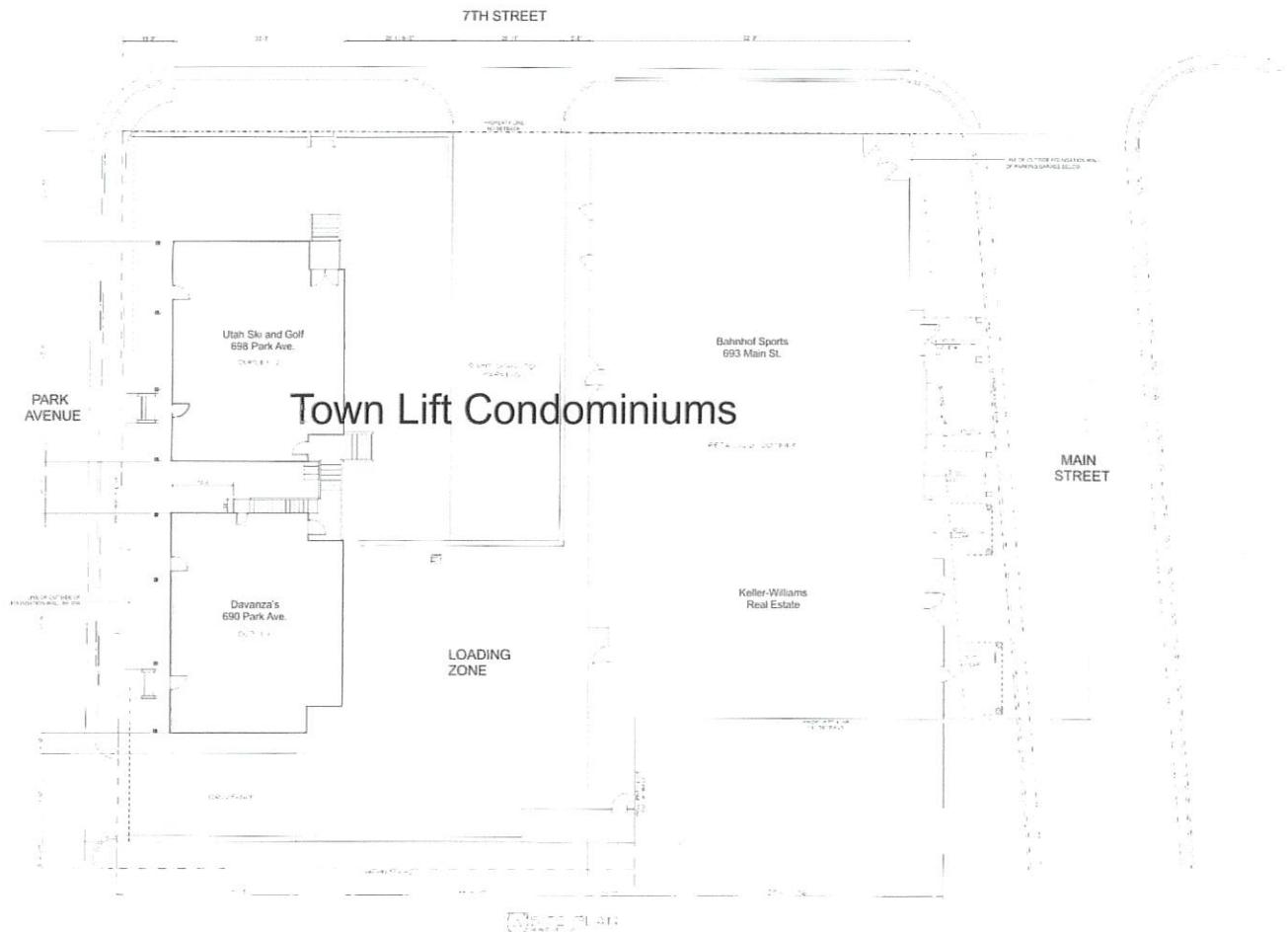
## 5. HISTORIC DISTRICT DESIGN REVIEW

Since this project is for repairs rather than any alteration of the properties, it is our understanding that HDDR approval is not needed.

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).

## 6. DRAWING:

This Site Plan shows the position of the two historic buildings on the Town Lift Condominium property:



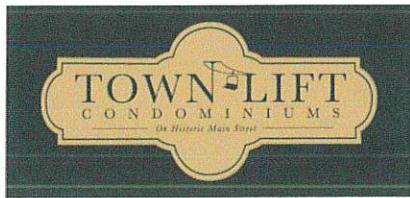
If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).

## 7. COLOR PHOTOGRAPH:

Utah Ski and Golf building (left) and Davanza's building (right):



If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at  
[Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).



Chris Schaefer, President  
Town Lift Condominium Association, Inc.  
P.O. Box 1202  
Park City, Utah 84060

September 27, 2022

RECEIVED  
SEP 30 2022  
PARK CITY  
PLANNING DEPT.

Park City Municipal Corporation  
ATTN: Park City Historic Preservation Planner, Planning Department  
445 MARSAC AVE.  
PO BOX 1480  
PARK CITY, UT 84060

This letter is to certify that the owners of the Town Lift Condominium Association were notified that our association's Board of Trustees' intends to re-roof the two historic buildings which are part of the Town Lift Condominium project as described in this application, and of our intention to submit this application to the Park City Municipal Corporation. The notification was made to all owners on April 18, 2022 at our Association's annual meeting.

By unanimous vote at the meeting the owners directed the Board of Trustees to proceed with re-roofing the two buildings, approved a budget to do so, and directed the Trustees to seek a Historic District Grant should such an opportunity arise. We appreciate this opportunity to submit an application for financial assistance in our continuing efforts to preserve these two Old Town buildings.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Schaefer'.

Chris Schaefer  
President  
Town Lift Condominium Association, Inc.

## 1128 Park Avenue Description (Mark Alter)

Referencing the PARK CITY MUNICIPAL CORPORATION form (10-08) 1128 Park Ave Park City, Utah 84060.

The one-story frame T/L cottage known as the Charles Rolfe House remains as it was described in the National Register nomination (see Structure/Site Form, 1983. The setting remains unchanged from what is described in the National Register nomination and early photos.

The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries. Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era. This site was nominated to the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## **1128 Park Avenue Description (Mark Alter)**

Excavation under house needs to be performed to add a conventional foundation. We will need to rebuild the Windows, doors, and siding to match the Historic Site. All walls are siding on siding with no framing. Need to frame interior walls with conventional framing. Conventional framing needs to be added to roof. All the above-mentioned issues are safety issues that need to be addressed. Repair exterior siding and replace with historic wood on wood windows.



NORTH



TRIM







Conan K





## PROPOSED TIMELINE (around 100 words)

See Attached -

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## **1128 Park Avenue Timeline**

Repairing Restoring Historic Windows	2/2023
Repairing Roofs	11/2022 (DRIED IN)
Painting Exterior	5/2023
Electrical Updating	12/2022
Upgrading Mechanical	2/2023
Upgrading Insulation	2/2023
Reconstructing Historic Porch	4/2023
Reconstructing Historic Features	4/2023

## BREAKDOWN OF ESTIMATED COSTS

SCOPE OF WORK	OWNER'S PORTION	CITY'S PORTION	ESTMATED TOTAL COST
Repairing/Restoring Windows	\$12,000.00	\$12,000	\$24,000.00
Repainting Masonry	\$17,500.00	\$17,500.00	\$35,000.00
Repairing/replacing roofs	\$8,500.00	\$8,500.00	\$17,000.00
Painting Exterior	\$10,000.00	\$10,000.00	\$20,000.00
Electrical updating	\$15,000.00	\$15,000.00	\$30,000.00
Upgrading insulation	\$12,500.00	\$12,500.00	\$25,000.00
Reconstructing porches	\$5,000.00	\$5,000.00	\$10,000.00
restoring historic features	\$15,000.00	\$15,000.00	\$30,000.00
Upgrading mechanicals	\$17,500.00	\$17,500.00	\$35,000.00
<b>Total</b>	<b>\$113,000</b>	<b>\$113,000</b>	<b>\$226,000.00</b>

Grant Request: \$113,000.00 (This amount is reimbursable).

Match: \$113,000.00 (Same amount as Grant Request)

Total Project Budget: \$226,000.00 (Grant Request + Local Match)

Match Source:

Owner Contribution

Match Type:

~~Local Match~~

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).

# **HISTORIC DISTRICT GRANT PACKET**

**2023 FISCAL YEAR  
(JULY 2022 – JUNE 2023)**

**INFORMATION GUIDE  
AND APPLICATION**

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

# HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

## **Mission Statement:**

The Park City Historic District Competitive Grant Program (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 and those Structures and Sites that are eligible for listing on the Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

## **Eligibility:**

Competitive Grants are available for Historic Residential or Commercial Structures listed on the [Park City Historic Sites Inventory](#) (HSI) and for Structures and Sites eligible for listing. Structures and Sites currently not listed on the HSI may be eligible\* for funding to offset some costs to designate the site to the HSI. The purpose of the Grant Program is to assist in offsetting the costs of Designation, Preservation, Rehabilitation, and Restoration work. This is a 50% matching grant that requires the applicant to provide 50% of the cost.

Eligible work includes Designation, Preservation, Rehabilitation, or Restoration of Historic Architectural features and structural elements.

### Examples of eligible work:

- Repairing/Restoring Windows
- Rehabilitating or Reconstructing Historic Porches
- Restoring Historic Features (siding, doors, etc.\*)
- Completion of a Determination of Significance application for a Structure or Site for the purpose of listing the Structure or Site on the Historic Sites Inventory
- Preservation Study\*\*

Grant Program applications will be evaluated based on the criteria outlined in Exhibit A.

\*Please contact the Planning Department with questions regarding eligibility.

\*\*Does not include studies to be done for Preservation Plans.

## **Competitive Grant:**

Competitive Grant to be awarded for applications to designate a Structure or Site to the HSI, or for those Landmark and Significant Historic Sites listed on the HIS, projects defined as "Preservation, Rehabilitation, and/or Restoration" in the Land Management Code:

- **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 on ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

# 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: Rhonda Sideris

ADDRESS: 22 Prospect  
Park City UT 84060

TAX ID: PC-239 OR

SUBDIVISION: OR

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

## APPLICANT INFORMATION

NAME: Rhonda Sideris

MAILING ADDRESS: PO Box 2425  
Park City, UT 84060

PHONE #: (435) 487-0950 FAX #: ( ) -

EMAIL: Rhonda@ParkCityLodging.com

## APPLICANT REPRESENTATIVE INFORMATION

NAME: \_\_\_\_\_

PHONE #: ( ) -

EMAIL: \_\_\_\_\_

PRIMARY ADDRESS: \_\_\_\_\_

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

- **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 starting at 8 a.m. Mountain Standard Time (MST) on September 30, 2022 and will be accepted through December 27, 2022 at 5:00 p.m. MST. If selected, Applicants will be notified by March 27, 2023. Work proposed to be supported with grant funds must be **completed before June 30, 2023** to qualify for the grant reimbursement. Applications shall be submitted in person or by mail.

The Planning Department is 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 Historic Preservation Planner, Planning Department  
 P.O. Box 1480  
 Park City, UT 84060

\*THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDING OF FUNDS FOR WORK ALREADY COMPLETED.  
**WORK MUST BE PROPOSED BETWEEN JULY 1, 2022 AND JUNE 30, 2023 IN ORDER TO BE CONSIDERED.\***

If you have questions regarding the application or submittal process please contact  
 Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## ACKOWLEDGEMENT OF RESPONSIBILITY

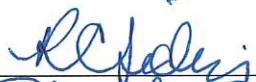
This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining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

  
Rhonda Sideris

Name of Applicant:

Mailing Address:

PO Box 2425  
Park City, UT 84060

PRINTED

Phone: 435-487-0950

Fax:

Email: Rhonda@parkcitylodging.com

Type of Application:

Matching historical 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:

Rhonda Sideris

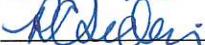
PRINTED

Mailing Address:

PO Box 2425  
Park City, UT 84060

Street Address/ Legal Description of Subject Property:

22 Prospect Ave  
PC239 All Lots 6+7 Blk 19 park city survey M101-560-SUD 365 M148 745-747-1282-

Signature: 

Date: 12/26/22

1498-1308-658-1350-2126-  
1231-2411-861-863-865

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.

## EXHIBIT A – HISTORIC DISTRICT GRANT CRITERIA

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## PROPOSED TIMELINE (around 100 words)

As soon as the snow melts. We hope to have work completed by July 1, 2023.

## **BREAKDOWN OF ESTIMATED COSTS**

**Grant Request:** \$ 8,000 (Amount Requested from City)

**Match:** \$ 8,000 (Owner's Portion of Total Budget)

**Total Project Budget:** \$ 16,000 (Grant Request + Match)

Owner(s) Match Source:

personal funds

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## 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 Estimated Costs*** of the proposed eligible improvements (page 6).
5. ***Proposed Timeline*** of the proposed project (page 7).
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. Note: This submittal may be waived if the application is related to a Determination of Significance application for a historic site not currently listed on the Historic Sites Inventory.
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.

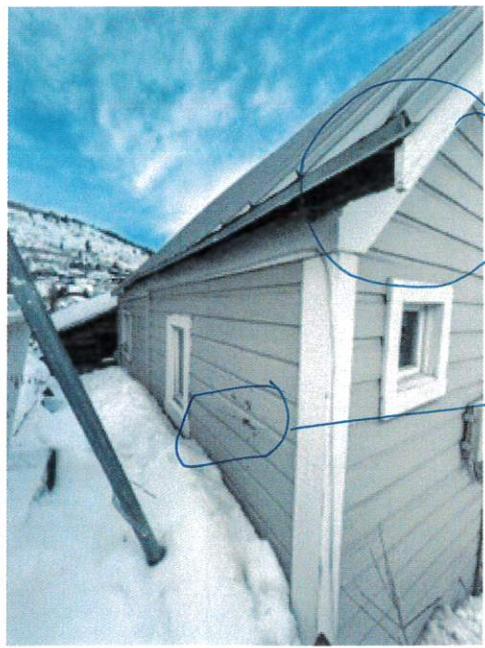
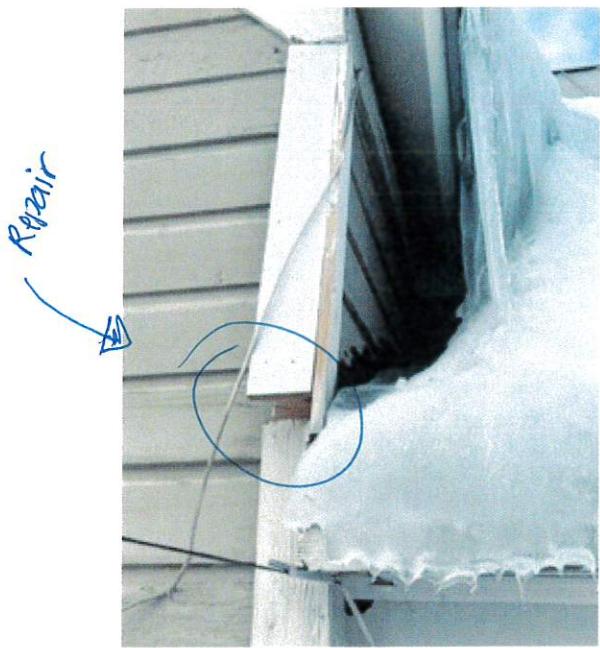
If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

Criteria Evaluation	Scoring Value	Staff Score	HPB Score
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.		

