

Chimney

Rock Panels









Remodeled by Charles Mast
Construction Company
of Salt Lake for
William W. Rixey - July 1976

Electrical work by
Richard Olsen - Park City

Don't know
who put this
in here

NOT FOR PRESSURE LIME

Made in the USA

05 50 46A

02/10000

103

1870

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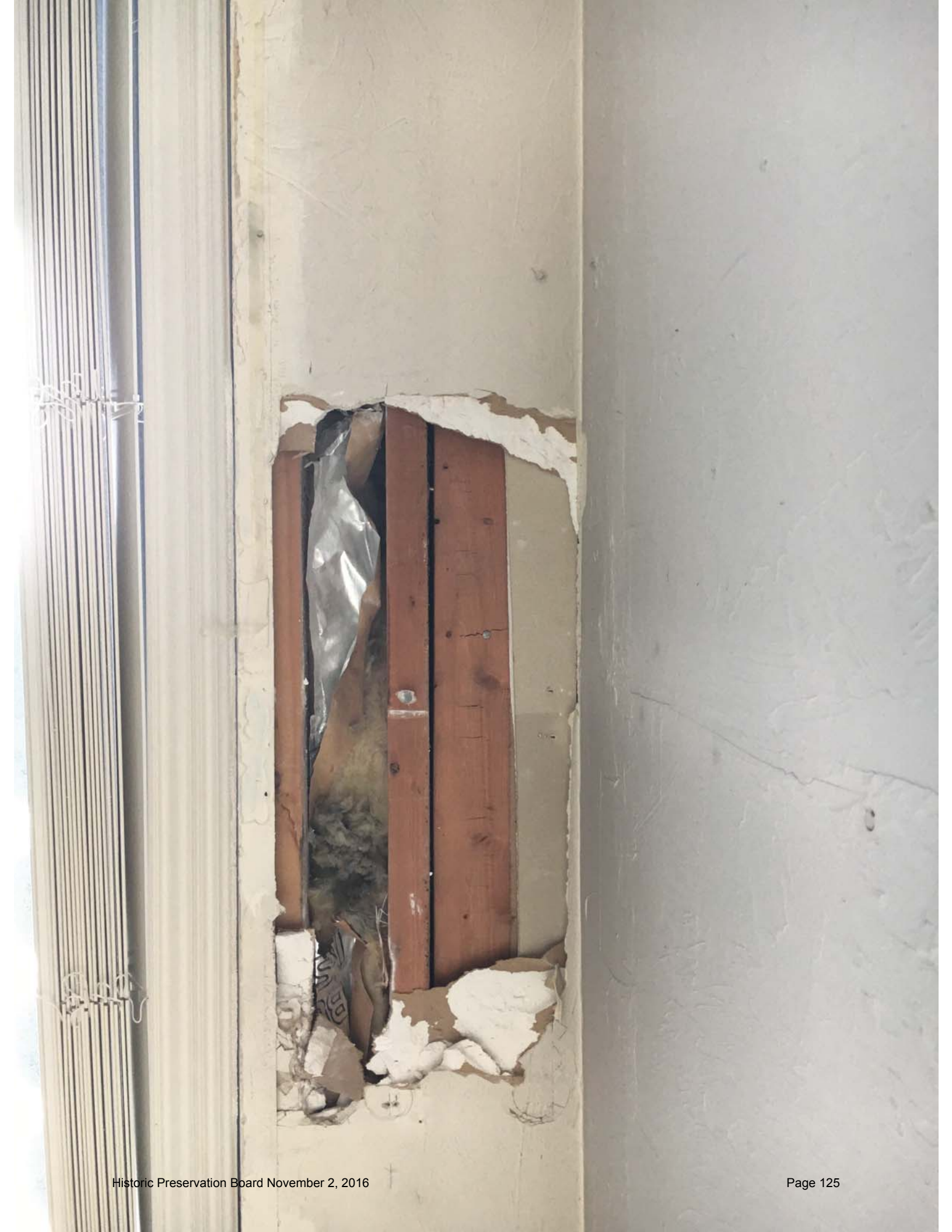
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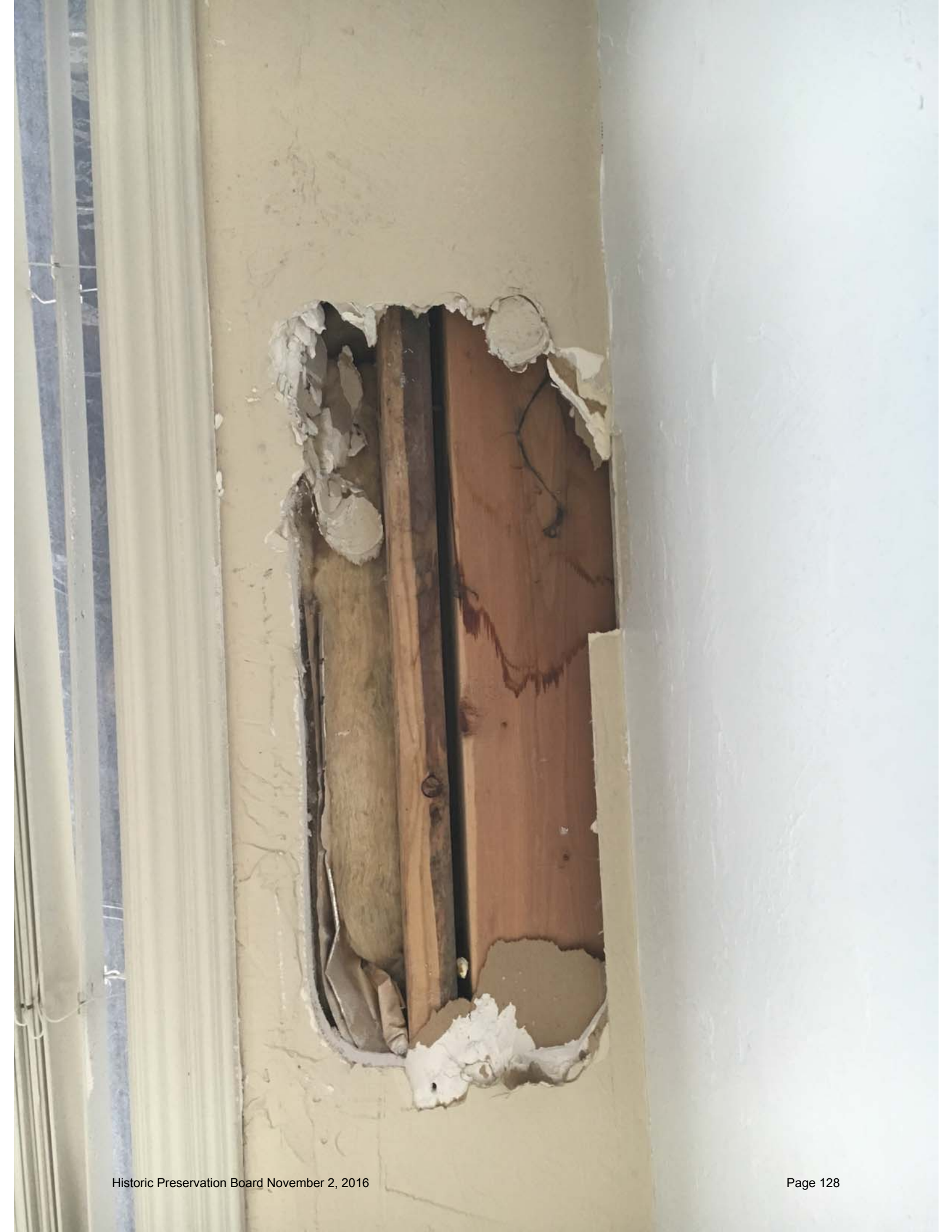


















No wall present
in 1976



12

Level 4: added in 1976-1977

- See Rixey Affidavit
- See Epic Engineering report

Chimney





Title Star Hotel - Treasure Mountain

Date 1960s

Description

Star Hotel - Treasure Mountain Inn. This photo shows the main covered entrance with an arched portico. It is a four-story structure with stone on the lower level on the front. There is a sign on the front reading "Star Hotel", and four vehicles are parked beside the hotel.

Credit Park City Historical Society & Museum, Pop Jenks Collection

Historic Preservation Board November 2, 2016
12/11/2013 14:30:10





EXHIBIT C: Current Historic Site Form for 227 Main Street

HISTORIC SITE FORM
UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Huy Residence-Star Hotel**

Address: **227 Main Street**

Twtnshp Range Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Westlake Land LLC**

USGS Map Name & Date: **Park City East**

Current Owner Address: **515 Sheffield Drive**

Quad/2011

Provo, UT 84604

Tax Number: **PC-194**

Legal Description (include acreage): **PC 194 LOTS 7 & 8 BLK 12 PARK CITYSURVEY M68-291 2091-397-401; 0.09 AC**

2 STATUS/USE

Property Category

building(s)

structure

site

object

Evaluation

eligible/contributing

ineligible/non-contributing

out-of-period

Use

Original Use: **single dwelling**

Current Use: **specialty store**

3 DOCUMENTATION

Photos: Dates

digital: **Oct. 2013 (2)**

prints: **1970s, 1995, 2006, 1948**

historic: **c. 1930, early 1900s**

Drawings and Plans

measured floor plans

site sketch map

Historic American Bldg. Survey

original plans available at:

other:

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

abstract of title

tax card & photo

building permit

sewer permit

Sanborn Maps

obituary index

city directories/gazetteers

census records

biographical encyclopedias

newspapers

city/county histories

personal interviews

USHS History Research Center

USHS Preservation Files

USHS Architects File

LDS Family History Library

local library: **Park City Museum**

university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

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

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

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

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: other type / Spanish Mission style No. Stories: 3

Foundation Material: not verified Wall Material(s): stucco

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

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

221 Main is distinct on Main Street in its use of stucco siding in creating a Spanish Mission style façade. The most unique feature of the building is a front patio (closed in with glazing after initial construction), which contains three evenly-spaced, very wide fixed windows over three large fixed semi-round windows. The basement businesses are accessed by two glazed wood doors, each of which is flanked by a window. Access to the first floor porch is accessed through stairs to the side the south.

The major addition to the building was in the 1920s and is thus considered part of Park City's historic period. Originally a Victorian style single-family dwelling set back from the street, the front (east) volume was added, including guest rooms and the front two-level porch. This represented a stylistic change in a more elaborate version of the Spanish Mission style we see today. The arched front openings were originally accented by smaller pairs of arches above and supported by exposed wood columns, creating a more slender construction. The upper level of the porch was also open-air, with four simple posts supporting the roof above.

The historic façade was covered over in a non-historic 1976 alteration which yielded the appearance that remains today. The original columns were furred out and the remaining openings were closed in with glazing. The accents and craftsmanship of the original were lost, and the alteration detracts from the historical integrity of the building.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1885; 1920s addition; 1976 alteration**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input checked="" type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input checked="" type="checkbox"/> Commerce	<input checked="" type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input checked="" type="checkbox"/> Other: Mining
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

John and Sarah Elizabeth Huy (sometimes spelled "Huey") were the first owners of this property. The Townsite Company, represented by Edward P. Ferry, David C. McLaughlin and Fred Nims on land records, secured title to the four quarter-quarter sections ("forties") that would become Park City through a land scrip program in 1871, although the initial litigation on their patent was not settled until 1888. Many people who had been living on the land became worried about the possibility of eviction without clear title. The Huys were part of the group that predated the Townsite Company claim to the land, as evidenced by the attached "title search form." The title was not legally transferred to the Huys until 1916, when W.I. Snyder—then the trustee for the Townsite Company—deeded lots 7 and 8 in Park City block 12 to Sarah Huy. Snyder took it upon himself to clear the "muddle" created by the opposing Townsite Company and squatters who had ignored the company's title.¹ This transaction is visible in the records through a warranty deed from Snyder to Sarah Huy on April 10, 1916, which essentially legitimized the Huys' claim to the property after living there for over thirty years.

¹ "The Sheriff Sale of Park City Property Explained in Full by W.I. Snyder," *Park Record*, April 7, 1916.

The Huy Residence is shown on the 1889 Sanborn Map, making it one of the earliest in a wave of houses in Park City. It was an “L cottage” type house in the Victorian style, which was a common house appearance in the town at that time. The house was set back from the street, with a front lawn sloping towards Main Street retained by a stone wall. Stone steps bisected the lawn and led to wooden steps up to the front porch. The porch roof was supported by lathe-turned posts, with Victorian brackets. A pediment was added over the porch steps to divert rain water from the entrance. The house was clad in drop wood siding and painted white, typical of Park City residences.

The Huys moved to Utah from Virginia City, Nevada, a mining boom town similar to Park City and the location of the prolific Comstock Lode of silver. John was an engineer, and he moved to Park City to work in that capacity for the Ontario Mining Company after Virginia City went bust around 1880. The couple built their house on Main Street soon after arrival in Park City. John was born on September 28, 1844 in Pennsylvania of a French father and American mother. Sarah (nee Moyn) was born in western Pennsylvania on May 24, 1849, also to a French father and American mother. Her older sister Clarissa married Nathan Addison Baker, who became a pioneering homesteader of Denver. Sarah and John Huy married around 1869 in Nevada City. Around 1900, John’s mine engineering career took him to Granite, Montana, and Sarah spent much of her time there with him, although they kept their house in Park City. John died suddenly on May 20, 1902 of a heart ailment and was buried in Granite. Sarah came back to live permanently in Park City but moved to Denver in 1920 to be with her sister, who died in 1926. Sarah Huy died in Colorado on July 1, 1930 and is buried in Glenwood Cemetery in Park City.

After moving to Colorado, Sarah had sold the family house to D.L.H.D. “Joe” Grover, a Chinese man who owned vast amounts of Park City real estate, including around sixty houses at the time of his death. There is little evidence to suggest that Joe Grover lived in this house, and it was expanded and occupied by Frank Allende and family by the 1930 census. Allende had built the eastern addition by that time and converted the house into the Star Hotel, which housed eleven boarders in 1930. Allende, his wife, and most of these tenants were born in Spain, which potentially explains the Spanish style of architecture in the addition. The Allende family operated the Star Hotel out of the building for many years, with Frank dying in Ogden on August 23, 1975.

The Allendes had sold 227 Main to William and Joyce Gardner in 1972, and they sold it to long-time owners William and Georgie Carol Rixie in 1975. The Rixies owned the Star Hotel until Carol’s death in 2013. The building is currently owned by Westlake Land LLC, with Uptown Fare in the lower level and a vacant space in the former residential levels.



227 Main Street. Southeast oblique. October 2013.



227 Main Street. Northeast oblique. October 2013.

TITLE SEARCH FORM

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

Address: 227 Main Street

City: Park City, UT

Current Owner: Westlake Land LLC

Address: (see historic site form for address)

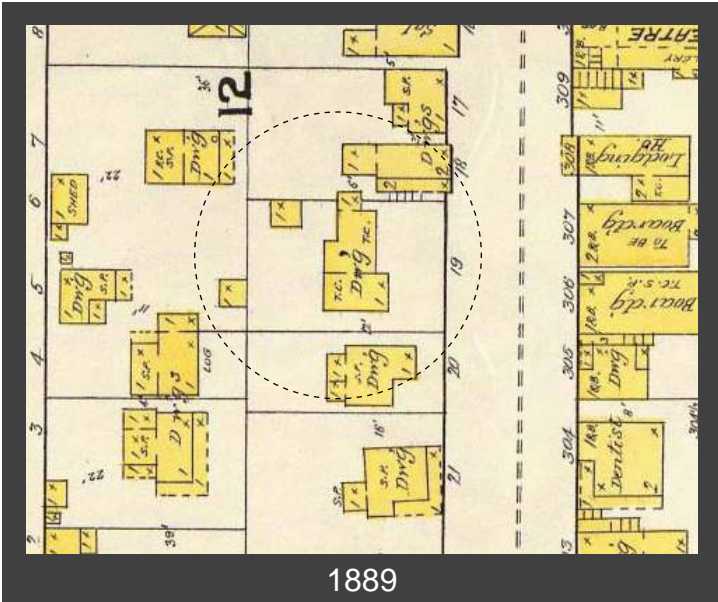
Tax Number: PC-194

Legal Description (include acreage): PC lot 7 and 8, block 12 (see historic site form for complete legal description)

