



HISTORIC PRESERVATION BOARD
OCTOBER 1, 2007
MARSAC MUNICIPAL BUILDING
5:00 PM

REGULAR MEETING - NOON

ROLL CALL

PUBLIC COMMUNICATIONS

STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES

CONSENT AGENDA

PUBLIC HEARINGS/DISCUSSION/ACTION ITEMS

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5 Historic Building Inventory – Adoption (Public hearing and possible action)

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department, 615-5060, prior to the meeting.

Published: September 29, 2007
Posted: September 28, 2007

ACTION ITEMS

Historic Preservation Board Staff Report



Author: Patrick Putt
Subject: Historic Building Inventory
Date: October 1, 2007
Type of Item: Administrative

Sustainability Department

Summary Recommendation: Conduct a public hearing and approve the attached resolution adopting the 2007 Park City Historic Building Inventory.

Background:

The Land Management Code, Section 15-11-12: Historic Preservation—Determination of Historical Significance specifies that the Planning Department maintain a list of Historically Significant buildings located within Park City. The list of Historically Significant buildings is an important community development resource because Historically Significant buildings:

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

The citywide Historic Building Inventory was conducted the City's Historic Preservation Consultant Dina Blaes and Beatrice Lufkin using the criteria set forth in Land Management Code, Section 15-11-12 (A): Determination of Historical Significance—Standards of Review.

Prior to the start of the inventory fieldwork, copies of previously completed surveys were reviewed. Those surveys included the 1979 Park City Main Street Historic District survey, the 1982 citywide survey, and the 1984 and 2000 (update) Residences of Mining Boom Era Park City surveys. Based on the information noted in these surveys, 571 properties were identified as either undeniably or possibly historic sites. The properties were organized by address and served as the basis for the fieldwork. As the fieldwork progressed, properties not recorded in any of the previous surveys were added to the list while others were eliminated due to duplication, demolition, or reporting inaccuracies.

Each property reviewed during the fieldwork phase that met the survey boundary criteria was recorded on a Reconnaissance Survey Form. The form includes present address, estimated date of construction, exterior materials, height, architectural style, building type or plan, original use, and brief comments. As available and/or as needed, the fieldwork was augmented by a additional review of sources including State Historic Preservation (SHPO) survey files, SHPO National Register files, tax photographs, previous survey materials, building permit files, the County Tax Assessor database of property tax information, and

materials held at Park City Historical Society and Museum. These secondary sources are listed in the Research/Information Sources sheets.

At total of 416 buildings/structures are identified as meeting the Land Management Code standards for Historical Significance. The official list of Historically Significant buildings is attached to this report as Exhibit "A". Notice to affected property owners regarding the October 1, 2007 Historic Preservation Board meeting was mailed on September 17, 2007. The list of Historically Significant buildings and individual property assessment sheets were posted on the City website (www.parkcity.org/hbi) on September 17, 2007.

Analysis:

All buildings/structures were valued for substantial compliance with the standards of review set forth in Land Management Code Section 15-11-12: Determination of Historical Significance—Standards of Review which specifies that:

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

- (1) The Building, Structure or Site is associated with events or lives of Persons Significant to our past; and/or*
- (2) The Building, Structure or Site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master; and/or*
- (3) The architectural or historical value or Significance of the Building, Structure or Site contributes to the Historic value of the Property and surrounding Area; and/or*
- (4) The Building, Structure or Site is at least fifty (50) years old, or has achieved Significance within the past fifty (50) years if the Property is exceptional importance to the community; and/or*
- (5) The relation of Historic or architectural features found on the Building, Structure or Site to other such features within the surrounding Area; and/or*
- (6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the Building, Structure or Site.*

All buildings/structures which substantially comply with criteria set forth above have been designated Historically Significant and listed on placed on City's Historic Building Inventory which serves as its List of Historically Significant buildings.