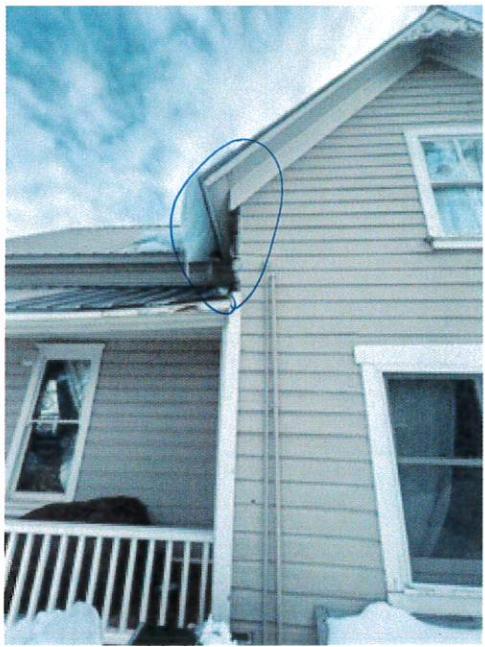
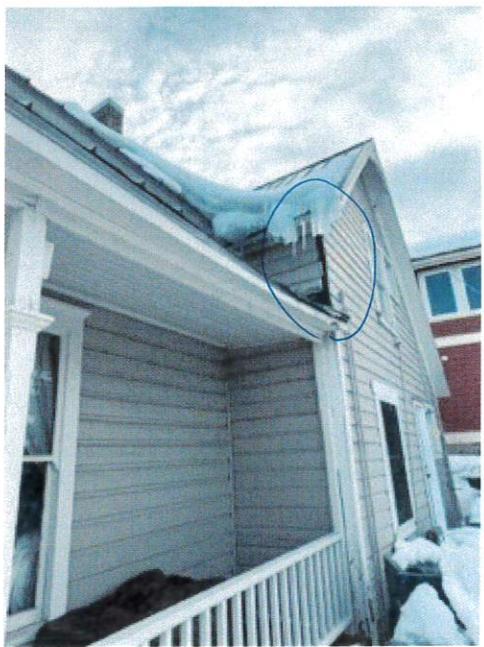
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Priority is given to restoration and treatment of historic materials, rather than replacing historic materials and features in-kind.	0: No priority given to restoration 1: Minimum priority given 2: Some priority given 3: General priority given 4: Exceeds expectations		
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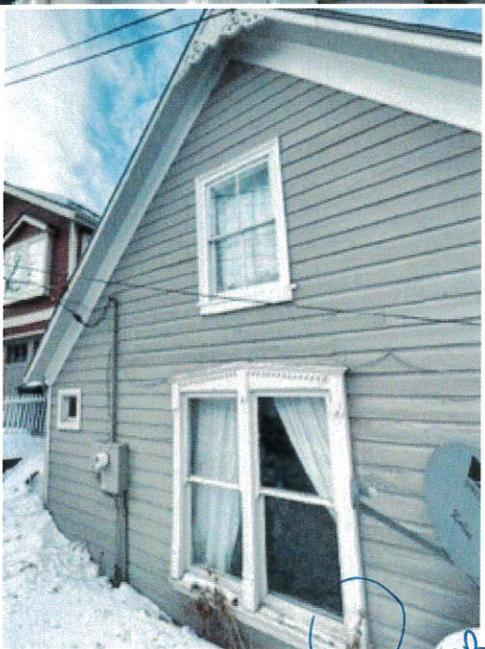
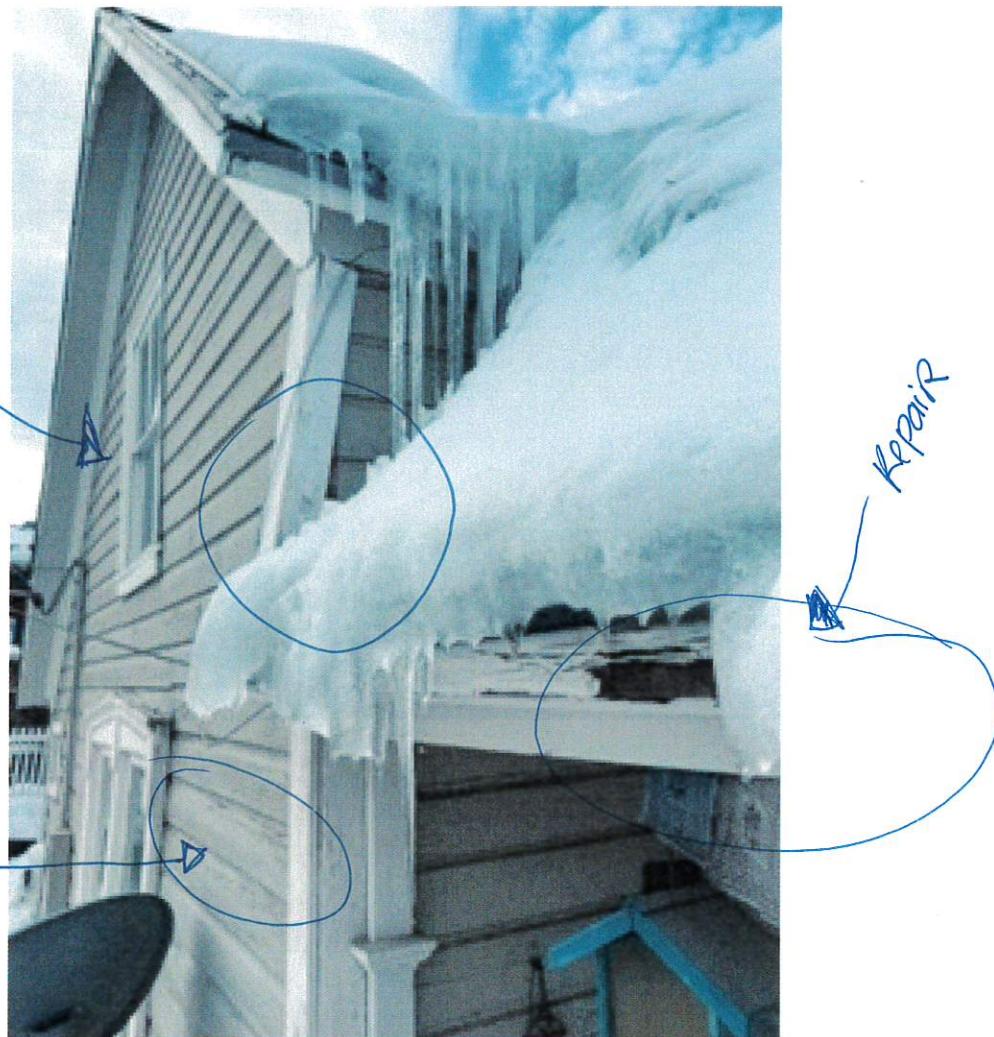
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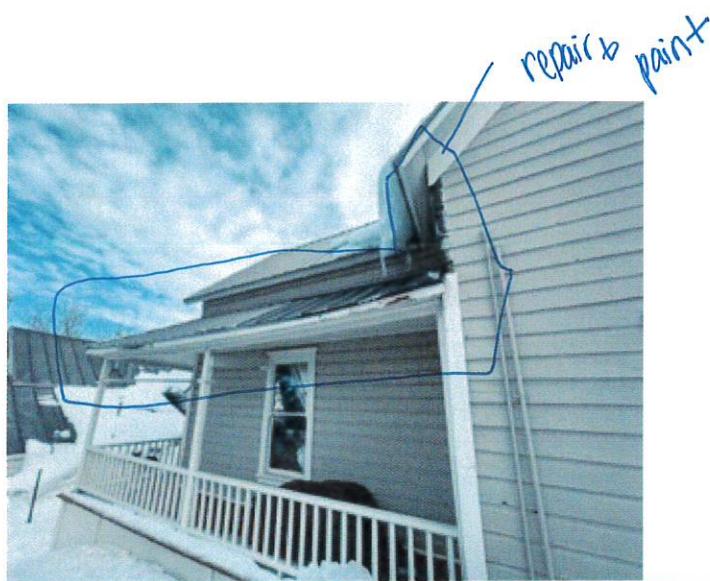
Repaint  
Home  
exterior















Repair fascia + trim



## PROJECT DESCRIPTION FOR 22 PROSPECT AVENUE FASCIA AND HOUSING TRIM REPAIR

Repair the fascia and trim of the historic home located at 22 Prospect Avenue. Additionally, home will be painted, including sanding and preparation for painting. This house is employee housing for two local Parkites who work in the Park City Community and a historical landmark that has seen many days. The funds from this grant will help to maintain the home at an affordable rental rate for local workers. I am hopeful to do these repairs to keep the home in quality condition and to prevent further deterioration from wind, weather, snow, and ice. Each year the trim and fascia worsen, and we are at a point that repair work is desperately needed. With the help of the funds issued through this grant program we will finally be able to do these much-needed repairs. We are not looking to change or add anything to the home, simply to repair and repaint. Due to the age of the home, this project requires special milled wood, reflected in the breakdown of cost.



# 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:	DEBRA K. MURILLO SCHNECKLOTH	
ADDRESS:	40 SAMPSON AVENUE PARK CITY, UTAH 84060	
TAX ID#	ACCOUNT #0310262	OR
SUBDIVISION:	MILL-SITE RESERVATION SUPPLEMENTAL AMENDED PLAT	
SURVEY:	LOT #:	BLOCK #:

## APPLICANT INFORMATION

NAME:	DEBRA K. MURILLO SCHNECKLOTH	
MAILING ADDRESS:	P.O. BOX 234 40 SAMPSON AVENUE PARK CITY, UTAH 84060	
PHONE #:	(435) 496 - 1043	FAX #: (435) 649 - 8596
EMAIL:	dkmuriiloschneckloth@comcast.net	

## APPLICANT REPRESENTATIVE INFORMATION

NAME:	SELF - DEBRA K. MURILLO SCHNECKLOTH	
PHONE #:	(435) 496 - 1043	
EMAIL:	dkmuriiloschneckloth@comcast.net	
PRIMARY ADDRESS:	40 SAMPSON AVENUE PARK CITY, UTAH 84060	

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435 615 5063 or visit [www.parkcity.org](http://www.parkcity.org).



## 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 Estimated Costs* of the proposed eligible improvements (page 6).
5. *Proposed Timeline* of the proposed project (page 7).
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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.

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## BREAKDOWN OF ESTIMATED COSTS

SCOPE OF WORK	ESTIMATED TOTAL COST	OWNER'S PORTION	REQUESTED GRANT
RESTORATION AND MAINTENANCE OF EXTERIOR		(at least 50%)	(up to 50%)
<u>EXTERIOR PREPARATION,</u>			
<u>PRIMER AND PAINT AND STAIN</u>			
<u>(INCLUDES OIL OR PAINT TO MATCH EXISTING FINISH)</u>			
• 5 EXTERIOR DOORS			
• 2 EXTERIOR SCREENS			
• 5 EXTERIOR THRESHOLDS	\$ 30,000	\$ 15,000	\$ 15,000
• STAIN COAL SHED			
• STAIN DECK RAILINGS (3)			
<b>Total</b>	<b>\$ 30,000</b>	<b>\$ 15,000</b>	
<b>\$ 30,000</b>			

Grant Request:	\$ 15,000	(Amount Requested from City)
Match:	\$ 15,000	(Owner's Portion of Total Budget)
Total Project Budget:	\$ 30,000	(Grant Request + Match)
Owner(s) Match Source:	SAVINGS	

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).



## PROPOSED TIMELINE (around 100 words)

15 MAY - 30 JUNE 2023

START TIME IS DEPENDENT ON WEATHER BECAUSE OF SNOW DEPTH, ICE/SNOW ON ROOF, SAFETY AND EXTERIOR PAINT TEMPERATURE REQUIREMENTS. BEGINNING THE END OF MAY, 2023, IS THE EARLIEST PROJECTED START TIME.

TO PREPARE, BRUSH PRIMER NEEDED AREAS (BARE WOOD), BRUSH PAINT THE SHIPLAP WOOD SIDING AND BRUSH PAINT 2 COLORS ON TRIM WILL TAKE 3-5 WEEKS. CREW SIZE AND WEATHER ARE FACTORS FOR CONTRACTORS.

ACRYLIC PRIMER AND PAINT WILL BE USED WITH BRAND AND QUALITY REQUIRING OWNER APPROVAL BEFORE WORK BEGINS.

EXTERIOR SURFACES OF DOORS, SCREENS AND THRESHOLDS WILL BE SANDED AND OILED OR PAINTED TO MATCH EXISTING FINISH + REQUIRE OWNER PRE-APPROVAL.

COAL SHED - SCRAPED, SANDED, STAINED.

DECK RAILINGS (3) - SCRAPED, SANDED, STAINED.



## ACKNOWLEDGEMENT 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: Debra K. Murillo Schneckloth

Name of Applicant: DEBRA K. MURILLO SCHNECKLOTH

PRINTED

Mailing Address: P.O. BOX 234, 40 SAMPSON AVENUE  
PARK CITY, UTAH 84060

Phone: 435-496-1043 (cell) Fax: 435-649-8596 - HOME PHONE / FAX

Email: dkmurillo@comcast.net

Type of Application: RESTORATION AND MAINTENANCE - EXTERIOR PREPARATION, PRIMER AND PAINT

## 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: DEBRA K. MURILLO SCHNECKLOTH

PRINTED

Mailing Address: P.O. BOX 234, 40 SAMPSON AVENUE  
PARK CITY, UTAH 84060

Street Address/ Legal Description of Subject Property:

40 SAMPSON AVENUE, PARK CITY, UTAH 84060

LOT 2 MILL SITE RESERVATION SUPPLEMENTAL AMENDED PLAT

Signature: Debra K. Murillo Schneckloth Date: 27 DECEMBER 2022

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.

## EXHIBIT A – HISTORIC DISTRICT GRANT CRITERIA

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).





Coal Shed.jpg



Exterior Wooden Doors.jpg



Front Facade 1 Side.jpg



General View of House.jpg



North Deck Railing.jpg



North Exposure.jpg



Paint Restoration Needed1.jpg



Paint Restoration Needed2.jpg



Rear Facade North Side.jpg



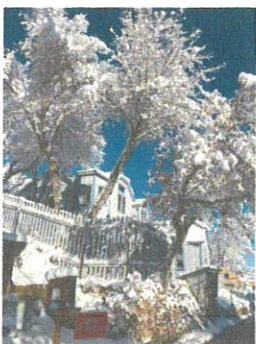
Rear Facade South Side.jpg



Rear Facade.jpg



South Facade.jpg

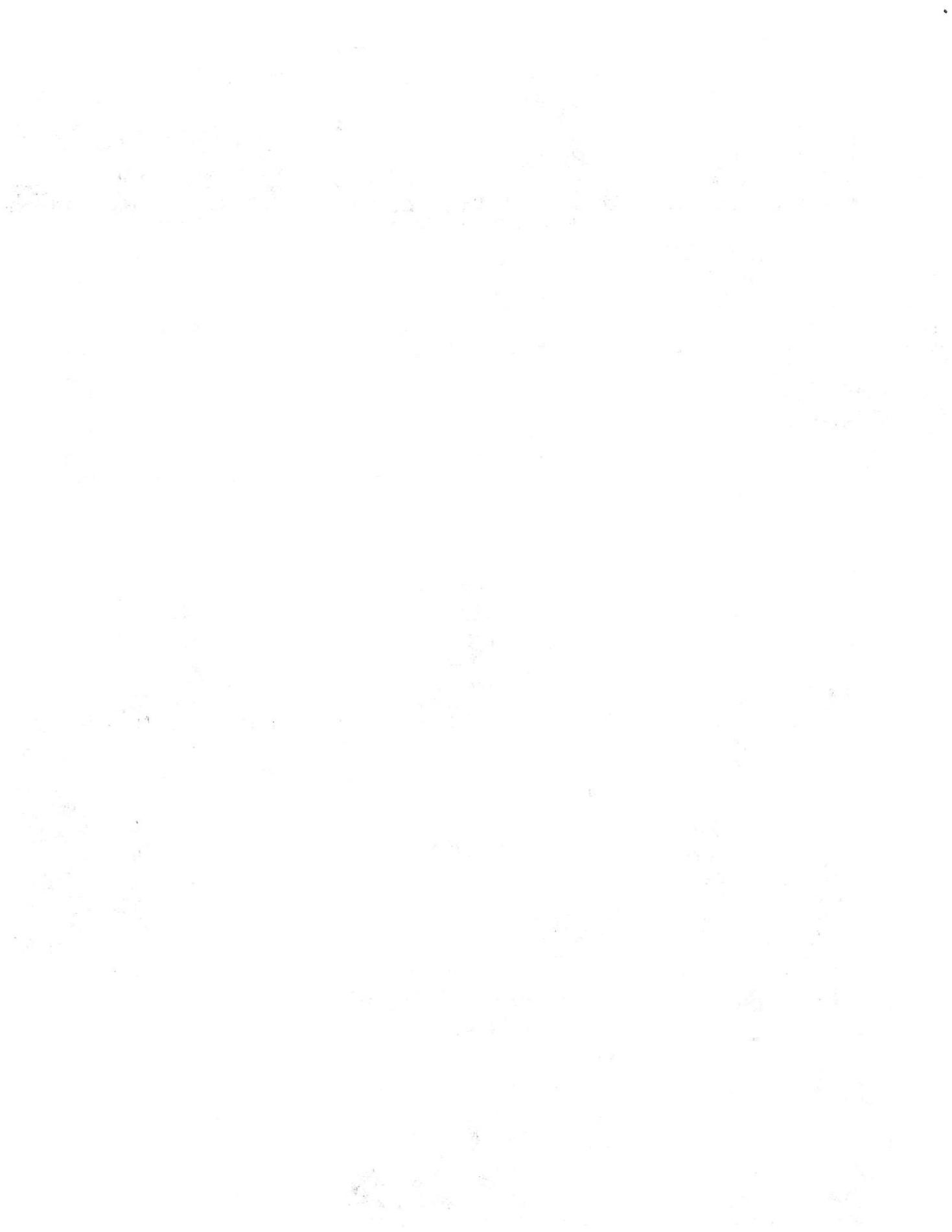


Streetscape Context1.jpg



Streetscape Context2.jpg

PARK CITY HISTORIC DISTRICT  
GRANT PROGRAM  
30 SEPT. - 27 DEC 2002  
• DEBRA K. MURILLO SCHNECKLOTH  
40 SAMPSON AVENUE  
PARK CITY, UTAH  
• COLOR PHOTOGRAPH  
REQUIREMENT  
• SUBMITTED WITH APPLICATION  
27 DECEMBER 2002  
3:00 P.M.



# **HISTORIC DISTRICT GRANT PACKET**

**2022 FISCAL YEAR**

**INFORMATION GUIDE  
AND APPLICATION**

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at  
[Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).



# HISTORIC DISTRICT GRANT INFORMATION GUIDE

## **Mission Statement:**

The Park City 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 in order to create a community that honors its past and encourages Historic Preservation.

## **Eligibility:**

Grants are available for Historic Residential or Commercial Structures listed on the Park City Historic Sites Inventory (HSI). The purpose of the Grant Program is to assist in offsetting the costs of Preservation, Rehabilitation, and Restoration work. The Grant Program provides a 50% matching grant that requires the applicant to fund 50% of the proposed cost(s).

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 (siding, windows, etc.\*)

Ineligible Work includes, but is not limited to:

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

*\*Please contact the Planning Department with questions regarding eligibility.*

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).



## Grant Categories:

### CATEGORY A. REPAIR:

Repair Projects, defined as either of the two (2):

1. Emergency Funds, to be awarded for projects defined as "Emergency Repair Work" in the Land Management Code:

- **Emergency Repair Work:** *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.*

2. Competitive Repair Funds, to be awarded for projects defined as "Ordinary Repairs and Maintenance" in the Land Management Code:

- **Ordinary Repairs and Maintenance:** *work done on a Building in order to correct any deterioration, decay, or damage to a Building or any part thereof in order to restore same as or nearly as practical to its condition prior to such deterioration, decay, or damage.*

### CATEGORY B. COMPETITIVE:

Competitive Grant to be awarded for projects defined as "Preservation, Rehabilitation, and/ or Restoration" in the Land Management Code:

- **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 starting at 8 am on May 15, 2021 and will be accepted through August 15, 2021 at 5:00 p.m. If selected, Applicants will be notified within three months. Work proposed to be completed with grant funds must be completed before June 1, 2023 to qualify for the grant reimbursement. Applications shall be submitted in person or by mail.

The Planning Department is located 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 Historic Preservation Planner, Planning Department

P.O. Box 1480

Park City, UT 84060

\*THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDING OF FUNDS FOR WORK ALREADY COMPLETED. WORK MUST BE PROPOSED BETWEEN JULY 1, 2021 AND JUNE 30, 2022 IN ORDER TO BE CONSIDERED.\*

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).



# HISTORIC DISTRICT GRANT APPLICATION

*For Office Use Only*

/ ADMINISTRATIVE REVIEW

PROJECT PLANNER

APPLICATION #

APPROVED

DATE RECEIVED

AMOUNT

EXPIRATION

DENIED

BLDG PERMIT

## PROJECT INFORMATION

NAME: Jeffrey Lous Living Trust

ADDRESS: 517 Park Ave.  
Park City, UT 84060

TAX ID: PC 73 OR

SUBDIVISION: OR

SURVEY: Park City Survey LOT #: 445 BLOCK #: B5

## APPLICANT INFORMATION

NAME: Jeff Lous

MAILING ADDRESS: 95 King Rd  
P.O. Box 1936  
Park City, UT 84060

PHONE #: (435) 602-0138 FAX #: ( ) -

EMAIL: ITLLOUE4798@gmail.com

## APPLICANT REPRESENTATIVE INFORMATION

NAME: Cathy's Bookshop

PHONE #: (800) 559-8079

EMAIL: cathy's@redboxdesigns.com

PRIMARY ADDRESS: Red Box Design Studio

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).



