

**PARK CITY MUNICIPAL CORPORATION  
 HISTORIC PRESERVATION BOARD  
 CITY COUNCIL CHAMBERS  
 November 2, 2016**



**AGENDA**

**SITE VISIT – 3:30 PM** – *No discussion or action will be taken on site.*

- 803 Norfolk Avenue – Site visit will be at 3:30 PM
- 336 Daly Avenue (garage) – Site visit will be at 4:00 PM
- 227 Main Street (Star hotel) – Site visit will be at 4:30 PM

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

**ROLL CALL**

**ADOPTION OF MINUTES OF OCTOBER 5, 2016**

**PUBLIC COMMUNICATIONS** – *Items not scheduled on the regular agenda*

**STAFF/BOARD COMMUNICATIONS AND DISCLOSURES**

Memo to the Historic Preservation Board – Relocation of a Significant Garage and Material Deconstruction of the Garage	PL-16-03189	23
	<i>Planner Grahn</i>	

**CONTINUATIONS**

Legislative—Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and limiting the use of flat roofs to 25% of the total roof structure. <i>Public hearing and continuation to date uncertain</i>	<i>Planner Grahn</i>	25
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**REGULAR AGENDA** – *Discussion and possible action as outlined below*

227 Main Street (Star Hotel) – Determination of Significance <i>Public hearing and possible action</i>	PL-16-03330	27
	<i>Planner Grahn, Turpen</i>	
		231

803 Norfolk Avenue – Reconstruction and Material Deconstruction Review – Reconstruction of a historic garage structure along Crescent Tram and Material Deconstruction of stacked stone retaining walls, historic roof and dormers, chimney, demolition of historic and non-historic foundation elements, historic and non-historic porch elements on the front and side porches, historic doors, replacement of historic and non-historic windows; removal of portions of historic walls in order to accommodate a new addition on the northwest corner of the historic house. <i>Public hearing and possible action</i>	PL-15-02923	
	<i>Planner Grahn</i>	

Design Guideline Revisions- Staff recommends that the Historic Preservation Board take public comment, discuss and consider the proposed changes to the Design Guidelines for Park City’s Historic Districts and Historically Significant Buildings. Sections include Guidelines for Determining Era of Restoration; Guidelines for Relocation, Panelization, and Reconstruction; Recommendations for Sustainability in Historic Buildings; and Treatment of Historic Building Materials. <i>Public hearing and possible recommendation</i>	GI-13-0022	325
	<i>Planner Turpen, Grahn</i>	

**ADJOURN**



PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF OCTOBER 5, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Douglas Stephens

EX OFFICIO: Bruce Erickson, Anya Grahn, Polly Samuels McLean, Louis Rodriquez

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Prior to the meeting, the Historic Preservation Board held a site visit at 416 Ontario Avenue.

ROLL CALL

Chair White called the meeting to order at 5:04 p.m. and noted that all Board Members were present except Jack Hodgkins, who was excused.

ADOPTION OF MINUTES

June 1, 2016

Board Member Beatlebrox noted that the HPB had reviewed these minutes at a previous meeting and they were tabled for approval because a quorum of members who attended that meeting were not present. However, at that meeting she had requested that rubber wall be changed to correctly read **rubble wall**, but she could not see where that change had been made. She thought it was important to have the minutes corrected.

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of June 1, 2016 as amended to change Rubber Wall to Rubble Wall. Board Member Holmgren seconded the motion.

VOTE: The motion passed. Board Member Hewett abstained since she was absent on June 1<sup>st</sup>.

July 20, 2016

Board Member Holmgren referred to page 15, line 9, 5<sup>th</sup> sentence, and noted that Planner Turpen was referred to as he and it should correctly read **she**. Board Member Turpen referred to page 16, last sentence and suggested that criteria be changed to **criterion**, since criteria is singular and criterion refers to multiple.

MOTION: Board Member Beatlebrox moved to APPROVE the Minutes of July 20, 2016 as amended. Board Member Holmgren seconded the motion.

VOTE: The motion passed. Chair White abstained since he was absent on July 20<sup>th</sup>.

### August 3, 2016

Board Member Beatlebrox referred to page 26, last paragraph, and changed hour to correctly read, **how our** properties evolved. On page 27, the man door should be corrected to **main door**.

**Note:** Board Member Holmgren pointed out that the corrections Ms. Beatlebrox mentioned were actually in the minutes of July 20, 2016.

There were no corrections to the August 3<sup>rd</sup> minutes.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of August 3, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed. Chair White abstained since he was absent on August 3<sup>rd</sup>.

### STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahn reported that Cara Jean Means was the artist selected for this year's Historic Preservation Award. The art piece should be completed by the end of November. The intention is to have the plaques done for the other award recipients in December. When everything is completed, a joint meeting with the City Council and the HPB will be scheduled to unveil the painting and present the awards.

Planner Grahn stated that in December the HPB would also choose the next Historic Preservation Award for the 2016 calendar year.

Planner Grahn announced that there would be a crane at the McPolin Barn this week. The project is moving along quickly and the Staff has been reviewing the work that is done each week. The crane will be used to put in the steel members and the structural supports through the roof. The work on the barn was on schedule for completion in early November.

Planner Grahn recalled that that in July the HPB reviewed the LMC changes for relocation and reorientation of Historic buildings. The Staff would be taking those changes to the City Council on October 20<sup>th</sup>. Director Erickson stated that a key element that the City Council asked the Staff to bring forward, was to articulate significant public benefits to the relocation of a Landmark building. He and Planner Grahn were currently working on that. The intent is to make it more

rigorous. The review would most likely go to the City Council as a policy decision before a Landmark building could be moved. Director Erickson pointed out that it was for Landmark structures only and would not apply to Significant structures.

Director Erickson reported that the City Council adopted the Wildland Urban Interface Fire Restrictions a few weeks ago. There were some serious disconnects between that ordinance and what they were trying to achieve in the Historic Districts. The ordinance has since been rescinded and it will not be enforced until he and Planner Grahn can figure out how the Wildland Fire Interface Zone affects the Historic District and the materials that can be used on buildings. Director Erickson stated that one of things they were looking at was making a determination at the HPB level regarding critical community assets. For example, if they had to triage an interface zone, which ones should be saved first. He and Planner Grahn were doing their best to limit the impact and protect the houses at the same time.

Director Erickson clarified that the ordinance was completely rescinded, but it would come back in a different form.

#### Public Input

There were no comments.

CONTINUATIONS (Public Hearing and Continue to Date Specified.)

Board Member Beatlebrox asked if she was correct in understanding that the flat roof issue was also continued. Planner Grahn replied that the Staff has been meeting with the architectural committee and they came to realize that it was a bigger issue than they initially thought. She noted that it would be on the agenda in October as a Continuation to be officially continued.

1. 1302 Norfolk Avenue - Determination of Significance  
(Application PL-16-03181)

Chair White opened the public hearing. There were no comments. Chair White closed the public hearing.

MOTION: Board Stephens moved to CONTINUE 1302 Norfolk Avenue – Determination of Significance to a date uncertain. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

**Regular Agenda** – Discussion and Possible Action

1. 416 Ontario Avenue – Determination of Significance  
(Application PL-16-03180)

Planner Grahn stated that she was standing in for the project planner, Hannah Turpen. She noted that Hannah had gotten married and was now Hannah Tyler.

Planner Grahn recalled that Planner Turpen had presented this to the HPB in July, and the Board had visited the site that day. Page 82 of the Staff report outlined all of the exterior changes that had occurred to the house since the Historic period, and primarily since 1958. The owner, Brooks Jacobsen, was present and would like to address the Board this evening. Mr. Jacobsen had written a narrative that was included in the Staff report, as well as a copy of the building permit that was issued for a re-roof that turned out to be much more than asphalt shingles.

Planner Grahn summarized the changes that have occurred, which included adding large dormers to the front and sides of the house; a new metal roof and other material changes such as siding and windows; an addition to the northeast; the porch on the front of the historic house has been removed; as well as other revisions or changes.

Planner Grahn noted that the criterion to determine whether or not something gets designated as Significant was listed on page 85 of the Staff report.

Planner Grahn noted that the Planner Turpen found that the structure is over 50 years old since County Records indicate it was built in 1904. She asked that the HPB discuss whether or not it meets the criteria for historic form. The structure had not previously received a grant from the City, it was not listed on any previous Historic Sites Inventory or intensive level survey. Planner Turpen found that it complied with Historic context; but only in the sense that the mass and scale of the building is fairly small, and that it matches the streetscape and not necessarily that it has retained its original form. In terms of whether or not it is important to local history, Planner Turpen found that it was based on the construction and that the tax cards had noted lumber lined walls with no studs, which indicates single wall construction, similar to how the rest of Park City was built.

The applicant, Brooks Jacobsen, stated that he has owned his home at 416 Ontario since 1989. He wanted it clear that the Planning Staff had not recommended this home for designation of Significance. He noted that the home was documented as part of the 1983 Reconnaissance level survey, and it was listed as non-contributory. Mr. Jacobsen stated that he applied for a historic grant on this home in 1990 and his application was denied because the house had already been altered beyond historic recognition. The house was again deemed not of historic significant in 2009.

Mr. Jacobsen stated that this home was not lived in by any historically significant person or family. It has had many short-term owners. He has owned it longer than anyone else.

Mr. Jacobsen stated he continued maintenance of the home with the understanding that it was not historically significant. In 1994 he obtained a building permit for a roof restructure. He pointed out that the restructuring was quite extensive. The home was leaking and he needed to stop it by fixing the roof. Mr. Jacobsen remarked that the only thing that is still intact is the layout of the front windows and door. However, they are out of context because the low pitched hip roof and porch were missing, and those were removed long before he purchased the house. He understood that the home was vacant between 1958 and 1974. Mr. Jacobson stated that the reveal and material of the fascia and soffit are different. The siding is a 14" cedar lap, which is very different than the 7-1/2" ship lap that is on historical homes. The rooflines have changed dramatically, and the only parts that are visible, less than 25%, are simple 8 and 12 pitch, which is not uncommon anywhere in Park City.

Mr. Jacobsen noted that the home is now 1560 square feet. It was originally 624 square feet. The home does not retain scale, context, or any original materials. He has owned and maintained his home for almost 30 years. It is cute and charming, but does not receive a historical ribbon year and after. It was not deemed historic in 1983 and again in 2009 because it is not historic.

Mr. Jacobsen stated that the home is not real visible from many places in town. He urged the Historic Preservation Board to determine that the home is not historically Significant.

Planner Grahn noted that this home was difficult for the Staff to determine, which is why Planner Turpen had forwarded a neutral determination and asked the HPB to discuss whether or not it met the criteria for Significance.

Board Member Holmgren thought the house had moved past Significant due to the number changes that have occurred over time. She felt they were grasping at straws to keep it as a Significant listing; and certainly a Landmark listing.

Board Member Stephens understood that the Board was being asked to determine whether the changes that have been made to this building impacts whether or not the structure is still Significant.

Planner Grahn reminded the Board that their findings for whether or not the house is Significant must tie back to the LMC items outlined in the Staff report. Board Member Stephens thought Planner Turpen came to the conclusion that the structure complies on Items C and D; and she was primarily looking for

discussion on Item B. Planner Grahn agreed; however, if the Board members disagreed with Planner Turpen, they could discuss any of the items.

Board Member Stephens stated that he could see parts of the original building during the site visit. The dormer on top could be removed and the original roof form could be re-established with little effort. However, beyond that, the rest of the historic material on the building has been removed. With the new exterior siding and the changes to the windows and openings, it could possibly be restored, but he believed any attempt to do a restoration at this point would mislead the public as to whether or not this was a historic building.

Director Erickson asked Planner Grahn to do a short summary of the site visit before they take public input.

Planner Grahn explained that the site tour was basic and they stayed outside of the house. Standing on the deck they noted the dormer and how it interacted with the truncated part of the hip roof that instead of being at the roof it was built over and constructed above it. It appears that the dormer had been built in two pieces. They walked around the back to determine which walls were historic, how the addition met the historic square/rectangular form, and how much of that rectangular form was still present. They noted window and door openings. Planner Grahn stated that she was very strict about the Board holding their comments and discussions until this meeting with the public. She emphasized that there had been no discussion on-site.

Chair White stated that from the west it was easy to tell where the truncated pitch roof originally existed. However, the dormers and the additions from any of the other elevations was not done in a manner to be sympathetic to the original historic house. He agreed with Mr. Stephens that there is very little left of the historic structure or materials.

Chair White opened the public hearing.

Ruth Meintsma referred to Criteria A, B, C and D outlined on page 85 of the Staff report. She noted that Item C said compliance in terms of historic scale, context and materials. In response to a comment about the limited context, Ms. Meintsma presented a picture of the context of the neighborhood. She identified the historic structures in the area that were identified in pink and they were all Significant structures. The structures identified in orange were Landmark structures. The house at 416 Ontario was shown in blue. Ms. Meintsma believed this was a significant pocket of history.

Ms. Meintsma referred to Item D regarding importance to local history. She noted that the applicant had stated that no one of significance lived there; however, that is not the criteria. If it was a mining house and miners lived there,



that would make it important. According to the paperwork, she understood that the house was built in 1896, which was the high energy of the Mining Era.

Ms. Meintsma referred to Item B and noted that the question is whether it “retains its historical form.” She indicated that there was an (i), (ii) and (iii) category. She pointed out that the historic grant did not apply, being on the Historic Sites Inventory did not apply, and that the house is listed as Significant did not apply. However, Item B states, “It retains its historical form as may be demonstrated by the three separate (i’s), but not limited to”. She concentrated on the historical form. Ms. Meintsma pointed out that Board Member Stephens has used this as an important criterion many times in his historic work and respect for the materials. She recalled discussions at previous meeting on other buildings that came before the Board for a determination of significance, and the comments about the amount of material. Ms. Meintsma pointed out that material was not listed anywhere in the criteria because a reconstructed historic house with all brand new materials can still be a Significant Site. She emphasized that material is not the issue.

Ms. Meintsma concentrated her comments on historical form. She had overlaid the historic image with the existing image. She stated that what was shown in blue was still there and that the original form still exists. She identified the portions that represented more than half of the historic house if the additions were removed. She believed the house retains its historical form; and therefore, complies with Criteria B.

Ms. Meintsma presented an aerial view photo of the roof and she believed that the historic roof is still there. Two-thirds of the roof has been imposed upon except the corner that was not visible. She noted that nothing in the information indicated where it was the original corner or when it turned if any of the back wall was original. She stated that it is still there. Ms. Meintsma referred to page 81, which mentions remaining historical elements. She noted that the north wall was not included in the remaining historical elements in that listing, and neither was the northeast corner. Ms. Meintsma believed this structure complies with Criteria A, B, C and D without question.

Ms. Meintsma showed an image of the property lines. She understood that it is difficult to rebuild a historic house and make a new house because of the restrictive criteria. However, she believed there was definite advantage to the house as it currently stands. It crosses the front property line. If that house is taken down, it has to be built ten feet from the front property line. She assumed it was a single lot.

Mr. Jacobsen replied that it was a lot and a half.

Ms. Meintsma believed the side yard setback would still be 3 feet. She noted that the side yard on the north side is over the property line. A new structure would have to be moved in three feet from that property line. She stated that there were serious advantages from taking this house as it is and rebuilding and adding to it.

Ms. Meintsma stated that the structure was not deemed significant in the past, but the difference is that now there is stronger and more detailed criteria because they are moving forward to a different level. She did not believe the past should be considered for the assessment of whether or not this house is significant. It is being reassessed and the past is not relevant. Ms. Meintsma commented on the owner's statement that the house is not highly visible. She noted that the trees keep it from being visible, but standing on the parking lot looking up, it is easy to see the historic structures that step up. Some elements are visible and this house is hidden only by the trees. She stated that if they allow this house to come down it would be a domino effect. They need to pay attention to these points and hold on to what they have. Taking away this structure would diminish what they have.

Lauren Stealer stated that she has lived in Park City for ten years and she has never seen this house. Park City has a lot of historic homes and she did not believe it would matter if this one was not determined to be historic.

Chair White closed the public hearing.

Mr. Jacobsen noted that Ms. Meintsma indicated that the home was built in 1896, but he has found nothing in the records to indicate that date.

Planner Grahn referred to page 77 of the Staff report, and noted that the lot was purchased in 1896 and the house was constructed approximately 1904.

Mr. Jacobsen referred to the first image Ms. Meintsma presented of the Ontario neighborhood. He noted that Ms. Meintsma had indicated that 405 was historic; however, it is right next to Shorty's stairs, but she showed it coming all the way back up to Ontario Avenue. He stated that a small front house may be historic, but the home that is built up to Ontario Avenue is not historic. He was living there when that home was built.

Mr. Jacobsen noted that the historic image Ms. Meintsma had shown did not include the low pitch hip roof or the porch. He remarked that those were key elements that have been gone for almost 50 years. Regarding the property line comments, Mr. Jacobsen stated that his house does not go beyond the property lines. It was surveyed recently and he offered to do another site visit so the HPB could see where the property lines are staked. He was unsure where Ms. Meintsma got her information but it was incorrect.

Chair White noted that the house was shown going over the property line on the north side. Mr. Jacobsen reiterated that it does not go over the property line. The property was still staked and he had the property lines and survey information at his home.

Mr. Jacobsen stated that Ms. Meintsma talked about the northeast corner being original, which is the corner that is closest to Shorty and Ella's house on the back corner. That is not historic at all.

Ms. Meintsma clarified that she misspoke and she was actually talking about the southeast corner.

Board Member Beatlebrox stated that this was difficult because she was excited about the history of the house; however, during the site visit she was disappointed. The house has changed a lot over the years. It reminded her of the house in the 1400 Block of Park Avenue. It was a cute hippie house but there was not much of the original left. Ms. Beatlebrox hated to lose this house because it is nested in an area of historic Park City, but at the same time the historic part of this house is pretty far gone.

Board Member Hewett stated that whether or not the house is over the property line did not have any bearing on their decision. That would be an issue between the property owner and the City and it is not relevant at this point. Ms. Hewett did not think they should assume that someone would tear down the house.

Board Member Beatlebrox pointed out that if the structure is determined to be Significant or Landmark it could not be demolished. If it is not put on the HSI, it could be demolished. The concern is losing the historic fabric when sites are not protected by being on the Historic Sites Inventory. Ms. Beatlebrox stated that the fact that this particular structure causes her concern because over the years it has not been designated.

Board Member Stephens believed that Ms. Hewett was trying to say that if it were true that the building was built over property lines, the fact that there might be some economic benefit to not tearing down the house would not be within the purview of the HPB. It would be financial decision that the owner would make. He agreed that it was not part of their decision process. Their decision should be guided by the LMC.

Board Member Stephens agreed with Ms. Meintsma that the house clearly retains its historical form, under Item B. However, his comments refer to Section C (i), "It retains its historical scale", which is does; "it's context", which is does. But then it says, "materials in a manner and degree which can be restored to historical form, even if it has non-historic additions". With the condition of the

house and what has been removed, Mr. Stephens was unsure whether there was still historical context because all the materials would be new. He noted that Item C (ii) states, "It reflects the historical or architectural character of the site or district through design characteristics such as mass", which it does, "scale, composition and materials". He pointed out that the materials are not in place on this particular home. Board Member Stephens believed the home fails in Item C with regards to the LMC in meeting the criteria for being a significant site.

Board Member Holmgren reiterated her earlier comment that the house was too far gone to be listed.

Director Erickson noted that the Findings of Fact and Conclusions of Law opposed to adding 416 Ontario Avenue to the Historic Sites Inventory were found on page 90 of the Staff report. He suggested that they also add Mr. Stephen's finding regarding Item C, that the materials are not in context.

Planner Grahn drafted a finding stating that Criteria C was not met as the historic materials no longer reflect the historic or architectural character of the site or district. The Board members were comfortable with that language.

Board Member Stephens stated that as a Board they will always have problems on determining significance when it relates to materials in the middle ground. In some instance it is obvious that most of the historic material is there and their decision is apparent. In this particular situation their decision is also apparent because it is easy to determine that the historic materials are limited; if there is anything left at all. He personally did not observe any historic materials on-site. Mr. Stephens remarked that if they hone in on the middle ground a little better, it would give them the legislative background to be making decisions in the future.

Board Member Holmgren recalled that the Board had a similar problem with another structure; and it is painful to determine that the historic material is gone.

Planner Grahn stated that in addition to materials, in a number of cases it has to do with the form not being present. When there have been significant changes to the form and the materials have been lost, the multitude of changes impact their decision.

Board Member Stephens stated that he could see the form very much in place. If the dormers were removed it would be easy to restore the roof back to its original situation. His issue is that so much of the historic fabric of the home has been removed and disposed of. He was concerned that if they tried to restore it, they would be misleading the intent of the Historic Inventory.

Chair White agreed that if they took off all the additions and the dormers, the old historic form would be there. They could also put back the porch roof and the

porch. If the house could be reconstructed, he wanted to know what that would do with regard to materials. Chair White pointed out that houses have been taken down and reconstructed and they were still listed as Significant.

Planner Grahn replied that he was correct. A number of houses are listed as Significant on the Historic Sites Inventory because they were reconstructed based on physical and photographic evidence that helped piece together what those building looked like during the historic period.

Board Member Beatlebrox recalled that the HPB had recently ruled on a structure that was reconstructed and they determined that it was Significant. That home was not surrounded by a number of historic houses. Ms. Beatlebrox thought this decision was difficult because of the historic context of the surrounding structures.

Board Member Hewett believed that was the reason why they spend so much time on the rules for building a new home because it is important for the new structure to fit into the character of the neighborhood. However, in the end, she did not believe that should be part of the decision making when determining significance.