Individual property owners may still apply for a hearing on determination of Historical Significance of an individual building on the Historic Building Inventory as provided in the Land Management Code at any time for review by the Historic Preservation Board (provided that the property has not previously had a formal Determination of Significance hearing before the Board).

Any Final Action regarding the adoption of the Historic Building Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation

Board's action pursuant to the Land Management Code, [Section 15-1-18: Appeals and Reconsideration Process](#).

Staff Recommendation: Staff recommends that the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit "B") adopting the 2007 Park City Historic Building Inventory.

HPB Resolution No. 07-01

A RESOLUTION ADOPTING THE 2007 PARK CITY HISTORIC BUILDING INVENTORY AS THE OFFICIAL LIST OF SIGNIFICANT BUILDINGS AND SITES IN PARK CITY PURSUANT TO LAND MANAGEMENT CODE SECTION 151-11-12

WHEREAS, the Historic Preservation Board is charged with the responsibility of maintaining a list of "Historically Significant" buildings and sites; and

WHEREAS, the Historic Preservation Board has determined that the buildings and sites listed as either "significant" or "contributing" on the Historic Building Inventory are "significant" for purposes of the provisions of the Land Management Code; and

WHEREAS, the owners of buildings and sites on the 2007 Historic Building Inventory were properly noticed and afforded an opportunity to challenge inclusion of their property on the survey;

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

SECTION 1. LIST ADOPTED. Buildings and sites listed as "significant" or "contributing" in the 2007 Historic Building Inventory are hereby adopted in their entirety as the official list of "significant" properties pursuant to Land Management Code Section 15-11-12, or any successor provision.

SECTION 2. LIST TO BE FILED WITH THE CITY RECORDER. The current list shall be kept on file and available to the public at the City Recorder's Office. The survey itself may still be kept in the Planning Department so long as it is referenced by the list on file with the City Recorder and made available for public inspection upon request during regular business hours.

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

PASSED AND ADOPTED this 1st day of October, 2007.

HISTORIC PRESERVATION BOARD

Ken Martz, Chairperson

Approved as to form:

Mark Harrington, City Attorney

Historic Building Inventory List by Address & Parcel

ADDRESS	PARCEL #
64 Chambers Street	QUALLS-2
732 Crescent Tram	PC-338-B
5 Daly Avenue (aka 5 King Road)	PC-645
10 Daly Avenue	PC-645-A
24 Daly Avenue	PC-648
61 Daly Avenue	PC-606
Accessory structure	-----
71 Daly Avenue	PC-607
Accessory structure	-----
81 Daly Avenue	PC-608
84 Daly Avenue	PC-654
Accessory structure	-----
118 Daly Avenue	FSH-17
131 Daly Avenue	PC-615
142 Daly Avenue	PC-662-1
145 Daly Avenue	PC-619
161 Daly Avenue	PC-620
162 Daly Avenue	PC-665
166 Daly Avenue	PC-666
167 Daly Avenue	PC-621
172 Daly Avenue	PC-667
173 Daly Avenue	PC-622
Accessory structure	-----
180 Daly Avenue	PC-668
239 Daly Avenue	PC-627
Accessory structure	-----
243 Daly Avenue	PC-627-A
255 Daly Avenue	HENRY-1
257 Daly Avenue	PC-631
Accessory structure	-----
269 Daly Avenue	PC-632
Accessory structure	-----
279 Daly Avenue	PC-633
309 Daly Avenue	PC-636
Accessory structure	-----
Accessory structure	-----
314 Daly Avenue	PC-643
560 Deer Valley Drive	PC-553
632 Deer Valley Loop Road	PC-537
2465 Doc Holliday Drive	PR-20
830 Empire Avenue	SA-144