## SUBMITTAL REQUIREMENTS

1. Completed and signed ***Historic District Grant Application***.
2. Written ***Project Description*** describing the proposed scope of work, detailed specifications, and reason(s) for applying for a Historic District Grant.
3. Submittal of a ***Cost Estimate*** for the proposed work.
4. ***Breakdown of Estimated Costs*** of the proposed eligible improvements (page 6).
5. ***Proposed Timeline*** of the proposed project (page 7).
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; 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 contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).



## BREAKDOWN OF ESTIMATED COSTS

SCOPE OF WORK	OWNER'S PORTION	CITY'S PORTION	ESTMATED TOTAL COST
Historic Material Preservation	2750.-	2750.-	5500
Structural Demolition	1450.-	1450.-	2900
New Structural Framing	3250.-	3250.-	6500
Historic Material recondition	1400.-	1400.-	2800
Exterior Finish Carpentry	2000.-	2000.-	4000
New Windows	1750.-	1750.-	3500
Waterproofing	600.-	600.-	1200
Roofing	450.-	450.-	900
Exterior Paint	1750.-	1750.-	3500
Interior Finish Carpentry	2100.-	2100.-	4200
Interior Finish Paint	1000.-	1000.-	2000
<b>Total</b>	<u>\$ 14,500.-</u>	<u>\$ 14,500.-</u>	<u>\$ 37,000</u>

Grant Request: \$ 19,500.- (This amount is reimbursable).

Match: \$ 19,500.- (Same amount as Grant Request)

**Total Project Budget:** \$ 37,000 (Grant Request + Local Match)

Match Source: USA

Match Type: USD

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).



## PROPOSED TIMELINE

Start December 2022- Finish Spring 2023

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).



## ACKOWLEDGEMENT 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:

Jeffery T. Louis

PRINTED

Mailing Address:

P.O. Box 1836  
Park City, UT 84060

Phone: 435 602 0138 Fax: \_\_\_\_\_

Email: JTLouis4793@gmail.com

Type of Application:

Historic District Request

## 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:

Jeffery T. Louis Living Trust JTLouis

PRINTED

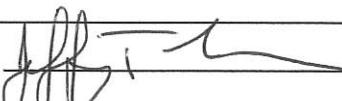
Mailing Address:

P.O. Box 1836  
Park City, UT 84060 Trustee

Street Address/ Legal Description of Subject Property:

517 Park Ave or PC-73

Signature:



Date 12/9/22

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 contact Planner Aiden Lillie at [Aiden.Lillie@parkcity.org](mailto:Aiden.Lillie@parkcity.org) or 435-615-5067 or visit [www.parkcity.org](http://www.parkcity.org).





## Building | Engineering | Planning

November 28, 2022

Jeff Love  
PO Box 1836  
Park City, UT 84060

RE: 517 Park Avenue, Park City, UT 84060

Dear Jeff,

Pursuant to Land Management Code § 15-11-14, the Historic Preservation Board determines whether unique conditions warrant disassembly and reassembly of a historic Structure. The Planning Director and Chief Building Official provide input for the Board's consideration on these matters.

During the reconstruction of 517 Park Avenue, it was discovered that the structural integrity of the historic Italianate-style bay window is compromised and not adequately attached to the structure's front façade. Without continuous floor joists, the bay window is held together by the windowpanes and is not otherwise attached to the wall framing. While the conditions of the bay window element may be hazardous or dangerous, the historic Structure is sound. Therefore, the physical conditions of the bay window require panelization to mitigate damage or loss of the historic elements of the bay window.

Due to the structural instability of the bay window, it is our recommendation that the safest approach to preserving the bay window is panelization.

Sincerely,

A black ink signature of the name "David Thacker".

David Thacker  
Chief Building Official

A blue ink signature of the name "Gretchen Milliken".

Gretchen Milliken  
Planning Director



# Historic Preservation Board

## Staff Report



**Subject:** 517 Park Avenue  
**Application:** PL-22-05452  
**Author:** Spencer Cawley, Planner II  
**Date:** December 7, 2022  
**Type of Item:** Administrative – Modification of Approval

### Recommendation

Staff recommends (I) the Historic Preservation Board review the Applicant's proposal, (II) conduct a public hearing, and (III) consider approving Disassembly and Reassembly (Panelization) of the bay window of a Landmark Historic Structure and determine if the 1994 trim addition contributes to the Historic Structure based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

### Description

**Applicant:** Jeff Love  
**Location:** 517 Park Avenue  
**Zoning District:** Historic Residential (HR-1) District  
**Historic Designation:** Landmark  
**Reason for Review:** The Historic Preservation Board reviews Disassembly and Reassembly of Historic Material<sup>1</sup>

**HDDR** Historic District Design Review  
**HR-1** Historic Residential – 1  
**HSI** Historic Sites Inventory  
**LMC** Land Management Code

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

### Background

517 Park Avenue is a one-story T/L cottage constructed circa 1888 and is a [Landmark Historic Site](#) on Park City's Historic Sites Inventory<sup>2</sup> (HSI).

This site was listed on the National Register of Historic Places in 1994<sup>3</sup> as part of the Park City Mining Boom Era Residences Thematic District. In the nomination, the structure is referred to as the Dr. William Bardsley House and described as having a perpendicular cross-wing, with a gable end toward the street, and two full stories in height. An Italianate-style box bay window is located on the front of the cross-wing with paired double-hung windows above. The decorative bargeboard in the gable end was

<sup>1</sup> LMC [§ 15-11-14](#)

<sup>2</sup> LMC [§ 15-11-10\(D\)\(1\)\(dk\)](#)

<sup>3</sup> <https://npgallery.nps.gov/NRHP/AssetDetail/df10fb98-3114-4848-a3c2-1b451fb6a567>

salvaged from another historic house but remaining historic attachment marks indicate that an element of similar size and configuration was present historically. The southern wing was originally one story tall, but the attic was expanded several decades ago creating a poor roof condition.

The structure underwent major rehabilitation work from 1993 to 1994. This work corrected the altered configuration of the roofs, re-created the historic gable form, and restored the porch, basing the porch columns and balustrade on a few minor remaining historic elements and nearby historic models. The historic drop siding was repaired, compatible windows replaced non-compliant vinyl windows, and the porch and roof were reconstructed. A new basement containing a garage, a mechanical room, and storage space was also added.

On July 6, 2022, the Historic Preservation Board reviewed a Historic District Design Review (HDDR) application for Material Deconstruction of the Landmark Structure. The scope of the request included the removal of a non-historic porch on the south elevation, an interior renovation, structural upgrades to the existing foundation, replacement of non-historic windows and siding material, and the reconstruction of a non-contributing rear bump-out extension. The Historic Preservation Board unanimously approved the Applicant's request for Material Deconstruction of a portion of the rear façade to accommodate a deck addition to the second story of the Landmark Historic Structure ([Staff Report](#); [Meeting Minutes](#)).

On July 28, 2022, Planning Director reviewed and approved an HDDR application to remodel the Historic Structure and remove the non-historic porch, as approved by the HPB, that encroaches onto the neighboring Lot (Exhibit B). On August 24, 2022, the Applicant entered into an agreement with the City for a Historic Perseveration Guarantee in the amount of \$279,200 to ensure the Historic Structure is not damaged.

During construction, the contractor realized the existing structural integrity of the bay window was compromised and not adequately attached to the Landmark Historic Structure due to the configuration of the wall framing and the floor joists (the main floor and upper floor joists run parallel to the bay window). Without continuous floor joists, the bay window is held together by the windowpanes and is not otherwise attached to the wall framing. Replacing the windows will result in damage to the bay window. Hazelwood Engineering provided a memo to the contractor addressing the bay window's structural framing (Exhibit C). The memo states:

*“During the site visit, we reviewed the framing of [the] existing main floor bay window. We would highly recommend reconstructing the bay window with modern construction methods and material while maintaining the historic appearance. The existing framing is in poor condition and not structurally adequate.”*

The Applicant proposes to panelize the bay window using the existing historic materials to reassemble the bay window. The Applicant included the following image with their

submittal:

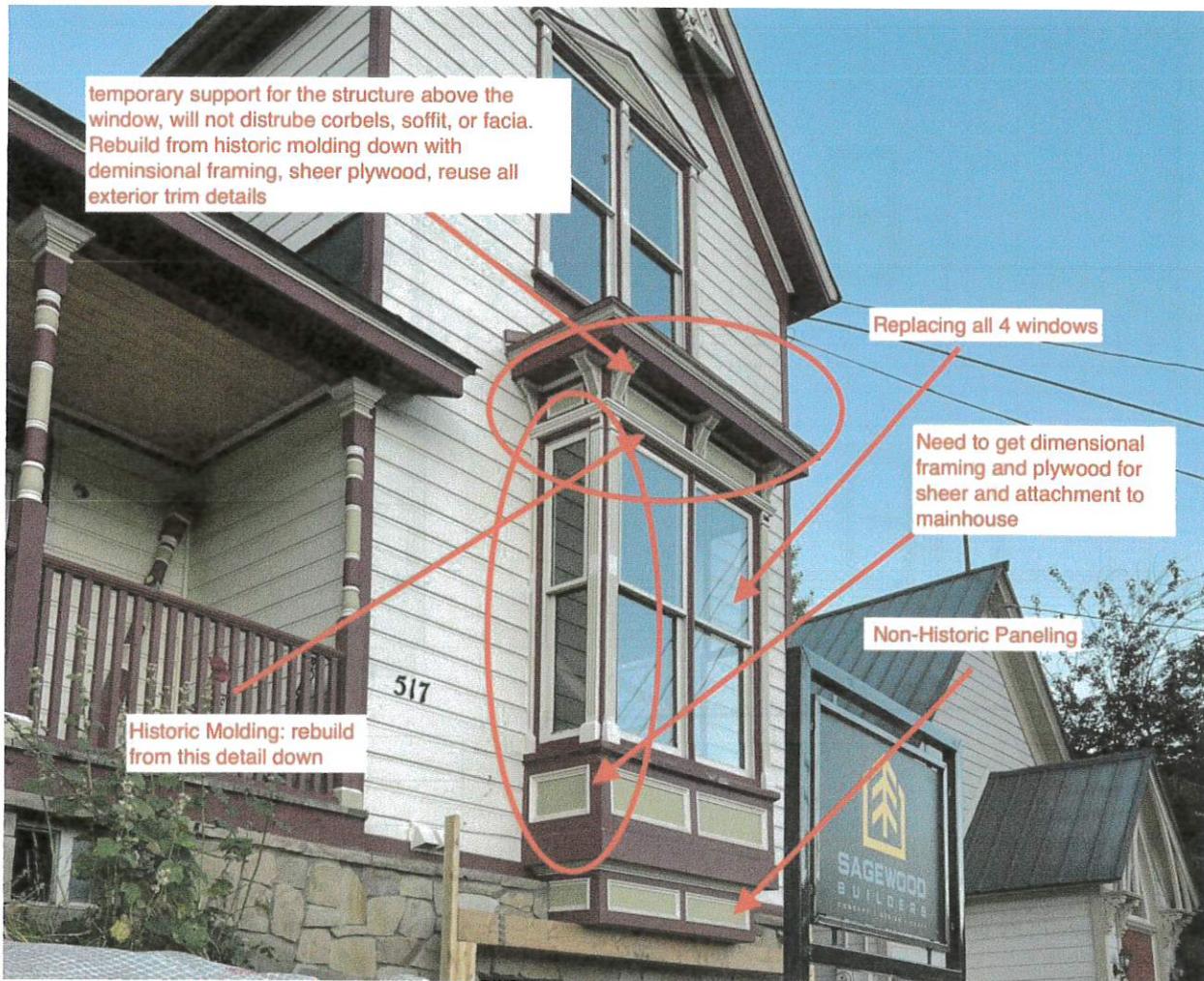


Figure 1: Applicant's Proposal for disassembly/reassembly.

On November 11, 2022, the Applicant submitted a Modification of Approval application requesting the Historic Preservation Board review the proposal to disassemble the bay window and reassemble in the same place, using existing Historic materials (Exhibit D). Staff determined the application complete on November 16, 2022.

### Analysis

The Historic Preservation Board reviews Disassembly and Reassembly.<sup>4</sup>

**(I) Staff recommends the Historic Preservation Board approve the Disassembly and Reassembly of a portion of the front façade to allow for structural upgrades to the Italianate-style box bay window.**

The portion highlighted below shows the area of disassembly and reassembly:

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<sup>4</sup> LMC [§ 15-11-14](#)

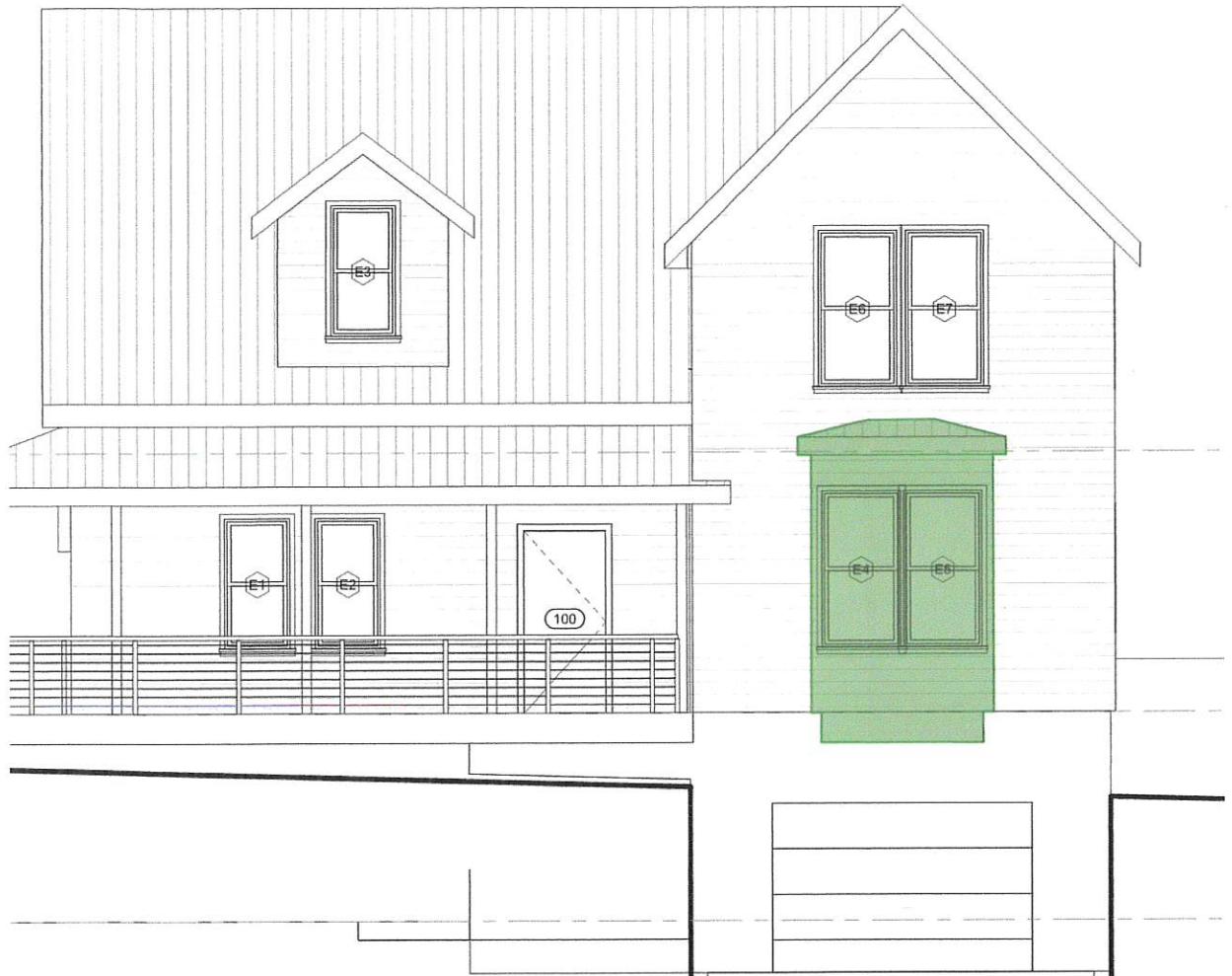


Figure 2: Area to be disassembled/reassembled

The following LMC provisions are required when disassembling and reassembling (panelization) part of a Historic Structure:<sup>5</sup>

Disassembly of a Historic building shall be considered only after it has been determined by the Historic Preservation Board that the panelization is necessary as outlined by LMC § 15-11-14.

In approving a Historic Site design review Application involving disassembly and reassembly of a Landmark Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. A licensed structural engineer has certified that the Historic Structure cannot reasonably be moved intact; and
2. At least one of the following:
  - a. The proposed disassembly and reassembly will abate demolition of the Historic Structure on the Site; or

<sup>5</sup> LMC § 15-13-4(B)(1)

- b. The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
- c. The Historic Preservation Board determines, with input from the Planning Director and Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
  - i. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
  - ii. The physical conditions of the existing materials prevent temporary lifting or moving a building and the Applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
  - iii. All other alternatives have been shown to result in additional damage or loss of historic materials.

Because the Historic Structure is not found to be hazardous or dangerous, the Planning Director and Chief Building Official have provided a letter for the HPB to determine that unique conditions warrant the proposed disassembly and reassembly of the bay window (Exhibit E).

Staff recommends **Condition of Approval 2** requiring the Applicant to reassemble the bay window using the original materials that are found to be safe and/or in serviceable condition, otherwise supplement with new comparable materials. The bay window shall be reassembled in its original form, location, placement, and orientation.

**Condition of Approval 3:** Disassembly/reassembly shall be done using recognized preservation methods.

**Condition of Approval 4:** Measured drawings of the element to be disassembled/reassembled shall be completed and provided to Staff prior to the work being done on the bay window.

The Applicant included the following photos with their submittal:



Figure 3: Measurements of Bay Window from the front and side.

**Complies.** A photographic survey of the interior and exterior elevations as well as architectural details. See Exhibit F.

Staff recommends additional Conditions of Approval to ensure project compliance with the Land Management Code:

**Condition of Approval 5:** The Applicant shall provide the Planning and Building Departments a plan detailing the disassembly and reassembly steps and procedures prior to updating the Building Permit.

**Condition of Approval 6:** In order to minimize loss of historic fabric, the bay window shall be disassembled in the largest workable pieces possible.

**Condition of Approval 7:** To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

**Condition of Approval 8:** Important architectural features of a historic building or structure shall be removed, marked, and stored before the structure or element of the structure is disassembled.

**Condition of Approval 9:** The process of disassembly of the bay window shall be recorded through photographic, still or video, means.

**Condition of Approval 10:** As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented — with photographs and written notes on its dimensions, finish, texture, color, etc.— to facilitate accurate reproduction.

**Condition of Approval 11:** Large panels shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process

**Condition of Approval 12:** Disassembled components such as trim, windows, wall panels, roof elements, etc., shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

**(II) Staff requests the Historic Preservation Board determine whether the Applicant should retain the non-Historic trim paneling at the base of the bay window, that was added in 1994.**

As stated earlier, 517 Park Avenue went through significant renovations in the early 1990s. As part of this renovation, the property owner at the time added a non-Historic base to the bay window.