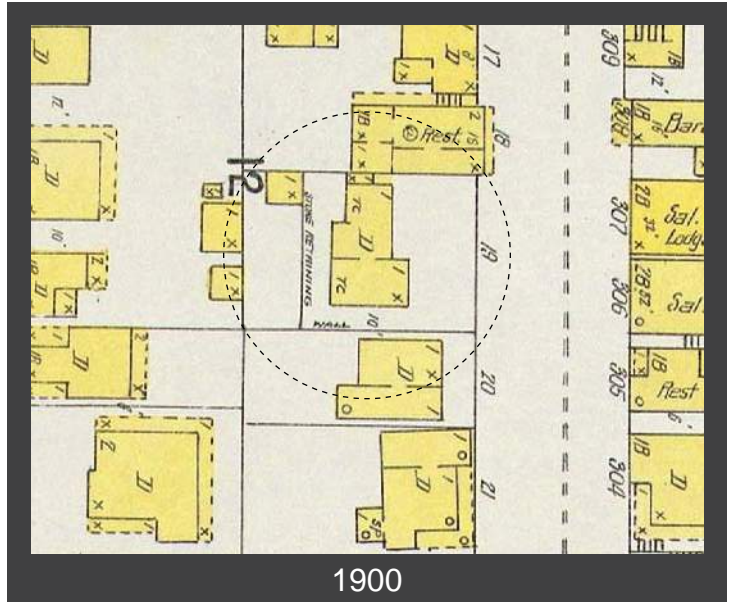
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		1,2,6,7,8,9,17,18,21,22,23,24,25,26,27
2/21/1896	John Huy	Sarah Elizabeth Huy	Q.C.		
4/10/1916	W.I. Snyder	Sarah E. Huy	W.D.		
6/25/1921	Sarah E. Huy	G.L.H.D. Grover	W.D.		
2/26/1932	3rd Jud. Dis. Court	Joe Grover	decree		
10/13/1937	Joe Grover	Frank Allende	W.D.		
10/16/1972	Frank Allende et al	William L Jr. & Joyce L. Gardner	W.D.		
7/8/1975	William L Jr. & Joyce L. Gardner	William W. & Georgie Carol Rixie	W.D.		
7/16/2013	William R. Rixey	Star Hotel LLC	W.D.		
12/31/2013	Star Hotel LLC	Westlake Land LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

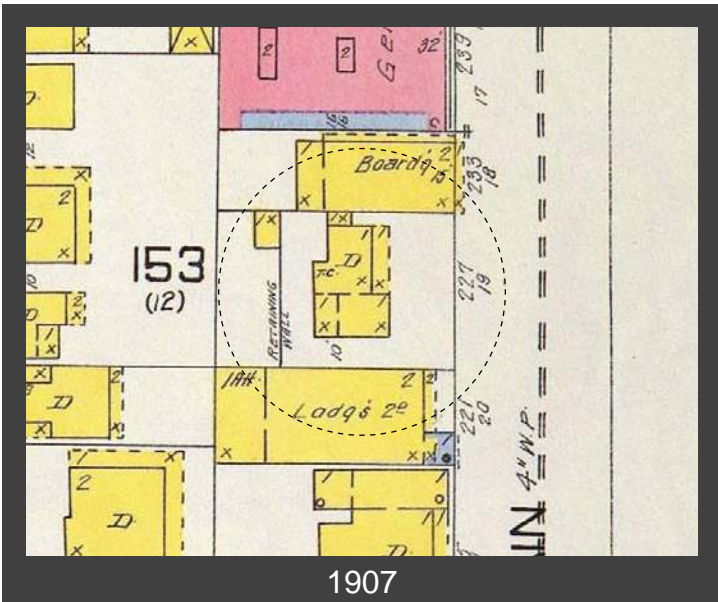
Date: 2/20/2014



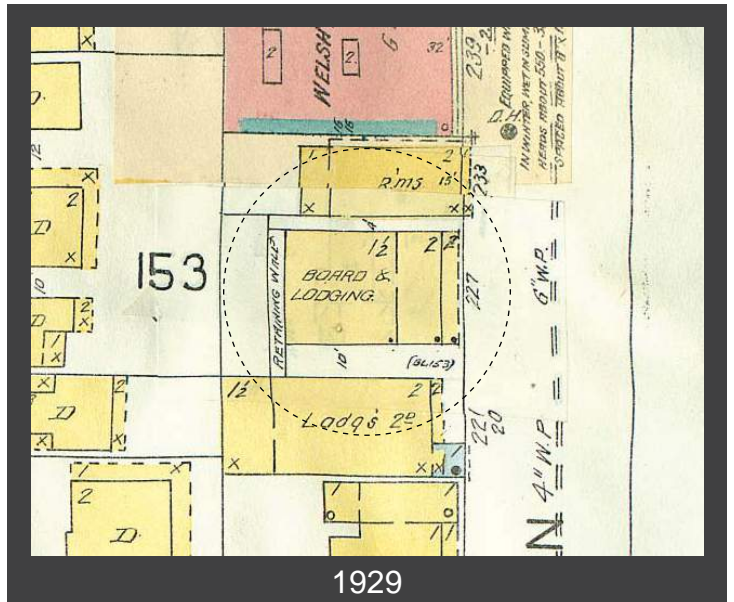
1889



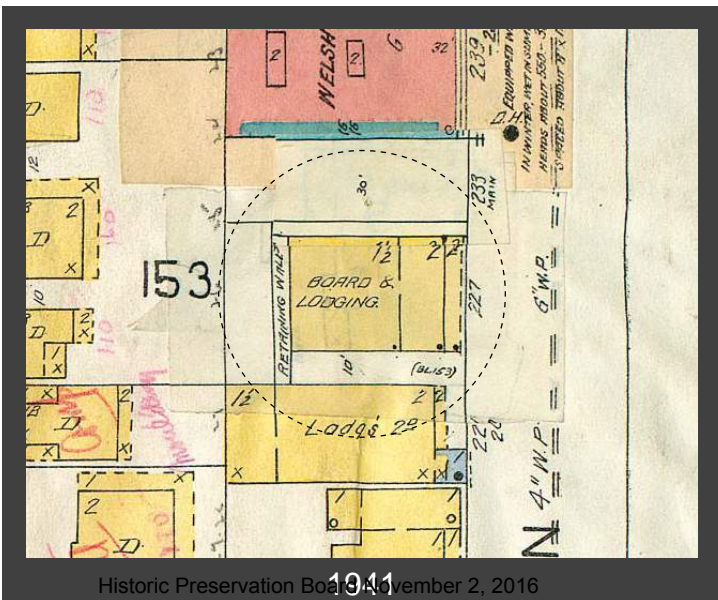
1900



1907



1929



1941



Huy headstone

John Huy Dead.

Wednesday word was received in the Park that John Huy had dropped dead in Granite Montana from heart disease. The news was a shock to the many friends of the deceased for he was one of the old timers of Park city and for years was engineer at the Ontario mine. About two years ago he and his wife went to Granite at which place they have since resided. Mr Huy was a quite, industrious man, and was highly respected by all who knew him and his sudden and untimely death will be mourned here as well as elsewhere where he was known. The deepest sympathy will go out to the bereaved widow in her dark hour of trouble.

It was thought the body would be brought here for interment but word was received yesterday that the funeral would occur at Granite under the auspices of the A O U W of that city. Mr Huy was a member in good standing of Ontario Lodge No 1 A O U W of this city.

Park Record, 5/24/1902

Mrs. Sarah Huy

The Record has been asked by relatives to republish the following from the Denver News of July 3rd, of the death and burial of the late Mrs. Sarah E. Huy, a former well known and beloved resident of this community:

Funeral services for Mrs. Sarah Elizabeth Huy, Colorado and Utah pioneer and sister of the late Mrs. N. A. Baker, who died Wednesday at her home, 4105 South Grant street, were held at the Hatfield mortuary Thursday under the direction of the Englewood Christian Science church.

Interment will be made in Park City, Utah, where Mrs. Huy lived for fifty years and where her husband is buried.

Mrs. Huy was born May 24, 1849, near Franklin, Pa. Her elder sister, Mrs. Baker, with her husband, was one of the first Denver residents, arriving here in 1860.

Mrs. Huy was married to John Huy, whose death occurred twenty-seven years ago, in Virginia City, Nevada, about 1869, and shortly afterward moved to Utah.

She came to Denver to live with Mrs. Baker at the South Grant street address in 1920. Mrs. Baker died in 1926. Mrs. Huy was ill only three weeks before her death.

Surviving her are a nephew, A. E. Baker, Littleton, and two nieces, Mrs. W. S. Arnold, Englewood, and Mrs. E. W. Sebben, Denver. Mrs. Sebben, daughter of Mrs. Baker, will accompany her aunt's body to Park City.

Park Record, 8/19/1930

Frank Allende

Frank Allende, 77, Ogden, died in an Ogden hospital Aug. 23, 1975, after a long illness.

He was born Dec. 3, 1887, Spain. He married Teodora Idoeta Nov. 18, 1922, Salt Lake City. He came to the United States in 1904.

Mr. Allende was a former resident of Park City, owner and operator of the Star Hotel, member St. Jos-

eph's Catholic Church, BPOE.

Survivors: wife, daughters, Louisa Blanch, Pilar A. Young, both Ogden; three grandchildren; 4 great-grandchildren; brothers in Spain.

Funeral Mass was held at St. Joseph's Catholic Church, Ogden.

Burial, Washington Heights Memorial Park.

Park Record, 8/28/1975

Beautification Awards

Through the efforts of many hard working, Main Street business people, the town's busy commercial district for the most part sparkles under fresh paint with many bright new facades adding life to the City center.

A visitor to the Record office this week who hadn't been in town for over a year said she hardly recognized the place remarking "It looks like everyone's finally gotten it together".

Although, Main Street retains somewhat of a toothless grin appearance due to the vacant lots, the recent renovation of many

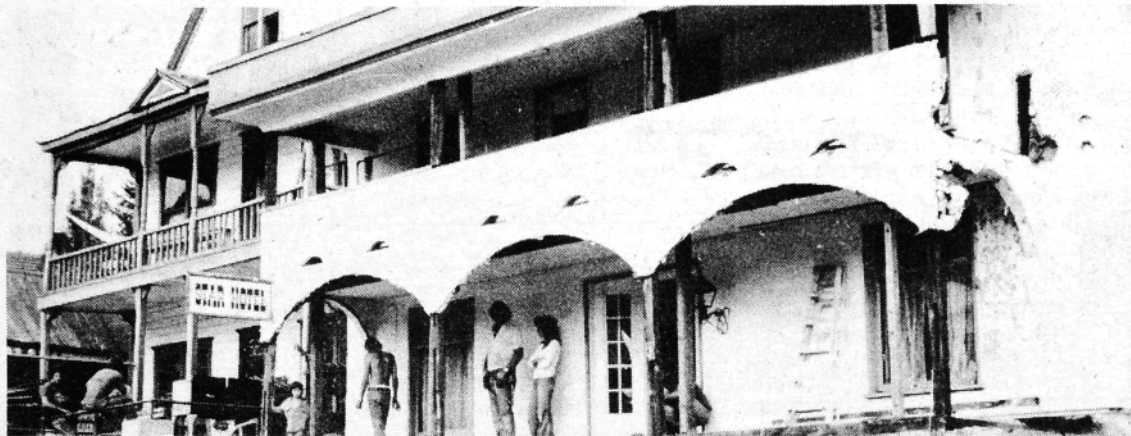
older buildings will probably act as a catalyst in stimulating new building.

Most of the beautifiers will receive their rewards in terms of increased business stimulated by an attractive shop; but just in case, the Chamber will give special awards to all merchants who substantially renovated their Main Street buildings during the last year. Those awards will be presented at the Annual Winter Kick Off Banquet November 13.

Those receiving a token of public appreciation for their

beautification efforts will be; Pete Toly, for the Red Banjo, Bill & Carol Rixey for the Star Hotel, John & Jennifer Sharp, for the Sharp Gallery, Pete Alvarez, for The Gypsy's Arm, Mat and Helen Alavarez, for the Timberhaus, Otto Mileti, for Cafe Ritz, Mayor Leon Uriarte for his Balcony, Bill & Carolyn Bloom for their Balcony, and Alan Crooks Et. Al for the Kimball Art Center. An award will be also given to the Pink Haus.

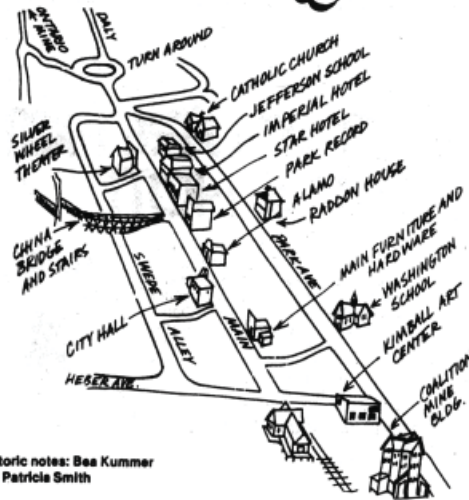
All of these people are to be congratulated for their efforts towards making Park City a better and more prosperous community.



Star Hotel

Park Record, 11/11/1976

historic walking tour



Historic notes: Bea Kummer
Art: Patricia Smith



CITY HALL
This building was built in 1885, was all but destroyed in the fire of 1888 and was rebuilt. It houses the territorial jail called the "Orepan" which has 7 cells. It is the only one of its kind where the first Union Pacific (1870) station of the World) can be seen on the wall. It was paid for by the men who were jailed in territorial prisons. Some say they were trying to form a union. Mages were \$2.75 per day for an eight hour shift. Ask to see it at City Hall.



MAIN FURNITURE AND HARDWARE
This was once the I.O.O.F. Hall where dances were held every Saturday night. It was also used as an U.S.S. meeting hall until the new Ward was built.



WASHINGTON SCHOOL
This building was built in 1885 and by 1887 there were 600 students. The Districts Catholic, Washington, Lowell and Jefferson were very close schools and these still in use were consolidated when the Mercer school was built in 1936. Many plans have been proposed for this old building but so far nothing has been done.



UNION PACIFIC DEPOT
The Utah Eastern Railway from coalfield Park City to 1881 and this station was built in 1885 and originally painted bright yellow. It was one of several depots including the Rio Grande Western and the Denver and Rio Grande depots.



KIMBALL ART CENTER
Originally known as the Kimball Livery stable, later the Kimball garage and in 1976, it became the beautiful Kimball Art Center.



COALITION BUILDING
Built in the early 1900's the Coalition housed bars and clubs for ore brought down from the Silver King Mine where it was divided into several sets for shipping. The height is 7,300 ft. long strong over the rock, steel, houses which are still standing, although the mine was no longer when the train no longer came to the station.



MINER'S JUNCTION AARY
Shaft - Vertical elevator shaft (hoist)
Stope - Area of ground where work is being done.
Rise - Vertical hole from one level to the other.
Portal - Surface opening to underground level.
Level - The location of work geographically. The 1200 level means 1200 feet from the surface and so on.
Duff - A horizontal tunnel used to locate the mine and ore bedding.
Wings - A tunnel that is run at an angle to the ore.
Single Jack - An ore line hammer used to drive steel into the rock for blasting or for holding supports.
Double Jack - Same as above, except employing force as much as 8 to 12 pounds or more) the weight rests on both sides of the handle.
Jack Hammer - Hydraulic drill for stopping gear, pushed and guided with the stamper.
Buzzy Drilling Machine - Improved version of the "Widow Maker" using water to reduce dust.
Widow Maker - Dry drilling machine.
Black - Blasted from the workings taken from the drifts, stopes, etc.
Mucking Machine - Replaces hand mucking, runs on tracks, sweeps up the muck and dumps into the mine cars.
Muck Stack - Shovel, great device.
Lift Hoop - Wheel.
Long Hoop - Usually 12 ft. long, used for miners to get back, actually



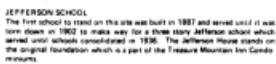
CATHOLIC CHURCH
Though several churches are older than St. Mary's, this is the oldest Catholic Church in Utah, built in 1882. The Parish was established by Pope Leo XIII on January 27, 1878, after Mass in Silverton Hall where the Claim jumper now stands.



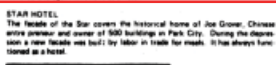
THE RADDON HOUSE
This home was built by the Raddon owners of the Park Record shortly after the fire of 1888. It was razed when purchased by John Price and fully restored.



CHINA BRIDGE
Park City had two wooden bridges by that name when it was a bustling community of 10,000 people. The Chinese community of 200 was situated around seven acres in the July the bridge went over (look on the Mt. An Variety toward Sunde Alley). The first bridge was a bright red one large enough for two teams of horses to cross. It was badly burned in the fire of 1888 and a second bridge took its place in 1906. This bridge was torn down when it became unsafe and was replaced by 48 iron steps to the school in 1956. These are the China Stairs.



JEFFERSON SCHOOL
The first school to stand on this site was built in 1887 and served until it was torn down in 1902 to make way for a three story Jefferson school which served until schools consolidated in 1936. The Jefferson House stands on the original foundation which is a part of the Treasure Mountain Ice Cane remnants.



IMPERIAL HOTEL
The Bigges, owners of the Bigges Mine, built the Imperial as a boarding house for miners around 1906. It served as an emergency hospital during the flu epidemic of 1918. In 1940 the hotel burned and when it was rebuilt they left off the 8 dormers. It was condemned in 1974 but has since been restored and open for use as a hotel.



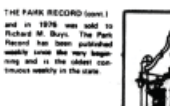
STAR HOTEL
The facade of the Star covers the historical home of Joe Gosper, Chinese writer, printer and owner of 500 buildings in Park City. During the depression a new facade was built by labor in trade for meals. It has always functioned as a hotel.



