

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
December 3, 2014**



AGENDA

MEETING CALLED TO ORDER AT 5:00PM

ROLL CALL

ADOPTION OF MINUTES OF November 5, 2014 – CONTINUED TO January 7, 2015

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

WORK SESSION

2014 HPB Award

GI-14-00274

PG. 3

Design Guideline Revision

GI-13-00222

PG. 49

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

Historic Preservation Board Staff Report



Subject: Annual Historic Preservation
Award Program
Author: Anya Grahn
Date: December 3, 2014
Type of Item: Administrative
Project Number: GI-14-00274

Summary Recommendations

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, as well as select three (3) members to form an Artist Selection Committee.

Background

Over the course of the last year, the Historic Preservation Board (HPB) has indicated as part of their Visioning goals the intent to continue the Preservation Awards program. The awards program is to be based on a Project utilizing the *Design Guidelines for Historic Districts and Historic Sites*, adopted in 2009, and the focus of the award may change from year to year. The Board has agreed that the HPB Preservation Award should not compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

Properties are selected for this award based on the following categories:

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

The first Historic Preservation Board Award was presented to High West Distillery in 2011, and the City commissioned artist Sid Ostergaard to create an oil painting depicting the structure. The Washington School House Hotel received the 2012 Historic Preservation Award, and the City commissioned an oil painting by Jan Perkins. The HPB then selected the residential structure at 929 Park Avenue and Talisker on Main (515 Main Street) for their Excellence in Restoration in 2013; the City commissioned artists Bill Kranstover and Dori Pratt. All four (4) of these paintings are showcased in City Hall, on the Main Level and outside of Engineering.

During the HPB's visioning session on November 5, 2014, the HPB discussed potential projects for this year's Historic Preservation Award. The following include suggestions by the HPB as well as staff:

- 260 Main Street—Infill Development
This structure was initially approved in 2006, but completed in 2010 under the previous Design Guidelines. The structure was constructed on a vacant lot, and it complements the overall solid-to-void ratio, massing, as well as its rhythm and scale that relate to nearby historic structures.

While staff finds that this development is consistent with the look and feel we hope to achieve on Main Street, staff would discourage the HPB from selecting projects that were not reviewed under the 2009 Design Guidelines.

- 819 Empire Avenue—Infill Development
This residential structure was built in 2004 on a vacant lot under the old Design Guidelines. The house was constructed on three (3) platted lots; however, its overall massing helps to reduce its size and allow it to blend in with the district overall.

Again, staff would discourage the HPB from selecting projects that were not reviewed under the 2009 Design Guidelines.

- 575 Park Avenue—Excellence in Restoration
The residential structure at 575 Park Avenue was designated a "Landmark" structure in 2009. In 2010, the Planning Department approved a Historic District Design Review (HDDR) that would allow the applicants to construct a second story addition atop of an existing, non-historic rear addition. A Determination of Significance (DOS) was reviewed by the HPB in 2011, and the HPB found that the structure no longer met the criteria for Landmark Designation; its designation was reduced to Significant due to the construction of the 2010 addition.
- 101 Prospect Avenue—Excellence in Restoration
This "Landmark" Site contains a historic bungalow residence as well as a garage. Constructed c. 1925, the corrugated metal garage was supported by wood pylons and support beams from the downhill side of the hill. Due to its dilapidated condition and structural instability, the garage was reconstructed in 2012 with the help of the Historic District Grant Program. Today, the original pylons and support beams have been replaced by a concrete foundation. The owners were also able to construct a small basement addition beneath the reconstructed garage.
- Silver King Mine Site—Embodiment of Historical Context
The Silver King Mine Site was once the most expensive and complex silver mine in the state. Numerous buildings on site were dedicated to

extracting and processing the ore, and the Silver King Coalition Mines Company constructed a dense industrial center in Woodside Gulch that included numerous buildings dedicated to extracting and processing the ore. The complex was a self-sufficient community that provided three (3) boarding houses for over 100 men, an on-site residence for the superintendent, and even a pig farm. Though many of these structures have been lost due to neglect, a number remain that help convey the sense and scale of mining operations at this site. The HSI for the Silver King Mine Site is available online at:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=4354>.

- *562 Main Street—Excellence in Restoration*
The “Landmark” structure is protected by a façade easement that required City Council to review and approve any exterior changes. The project’s design team also provided an extensive engineering report that demonstrated the need for panelization. Staff worked closely with the construction crew to ensure that the panelization was completed as specified per the plans. Staff also routinely inspected the site to guarantee that all salvageable historic materials, such as the wood siding, were preserved and safeguarded during the construction. The project is nearing completion and is expected to be finished prior to Sundance.

Staff would recommend that the HPB focus on choosing one (1) of the above nominees for their annual Historic Preservation Award.

Recommendation

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, as well as select three (3) members to form an Artist Selection Committee.