A Contributing object is a “portion of an existing Building, an Accessory Building, Structure, or object ... considered contributory to the Historical Significance of a Building or Site if it reflects the Historical architectural character of the Site or district as designated by the Historic Preservation board.”<sup>6</sup>

The Land Management Code defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City.<sup>7</sup> Within the concept of Historic Integrity, Park City recognizes seven aspects or qualities as defined by the National Park Service, that in various combinations define integrity.

The qualities relevant to the bay window include:<sup>8</sup>

- **Design** – quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property
- **Feeling** – quality of integrity through which a historic property evokes the aesthetic of historic sense of past time and place

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<sup>6</sup> LMC § 15-15-1

<sup>7</sup> LMC § 15-15-1

<sup>8</sup> <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

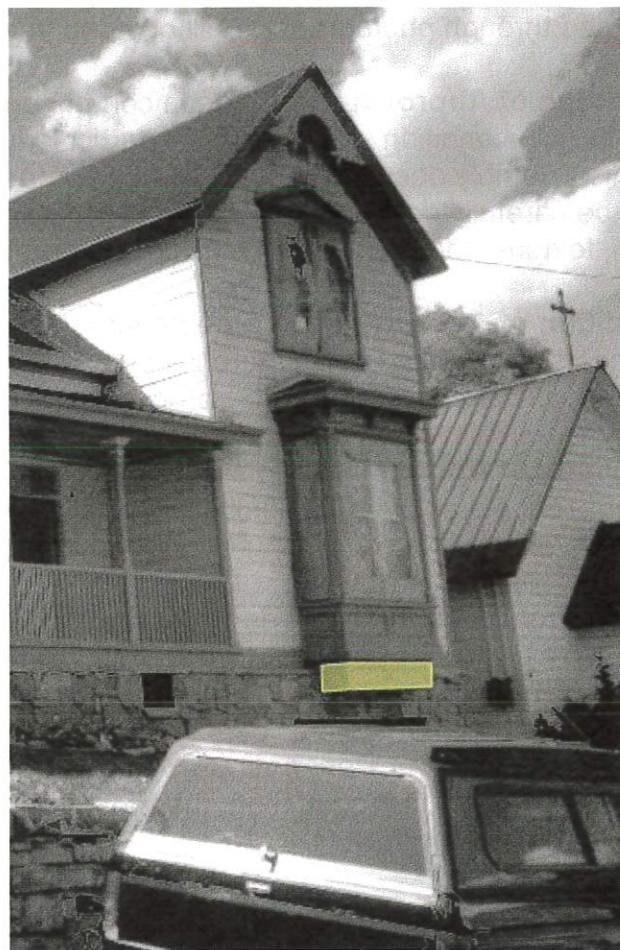
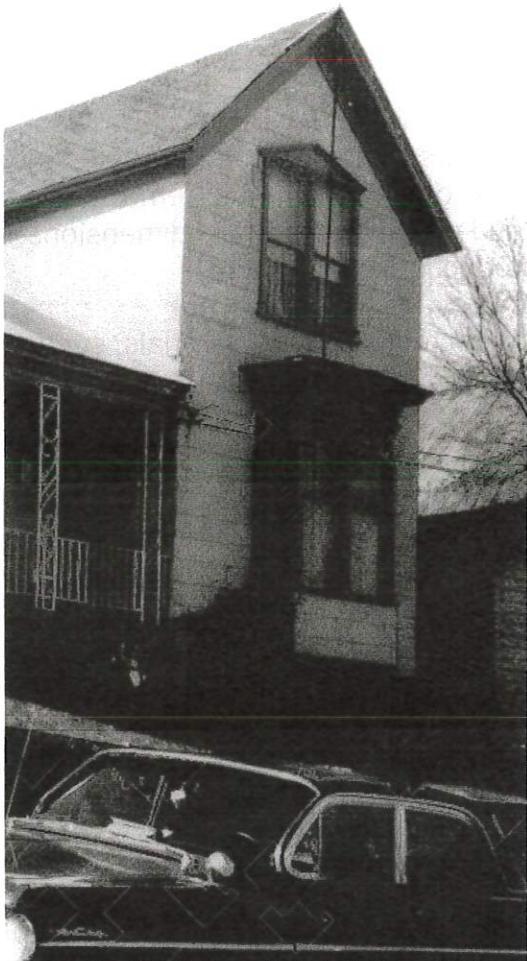


Figure 4: Bay window prior to 1994 remodel (left) and bay window post 1994 remodel (emphasized in yellow).

With the rehabilitation of 517 Park Avenue in 1994, small details were added. The *Design Guidelines* encourage maintaining and preserving historic window openings, windows, window surrounds, and decorative window features.<sup>9</sup> While the trim underneath the bay window is not historic in its own right it does not necessarily detract from the historic character of the window structure or the historic home and could be maintained as a decorative window feature.

The Applicant proposes removing the trim detail at the bottom of the bay window as part of the panelization. Staff recommends the proposed reassembly of the bay window should not include the 1994 trim detail as it will help retain the integrity of the original window in both design and feeling and retains “distinctive characteristics of type, period, or method of construction” of the Landmark Historic Site.<sup>10</sup>

#### Department Review

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

<sup>9</sup> LMC [§ 15-13-2\(B\)\(2\)\(d\)\(1\)](#)

<sup>10</sup> LMC [§ 15-11-10\(A\)\(1\)\(c\)\(3\)](#)

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on November 22, 2022. Staff mailed courtesy notice to property owners within 300 feet on November 22, 2022. The *Park Record* published notice on November 23, 2022.<sup>11</sup>

### **Public Input**

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

### **Alternatives**

- The Historic Preservation Board may approve the Panelization of the bay window; or
- The Historic Preservation Board may deny the Panelization of the bay window and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

### **Exhibits**

Exhibit A: Draft Final Action Letter  
Exhibit B: Historic District Design Review Final Action Letter  
Exhibit C: Memo from Hazelwood Engineering  
Exhibit D: Applicant Statement  
Exhibit E: Letter from Planning Director and Chief Building Official  
Exhibit F: Site photos  
Exhibit G: Existing Conditions and Proposed Plans

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<sup>11</sup> LMC [§ 15-1-21](#)





## Planning Department

July 28, 2022

Jeffrey Love  
517 Park Avenue  
Park City, Utah 84060

### NOTICE OF PLANNING DIRECTOR ACTION

#### Description

Address: 517 Park Avenue  
Zoning District: Historic Residential – 1  
Application: Historic District Design Review (HDDR)  
Project Number: PL-21-05118  
Action: APPROVED WITH CONDITIONS (See Below)  
Date of Final Action: July 28, 2022  
Project Summary: Renovation of Landmark Historic Structure

#### Action Taken

On July 28, 2022, the Planning Director conducted a public hearing and approved the renovation of the existing Accessory Building according to the following findings of fact, conclusions of law, and conditions of approval.

#### Findings of Fact

1. 517 Park Avenue is a one-story T/L cottage was constructed in c.1888 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. This site was listed on the National Register of Historic Places in 1994 as part of the Park City Mining Boom Era Residences Thematic District.
3. The structure underwent major rehabilitation work from 1993 to 1994.
4. On December 28, 2021, a Historic District Design Review Pre-Application was submitted to the Planning Department.
5. On March 24, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 517 Park Avenue.



6. The HDDR Application was reviewed by the Design Review Team on April 13, 2022.
7. Staff published notice on the City's website and posted notice to the property on July 14, 2022.
8. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on July 14, 2022.
9. The Analysis Section of the Staff Report is incorporated herein.
10. The historic structure encroaches into Lot 3.
11. The historic retaining wall encroaches into the Park Avenue Right-of-Way.

### **Conclusions of Law**

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal meets the criteria for the Design Guidelines for Historic Residential Sites outlined in the LMC § 15-13-2.

### **Condition(s) of Approval**

1. Prior to the issuance of a building permit, the Applicant is required to record a financial guarantee with the City.
2. The historic retaining wall may not be altered until Planning Department review and approval of proposed plans. An additional Historic District Design Review Pre-Application for the proposed landscaping must be reviewed and approved by the Planning Department.
3. Proposed parking must comply with LMC Chapter 15-3, Off-Street Parking.
4. Final building plans and construction details shall reflect substantial compliance with the plans approved July 28, 2022, by the Planning Department. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
6. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
7. Residential fire sprinklers are required for all new or renovation construction on this lot, per the discretion of the Chief Building Official.



## Planning Department

8. All exterior lighting shall be down directed and fully shielded.
9. New construction activity shall not physically damage nearby Historic Sites.
10. New materials should reflect the character of the Historic District.
11. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
12. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
13. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
14. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed.
15. The Applicant shall record an encroachment agreement with Summit County to address the portions of the retaining wall along the front of the property that encroach into the Park Avenue Right-of-Way.
16. The Applicant shall record an encroachment agreement with Summit County to address the portion of the Historic Structure that encroaches onto Lot 3.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5067 or email [aiden.lillie@parkcity.org](mailto:aiden.lillie@parkcity.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken".

Gretchen Milliken,  
Planning Director

CC: Aiden Lillie, Planner I





## HISTORIC PRESERVATION BOARD

December 7, 2022

Jeff Love  
PO Box 1836  
Park City, UT 84060  
(435) 602-0138

### NOTICE OF HISTORIC PRESERVATION BOARD ACTION

#### Description

Address: 517 Park Avenue  
Zoning District: Historic Residential – 1  
Application: Modification of Approval  
Project Number: PL-22-05452  
Action: APPROVED WITH CONDITIONS (See Below)  
Date of Final Action: December 7, 2022  
Project Summary: The Applicant proposes Disassembly and Reassembly (Panelization) of the front bay window and removal of the non-historic trim of the bay window on a Landmark Historic Structure using existing Historic materials.

#### Action Taken

On December 7, 2022, the Historic Preservation Board conducted a public hearing and approved the Modification of Approval according to the following findings of fact, conclusions of law, and conditions of approval.

#### Findings of Fact

1. The property is located at 517 Park Avenue.
2. The site is in the Historic Residential (HR-1) Zoning District.
3. The property is listed with Summit County as Parcel number PC-73.
4. The property contains a T/L cottage constructed circa 1888 and is on the Park City Historic Sites Inventory.
5. An Italianate-style box bay window is located on the front façade.

6. On July 6, 2022, the Historic Preservation Board unanimously approved Material Deconstruction for a portion of the rear façade of the Landmark Structure and approved the removal of a non-historic porch on the south elevation.
7. On July 28, 2022, the Planning Director reviewed and approved a Historic District Design Review application to remodel the Historic Structure and remove the non-historic porch than encroaches onto the neighboring Lot (PL-22-05118).
8. The Applicant proposes to disassemble/reassemble the bay window to address structural issues.
9. Public notice was posted to the property on November 22, 2022. Staff mailed courtesy notice to property owners within 300 feet on November 22, 2022. Staff published noticed on the City's website and the Utah Public notice website on November 23, 2022. The *Park Record* published notice on November 23, 2022.
10. The findings in the Analysis section of the Staff Report are incorporated herein.

#### **Conclusions of Law**

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, *Historic Residential (HR-1) District* and LMC § 15-11-14, *Disassembly and Reassembly Of A Historic Building or Historic Structure*.
2. The proposed Use, as conditioned, is compatible with the surrounding structures, in Use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

#### **Conditions of Approval**

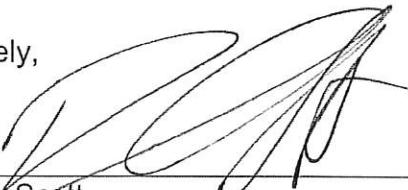
1. Final building plans and construction details shall reflect substantial compliance with the modified plans approved December 7, 2022, by the Historic Preservation Board. Any changes, modifications, or deviations may result in a stop work order.
2. The Applicant shall reassemble the bay window using the original materials that are found to be safe and/or in serviceable condition, otherwise supplement with new materials. The bay window shall be reassembled in its original form, location, placement, and orientation.
3. Disassembly/reassembly shall be done using recognized preservation methods.
4. Measured drawings of the element to be disassemble/reassemble shall be completed.
5. The Applicant shall provide the Planning and Building Departments a plan detailing the disassembly and reassembly steps and procedures.
6. In order to minimize loss of historic fabric, the bay window shall be disassembled in the largest workable pieces possible.
7. To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a

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

8. Important architectural features of a historic building or structure shall be removed, marked, and stored before the structure or element of the structure is disassembled.
9. The process of disassembly of the bay window shall be recorded through photographic, still or video, means.
10. As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented — with photographs and written notes on its dimensions, finish, texture, color, etc.— to facilitate accurate reproduction.
11. Large panels shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
12. Disassembled components such as trim, windows, wall panels, roof elements, etc., shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
13. All Conditions of Approval from the July 6, 2022, Historic Preservation Board hearing still apply.
14. All Conditions of Approval from the July 28, 2022, Historic District Design Review hearing still apply.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email [spencer.cawley@parkcity.org](mailto:spencer.cawley@parkcity.org).

Sincerely,



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Randy Scott  
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director  
Spencer Cawley, Project Planner



# **HISTORIC DISTRICT GRANT PACKET**

**2023 FISCAL YEAR  
(JULY 2022 – JUNE 2023)**

**INFORMATION GUIDE  
AND APPLICATION**

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

# HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

## Mission Statement:

The Park City Historic District Competitive Grant Program (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 and those Structures and Sites that are eligible for listing on the Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

## Eligibility:

Competitive Grants are available for Historic Residential or Commercial Structures listed on the Park City Historic Sites Inventory (HSI) and for Structures and Sites eligible for listing. Structures and Sites currently not listed on the HSI may be eligible\* for funding to offset some costs to designate the site to the HSI. The purpose of the Grant Program is to assist in offsetting the costs of Designation, Preservation, Rehabilitation, and Restoration work. This is a 50% matching grant that requires the applicant to provide 50% of the cost.

Eligible work includes Designation, Preservation, Rehabilitation, or Restoration of Historic Architectural features and structural elements.

### Examples of eligible work:

- Repairing/Restoring Windows
- Rehabilitating or Reconstructing Historic Porches
- Restoring Historic Features (siding, doors, etc.\*)
- Completion of a Determination of Significance application for a Structure or Site for the purpose of listing the Structure or Site on the Historic Sites Inventory
- Preservation Study\*\*

Grant Program applications will be evaluated based on the criteria outlined in Exhibit A.

\*Please contact the Planning Department with questions regarding eligibility.

\*\*Does not include studies to be done for Preservation Plans.

## Competitive Grant:

Competitive Grant to be awarded for applications to designate a Structure or Site to the HSI, or for those Landmark and Significant Historic Sites listed on the HIS, projects defined as "Preservation, Rehabilitation, and/or Restoration" in the Land Management Code:

- **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 on ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

- **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 starting at 8 a.m. Mountain Standard Time (MST) on September 30, 2022 and will be accepted through December 27, 2022 at 5:00 p.m. MST. If selected, Applicants will be notified by March 27, 2023. Work proposed to be supported with grant funds must be completed before June 30, 2023 to qualify for the grant reimbursement. Applications shall be submitted in person or by mail.

The Planning Department is 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 Historic Preservation Planner, Planning Department  
P.O. Box 1480  
Park City, UT 84060

\*THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDING OF FUNDS FOR WORK ALREADY COMPLETED.  
WORK MUST BE PROPOSED BETWEEN JULY 1, 2022 AND JUNE 30, 2023 IN ORDER TO BE CONSIDERED.\*

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

# 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:	Roots Clothing	
ADDRESS:	408 Main Street Park City, UT 84060	
TAX ID:	0319065	OR
SUBDIVISION:	Main Street Subdivision	OR
SURVEY:	LOT #:	BLOCK #:

## APPLICANT INFORMATION

NAME:	Roots Clothing - Pauline Landriault Sr. Director of Store Development and Design		
MAILING ADDRESS:	1400 Castlefield Ave Toronto, ON M6B4N4, Canada		
PHONE #:	( 647 ) 799-2694	FAX #:	( ) -
EMAIL:	plandriault@roots.com		

## APPLICANT REPRESENTATIVE INFORMATION

NAME:	Jennifer Peris, Architect Big D Signature LLC
PHONE #:	( 435 ) 659-1335
EMAIL:	jennifer.peris@big-d.com
PRIMARY ADDRESS:	1389 Center Dr Suite 360 Park City, UT 84098

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If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## 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 Estimated Costs*** of the proposed eligible improvements (page 6).
5. ***Proposed Timeline*** of the proposed project (page 7).
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. Note: This submittal may be waived if the application is related to a Determination of Significance application for a historic site not currently listed on the Historic Sites Inventory.
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 application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## BREAKDOWN OF ESTIMATED COSTS

SCOPE OF WORK	ESTIMATED TOTAL COST	OWNER'S PORTION	REQUESTED GRANT
		(at least 50%)	(up to 50%)
Demolition	33,450	32,250	1,200
Exterior Closure	20,018	10,018	10,000
Roofing	3,600	1,800	1,800
Interiors	145,091	145,091	
Plumbing	1,880	1,880	
HVAC	1,360	1,360	
Electrical	56,550	54,550	2,000
Staff	59,878	59,878	
General Requirements	8,635	8,635	
<b>Total</b>	<b>\$ 381,997</b>	<b>\$ 366,997</b>	
<b>\$ 15,000</b>			

<b>Grant Request:</b>	\$ <u>15,000</u> (Amount Requested from City)
<b>Match:</b>	\$ <u>366,997</u> (Owner's Portion of Total Budget)
<b>Total Project Budget:</b>	\$ <u>381,997</u> (Grant Request + Match)

Owner(s) Match Source: \_\_\_\_\_  
\_\_\_\_\_

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## PROPOSED TIMELINE (around 100 words)

The Project is tentatively schedule to begin construction on April 17th, 2023 following the 2022-23 Ski Season. The construction has a proposed duration of approximately 2 months.

The Project is expected to be Substantially Complete no later than June 30th, 2023.

Due to current lead times, supply-chain issues, and other factors, equipment & material is planned to be released before April 17th in effort to meet the schedule.

## ACKOWLEDGEMENT 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: Pauline Landriault  
Name of Applicant: Pauline Landriault or Howard Pollack, projects representatives for Roots  
Mailing Address: 1400 Castlefield Ave Toronto, ON M6B4N4, Canada  
Phone: 647 799-2694 Fax: \_\_\_\_\_  
Email: plandriault@roots.com, hpollack@roots.com  
Type of Application: Historic Grant Application

## AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Four Zero Eight, LLC c/o Hans Fuegi  
Mailing Address: P.O. Box 13599 Park City, UT 84060  
Street Address/ Legal Description of Subject Property: 408 Main Street Park City  
Signature: H. Fuegi Date: 12/23/22

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.