SILVER WHEEL THEATRE
The Egyptian Theatre was built in 1926 by John Roper, and was the first talking movie house in Park City. It was built on the site of the old Chinese Theatre which collapsed from the weight of the snow one night shortly after the theater had closed for the night.



THE PARK RECORD
The Record started as the Park Mining Record in Feb. 1880. The name was changed to the Park Record November 8, 1884. James Shorbath was the first editor. Several followed and on December 6, 1884, the man named Russ Raddon, editor and publisher, and this was the real beginning of San Raddon's forty years of continuous service. In 1956 it was sold to H. C. McCannery.

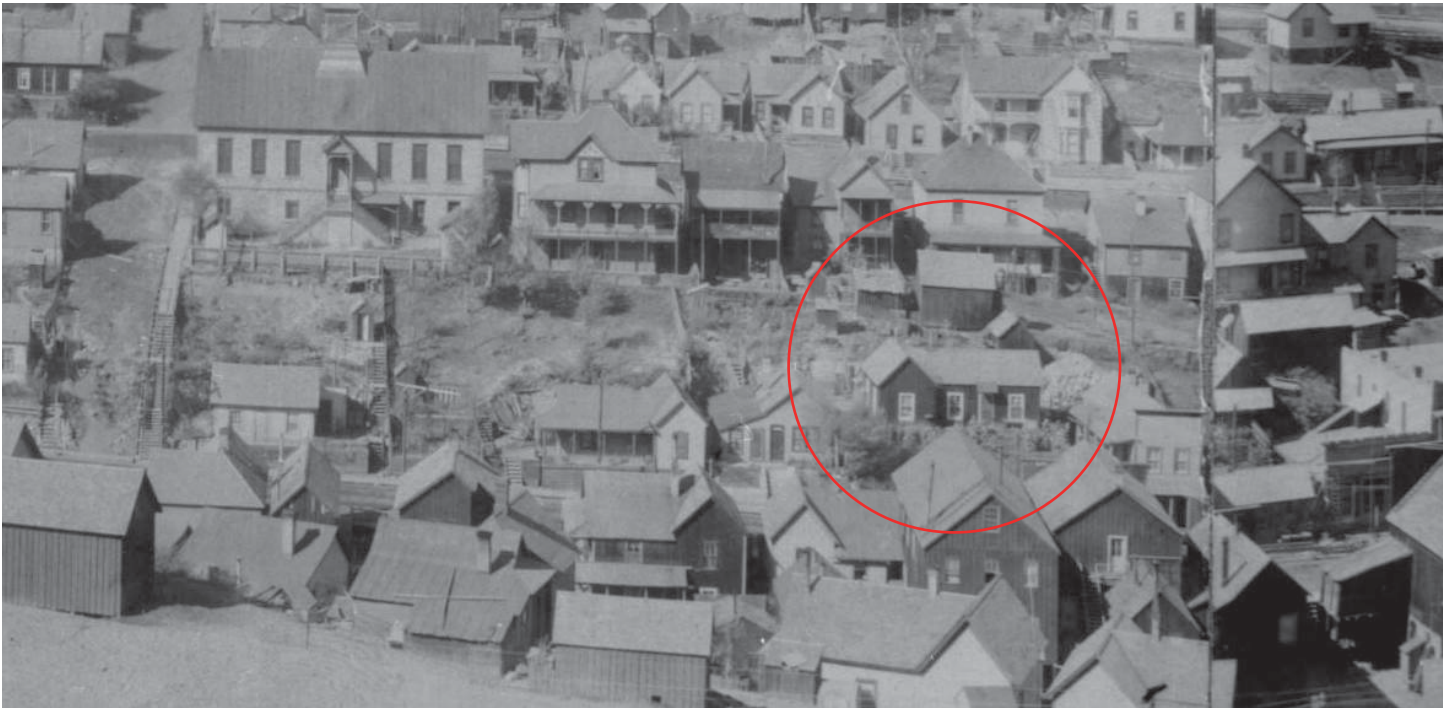


THE ALAMO
This Spanish Victorian building features a most interesting ceiling when viewed from the inside. It was once the Utah Power and Light office and later a liquor store.

tioned as a hotel.



SILVER



1890s (Park City Historical Society & Museum)



early 1900s (Park City Historical Society & Museum)



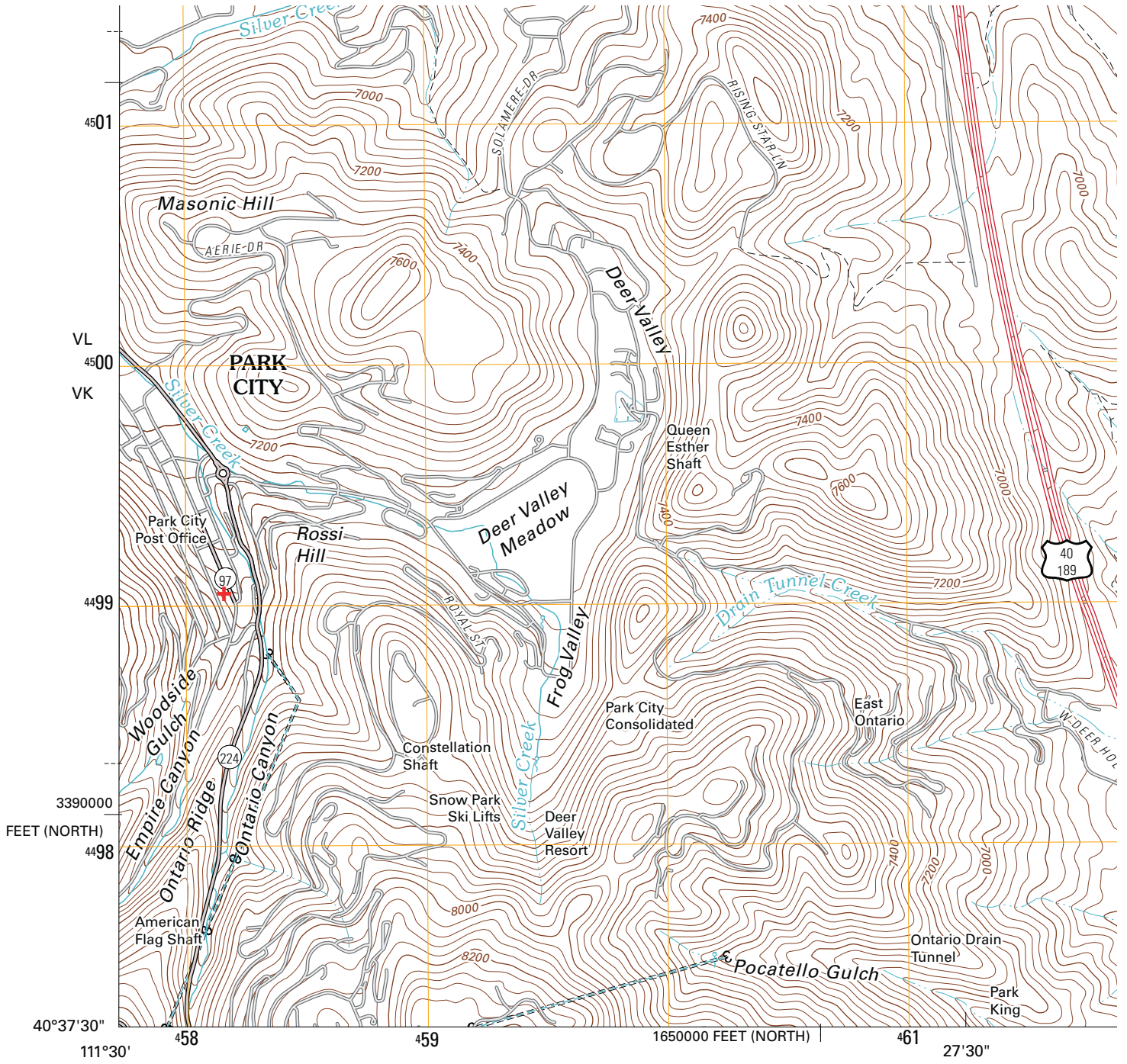
Sarah Huy and son, 1914 (ancestry.com)



c. 1930s (Park City Historical Society & Museum, Pop Jenks Collection)

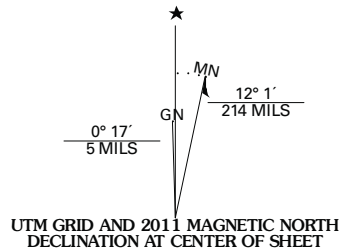


1970s



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

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



U.S. National Grid	
100,000-m Square ID	
VL	4500
VK	
Grid Zone Designation	
12T	

EXHIBIT D – 1982 Park City Survey Worksheet for Post-1930s Structures

PARK CITY SURVEY WORKSHEET FOR POST-1930 STRUCTURES:

SITE NO. 33

Name of site Star Hotel Subdivision _____
 Address 227 Main Block _____ Lot(s) _____
 Owner _____ Present Zoning HCB
 Owner Address _____ Use Hotel

PRIMARY STRUCTURE

View northwest oblique



Date of photo 2/82

Negative File 10/33

SIGNIFICANCE OF SITE TO DISTRICT: Non-Contributory x Contributory _____

NOTE: Most post-1930 buildings are categorized as non-contributory.

Comment: Star Hotel covers home of Joe Grover, Chinese entrepreneur; new facade put on in Depression; has been changed again. Treated as new.

Form completed by: Ellen Beasley

Date: April, 1982

Beasley/February 1982

EXHIBIT E - 1995 Reconnaissance Level Survey Excerpts

ROLL 1
STREET: 100 DAILY? 7 City PARK CITY County SUMMIT Survey Date 0495
EVAL. B CONSTR. DATE 1915 HT. (5) Ø11 MAT.#1 BD MAT.#2 Ø STYLE#1 IB STYLE#2 OV TYPE RF ORIG. USE R1 #JOB CON? Ø COMMENTS MEYER ROOF

1. HOUSE NO. 110 DIR. N EVAL. B CONSTR. DATE 1900 HT. (5) Ø11 MAT.#1 BD MAT.#2 Ø STYLE#1 OV STYLE#2 RZ TYPE RX ORIG. USE R1 #JOB CON? Ø COMMENTS C-2

2. HOUSE NO. 115 DIR. N EVAL. A CONSTR. DATE 1895 HT. (5) Ø11 MAT.#1 BD MAT.#2 Ø STYLE#1 OV STYLE#2 RZ TYPE RZ ORIG. USE R1 #JOB CON? Ø COMMENTS C-2

3. HOUSE NO. 125 DIR. N EVAL. A CONSTR. DATE 1910 HT. (5) Ø25 MAT.#1 BD MAT.#2 Ø STYLE#1 OV STYLE#2 RZ TYPE RZ ORIG. USE R1 #JOB CON? Ø COMMENTS C-2

4. HOUSE NO. 139 DIR. N EVAL. C CONSTR. DATE 1885 HT. (5) Ø11 MAT.#1 EG MAT.#2 BD STYLE#1 OV STYLE#2 RZ TYPE RZ ORIG. USE R1 #JOB CON? Ø COMMENTS C-2

5. HOUSE NO. 151 DIR. N EVAL. A CONSTR. DATE 1925 HT. (5) Ø35 MAT.#1 CD MAT.#2 Ø STYLE#1 OV STYLE#2 AL TYPE AL ORIG. USE R2 #JOB CON? Ø COMMENTS C-2

6. HOUSE NO. 227 DIR. N EVAL. C CONSTR. DATE 1925 HT. (5) Ø25 MAT.#1 EA MAT.#2 Ø STYLE#1 OV STYLE#2 AL TYPE AL ORIG. USE R2 #JOB CON? Ø COMMENTS C-1 IMPERIAL HOTEL

7. HOUSE NO. 255 DIR. N EVAL. D CONSTR. DATE 1970 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-2 STAR HOTEL

8. HOUSE NO. 305 DIR. N EVAL. A CONSTR. DATE 1899 HT. (5) Ø11 MAT.#1 CA MAT.#2 Ø STYLE#1 VE STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1 TREK SURE MTN.

9. HOUSE NO. 309 DIR. N EVAL. A CONSTR. DATE 1925 HT. (5) Ø21 MAT.#1 CD MAT.#2 Ø STYLE#1 OV STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-2 LIBBY MYER GAL

10. HOUSE NO. 317 DIR. N EVAL. D CONSTR. DATE 1970 HT. (5) Ø11 MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1 BARDISLEY BLDG.

11. HOUSE NO. 317 DIR. N EVAL. D CONSTR. DATE 1970 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1 EATING EST.

12. HOUSE NO. 323 DIR. N EVAL. D CONSTR. DATE 1912 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1

13. HOUSE NO. 333 DIR. N EVAL. D CONSTR. DATE 1985 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1 MAIN ST. MALL

14. HOUSE NO. 333 DIR. N EVAL. D CONSTR. DATE 1985 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1

15. HOUSE NO. 333 DIR. N EVAL. D CONSTR. DATE 1985 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1

16. HOUSE NO. 333 DIR. N EVAL. D CONSTR. DATE 1985 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1

17. HOUSE NO. 333 DIR. N EVAL. D CONSTR. DATE 1985 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1

18. HOUSE NO. 333 DIR. N EVAL. D CONSTR. DATE 1985 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1

19. HOUSE NO. 333 DIR. N EVAL. D CONSTR. DATE 1985 HT. (5) Ø MAT.#1 Ø MAT.#2 Ø STYLE#1 Ø STYLE#2 Ø TYPE Ø ORIG. USE Ø #JOB CON? Ø COMMENTS C-1

10. WAS FIRST NAT'L BANK

4. RECREATION ECONOMY EXPANSION, 1966-1995 (Out of historic period)

Like other ski resort towns in the Mountain West, Park City's character has changed rapidly, dramatically and irretrievably in the last thirty years. For 100 years a small community of a few streets and one and two story buildings, the town's new-found wealth brought larger, taller buildings often replacing historic structures in "Old Town" and its surrounding environs. During the first decade of reinvestment and growth, development was not well controlled or guided with respect to preserving or being compatible with the historic environment. Tall, monolithic boxes like the Treasure Mountain Inn at the top of Main Street were built without regard to the scale, design or materials of their historic neighbors.

By the mid-1970s, however, longtime and recent residents alike voiced concern over the destruction of the city's historic sites and charming character. An historic district commission was founded by the City and design guidelines were prepared and put into effect by ordinance. In the late 1980s, a matching grant program for all building types was created to encourage restoration, especially of historic exteriors. Similarly, a demolition ordinance was passed to encourage preservation. As a result, as many as 200 of Park City's historic buildings have been restored or rehabilitated to some extent. As important, the new construction in "Old Town" has become more compatible with the historic architecture.

D. FINDINGS

1. EVALUATION RATINGS

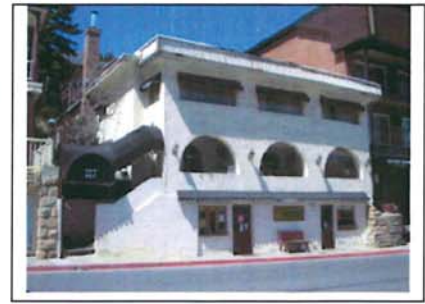
Approximately 850 buildings were recorded. The number is an estimate because some of the large buildings which run the entire length of a block and have more than one primary facade, were recorded twice, once for each street they faced. A few corner buildings were also recorded twice where it was not clear initially which way they faced.

Of these, the buildings were rated as follows (revised, Dec. 1995 list):

Rating	#	%
"A" sites (potentially eligible/architecturally significant and intact):	171	19.5
"B" sites (potentially eligible/slightly less significant and/or intact):	131	15.0
"C" sites (over 50 years old but altered and not presently eligible):	103	11.7
"D" sites (less than 50 years old and therefore register ineligible):	472	53.8

EXHIBIT F – 2007 Park City Historic Property Inventory Supplemental 1 Property Worksheet

ADDRESS: 227 Main Street
PARCEL # : PC-194



15-11-12. DETERMINATION OF HISTORICAL SIGNIFICANCE

... It is hereby declared that all Buildings, Structures and Sites within Park City which substantially comply with the standards of review found in Section 15-11-[12](A), are determined to be Significant for the purposes of this Chapter.

(A) **STANDARDS OF REVIEW.** In determining the Historic Significance of the Property at the hearing, the HPB shall evaluate whether the Building, Structure or Site demonstrates a quality of Significance in local, regional, state or national history architecture, archaeology, engineering or culture, and integrity of location, design, setting, materials, and workmanship according to the following criteria:

Criteria	Evaluation
(1) The Building, Structure or Site is associated with events or lives of Persons Significant to our past; and/or	Yes, mining era.
(2) The Building, Structure or Site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master; and/or	Yes, the structure embodies the distinctive characteristics: Spanish colonial revival elements, stucco/plaster, arched windows, austere exterior.
(3) The architectural or historical value or Significance of the Building, Structure or Site contributes to the Historic value of the Property and surrounding Area; and/or	Yes, the architectural and historical value of the structure contributes to the significance of the property and area.
(4) The Building, Structure, or Site is at least fifty (50) years old, or has achieved Significance within the past fifty (50) years if the Property is exceptional importance to the community; and/or	Yes, c. 1925, but may be built around earlier structure.
(5) The relation of Historic or architectural features found on the Building, Structure or Site to other such features within the surrounding Area; and/or	No, the architectural and historic features are not comparable with other significant structures in the area— only because of the lack of Spanish colonial revival style structures.
(6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the Building, Structure or Site.	The structure is typical in scale and size to commercial buildings constructed during the mining era.