MOTION: Board Member Hewett moved that the Historic Preservation Board finds that the structure at 416 Ontario does not meet the criteria for a designation of Significant to the Historic Sites Inventory, based on the Findings of Fact and Conclusions of Law found in the Staff report as clarified and amended. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

#### Findings of Fact – 416 Ontario Avenue

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. This site was not included on the 2009 HSI.
2. The house at 416 Ontario Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 416 Ontario Avenue was not listed on the Historic Sites Inventory in 2009.
4. There is a one-and-a-half-story wood frame modified pyramid house at 416 Ontario Avenue.

5. The house was constructed in 1904, per the Summit County Recorder. The house was constructed during the Mature Mining Era (1894-1930).
6. The house first appears on the 1907 Sanborn Fire Insurance Map and remains unchanged on the 1929 and 1941 Sanborn Fire Insurance Maps.
7. The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City; including, a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a porch with a centered low pitch hip roof that did not span the width of the front façade. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today.
8. The 1949 and 1958 the tax appraisal cards state that the house was 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was 624 square feet.
9. The house was documented as a part of the 1983 Reconnaissance Level Survey and was listed as non-contributory at that time.
10. The 1982 Reconnaissance Level Survey documented that a centered dormer (west dormer) had been added to the main roof on the primary façade, the northeast addition was expanded, new siding installed, and the porch had been removed.
11. After 1982, the west dormer addition was expanded, a new north dormer was added, the northeast addition was expanded, and a new metal roof has been installed.
12. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form.
13. The configuration of the historic pair of double hung windows, the historic door, and historic transom window above the front door still remains.
14. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011.
15. The house is clad in horizontal wood lap siding.
16. The scale and context of the house has not been maintained.

17. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form and diminished its Historical Form.

18. The original pyramid form is not discernable.

19. The mass and scale of the house are no longer consistent with the historic district, because of the loss of historic materials, architectural features, and treatments.

20. The house has lost its association with an era of historic importance to the community.

21. The house does not meet LMC 15-11-10(A)(2)(C) as the materials no longer reflect the Historic or Architectural character of the site or district.

22. The site does not meet the criteria as Significant on the City's Historic Sites Inventory.

23. Staff finds that the structure at 416 Ontario Avenue does not meet the standards for local "significant" designation, and does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

#### Conclusions of Law – 416 Ontario Avenue

The existing structure located at 416 Ontario Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

**Complies.**

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

**Does not comply.**

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition,

materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

**Does not comply.**

The existing structure located at 416 Ontario Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

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

(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 **Does Not Comply.**

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) 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. **Complies.**

2. Design Guideline Revisions—Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City’s Historic Districts and Historically Significant Buildings. Universal and Specific Design Guidelines will be reviewed for: Site Design; Primary Structures: Foundations; Exterior Walls; Roofs; Store Fronts; Doors (Not included in Storefronts); Windows (not included in storefronts); Gutters & Downspouts; Historic Balconies/Porticos; Decks, Fire Escapes, and Exterior Staircases; Chimneys and Stovepipes; Architectural Features; Mechanical Equipment, Communications, and Service Areas; Paint & Color; Additions to Primary Structures: Protection of Historic Sites and Structures; Transitional Elements; General Compatibility; Scenario 1: Rooftop Additions; Scenario 2: Rear Additions; Basement Additions; New Storefronts; New Balconies; New Decks; Handrails; Awnings; and Reusing Historic Houses as Commercial Structures. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council. (Application PL-13-0022)

Planner Grahn reported that the HPB previously reviewed these Design Guidelines for Main Street. At that time the Board wanted the opportunity to walk around Main Street to see how the Guidelines could be applied. The Guidelines were outlined in the Staff report.



Planner Grahn referred to language indicating that substitute decking material could be used for balconies. She recalled that the Board had a lengthy discussion about whether or not substitute decking materials should be used on historic porches, and they were adamant that the decking material should be wood. Planner Grahn offered to remove that guideline.

Board Member Hewett understood from a previous discussion that the Planning Department could request that a foundation be covered for a better appearance, but they could not require it. Ms. Hewett noted that the language in the guideline was still the same in suggesting that the foundation be covered with whatever materials. She wanted to know why they could not require it.

Planner Grahn explained that Main Street building can be different on how their foundations relate. On the Main Street façade they would not want to see a two-foot foundation. It is normally where the kick plate is based on the language of the commercial building. As the hillside goes down and the building is more level, and it is on either the Swede Alley side or the right-of-way side of the building, she did not believe it would have as much impact on the look of the building. She offered to look into it if there was consensus among the Board that foundations should be covered.

Board Member Hewett thought they would look nicer covered. Having Swede Alley look nice was also important. She was unsure about the legalities and whether they were overstepping their boundary; but if that was not an issue she suggested that they require that the foundation to be covered to look better.

Planner Grahn read the Guideline on page 145 of the Staff report. "A historic site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, generally no more than six (6) inches of the new foundation shall be visible above final grade on the primary and secondary façades". She stated that they could say that the foundation shall "not" be visible rather than allowing six inches to show.

Ms. Hewett noted that language three lines down says, "Consider adding a plinth, or trim board, at the base of a historic structure to visually anchor the historic structure to the new foundation". Rather than say "consider" she thought it should just say to do it.

Board Member Stephens stated that the reference to "six inches" is part of the Uniform Building Code that requires the use of a material that will not deteriorate from water for the first six inches above grade. Wood will not work and that would require the use of composite material or stone.

Planner Grahn asked if the Board wanted to take a stronger stand on the plinth and trim board and make it a requirement. Mr. Stephens remarked that from a

design standpoint the building needs to feel anchored to its site. Chair White stated that on Woodside Avenue there were a couple of homes where the concrete foundation came up above the grade to sometimes as much as three feet. He recalled previous discussions about berming the grade up to reduce the visual appearance of the concrete foundation. Chair White was unsure how that could be legislated.

Planner Grahn stated that the foundation guidelines require regrading as much as possible and narrowing the amount of the new foundation that is exposed. They would not want historic wood materials or new wood material sitting on the dirt, but at the same time the foundation should not detract from the historic building.

Board Member Stephens agreed with Ms. Hewett that they should be more specific in saying that no more than six inches of the foundation can be exposed. Chair White favored that approach. Mr. Stephens pointed out that being more specific would not leave it open to interpretation.

Board Member Stephens referred to the guidelines on page 164 of the Staff report regarding roof additions. On the Main Street side he understood that it was one level and back 50% behind the primary façade. Planner Grahn stated that one reason for saying only story from the wall plate is because a lot of the buildings have false fronts. Even though it may look like a flat roof building there could actually be a gable hiding behind the façade. If one story is measured from the gable, it is actually two stories. Mr. Stephen asked what was one story. Planner Grahn replied that it was not narrowed down, but she thought they would have to be subjective and use their best preservation methods.

Board Member Stephens commented on ADA access issues and ADA access with the front entrances. He noted that when the City and County Building in Salt Lake was redone, the building was historic but they were able to work through many of the historic issues. However, he knew of very few historic buildings on Main Street that actually comply with ADA access. Chair White pointed out that Main Street does not comply. Mr. Stephens asked if it was an issue for the Design Guidelines, or whether it was a Building Department issue. Planner Grahn replied that it was a Building Department issue, and the Design Guidelines need to compensate the best way possible. She stated that depending on the building, a lot of times it is easier to put the ADA access off the back. Depending on how the building is laid out, the rear entrance usually works well, primarily because of the grade along Swede Alley. Mr. Stephens noted that on the west side of Main Street there is limited or no access.

Board Member Stephens commented on an issue that he thought needed to be quantified between the Building Department and the Planning Department so the design community understands what it has to work with when redoing the front

entrances. He stated that changing a non-ADA access to an ADA access could have a dramatic impact on a design.

Board Member Hewett recalled that the last time the HPB had this discussion, Planner Grahn pointed out that almost all of the openings have been adapted to ADA, and that there were more issues with the links from the 1980s. Planner Grahn agreed. She did not believe there were many original doors left from the historic period. When they were working on the Main Street improvements there was a lot of talk about changing the grade on Main Street to make it more ADA accessible, and what should be done with all the stairs that project onto Main Street. At that time there were no solutions and everything was kept as is. Mr. Stephens stated that he had walked Main Street after their last discussion and he still found many issues that would prevent ADA access. He also recalled discussions about encouraging restorations on Main Street, and he thought that is where they would encounter bigger problems.

Planner Grahn offered to speak with the Building Department about ADA requirements on Main Street. She also believed the Secretary of the Interior would have work sheet on creating ADA accessibility in historic buildings. Since this would apply to Main Street and also residential buildings, she and Planner Turpen would try to draft supplementary guidelines. She suggested that ADA could be its own chapter. Mr. Stephens reiterated that when the design community goes into the Building Department they should know what the expectations are ahead of time.

Chair White recalled that when Ron Ivie was the Chief Building Official, he gave historic building a little slack. Mr. Stephen stated that he had that same experience with Mr. Ivie; however, he was not sure that was ever formalized.

Director Erickson noted that they just went through this issue on the Barn. It was not a remote issue and it would not take the Staff long to go back to the standards and craft some language.

Board Member Stephens commented on the language stating that storm windows need to be on the inside. He thought they were seeing more replacement windows than storm windows. Mr. Stephens asked if that was strictly on commercial building or residential buildings as well. Planner Grahn believed that the current Guidelines only have a section about windows, and it only says to put the storm window on the inside. She thought there were a few buildings in town with storm windows on the exterior. If they are put on the exterior they should mimic the frame of the window next to it. It should not overlap or look thin and cheap. Mr. Stephens identified a typical historic storm window that was used back in the 1940s. It was wood, single-paned glass hung on brackets on the outside. The millwork actually matched the types of windows

being built at that time. He thought it was an appropriate way of doing exterior storm windows.

Planner Grahn presented the Guideline as written and asked if the 1940s storm window would meet the guideline. Mr. Stephens asked when it would not be feasible to do an interior storm window. Planner Grahn replied that it would depend on how the window is constructed and how the interior was remodeled. Director Erickson stated that he has never seen an interior storm window.

Director Erickson suggested that they could strengthen the language by saying, "storm windows on the outside should match or complement the way storm windows would have been constructed at the time of the building." Mr. Stephens suggested that they eliminate the interior part. It should not matter if someone wants to put storm windows on the inside. Planner Grahn would make the change to include the language stated by Director Erickson and to remove the reference regarding the interior.

Planner Grahn stated that the Staff was looking for a recommendation to the City Council this evening; however, if the Board felt there were too many redlines, they could make the changes and bring it back for a recommendation at the next meeting.

Board Member Beatlebrox commented on paint. She understood that paint is not a popular topic, but she felt the issue was raised when they talked about Swede Alley and the fact that paint would tie the front of the building to the back of the building. Ms. Beatlebrox wanted to go on record saying that paint is really important. In the past two high-profile renovations, paint has been the problem. She indicated the lack of differentiation of paint at the Main Street Mall, which would have minimized the visual appearance of the size. Another renovation was the Rio Grande where the paint or stain was matched to make it look like the same building and not historic. Ms. Beatlebrox requested that the HPB re-open the paint issue at some point because she believes that paint is within their purview.

Board Member Stephens asked if Ms. Beatlebrox was talking about paint color or the finishes to differentiate different components of the building. Ms. Beatlebrox replied that she was talking about both. In talking about color, she compared Flanagan's, which is very appropriate, to the clothing store building that was purple and green, and Chloe Lane which was very bright and inappropriate. She believed that paint makes a difference.

Board Member Holmgren stated that the HPB is not the paint police, and if they were, the Rio Grande building should have been brought back in yellow. Ms. Holmgren firmly believed that the City could not tell people what color to paint their house. Ms. Beatlebrox remarked that paint makes a big difference in the

look and feel of the street. When they talk about Main Street in particular, she thought there should be guidelines or references.

Planner Grahn stated that when the HPB did the compatibility study on the residential houses, the Board agreed that when the addition was painted a different color than the historic house, each portion popped a lot more. However, since they do not control paint colors, they gave up with guidelines that suggest painting the addition a different color than historic structure. She pointed out that they would not want brick and stone surfaces to be painted. They tried to hone in on the word "finish" rather than "color". Planner Grahn stated that from a preservation standpoint, if they are looking at regulating paint, they should look at the historic color. Another issue is whether people would be more inclined to paint their house without permission, and if so, it would create the problem of regulation and Code enforcement. People could also let the paint disintegrate and deteriorate the wood because they do not want to go through the hassle of getting a paint palette approved. Mr. Stephens recalled that when the City approved paint colors in the past, they were seeing a repetition of the same colors over and over again because everyone knew those colors would be approved.

Board Member Hewett asked if they could approve the color schemes for commercial but not for residential. Board Member Stephens thought that would be an interesting approach. Planner Grahn offered to research what other communities do with respect to paint. She noted that the Planning Department has a paint palette from the 1990s when they were regulating paint. When people come to the counter asking about historic paint colors they show them that pallet. Mr. Stephens questioned whether it was even historic issue. In his opinion, it was more of a design issue in terms of new construction versus old construction and a way of differentiating shapes and additions. He thought it might be beneficial to have the Planning Staff look at paint more closely in the commercial district.

Board Member Holmgren stated that she would personally like the buildings on Swede Alley to be brighter colors.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

**MOTION:** Board Member Beatlebrox moved to forward a POSITIVE recommendation to the City Council for the proposed changes to the Park City's Design Guidelines for Historic Districts and Historic Sites as amended and researched by the Planning Department with the changes as indicated on storm

windows and foundations; and that the Staff do additional research on paint management in the HCB and HRC Districts. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Director Erickson noted that the Staff was seeing a number of proposals for small cell sites and distributive antennas in order to densify the cell network. Other cities have a cell manager/planner technician. The Staff will be coming forward with additional regulations on small cell. The antennas are smaller but the box on the ground is larger, similar to the power transmission.

The meeting adjourned at 6:40 p.m.

Approved by \_\_\_\_\_  
David White, Chair  
Historic Preservation Board



## Memo to the Historic Preservation Board

**Application #:** PL-16-03189  
**Subject:** 336 Daly Avenue  
**Author:** Anya Grahn, Historic Preservation Planner  
**Date:** November 2, 2016  
**Type of Item:** Relocation of a Significant Garage and Material  
Deconstruction of the Garage

The applicant for this project has requested that we schedule this item on our December 7, 2016, meeting due to her availability. The applicant is requesting to relocate the garage off of her property and on to the adjacent property owned by Talisker. As part of the relocation, she is also proposing to make improvements to the existing historic garage structure. The Building Department issued a Notice and Order to Repair for the garage and cabin structure at 360 Daly Avenue on August 29, 2016 to United Park City Mines, the owner of the garage and cabin structure.

Staff anticipates that it will be difficult to make a site visit to the garage as part of the December 7, 2016 meeting as the building and site will likely be covered by snow at that time. Staff has scheduled a site visit with the HPB to inspect the garage at its current location and identify its proposed landing spot on the site.





## Historic Preservation Board Staff Report

**Author:** Anya Grahn, Historic Preservation Planner  
**Subject:** LMC Amendment- Building Height- Roof Pitch  
**Date:** November 2, 2016  
**Type of Item:** Legislative—LMC Amendment

### **Summary Recommendations**

Staff recommends the Historic Preservation Board conduct a public hearing and continue this item to a date uncertain.

### **Background:**

The HPB reviewed this item on August 3, 2016, and directed staff to meet with the design community to further discuss the impacts of the proposed LMC changes. Staff has organized lunch discussions with developers and architects on August 24<sup>th</sup> and September 21<sup>st</sup> to receive feedback. Staff is reviewing this input from the design community and determining how best to amend the LMC.





Planning Department

## Historic Preservation Board Staff Report

**Author:** Anya Grahn, Historic Preservation Planner  
Hannah Turpen, Planner  
**Subject:** Historic Sites Inventory  
**Address:** 227 Main Street – Star Hotel  
**Project Number:** PL-16-03330  
**Date:** November 2, 2016  
**Type of Item:** Administrative – Determination of Significance for Building

### **Summary Recommendation:**

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and find that the building at 227 Main Street, also known as the Star Hotel, is “Significant” and should remain on the Park City Historic Sites Inventory.

The Historic Preservation Board will be conducting a site visit to 227 Main Street prior to the regular meeting agenda on November 2, 2016.

### **Topic:**

**Project Name:** Star Hotel at 227 Main Street  
**Applicant:** Westlake Land LLC (Represented by Todd Cusick)  
**Owners:** Westlake Land LLC  
**Proposal:** Determination of Significance

### **Background:**

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current. The Historic building at 227 Main Street was constructed c.1921 according to the Summit County Recorder’s Office and is designated on the Historic Sites Inventory as a Significant Site. The building was first identified as historic in 2007 as part of the City’s Historic Building Inventory ([see HPB Resolution 07-01](#)), and was later included in the 2009 Historic Sites Inventory.

There have been a number of previous Planning and Building Department approvals. Sign plans were approved in 1991 and 2000. There was also a permit to replace the awnings on the building in 1994, temporary roof repair in 2005, stucco repair in 2007, and a new water heater in 2009.

The current owner has been meeting with Staff since 2013 to explore development options on this site. The applicant submitted a Determination of Significance (DOS) application to remove the building from the HSI on September 29, 2016. The application was deemed complete on October 6, 2016.

The Park City Building Department recorded a Notice and Order to Repair the structure on October 2, 2015. The Notice and Order requires the owner to vacate the structure due to hazardous conditions. The conditions include the lack of a stable foundation beneath the structure and further decay of portions of the rubble foundation due to water infiltration. There is also missing foundation beneath some of the support members, and the structural members have wracked, warped, buckled, and settled. Finally, the Notice and Order documents the lack of structural stability of the chimney.

On September 29, 2016, the Planning Department received an application for a Determination of Significance; it was deemed complete on October 6, 2016. As indicated by the applicant's submittal, the applicant has spent the last two years conducting exploratory demolition on the interior of the structure in order to determine the building's history. The applicant proposes to remove the Significant designation from the building as they wish to demolish it and redevelop the site.

### **History of the Structure:**

Staff has traced the history of the structure through CRSA's intensive level survey of the site, site visits, as well as the materials provided by the applicant.

In 1871, the Townsite Company, represented by Edward P. Ferry, David C. McLaughlin, and Fred Nims, secured title to four quarter sections, the area that was to become Park City. John and Sarah Huy (sometimes Huey) had predated the Townsite Company and built one of the first houses in Park City at 227 Main Street c.1889; however, their title to the land was not legally transferred until April 10, 1916, when W.I. Snyder deeded lots 7 and 8 of the Park City Block 12 to Sarah Huy.

The Huys lived at 227 Main Street on-and-off through the 1920s. John (1844-1902) and Sarah Huy (1849-1930) had moved to Utah from Nevada City. John worked as an engineer at the Ontario Mining Company in Park City; however, he later worked in Granite, Montana, where he died in 1902. The Huys kept their house in Park City and continued to reside here until Sarah Huy moved to Colorado in 1920, selling the house to D.L.H.D "Joe" Grover, a Chinese immigrant who held large amounts of Park City real estate.

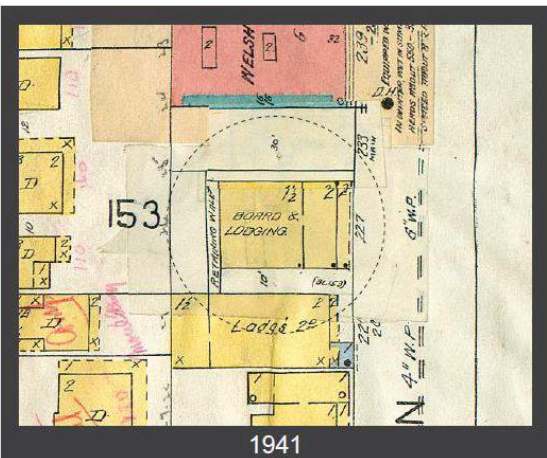
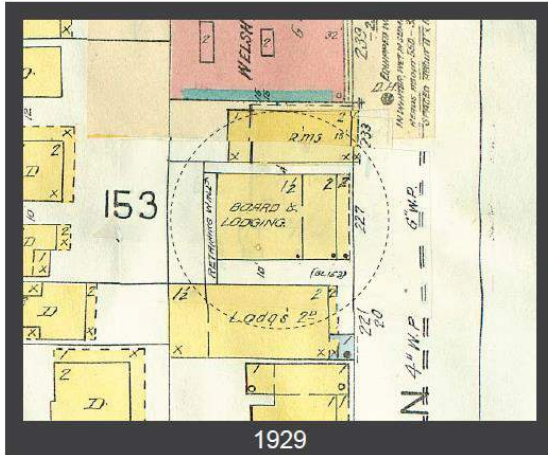
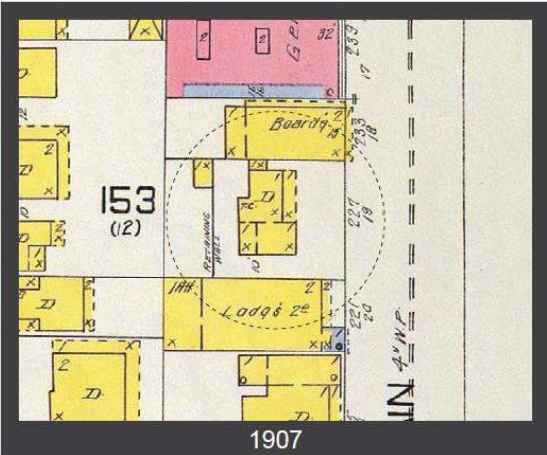


*Cross-wing folk Victorian cottage constructed by the Huys in 1889 at 227 Main Street.*

During this era of Park City's history, it was not uncommon for Chinese immigrants or "Celestials" to face racial discrimination. The Chinese were often exploited for their cheap labor and not permitted to work in the mines. Instead, they worked in boarding houses as cooks, established laundries and restaurants in Park City's China Town, and even contributed to the construction of Park City's railroads. The immigrants largely settled behind Main Street (now Swede Alley) and lived in tents and shanties; only about fourteen houses were constructed in China Town. Park City's residents were overall tolerant of their Chinese neighbors, though racism certainly existed as is evident by the construction of the China Bridge, connecting the Rossie Hill neighborhood to Main Street by a bridge that spanned over Chinatown.