## EXHIBIT A – HISTORIC DISTRICT GRANT CRITERIA

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

Criteria Evaluation	Scoring Value	Staff Score	HPB Score
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 enhanced 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.		

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

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		
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If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

Big-D Signature  
1389 Center Dr #360  
Park City, Utah 84098



December 21, 2022

Park City Municipal Corporation  
Planning Department  
P.O. Box 1480  
Park City, UT 84060

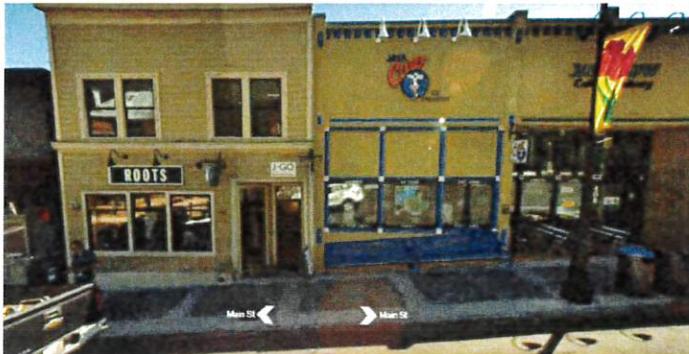
RE: Historic Grant Application for Improvements of Roots Clothing Store, 408 Main Street

**Project Description:**

Roots Clothing, the current tenant at 408 Main Street, is proposing a tenant improvement of their 1,755sf store. The store finishes, fixtures, and decorative light fixtures in their existing location will be updated. Some new electrical outlets and switches will be added. New exterior signage and new gooseneck light fixtures (similar to those already on the façade) will be presented. The exterior door will be new, and glazing and/or window units will be refurbished or replaced to maintain existing historical character and match existing size/pattern. The construction is slated for April 2023. See existing façade photo, site plan images, and drafts of the proposed improvements here.

With Regards,

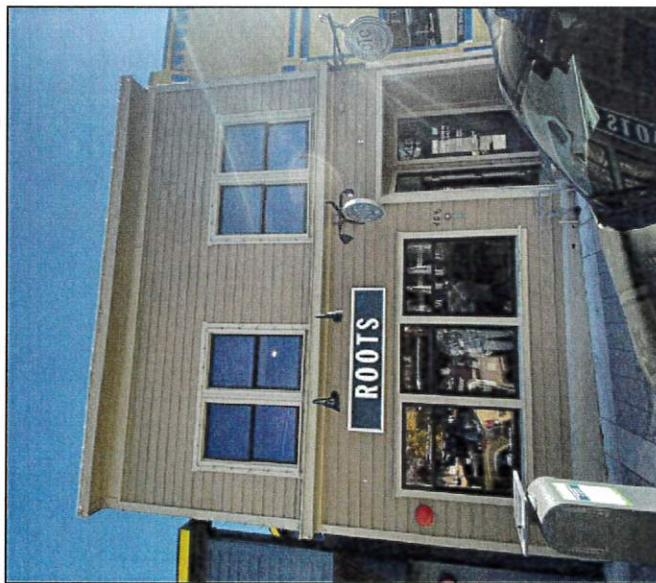
Jennifer Peris, Architect, AIA  
Big D Signature LLC



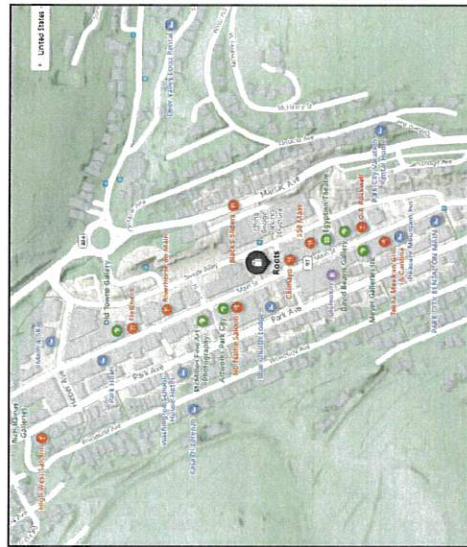




**Roots**  
PARK CITY STORE  
PARK CITY, UTAH, USA



1 EXISTING STOREFRONT  
A0 SCALE: NTS

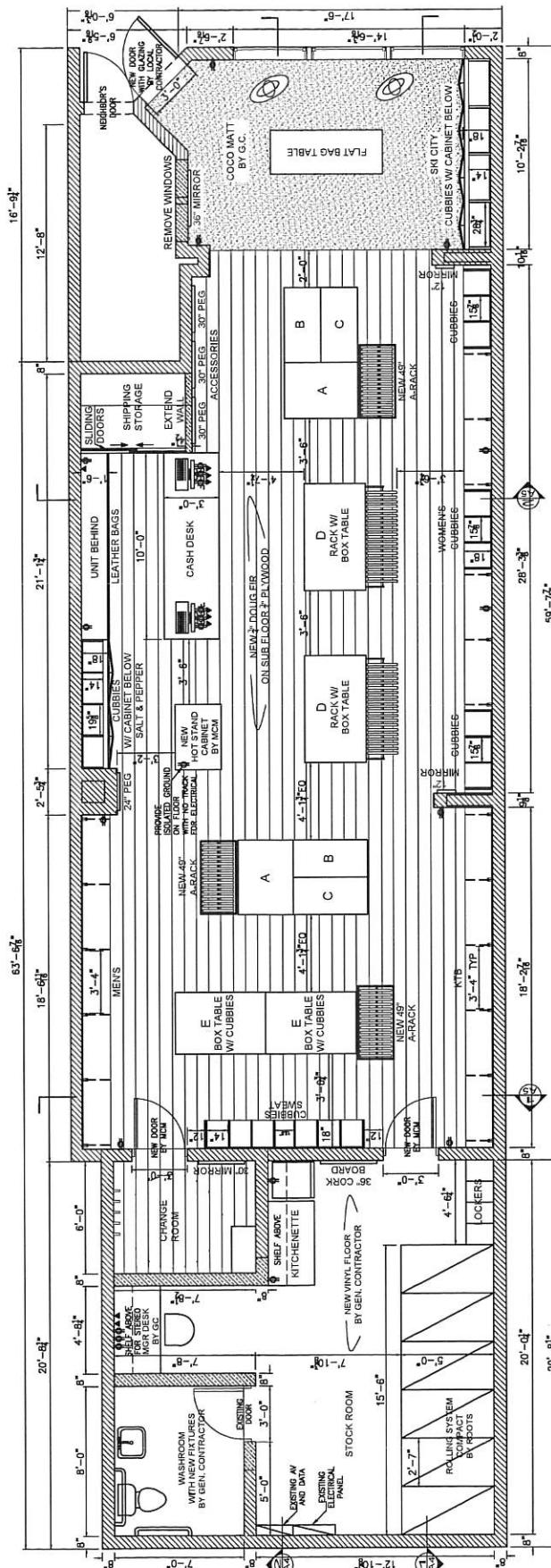


2 LOCATION MAP  
A0 SCALE: NTS

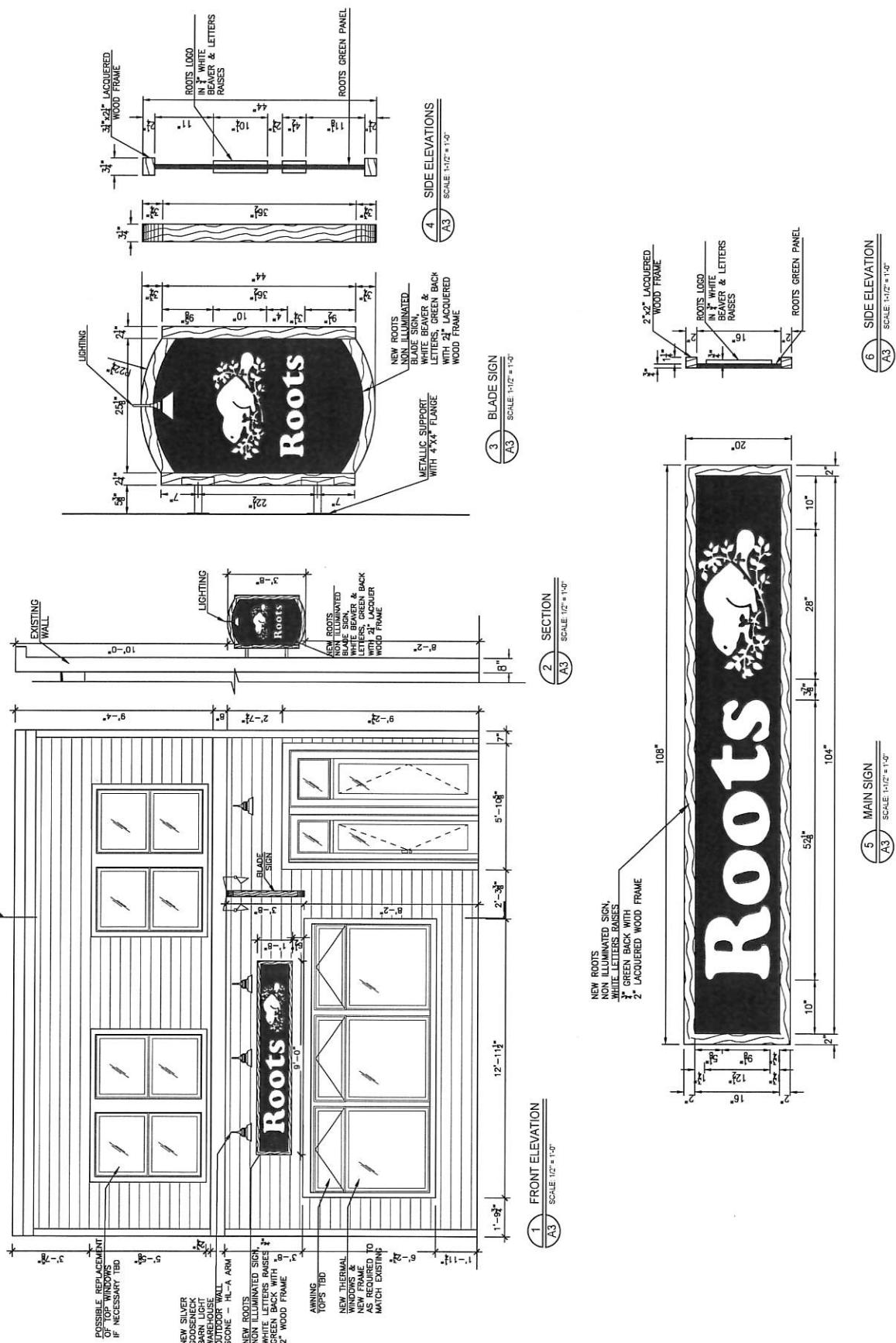


3 PROJECT KEY PLAN  
A0 SCALE: NTS

ROOTS  
PARK CITY

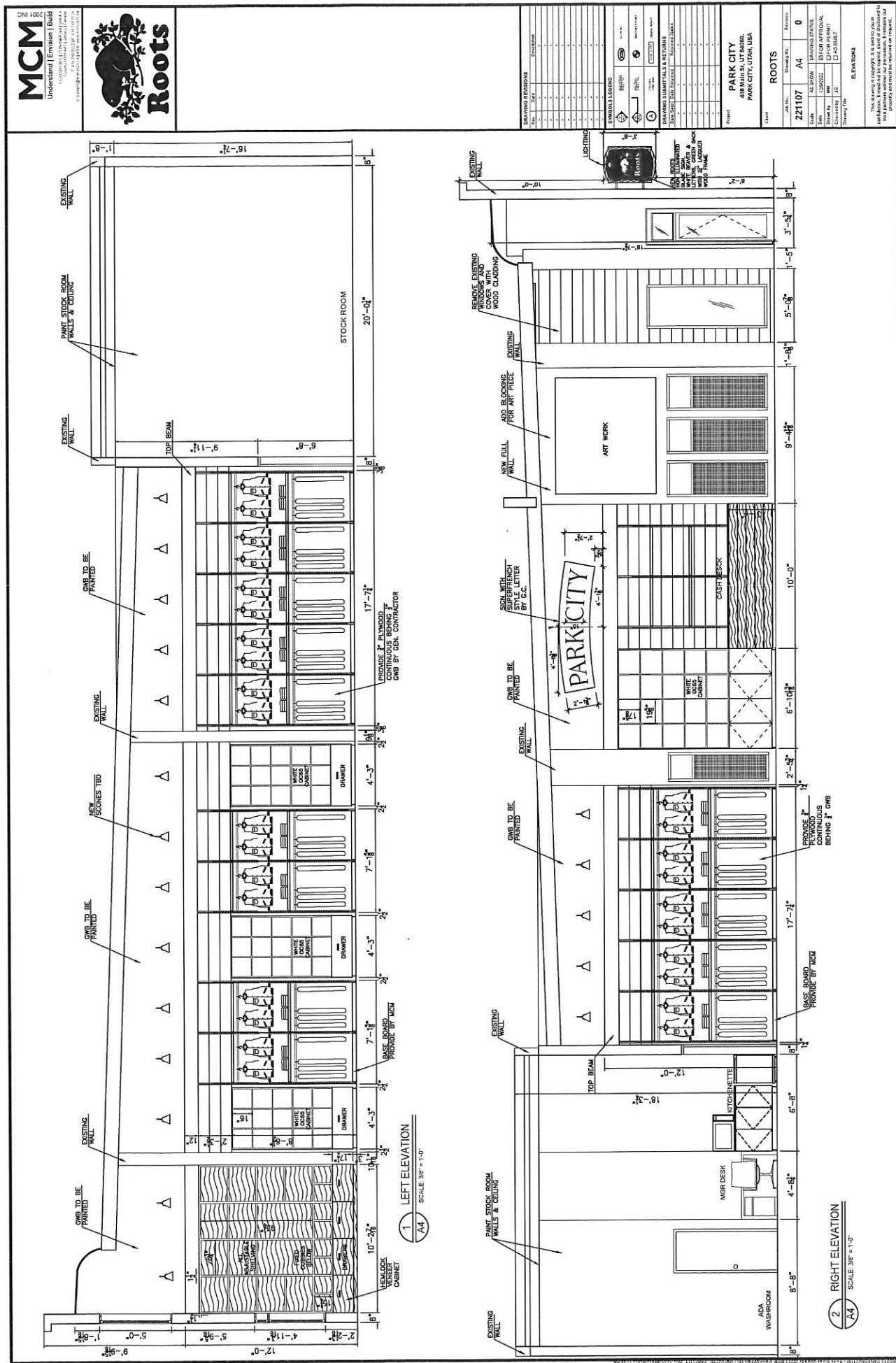


1 FLOOR PLAN  
A1 A1  
SCALE: 3/8" = 1'-0"



**MCM**

Understand & Enjoy Your Building





## Planning Department

January 5, 2023

Big D Signature LLC  
c/o Jennifer Peris, AIA  
1389 Center Drive Suite 360  
Park City, UT 84098

CC: project file

**Re: Historic District Design Review Pre-Application Determination**  
**Property Address: 408 Main Street**  
**PL-22-05461**

Per your Pre-Application submitted on November 21, 2022, regarding the Landmark building located at 140 Main Street, it was determined that the proposed project is minor having little or no negative impact on the historic character of the surrounding neighborhood, the Historic District, or the Historic Structure. The Applicant proposes the following:

- Sanding, repair, and repainting of window frames, replacement of non-historic window glass;
- Replace exterior lighting fixtures with three new gooseneck lighting fixtures over store sign; and
- Replace the non-historic front door with a new door of the same material and design.

Therefore, per §15-11-12(A)(3) of the Land Management Code, your proposal would not be required to complete the full Historic District Design Review (HDDR) process; however, adherence to the following guidelines is still required:

- Compliance with LMC Section 15-13-3, Design Guidelines For Historic Commercial Sites.
  - Replacement of non-historic doors shall be substantiated by documentary, physical or pictorial evidence.
  - The original storefront windows and window configuration shall be preserved and maintained if possible.
  - Opaque, reflective, and mirror types of glass are not appropriate.
- Compliance with LMC Section 15-13-5, Sustainability in Historic Buildings
  - Windows and doors should be maintained on a regular basis to ensure they function properly and are completely operable.
- Compliance with LMC Section 15-13-6, Treatment of Historic Building Materials.
  - When painting a historic structure colors that are in keeping with the structure's style and period should be considered.
  - Materials, such as wood, that were traditionally painted shall have an opaque rather than transparent finish.
  - Low-VOC (volatile organic compound) paints and finishes should be used when possible.
- Proposed signage changes shall comply with Title 12: Sign Code of Park City Municipal Corporation's adopted codes and ordinances and/or any applicable Master Sign Plan.
- The proposed work will require a Final Inspection by both the Building and Planning Departments.
- This letter does not constitute building permit approval. Please contact the Building Department to determine any further permitting requirements.

**Park City Municipal Corporation | 445 Marsac Avenue | P.O. Box 1480 | Park City, Utah 84060-1480**  
**Planning Department| (435) 615-5060 Main Office Line | (435) 615-4906 Fax Line**



### Planning Department

Should you have any questions or concerns, please do not hesitate to contact your project planner, Caitlyn Tubbs, at [caitlyn.tubbs@parkcity.org](mailto:caitlyn.tubbs@parkcity.org) or at 435-615-5063.

Sincerely,

A handwritten signature in blue ink that appears to read "Gretchen Milliken".

Gretchen Milliken  
Planning Director

CC: Caitlyn Tubbs, Senior Planner

### Exhibits: Proposed Project Scope and Plans

# **HISTORIC DISTRICT GRANT PACKET**

**2023 FISCAL YEAR  
(JULY 2022 – JUNE 2023)**

**INFORMATION GUIDE  
AND APPLICATION**

If you have questions regarding the application or submittal process please contact  
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# HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

## **Mission Statement:**

The Park City Historic District Competitive Grant Program (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 and those Structures and Sites that are eligible for listing on the Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

## **Eligibility:**

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Eligible work includes Designation, Preservation, Rehabilitation, or Restoration of Historic Architectural features and structural elements.

## Examples of eligible work:

- Repairing/Restoring Windows
- Rehabilitating or Reconstructing Historic Porches
- Restoring Historic Features (siding, doors, etc.\*)
- Completion of a Determination of Significance application for a Structure or Site for the purpose of listing the Structure or Site on the Historic Sites Inventory
- Preservation Study\*\*

Grant Program applications will be evaluated based on the criteria outlined in Exhibit A.

\*Please contact the Planning Department with questions regarding eligibility.

\*\*Does not include studies to be done for Preservation Plans.