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
835 Empire Avenue	SA-312
844 Empire Avenue	SA-143
911 Empire Avenue	SA-302 / EMPIRE-1
920 Empire Avenue-Lower	
923 Empire Avenue	SA-307
939 Empire Avenue	SA-308
963 Empire Avenue	SA-309
964 Empire Avenue	SA-160
1004 Empire Avenue	
1011 Empire Avenue	SA-293
1013-15 Empire Ave.	MLOU-1 and MLOU-2
1063 Empire Avenue	SA-297 / FLODEN-1
130 Grant Avenue (aka 142 or 148 Main Street)	BUSH-1-X
Accessory structure	-----
222 Grant Avenue (aka 222 Swede Alley)	PC-579-A-X
250 Grant Avenue (aka 250 Swede Alley)	SWS-1
Accessory structure	-----
262 Grant Avenue (aka 262 Swede Alley)	262-GRA & 262-GRB
270 Grant Avenue (aka 270 Swede Alley)	PC-598-A
304 Grant Avenue (aka 274 Swede Alley)	PC-599
199 Heber Avenue	PC-428-A
201 Heber Avenue	
3000 North Highway 224 (aka McPolin Farm)	
27 Hillside Avenue	PC-244
37 Hillside Avenue	PC-243
47 Hillside Avenue	PC-242
114 Hillside Avenue (aka 114 Sandridge Road)	PC-588
Accessory structure	-----
2780 Kearns Boulevard (Barn)	PC-P8-C-1-X
33 King Road	LEC-1
Accessory structure	-----
East of 55 King Road	
Accessory structure	-----
Accessory structure	-----
69 King Road	PC-681
Accessory structure	-----
74-80 King Road	PC-722 and PC-722-A (bldg on 2 lots)
80 King Road	See above
81 King Road	ANCH-4-2AM
1400 Lucky John Drive (Rear Home)	HR-53
Accessory structure	-----
115 Main Street	PC-210
122 Main Street (aka 120 Main Street)	HT-1-A
125 Main Street	PC-211

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
133 Main Street	PC-213
140 Main Street (aka 146 Main Street)	PC-252-X
Accessory structure	-----
150 Main Street	PC-251
151 Main Street	PC-217
170 Main Street	PC-248
176 Main Street	PC-247 / PC-262-A
186 Main Street	186-MAIN-1
221 Main Street	PC-193-X
227 Main Street	PC-194
268 Main Street	PC-275
305 Main Street	PC-164 and PC-163-A
306 Main Street (aka 308 Main Street)	PC-275-A
309 Main Street	PC-165
312 Main Street	PC-276
322 Main Street	PC-278
328 Main Street	EGYPT-A
347 Main Street	347, 350 & 354 are on combined parcels below
350 Main Street	PC-182 / 350 MAIN-1
354 Main Street	PC-284-A
355-357 Main Street	PC-176 (357), PC-181
359 Main Street	PC-177
361 Main Street (aka 361-363 Main Street)	PC-180-A (363 Main= PC-178)(361 ½= PC-178-180)
368 Main Street	PC-284 and PC-284-1
402 Main Street	PC-286
405 Main Street	PC-146
408 Main Street	408-ALL
412 Main Street	PC-288
419 Main Street	PC-148-B
427 Main Street	PC-153
430 Main Street	PC-293
434 Main Street	PC-300
436 Main Street	PC-294
438 Main Street	PC-295-A
440 Main Street	PC-296
442 Main Street (aka 442-444 Main Street)	PC-297
447 Main Street	PC-154 / 447 MAIN-1 and 447-MAIN-1A
449 Main Street	PC-156
461-463 Main Street (aka 465 Main Street)	PC-157-158
508 Main Street	PC-301
509 Main Street	PC-122
511 Main Street	PC-123