Joe Grover was a Chinese immigrant and old time Park City resident. In addition to managing a laundry and restaurant, Grover also acted as a realtor. He began by purchasing a few houses, renting them out, and then purchased more. By the time of his death in 1926, he owned over 60 Park City properties. When his son, Joe, inherited his father's properties, they were valued at \$36,000.

The Sanborn Fire Insurance Maps show that the boarding house replaced the cross-wing cottage prior to 1929, and the Summit County Recorder's Office lists the date of construction as 1920. Though Joe Grover did not sell the property to the Allende family until 1937, the Sanborn maps indicate that the Allendes had constructed the boarding house by 1929 and census records show they had eleven boarders by 1930. Frank Allende (1887-1975), his wife and children, and most of their tenants were Spanish-born, which may have influenced the Spanish Revival architecture of the boarding house.



The Sanborn Fire Insurance maps show that the Boarding & Lodging house had replaced the L-shaped cross-wing cottage by 1929.

Frank Allende (1887-1975) was a recognized Parkite, known primarily for running a boarding house on Park City's Main Street. In 1927, the Park Record noted that federal agents had arrested Deputy Sheriff W.R. Jefford, who had been bought off by those opposing Prohibition. Following Jefford's arrest, Allende was arrested and a still along with 50 gallons of whisky were seized by federal agents from his property at the Star Hotel. Allende contributed to Park City's larger underground revolt against Prohibition (See Exhibit H).

Prior to 1901, unmarried miners were required to live in mine-owned boarding houses; however, the Boarding House Law of 1901 brought an end to the monopoly and provided greater demand for private lodging along Main Street. This law likely influenced the construction of the Star Hotel in 1920, which was one of several boarding houses concentrated on Upper Main Street. The others include Alaskan House at 125 Main Street, 151 Main Street, the Centennial House at 176 Main Street, and the Bogan Boarding House at 221 Main Street. During the Mature Mining Era, Park City's population was largely young, single men who came to seek their fortunes in Park City's

mines. These US and foreign-born single miners needed lodging that provided room and board.



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

What's most curious about the construction of the boarding house is that it was tacked on to the front of the original cross-wing. Even in the 1930s photograph above, the gable roof structure and walls of the original cross-wing are evident behind the new Spanish Revival-style façade (1). The roof of the new structure was haphazardly constructed atop the original cross-wing and the exterior of the new façade and original building were clad in stucco. While the window and door configuration on the façade beneath the two-story covered porch reflect the Spanish Revival style, the remaining windows remained true to the design of the cross-wing house (as can be seen in the Analysis Section).

In the years before the Great Depression, revival styles were adapted widely across the United States and applied to residential and commercial buildings. As their classification indicates, these styles looked to the past and Europe in particular, for inspiration. The 1893 Chicago World's Fair, the Columbian Exposition, further promoted revival style architecture as the exposition encouraged historical interpretations of European styles in the design of the fair's temporary pavilions and buildings.

The Panama-California Exposition of 1915-1917 endorsed the Spanish Revival style as many of the design of the Exposition's temporary structures were largely influenced by the Spanish Baroque, Spanish Colonial, and Spanish Revival styles. The style paid homage to the history of the southwest, playing up the architecture of New Spain and borrowing from Spanish and Latin American architecture. The style was further

disseminated by the Hollywood film industry in the 1920s and 1930s. It is largely characterized by curved and arched openings, white stucco exterior walls, and arcades (series of arches supported by columns).

The Spanish Revival style was popular from 1915 to 1940. As constructed in c.1920, the Star Hotel embodied many of the prominent features of this style, such as its rectangular plan, low-pitched hip roof, and white stucco walls. The porch was penetrated with three arched openings supported by low, square wood columns forming an arcade. The windows and doors beneath the porch are rectangular as were the carriage doors on the lower level that led into the garage.

The Allende family operated the Star Hotel on this site for several decades before ultimately selling the property to William and Joyce Gardner in 1972. The Gardners then sold the property to the Rixie family in 1975.



*C.1940 Tax Photograph of the Star Hotel at 227 Main Street*

The Rixies were responsible for many of the changes seen on the building today. William and Georgie Carol Rixie remodeled the façade of the building in 1976, converting the two-story porch into an enclosed porch that mimicked the original form. The Rixies covered the stone foundation and staircase on the south side of the building



with new stucco in 1976. The new façade won a beautification award in November 1976.



*c. 1976 photo of Rixies remodeling the front of the building.*



*c. 1982 Architectural Survey photo*

The Rixies also constructed a fourth floor addition above the original cross-wing between 1976 and 1977. This addition is wood framed and sits atop the ridge of the cross-wing house with a single dormer extending over the ridge. Their son Bill also remembers modifying window openings, door openings, and building materials. As previously noted, the Rixies also replaced awnings in 1994, made a temporary roof repair in 2005, and completed stucco repair in 2007.



*Applicant submitted this rooftop view of the Star Hotel, showing the rear addition that was added by the Rixies 1976-1977.*

A National Register architectural survey of Park City's historic resources was completed in April 1982 (Exhibit D). At that time, Ellen Beasley found that the building was non-contributory and noted that the "new façade put on in Depression; has been changed again." Staff has found no evidence of the façade being replaced during the Great Depression (1929-1939); however, it is clear that the Rixies converted the two-story porch into an enclosed porch in 1976. Further staff believes that Beasley's determination was due in part because of the changes to the façade and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City's Main Street.

A second National Register reconnaissance-level inventory survey was conducted by Allen Roberts in 1995 (Exhibit E). He evaluated 227 Main Street as "C(?) B(?)". C-rated buildings were over 50 years old but altered and not presently eligible for the National Register; B-rated buildings were potentially eligible but slightly less significant and/or intact.

In 2007, the Historic Preservation Board passed [Resolution 07-01](#) which established a Historic Building Inventory. Using the criteria set forth by the LMC, consultants Dina Blaes and Beatrice Luftkin conducted a citywide survey of 571 properties that were determined to be either undeniably or possibly historic sites; the list was then finalized to 416 historically significant properties which included 227 Main Street. At the time of designations, the property owner still had the right to request a formal hearing with the Historic Preservation Board for a Determination of Significance (DOS). Any final action regarding the adoption of the Historic Building Inventory in its entirety could be appealed to the Board of Adjustment (BOA) within ten (10) days. Individual hearings for DOSs had no time limit for appeal as they would be reviewed on a case-by-case basis. (See Exhibit F—Property Worksheet on 227 Main Street, 2007 Historic Property Inventory)

On August 4, 2008, the Park City Council adopted Ordinance 08-33 imposing a temporary moratorium on the demolition of any structure located within the municipal boundaries and built before 1962. Further, City Council provided additional direction to staff to move forward with amendments to LMC 15-11-12 Determination of Historical Significance to accommodate "Landmark" and "Significant" designations and to broaden the criteria by which buildings, structures, and sites are designated as historic.

On January 22, 2009, City Council passed [Ordinance 09-05](#) amending the LMC criteria for designating sites to the HSI. On February 4, 2009, the HPB approved Resolution 09-01 adopting the Historic Sites Inventory (Exhibit G). 227 Main Street was designated as a Significant site as part of this inventory.

The current owner, Westlake Land, LLC purchased the property in 2013. The owner has spent considerable time documenting the building. Based on his documentation, physical evidence, and staff's understanding of the history of the building, staff finds concluded an in-depth analysis of the historic materials which can be found in Exhibit A.

### **Analysis and Discussion:**

Per Land Management Code § 15-11-9, it is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures and Sites are among the City's most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required. The Land Management Code encourages owners to preserve the Essential Historical Form of the historic structure; the Essential Historical Form is defined as the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past.

The Design Guidelines provide direction on maintaining and preserving this Essential Historical Form. Universal Guideline #1 states that a site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features. Universal Guideline #3 further encourages the preservation of historic exterior features of a building. Finally, Universal Guidelines #9 and #10 provide direction to sensitively introducing new additions so that the new addition has a minimal impact on the historic materials and features of the building, as well as so the addition can be removed in the future to restore the essential form of the building.

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). 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 (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The structure is currently identified as "Landmark" on the Historic Site Form.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:

*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 or if the Site is of exceptional importance to the community; and*

**Complies.** Per the analysis, the original cross-wing house was constructed 1889 and the Star Hotel addition to the east was constructed c.1920. Portions of the building are between 96 and 127 years old.

(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

**Does not comply.** The construction of at least two additions by the Rixies between 1976 and 1977 and changes to materials have caused the structure to lose its historic integrity. The overall form of the structure has been altered due to the Rixie additions, and the conversion of the two-story porch on the Main Street façade in 1976 significantly altered the original design, materials, workmanship, and historic sense of the c.1920 boarding house. Due to the cumulative effect of these changes, the building would no longer be eligible for the National Register of Historic Places as defined by the National Park Service. (See Exhibit A for staff's analysis of remaining historic features)

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) 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.

**Complies.** The boarding house was constructed c.1920 during Park City's Mature Mining Period (1894-1930), likely as a response to provide additional housing for miners along Main Street. The boarding house is associated with both Joe Grover, a prominent Chinese immigrant who transgressed beyond the Chinatown of Swede Alley to become the owner of over one-hundred Park City properties, as well as Frank Allende, a Spanish-born immigrant who ran a boarding house that catered primarily to Spanish-born miners according to census records. The original appearance of the building in the Spanish Revival-style contrasts with the folk Victorian styles typically seen along Park City's Main Street but reflects the growing demand for European-inspired Revival styles, made popular at the beginning of the twentieth century.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

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 the Site is of exceptional importance to the community; and

**Complies.** As previously noted, the original cross-wing house was constructed in 1889 and the Star Hotel addition to the east was constructed c.1920. Portions of the building are between 96 and 127 years old. Staff finds that while the two-story porch on the façade was converted into an enclosed porch, portions of that porch and the remainder of the building are indeed over 50 years old. Please see discussion below and Exhibit A for more detail as to which historic materials remain.

The applicant contests that the Star Hotel building that exists today is not historic and is not the same structure that existed during the historic period. The applicant asserts that the Rixie family, his predecessors, largely reconstructed the façade of the Star Hotel. He believes that the physical evidence he has provided shows that the historic structure is not “hiding behind” the Rixie’s alterations.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

**Complies.** Staff finds that despite the 1976-1977 conversion of the two-story porch on the façade into an enclosed porch and the fourth story addition in the rear of the building, the c.1920 Star Hotel largely maintains its Historical Form. The overall shape, mass, and volume of the structure has not changed since 1920, with the exception of the fourth-story rear addition made by the Rixies. Though the Rixies converted the two-story porch in 1976 to an enclosed porch, it largely retained the original dimensions and footprint of the original porch.

As outlined in Exhibit A, staff finds that many of the original door and window openings are present on the sides and rear elevations of the existing building. As shown in Exhibit A, the c.1889 double-hung two-over-two windows of the original cross-wing house are still visible from the north and south elevations. Beyond the front wall of the original cross-wing, the windows on the side elevations change to more rectangular, horizontal-oriented openings which reflect the era of the Spanish-revival style addition that was built to the front (east) of the cross-wing c.1920. On the rear (west) elevation, there are ghost lines of original window openings on the two gable ends of the cross wing, beneath the c.1976 fourth-story addition constructed by the Rixies.

The building has not received any historic grants from the City.

As described in the analysis above, the building was evaluated as “non-contributory” in the 1982 Ellen Beasley survey, which focused on National Register

eligibility. Nevertheless, it was found to be historic on the 2007 Historic Building Inventory and designated as Significant on the Historic Sites Inventory in 2009 as it was found to comply with the LMC criteria for designation to the Historic Site Inventory as a “Significant” site. (See Exhibit G)

As seen in Exhibit A, Staff finds that there is a substantial amount of historic materials and form still extant on the building which include, but are not limited to the following:

- East Elevation:
  - Portions of the basement level stone foundation
  - Historic exterior wall plane of the now enclosed porch
  - Two (2) porch posts on the third level
  - Door and window openings
  - Ornamental eave structure
- South Elevation
  - Ornamental eave structure
  - Chimney
  - Windows
- North Elevation
  - Ornamental eave structure
  - Windows
- West Elevation
  - Portions of the historic gabled ends (ca. 1889)
- Additional Materials present on all elevations
  - Roof Form and Cornice
  - Historic wood siding and trim materials
  - Portions of the historic stucco

Unlike staff, the applicant finds that the building has lost its historic integrity due to the amount of alterations made outside of the Mature Mining Period (1894-1930). In his analysis, he agreed with Ellen Beasley’s 1982 analysis which determined the building was “non-contributory” and should be “treated as new.” He also cited CRSA’s 2015 intensive level survey which also found that the façade was not historic.

Staff finds that CRSA noted, “The historic façade was covered 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 historic integrity of the building.” This is the only alteration that CRSA mentions has been made to the historic building. (Exhibit C)

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

**Complies.** Staff finds that the building retains its historic scale, context and materials in a manner and degree which can be restored to the Historical Form. The 1976 front porch could be removed and reconstructed to match that seen in the c.1940 tax photograph. Further, the fourth story rear addition could also be removed. The Rixies' conversion of the porch into an enclosed porch loosely pays tribute to the original Spanish Revival design of the building with its arched openings. The building reflects the Historical and Architectural character of the site and district through its mass, scale, composition, materials, and other architectural features that are Visually Compatible to the Main Street National Register Historic District.

The applicant asserts that the building no longer reflects the Historic or Architectural character of the site through its design characteristics due to the contested rebuilding of the porch in 1976. The applicant believes that there are no historic features remaining in this building to measure, template, or document. The applicant contests that the building does not meet the criteria for designation as a Significant site due to the major alterations that have destroyed the Essential Historical Form.

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

(i) An era of Historic Importance to the community, or

(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.

**Complies.** Staff finds that the era of significance for this building is the Spanish Revival-style Star Hotel that came into existence c.1920, during the Mature Mining Period (1894-1930).

The boarding house was constructed c.1920 during Park City's Mature Mining Period (1894-1930), likely as a response to provide additional housing for single miners along Main Street. The boarding house is associated with both Joe Grover, a prominent Chinese immigrant who transgressed beyond the Chinatown of Swede Alley to become the owner of over sixty Park City properties, as well as Frank Allende, a Spanish-born immigrant who ran a boarding house that catered primarily to Spanish-born miners according to census records. The original appearance of the building in the Spanish Revival-style contrasts with the folk Victorian styles typically seen along Park City's Main Street but reflects the growing demand for European-inspired Revival styles, made popular at the beginning of the twentieth century.

**Process:**

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be “de novo” and will be reviewed for correctness.

**Notice:**

On October 19, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on October 19, 2016 and posted the property on October 19, 2016.

**Public Input:**

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. No public input was received at the time of writing this report.

**Alternatives:**

- Conduct a public hearing to consider the DOS for the Star Hotel at 227 Main Street described herein and determine whether the structure at 227 Main Street meets the criteria for the designation of “Significant” to the Historic Sites Inventory according the draft findings of fact and conclusions of law, in whole or in part; or
- Conduct a public hearing and find the structure for the Star Hotel at 227 Main Street does not meet the criteria for the designation of “Significant” to the Historic Sites Inventory and provide specific findings for this action; or,
- The Historic Preservation Board may find that additional information is needed and continue the action to a date certain.

**Significant Impacts:**

There is currently a Notice and Order on the property that requires the owner to stabilize the building. Should the Historic Preservation Board find that the building does not meet the criteria for designation as “Significant” on the Historic Sites Inventory, the applicant intends to demolish the building immediately in order to satisfy the notice and order. If the building remains on the Historic Sites Inventory, the applicant will need to stabilize the building. The Owner may return to the Historic Preservation Board on applications of any reconstruction of the building or Material Deconstruction applications.



**Recommendation:**

Staff recommends the Historic Preservation Board review the application, conduct a public hearing and find that the building at 227 Main Street, also known as the Star Hotel, is “Significant” and should remain on the Park City Historic Sites Inventory.

**Finding of Fact:**

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The property at 227 Main Street is located in the Historic Commercial Business (HCB) District.
3. The boarding house at 227 Main Street was listed as “Significant” on the Park City Historic Sites Inventory in 2009.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. In 1871, the Townsite Company secured title to four quarter sections, the area that was to become Park City. John and Sarah Huy (sometimes Huey) had built a house on this property, but the title to the land was not legally transferred to Sarah Huy until 1916.
6. Sarah Huy sold the house to D.L.H.D “Joe” Grover in 1920, a prominent Chinese businessman who owned over 60 rental properties in Park City. It is not believed that Grover ever resided at the property, but probably used it as a rental property.
7. Joe Grover did not sell the property to the Allende family until 1937; however, the Allendes had constructed the boarding house by 1929 and census records showed that they had eleven boarders by 1930.
8. The Sanborn Fire Insurance maps of 1889, 1907, 1929, and 1941 substantiate that the boarding house was built prior to 1929.
9. At least three alterations occurred on this site following construction of the original cross-wing. A Spanish Revival-style three-story addition was constructed to the east (Main Street) façade of the cross wing c.1920. The Rixie family converted the main and upper level stories of the front porch element into an enclosed porch in 1976 and constructed a fourth story addition at the rear of the cross-wing in 1976-1977.
10. The Spanish Revival style elements evident in the construction of the c.1920 addition include the rectangular plan, low-pitched hip roof, white stucco walls and the arcade on the second level above Main Street.
11. The original cross-wing house was constructed c.1889 and the Spanish-revival addition was constructed to the east façade of the cross-wing c.1920. Portions of this building are between 96 and 127 years old.
12. The historic building at this site contributes the Settlement and Mining Boom Era (1894-1930) and largely retains its Essential Historical Form.
13. The Spanish Revival-style addition to create boarding house was built during an era of Historic Importance to the community, the Mature Mining Boom Era (1894-1930). It is associated with the lives of persons of Historic importance to the community, Joe Grover and Frank Allende. Moreover, the haphazard

construction of the Spanish Revival-style addition to a cross-wing in order to meet changing demands, the sites use as a boarding house, and the Spanish Revival style are all noteworthy methods of construction, materials, and craftsmanship.

14. The original basement/garage area was covered with stucco by the Rixies during the 1976 remodel; however, the stucco could be removed to expose the original stone foundation.
15. The original metal railing for the Star Hotel entrance is still present in the structure of the new solid stucco railing.
16. Due to the location of the now internal walls of the existing enclosed porch, staff has concluded that this is the historic exterior wall plane of the Star Hotel prior to the enclosure of the porch. The original entrance opening now includes a non-historic entrance door with sidelights and the window openings have been converted into archways; however, staff has concluded that the historic exterior wall plane of the Star Hotel still exists. Staff found physical evidence on the Third Level Enclosed Porch of the existence of two (2) historic porch posts.
17. The original roof form has remained largely unchanged. The ca. 1889 Cross-wing cottage roof form is still visible as are the hipped roof form of the main structure and the flat roof form formed above the porch projection.
18. There is physical evidence of the historic internal structure of the flat roof form above the porch and the hipped-roof form in the attic, the cornice structure and historic stucco on the interior of the Third Level enclosed porch.
19. The north and south elevations remain largely unchanged due to the existence of the historic window openings, historic windows, unadorned eave structure of the ca. 1889 cross-wing cottage, ornamental arched eave of the Star Hotel addition, and presence of historic materials. The historic chimney is located on the south elevation.
20. The rear (west) elevation still retains the northern and southern gabled-ends of the ca. 1889 Cross-wing which were cut in half (vertically) to accommodate the 1976-1977 Rixie addition, historic wood and stucco siding, and historic trim. The addition could be removed to restore the gabled-ends.
21. The c.1889 double-hung two-over-two windows of the original cross-wing house are still visible from the north and south elevations.
22. Beyond the front wall of the original cross-wing, the windows on the side elevations change to more rectangular, horizontal-oriented openings which reflect the era of the Spanish-revival style addition that was built to the front (east) of the cross-wing c.1920.
23. On the rear (west) elevation, there are ghost lines of original window openings on the two gable ends of the cross wing, beneath the c.1976 fourth-story addition constructed by the Rixies.
24. Staff finds that there is a substantial amount of historic materials and form still extant on the building which include, but are not limited to the following list organized by elevation: the East Elevation contains portions of the basement level stone foundation, historic exterior wall plane of the now enclosed porch, two (2) porch posts on the third level, door and window openings, ornamental eave structure, etc. The South Elevation contains the ornamental eave structure,

chimney, windows, etc. The North Elevation contains the ornamental eave structure, windows, etc. The West Elevation contains portions of the historic gabled ends (ca. 1889), etc. Additional materials present on all elevations include roof form and cornice, historic wood siding and trim materials, portions of the historic stucco, etc.

25. A second National Register reconnaissance-level inventory survey was conducted by Allen Roberts in 1995 and found that the building at 227 Main Street should be evaluated as C or B. C represented buildings over 50 years old that had been altered and were not eligible for the National Register of Historic Places. B represented buildings that were potentially eligible but slightly less significant and/or intact.
26. A National Register architectural survey of Park City's historic resources was completed in April 1982 and found the building to be non-contributory. Staff finds that this designation was due to the changes in the façade and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City's Main Street.
27. In 2007, the Historic Preservation Board passed Resolution 07-01 which established a Historic Building Inventory. 227 Main Street was identified as historic on this inventory.
28. On January 22, 2009, City Council passed Ordinance 09-05 amending the LMC criteria for designating sites to the HSI.
29. On February 4, 2009, the HPB approved Resolution 09-01 adopting the Historic Sites Inventory. 227 Main Street was designated as a Significant site as part of this inventory.
30. No Historic District Grant has ever been awarded to this property.
31. The boarding house at 227 Main Street does not meet the standards for "Landmark" designation due to the material changes and alterations to the façade in 1976 that have detracted from the building's historic integrity and made it ineligible for the National Register of Historic Places.
32. On September 29, 2016, the Planning Department received an application for a Determination of Significance; it was deemed complete on October 6, 2016.