## **Competitive Grant:**

Competitive Grant to be awarded for applications to designate a Structure or Site to the HSI, or for those Landmark and Significant Historic Sites listed on the HIS, projects defined as "Preservation, Rehabilitation, and/or Restoration" in the Land Management Code:

- ***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 on ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.***

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

- **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 starting at 8 a.m. Mountain Standard Time (MST) on September 30, 2022 and will be accepted through December 27, 2022 at 5:00 p.m. MST. If selected, Applicants will be notified by March 27, 2023. Work proposed to be supported with grant funds must be **completed before June 30, 2023** to qualify for the grant reimbursement. Applications shall be submitted in person or by mail.

The Planning Department is 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 Historic Preservation Planner, Planning Department  
P.O. Box 1480  
Park City, UT 84060

**\*THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDING OF FUNDS FOR WORK ALREADY COMPLETED.  
WORK MUST BE PROPOSED BETWEEN JULY 1, 2022 AND JUNE 30, 2023 IN ORDER TO BE CONSIDERED.\***

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Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).



## 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 Estimated Costs*** of the proposed eligible improvements (page 6).
5. ***Proposed Timeline*** of the proposed project (page 7).
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. Note: This submittal may be waived if the application is related to a Determination of Significance application for a historic site not currently listed on the Historic Sites Inventory.
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.

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## **BREAKDOWN OF ESTIMATED COSTS**

**Grant Request:** \$15,000 \_\_\_\_\_ (Amount Requested from City)

**Match:** \$86,650 \_\_\_\_\_ (Owner's Portion of Total Budget)

**Total Project Budget:** \$101,650 (Grant Request + Match)

Owner(s) Match Source: Private donations and potential appropriations from the Utah State Legislature.

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## PROPOSED TIMELINE (around 100 words)

This building has been impacted by time, weather, and vandalism. The multi-phase stabilization project will include general cleanup of the building interior and repair of roofs, walls, doors, and windows to protect the interiors from the weather and provide security from vandals.

We must first conduct an asbestos abatement to make the structure safe for contractors to work in. Our goal is to complete the asbestos abatement in 2023 and the rest of the stabilization and restoration work by 2027.

The asbestos abatement of the Thaynes Mine Hoist House should take between 14 and 18 days to complete.



## ACKNOWLEDGEMENT 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:

Morgan Pierce (Park City Historical Society and Museum)

PRINTED

Mailing Address:

528 Main Street | P.O. Box 555  
Park City, UT 84060

Phone: (435) 649-7457

Fax:

Email: mpierce@parkcityhistory.org

Type of Application: Preservation

## AFFIRMATION OF SUFFICIENT INTEREST

Leaseholder

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: Park City Mountain Resort

PRINTED

Mailing Address: P.O. Box 39

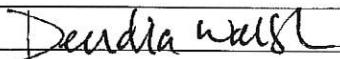
Park City, UT 84060

Street Address/ Legal Description of Subject Property:

Thaynes Mine Hoist House - UTM 0454380E 4497226N

TAX ID: PCA-S-98-PCMR

Signature:



Date:

12/22/22

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.

## EXHIBIT A – HISTORIC DISTRICT GRANT CRITERIA

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).



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		
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Criteria Evaluation	Scoring Value	Staff Score	HPB Score
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.		

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## Project Description

Park City Historical Society Inc. (dba Friends of Ski Mountain Mining History):

### **Asbestos Removal for Thaynes Mine Hoist House**

#### **Reasons for applying for a Historic District Grant**

More than 300 mines once operated in Park City, with the last silver mine closing in 1982. Twenty historic mine structures still exist today and many can be seen while skiing, hiking or mountain biking on our mountain trails. Due to the ravages of time and our harsh winters, many of the mine structures are dilapidated and in critical need of repair. We are committed to preserving our rich mining legacy for future residents and visitors before we lose these historic structures forever.

South of today's Thaynes Chair Lift loading station is the **Thaynes** shaft, a western shaft of the Silver King Coalition Mine and famous as the terminus of the skier subway which was used to transport skiers using the Spiro Mining Tunnel from 1965 to 1969

Because this old shaft has not been maintained for decades, it is caving. *We must prevent the shaft from collapsing entirely, because catastrophic failure would cause the 80-foot headframe to fall into the resulting hole, likely taking the historic headframe building in its wake and creating a potential disaster for the ski resort and thousands of skiers. We need to first conduct an asbestos abatement to make both structures safe for our contractors to work in.*

This building has been impacted by time, weather, and vandalism. The multi-phase stabilization project will include general cleanup of the building interior and repair of roofs, walls, doors, and windows to protect the interiors from the weather and provide security from vandals.

Because of the presence of historically interesting structures and equipment within the building, there are also plans to offer guided tours of parts of the facility after the stabilization efforts are completed.

We are honored to be a 2022 recipient of Preservation Utah's Community Stewardship Award for our work preserving Park City's mining history. In addition to our historic conservation work, we host free lectures about our rich mining history that are available via the Park City Museum's YouTube page. We also participate in many local events that celebrate our mining history including Miners' Day in Park City.

#### **Scope of Work**

In 2023 we are embarking on a multi-year project to save the Thaynes headframe and hoist complex. We plan to work on the Thaynes complex in parallel with the Silver King for efficiency reasons.

Capping the shaft is our first priority, after which we will begin work to restore the headframe and hoist complex. ***But before that can begin, we need to complete asbestos abatement procedures.*** Our goal is to complete the asbestos abatement in 2023 and the rest of the stabilization and restoration work by 2027.

We have a very sophisticated team consisting of a structural engineer (Jonathan Richards of Calder Richards) and contractor (Clark Martinez of The Excavation Company ), who have completed seven of the first eight projects together. They have used data collected from various sources to prepare detailed drawings and accurate estimates of cost. ***Their construction drawings and estimates will be inspected and approved by the Park City Municipal Planning Department Historic Planners, who own façade easement leases and have a vested interest in our successful efforts.*** Those Planners will also inspect the work as it progresses and approve the final product. As the work progresses, our committee will approve invoices and payments based upon the work accomplished.

FOSMMH has at its disposal an amazing team of experts in their field who are volunteering their time. These professionals share our passion in saving our historic mining structures and will ensure that the Silver King and Thaynes Mine Shaft Buildings are preserved and stabilized to the highest standards.

Our team includes:

- **Jonathan (JR) Richards**, a licensed structural engineer and founding partner of Calder Richards Consulting Engineers.
- **Brian Buck**, our Mining Structures Project Manager, has worked in the mining industry in the U.S. West for 45 years.
- **Vincent “Clark” Martinez** has been our contractor for six of the priority structures we have stabilized. He founded Xcavation Company, specializing in reclamation of defunct mines all over the West. Clark has closed and reclaimed around 7,000 mines.
- **Thermal West Industrial, Inc.** will conduct the asbestos abatement.
- **Wasatch Environmental** will ensure Thermal West successfully and safely removes all friable asbestos materials.

## **Detailed Specifications**

To gain some perspective on the extent of potential asbestos-containing materials (ACM) in the buildings, asbestos surveys were conducted by Wasatch Environmental Inc. in May 2022.

Laboratory analysis identified 60% Chrysotile asbestos in the piping TSI, and 10% Chrysotile asbestos was identified in the boiler insulation at the Silver King mine building.

At the time of our survey, the thermal insulation in both shaft buildings was in poor condition and had fallen off the steam pipes and/or had been significantly damaged. This damage is due to the long term impacts of snow and rain being introduced to the building via missing roof panels. Where

this has occurred, the pipe insulation has been washed off the pipes and deposited on the floor under the pipes.

All asbestos abatement activities will be performed by a Utah certified asbestos abatement contractor in accordance with UAC R307-801 and 40 CFR 61 subpart M. Abatement activities in both sites will include, but are not limited to:

- All damaged thermal pipe insulation is to be removed and properly disposed of.
- All thermal pipe insulation debris on floors, walls, and on top of the boiler will be abated of loose debris so that no visual evidence of asbestos debris will remain. Thermal insulation that has fallen on top of any equipment will be HEPA vacuumed, wet wiped and disposed.
- The thermal insulation that has fallen onto debris (not historically significant) porous materials will be disposed of; RACM and non-porous materials will be cleaned and left onsite.
- The boiler unit is to remain. Given that the brick is porous, the top of the boiler unit shall be HEPA vacuumed, then a clear encapsulant shall be applied to the top of the boiler.
- The top two inches of contaminated soil shall be removed from the shaft and boiler rooms. Soil shall will removed and placed into appropriate containers
- All impacted porous debris deemed non-historically significant shall be treated as ACM contaminated and handled as such.
- All asbestos debris & waste will be double bagged, labeled and manifested for proper disposal.



# Asbestos Removal for Silver King & Thaynes Mine Shaft Buildings | 2023

Park City, Utah

Estimate provided by Thermal West Industrial, Inc.

Silver King Mine Shaft Bldg. - Asbestos Abatement Quote

40-50 days schedule to complete.

350 square feet of Asbestos TSI insulation Removed & Wrapped,  
labeled

662 cubic feet of soil & debris cleanings Shaft/Boiler room, Boilers-  
hepa vac/ encapsulation, wet wipe and clean.

**TOTAL**

\$246,990

Thaynes Mine Shaft Bldg.- Asbestos Abatement Quote

14-18 days schedule to complete.

360 linear feet of Asbestos TSI insulation Removed & Wrapped,  
labeled

760 square feet of debris cleanings Hoist/Compressor room, Under  
all piping and small east room.

**TOTAL**

\$97,650

\$8,000

Wasatch Environmental consulting fee

**GRAND TOTAL**

**\$352,640**

## NOTES

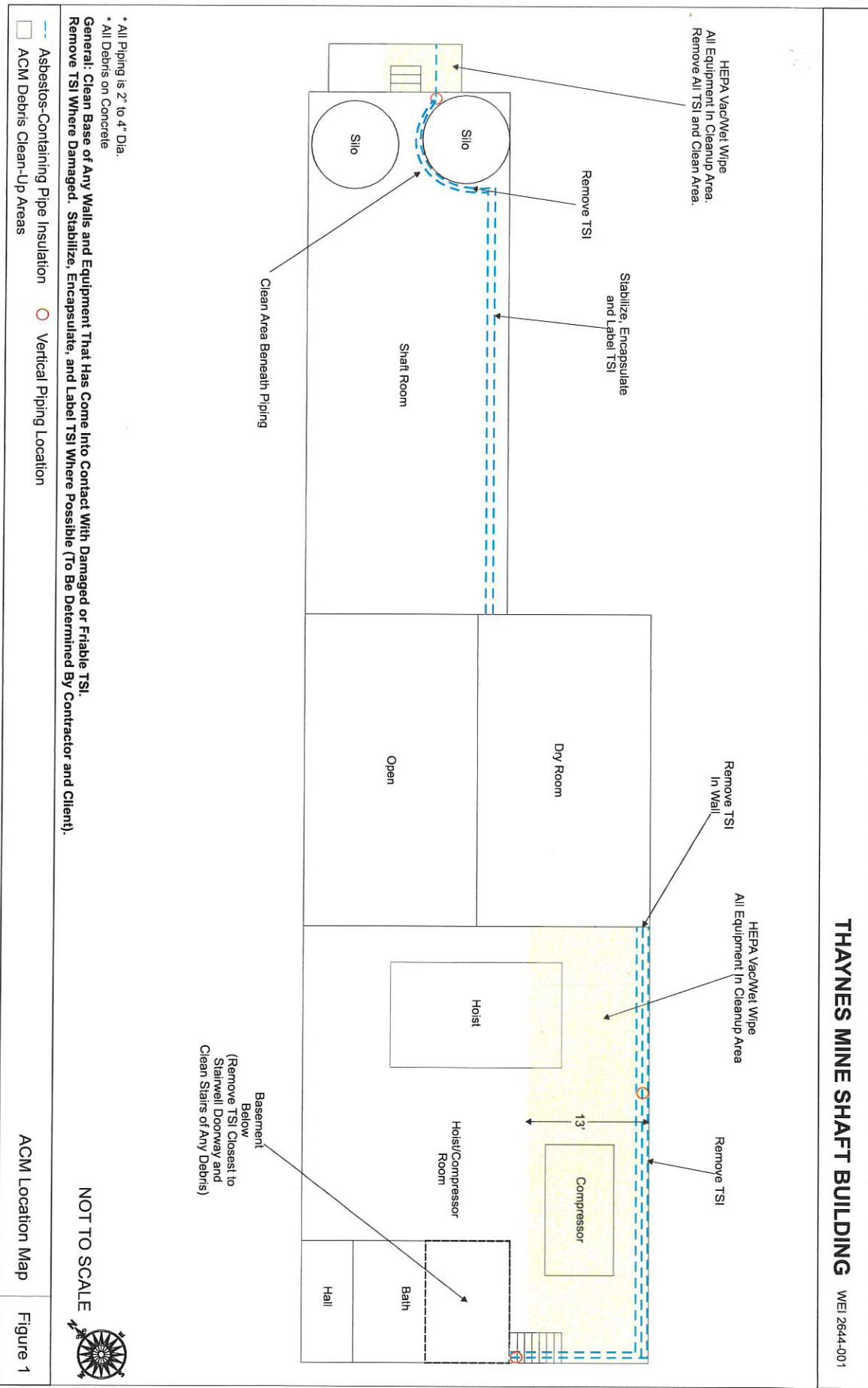
Description Unit Unit Price

1. Pipe fittings 0" to 3" total diameter LF \$36.00
2. TSI Contaminated Soil Clean up SF \$18.00
3. Boiler Clean/Encapsulation SF \$20.00
4. Additional mobilization Each \$ 550.00