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
515 Main Street	PC-124-C
523 Main Street	124-D-1
524 Main Street	PRIVTAX-15
526 Main Street	PC-730-A-X
528 Main Street	PC-304-X / PRIVTAX-14
540 Main Street	DJK-ALL
541 Main Street	PC-130
550 Main Street	PC-306 and PC-308 / CSF-2
556 Main Street	PC-307
558 Main Street	
562 Main Street	CARR-A
573 Main Street	PC-133
586 Main Street	PC-312-A
660 Main Street	SA-400-F
220 Marsac Avenue (aka 220 Ontario Avenue)	220-MAR-1
252 Marsac Avenue (aka 247 Ontario Avenue)	PC-437
334 Marsac Avenue	PC-442
338 Marsac Avenue (aka 328 Marsac Avenue)	PC-443
342 Marsac Avenue (aka 318 Marsac Avenue)	PC-444
412 Marsac Avenue	PC-458-A
416 Marsac Avenue	PC-459-460
445 Marsac Avenue	MPS-1-X
508 Marsac Avenue	OA-3
253 McHenry Avenue (aka 243 McHenry Avenue)	BAER-1
Accessory structure	-----
S of 277 McHenry Avenue	
2245 Monitor Drive	HR-2
2414 Monitor Drive (Barn)	HR-99
Accessory structure (Root Cellar)	-----
143 Norfolk Avenue	PC-719
Accessory structure	-----
668 Norfolk Avenue	PC-338
Accessory structure	-----
Accessory structure	-----
Tram Towers	
713 Norfolk Avenue	PC-320-A / KUHLE-1
802 Norfolk Avenue	802-A
803 Norfolk Avenue	SA-137-A
Accessory structure	-----
811 Norfolk Avenue	SA-138
Accessory structure	-----
823 Norfolk Avenue	SA-139
Accessory structure	Faces Crescent Tram
824 Norfolk Avenue	SA-132

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
843 Norfolk Avenue	SA-142
901 Norfolk Avenue	SA-148
902 Norfolk Avenue (aka 914 Norfolk Avenue)	SA-119
915 Norfolk Avenue	915-NA-1
920 Norfolk Avenue	SA-117
921 Norfolk Avenue	SA-152
Accessory structure	-----
933 Norfolk Avenue	SA-155
945 Norfolk Avenue	GAR-ALL
946 Norfolk Avenue	SA-112
955 Norfolk Avenue	SA-158
962 Norfolk Avenue	SA-110-111
1002.5 Norfolk Ave	SA-96 / MTSMT0-1
1003 Norfolk Avenue	SA-164
Accessory structure	-----
1009 Norfolk Avenue	SA-156-A
Accessory structure	-----
1021 Norfolk Avenue	SA-167 / 1021-NOR-1
1055 Norfolk Avenue	SA-170
1063 Norfolk Avenue	SA-171
1101 Norfolk Avenue	SA-178-C
1102 Norfolk Avenue	SA-83
264 Ontario Avenue	PC-502
308 Ontario Avenue	PC-486 and PC-487-A
316 Ontario Avenue	PC-488-C
317 Ontario Avenue	PC-455
323 Ontario Avenue	PC-454
335 Ontario Avenue	MLZ-1
341 Ontario Avenue	PC-451 and PC-451-A
355 Ontario Avenue	PC-449
405 Ontario Avenue	KINCAID-1
413 Ontario Avenue	PC-468
417 Ontario Avenue	PC-466-B
422 Ontario Avenue	PC-480
Accessory structure	-----
Accessory structure	-----
44 Ontario Canyon Street (aka 44 Chambers Street)	PC-676
121 Park Avenue	PC-3-X
124 Park Avenue	PC-220
139 Park Avenue	
145 Park Avenue	PC-4
157 Park Avenue	PC-6 / 157-PA-14A
161 Park Avenue	PC-7
259 Park Avenue	PC-23