### **Conclusions of Law:**

1. The structure located at 227 Main Street does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
  - a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies**.
  - 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 **Does Not Comply**.
  - c. It is significant in local, regional or national history, *architecture, engineering or culture associated with at least one (1) 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. **Complies.***
2. The structure located at 227 Main Street does meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
- (a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and*  
**Complies.**
  - (b) *It retains its Historical Form as may be demonstrated but not limited by any of the following:*
    - (i) *It previously received a historic grant from the City; or*
    - (ii) *It was previously listed on the Historic Sites Inventory; or*
    - (iii) *It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or***Complies.**
  - (c) *It has one (1) or more of the following:*
    - (i) *It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and*
    - (ii) *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or **Complies.***
  - (d) *It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:*
    - (i) *An era of Historic Importance to the community, or*
    - (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. **Complies.***

**Exhibits:**

Exhibit A – Staff’s Analysis

Exhibit B – Applicant’s Analysis

Exhibit C – Current Historic Site Form for 227 Main Street

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

Exhibit E –1995 Reconnaissance Level Survey Excerpts

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

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

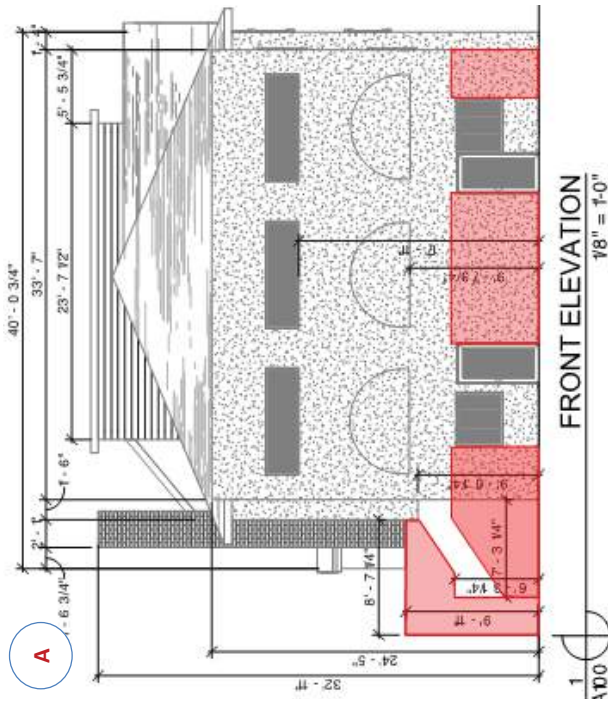
Exhibit H – Supplemental Photographs and Information

**EXHIBIT A - Staff's Analysis**

## Analysis 1: First Level (Basement/Foundation — East Elevation)

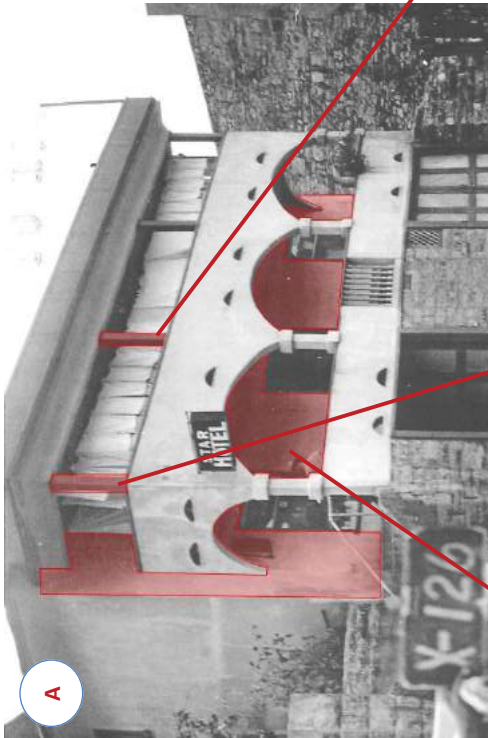
Historic Preservation Board November 2015

(A-E) The shaded red areas of the rendering and current photo represent the areas of the structure that staff finds are historic. (C) The red shaded areas of the ca. 1930s tax photograph show the original appearance of the basement/foundation. (D) While these areas were covered with stucco by the Rixies during the 1977 remodel, the stucco could be removed to expose the original stone foundation. (E) In addition, Senior Building Inspector Rich Novasio conducted a detailed inspection of the building on September 22, 2015. The inspection produced documentation of the stone foundation from the interior of the building and small window just left of the north garage entrance. Note the pipe penetrating the upper left pane of the historic window in Photo E and the pipe visible in Photo B (identified by a small red square) exiting the front (east) façade. (F) Also, staff has found evidence of the historic stair railing in the now solid stucco railing.



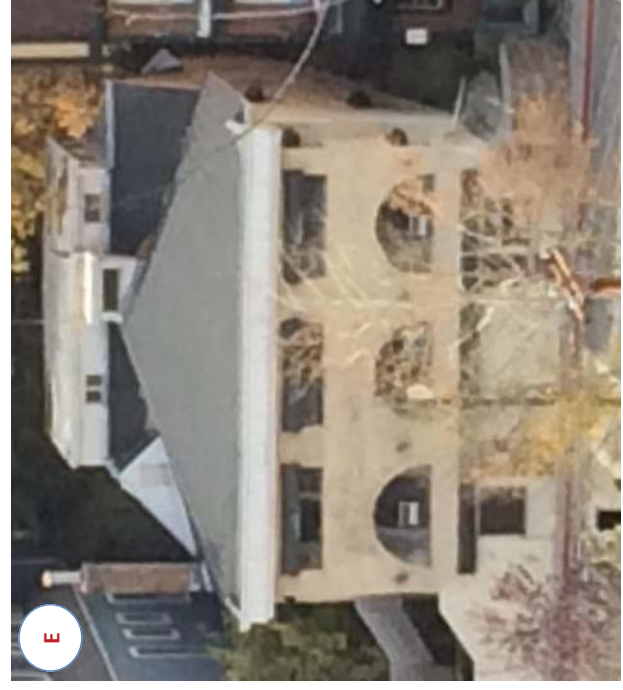
### Analysis 2: Second and Third Level (Enclosed Porch – East Elevation)

(A) The shaded red areas of the ca. 1930s tax photograph represent the areas of the Second and Third Level Porch that staff finds are historic. (B) Due to the hanging laundry in the ca. 1930s tax photograph, staff has also included a ca. 1930s cross-canyon view (Park City Historical Society & Museum, Pop Jenks Collection) which shows the Third Level historically external wall plane. The segments Star Hotel Third Level external wall plane that are marked by an asterisk (\*) represent the remaining portions of the historic external wall plane present on the interior of the now enclosed porch. (C) Due to the location of the now internal walls of the existing enclosed porch, staff has concluded that this is the historic exterior wall plane of the Star Hotel prior to the enclosure of the porch. Photo C was taken facing north on the Second Level of the structure near the threshold of the southern exterior entrance to the enclosed porch. Visible are the arches of the enclosed porch (right) and the original location of the entrance opening and window openings (left). The original entrance opening now includes a non-historic entrance door with sidelights and the window openings have been converted into archways; however, staff has concluded that the historic exterior wall plane of the Star Hotel still exists. (D-E) Staff found physical evidence on the Third Level Enclosed Porch of the existence of the two (2) historic porch posts shaded red in Photo A and Photo B.



### Analysis 3: Roof Form and East Cornice

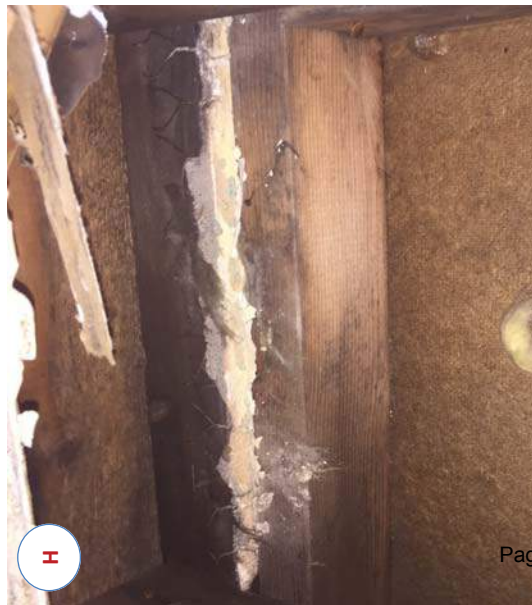
(A) The rendering provided by the applicant does not accurately represent the roof/cornice structure of the east elevation; therefore, a photograph taken by Rich Novasio on September 22, 2015 has been used to identify the areas (shaded red) of the historic cornice/roof structure on the east (front) elevation that stands are historic. (B) The red shaded areas of the ca. 1930s tax photograph show the original appearance of the roof/cornice. (C) A ca. 1930s cross-canyon view photograph (Park City Historical Society & Museum, Pop Jenks Collection) shows the original appearance of the entire roof form. (D) A pre-1976 cross-canyon view shows the roof form prior to the Rixie remodel. (E) A current cross-canyon view shows the current roof form (after the Rixie remodel). As is demonstrated by the exterior photographs, the original roof form has remained largely unchanged. The ca. 1889 Cross-wing cottage roof form is still visible as is the hipped roof form of the main structure and the flat roof form formed above the porch projection. *Continued on next page...*





### Analysis 3: Roof Form and East Cornice Continued...

(F) Photo F (facing east) shows the flat roof form above the porch where it meets the hipped-roof form of the main building. (G) Staff has found physical evidence of the historic internal structure of the flat roof form above the porch and the hipped-roof form in the attic. Visible in Photo G (facing east) are the historic knob-and-peg wiring, historic structural members of the hipped-roof form where it meets the flat roof form above the porch, and non-historic vertical posts likely installed in an effort to add further structural support for the hipped-roof form. (H) Staff has also found physical evidence of the historic cornice structure and historic stucco on the interior of the Third Level enclosed porch. (I) The Cross-wing Cottage roof form is visible on the exterior of the structure. (J) In addition, visible in the attic space of the Star Hotel is further evidence of the Cross-wing cottage roof form.



## Analysis 4: South Elevation



(A) The ca. 1930s cross-canyon view photograph (Park City Historical Society & Museum, Pop Jenks Collection) shows the south elevation including the historic window openings, chimney, and masonry structure. This photo shows more of the south elevation than the ca. 1930s tax photograph. (B) The rendering provided by the applicant does not accurately represent the south elevation as features are not depicted such as window openings, trims, decorative elements, etc. Therefore, staff has provided a series of photographs identifying the historic elements of the façade that still remain. Photo B identifies the Second Level historic window just east of the chimney—also visible in Photo A.

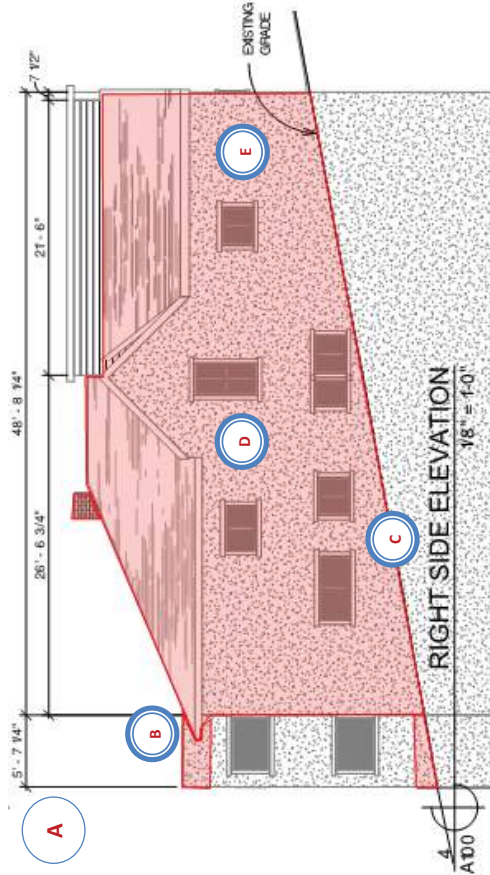
(C) Photo C identifies the Third Level historic windows which flank the historic chimney—also visible in Photo A. The historic window to the left (west) of the chimney is original to the ca. 1889 Cross-wing cottage; whereas the historic window to the right (east) of the chimney is a part of the Star Hotel addition to the ca. 1889 Cross-wing cottage. Note the ornamental arched eave to the right (east) of the chimney which is original to the Star Hotel and characteristic of the Spanish Revival style. The left (west) side of the chimney contains the original eave of the ca. 1889 Cross-wing cottage which is why there is no ornamentation, rather this is a simple unadorned eave characteristic of the single-family dwellings throughout Park City. (D) Photo D identifies three (3) historic windows, all of which are original to the ca. 1889 Cross-wing cottage. The window on the right of the photo is visible in

Photo C and Photo A



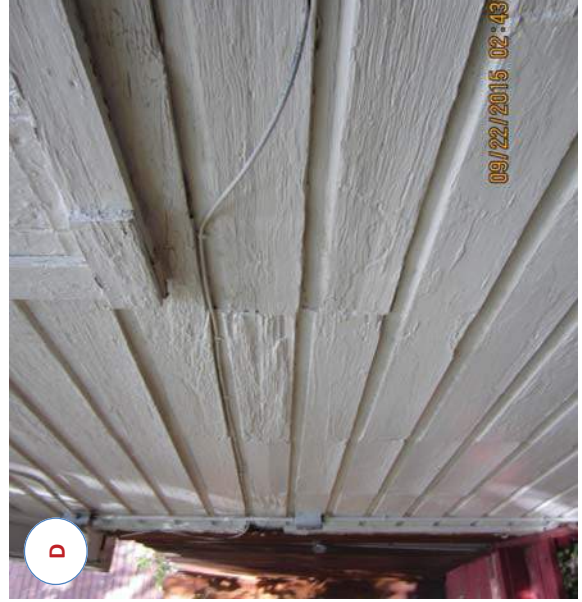
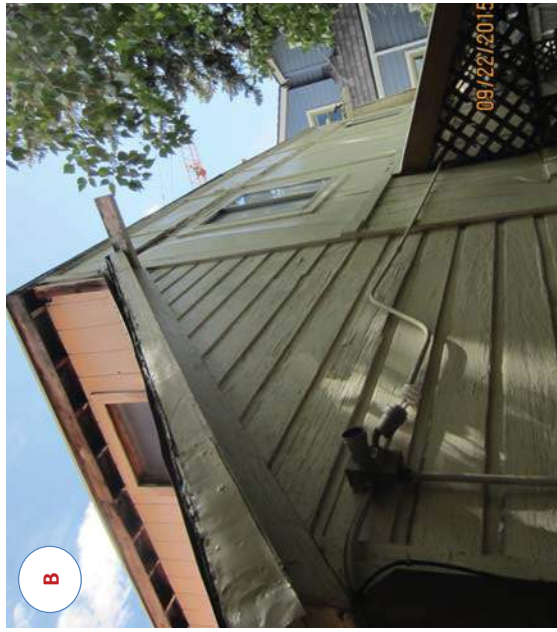
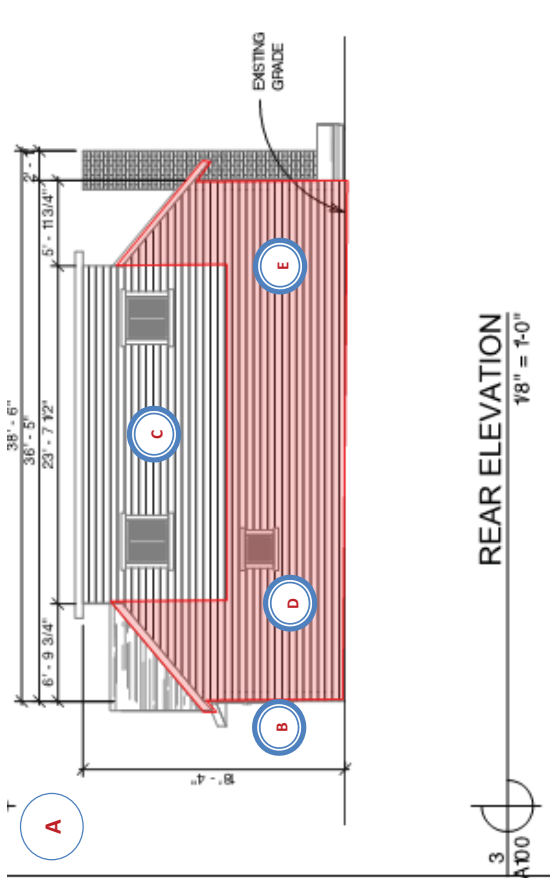
### Analysis 5: North Elevation

(A) The shaded red areas of the north elevation identify the areas of the elevation that staff finds are historic. Because the renderings provided by the applicant do not accurately represent all of the design details, staff has provided additional photos—the circled letters on the rendering identify the Photo taken by staff of each design element. (B) Photo B identifies the ornamental arched eave of the porch and Star Hotel main building. (C) Photo C identifies the eastern Second Level historic window openings. (D) Photo D identifies the historic window and gabled-end of the ca. 1889 Cross-wing cottage at the junction of the Star Hotel addition. The original window opening (left) is also visible. Note the ornamental arched eave of the Star Hotel and the unadorned eave of a historic window opening and ca. 1889 Cross-wing cottage.

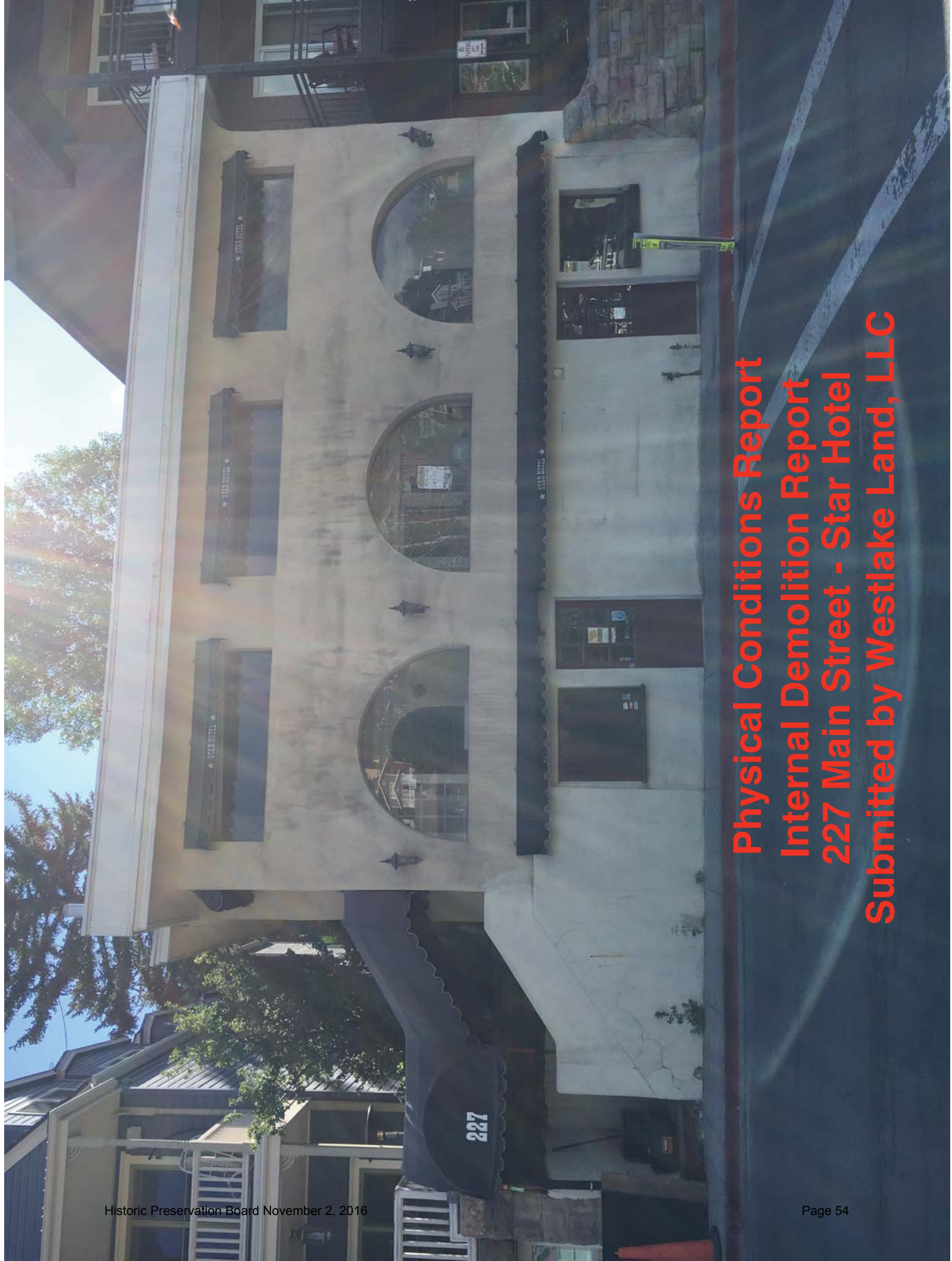


### Analysis 6: West Elevation

(A) The shaded red areas of the west (rear) elevation identify the areas of the elevation that staff finds are historic. Because the renderings provided by the applicant do not accurately represent all of the design details, such as the rear door, window openings, trim, material changes, etc., staff has provided additional photos—the circled letters on the rendering identify the Photo taken by staff of each design element (B) Photo B identifies the northern gabled-end of the ca. 1889 Cross-wing which was cut in half (vertically) to accommodate the 1976-1977 Rixie addition. (C) Photo C identifies the 1976-1977 Rixie addition and half-gabled-ends that still remain from the ca. 1889 Cross-wing cottage on the north and south ends of the west (rear) elevation. (D) Photo D identifies the historic siding of the ca. 1889 Cross-wing cottage. Note the window openings that were patched using historic siding from other areas of the ca. 1889 Cross-wing cottage. (E) Photo E identifies the southern gabled-end of the ca. 1889 Cross-wing which was cut in half (vertically) to accommodate the non-historic Rixie addition.