In addition to on-site visual analysis, the following were consulted in determining substantial compliance with the standards of review found in Title 15, Chapter 11, Section 12 Determination of Historical Significance.

Tax Photo	
1982 Survey Evaluation	Non-contributory.
Permit Files	
SHPO¹	Utah Historic Sites Database ID # 57678. Property file— copy of form completed for the 1995 RLS— no more information than is listed in the database entry.
Tax Assessor	
PCHS&M²	S. Morrison states that in-house research indicates b. 1929.
Other	Notes from previous surveys and visual cues suggest current façade was added in 1930's, but that an earlier structure may exist in some form beneath.

¹ State Historic Preservation Office

² Park City Historical Society and Museum

EXHIBIT G – February 4, 2009 Historic Preservation Board Staff Report and Minutes

Historic Preservation Board Staff Report



Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Date: February 4, 2009
Type of Item: Administrative

Planning Department

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit A) adopting the Park City Historic Sites Inventory.

Topic:

Project Name: Park City Historic Sites Inventory
Applicant: Planning Department
Proposal: Adopt the Park City Historic Sites Inventory (HSI)

Background:

On August 4, the City Council adopted Ordinance 08-33 imposing a temporary moratorium on the demolition of any structure located within the municipal boundaries built before 1962. When the moratorium was imposed, City Council asked staff to develop a strategy for modifying the current way in which buildings are designated as historic so that more of the buildings that give Park City its unique character would be subject to the protections found in the LMC for Historically Significant Buildings.

At an October 2, 2008 work session, the City Council provided direction for staff to move forward in two areas:

- 1) Prepare amendments to Title 15-11-12 Determination of Historical Significance to accommodate "Landmark" and "Significant" designations to broaden the definition of historic properties.
- 2) Prepare an updated Historic Sites Inventory based on the new criteria to be presented to the HPB for adoption once the proposed changes to the LMC are adopted.

On January 7, 2009, the Planning Commission, at a public hearing, discussed the proposed LMC amendments to Title 15-11-12 and forwarded a positive recommendation for adoption by the City Council.

On January 22, 2009, the City Council, at a public hearing, discussed the proposed amendments and approved a resolution adopting LMC amendments to Land Management Code, Section 15-11-12 to establish the Park City Historic Sites Inventory.

The Land Management Code, Section 15-11-12: Park City Historic Sites Inventory specifies that the Planning Department shall maintain an inventory of Historic Sites located with Park City. The inventory is an important community development resource because Historic Sites:

- are eligible for specific Land Management Code exceptions;
- are eligible for Historic Preservation Board matching grants for preservation, rehabilitation, restoration, and reconstruction; and
- may not be demolished without City approval of a Certificate of Appropriateness for Demolition (CAD) Permit.

The Historic Sites Inventory was conducted by the City's Historic Preservation Consultant, and her staff Solutions using criteria set forth in Land Management Code, Section 15-11-12(A): Criteria for Designating Sites to the Park City Historic Sites Inventory.

Four hundred five (405) sites--with a total of five hundred twenty five (525) buildings, accessory buildings, and/or structures--are identified as meeting the criteria for designation to the Historic Sites Inventory. Of these sites, one hundred ninety-two (192) sites meet the criteria for designation as "Landmark" Sites and two hundred thirteen (213) sites meet the criteria for designation as "Significant" Sites. The official inventory of Historic Sites is attached to this report as Exhibit B and is also included on the City's website at <http://www.parkcity.org/citydepartments/planning/hsi/HSI.pdf>. Individual Historic Site Forms, along with digitized support documents, are on file with the Planning Department.

The current Historic Building Inventory includes three hundred fifty-nine (359) sites with a total of four hundred sixteen (416) buildings and/or structures.

Analysis and Discussion:

Sites were evaluated for compliance with the criteria set forth in Land Management Code, Section 15-11-12: Park City Historic Sites Inventory--(A) Criteria for Designating Sites to the Park City Historic Sites Inventory.

If the Historic Preservation Board agree that the Building(s), Accessory Building(s), and/or Structures that are the subject of the proposed HSI comply with the criteria outlined below, they will become the Historic Sites Inventory. In the future, if there are other sites which are the subject of an Application which comply with the criteria below, they will be added to the HSI.

15-11-12. PARK CITY HISTORIC SITES INVENTORY.

The Historic Preservation Board may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic Sites in the community.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (Main, Attached, Detached or Public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

(b) It retains its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

(ii) The lives of persons significant in the history of the community, state, region, or nation, or

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (Main, Attached, Detached or Public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

(b) It retains its essential historical form; meaning there are no major alterations that have destroyed the essential historical form. Major alterations that destroy the essential historical form include:

(i) Changes in pitch of the main roof of the primary façade if:

(a) the change was made after the period of historic significance, or

(b) the change is NOT due to any structural failure, or

(c) the change is NOT due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous owner.

(ii) Addition of upper stories or the removal of original upper stories occurred after the period of historic significance, or

(iii) Moving it from its original location to one that is dissimilar to the original, or

(iv) Addition(s) that significantly obscures the essential historical form when viewed from the primary public right-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one of the following:

(i) An era of historic importance to the community, or

(ii) Lives of persons who were of historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.

Process:

An Owner/Applicant, as provided in the Land Management Code, may file an Application for the removal or addition of a Site from the Historic Sites Inventory at any time for review by the Historic Preservation Board.

Any Final Action regarding the adoption of the Historic Sites Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation Board's action pursuant to the Land Management Code, Section 15-1-18: Appeals and Reconsideration Process.

Notice:

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. In addition, courtesy notice to property owners of the proposed sites on the HSI (not required by the Land Management Code) regarding this meeting was mailed on January 30, 2009.

The proposed Historic Sites Inventory was also posted on the City website (www.parkcity.org) on January 28, 2009.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. As of writing of this report, there has been no public input.

Alternatives:

- Conduct a public hearing on the Historic Sites Inventory described herein and approve the adoption of the attached resolution adopting the inventory as presented.
- Conduct a public hearing and reject the attached resolution adopting the inventory, providing specific findings for this action.
- Continue action on the resolution to a date certain.

Significant Impacts:

There are no significant fiscal impacts on the City as a result of approving the attached resolution adopting the Park City Historic Sites Inventory.

By approving the attached resolution adopting the Park City Historic Sites Inventory, the HPB will increase the number of properties subject to the protections found in the LMC for Historic Sites. In addition, the HPB will be following a specific policy directive expressed by the City Council on August 4, 2008.

Consequences of *not* taking the Recommended Action:

Not taking the recommended action may result in the demolition of historic structures. If the Historic Sites Inventory is not adopted before the expiration of the TZO on February 7, 2009, structures that would meet the criteria for designation as Landmark or Significant Sites under the LMC amendments may be demolished.

Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit A) adopting the Park City Historic Sites Inventory.

Exhibits:

Exhibit A - HPB Resolution No. 09-01

Exhibit B - Park City Historic Sites Inventory

Exhibit A - HPB Resolution No. 09-01

**A RESOLUTION ADOPTING THE PARK CITY HISTORIC SITES INVENTORY
PURSUANT TO LAND MANAGEMENT CODE SECTION 15-11-12**

WHEREAS, the Historic Preservation Board is charged with designating Sites to the Park City Historic Sites Inventory; and

WHEREAS, the Planning Department is charged with the responsibility of maintaining an inventory of Historic Sites in Park City

WHEREAS, the Historic Preservation Board has determined that the buildings, accessory buildings, and/or structures designated as either Landmark Sites or as Significant Sites on the Historic Sites Inventory meet the criteria set forth in section 15-11-12 of the Land Management Code; and

WHEREAS, the Historic Preservation Board duly noticed and conducted a public hearing at a regularly scheduled meeting on February 4, 2009;

NOW THEREFORE, be it resolved by the Historic Preservation Board of Park City:

SECTION 1. INVENTORY ADOPTED. Sites in their entirety including buildings, accessory buildings, and/or structures designated as Landmark Sites or Significant Sites in the Park City Historic Sites Inventory are hereby adopted as the official inventory of historic sites pursuant to Land Management Code, Section 15-11-12, or any successor provision.

SECTION 2. INVENTORY TO BE FILED WITH THE CITY RECORDER. The Historic Sites Inventory shall be kept on file and available to the public at the City Recorder's Office. The support documentation may be kept in the Planning Department so long as it is referenced by the inventory on file with the City Recorder and made available for public inspection upon request during regular business hours.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately.

PASSED AND ADOPTED this 4th day of February, 2009.

HISTORIC PRESERVATION BOARD

Approved as to form:

Todd Ford, Chairperson

Mark Harrington, City Attorney

ANCHOR AVENUE



55 Anchor Avenue
Landmark Site

CHAMBERS STREET



64 Chambers Street
Landmark Site

CRESCENT TRAM



732 CRESCENT TRAM
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

DALY AVENUE



5 DALY AVENUE
Significant Site



10 DALY AVENUE
Significant Site



24 DALY AVENUE
Landmark Site



61 DALY AVENUE
Landmark Site



61 DALY AVENUE



71 DALY AVENUE
Significant Site



81 DALY AVENUE
(tax photo - panelized)
Significant Site



97 DALY AVENUE
Landmark Site



118 DALY AVENUE
(pre-partial Reconstruction)
Significant Site



124 DALY AVENUE
Significant Site



131 DALY AVENUE
Landmark Site



142 DALY AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

DALY AVENUE



145 DALY AVENUE
Landmark Site



161 DALY AVENUE
Significant Site



162 DALY AVENUE
Landmark Site



166 DALY AVENUE
Landmark Site



167 DALY AVENUE
Significant Site



172 DALY AVENUE
Significant Site



173 DALY AVENUE
Significant Site



173 DALY AVENUE



180 DALY AVENUE
Significant Site



187 DALY AVENUE
Significant Site



199 DALY AVENUE
Significant Site



239 DALY AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

DALY AVENUE



239 DALY AVENUE



243 DALY AVENUE
Landmark Site



255 DALY AVENUE
Significant Site



257 DALY AVENUE
Significant Site



257 DALY AVENUE



269 DALY AVENUE
Landmark Site



269 DALY AVENUE



279 DALY AVENUE
Landmark Site



291 DALY AVENUE
Significant Site



297 DALY AVENUE
Significant Site



309 DALY AVENUE
Significant Site



309 DALY AVENUE
(right building only)

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

DALY AVENUE



314 DALY AVENUE
Landmark Site



360 DALY AVENUE
Significant Site



360 DALY AVENUE

DEER VALLEY DRIVE



555 Deer Valley Drive
Significant Site



560 DEER VALLEY DRIVE
Significant Site



577 Deer Valley Drive
Significant Site

DEER VALEY LOOP ROAD



595 DEER VALLEY LOOP
Significant Site



632 DEER VALLEY LOOP
Significant Site

DOC HOLLIDAY DRIVE



2465 DOC HOLLIDAY DR
Significant Site

EMPIRE AVENUE



830 EMPIRE AVENUE
Landmark Site



835 EMPIRE AVENUE
Landmark Site



841 EMPIRE AVENUE
Significant Site



844 EMPIRE AVENUE
Significant Site



901 EMPIRE AVENUE
Significant Site



911 EMPIRE AVENUE
Landmark Site



920 EMPIRE AVENUE
Significant Site



923 EMPIRE AVENUE
Significant Site



939 EMPIRE AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



963 EMPIRE AVENUE
Significant Site



964 EMPIRE AVENUE
Significant Site



1004 EMPIRE AVENUE
Significant Site



1011 EMPIRE AVENUE
Significant Site



1013-1015 EMPIRE AVE
Significant Site



1063 EMPIRE AVENUE
Significant Site

FOURTH STREET



120 FOURTH STREET
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

GRANT AVENUE



130 GRANT AVENUE
(now Main Street frontage)
Significant Site



210 GRANT AVENUE
Significant Site



222 GRANT AVENUE
Significant Site



250 GRANT AVENUE
Significant Site



250 GRANT AVENUE
Accessory Structure



262 GRANT AVENUE
Significant Site



270 GRANT AVENUE
Landmark Site



304 GRANT AVENUE
Significant Site

HEBER AVENUE



199 HEBER AVENUE
Significant Site



201 HEBER AVENUE
Significant Site

HIGHWAY 224



3000 Highway 224
(Total of six structures)
Landmark Site



3000 Highway 224



3000 Highway 224

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

HILLSIDE AVENUE



9 HILLSIDE AVENUE
(pre-reconstruction)
Significant Site



9 HILLSIDE AVENUE
(pre-reconstruction)



27 HILLSIDE AVENUE
Landmark Site



37 HILLSIDE AVENUE
Significant Site



114 HILLSIDE AVENUE
Significant Site



114 HILLSIDE AVENUE
Accessory Building

KEARNS BOULEVARD



2780 KEARNS BOULEVARD
Landmark Site



2780 KEARNS BOULEVARD

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

KING ROAD



33 KING ROAD
Landmark Site



33 KING ROAD



69 KING ROAD
Landmark Site



69 KING ROAD



74 KING ROAD
Significant Site



80 KING ROAD
Significant Site



81 KING ROAD
Significant Site

LUCKY JOHN DRIVE



1400 LUCKY JOHN DRIVE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



109 Main Street
Significant Site



115 MAIN STREET
Significant Site



122 MAIN STREET
Significant Site



125 MAIN STREET
Landmark Site



133 MAIN STREET
Significant Site



140 MAIN STREET
Landmark Site



148 MAIN STREET
(aka 130 Grant Avenue)
Significant Site



150 MAIN STREET
Landmark Site



151 MAIN STREET
Landmark Site



158 MAIN STREET
Significant Site



170 MAIN STREET
Landmark Site



176 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



186 MAIN STREET
Significant Site



221 MAIN STREET
Landmark Site



227 MAIN STREET
Significant Site



268 MAIN STREET
Significant Site



305 MAIN STREET
Landmark Site



306 MAIN STREET
Landmark Site



309 MAIN STREET
Landmark Site



312 MAIN STREET
Landmark Site



322 MAIN STREET
Landmark Site



328 MAIN STREET
Landmark Site



347 MAIN STREET
Significant Site



350 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



354 MAIN STREET
Significant Site



355-357 MAIN STREET
Significant Site



359 MAIN STREET
Significant Site



361 MAIN STREET
Landmark Site



368 MAIN STREET
Landmark Site



402 MAIN STREET
Landmark Site



405 MAIN STREET
Landmark Site



408 MAIN STREET
Significant Site



412 MAIN STREET
Significant Site



419 MAIN STREET
Landmark Site



427 MAIN STREET
Landmark Site



430 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



434 MAIN STREET
Landmark Site



436 MAIN STREET
Landmark Site



438 MAIN STREET
Landmark Site



440 MAIN STREET
Landmark Site



442 MAIN STREET
Significant Site



447 MAIN STREET
Landmark Site



453 MAIN STREET
Significant Site



461-463 MAIN STREET
Significant Site



508 MAIN STREET
Landmark Site



509 MAIN STREET
Landmark Site



510 MAIN STREET
Significant Site



511 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

MAIN STREET



515 MAIN STREET
Significant Site



523 MAIN STREET
Landmark Site



524 MAIN STREET
Landmark Site



526 MAIN STREET
Landmark Site



528 MAIN STREET
Landmark Site



540 MAIN STREET
Landmark Site



541 MAIN STREET
Landmark Site



550 MAIN STREET
Landmark Site



556 MAIN STREET
Significant Site



558 MAIN STREET
Significant Site



562 MAIN STREET
Landmark Site



573 MAIN STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



586 MAIN STREET
Significant Site



591 MAIN STREET
Significant Site



660 MAIN STREET
Landmark Site

MARSAC AVENUE



220 MARSAC AVENUE
Significant Site



252 MARSAC AVENUE
Landmark Site



334 MARSAC AVENUE
Landmark Site



338 MARSAC AVENUE
Significant Site



342 MARSAC AVENUE
Landmark Site



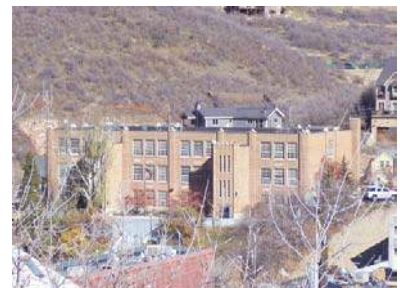
402 MARSAC AVENUE
Significant Site



412 MARSAC AVENUE
Landmark Site



416 MARSAC AVENUE
Landmark Site



445 MARSAC AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



508 MARSAC AVENUE
Significant Site

MCHENRY STREET



253 MCHENRY STREET
Landmark Site



253 MCHENRY STREET



257 MCHENRY STREET
Significant Site

MONITOR DRIVE



2245 MONITOR DRIVE
Significant Site



2414 MONITOR DRIVE
Significant Site



2414 MONITOR DRIVE
Accessory Building



2414 MONITOR DRIVE
Structure

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

NORFOLK AVENUE



143 NORFOLK AVENUE
Significant Site



164 NORFOLK AVENUE
Significant Site



668 NORFOLK AVENUE
Landmark Site



668 NORFOLK AVENUE
Accessory Buildings



713 NORFOLK AVENUE
Landmark Site



802 NORFOLK AVENUE
Landmark Site



803 NORFOLK AVENUE
Significant Site



803 NORFOLK AVENUE
Accessory Building



811 NORFOLK AVENUE
Landmark Site



811 NORFOLK AVENUE
Accessory structure



823 NORFOLK AVENUE
Landmark Site



823 NORFOLK AVENUE
Accessory Building

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

NORFOLK AVENUE



824 NORFOLK AVENUE
Landmark Site



827 NORFOLK AVENUE
Significant Site



835 NORFOLK AVENUE
Significant Site



843 NORFOLK AVENUE
Landmark Site



901 NORFOLK AVENUE
Significant Site



902 NORFOLK AVENUE
Landmark Site



915 NORFOLK AVENUE
Significant Site



920 NORFOLK AVENUE
Landmark Site



921 NORFOLK AVENUE
Significant Site



933 NORFOLK AVENUE
Landmark Site



945 NORFOLK AVENUE
Landmark Site



946 NORFOLK AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

NORFOLK AVENUE



955 NORFOLK AVENUE
Landmark Site



962 NORFOLK AVENUE
Landmark Site



1002 NORFOLK AVENUE
Significant Site



1002.5 NORFOLK AVENUE
Landmark Site



1003 NORFOLK AVENUE
Landmark Site



1003 NORFOLK AVENUE
Accessory Building



1009 NORFOLK AVENUE
Significant Site



1021 NORFOLK AVENUE
Significant Site



1055 NORFOLK AVENUE
Significant Site



1063 NORFOLK AVENUE
Significant Site



1101 NORFOLK AVENUE
Landmark Site



1102 NORFOLK AVENUE
Landmark Site

NORFOLK AVENUE



1135 NORFOLK AVENUE
Significant Site

ONTARIO AVENUE



264 ONTARIO AVENUE
Landmark Site



308 ONTARIO AVENUE
Significant Site



316 ONTARIO AVENUE
Landmark Site



317 ONTARIO AVENUE
Significant Site



323 ONTARIO AVENUE N
Landmark Site



335 ONTARIO AVENUE
Landmark Site



355 ONTARIO AVENUE
Landmark Site



405 ONTARIO AVENUE
Significant Site



413 ONTARIO AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



417 ONTARIO AVENUE
Landmark Site



422 ONTARIO AVENUE
Significant Site

ONTARIO CANYON STREET



44 ONTARIO CANYON ST
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



104 PARK AVENUE
Significant Site



121 PARK AVENUE
Landmark Site



139 PARK AVENUE
Landmark Site



145 PARK AVENUE
Significant Site



157 PARK AVENUE
Landmark Site



161 PARK AVENUE
Landmark Site



259 PARK AVENUE
Landmark Site



263 PARK AVENUE
Significant Site



305 PARK AVENUE
Significant Site



323 PARK AVENUE
Landmark Site



325 PARK AVENUE
Landmark Site



339 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



343 PARK AVENUE
Landmark Site



351 PARK AVENUE
Landmark Site



363 PARK AVENUE
Landmark Site



364 PARK AVENUE
Significant Site



401 PARK AVENUE
Landmark Site



402 PARK AVENUE
Landmark Site



411 PARK AVENUE
Significant Site



416 PARK AVENUE
Landmark Site



421 PARK AVENUE
Landmark Site



424 PARK AVENUE
Landmark Site



430 PARK AVENUE
Significant



437 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



445 PARK AVENUE
Landmark Site



455 PARK AVENUE
Landmark Site



463 PARK AVENUE
Landmark Site



502 PARK AVENUE
Landmark Site



517 PARK AVENUE
Landmark Site



525 PARK AVENUE
Landmark Site



526 PARK AVENUE
Significant Site



527 PARK AVENUE
Significant Site



528 PARK AVENUE
Landmark Site



539 PARK AVENUE
Landmark Site



543 PARK AVENUE
Landmark Site



553 PARK AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



557 PARK AVENUE
Significant Site



561 PARK AVENUE
Significant Site



569 PARK AVENUE
Significant Site



575 PARK AVENUE
Landmark Site



602 PARK AVENUE
Significant Site



606 PARK AVENUE
Landmark Site



610 PARK AVENUE
Landmark Site



614 PARK AVENUE
Landmark Site



630 PARK AVENUE
Significant Site



638 PARK AVENUE
Landmark Site



651 PARK AVENUE
Landmark Site



657 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



690 PARK AVENUE
Landmark Site



698 PARK AVENUE
Landmark Site



703 PARK AVENUE
Landmark Site



703 PARK AVENUE
GARAGE (Pre-rehab)
Landmark Site



801 PARK AVENUE
Significant Site



811 PARK AVENUE
Significant Site



817 PARK AVENUE
Significant Site



819 PARK AVENUE
Significant Site



820 PARK AVENUE
Significant Site



909 PARK AVENUE
Significant Site



915 PARK AVENUE
Significant Site



923 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



929 PARK AVENUE
Landmark Site



937 PARK AVENUE
Significant Site



943 PARK AVENUE
Landmark Site



949 PARK AVENUE
Significant Site



959 PARK AVENUE
Landmark Site



1015 PARK AVENUE
Significant Site



1021 PARK AVENUE
Landmark Site



1043 PARK AVENUE
Significant Site



1043 PARK AVENUE
Accessory Building



1049 PARK AVENUE
Landmark Site



1059 PARK AVENUE
Significant Site



1060 PARK AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



1062 PARK AVENUE
Landmark Site



1063 PARK AVENUE
Landmark Site



1101 PARK AVENUE
Significant Site



1102 PARK AVENUE
Significant Site



1108 PARK AVENUE
Significant Site



1109 PARK AVENUE
Significant Site



1114 PARK AVENUE
Significant Site



1119 PARK AVENUE
Landmark Site



1124 PARK AVENUE
Landmark Site



1125 PARK AVENUE
Landmark Site



1128 PARK AVENUE
Landmark Site



1129 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



1135 PARK AVENUE
Significant Site



1141 PARK AVENUE
Landmark Site



1141 PARK AVENUE
Accessory Building



1149 PARK AVENUE
Significant Site



1150 PARK AVENUE
Landmark Site



1160 PARK AVENUE
Significant Site



1209 PARK AVENUE
Landmark Site



1215 PARK AVENUE
Landmark Site



1255 PARK AVENUE
Landmark Site



1266 PARK AVENUE
Significant Site



1274 PARK AVENUE
Significant Site



1280 PARK AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



1301 PARK AVENUE
Landmark Site



1304 PARK AVENUE
Landmark Site



1323 PARK AVENUE
Significant Site



1326 PARK AVENUE
(during construction)
Significant Site



1326 PARK AVENUE
(rear-during construction)



1328 PARK AVENUE
Landmark Site



1333 PARK AVENUE
Landmark Site



1354 PARK AVENUE
Landmark Site



1359 PARK AVENUE
Significant Site



1406 PARK AVENUE
Significant Site



1420 PARK AVENUE
Significant Site



1450 PARK AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

PARK AVENUE



1460 PARK AVENUE
Significant Site



1488 PARK AVENUE
Significant Site



1503 PARK AVENUE
Landmark Site



1503 PARK AVENUE
Accessory Building

PROSPECT STREET



9 PROSPECT STREET
Significant Site



14 PROSPECT STREET
Significant Site



22 PROSPECT STREET
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.



36 PROSPECT STREET
Landmark Site



51 PROSPECT STREET
Landmark Site



52 PROSPECT STREET
Significant Site



57 PROSPECT STREET
Landmark Site



59 PROSPECT STREET
Landmark Site



60 PROSPECT STREET
Significant Site



68 PROSPECT STREET
Landmark Site



101 PROSPECT STREET
Landmark Site

RIDGE AVENUE



147 RIDGE AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

ROSSIE HILL DRIVE



622 ROSSIE HILL DRVIE
Landmark Site



652 ROSSIE HILL DRIVE
Landmark Site



660 ROSSIE HLL DRIVE
Landmark Site

SAMPSON AVENUE



16 SAMPSON AVENUE
Significant Site



40 SAMPSON AVENUE
Significant Site



41 SAMPSON AVENUE
Landmark Site



60 SAMPSON AVENUE
Significant Site



115 SAMPSON AVENUE
Significant Site

SANDRIDGE ROAD



130 SANDRIDGE AVENUE
Landmark Site



130 SANDRIDGE AVENUE
Accessory Building



152 SANDRIDGE AVENUE
Significant Site



152 SANDRIDGE AVENUE
Accessory Building



156 SANDRIDGE AVENUE
Accessory Building



164 SANDRIDGE AVENUE
Significant Site



218 SANDRIDGE AVENUE
Significant Site



222 SANDRIDGE AVENUE
Landmark Site



222 SANDRIDGE AVENUE
Accessory Building



228 SANDRIDGE AVENUE
Significant Site



228 SANDRIDGE AVENUE
Accessory Building



244 SANDRIDGE AVENUE
Significant Site

SEVENTH STREET

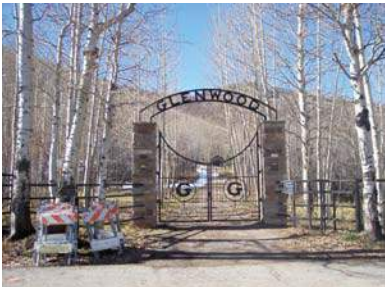


39 SEVENTH STREET
Landmark Site



41 SEVENTH STREET
Significant Site

SILVER KING DRIVE



END OF SILVER KING DR
Landmark Site

SUNNYSIDE DRIVE



601 SUNNYSIDE DRIVE
(pre-Reconstruction)
Landmark Site

SWEDE ALLEY



147 SWEDE ALLEY
Landmark Site

THREE KINGS DRIVE



1895 THREE KINGS DRIVE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

WOODSIDE AVENUE



109 WOODSIDE AVENUE
Landmark Site



109 WOODSIDE AVENUE
Accessory building



133 WOODSIDE AVENUE
Significant Site



139 WOODSIDE AVENUE
Significant Site



149 WOODSIDE AVENUE
Significant Site



232 WOODSIDE AVENUE
Landmark Site



311 WOODSIDE AVENUE
Significant Site



335 WOODSIDE AVENUE
Landmark Site



347 WOODSIDE AVENUE
Significant Site



359 WOODSIDE AVENUE
Significant Site



401 WOODSIDE AVENUE
Significant Site



405 WOODSIDE AVENUE
Significant Site

WOODSIDE AVENUE



424 WOODSIDE AVENUE
Significant Site



429 WOODSIDE AVENUE
(pre-construction)
Significant Site



481 WOODSIDE AVENUE
Significant Site



501 WOODSIDE AVENUE
Significant Site



505 WOODSIDE AVENUE
Significant Site



543 WOODSIDE AVENUE
Significant Site



563 WOODSIDE AVENUE
Significant Site



564 WOODSIDE AVENUE
Landmark Site



586 WOODSIDE AVENUE
Significant Site



605 WOODSIDE AVENUE
Significant Site



615 WOODSIDE AVENUE
Significant Site



627 WOODSIDE AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

WOODSIDE AVENUE



633 WOODSIDE AVENUE
Significant Site



655 WOODSIDE AVENUE
Landmark Site



664 WOODSIDE AVENUE
Significant Site



733 WOODSIDE AVENUE
Significant Site



805 WOODSIDE AVENUE
Significant Site



817 WOODSIDE AVENUE
Landmark Site



823 WOODSIDE AVENUE
Significant Site



827 WOODSIDE AVENUE
Significant Site



835 WOODSIDE AVENUE
Significant Site



839 WOODSIDE AVENUE
Landmark Site



901 WOODSIDE AVENUE
Landmark Site



905 WOODSIDE AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

WOODSIDE AVENUE



909 WOODSIDE AVENUE
Significant Site



919 WOODSIDE AVENUE
Significant Site



951 WOODSIDE AVENUE
Landmark Site



1002 WOODSIDE AVENUE
Significant Site



1007 WOODSIDE AVENUE
Significant Site



1010 WOODSIDE AVENUE
Landmark Site



1013 WOODSIDE AVENUE
Significant Site



1020 WOODSIDE AVENUE
Significant Site



1026 WOODSIDE AVENUE
Landmark Site



1045 WOODSIDE AVENUE
Significant Site



1053 WOODSIDE AVENUE
Significant Site



1057 WOODSIDE AVENUE
Landmark Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

WOODSIDE AVENUE



1057 WOODSIDE AVENUE
Accessory building



1060 WOODSIDE AVENUE
Significant Site



1062 WOODSIDE AVENUE
Significant Site



1100 WOODSIDE AVENUE
Landmark Site



1103 WOODSIDE AVENUE
Significant Site



1107 WOODSIDE AVENUE
Significant Site



1110 WOODSIDE AVENUE
Landmark Site



1120 WOODSIDE AVENUE
Significant



1120 WOODSIDE AVENUE
Accessory building



1127 WOODSIDE AVENUE
Landmark Site



1147 WOODSIDE AVENUE
Significant Site



1158 WOODSIDE AVENUE
Significant Site

PARK CITY HISTORIC SITES INVENTORY -- January 2009
Sites listed alphabetically by street name then numerically by building number.

WOODSIDE AVENUE



1162 WOODSIDE AVENUE
Landmark Site



1167 WOODSIDE AVENUE
Landmark Site



1323 WOODSIDE AVENUE
Significant Site



1439 WOODSIDE AVENUE
Significant Site



1439 WOODSIDE AVENUE
Accessory structure



1445 WOODSIDE AVENUE
Significant Site



1455 WOODSIDE AVENUE
Significant Site

Ms. Blaes asked the Board Members to especially consider attending the training on March 3rd with the State Historic Preservation Office. She noted that the HPB previously supported having a requirement within the Land Management Code that any proposed projects related to Landmark sites result in the building retaining its designation as a Landmark site. This means that any project would have to meet the Department of Interior Standards. On March 3rd the State Historic Preservation staff will walk through these sites with the Staff and approach the methodology for making sure an application complies with the Department of Interior Guidelines.

REGULAR AGENDA/ACTION ITEMS/PUBLIC HEARINGS

Historic Sites Inventory – The adoption of landmark and significant sites revised inventory

The Staff recommended that the HPB conduct a public hearing and approve the attached resolution as Exhibit A in the Staff report, adopting the Park City Historic Sites Inventory. The Staff report contained background on how they have reached this point.

Ms. Blaes clarified some points in the Analysis and Discussion section of the Staff report. On January 22nd the City Council adopted amendments to the Land Management Code that changed the way historic sites are designated in Park City. She noted that the Staff report contained the LMC language under the analysis and discussion section. Ms. Blaes pointed out the criteria for designating sites to the inventory for both landmark sites and significant sites. She noted that one of the requirements for designation of a significant site is to retain essential historical form. This is defined in the LMC as the “physical characteristics of a structure that make it identifiable as existing in or relating to an important era in the past”.

Ms. Blaes referred to the Process section and noted that in the previous LMC it was not clear who could apply for a building to be designated. That has now been clarified and it can be either the owner/applicant or the Planning Department. Following this action, an owner or the Planning Department can bring additional applications to the HPB for consideration and designation as significant or landmark sites. Ms. Blaes remarked that another point that was clarified in the LMC changes was to clearly state criteria for removal of a site. She felt it was important to understand that adoption of the Historic Sites Inventory would not preclude any applicant or owner in the future to come before the HPB with additional information as to why their building should not be on the inventory list. The owner has the right to be heard and to have a public hearing to determine whether or not it should be removed from the inventory.

Board Member Durst clarified that the request could come from the owner or the Planning Department. Ms. Blaes answered yes.

Ms. Blaes noted that the City does not have intensive level surveys on all these buildings and they have done their best to increase the amount of information to help justify designation. However, it is possible that an owner could come forward with a fully researched intensive level survey that would show that the site does not meet the criteria for designation. The intent is to have a clear process in the LMC for allowing that to occur. Ms. Blaes believed this would be discussed further as they look at the LMC changes being proposed for the design review process, as they affect landmark sites versus significant sites.

Ms. Blaes stated that the Staff report contained information regarding significant impacts and the consequences of not taking action this evening.

Ms. Blaes distributed copies of corrections to Exhibit B. She also passed out documents for individual properties with information that was representative of the type of information that is electronically available to the Staff. Each document contained a three or four page written description providing a legal description, architectural description, cites sources used, tax records, photos, and sandborn maps.

Ms. Blaes stated that the corrections made for the inventory being approved this evening were for: 74 King Road, 143 Norfolk Avenue, 668 Norfolk Avenue, 713 Norfolk Avenue, 929 Park Avenue, 14 Prospect, and 130 Sandridge. She had prepared a power point presentation showing past and current photographs of these properties to show the modifications made to each structure. After reviewing each property, corrections were made and the above stated structures were re-designated.