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
263 Park Avenue	PC-24
305 Park Avenue	PC-37
323 Park Avenue	PC-39
325 Park Avenue	PC-42
339 Park Avenue	PC-43 / JDH-A, B, C
343 Park Avenue	PC-44
351 Park Avenue	351-PA-1
Accessory structure	-----
363 Park Avenue	PC-46
364 Park Avenue	PC-179
401 Park Avenue	PC-51
402 Park Avenue	PC-162-A
405 Park Avenue	PC-53 / PC-52-53
416 Park Avenue	PC-162
421 Park Avenue	PC-54
424 Park Avenue	PC-161 / BCL-A, B, C, D, E, F, G, H
430 Park Avenue	
445 Park Avenue	PC-58
Accessory structure	-----
455 Park Avenue	PC-59
463 Park Avenue	PC-60
502 Park Avenue	PC-144
517 Park Avenue	PC-73
525 Park Avenue	PC-72-X
526 Park Avenue	PC-143
527 Park Avenue	PC-75
528 Park Avenue	PC-142
539 Park Avenue	PC-77
543 Park Avenue (aka 541 Park Avenue)	WSI-1
Accessory structure	-----
553 Park Avenue	PC-79
557 Park Avenue	PC-80
561 Park Avenue	PC-81
575 Park Avenue	PC-83
602 Park Avenue	PC-119
606 Park Avenue	PC-118
610 Park Avenue	PC-117
614 Park Avenue	PC-116
630 Park Avenue	PC-113 / PC-114 / PC-115
638 Park Avenue	PC-107-108-X
651 Park Avenue	PC-100 / BA-ALL
657 Park Avenue	PC-101 / 657-PA-1
690 Park Avenue	TLC-C-1
698 Park Avenue	TLC-B-1

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
703 Park Avenue	PC-103-X / NGS-1-X
703B Park Avenue	Garage building
819 Park Avenue	SA-9
820 Park Avenue	SA-340
923 Park Avenue	SA-13
929 Park Avenue	SA-14
937 Park Avenue	SA-15
943 Park Avenue	943-PA-1
949 Park Avenue	949-1
959 Park Avenue	SA-19-A and SA-20
1015 Park Avenue	SA-29
1021 Park Avenue	SA-30
1049 Park Avenue	SA-35
1059 Park Avenue	SA-36
1060 Park Avenue	SA-357
Accessory structure	-----
Accessory structure	-----
1062 Park Avenue	SA-358
1063 Park Avenue	SA-37
1101 Park Avenue	SA-45
1102 Park Avenue	PINN-1
1109 Park Avenue (aka 1113 Park Avenue)	SA-46
1114 Park Avenue	SA-362
1119 Park Avenue	SA-48
1124 Park Avenue	SA364
1125 Park Avenue	SA-49
1128 Park Avenue	SA-365
1129 Park Avenue	SA-50
1140 Park Avenue	SA-367
Accessory structure	-----
1141 Park Avenue	KOOR-1
Accessory structures	-----
1149 Park Avenue	SA-53-A
1150 Park Avenue	SA-363
1160 Park Avenue	SA-366
1209 Park Avenue	SA-61-A
1215 Park Avenue	SA-62
1255 Park Avenue	SA-63-X / PRIVTAX-13
1266 Park Avenue	ARPC-2
1274 Park Avenue	ARPC-1
1280 Park Avenue	SA-375
1301 Park Avenue	SA-274
1304 Park Avenue	SA-275-A
1328 Park Avenue	SA-284