## THAYNES MINE SHAFT BUILDING

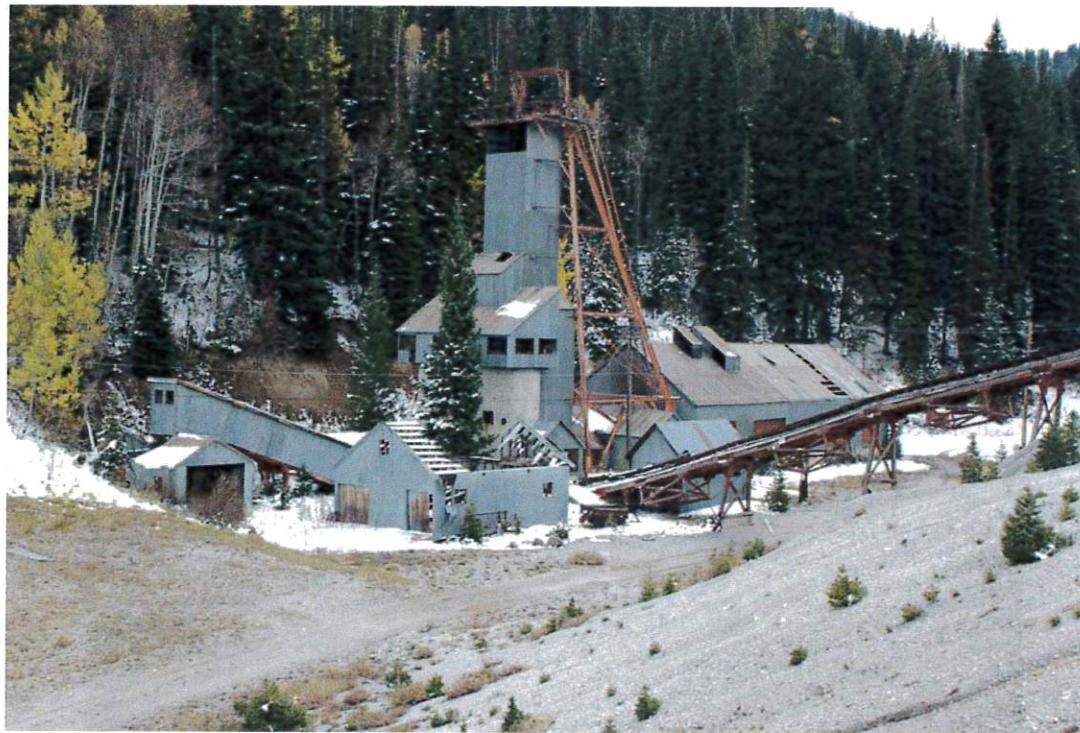
WEI 2644-001







Hoist House (west oblique), 2009



Hoist House (north oblique), 2009

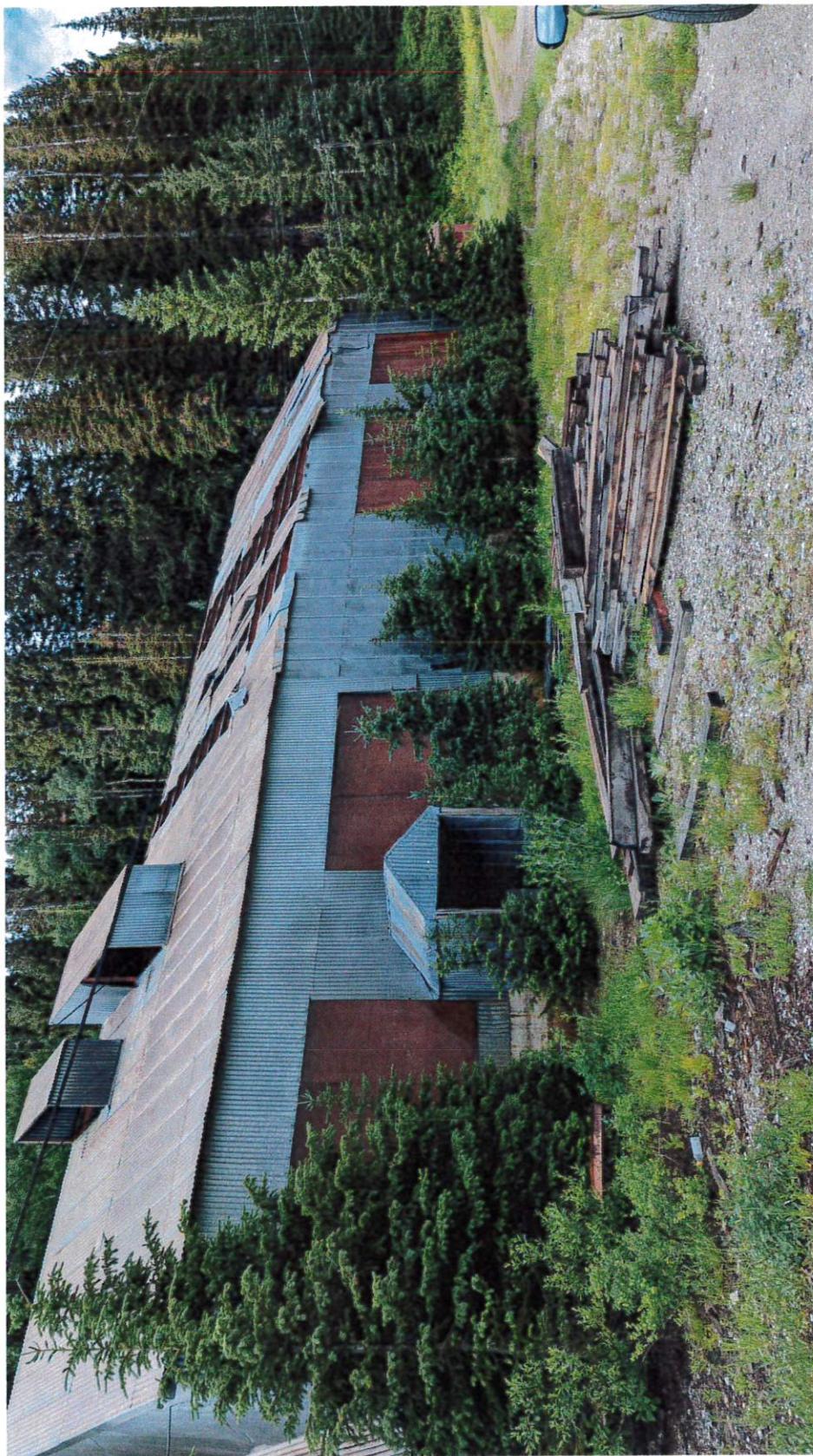


Photo 1. Thaynes Shaft Building



Photo 2. Thaynes Shaft Building



Photo 3. Hoist/Compressor Room



Photo 4. Hoist/Compressor Room TSI



Photo 5. Hoist/Compressor Room TS1

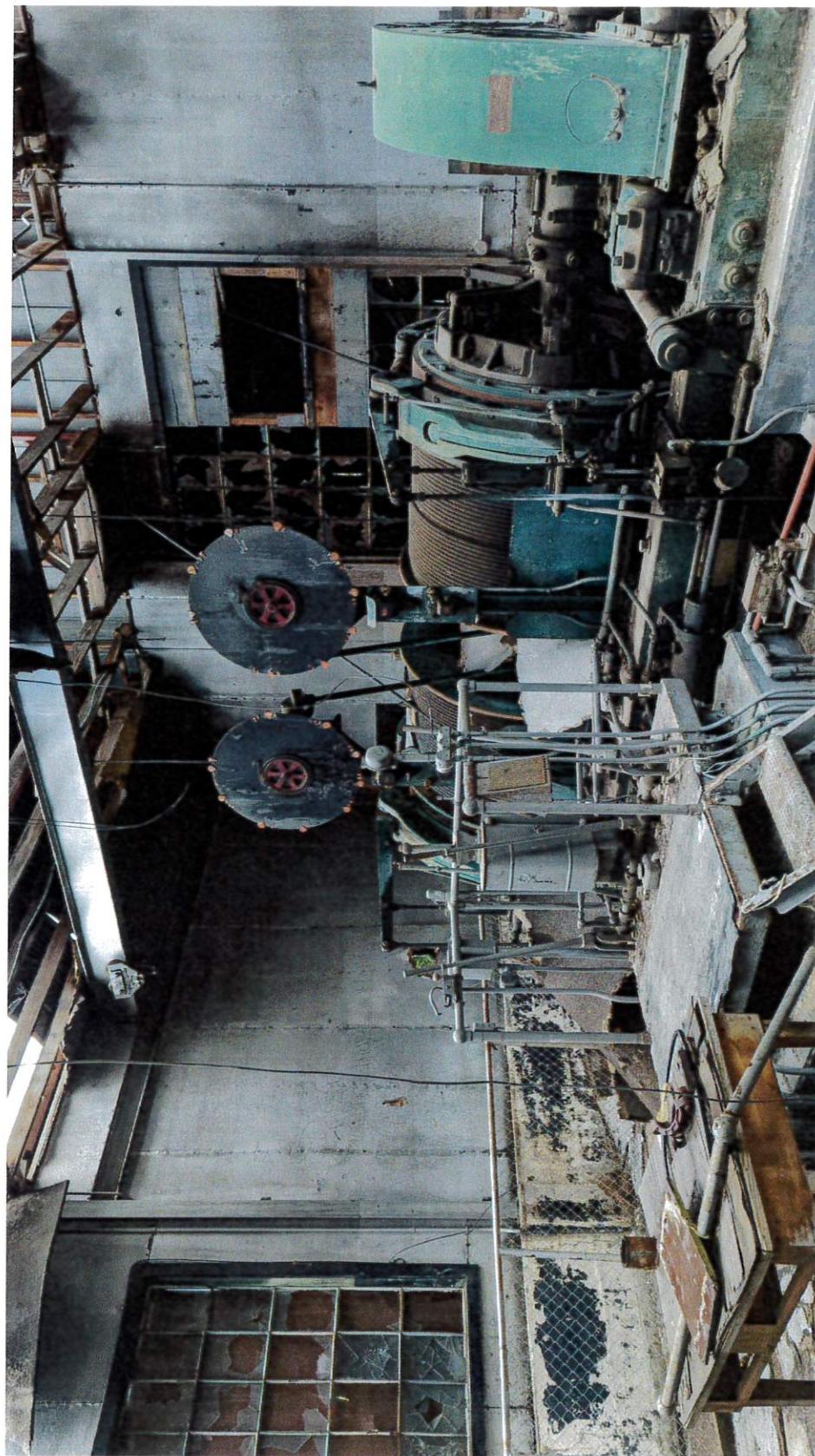


Photo 6. Hoist/Compressor Room

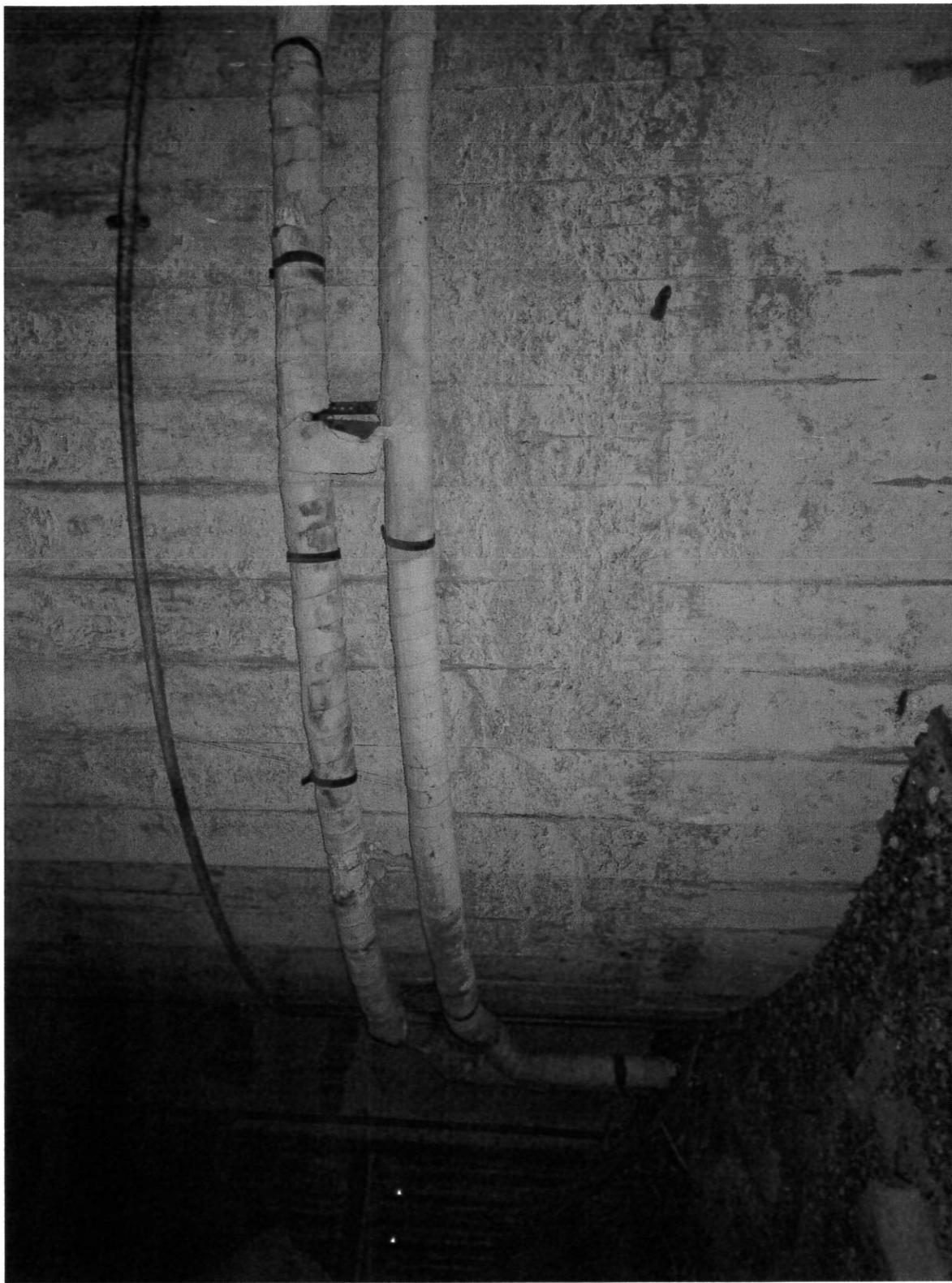


Photo 7. TSI on Silo

Photo 8. TSI in East Room



Photo 9. TSI on Floor in East Room



# **HISTORIC DISTRICT GRANT PACKET**

**2023 FISCAL YEAR  
(JULY 2022 – JUNE 2023)**

**INFORMATION GUIDE  
AND APPLICATION**

If you have questions regarding the application or submittal process please contact  
Senior Planner Caitlyn Tubbs at [Caitlyn.Tubbs@parkcity.org](mailto:Caitlyn.Tubbs@parkcity.org) or 435-615-5063 or visit [www.parkcity.org](http://www.parkcity.org).

## **BREAKDOWN OF ESTIMATED COSTS**

**Grant Request:** \$15,000 \_\_\_\_\_ (Amount Requested from City)

**Match:** \$235,990 \_\_\_\_\_ (Owner's Portion of Total Budget)

**Total Project Budget:** \$250,990 \_\_\_\_\_ (Grant Request + Match)

Owner(s) Match Source: Private donations

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## **PROPOSED TIMELINE (around 100 words)**

This building has been impacted by time, weather, and vandalism.

The multi-phase stabilization project will include general cleanup of the building interior and repair of roofs, walls, doors, and windows to protect the interiors from the weather and provide security from vandals.

We must first conduct an asbestos abatement to make the structure safe for contractors to work in. Our goal is to complete the asbestos abatement in 2023 and the rest of the stabilization and restoration work by 2027.

The asbestos abatement at the Silver King Coalition Mine Site - Hoist House should take 40-50 days to complete.



## ACKNOWLEDGEMENT OF RESPONSIBILITY

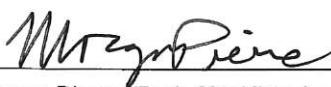
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I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with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

Signature of Applicant:



Name of Applicant:

Morgan Pierce (Park City Historical Society and Museum)

PRINTED

Mailing Address:

528 Main Street | P.O. Box 555

Park City, UT 84060

Phone: (435) 649-7457

Fax: \_\_\_\_\_

Email: mpierce@parkcityhistory.org

Type of Application: Preservation

## AFFIRMATION OF SUFFICIENT INTEREST

Leaseholder

I hereby affirm that I am the ~~fee 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: Park City Mountain Resort

PRINTED

Mailing Address: P.O. Box 39

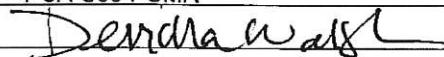
Park City, UT 84060

Street Address/ Legal Description of Subject Property:

Silver King Coalition Mine (Hoist House) 40°37'51.12"N 111°30'49.81"W

TAX ID: PCA-S98-PCMR

Signature:



Date:

12/22/22

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.
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Criteria Evaluation	Scoring Value	Staff Score	HPB Score
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		
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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		
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## Project Description

Park City Historical Society Inc. (dba Friends of Ski Mountain Mining History):  
**Asbestos Removal for Silver King Hoist House**

### Reasons for applying for a Historic District Grant

More than 300 mines once operated in Park City, with the last silver mine closing in 1982. Twenty historic mine structures still exist today and many can be seen while skiing, hiking or mountain biking on our mountain trails. Due to the ravages of time and our harsh winters, many of the mine structures are dilapidated and in critical need of repair. We are committed to preserving our rich mining legacy for future residents and visitors before we lose these historic structures forever.

One of the "Big Three", the **Silver King Mine** would make Park City one of the world's most profitable mining camps of its era. The Silver King Mine has the largest remaining collection of mining structures within the Park City Mining District. To date, we have saved five water tanks. The Silver King boarding house and dining hall was successfully moved up the hill in 1987 and repurposed into the Mid-Mountain Lodge.

Because this old shaft has not been maintained for decades, it is caving. *We must prevent the shaft from collapsing entirely, because catastrophic failure would cause the 80-foot headframe to fall into the resulting hole, likely taking the historic headframe building in its wake and creating a potential disaster for the ski resort and thousands of skiers. We need to first conduct an asbestos abatement to make both structures safe for our contractors to work in.*

This building has been impacted by time, weather, and vandalism. The multi-phase stabilization project will include general cleanup of the building interior and repair of roofs, walls, doors, and windows to protect the interiors from the weather and provide security from vandals.

Because of the presence of historically interesting structures and equipment within the building, there are also plans to offer guided tours of parts of the facility after the stabilization efforts are completed.

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### Scope of Work

In 2023 we are embarking on a multi-year project to save the Silver King headframe and hoist complex, the changing building to the west of the headframe, the stores building, the power station building to the left of the headframe and various ancillary fire huts and a coal bin located behind the

headframe. We plan to work on the Thaynes complex in parallel with the Silver King for efficiency reasons.

Capping the shaft is our first priority, after which we will begin work to restore the headframe and hoist complex. ***But before that can begin, we need to complete asbestos abatement procedures.*** Our goal is to complete the asbestos abatement in 2023 and the rest of the stabilization and restoration work by 2027.

We have a very sophisticated team consisting of a structural engineer (Jonathan Richards of Calder Richards) and contractor (Clark Martinez of The Excavation Company ), who have completed seven of the first eight projects together. They have used data collected from various sources to prepare detailed drawings and accurate estimates of cost. ***Their construction drawings and estimates will be inspected and approved by the Park City Municipal Planning Department Historic Planners, who own façade easement leases and have a vested interest in our successful efforts.*** Those Planners will also inspect the work as it progresses and approve the final product. As the work progresses, our committee will approve invoices and payments based upon the work accomplished.

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- **Wasatch Environmental** will ensure Thermal West successfully and safely removes all friable asbestos materials.

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To gain some perspective on the extent of potential asbestos-containing materials (ACM) in the buildings, asbestos surveys were conducted by Wasatch Environmental Inc. in May 2022.

Laboratory analysis identified 60% Chrysotile asbestos in the piping TSI, and 10% Chrysotile asbestos was identified in the boiler insulation at the Silver King mine building.

At the time of our survey, the thermal insulation in both shaft buildings was in poor condition and had fallen off the steam pipes and/or had been significantly damaged. This damage is due to the long term impacts of snow and rain being introduced to the building via missing roof panels. Where this has occurred, the pipe insulation has been washed off the pipes and deposited on the floor under the pipes.

All asbestos abatement activities will be performed by a Utah certified asbestos abatement contractor in accordance with UAC R307-801 and 40 CFR 61 subpart M. Abatement activities in both sites will include, but are not limited to:

- All damaged thermal pipe insulation is to be removed and properly disposed of.
- All thermal pipe insulation debris on floors, walls, and on top of the boiler will be abated of loose debris so that no visual evidence of asbestos debris will remain. Thermal insulation that has fallen on top of any equipment will be HEPA vacuumed, wet wiped and disposed.
- The thermal insulation that has fallen onto debris (not historically significant) porous materials will be disposed of; RACM and non-porous materials will be cleaned and left onsite.
- The boiler unit is to remain. Given that the brick is porous, the top of the boiler unit shall be HEPA vacuumed, then a clear encapsulant shall be applied to the top of the boiler.
- The top two inches of contaminated soil shall be removed from the shaft and boiler rooms. Soil shall will removed and placed into appropriate containers
- All impacted porous debris deemed non-historically significant shall be treated as ACM contaminated and handled as such.
- All asbestos debris & waste will be double bagged, labeled and manifested for proper disposal.



# Asbestos Removal for Silver King & Thaynes Mine Shaft Buildings | 2023

Park City, Utah

Estimate provided by Thermal West Industrial Inc.

## Silver King Mine Shaft Bldg. - Asbestos Abatement Quote

40-50 days schedule to complete.

350 square feet of Asbestos TSI insulation Removed & Wrapped,  
labeled

662 cubic feet of soil & debris cleanings Shaft/Boiler room, Boilers-  
hepa vac/ encapsulation, wet wipe and clean.

**TOTAL**

\$246,990

## Thaynes Mine Shaft Bldg.- Asbestos Abatement Quote

14-18 days schedule to complete.

360 linear feet of Asbestos TSI insulation Removed & Wrapped,  
labeled

760 square feet of debris cleanings Hoist/Compressor room, Under  
all piping and small east room.