Ms. Blaes reviewed each site and explained why, after further assessment, 74 King Road was re-designated as a landmark site; 143 was re-designated from significant to landmark; 668 Norfolk was re-designated from landmark to significant site because the roof top rear addition renders it ineligible for National Register listing.

Board Member Kimball noted that 668 is actually 662 Norfolk, however Norfolk no longer exists in that location and suggested that they use Crescent Tram as the street address. Ms. Blaes clarified that the legal description is listed under 668 Norfolk and she preferred to keep that address. She stated that for many properties, the City's address does not match the County's address.

Ms. Blaes continued with the designation corrections. She noted that 713 Norfolk was re-designated from landmark to significant site because of significant alterations to the side and rear. 929 Park Avenue was re-designated from landmark to significant because of alterations. She noted that some of the alterations are reversible and the structure could return to its landmark status. Until then it should be designated as a significant site. Ms. Blaes remarked that 14 Prospect was originally listed as a significant site, but based on photographic information they discovered that it should be listed as a landmark site. She noted that the alterations to the front entry portico are easily reversible.

Chair Ford wanted to know if alterations are reversible on both 929 Park Avenue and 14 Prospect, why one can be a landmark structure and the other is not. Ms. Blaes replied that 929 could not be landmark primarily because of changes to the window openings. The difference is what was added but can be taken away versus something that must be completely reconstructed.

Ms. Blaes noted that 120 Sandridge was originally listed as a landmark site; however the tax card indicates that changes were made outside the historic period and the property was re-designated to a significant site.

Mr. Blaes reviewed the list of mining related sites and structures as outlined in the packet. She noted that these structures were originally assessed in 1991 by Sandra Morrison in the reconnaissance level survey. They all meet the criteria for designation of

significant sites as shown in the photographs, however, further verification needs to be done to make sure each structure still exists. Due to the snow, they were not able to do any verification. Ms. Blaes requested that the Board approve the mining related structures listed in the packet this evening as significant sites on the inventory, with the stipulation that additional research and verification for any designation of landmark sites would be done and that any of these designations could come back to the HPB at a later date.

Chair Ford asked if the mining structures are all inclusive and asked about a structure at the end of Daly. Ms. Blaes stated that if there are additional structures, she recommended that the HPB make a motion to instruct the Planning Staff to do a full reconnaissance level survey of all mining related structures to be part of a comprehensive package. She was not comfortable submitting any other structures for designation without further information.

Board Member Holmgren referred to page 37 of the Staff report, the current Boulevard Buildings, and recalled that the HPB had previously determined that those buildings were in bad shape. Ms. Blaes replied that they are in bad shape, but she was directed by former Planning Director, Patrick Putt, to conduct an intensive level survey, and those came in as being eligible for National Register listing.

Board Member Martz commented on 1062 Woodside Avenue and understood that prior to his time on the Board, the HPB had found that building to be insignificant. Ms. Blaes replied that the determination was made under old criteria. She pointed out that new criteria was established by City Council action on January 22nd. Board Member Martz noted that in the 1990's, 632 Deer Valley Loop was found to be insignificant. Ms. Blaes reiterated that those previous determinations are irrelevant due to the new criteria.

Assistant City Attorney, Polly Samuels McLean, asked if there was a list of sites that the HPB previously deemed as significant that were not on the list. Ms. Blaes stated that she did not know every determination of significance that was made in the last five years. However, she could say that the structures on the list meet the criteria in the current Land Management Code, which was adopted on January 22nd. She believed there were more buildings on the list than the HPB had deemed significant in previous decisions, since the City Council had broadened the criteria to include more buildings.

Board Member Kimball asked Ms. Blaes to comment on the house on Doc Holiday Drive that was moved in from Coalville. He noted that Doc Holiday Drive did not exist during the mining era and the house from Coalville appears out of place. Ms. Blaes explained that the criteria in the Land Management Code talks about moving structures into a location that is dissimilar from its original location. From what they know about the original location in Coalville, they did not feel it met the definition of dissimilar location as approved by the City Council. Ms. Blaes pointed out that the structure would not meet landmark status because of the distance it was moved, but it does meet the criteria for significant sites.

Ms. Blaes stated that as the Board Members go through the PDF file, the address may be different from the address of the structure seen in the photograph. She wanted it clear that it is the structure in the photograph and not the address that is important. As an example, she indicated photographs of structures that no longer exist or exist in some other form or place, or plans were approved for partial reconstruction. She specifically

mentioned 118 and 124 Daly Avenue as examples. For those types of structures, the Historic Site form indicates which of those should be re-evaluated if the owners follow the plan that was approved by the Planning Department. Ms. Blaes strongly recommended that when those projects are completed or nearing completion, that they make sure these structures are considered to be significant sites on the inventory and that they comply with the plans approved by Staff.

Chair Ford thought this detail might need to be addressed in a resolution to indicate that when the address and the photo do not correspond, the photo rules. Ms. Blaes believed the HPB could state this as part of their motion.

Chair Ford asked if the properties that might have different addresses should be included as aka addresses. Ms. Blaes pointed out that in cases where there are several known addresses for one structure, those are identified on the forms that were passed out this evening as an aka.

Chair Ford opened the public hearing.

Ron Whaley, a resident at 819 Park Avenue, noted that earlier the Board addressed mine sites that were quite a ways out of the City limits. He wanted to know how wide a net the Board was casting in their evaluations.

Chair Ford did not believe any of the mine sites were outside of the City limits. Mr. Whaley argued that 90% of the sites are outside the City limits. Chair Ford clarified that those sites were brought into the City as part of the annexation of Park City Mountain Resort.

Mr. Whaley objected to the incorrect listing of his property at 819 Park Avenue to the inventory list. He was aware of the stated procedure that the City followed, however, he sees no other governmental activity where a citizen needs to defend himself against an allegation with such abusive conduct by the City. He stated that the HPB through the auspice of the City, compiled an inventory list based on the compilation of second and third hand information. That information is being deemed by the Board as being accurate without checking it themselves or asking the property owners to verify that information. Mr. Whaley pointed out that when this inventory is passed, this information would become law and have the effect of law. The only way a property owner can defend himself is by paying \$200 for the privilege of appearing before the HPB to correct something that violates the sensibility of transparent government. Mr. Whaley assumed that none of the Board members had gone through the inventory to check viability and correctness, which he believes violates the matter of fair government.

Susan Coring, a resident at 1141 Park Avenue, believed there was an error in the Inventory and she was unsure if this was the forum to present that correction.

Chair Ford encouraged Ms. Coring to continue.

Ms. Coring noted that the Inventory shows her property correctly at 1141 Park Avenue and the next segment picture shows an accessory building identified as being the back of their property. She noted that this was incorrect and the accessory building should be listed at 1129 Park Avenue.

John Stafsholt, a resident at 633 Woodside, stated that his house was recently included as a significant site and he applauded that action as the right thing to do. He indicated that others in attendance this evening had the same situation where their structures were not protected and not on the original inventory list. Those properties have since been included and the property owners believe the City is doing the right thing by trying to protect these historic houses. Mr. Stafsholt reminded the Board that the temporary zoning ordinance would expire in three days. If the HPB does not take positive action on this Inventory, they will start seeing demolition permits on Monday. He urged the HPB to follow through with the process.

Chair Ford closed the public hearing.

Chair Ford asked for an update on the demolition moratorium. He asked if there was pending action from the City Council if this inventory list is not approved within the next three days. Director Eddington was unaware of pending action and noted that the TZO would expire on February 7th.

Assistant Attorney McLean clarified that State law requires that the moratorium only last for six months. If no action is taken after six months, the moratorium would expire. Ms. McLean pointed out that the existing moratorium would expire in three days, however, if this inventory is adopted, the protections as part of the resolution would apply.

The next City Council meeting was scheduled for the following evening. Ms. Blaes pointed out that nothing related to the Historic Sites Inventory was noticed for that agenda. The inventory could be discussed but no action could be taken.

Chair Ford asked if it was necessary for the City Council to vote the inventory into law. Director Eddington answered no. The HPB has that full authorization. Ms. Blaes remarked that this item could be heard again at the next HPB meeting on February 18th.

Board Member Holmgren pointed out that some of the pictures in the packet had nothing written underneath them. Ms. Blaes stated that those were probably accessory buildings.

Ms. Blaes stated that two pieces of information had been prepared. The designation came as a result of the historic site forms that were prepared on each of the properties photographed in the packet. The forms contain substantially more information than what was included in the photograph. She used a structure at 543 Woodside as an example. Accessory structures behind the building were identified on the form but they were not shown on the photograph. Ms. Blaes felt it was important to understand that there is a group of documentation on file with the Planning Department that supports the designation. The resolution states that anyone can request copies of that documentation during regular business hours and it would be provided.

Board member Durst asked if it had to be an all or nothing resolution or if the HPB could hold certain properties in abeyance. Ms. Blaes replied that the language in the resolution talks about the list in its entirety. Assistant Attorney McLean believed the HPB could consider removing questionable structures from the inventory; however, she suggested that it be done in a manner where all the criteria is reviewed. If structures are taken off the inventory they would be exposed to demolition without a CAD or any other restrictions.

Board Member Werbelow clarified that the existing inventory list has 359 sites and the proposed list has 400 sites; therefore, 46 new sites were added. She asked if there was any type of designation to identify the newly added sites. Ms. Blaes stated that the information was available but she had not broken it out on the inventory. Board Member Werbelow felt it was difficult to approve this resolution without knowing the new sites and what had changed to make them eligible for this new list. Board Member Werbelow was sensitive to the fact that there was a TZO deadline, but she felt it was important to discuss this fact.

Director Eddington stated that if the Board members had concerns about a property being on the inventory, the HPB could adopt the inventory this evening and direct the Staff to re-review specific sites. Those sites would be protected from demolition if the list was adopted in its entirety, but the sites should be identified at the time of adoption. Director Eddington point out that if the HPB adopted the list this evening and found other sites that they wanted to consider, that could be discussed at the next HPB and the Staff could be directed to do further analysis. Chair Ford clarified that the HPB has the authority to add or remove structures at any time. There is no timeline for the Staff or property owner to bring forth new information or to request that the Staff conduct a more thorough examination of a property. Director Eddington agreed and noted that that language was added to the LMC. Chair Ford remarked that their authority also extends to adding potential mining structures following more intense analysis.

Board Member Werbelow asked if there needed to be language in the resolution that addresses additional review between now and the next meeting. Assistant Attorney McLean stated that the resolution would not change if the HPB wanted to adopt the inventory in its entirety and protect all the listed sites, based on Dina Blaes' review and supporting documentation. If they would like to have more analysis on specific structures, they would still be adopting the resolution in its entirety; however, they would be directing Staff to look into certain sites more intensively. Ms. McLean remarked that the Land Management Code was recently amended in order to enable the HPB to adopt the inventory based on the listed criteria. Part of those amendments added the appeal process that a property owner or the City could request at any time. Therefore, the City can review a site at any time to re-designate its status.

Board Member Martz commended the excellent job that was done on this entire project and he was ready to make a motion to adopt the resolution. There is an additional appeal process built into the system and if there is an appeal, either by an individual or by the City, he suggested that the fee could be waived and a more in-depth assessment of the particular property could be done. Board Member Martz felt that any appealable properties could be handled on an individual basis once the listed is adopted.

Board Member Holmgren agreed with Board Member Martz. This was a job well done and everyone involved should be commended. She was ready to vote on a motion.

Board Member Durst asked if the fee could be waived. Ms. McLean believed it would be left to the determination of the City Manager. She was unprepared to give a definite answer this evening and offered to look into it. Ms. McLean asked if the HPB was suggesting that the fee be waived indefinitely or within a specific time period. Board Member Martz commented on a number of situations where the City has waived fees.

Chair Ford felt the fee should be waived if the property owner proposes to add a property to the list or upgrade a property from significant to landmark. In his opinion, the fee should not be waived for removing a property, de-listing a property, or moving it from landmark to significant status.

Ms. Blaes pointed out that 15-11-7 in the LMC provides limitations to the power of the HPB and currently states that the HPB has no authority to waive or increase any requirement of any ordinance of the City. Chair Ford noted that Section 2 of the resolution states, "Historic Sites Inventory shall be kept on file and available to the public in the City Recorder's Office. The support documentation may be kept in the Planning Department so long as it is referenced by the inventory on file." Chair Ford requested that "may" be changed to "shall".

Board Member Durst stated that he had recently joined the Board again. He remembered early on when Ms. Blaes first conducted her survey and went through the analysis and the process on some of these properties. Board Member Durst stated that he received his packet at the 11th hour and had very little time to review the list in its final form. Board Member Durst stated that he could support this resolution only if the HPB took it upon themselves to review this inventory of properties collectively and come back with some comments. He understood the imperative of getting this done based on the TZO, but he was not entirely comfortable adopting this resolution.

Chair Ford was under the opinion that even if the HPB voted to adopt the resolution this evening, they were by no means done with the list and that the HPB, the Staff, Ms. Blaes and property owners would be examining some of the shadow properties that are on the cusp. He suggested organizing field trips in March after they have an opportunity to look through the lists and redline the properties in question. This would give the HPB the opportunity to determine whether or not those properties should be further examined more officially to see if they need to be upgraded, downgraded or removed.

Board Member Werbelow was inclined to adopt the list this evening based on the amount of work that went into the analysis, and her concern with the expiration of the TZO. She agreed with Chair Ford in terms of further analysis. Board Member Werbelow noted that the resolution states that the Preservation Board has determined that these buildings or sites meet the criteria. If the list is adopted this evening, more analysis would be required in they are faced with an appeal. Her main concern is their ability to have a more fluid analysis.

Assistant Attorney McLean explained that the appeal process requires the HPB to review all the criteria listed in the Code to determine whether or not a site should be on the list. The HPB cannot determine that a site should remain on the inventory based only on the fact that it is already on the list.

Board Member Werbelow understood that the HPB would be required to review the criteria. However, she worried about the inclination to err on the side of the original analysis and felt it would lessen the opportunity to review a site from an objective standpoint.

Ms. McLean stated that the process does not give deference to the list when reviewing an appeal against the criteria.

Board Member Durst clarified that the properties at 2780 Kearns Blvd. are owned by the City. He recalled previously negotiating engineering support for the accessory buildings off of Marsac or Sandridge, which are privately owned. Board Member Durst stated that if these buildings are designated as landmarks, the City has the responsibility to sustain the buildings to avoid hazards. He wanted to know what would be responsible for maintaining the integrity of the privately owned structures. Ms. Blaes replied that the owner would be responsible and that would be enforced by the City through the Building Department. Ms. Blaes pointed out that this would occur regardless of whether or not the building is listed on the historic sites inventory. The enforcement is the same for any structure in Park City. The only separate protection these historic buildings receive is the CAD process.

Chair Ford noted that the new guidelines that were adopted attempt to add a level of enforcement by prohibiting demolition by neglect. Ms. Blaes stated that the language is reinforced in the design guidelines, but the legal authority is addressed in the proposed LMC changes.

Board Member Martz recalled that the City had assisted in funding a project to reinforce and refurbish four out of five of those structures on Sandridge.

Chair Ford noted that cemetery gates and mining structures were included in the definition of a structure. He wanted to know where the line was drawn in terms of walls or other structures. Ms. Blaes stated that structure is a defined term in the LMC and they followed that definition. She noted that building is included under the umbrella of a structure; but building is more clearly defined in the LMC and includes main buildings, attached, detached and public and accessory as separate definitions of building. Chair Ford questioned the legality of adding cemetery gates but not landscape elements.

Board Member Kimball stated that the gates on the cemetery were relatively new. Ms. Blaes replied that the gates and the fencing at the Glenwood Cemetery are new but they are considered reconstruction. They are part of the National Register nomination and they are listed on the National Register. Therefore, they qualify as being a locally designated landmark.

Chair Ford noted that the criteria for designated sites on the Park City Historic Sites Inventory does not mention landscapes. It only mentions buildings, accessory building and/or structures. He wanted to know why the cemetery would be on the list. Ms. Blaes replied that the cemetery is made up of structures and buildings and it is considered a site under the defined term in the LMC. Chair Ford was concerned about opening up the issue to appeals on some of these sites that are not defined in the LMC as a structure. Ms. Blaes read the definition of a Site in the LMC that was adopted by the City Council, "An area, lot or piece of land where a building, main, attached, detached, public, accessory buildings and/or structures were, are, or will be located." Chair Ford asked if the definition Ms. Blaes had read was included in the criteria for designated sites. Ms. Blaes replied that it was.

Board Member Werbelow asked if any of the 46 new sites came on as landmark sites. Ms. Blaes answered no.

Chair Ford reminded the Board about the two amendments that were discussed this evening and should be included in the motion. The first was in Section 2, changing

“may” to “shall” and the other was to add language indicating that the photo or image in the inventory would rule if there is a discrepancy between the address given and the picture. Director Eddington suggested that the motion include the annexed area of Park City that includes the new mining sites.