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
1333 Park Avenue	Firehouse
1354 Park Avenue	Miner's Hospital
1420 Park Avenue	1420-PARK-1
Accessory structure	-----
1450 Park Avenue	SA-240
1460 Park Avenue	SA-241
1503 Park Avenue	SA-243
Accessory structure	-----
9 Prospect Street	PC-237 or PC-510 Recorder shows both
14 Prospect Street	PC-238
22 Prospect Street	PC-239
36 Prospect Street	PC-230
51 Prospect Street	PC-225
52 Prospect Street	PC-232-232-A
57 Prospect Street	PC-226
59 Prospect Street	PC-227
60 Prospect Street	PC-233
68 Prospect Street	PC-234
101 Prospect Street	PHS-1
Accessory structure	-----
147 Ridge Avenue	PC-678-1-H-1
Accessory structure	-----
622 Rossie Hill Drive	
Accessory structure	-----
652 Rossie Hill Drive	
660 Rossie Hill Drive	QS-1
40 Sampson Avenue	MRSA-2
41 Sampson Avenue	PC-718-1-A / DON-1
43 Sampson Avenue (aka 115 Norfolk Avenue)	PC-718-1
60 Sampson Avenue	BREW-1
130 Sandridge Road	CHR-1 (Assessor shows Ave, not Rd)
Accessory structure	-----
152 Sandridge Road	PC-591
Accessory structure	-----
156 Sandridge Road (Accessory structure only)	PC-584
218 Sandridge Road	PC-597
222 Sandridge Road	PC-600
Accessory structure	-----
228 Sandridge Road	PC-602
Accessory structure	-----
244 Sandridge Road	PC-580
39 Seventh Street (aka 39 King Road)	PC-685
Accessory structure	-----
41 Seventh Street (aka 45-47 King Road)	PC-684

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
Silver King Drive (End of)	Glenwood Cemetery
601 Sunnyside Drive (aka 585 Deer Valley Road)	SNS-1
147 Swede Alley	PC-583-B
1895 Three Kings Dr.	SSPC-4
109 Woodside Avenue	PC-398-A-1
Accessory structure	-----
133 Woodside Avenue	PC-401
139 Woodside Avenue	MLCH-A-AM
232 Woodside Avenue	PC-31
239 Woodside Avenue	PC-382-A
311 Woodside Avenue	PC-368
316 Woodside Avenue	THBLT-A
335 Woodside Avenue	PC-372
347 Woodside Avenue	PC-375
359 Woodside Avenue	PC-374
401 Woodside Avenue	
405 Woodside Avenue	PC-63
Accessory structure	-----
424 Woodside Avenue	PC-66 / 424-WS-1
429 Woodside Avenue	ELP-B
Accessory structure	-----
481 Woodside Avenue	PC-361
501 Woodside Avenue	501-WS-1
502 Woodside Avenue	PC-93 / 502-502B and 502-WS-1
505 Woodside Avenue	PC-341
543 Woodside Avenue	PC-346
563 Woodside Avenue	PC-347-A-2
564 Woodside Avenue	PC-87
615 Woodside Avenue	WDS-2-1
627 Woodside Avenue	WDS-3
655 Woodside Avenue	WDS-7
664 Woodside Avenue	PC-104-X / NGS-2-X
733 Woodside Avenue	LARMOR-2-A
805 Woodside Avenue	805-WA-1
817 Woodside Avenue	SA-123
823 Woodside Avenue	SA-124
827 Woodside Avenue	SA-125 / 827-WS-1
839 Woodside Avenue	SA-127
901 Woodside Avenue	SA-98
905 Woodside Avenue	SA-99
919 Woodside Avenue	SA-102
951 Woodside Avenue	PKABO-A
1002 Woodside Avenue	SA-44
1010 Woodside Avenue	SA-43

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
1013 Woodside Avenue	SA-86
1020 Woodside Avenue	SA-41
1026 Woodside Avenue	SA-40
1045 Woodside Avenue	SA-89
1057 Woodside Avenue	SA-92
Accessory structure	-----
1060 Woodside Avenue	SA-38
1100 Woodside Avenue	SA-59
1103 Woodside Avenue	SA-73
1107 Woodside Avenue	SA-74
1110 Woodside Avenue	SA-58
1120 Woodside Avenue	SA-57
Accessory structure	-----
1127 Woodside Avenue	SA-77
1147 Woodside Avenue	SA-79
1158 Woodside Avenue	SA-56
1162 Woodside Avenue	SA-55
1167 Woodside Avenue	1167-WS-A
1323 Woodside Avenue	SA-277-278
1439 Woodside Avenue	FRAND-A
Accessory structure	-----
1445 Woodside Avenue	FRAND-C
Accessory structure	-----
1455 Woodside Avenue	SA-226
Accessory structure	-----