**TOTAL**

\$97,650

\$8,000

Wasatch Environmental consulting fee

**GRAND TOTAL**

**\$352,640**

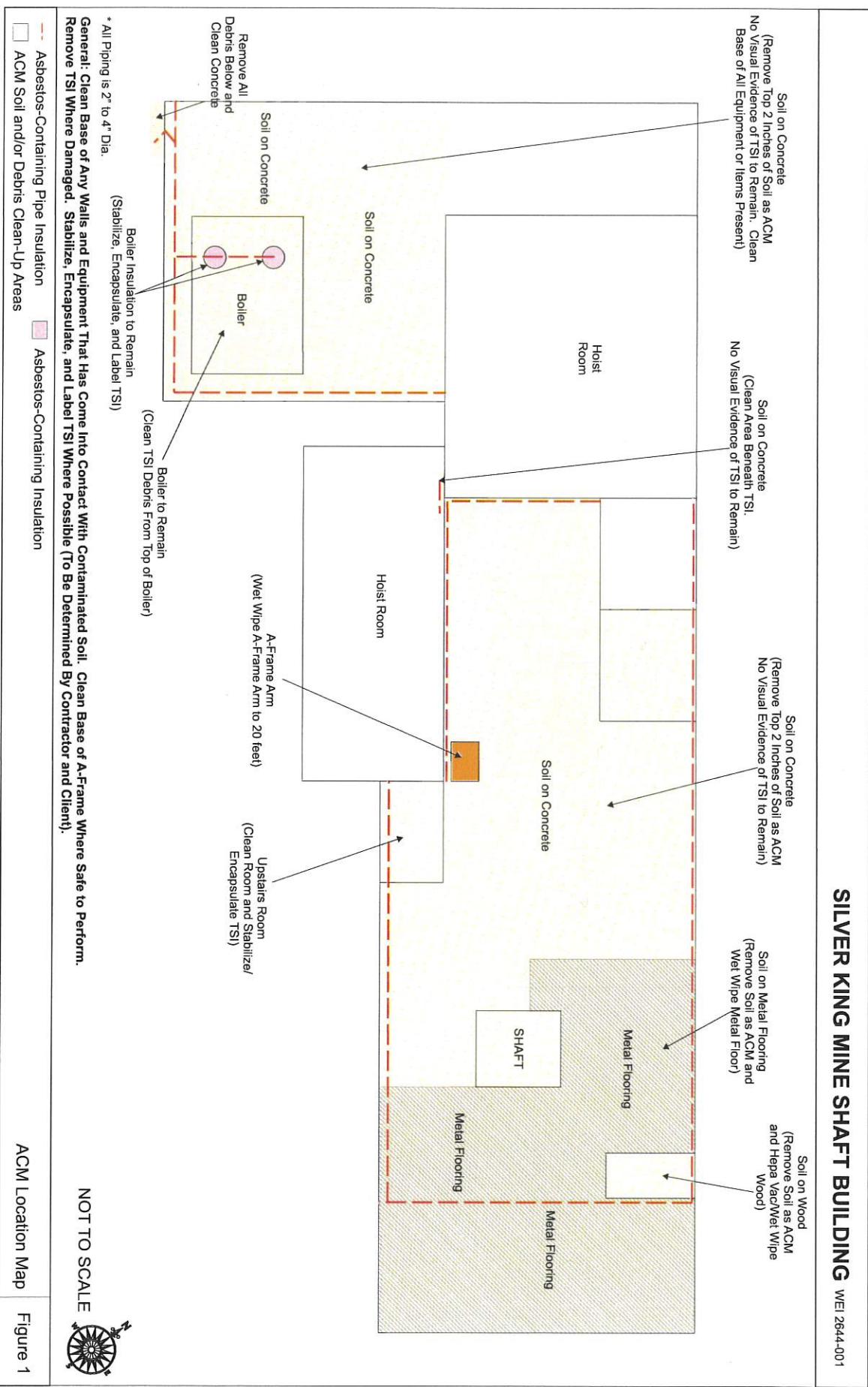
## NOTES

### Description Unit Unit Price

1. Pipe fittings 0" to 3" total diameter LF \$36.00
2. TSI Contaminated Soil Clean up SF \$18.00
3. Boiler Clean/Encapsulation SF \$20.00
4. Additional mobilization Each \$ 550.00



## SILVER KING MINE SHAFT BUILDING WEI 2644-001





Silver King Mine Site



Hoist House (northeast oblique), 2009



Hoist House (northwest oblique), 2009

Silver King Mine Site



Hoist House (west elevation), 2009



Hoist House (east elevation), 2009



Hoist House (south elevation detail), 2009



Hoist House (northeast oblique), 1999



Photo 1. Silver King Mine Shaft Building



Photo 2. Shaft Room



Photo 3. Shaft Room

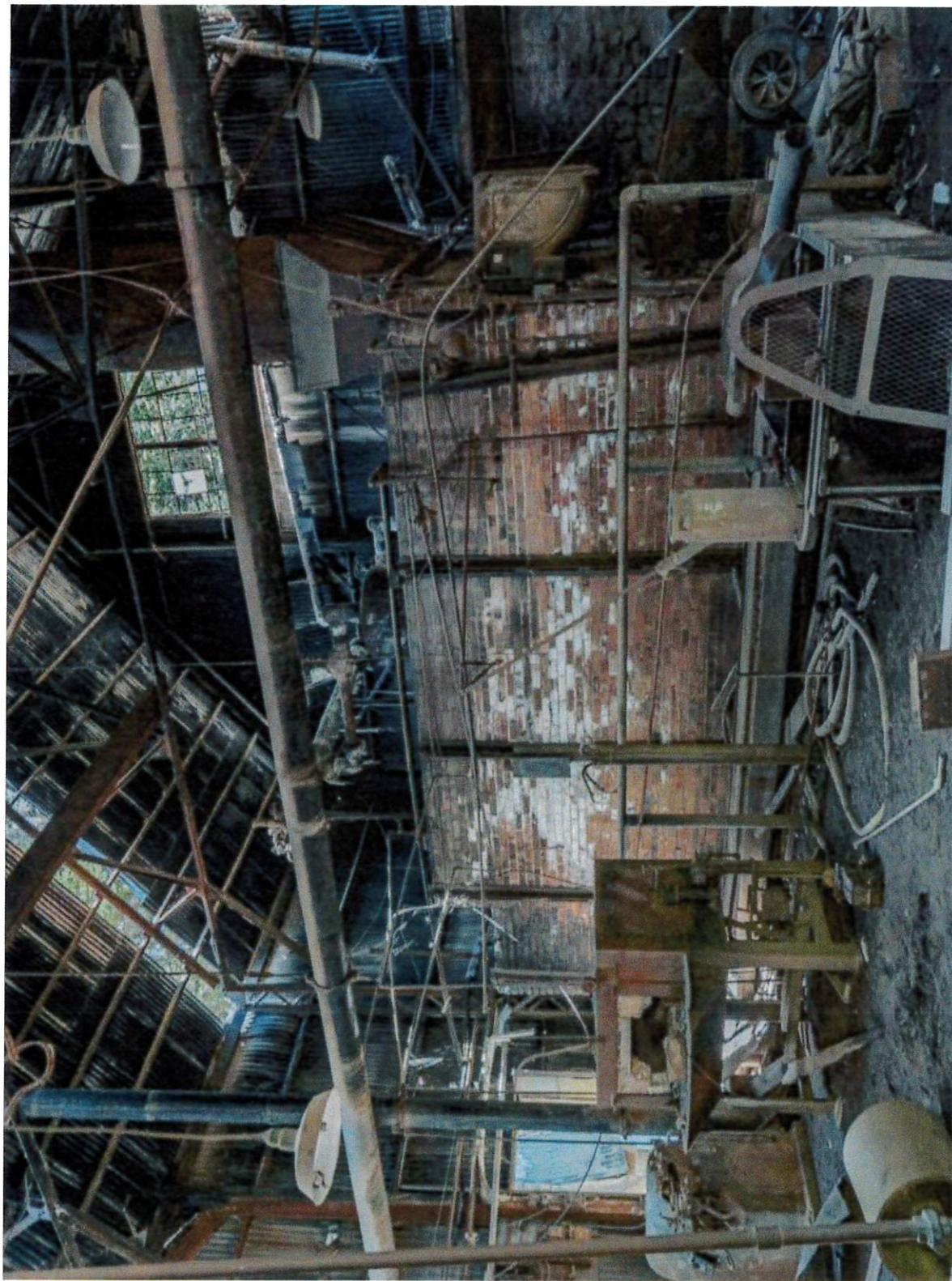


Photo 4. Boiler Room



Photo 5. Boilers

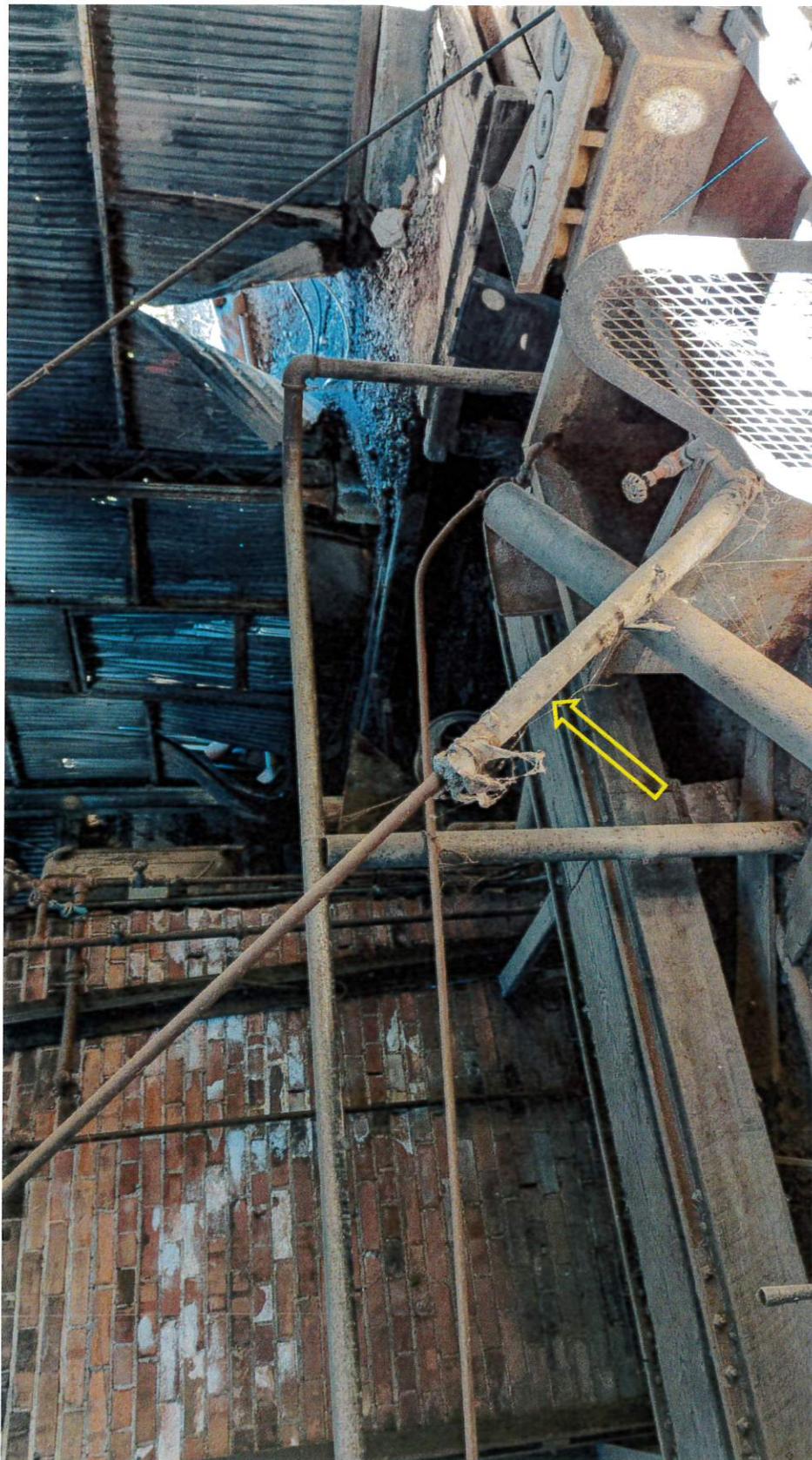


Photo 6. Boiler Room TS1



Photo 7. Shaft Room TSI

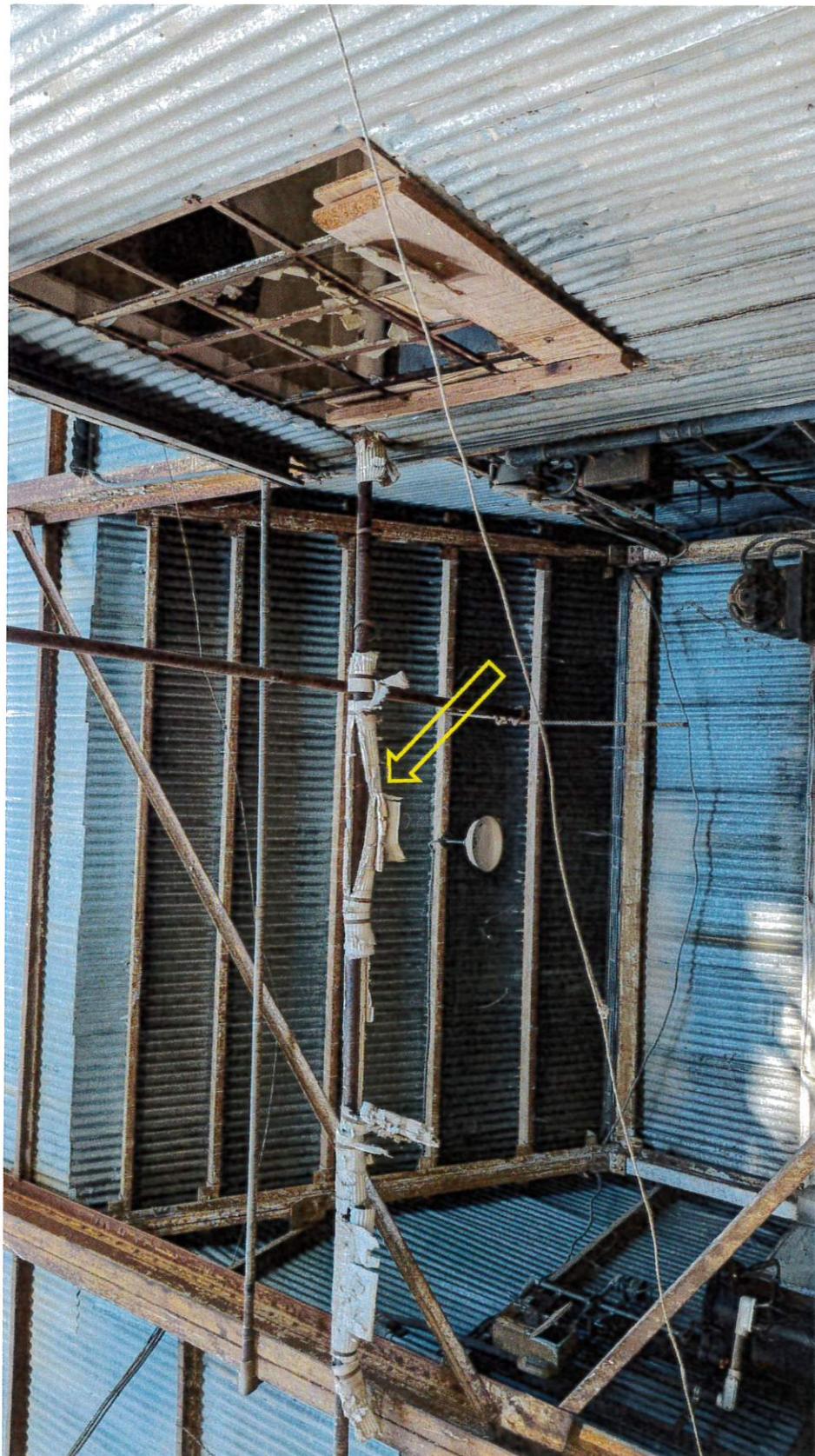


Photo 8. Shaft Room TSI

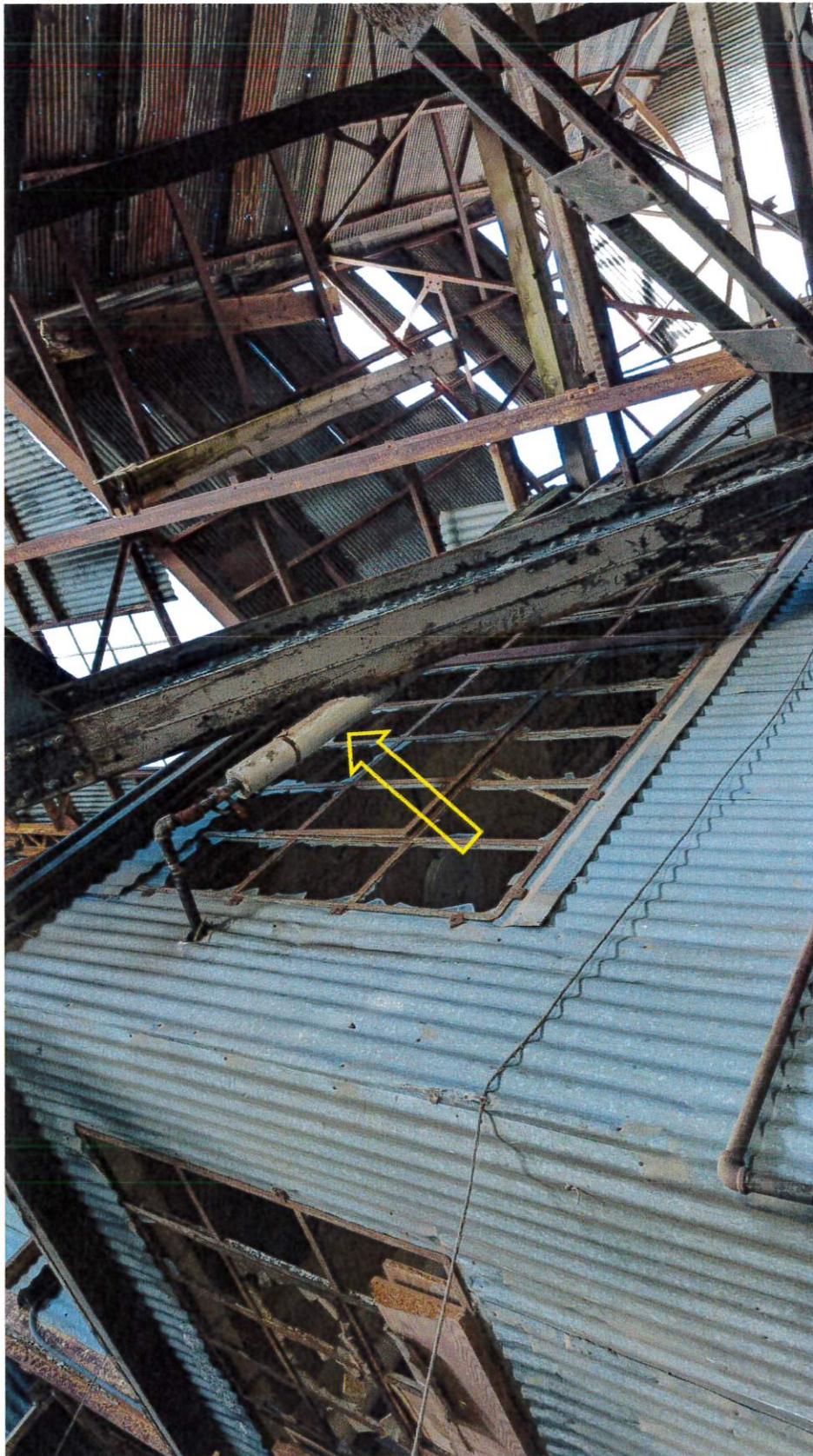


Photo 9. Shaft Room TSI



Photo 10. Shaft Room Soil



Photo 11. Shaft room soil



Photo 12. Shaft Room Soil



Photo 13. TSI On Soil and Concrete

		690 / 698 Park	1128 Park	22 Prospect	40 Sampson	408 Main	517 Park	Thaynes Hoist House	Silver King Hoist House
Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary public 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	1	2	2	2	1	2	0	0
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	1	2	1	1	1	2	2	2
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	2	2	2	2	2	2	2	2

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	0	1	1	1	1	1	1	1
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	N/A	N/A	N/A	N/A	N/A	1	N/A	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	0	1	2	0	0	2	0	0