**EXHIBIT B: Applicant's Physical Conditions Report Submittal**



**Physical Conditions Report  
Internal Demolition Report  
227 Main Street - Star Hotel  
Submitted by Westlake Land, LLC**

September 27, 2016

Historical Preservation Board  
Park City Municipal Corporation  
445 Marsac Avenue  
Park City, UT 84060

RE: 227 MAIN STREET, PARK CITY, UTAH, STAR HOTEL

Dear Historical Preservation Board Members:

On July 11, 2016, on behalf of Westlake Land, LLC, I filed with the PCMC Planning Department a "Physical Conditions Report," and an "Internal Demolition Report" on the above property. This report is the product of 2 ½ years of research to determine the history of the Star Hotel. This report is on this enclosed flash drive items (1) – (34). In summary we have concluded:

1. The Star Hotel building as it exists today is not historic and is not the same structure that existed in the historically significant period. This is the same conclusion that PCMC reached in April of 1982 when Ellen Beasley, working for PCMC, surveyed the building and concluded its "SIGNIFICANCE OF THE SITE TO (the historic) DISTRICT" as "Non-Contributory." (See "PCMC 1982 Survey Worksheet" in report attached). This Survey was done in preparation of the first historical preservation ordinance PCMC adopted in 1983. This Survey further defined the Star Hotel as: "Treated as new."
2. In July of 1976, after owning the Star Hotel for a little more than 1 year, the Rixey family (my predecessor in ownership), "removed and replaced" the façade of the Star Hotel with Mr. Rixey's idea of what the old hotel looked like (See Rixey Affidavit). In viewing the photographs in the report you will note similarities but certainly no reasonable authenticity.
3. The only visible and/or discoverable historical features of the Star Hotel that exist today are possibly some of the brick in the chimney on the south side of the hotel (See Rixey Affidavit).
4. In January of 2015, CRSA, an architectural firm in Salt Lake City, defined the 1976 alteration as "non-historic."
5. In 2007, PCMC approved a list of properties that were either "undeniably or possibly historic sites." The Star Hotel, or 227 Main Street, was included on this list. Although the 1982 Survey was noted in the minutes of this action there is no explanation as to why the Star Hotel was included in this list even though 1982 PCMC Survey deemed the property as "Non-Contributory" and "Treated as new."
6. PCMC Planning staff has told Westlake Land that no "back-up" exists as to why the 2007 list differs from the 1982 Survey and what evidence was found to make this change. This is confusing as in the minutes of the October 1, 2007 meeting minutes of this Board, a Mrs. Newland "added that she was confused as to why her house, which had previously never been deemed historic, would now be added to this list when it has aluminum siding, roof, and windows." Planning Director Putt responded: "that he could provide the worksheets and information used to make the determination." Although requested multiple times, Westlake

has been told this type of information does not exist. Board members, in this same meeting, defined this list as “a baseline” to work with (pages 2 and 3 of Minutes).

Although we believe it is probably time-worthy to determine how and why the Star Hotel was considered significant to the historic district it is probably more relevant to consider these facts:

- Photographic evidence proves that today’s Star Hotel is not the same as the Star Hotel from the historically significant period (See report, 1930’s photo vs current).
- Physical evidence proves that a historically significant structure is not “hiding behind” the current structure.
- Sworn testimony attests to the above facts.
- The Star Hotel is unsafe and cannot be repaired (See January 2014 Epic Engineering Report, 2015 PCMC building department report).
- On May 27, 2014, the owner of the Star Hotel died onsite. The death was ruled an accident but it was clear that the condition of the Star Hotel contributed to Mrs. Rixey’s death as she fell through the attic room floor into the third level of the building and succumbed to injuries pursuant to this accident.
- In January of 2014, Westlake presented the PCMC planning department with a structural engineering report. In this report, Mr. Adam Huff, a licensed structural engineer, concluded that he: “cannot recommend trying to resolve the structural problems associated with this building.”
- Since January 2014 Westlake has been consistently requesting permission to demolish the structure.
- Westlake has been diligent in its historic research and has shown that there are no historic features remaining in this building to measure, template, or document.
- The building does not meet the criteria for a Significant Site because “major alternations...have destroyed the essential historical form” (See page 23, February 4, 2009, HPB minutes).
- In this same meeting the Board discussed the fact that PCMC “does not have intensive level surveys” of all buildings on the list and that an owner provided survey could show that the site does not meet the criteria. We suggest we have illustrated the fact that this building does not have “historic integrity.”

We would be happy to provide a physical copy of the report contained in this flash drive to each member of the committee but the PCMC Planning Department directed us otherwise.

Thank you for your consideration. We look forward to meeting with you.

Sincerely



Todd Cusick  
Manager, Westlake Land, LLC



Westlake Land, LLC  
515 Sheffield Drive  
Provo, UT 84604

July 19, 2016

Ms. Hannah M. Turpen  
Planner, Park City Planning Department  
445 Marsac Avenue  
Park City, UT 84060  
(via hand delivery)

Re: Physical Conditions Report, Internal Demolition – 227 Main Street (Star Hotel)

Dear Ms. Turpen:

In our last Pre-Application meeting on April 12, 2016, regarding the above noted subject it was suggested that we obtain an internal demolition permit and explore, from the inside, whether the architectural features of the Star Hotel from the historically significant period can be found. This was done in June and July. Our research has found the following:

1. In July of 1976, William and Carol Rixey, then owners of the Star Hotel, removed the façade and replaced it with Mr. William Rixey's version of a façade that is similar to the historical façade but different. Today's façade is a 1976 creation.
2. Park City Municipal Corporation ("PCMC") permitted the above noted construction. It was inspected by Wayne Matthews of PCMC. It is our understanding Mr. Matthews was then the City Manager of Park PCMC.
3. The only architectural feature visible and measurable today, possibly from the historically significant period, is the chimney on the south side of the structure. We attempted to obtain access to the two rock panels on the front of the structure seen in pre-1975 photos but found they cannot not be safely accessed from the inside.
4. The Historic Site Form – Utah State Historic Preservation Office states (Section 4, paragraph 3): In reference to the 1976 renovation, "the accents and craftsmanship of the original were lost, and the alteration detracts from the historical integrity of the building." This we agree with. The Site Form also states: "the historic façade was covered over in the non-historic 1976 alteration." This is not wholly correct. You will see that the Rixey Affidavit, the Rixey family photos from 1976, and the internal demolition indicate that the historic façade was removed and not simply covered. On July 18, 2016, in phone conversation with Mr. Ewanowski, author of the Historic Site Form, he confirmed that the use of the word "covered" is an assumption as he did not have the benefit of the eye witness accounts, photographs from 1976, or access to the interior of the building. Mr. Ewanowski also suggested that the use of the word "covered" may simply be a "left-over" from a prior description but he was unsure. Alternatively, the prior descriptions of the Star Hotel may have been using the word "covered" in relation to the home of "Joe Grover, Chinese entrepreneur" (see April 1982 PCMC worksheet - below) which was

indeed covered by the post-1930's façade which was removed and replaced by the 1976 façade.

5. The April of 1982 PCMC document entitled "PARK CITY WORKSHEET FOR POST-1930 STRUCTURE" in the question of "SIGNIFIGANCE OF SITE TO DISTRICT" (meaning Historic District) correctly marks the Star Hotel as "Non-Contributory" noting that the façade has been "changed again" and "treated as new" as of April of 1982.

Enclosed you will find these supporting items:

- Affidavit by Bill Rixey, son of William and Carol Rixey who has first-hand knowledge of this construction activity and participated therein.
- Photographic evidence in Mrs. Rixey's handwriting documenting the contractor, electrician, and the fact that Park City Municipal permitted this construction in July of 1976 and that it was inspected and approved by the PCMC (Mr. Wayne Matthews).
- Photographic evidence that the existing door and window openings and other architectural features do not match the historic photograph and that these features cannot be measured, templated, or recreated simply because they no longer exist.
- Photographic evidence that the northern most rock panel, the one visible today, comes from after 1976.
- Rixey family photos from 1976 and 1977.
- Contractor report from internal demolition of June and July 2016.
- Epic Engineering Report, Adam Huff P.E., dated January 23, 2014, recommending complete demolition
- JZW Laser Scan, Peter Meuzelaar, May 2016
- Historic Site Form – Utah State Historic Preservation Office, January 2015
- Photo: Park City Historical Society, Star Hotel – Treasure Mountain Inn
- Park City Survey Worksheet for Post 1930's Structure dated February 1982 and April 1982
- October 2, 2015, NOTICE from PCMC to Westlake Land ordering demolition of the structure

In short, we have concluded the following regarding the façade of the Star Hotel:

1. It is a creation of Mr. William Rixey and was built in July of 1976.
2. Park City Municipal Code Title 15-11-10(A), CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITE INVENTORY, list three categories in order of significance: (1) Landmark Site, (2) Significant Site, and (3) Contributory Site. In April of 1982 the Star Hotel was accurately described as "non-contributory" to the significance of the historic district.
3. The Historic Site Form dated January 2015, accurately notes that the accents and craftsmanship of the original structure were lost.
4. When the initial 1983 historical preservation ordinance was passed the Star Hotel façade was 7 years old.

Attached you will find a grid-by-grid report detailing our findings along with photographs and above noted documentation. We have also conducted a laser scan of the outside of the existing structure performed by JZW Architecture and have included a PDF version of that scan.

We propose the following:

- 1) Demolition: During demolition we will consider salvaging what brick can be reasonably salvaged from the chimney and include the chimney in any plans for a replacement building while using as much original brick as possible. To be authentic it should be noted that we do not know that this chimney dates back to the historic period.
- 2) 227 Main should be removed from the Historic Sites Inventory because: (a) It is not 50 years old, (b) It has not retained its Historic Integrity and/or Historical Form, and (c), it is not significant in local, regional or national history, architecture, engineering, or culture. The lone exception to this is what possibly remains of the chimney which according to the Rixey Affidavit is “substantially” the same chimney as it was in 1975. This can possibly be “reconstructed” using the dimensions on the laser scan noting that it is not known whether this chimney dates to the historically significant period.
- 3) The architectural theme of the new building should be Victorian in order to blend into the Imperial and recently completed 205 project. This is consistent with what existed in the 1920’s which was a “Victorian Style... dwelling” according to the current Historic Site Form dated January 2015 (Section 4, paragraph 2).
- 4) A plat amendment to remove the interior lot line.
- 5) New Construction: We propose to utilize all existing space on this “zero-lot-line” property but keeping a light-and-air space between the Imperial and the new structure consistent with the space between the Imperial and the 205 Project. The space on the north, west, and vertically we propose to fully utilize.

In conclusion, it is our position that chimney is the only architectural feature that can possibly be recovered with any reasonable level of authenticity noting that it may not date back to the historically significant period. We propose that a new structure be consistent with the historically significant period’s architectural style as defined by the January 2015 Historic Site Form, i.e. Victorian. We propose that the 1976 non-historic structure should be removed for public safety, aesthetic, and historic authenticity reasons.

We appreciate your consideration.

Sincerely,

Todd Cusick  
Manager

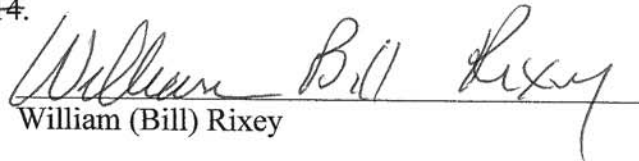


building, can be seen. We repaired this chimney over time but I believe it is substantially the same chimney.

11. In Exhibit 2 and Exhibit 3 you will see two rock panels. One panel is between what was the two garage doors that faced Main Street and the other is triangular in shape and is south of the furthest south former garage door. These existed at the time my family purchased the building and are now covered by stucco placed over them in 1976. I believe there are no other architectural features on the front of the building from before the time of my family's purchase in 1975 hidden beneath today's façade.

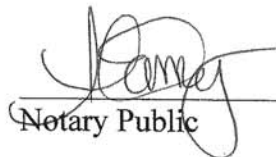
Further affiant sayeth naught.

DATED this 7<sup>th</sup> day of ~~June~~ <sup>July 2014</sup> 2014.

  
William (Bill) Rixey

Subscribed and sworn to before me this 7<sup>th</sup> day of July, 2016.



  
Notary Public

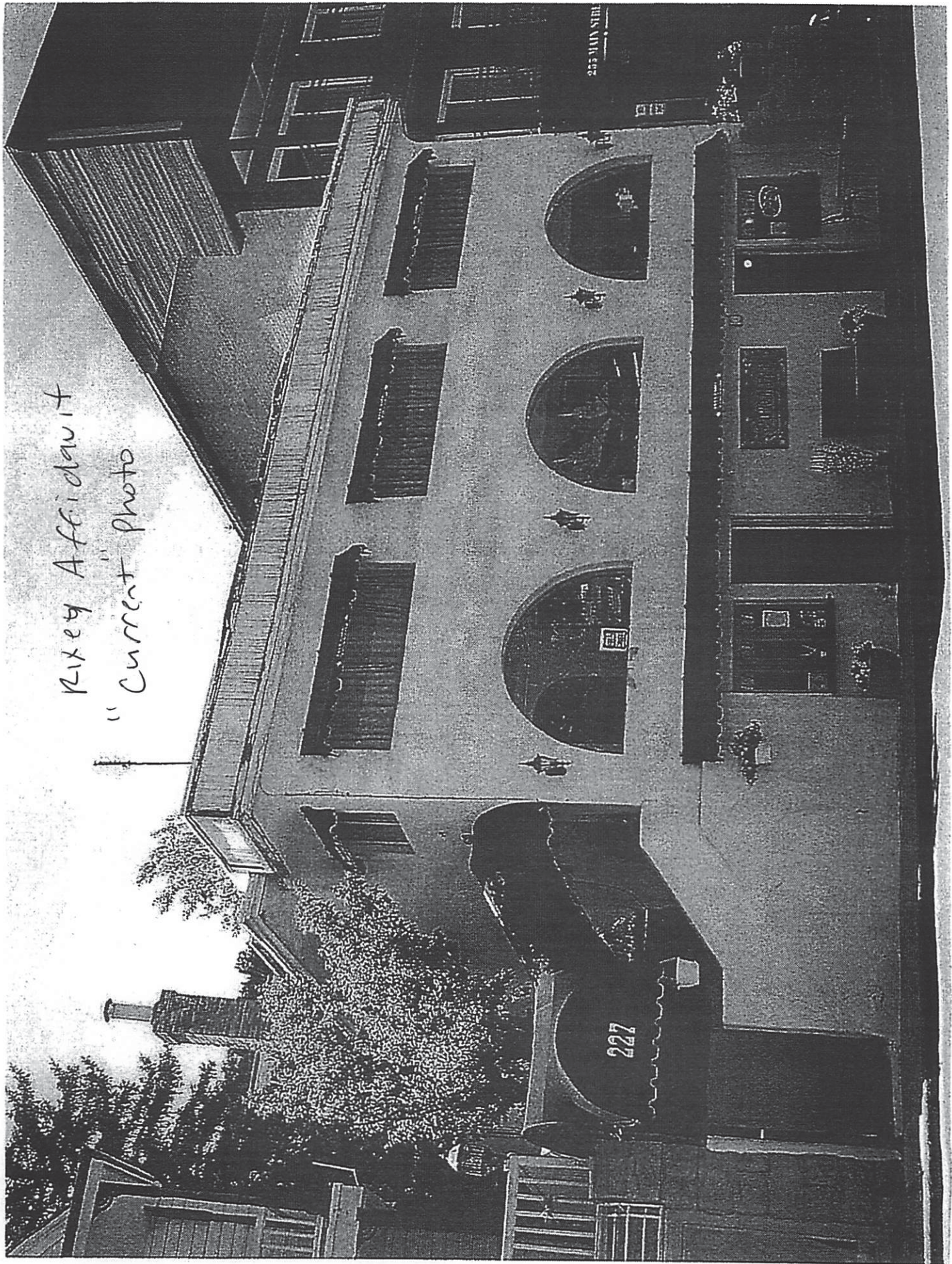
Exhibits 1, 2, and 3

Riley Affidavit Exhibit 1



Rixey  
Affidavit  
Exhibit  
2





Rixey Affidavit  
"Current" Photo



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



**“Non-Contributory” - April 1982**

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  
 Page 65

HISTORIC SITE FORM
UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: Huy Residence-Star Hotel

Address: 227 Main Street

City, County: Park City, Summit, Utah

Current Owner Name: Westlake Land LLC

Current Owner Address: 515 Sheffield Drive
Provo, UT 84604

Twnshp Range Section:

UTM:

USGS Map Name & Date: Park City East

Quad/2011

Tax Number: PC-194

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

2 STATUS/USE

Property Category

- x building(s)
structure
site
object

Evaluation

- x eligible/contributing
ineligible/non-contributing
out-of-period

Use

- Original Use: single dwelling
Current Use: specialty store

3 DOCUMENTATION

Photos: Dates

- x digital: Oct. 2013 (2)
x prints: 1970s, 1995, 2006, 1948
x historic: c. 1930, early 1900s

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

- x abstract of title
tax card & photo
building permit
sewer permit
x Sanborn Maps
obituary index
city directories/gazetteers
x census records
biographical encyclopedias
x newspapers
x city/county histories
personal interviews
USHS History Research Center
x USHS Preservation Files
USHS Architects File
LDS Family History Library
x local library: Park City Museum
university library(ies):

Drawings and Plans

- measured floor plans
site sketch map
Historic American Bldg. Survey
original plans available at:
other:

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.

Researcher/Organization: John Ewanowski, CRSA Architecture

Date: January 2015

#### 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/<br>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<br>Architecture | <input type="checkbox"/> Science                  |
| <input type="checkbox"/> Art                                 | <input type="checkbox"/> Entertainment/<br>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/<br>Settlement   | <input type="checkbox"/> Maritime History          | <input checked="" type="checkbox"/> Other: Mining |
| <input type="checkbox"/> Community Planning<br>& 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.<sup>1</sup> 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.

<sup>1</sup> “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.