MOTION: Board Member Martz made a motion to accept the resolution to adopt the Park City Historic Sites Inventory pursuant to the Land Management Code Section 15-11-12 with the amendments 1) to change the wording in Section 2 related to support documentation from “may” to “shall”, 2) that the annexed portion of the mining era sites be added to the Site Inventory, and 3) that in the case of discrepancies between addresses and pictures of the site, that the picture would be the site designation and not the address. Board Member Holmgren seconded the motion.

VOTE: The motion passed 6-1. Board Member Durst voted against the motion.

MOTION: Board Member Holmgren made a motion to direct the Staff to do a full survey and inventory of all Park City mining sites/structures as soon as the weather permits. Board Member Martz seconded the motion.

VOTE: The motion passed unanimously.

Ms. Blaes asked if there were specific sites the HPB wanted to identify this evening for discussion at the next meeting. It would be helpful to have specific addresses. This would allow the Staff time to compile additional information before the next meeting.

Board Member Durst asked if those sites could be conveyed to Ms. Blaes outside of this meeting. Board Member Martz was interested in discussing the property at the top of Daly, the change shop and the mine entrance to the Daly Mine. He was also interested in the entrance to the Ontario Mine at the top of Marsac. He also suggested the tram towers that go up to the Ontario Mine and come down to the Marsac Mill.

Based on the comment from Susan Coring, Chair Ford suggested that the Staff look into 1141 Park Avenue to see if the rear accessory structure is on a different property. Chair Ford asked Ms. Blaes to set a timeline for the Board members to submit their red flag sites to her for the next meeting. Ms. Blaes stated that these could come back for discussion as a work session item on February 18th. If necessary, specific sites could be scheduled on the regular agenda in March. Ms. Blaes requested that the Board Members submit their concerns to her by Wednesday, February 11th. They could either email her or communicate with Director Eddington.

The meeting adjourned at 7:50 p.m.

Approved by _____

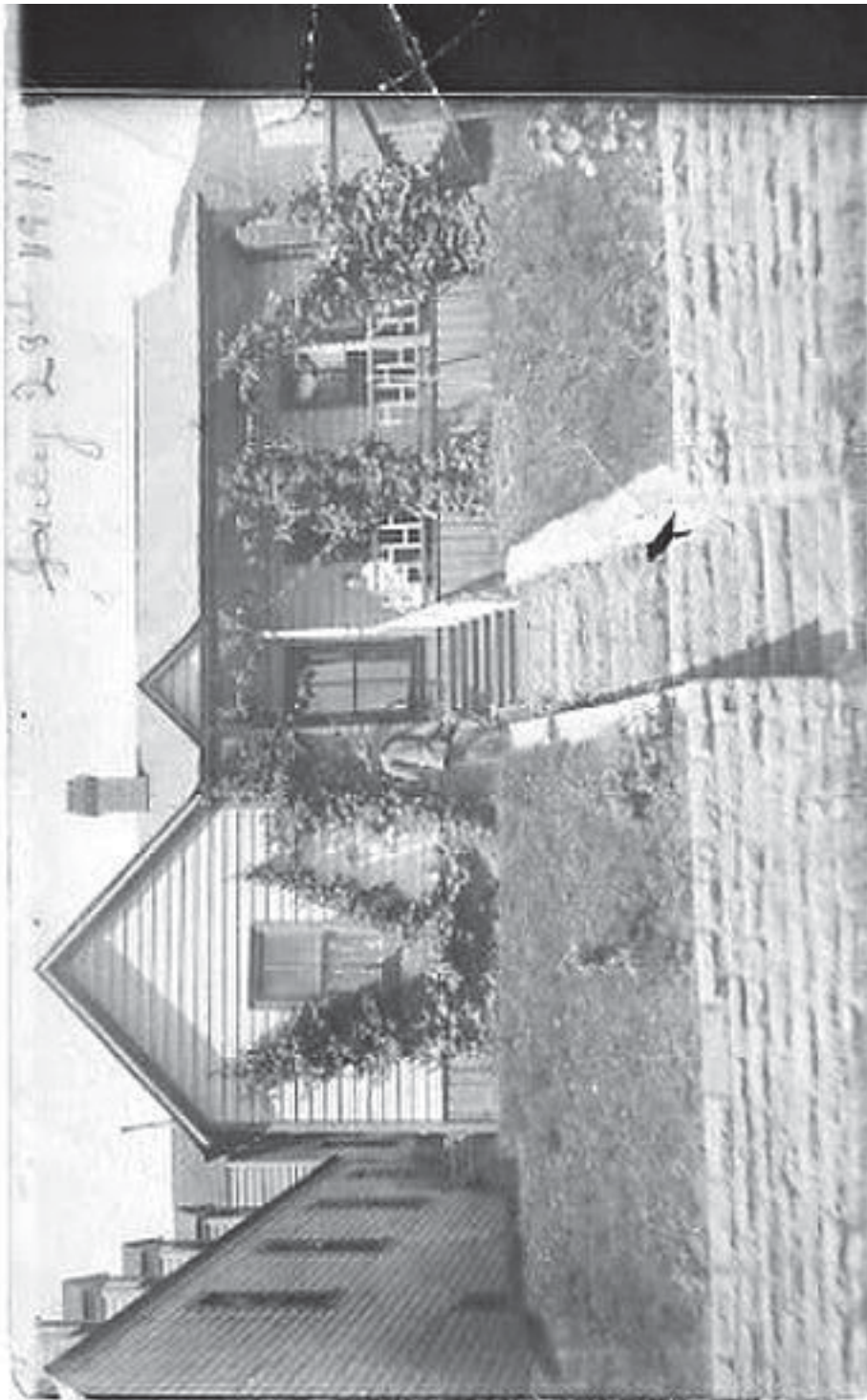
Todd Ford, Chair
Historic Preservation Board

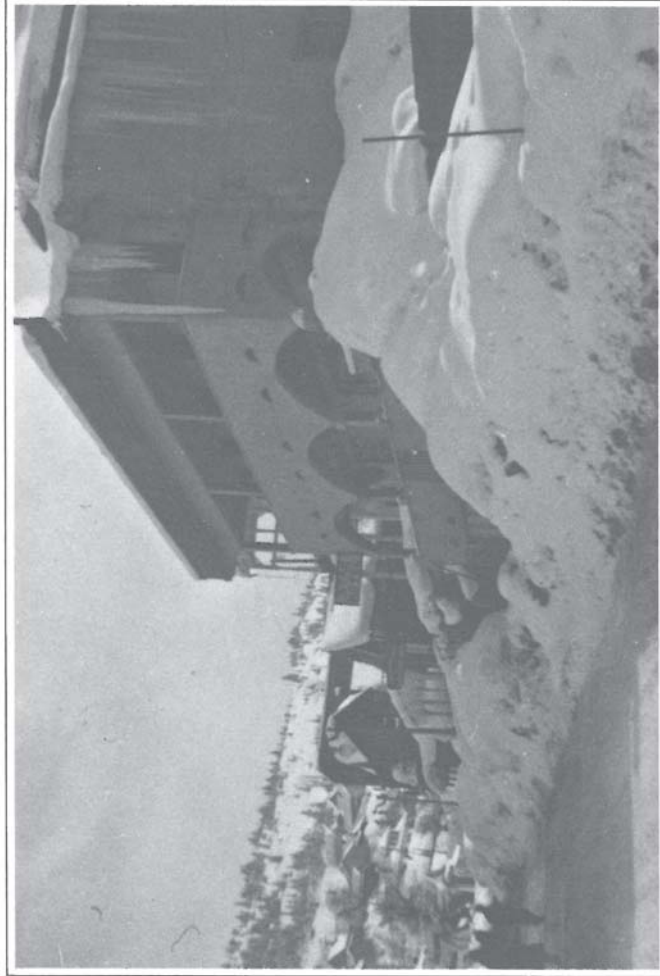
EXHIBIT H – Supplemental Photographs and Information



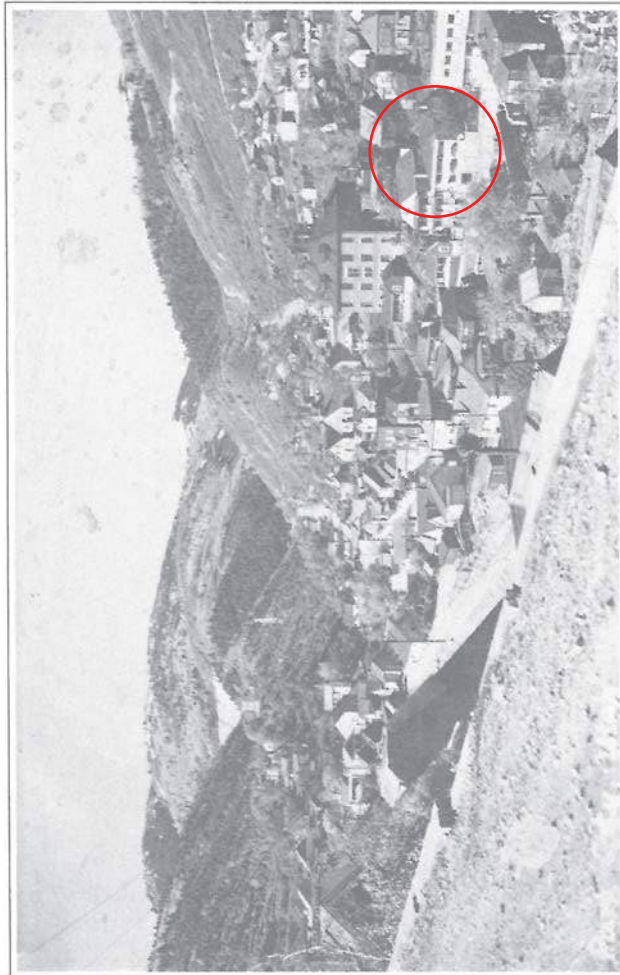








Star Hotel on upper Main Street in the winter of 1948, the worst ever.



Park City overview.

Beautification Awards

Through the efforts of many hard working, Main Street business people, the town's busy commercial district for the most part sparkles under fresh paint with many bright new facades adding life to the City center.

A visitor to the Record office this week who hadn't been in town for over a year said she hardly recognized the place remarking "It looks like everyone's finally gotten it together".

Although, Main Street retains somewhat of a toothless grin appearance due to the vacant lots, the recent renovation of many

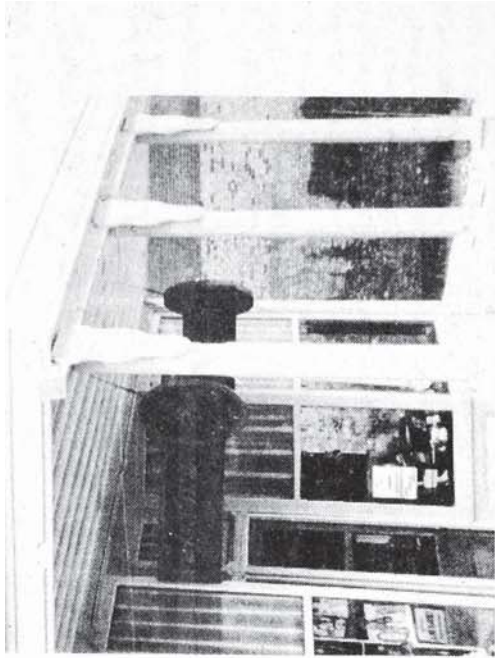
older buildings will probably act as a catalyst in stimulating new building.

Most of the beautifiers will receive their rewards in terms of increased business stimulated by an attractive shop; but just in case, the Chamber will give special awards to all merchants who substantially renovated their Main Street buildings during the last year. Those awards will be presented at the Annual Winter Kick Off Banquet November 13.

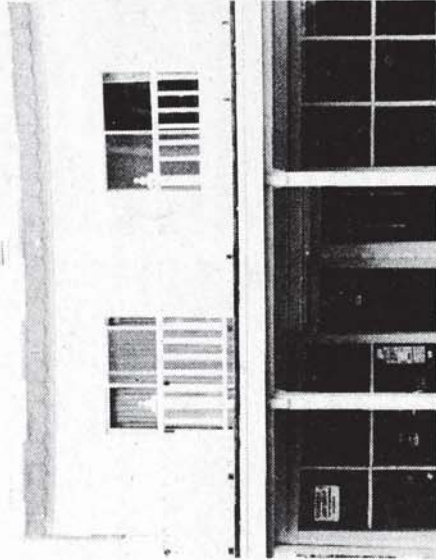
Those receiving a token of public appreciation for their

beautification efforts will be; Pete Toly, for the Red Banjo, Bill & Carol Rixey for the Star Hotel, John & Jennifer Sharp, for the Sharp Gallery, Pete Alvarez, for The Gypsy's Arm, Mat and Helen Alavarez, for the Timberhaus, Otto Milet, for Cafe Ritz, Mayor Leon Uriarte for his Balcony, Bill & Carolyn Bloom for their Balcony, and Alan Crooks Et. Al for the Kimball Art Center. An award will be also given to the Pink Haus.

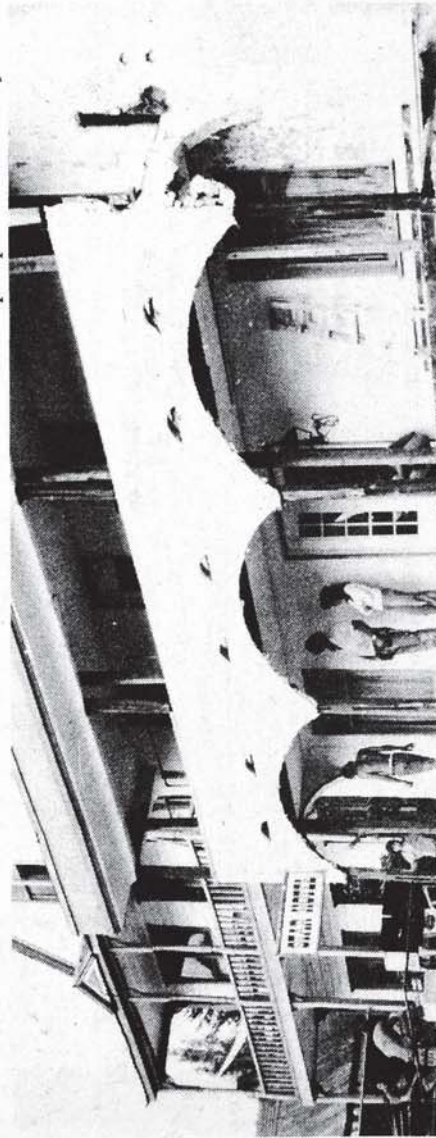
All of these people are to be congratulated for their efforts towards making Park City a better and more prosperous community.



Bloom's

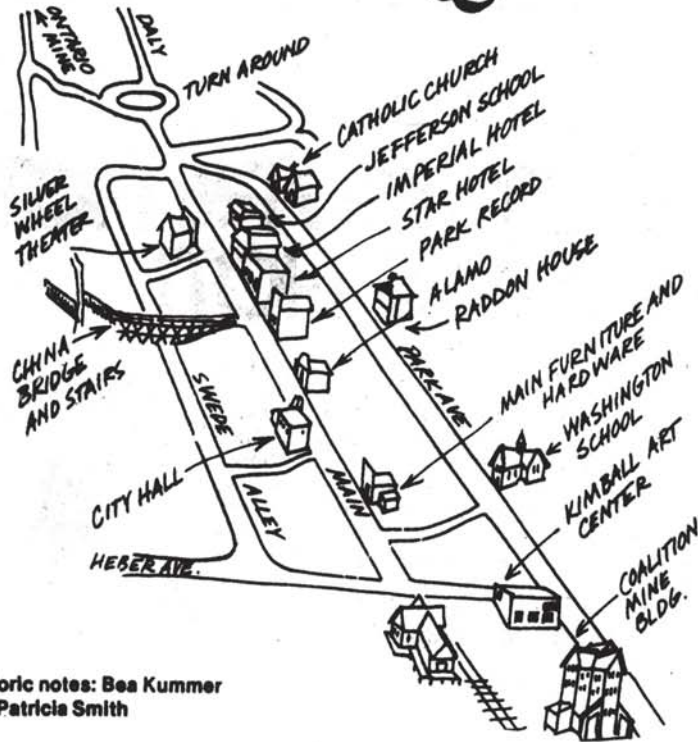


The Mayor's



Star Hotel

Historic walking tour



Historic notes: Bea Kummer
Art: Patricia Smith



CITY HALL
City Hall, built in 1886, was all but destroyed in the fire of 1898 and was rebuilt. It houses the territorial jail called the "Dragon" which has 3 solitary cells and one large area where the first Union insignia (1916 Workers of the World) can be seen on the wall. It was put there by the men who were jailed as trouble-makers because they were trying to form a union. Wages were \$2.75 per day on an eight hour shift. Ask to see it at City Hall.



MAIN FURNITURE AND HARDWARE
This was once the I.O.O.F. Hall where dances were held every Saturday night. It was also used as an L.D.S. meeting hall until the new Ward was built.