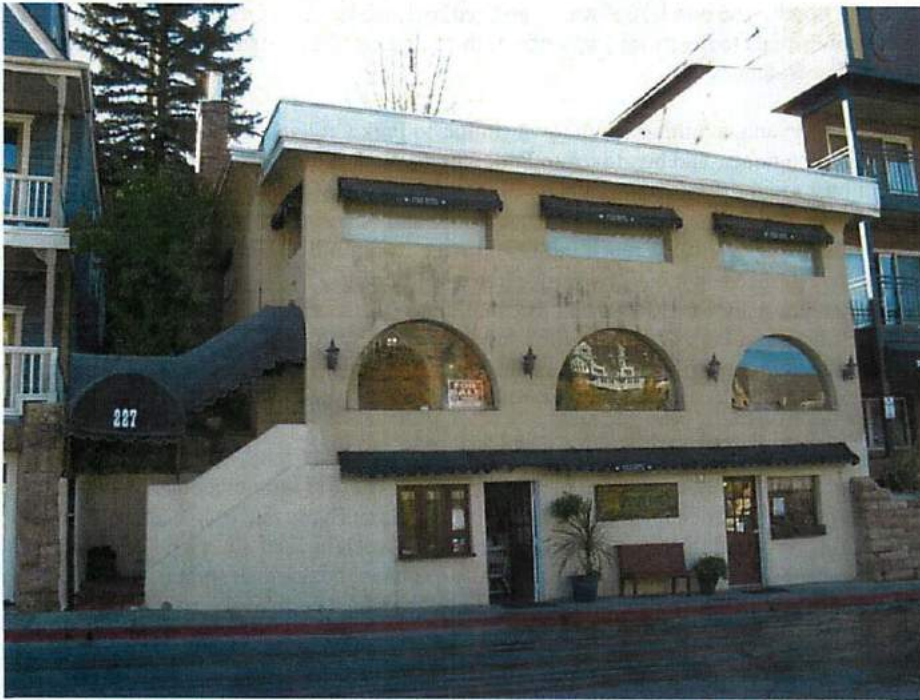
The Huys moved to Utah from Virginia City, Nevada, a mining boom town similar to Park City and the location of the prolific Comstock Lode of silver. John was an engineer, and he moved to Park City to work in that capacity for the Ontario Mining Company after Virginia City went bust around 1880. The couple 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, Park City, Summit County, Utah

Historic Site Form—continuation sheet



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]

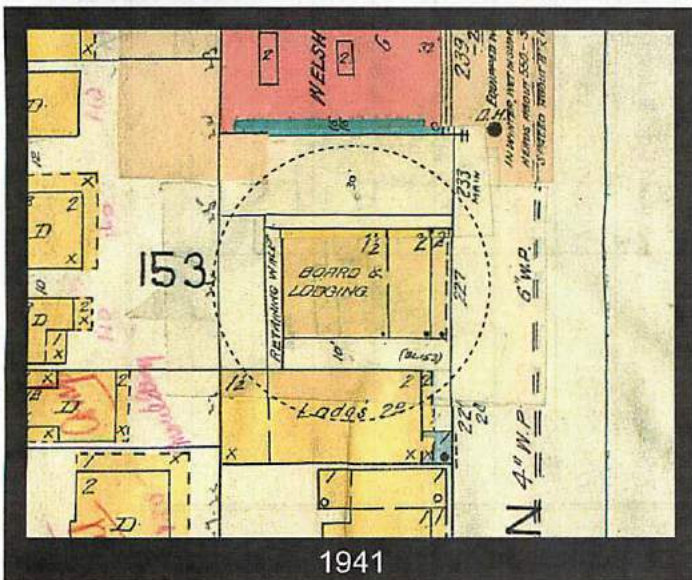
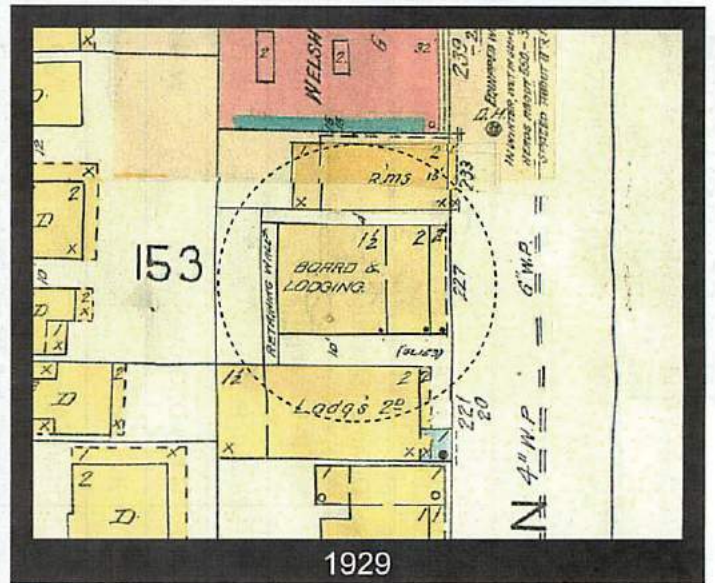
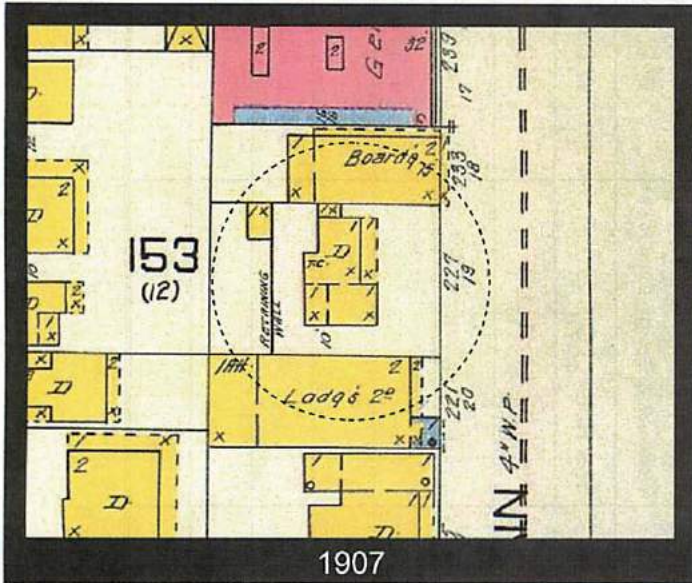
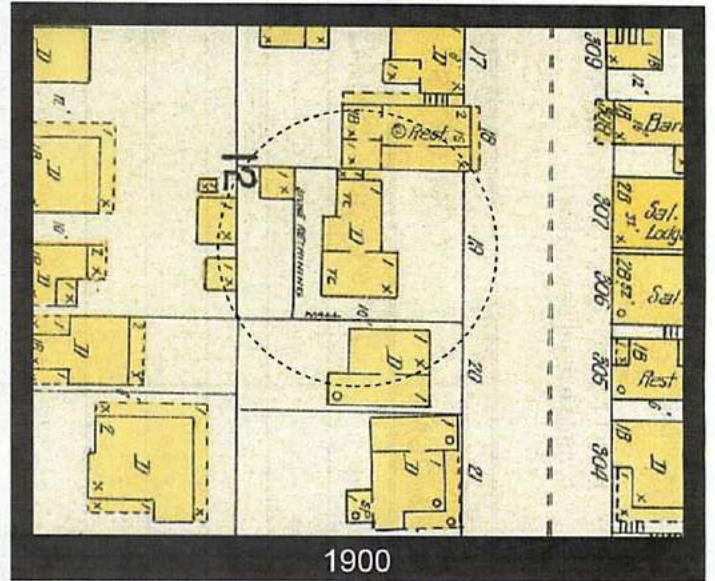
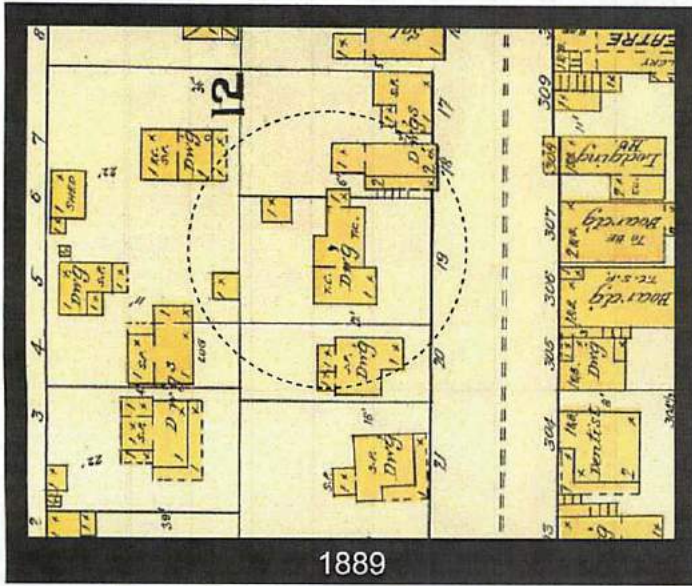
Address: 227 Main Street  
 City: Park City, UT  
 Current Owner: Westlake Land LLC  
 Address: (see historic site form for address)

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





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

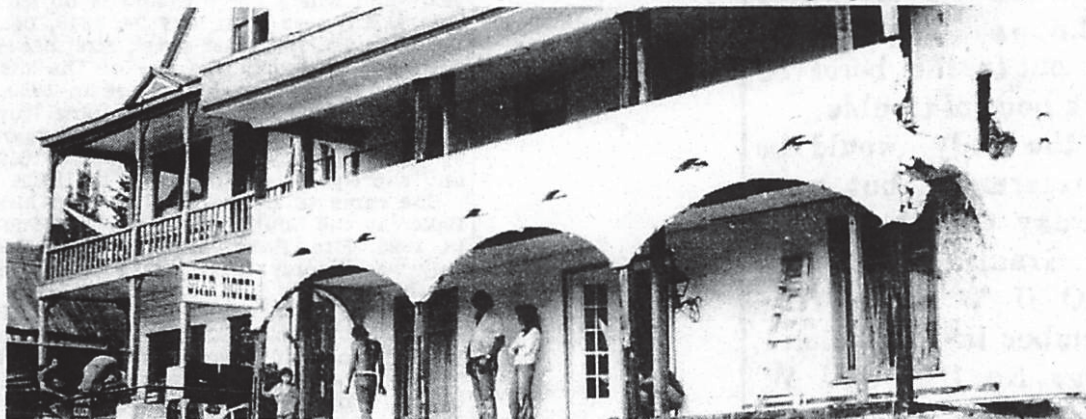
older buildings will probably act as a catalyst in stimulating new building.

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.

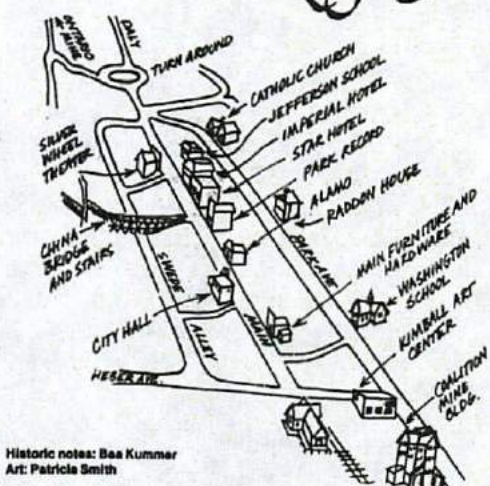
All of these people are to be congratulated for their efforts towards making Park City a better and more prosperous community.



Star Hotel

*Park Record*, 11/11/1976

# historic walking tour



Historic notes: Baa Kummer  
Art: Patricia Smith



**CITY HALL**  
City Hall, built in 1908, was all but destroyed by the flood of 1935 and was rebuilt. It was the first building in Park City to have a fire alarm system. It was the first building in Park City to have a fire alarm system. It was the first building in Park City to have a fire alarm system.



**MAIN FURNITURE AND HARDWARE**  
This was one of the I.O.O.F. Hall stores where they had every building right. It was one of the first buildings in Park City to have a fire alarm system.



**WASHINGTON SCHOOL**  
This building was built in 1888 and by 1937 there were 200 students. The District, Catholic, Washington, Lincoln and Jefferson were very close friends and there still is some connection with the former school was built in 1888. Many plans have been made but not for building has been done.



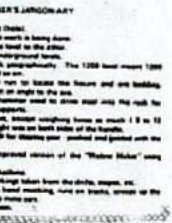
**KIMBALL ART CENTER**  
Originally known as the Kimball Hotel, it was one of the first buildings in Park City to have a fire alarm system.



**UNION PACIFIC DEPOT**  
The Union Pacific Depot was built in 1882 and was one of the first buildings in Park City to have a fire alarm system.



**COALITION BUILDING**  
Built in the early 1880s, the Coalition Building was one of the first buildings in Park City to have a fire alarm system.



**MINER'S LIVERY**  
Built in the early 1880s, the Miner's Livery was one of the first buildings in Park City to have a fire alarm system.



**CATHOLIC CHURCH**  
Though several churches are still in Park City, this is the oldest Catholic Church in Utah. Built in 1882, the church was destroyed by fire in 1935 and was rebuilt in 1937.



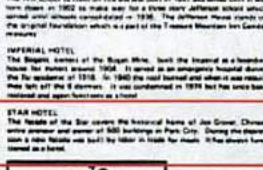
**THE RADDON HOUSE**  
The house was built for the Raddon family of the Park City. It was one of the first buildings in Park City to have a fire alarm system.



**CHINA BRIDGE**  
Park City had its own bridge for the first time when it was built in 1882. It was one of the first buildings in Park City to have a fire alarm system.



**THE PARK RECORD**  
The Park Record was built in 1882 and was one of the first buildings in Park City to have a fire alarm system.



**JEFFERSON SCHOOL**  
The first school to be built in Park City was in 1882 and was one of the first buildings in Park City to have a fire alarm system.



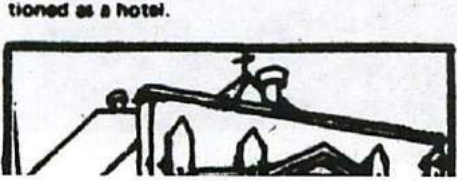
**IMPERIAL HOTEL**  
The biggest center of the Big Hole, built the Imperial as a boarding house for miners around 1882. It was one of the first buildings in Park City to have a fire alarm system.



**SILVER WHEEL THEATRE**  
The Silver Wheel Theatre was built in 1882 and was one of the first buildings in Park City to have a fire alarm system.



**THE ALAMO**  
The Spanish Victorian building behind a small courtyard, built about 1882. It was one of the first buildings in Park City to have a fire alarm system.

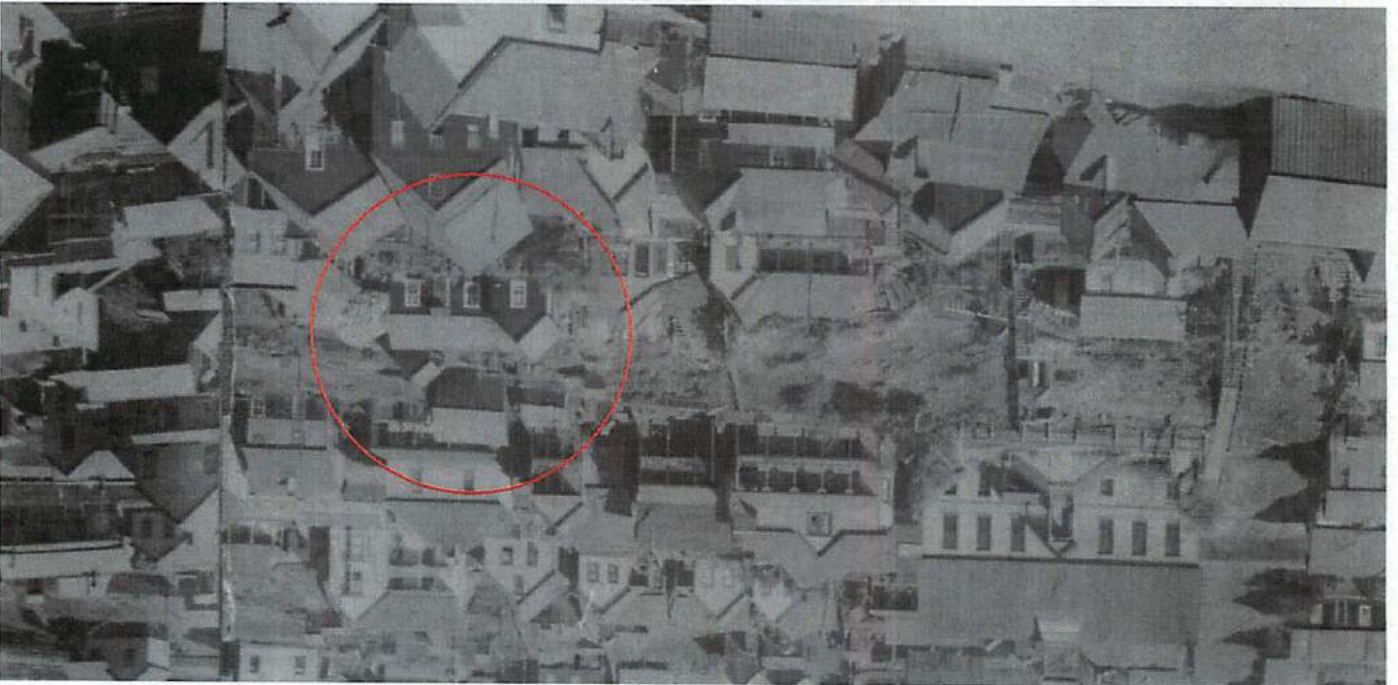


**SILVER**

early 1900s (Park City Historical Society & Museum)



1890s (Park City Historical Society & Museum)



*Intensive Level Survey—Biographical and Historical Research Materials*

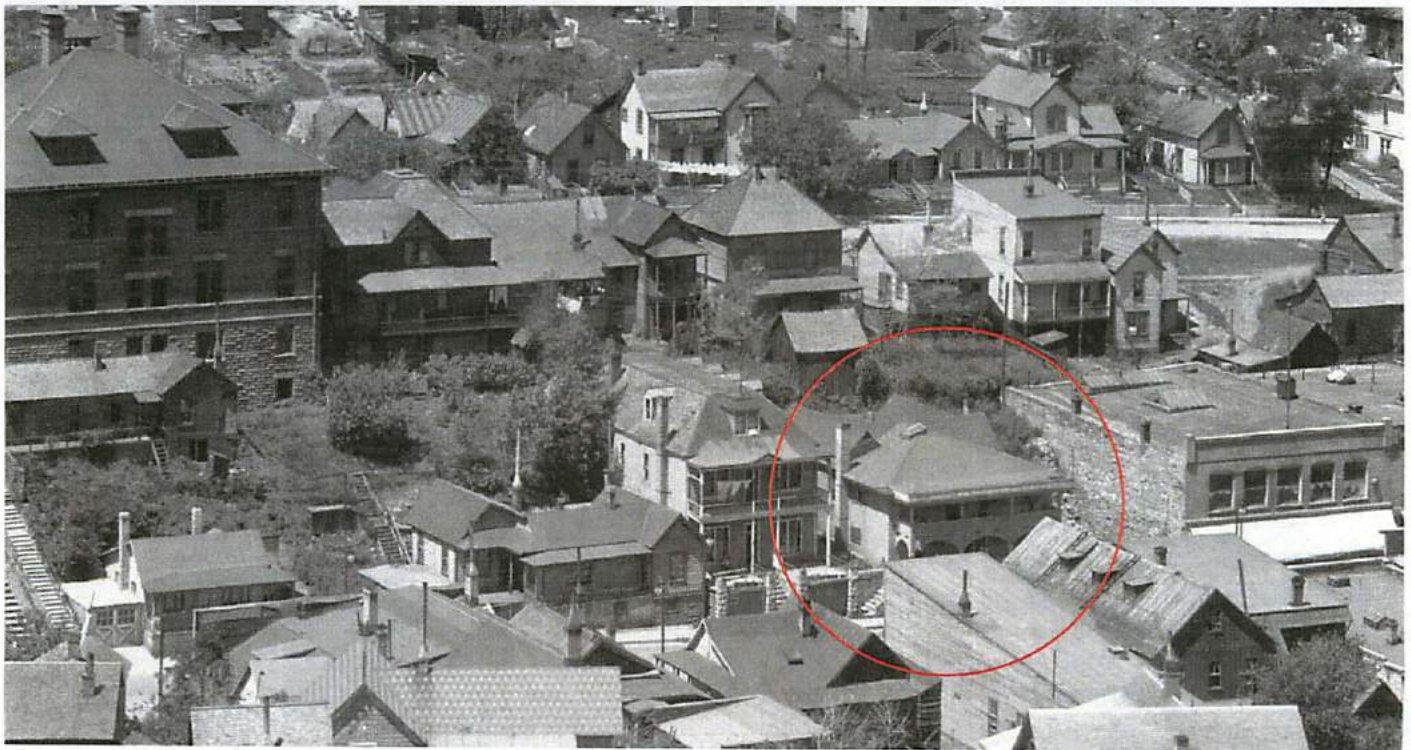
*227 Main Street, Park City, Summit County, Utah*

227 Main Street, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Sarah Huy and son, 1914 (ancestry.com)



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

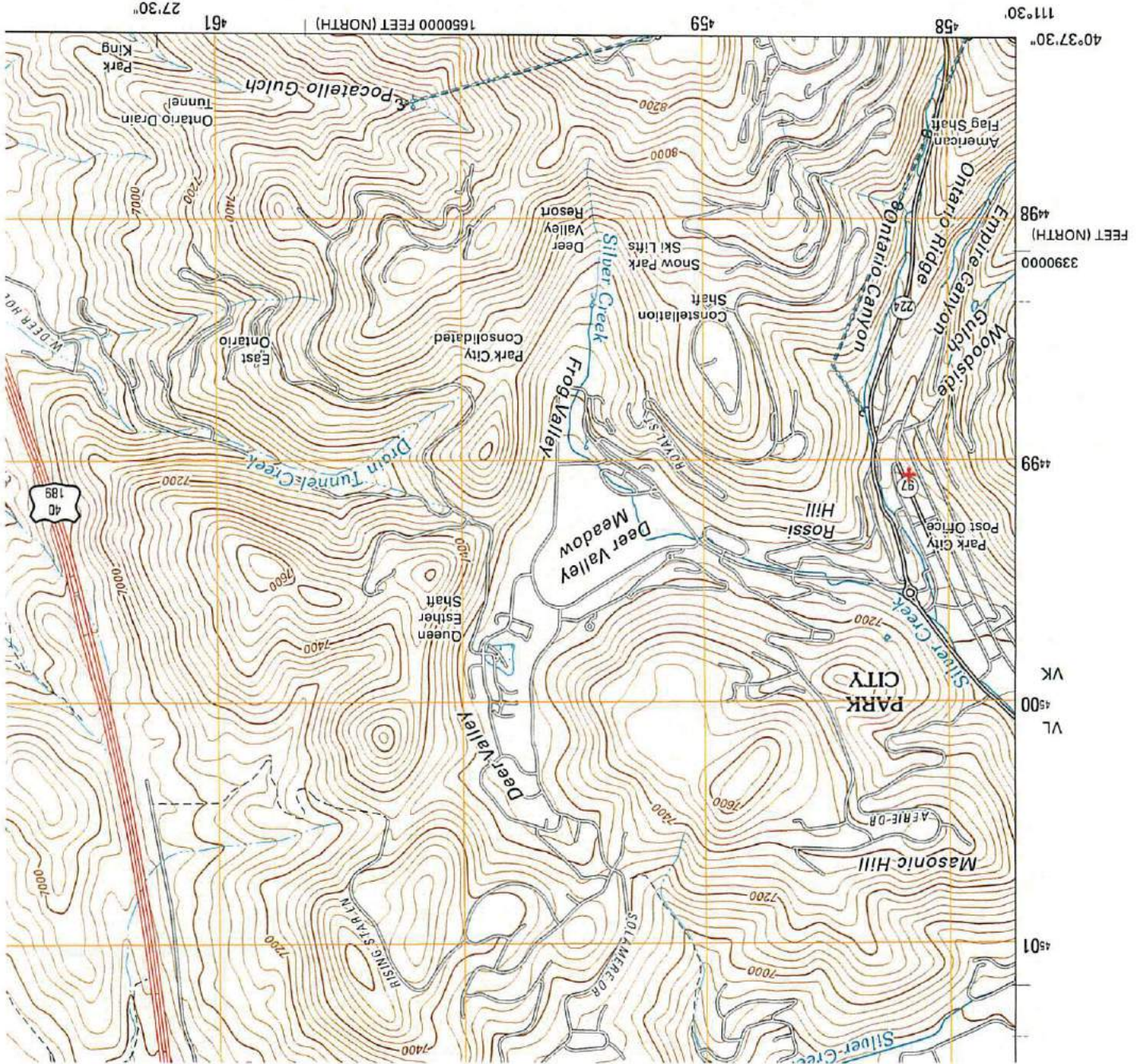
227 Main Street, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



1970s

227 Main Street, Park City, Summit County, Utah  
Intensive Level Survey—USGS Map



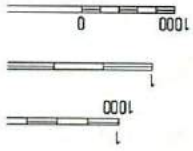
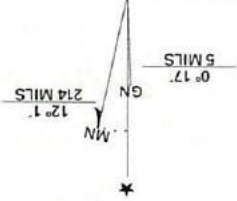
Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83). Projection and  
World Geodetic System of 1984 (WGS84). Zone 12T  
1 000-meter grid: Universal Transverse Mercator, Zone 12T  
10 000-foot ticks: Utah Coordinate System of 1983  
(north and central zones)

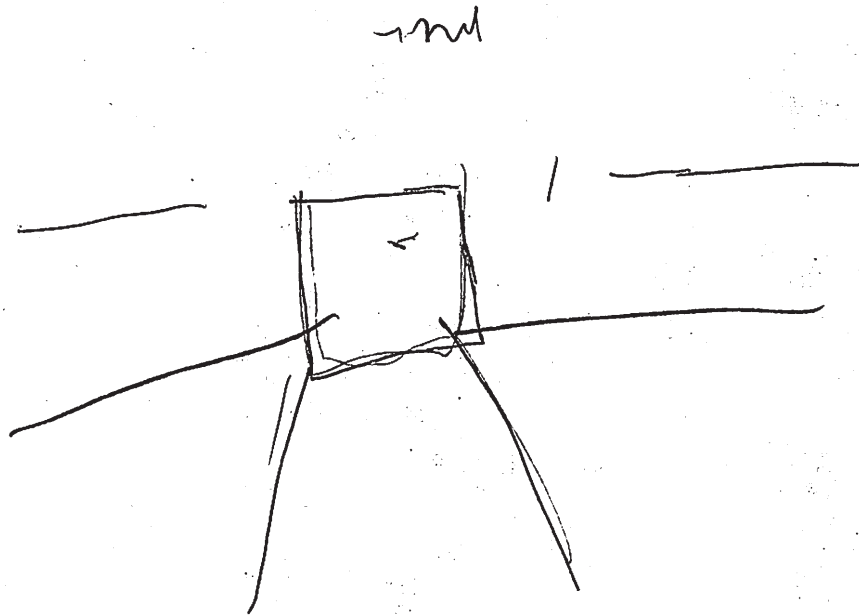
Imagery: NAIIP, July 2009 - August 2009  
Roads: Names, 2009  
Names: GNIS, 2009  
Hydrography: National Hydrography Dataset, 2009  
Contours: National Elevation Dataset, 2008

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

U.S. National Grid	100,000-m Square ID	VL	00
Grid Zone Designation		VK	00
		12T	

UTM GRID AND 2011 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET







**NOTICE AND ORDER TO REPAIR**

**TO:** West Lake Land, LLC, a Utah limited liability company  
515 Sheffield Drive, Provo Utah, 84604

**FROM:** Chad Root, Building Official, Park City Municipal Corporation  
PO Box 1480, 445 Marsac Ave, Park City, UT 84060

**SUBJECT PROPERTY:**

Street address; 227 Main Street Pak City Utah, 84060

**Legal Description:** LOT 7 and 8, Block 12, PARK CITY AMENDED, according to the official plat thereof, on file and of record in the office of summit county recorder, Summit County, Utah. PC-194

**Description of Violation:** The building has been determined to be unsafe for human occupancy and is a health, life and safety concern for public safety

Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1.

**1997 Uniform Code for the Abatement of Dangerous buildings**

Chapter 302 section (s)

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

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





HISTORIC PRESERVATION BOARD

Minutes of the Historic Preservation Board Meeting

November 2, 2016

11:00 AM

Present: [Illegible names]

Absent: [Illegible names]

Roll Call: [Illegible names]

Approval of Minutes: [Illegible text]

Public Comment: [Illegible text]

Board Business: [Illegible text]

Adjourn: [Illegible text]

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

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

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

**( X ) REPAIR:**

- (a) All required building permits shall be secured to repair the items listed in Paragraph 1, and work shall commence, within thirty (30) calendar days of the date of this order.
- (b) All repairs in Paragraph 1 shall be completed within the time requirements set forth by the building department permit requirements
- (c) All repairs shall be approved by the Park City Planning department under **historic renovations and repairs**. Approvals to be submitted to the building department in writing for final approval

**( X ) VACATE:**

- (a) The building/structure shall be required to be vacated within thirty (30) calendar days from the date of this order.

**( X ) DEMOLISH:**

- (a) The building/structure shall be vacated within thirty (30) calendar days from the date of this order.
- (b) All required building permits for a demolition of the structure shall be secured therefor within thirty (30) calendar days from the date of this order.
- (c) Demolition shall be determined by the Park City Planning department under **historic preservation** requirements. A written plan of historic preservation shall be submitted to the building department within thirty (30) calendar days from the date of this order.

- 3. If any required repair or demolition work for which vacation is not necessary, is not commenced within the time specified, the building official:

- (a) Will order the building vacated and posted to prevent further occupancy until the work is completed, and;
  - (b) May proceed to cause the work to be done and charge the costs thereof against the property or its owner.
4. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor.
5. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings. Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

Building Department  
Park City Municipal Corporation  
445 Marsac Avenue  
P.O. Box 1480  
Park City, UT 84060

6. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.


One copy thereof has been served on each of the following, if known to the building official or disclosed from official public records:


- (a) The holder of any mortgage or deed of trust or other lien or encumbrance of record;
- (b) The owner or holder of any lease of record; and
- (c) The holder of any other estate or legal interest of record in or to the building or the land on which it is located.

Service of this notice and order has been made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested. Service by certified mail shall be effective on the date of mailing.

7. If compliance is not had with this order within the time specified above and no appeal has been properly and timely filed, thereof undersigned Building Official shall file in the Summit County recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified.

Dated this 02, day of October, 2015.

  
Richard Novasio, Senior Building Inspector


  
Chad Root, Park City, Chief Building Official

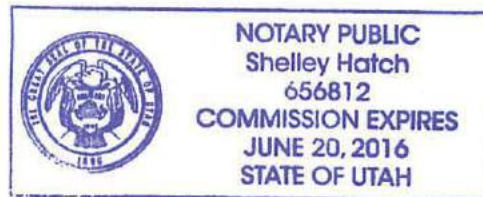
STATE OF Utah  
COUNTY OF Summit

Subscribed and sworn to me this 5 day of Oct 2015, in the County of Summit, State of Utah.

My Commission Expires: June 20, 2016

Residing at: 140 Matternhorn Dr, Park City, Utah 84098

  
NOTARY PUBLIC





**Star Hotel**  
227 Main Street  
Park City, UT 84060

**Section 1**

This section is in reference to the water damage, decay and dilapidation of the structure. Under the provisions of the 1997 Uniform Code for the abatement of dangerous or Dangerous Buildings,

Section 302 (8). Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal movement or instability of any portion of the ground necessary for the purpose of supporting such buildings; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

Refer to photographs for structural concerns. The structure has no stable foundation. Photographs were taken in the back storage area of the deli .



**Photo 1** The structure has no concrete or stable foundation. The foundation consists of rubble, dirt and lose stone matter.



**Photo 2** Decay of the rubble foundation due to water infiltration



**Photo 3** The red arrows show improperly installed shims are blocking to level the floor above. Not permitted on dirt . The yellow arrow shows the removal of floor joist, this is consistent throughout the floor area



**Photo 4** The red circle shows movement of the rubble foundation and decay of the floor joist members resting directly on top of the rubble. The red arrow shows decay of water lines used to heat the structure



**Photo 5** A sump was installed to remove water from the area but was not properly maintained and currently is not in working condition



**Photo 6** A drainage system was improperly installed and permitted to drain directly on top of the dirt floor causing decay, mold and erosion



**Photo 7** The floor joist of the structure are resting directly on top of dirt and rubble. Not permitted under building codes



**Photo 8** Wood backing being used to prevent rubble from filling the storage area. Backing is failing and decayed. Serious mold and water concerns



**Photo 9** Back side of photo 8



**Photo 10** Example of missing foundation under support member. Connection to support from attic 3rd floor

**Section 2**

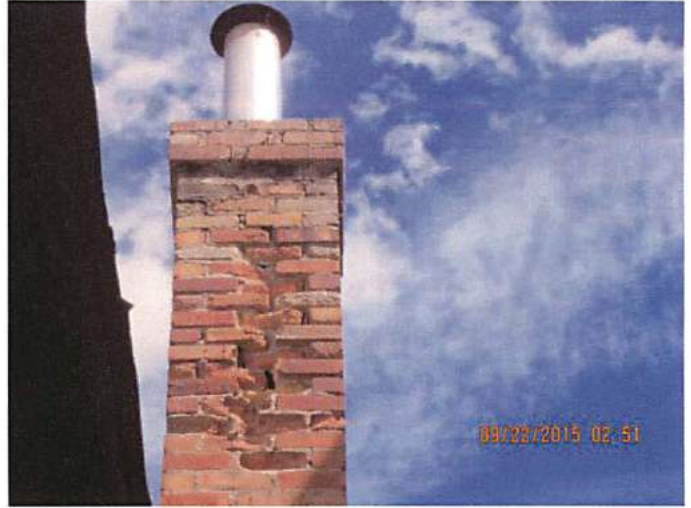
This section is in reference to the structural stability of the chimney attached to the building.

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (5) Whenever any portion or member or appurtenance thereof is likely to fail, or become detached or dislodged , or collapse and thereby injure persons or damage property



**Photo 1** The chimney shows signs of decay and instability. To be removed or evaluated by a structural engineer



**Photo 2** Structural brick has decayed or is deteriorated in such a way is may fail



### Section 3

This section is in reference to the stability and structural components of the building.

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (7) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction

Refer to the photographs for concerns with structural stability. The order of photographs are from the attic to rubble foundation.

There was a third floor addition added to the building in the late 1970's. Several construction methods are being questioned. It is advised a structural engineer evaluate the entire building for structural stability.



**Photo 1** The structural members supporting the roof are not properly installed and are not plumb. Excessive load could cause the members to fail



**Photo 2** Support members for roof are not adequate for the purpose being served. Engineer to justify



**Photo 3** Damaged, decayed or improperly installed structural members



**Photo 4** Structural members not properly supported



**Photo 5** Support member not properly fastened



**Photo 6** Support members not fastened and are not perpendicular to the load they serve



**Photo 7** Roof has been repaired, support members not properly installed. Engineer to evaluate and justify



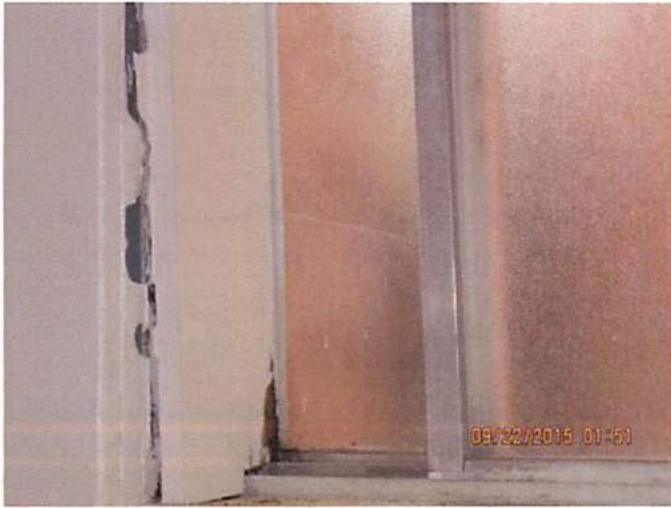
**Photo 8** Note structural beam. Refer to photo 9



**Photo 9** The third level of the structure was added in the 1970's. The addition will need to be evaluated by a structural engineer. The support beam in this photo is missing a point load.



**Photo 10** Water damage second floor. Settling cracks noted. Structural engineer to justify



**Photo 11** Noted settling around the bathroom window on the second floor. Consistent with improperly installed support beam on third floor.



**Photo 12** Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation



**Photo 13** Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation



**Photo 14** Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation



**Photo 15** Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation



**Photo 16** Use of heavy texture was noted on recent repairs. Possibly being used to hide structural separation. Noted cracking and voids behind texture



**Photo 17** Several windows on the second floor have separated and have been nailed shut. This is consistent with cracked and warped walls due to structural stability of the building



**Photo 18** Several shims have been used to level the building. These shims have not been properly installed



**Photo 19** Several shims and braces have been used to level the building. These shims and braces have not been properly installed



**Photo 20** Floor joist are bearing directly on top of soils. This is not permitted by code



**Photo 21** Floor joist are bearing directly on top of soils. This is not permitted by code



**Photo 22** Floor joist bearing directly on dirt. Shims and bracing added for support. Improperly installed



**Photo 23** The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



**Photo 24** The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



**Photo 25** The red circle shows a direct load at the end of a cut off floor joist. The blocking is bearing directly on soils. The yellow arrow shows the removal of a floor joist. The area above is the dining room



**Photo 26** The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



**Photo 27** Over notching of floor joist. Area above, dining room



**Photo 28** Rail road rails being used as shims for floor above. This area would be Approximately 18 feet into front entry main level.

#### Section 4

This section refers to health, life and safety concerns with the building

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (16) Whenever any building or structure, because of obsolescence, dilapidated conditions, deterioration, damage, inadequate exits, lack of sufficient fire-resistant construction, faulty electrical wiring, gas connections or heat apparatus, or other cause, is determined by the fire marshal to be a fire hazard .



**Photo 1** Gas lines that have terminated in hidden rooms that are not properly secured. This room is located in the deli in the front area between entry doors



**Photo 2** Gas meter is located in a hidden room with possible improper connections to the building. The room is located in the front of the deli between the entry doors



**Photo 3** There are numerous pipes consisting of potable water, heating water lines and gas lines that are in direct contact with soils and not properly secured. Decay and deterioration of piping is noted throughout the underground area



**Photo 4** Unsecured gas lines, unknown valves that are not properly maintained or marked



**Photo 5** Unknown valves that are not properly maintained, marked or accessible



**Photo 6** Water lines used for the heating of the building are damaged by decay and deterioration. Erosion and sloughing of the rubble foundation. Severe stability concerns for the structure



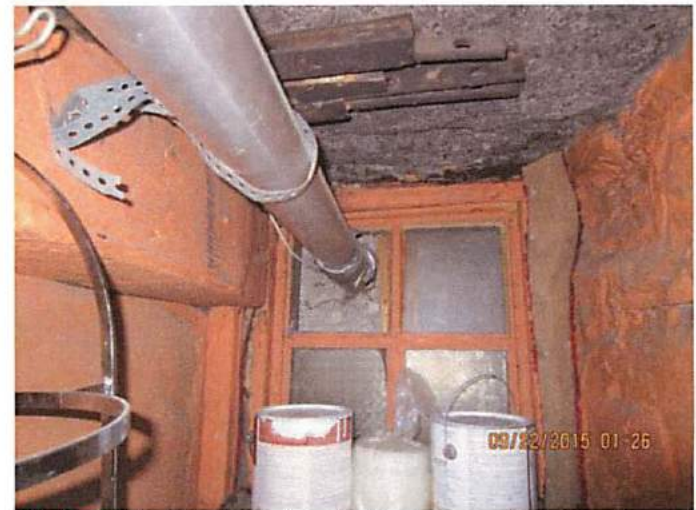
**Photo 7** A water/trash pump is located directly below photo 6, the pump is not in working condition



**Photo 8** Improperly installed plumbing repairs. Ends not properly capped. Copper to galvanized requires a brass coupler



**Photo 9** Gas line shows decay and deterioration needs to be shut off ASAP



**Photo 10** Vent line for hot water heater exceeds the maximum length. Possible carbon dioxide (CO<sub>2</sub>) concerns. Located in deli



**Photo 11** The building is being heated by a 1930's era boiler that has been converted from coal/wood to natural gas. The boiler has no current state boiler inspection tags and required by state law to be inspected annually. It is advised the state boiler be notified for a immediate safety check on the boiler. The gas line that feeds the boiler is unsafe and should be terminated .



**Photo 12** Example of the radiator heating system that uses the boiler to heat the building



**Photo 13** Example of the radiator heating system that uses the boiler to heat the building





**Photo 14** Knob and tube electrical is located throughout the building. Knob and tube type wiring is classified as a possible health, life and safety concern if not properly maintained. It is common practice and a requirement of the electrical code to remove knob and tube wiring if any portion of the building is upgraded with newer electrical wiring. The building shows numerous upgrades in wiring and electrical upgrades, such as electrical panels, breakers, outlets and lighting. The knob and tube may not be able to support the current electrical upgrades in a safe manner and may be a fire concern. An electrical engineer needs to evaluate the electrical for the entire building before the electricity is turned on.



**Photo 15** Knob and tube wiring located throughout the attic area



**Photo 16** Knob and tube wiring located throughout the attic area



**Photo 17** Knob and tube wiring located throughout the attic area



**Photo 18** General inspections noted that the knob and tube is most likely active



**Photo 18** Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic



**Photo 19** Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic



**Photo 20** Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic



**Photo 21** Outlets located under windows that are damaged. Moisture and decay surrounds the electrical outlet



**Photo 22** Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



**Photo 23** Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



**Photo 24** Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



**Photo 25** Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



**Photo 26** Tape being used to cove water damage next to electrical outlet that feeds light



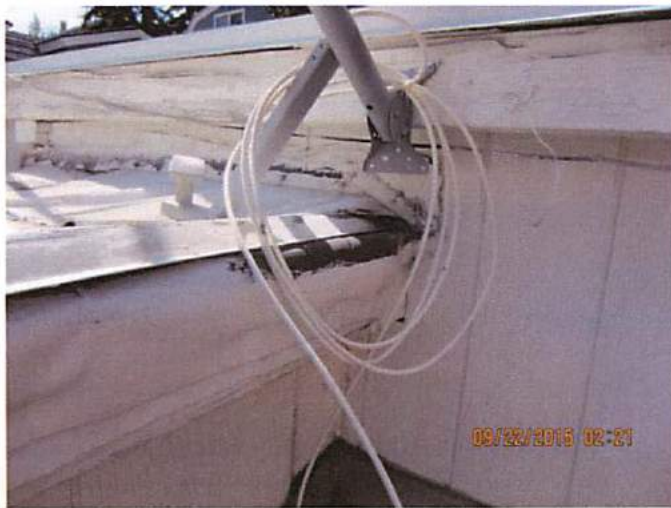
**Photo 27** Water damage and structural concern behind wall



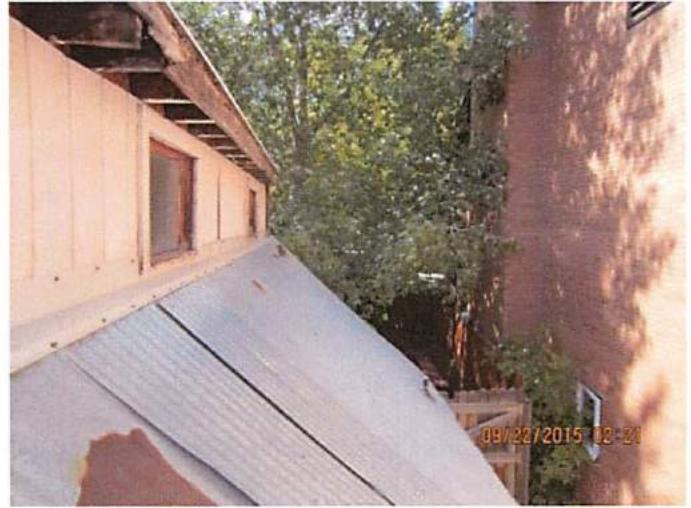
**Photo 28** Roof leaks being repaired with a product that is not designed for such use



**Photo 29** Roof appears to have been recently repaired but some areas are damaged and show signs of possible water infiltration



**Photo 30** Possible location of water infiltration



**Photo 31** Roof shows sign of decay and rot damage, soffit and fascia are missing, possible location of water infiltration



**Photo 32** Roof shows sign of decay and rot damage, soffit and fascia are missing, possible location of water infiltration



**Photo 33** Structural concerns possibly related to the drainage from the roof



**Photo 34** The "above and "below" photos represent the continuation of a structural crack that is consistent with a rubble and dirt foundation. Structural deviations are difficult to see on wood framed construction. At least 30 of the building is wood framed





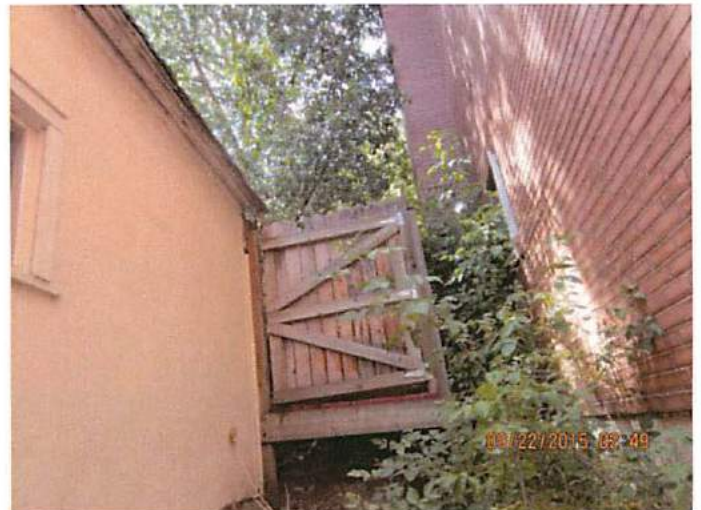
**Photo 35** Egress from the back of the dwelling serving 50% of 8 units or 22 occupants cannot be used. Gates are locked to prevent escape and no safe access to the front of the building is provided. Limited egress, direct violation of the fire code for egress requirements for type R-3 buildings and occupant load



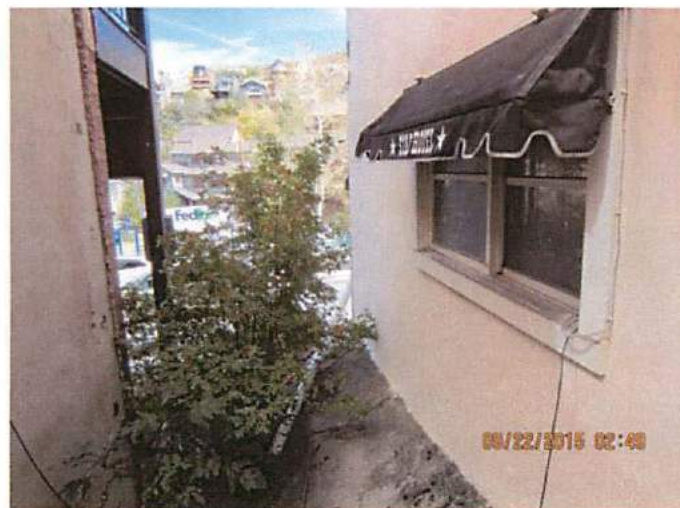
**Photo 36** Egress path rear of building. No access to safe location



**Photo 37** Egress path rear of building. No access to safe location



**Photo 38** Side view of non-usable egress from rear of building



**Photo 39** Front view of photo 38, end of trail is a 8 foot drop to side walk



**Photo 40** Egress path from other side of building. No safe access to main street

January 23, 2014

Westlake Land, LLC  
Attn: Todd Cusick  
515 Sheffield Drive  
Provo, UT 84604

**Corporate Headquarters**  
50 East 100 South  
Heber City, UT 84032  
ph: 435-654-6600  
fax: 435-654-6622

**Salt Lake Office**  
3341 South 4000 West  
Suite D  
West Valley City, UT  
84120  
ph: 801-955-5605  
fax: 801-955-5618

**Williston Office**  
1418 2nd Ave. #3  
Williston, ND 58801  
ph: 701-774-5200  
fax: 701-774-5200

**Killdeer Office**  
49 Central Ave. S.  
Killdeer, ND 58640  
ph: 701-203-6247

**Vernal Office**  
60 North 800 West  
Vernal City, UT 84078  
ph: 435-781-2113  
fax: 435-781-2113

**Mesa Office**  
4710 East Falcon Drive  
Suite 111  
Mesa, AZ 85215  
ph: 480-309-6504

## RE: STAR HOTEL STRUCTURAL EVALUATION

This report will summarize my findings and professional opinion regarding the structural condition of the Star Hotel located at 127 South Main Street, Park City.