WASHINGTON SCHOOL
This building was built in 1886 and by 1887 there were 600 students. The Ontario, Catholic, Washington, Lincoln and Jefferson were early days schools and those still in use were consolidated when the Mansie school was built in 1936. Many plans have been discussed for this old landmark but so far nothing has been done.



UNION PACIFIC DEPOT
The Utah Eastern Railway first reached Park City in 1881 and this station was built in 1885 and originally painted bright yellow. It was one of several depots including the Rio Grande Western and the Denver and Rio Grande depots.



KIMBAL ART CENTER
Originally known as the Kimball Livery stable, later the Kimball garage and in 1976, it became the beautiful Kimball Art Center.



CATHOLIC CHURCH
Though several parishes are older than St. Mary's, this is the oldest Catholic Church in Utah, built in 1883. The Parish was established by Pope Leo XIII on January 27, 1878, after Mass in Simmons Hall where the Claim-jumper now stands.



THE RADDON HOUSE
This home was built by the Raddons (owners of the Park Record) shortly after the fire of 1898. It was vacant when purchased by John Price and fully restored.



JEFFERSON SCHOOL
The first school to stand on this site was built in 1887 and served until it was torn down in 1902 to make way for a three story Jefferson school which served until schools consolidated in 1936. The Jefferson House stands on the original foundation which is a part of the Treasure Mountain Inn Condo miniums.

IMPERIAL HOTEL
The Bogans, owners of the Bogan Mine, built the Imperial as a boarding house for miners around 1904. It served as an emergency hospital during the flu epidemic of 1918. In 1940 the roof burned and when it was rebuilt they left off the 6 dormers. It was condemned in 1974 but has since been restored and again functions as a hotel.

STAR HOTEL
The facade of the Star covers the historical home of Joe Grover, Chinese entrepreneur and owner of 500 buildings in Park City. During the depression a new facade was built by labor in trade for meals. It has always functioned as a hotel.



SILVER WHEEL THEATRE
The Egyptian Theatre was built in 1926 by John Rugar, and was the first talking movie house in Park City. It was built on the site of the old Dewey Theatre which collapsed the result of the fire after the theater had closed for the night.

CHINA BRIDGE

Park City had two wooden bridges by that name when it was a bustling community of 10,000 people. The Chinese community of 300 was situated around poison creek in the fully the bridge went over. (Look past the Mt. Air Variety toward Swede Alley.) The first bridge was a bright red one large enough for two teams of horses to cross. It was badly burned in the fire of 1898 and a second bridge took its place in 1906. This bridge was torn down when it became unsafe and was replaced by 44 strong steps to the school in 1954. These are the China Stairs.

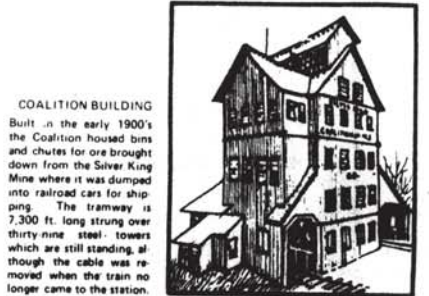


THE PARK RECORD
The Record started as the Park Mining Record in February, 1880. The name was changed to the Park Record November 8, 1884. James Shupbach was the first editor. Several followed and on December 6, 1884, the mast head read Buser-Raddon, editors and publishers, and this was the real beginning of Sam Raddon's sixty years of continuous service. In 1956 it was sold to H. C. McConoughy

THE PARK RECORD (cont.)
and in 1976 was sold to Richard M. Buys. The Park Record has been published weekly since the very beginning and is the oldest continuous weekly in the state.



THE ALAMO
This Spanish Victorian building features a most interesting facade when viewed from the inside. It was once the Utah Power and Light office and later a liquor store.



COALITION BUILDING
Built in the early 1900's the Coalition housed bins and chutes for ore brought down from the Silver King Mine where it was dumped into railroad cars for shipping. The tramway is 7,300 ft. long strung over thirty nine steel towers which are still standing, although the cable was removed when the train no longer came to the station.

MINER'S JARGON-ARY

- Shaft - Vertical elevator shaft (hole).
- Slope - Area of ground where work is being done.
- Raise - Vertical hole from one level to the other.
- Portal - Surface opening to underground levels.
- Level - The location of work geographically. The 1200 level meant 1200 feet from the surface and so on.
- Drift - A horizontal tunnel run to locate the fissure and ore bedding.
- Winze - A tunnel that is run at an angle to the ore.
- Single Jack - An axe like hammer used to drive steel into the rock for blasting or for building supports.
- Double Jack - Same as above, except weighing twice as much (8 to 12 pounds or more) the weight was on both sides of the handle.
- Jack Hammer - Hydraulic drill for setting gear - pushed and guided with the stomach.
- Buzzy Drilling Machine - Improved version of the "Widow Maker" using water to reduce dust.
- Widow Maker - Dry drilling machine.
- Muck - Residue from the workings taken from Drifts, etc.
- Mucking Machine - Replaces hand mucking, runs on tracks, scoops up the muck and dumps into the mine cars.
- Idiot Stick - Shovel, gone soon.
- Irish Buggy - Wheelbarrow.
- Dog House - Discard in drift, nest for miners to eat lunch, virtually

W. R. Jefford Arrested By Federal Officers

The apparent exultant exclamation of nearly every one you met the first part of this week was: "Well, they have got Jefford"—and judging from the evidence that is daily piling up against the former deputy sheriff, he has apparently so entangled himself in the meshes of the law that quite likely the only way he will be able to extricate himself will be by paying the penalty—either by a prison term or heavy fine—perhaps both.

Practically ever since W. R. Jefford has been connected with the sheriff's office, either in the capacity of deputy sheriff or special officer, there has been a suspicion among a large number of our citizens that he was obtaining money unlawfully, and as time went on this suspicion became stronger and stronger, because of lavish expenditures at dinner, elaborate social functions, big real estate deals, etc., but his friends, who appreciated his services as a capable and fearless officer, and knowing he had made profitable investments, and was deriving legitimate revenue from sources other than his salary, concluded the many and oft-repeated stories of his wrong-doings were put in circulation by those who were prejudiced against him—as being tangible in the way of proof apparently could not be obtained—or if obtained, never given publicity.

And so things drifted along until Jefford severed his connection with the sheriff's office, he purchasing, business and residence property in Grass Valley, California, establishing his son, Lionel, in business, and he and family moving there to make their home—his still being under suspicion of being mixed up with the "whiskey ring" of this city, but carrying his head as high as ever—and emphatically maintaining his innocence of any wrong-doing when confronted with the many rumors afloat.

Jefford on the 23d of this month returned to Park City, for the purpose, he said, of working for the success of the city Republican ticket, in appreciation for what the Republicans had done for him in the past, and to attend to some private business. It was his "private business," evidently, that finally mixed him up with the "Bootlegger's League," giving him publicity he little expected.

And now the sincere hope of every citizen of the community is, that the investigation will be pushed with all possible speed, the facts obtained, and the case brought to trial—and if guilty, the limit of the law be given Jefford—for a man in his position, an officer of the law, is entitled to no sympathy whatever if guilty as charged—and his conviction and punishment will do much to clear up the disgraceful condition in Park City, and tend hereafter to put men in office who are honest and law-abiding—and fearless and earnest in law enforcement.

THE STORY OF THE ARREST.
For the past month two capable and dependable federal men, John C. Cox, of Portland, Oregon, and Earl A. Patterson, of Seattle, Washington, have been working in Park City, under the direction of George A. Coates, the new prohibition director at Salt Lake City. They were unknown to anyone in this city, and with the aid of one or two local men, to whom they made themselves known later, together with two or three alleged victims of former Deputy Sheriff Jefford, who

claim they were paying regular monthly "tribute" to him to prevent a raid and seizure of their illicit places of business, a plan was formed that resulted in one of the biggest cleanups of "moonshine" joints, the city has experienced for some time past. In addition to setting a trap for "Blackbird" Jefford, into which he fell with a pleasing thud, followed by his arrest and imprisonment.

It was Saturday night when the trap was set for Jefford at the "Venetian" "soft drink" parlor, upper Main street. He was expected at this place to collect his regular monthly "dash money," as it was planned with the architect, August Fontana, that the federal officers conceal themselves nearby where the money would be paid over and await its coming. It was early Sunday morning when Jefford walked into the place, and after the customary greetings and pleasantries, Fontana said in effect: "Jefford, I have only fifty dollars for you to-night, but if you come around in the morning, I will give you the other \$25.00." The federal men heard every word of the conversation, and Jefford took the money, put it in his pocket, and walk out and start across the street from the place.

The federal officers then came from their hiding place and facing Jefford, overtaking him they demanded that he put up his hands. This he refused to do at first—but the second demand was made in such a forceful way that Jefford's hands went up the full height—and then brought down to where the handcuffs could be put on—

"Zamed" ex-deputy was a prisoner—with the "dash money" still in his pocket. E. D. McDonald, who had assisted the federal officers very materially in planning for the raids and the "catching" of Jefford with ready with his automobile, and the prisoner was at once taken to Salt Lake, and placed in the county jail, where he remained until Monday, when he was released under a \$2,000.00 bond.

It is doubtful if Dr. McDonald ever experienced greater pleasure than he enjoyed when giving his avowed enemy, Jefford, a free ride to Salt Lake, as a handcuffed, federal prisoner. He tells all about it in his "window bulletins."

UNDER CONSTANT SURVEILLANCE.
According to the two federal officers, Jefford was under almost constant surveillance for nearly a month. They have abundant evidence that around the 10th of each month the ex-deputy sheriff would visit the dealers in illicit "moonshine," and under threat of having their places raided and closed up, would obtain amounts of money ranging from \$100 to \$750.00, he promised "protection," telling them all that the money thus collected would be divided by three—a third going to Sheriff Clark, one-third to the federal officers, and the remaining third to himself. In return for their money Jefford promised complete immunity from arrest for the bootleggers.

RAIDS ON WHISKEY JOINTS.
After Jefford was in custody and safely on his way to Salt Lake, the federal officers, with the assistance of Deputy Sheriff Frank Payne, the "clean-up" of "joints" commenced, which ended very satisfactory. Three raids netted them some 500 gallons of bad booze together with two good-sized stills.

CLAIMS JEFFORD SOLD STILL.
The first one to fall into the clutches of the officers was Frank Allende. At his place a still was seized together with some 500 gallons of whiskey.

A fellow named Al Jackson was the next to be implicated. At his place the officers found a still, and confiscated 150 gallons of whiskey ready for the market, with 200 gallons of wine. Jackson authorized the arresting officers that he had bought the still from Jefford.

The next "stopping place" for the raiding officers was the Central Hotel, upper Main street. Mrs. Glarsons, the proprietress, who it will be remembered accompanied Mr. and Mrs. Jefford on their automobile trip to California last summer, when Mr. Jefford was looking for a business location for his son, was placed under arrest. At this place 600 gallons of whiskey, and some 600 gallons of wine was found and confiscated. In these three arrests officers have emphatically declared that "Blackbird" Jefford was the man "higher up" who shared in the profits, according to the statements of the arresting officers.

Numerous other raids were made by the officers at this time, resulting in other arrests and seizure of details, which were not given out.

And thus the good work by good officers for a good cause went on all day Sunday. According to the federal officers who are still working on the "clean-up," some thirty or thirty-five joints have been secured and will be used as evidence against Jefford, charging him with receiving monthly "protection" money, selling stills to them, furnishing them with whiskey, taking money and whiskey in pay for stills, etc., etc. In no case has immunity in any manner been raised these men who signed affidavits.

UNDER \$2,000.00 BONDS

Monday Jefford appeared before United States Commissioner J. V. Felt, when a general charge of violation of the prohibition law was filed against the offender, who was placed under a \$2,000.00 bond to appear before the grand jury. The bond, of course, was furnished.

Evidence now in the hands of Prohibition Administrator Coates gives his office the basis of several possible charges against the defendant, so it is reported.

WHAT AFFIDAVITS CLAIM.

According to statements accredited to Mr. Coates, some of the affidavits state that Jefford had an income of \$2,300.00 a month from the liquor interests of Park City.

One of those who made an affidavit told Mr. Coates that he had been paying \$4,000 a year for the last four years to Jefford in return for immunity from arrest, which he thought Jefford could give. Another said that he had paid \$3,000 over a four-year period.

The method used for obtaining the money, according to the federal officers investigating, was for the former deputy to call regularly at the soft drink parlors. He rarely asked outright for money, but waited for the proprietor to give him from \$25 to \$75.

Those who are furnishing the prohibition office with evidence needed for case against Jefford, according to Mr. Coates, have all been placed under arrest. Although the names being made public. They are at liberty on their own recognizance, and will be available if

their testimony is desired by the grand jury.

SHERIFF JOE CLARK MAKES STATEMENT.

"I have heard some talk of Jefford's alleged dealings," Sheriff Clark declared over the phone to a Tribune reporter, Monday, from Coalville when he was informed of his former deputy's arrest, "but I put them down as nothing but talk. Until he ever could promise protection from this office or that if he ever did obtain any money that this office ever look any of it, is absolutely without merit. Anything that he had done has been on his own account and it has only been when we needed a special officer that he has ever been employed since his resignation."

THE MAREY INVESTIGATION.

It will be remembered that during the administration of Governor Charles E. Mabey, May 3, 1914, state peace officers, under the direction of George Mabey, the governor's brother, raided the mining camp without first consulting Jefford, who was then a Summit county deputy sheriff. The raid was made after Governor Mabey had received numerous complaints that "things were wide open" and some intimations that officers of the law were not only winking at violations, but were taking protection money from the law-breakers. While a great deal of evidence was gathered, when the time came to present it to the grand jury it was found that much had disappeared, according to Governor Mabey, so that the matter was dropped.

THE FISHER SUIT.

As a result of the "farce raid" alluded to above, Jefford filed suit against John D. Fisher, one of the county commissioners, who had complained of law enforcement at the camp. The suit alleged that Fisher had made slanderous remarks about Jefford's conduct as an officer. The action never came to trial, because of Jefford failing in obtaining evidence against Mr. Fisher.

JEFFORD IN POW.

Mr. Jefford came up to Park City Tuesday, and to a Record reporter stated he was of the opinion he would be cleared of all charges when all the facts were brought out. He stoutly maintained his innocence as usual, of any wrong doing.

ENTITLED TO COMMENDATION.

To the federal officers responsible for Jefford's arrest, Deputy Sheriff Payne, and all others who aided and abetted in the present "clean up" of Park City, commendation is due and is freely given, with the sincere hope that there will be no unnecessary delay, no "backing down" or "unsatisfactory" in making out punishment to the guilty ones, and that the good work of uncovering of "whiskey factories," booze joints and unlawful acts of "protection" of the law officers, will continue uninterrupted, with the assurance of every co-operation on the part of the law-abiding element of Summit county.

THE GOOD WORK GOES ON

Messrs. Cox and Patterson, with Deputy Sheriff Frank Payne, are still on the job and have the "bookkeepers" on the run. Tuesday night three more places were raided, and the law-breakers placed in general arrest for trial in the state courts. Jesto Records of the annex Hotel, was caught with 200 gallons of wine and a quantity of whiskey at his place.

Joe Koehner was arrested at his residence, and sixty-five gallons of wine and several bottles of "home-brew" confiscated.

The third offender was Al Adams who was arrested at his home, and ten cases of home brew added to the huge quantity of intoxicating liquor confiscated the past week.

Keep going, boys, for there are many more yet, who are, and have been for many, many moons, making their living by violating the law. Punishment is coming to them and they deserve it.

THE HANDCUFFS WERE OFFENSIVE.

Since Jefford's release on bonds it is stated he had made a great "holier" because he was handcuffed the morning of his arrest, and severely criticizing Federal Officer Cox for so doing.

The federal officer desires it be made clear that his prisoner was handcuffed, not because he had the least fear of the prisoner doing him bodily harm, but for the reason that Jefford had very convincing evidence on his person, in the form of good, U. S. money paid to him for "protection" by a party selling him whiskey, and the federal man was too wise to give Jefford the freedom of his bonds to destroy this important evidence.

Mr. Jefford has been a peace officer for many years, and he must admit, if he is in any way fair, that he received every courtesy at the time of his arrest that he would grant a prisoner under similar circumstances, declare the federal officers.

WAS DEPUTIZED FOR A PURPOSE

M. V. Midosevich, known as "Honest Mike," was deputized by Chief Prohibition Officer Jackson, to assist in an effort to get evidence against Jefford, and to assist the federal officers in every way possible. Mike is credited with doing effective work.

ANOTHER STILL FOUND.

The federal officers, with Deputy Sheriff Payne, unearthed another still Wednesday night, the owner of which they do not care to make public at this time. The name "W. R. Jefford" was on the still, who is claimed as the owner by the man arrested, according to the arresting officers.

GOING TO SALT LAKE

The Record is informed that a number of citizens interested in the cleaning up of conditions in Park City, and the punishment of offenders already in custody, will go to Salt Lake, with facts and figures to present to state and court officials, in order to stimulate action getting at the bottom of the "liquor mess" that has caused so much unfavorable publicity for our fair city the past week.