It is my understanding that a home built in the 1860's first occupied the property. There were later modifications to the home which included an addition to the East. This most likely happened when the home was converted into a hotel. Other modifications included a modified façade completed in the 1970's. Figure 1 shows the elevation of the Hotel in the 1930's.

Figure 1 - 1930 Photo



The original floor framing of the structure can be viewed at the basement level at the rear of the existing restaurant. The floor framing consists of 2 x 8 members @ 16" o.c. that are supported by intermediate 4 x 4 beams. The beams are supported by 4 x 4 posts approximately 12 feet apart. The posts do not bear onto footings, but onto the soil. I could not find evidence of a foundation around the perimeter of the structure. There are 2 x boards laid horizontal with vertical supports used to prevent soil from falling into the storage area. From my observations I could not find evidence of a stone or concrete foundation.

The floor framing was constructed directly onto soil and leveled using stone or wood shims. As seen in figure 1 the beams and joists are supported onto the soil.



**Figure 2 – Foundation Conditions**



The existing soil consisted mostly of bedrock or large boulders that were held firmly into place. There were sump pumps located at the two storage rooms in the basement that most likely are in place to de-water the areas during spring run-off. There was no evidence of a concrete floor in the basement area. As seen in Figure 1 the lower level was used as a parking garage. Since the area is now a restaurant floor covering was placed over the floor. It appears the floor covering was placed directly over the soil due to the un-even floor which varied substantially in height.

The second floor framing of the hotel seems to be consistent with the joist size and direction of the main level. There were defects noticed in the sagging ceiling above and the sloping and un-even floors. The most notable issue with the floor framing is the amount of settlement noticeable towards the North side. Shown in Figure 3 the floor is at the lowest point directly below the wall behind the dresser shown in the photo. This wall supports the roof framing above and most likely is supported onto an inadequately sized beam at the floor framing.

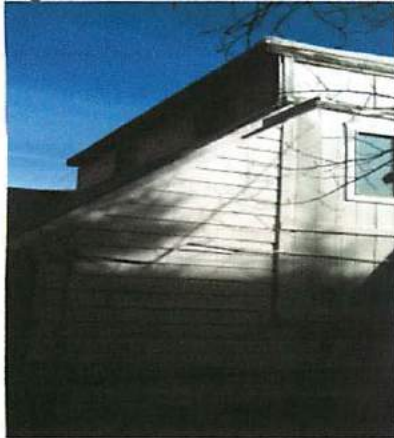
**Figure 3 - Sloping Floors**



The original home had a modification to add a 3<sup>rd</sup> and 4<sup>th</sup> level. It is not known when this remodel occurred. As seen in Figure 4, the outline of the modification can be seen. It appears the original roof was interrupted by adding exterior walls that were supported onto the floor framing of the 2<sup>nd</sup> level to allow space to be captured in the original attic. Notice the outline as defined by the horizontal siding where it intersects the vertical siding. The roof above the 4<sup>th</sup> level is a flat roof that is supported by the exterior walls. This added additional load to the floor framing by as seen in Figure 3 causing the deflection of the floor joists / beams.



**Figure 4 - Rear Elevation**



There are many structural concerns associated with this building. The main concerns include the lack of a foundation, inadequate floor beams, lack of column footings, and large deflections on the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors. There are most likely many other structural conditions which cannot be viewed without further investigation.

### **RECOMMENDATIONS**

There is a very high liability risk associated with this property for the building owner and for the building tenants. It is my professional opinion that the building should be demolished and re-constructed. The design life of the existing building has been exceeded. Improper construction techniques and methods were used in the buildings original construction. It is not cost effective to try and correct the structural problems outlined in this report by leaving the existing structure in place. In order for the building to be used as a hotel it should comply with all of the current life safety and structural requirements of the current building code.

The Park City historical district guidelines can be complied with by constructing the building exterior consistent with photograph shown in figure 1. I would recommend to the historical district to allow demolishing and re-constructing the building as the most economical and feasible way to solve the structural problems associated with this building.

I cannot recommend trying to resolve the structural problems associated with this building by performing a remodel. I believe any builder or developer faced with the task of bringing this building to current code standards would agree that demolishing and re-building is the best solution. This will also allow important features to be designed into the new building that will make the building more useable and attractive.

I can be reached with any questions or concerns regarding this report. Please contact me at 435-654-6600 extension 58.

Respectfully,



Adam Huff, P.E.  
**Epic Engineering, P.C.**



July 9, 2016

**Re: Report on Internal Demolition – Star Hotel, for Westlake Land, LLC**

Goran was contracted to perform controlled-internal demolition on the Star Hotel at 227 Main Street, Park City, Utah. The work was performed in June and July of 2016. As Project Manager I am writing this report at the request of Westlake Land to document what was found.

Information Provided and Instructions

We were provided two pictures of the Star Hotel; one appears to be from the 1930's or 1940's due to the vehicle in the foreground (X-126 on board attached fender) and one appears to be much more recent photo (red trim on soffit, fascia, and eaves). There are obvious differences in the window and door openings as well as the structural components of the two pictures. We were asked to expose enough of the framing to determine whether the older window and door openings (which are obviously much larger) were present and measure them if they could be found. We were also asked to access the two rock panels from shown in the older photo on level one.

Procedure

We removed sheetrock in 15 strategic locations that should have revealed the older window and door openings and dimensions if they exist today.

Findings

Although there appeared to be “recycled” wood from time to time it is clear that nearly all of the building materials that make up the structure of the façade are relatively new. We were unable to find the window and door openings in the older picture. The columns that were the main vertical structural component evident in the older picture between the arches have been replaced with 2”x6” framing (see picture D). The insulation, wiring, and application of stucco is also consistent with 1970's construction and on our first visit to the property we discovered a note written on the framing of level two indicating that the structure was from July of 1976. This appears to be accurate. We were unable to safely gain access to the rock panels from the inside.

I can be reached at 801-550-2022 for questions.

Sincerely,

Josh Kaze  
Project Manager



1970'S

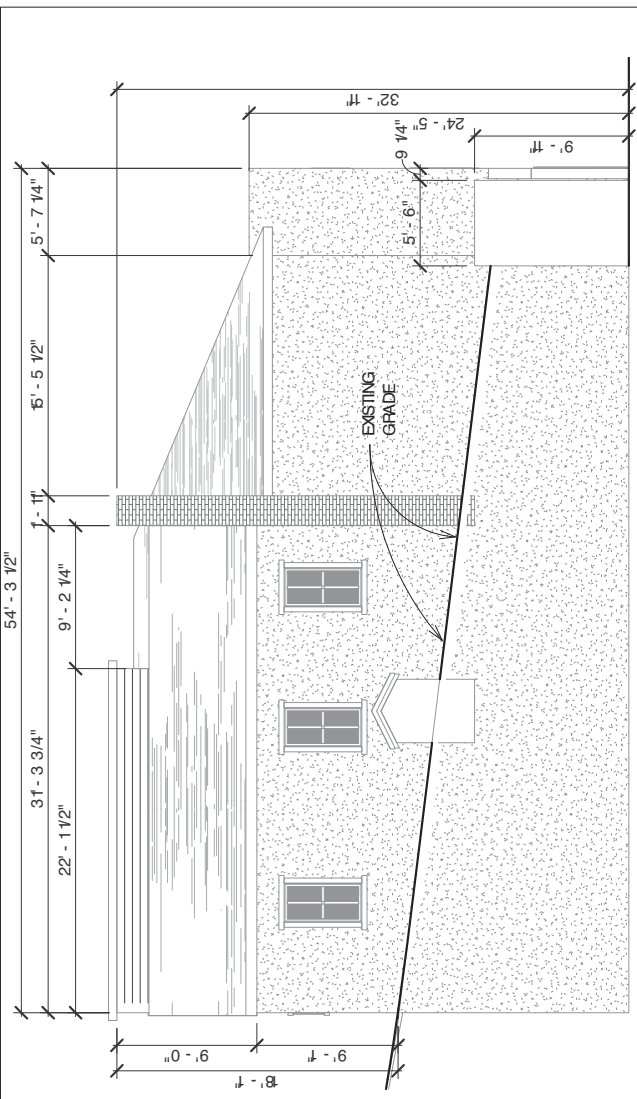




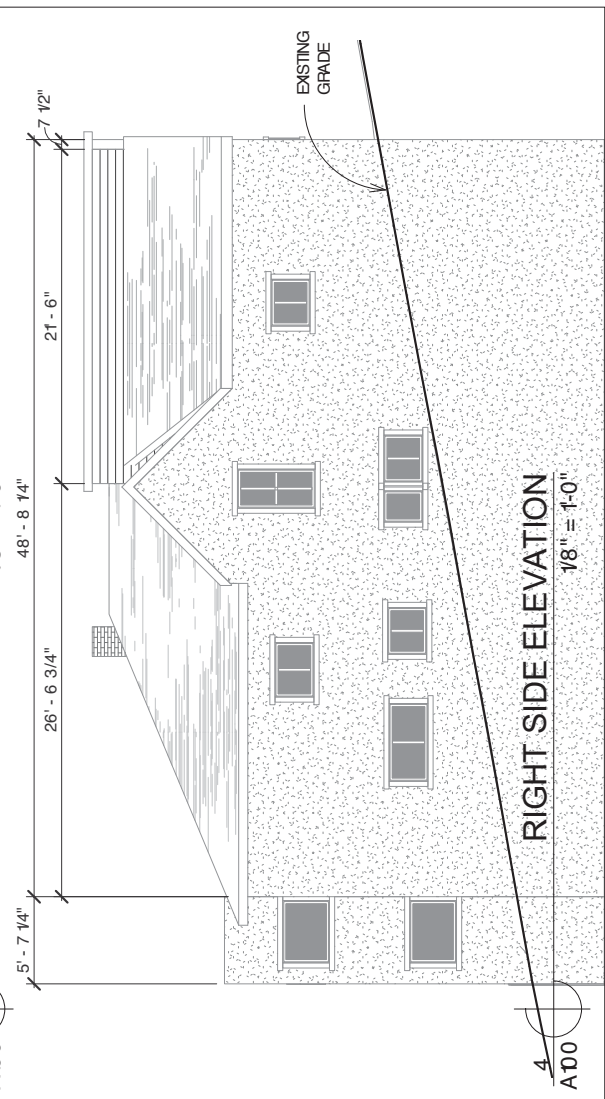
INSULATION  
BUILDING  
Fiber Glass  
Johns-Manville

JM  
Johns-Manville  
Fiber Glass  
BUILDING  
INSULATION

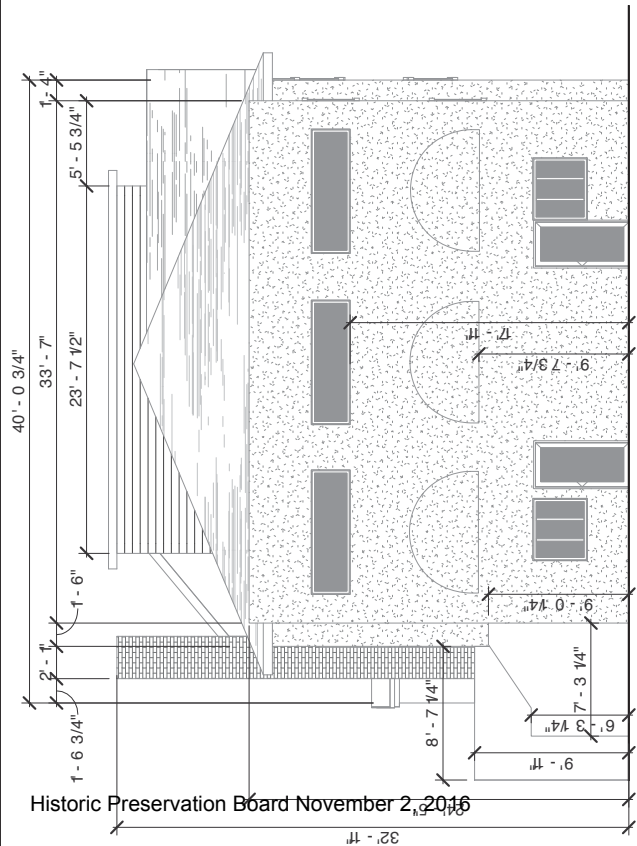
PICTURE "D"



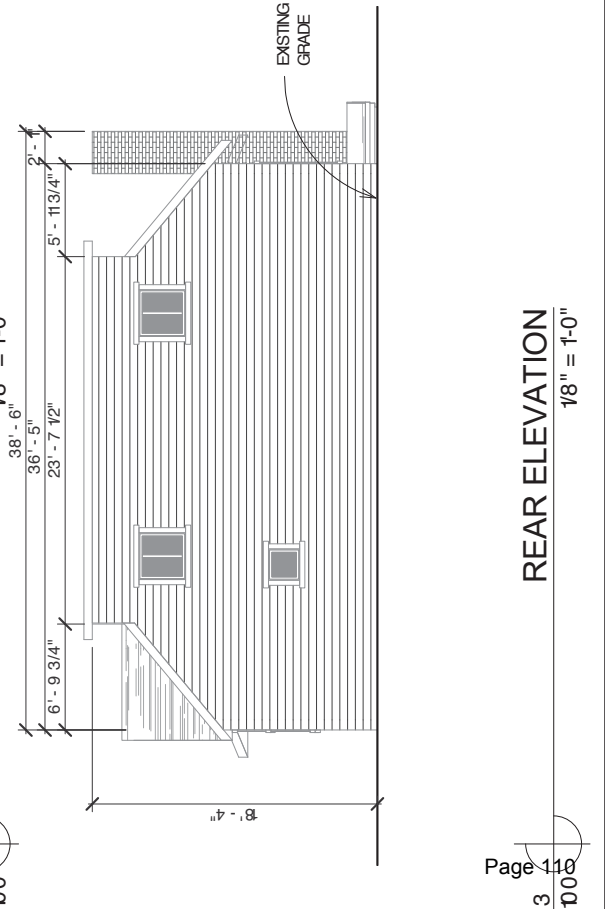
**LEFT SIDE ELEVATION**  
1/8" = 1'-0"



**RIGHT SIDE ELEVATION**  
1/8" = 1'-0"



**FRONT ELEVATION**  
1/8" = 1'-0"



**REAR ELEVATION**  
1/8" = 1'-0"

Westlake Land, LLC  
Report  
Internal Demolition Photos and Findings  
Photos from July 1976 Construction of Façade at  
227 Main Street  
Park City, Utah

Key to Cover Photo of Levels 1, 2, and 3, Photo of Level 4:



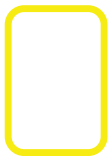
Red Grids: Façade is divided into 12 grids for description grid by grid.  
Grid # is in upper-left corner of each grid.



Blue: Rock Panels believed to be under stucco but inaccessible from inside



Green: location of internal demolition photos (taken from inside building; photos A through O).



Yellow: location of photos illustrating 1976 construction of façade



Red Arrow: Chimney

References:

Rixey Affidavit, dated July 7, 2016

Contractor Report and Photos, Josh Kaze, Goran, Project Manager, July 9, 2016

Epic Engineering Report, Adam Huff P.E., dated January 23, 2014

JZW Laser Scan, Peter Meuzelaar, partner, May 2016

Historic Site Form – Utah State Historic Preservation Office, January 2015

Photo: Park City Historical Society, Star Hotel – Treasure Mountain Inn

Park City Survey Worksheet for Post 1930's Structure dated February 1982 and April 1982

### Grid #1

It is possible that a triangular shape of historic gray rock exists under stucco in this grid. The Rixey Affidavit suggests as much, however, it can only be accessed from the front. The demolition contractor attempted to gain access to this panel but was unsuccessful as it cannot be done with complete demolition from the front side.

### Grid #2

The historic structure contained a garage door in this grid. The opening has been reframed and a man-door and side window has been framed into this grid. The garage door opening could not be found. Photo A documents the unsuccessful attempt by the demolition contractor to gain access to the rock panel in Grid #3.

### Grid #3

Behind Grid #3, to the depth of approximately 7'-8', a column of dry-stacked rocks have been covered by sheetrock. The rocks contain no mortar and appear to be used as a "structural column" that supports the cross-beams holding up the internal span of the building. After exposing this (see Photos A and B) the demolition contractor stopped work in this area. This column makes it impossible to safely access the rock panel that may be under the stucco in Grid #3.

### Grid #4

The historic structure contained a garage door in this grid. Bill Rixey has stated (Not included in Rixey Affidavit) that the owner just prior to his family (Gardner) removed the garage doors but the garages remained behind these previous doors until his family cleaned out the garage space. This appears to be consistent with the 1960's photo from the Park City Historical Society Photo as the garage doors and curb-cuts for entry can be clearly seen in this photo. Sometime in the late 1960's to early 1970's these doors were removed. This Grid contains a door and side window framed into the space previously occupied by the garage door but the former garage door opening cannot be found.

### Grid #5

This Grid contains a rock-faced retaining wall. The wall was placed after July of 1976 as Photo Q illustrates the absence of the rock in July of 1976. This is consistent with the Park City Historical Society Photo as the 1960's wall is different in material and visual dimensions than the current wall.

### Grid #6



This Grid is the first place explored for evidence of the former arches on the 2<sup>nd</sup> level. You will see in Photo C that the vertical structural post of the former arch has been replaced by modern 2"x6" framing. The other side of the former arch shows the same 2"x6" framing in the location one would expect to find the vertical structural post if it still existed (see Photo D). In Photo D you will note (3) modern 2"x6" vertical studs at the mid-point between the today's south arch and middle arch.

#### Grid #7

Photo E is the location between the middle and north arches. Here we find modern 2"x6" framing in the same configuration as in Photo D. On the framing we have notes written by Mrs. Rixey (handwriting confirmed by Bill Rixey) which read:

- "Remodeld by Charles Mast Construction Company of Salt Lake City for William R. Rixey – July 1976"
- "Electrical work by Ricard Olsen – Park City"
- "Inspected by Wayne Matthews" (former PCMC city manager)
- "Glass by xxxxx" (illegible –water damaged)

#### Grid #8

Photo F is the inside of the northeast corner of the structure and shows modern 2"x6" framing along with two plumbing lines.

#### Grid #9

Photo G shows the southeast corner of the structure on the 3<sup>rd</sup> level. It has modern 2"x6" framing, the board on which the stucco was applied in 1976, and some stucco entering into the framing from the outside. Photos H and I are the header and north side of this same opening.

#### Grid #10

Photos J, K, and L are south, middle/header, and north respectively of this opening all showing modern 2"x6" framing and the backer board for the stucco.

#### Grid #11

Photos M, N, and O are south, middle/header, and north respectively of this opening all showing modern 2"x6" framing and the backer board for the stucco. Photo P is from 1976 and shows the same framed opening and is consistent with the new construction noted in the Rixey Affidavit and April 1982 PCMC Worksheet labeling the structure as "new."

#### Grid #12

This is level 4 which was added in 1977 (Rixey Affidavit and Epic Engineering report). No internal demolition was performed on this level.