Exhibits

Exhibit A- Photographs of Infill Development at 260 Main Street and 819 Empire Avenue

Exhibit B- HSI Form for 575 Park Avenue + Photographs

Exhibit C- HSI Form for 101 Prospect Avenue + Photographs

Exhibit D- HSI Form for 562 Main Street + Photographs

Exhibit E- Photos of the Silver King Mine Site

260 Main Street



819 Empire Avenue



HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 575 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 575-PA-1

Current Owner Name: FAIRY ISLES LIMITED COMPANY

Parent Parcel(s): PC-83

Current Owner Address: POB 479, DEVONSHIRE DV06 BERMUDA

Legal Description (include acreage) SUBD: PARK CITY BLOCK 5 LOT: 19S 16 T 2S R 4E LOT 19 & S1/2 LOT 20 BLK 5 PARK CITY SURVEY M41-468 HQC-510 532-377 577-04-07 888-70 1245-48 1289-33 1290-6751407-43-62 1489-1711; Acres 0.07

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: c. 1960, 1995, 2006 & 2011
- historic: c.

Drawings and Plans

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

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

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers

- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Park City Municipal Corporation. Planning application #09-00685. 2009.
Park City Municipal Corporation. Building permit #BD-10-15189. 2010.
Preservation Solutions. 2008. "Historic Site Form." Park City Municipal Corporation.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early 21st c. type / Neo Victorian style

No. Stories: 1 1/2

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: June 2011

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

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The house is set on a lot that follows the slope of the street to the side. A coursed cut-stone retaining wall parallels the street at the sidewalk.

Foundation: The visible foundation on the façade is concrete.

Walls: The exterior walls are clad in drop/novelty wooden siding.

Roof: The shed and cross-gabled roofs are shingled. The porch and bay roofs are clad in standing seam metal.

Windows/Doors: Visible windows are two-over-two double-hung sash in vertical openings. A three-sided shed-roofed bay extends from the gable-end façade.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The initial single-story frame cross-wing house has an open porch in the L with arched openings and wooden supports. The front bay appears on the 1900 Sanborn Insurance Company map but is gone by 1907. The 1949 tax card does not note that there is a bay but the sketch footprint depicts it. The bay was gone in 1957, 1968 and 1995 but appears again in 2006. Window openings in the c.1960 photo are more horizontal but restored, by 1995, to vertical openings with double-hung sash. A c. 1960 full-width single story rear addition is noted on the 1968 tax card.

Between 2006 and 2011 a substantial rear addition with a front-gabled roof and shed dormer on the south slope of the gabled roof was built. The addition is significant and diminishes the site's original character. The extent of the addition means that the form is no longer a cross-wing house but is now an Early 21st c. type.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): A large evergreen tree dominates the landscaping on one side of the yard. The other half of the front yard is paved to provide parking. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other houses of similar or larger scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (cross-wing) and simple roof form of the initial structure, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City

during the mining era; however, the extent of the alterations to the main building --primarily the scale of the addition and how it engulfs the rear portion of the main roof form—substantially diminishes its association with the past.

Because of extensive modifications to the main building and the land, the site does not retain its historic integrity as defined by the National Park Service for listing on the National Register of Historic Places and, therefore, does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. However, the site retains its essential historical form and meets the criteria set forth in LMC Title 15 Chapter 11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1894¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, c. 2011.

Photo No. 2: Northeast oblique. Camera facing southwest, c. 2011.

Photo No. 3: East elevation (primary façade). Camera facing west, 2011.

Photo No. 4: East elevation (primary façade). Camera facing west, 2006.

Photo No. 5: East elevation (primary façade). Camera facing west, 2006.

Photo No. 6: Southeast oblique. Camera facing northwest, 1995.

Photo No. 7: Southeast oblique. Camera facing northwest, c. 1960.

¹ Summit County Recorder.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 575 Park Ave
 Schedule 1 Class 4 Type 1-2-3(4) Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1093</u>	<u>\$ -</u>	<u>\$ 2855</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls _____ <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>Pat. Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ <u>72' @ 1.75</u> <u>126</u>		
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>4.5</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— { Fir. <input checked="" type="checkbox"/> } { Hd. Wd. <input checked="" type="checkbox"/> } { _____ } { Fir. _____ } { _____ } { Conc. _____ }		
Cabinets _____ Mantels _____		<u>125</u>
Tile— { Walls _____ Wainscot. _____ } { Floors _____ }		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. Hand-Port. H. Studs - 4 @ 25 =</u>		<u>100</u>
Total Additions and Deductions	<u>126</u>	<u>270</u>

Net Additions or Deductions -126 \$ -144

Age 55 Yrs. by { Est. Owner Tenant Neighbors Records }
REPRODUCTION VALUE \$ 2711
 Depr. 1-2-3-4-5-6 68/32 % \$ _____
 Reproduction Val. Minus Depr. \$ 868
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____
 Remarks (47yr. Ave Used - 1941) **Total Building Value** \$ _____

PL 83
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res

St. No. 575 Park Ave

Class 4

Type use 1.2.3/4. Cost \$

use X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1359	4.61	\$ 6265	\$
	x x				
	x x				

Att. Gar. — C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <u>X</u> Sills _____			
Ext. Walls <u>ASB SHAKE</u> (A)			
Roof Type <u>Gab</u> Mtl. <u>Pct</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front <u>764 @ 1.50</u>	114		
Rear _____ @ _____			
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____			
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing {	550	DEC 17 1968 11/20/19 2222	
			Class <u>1</u> Tub. <u>1</u> Trays _____
			Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
			Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____			
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	463		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____			
Floor—Fir. _____ Hd. Wd. _____ Other _____			
Cabinets <u>1</u> Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____			
Awnings — Metal _____ Fiberglass _____			

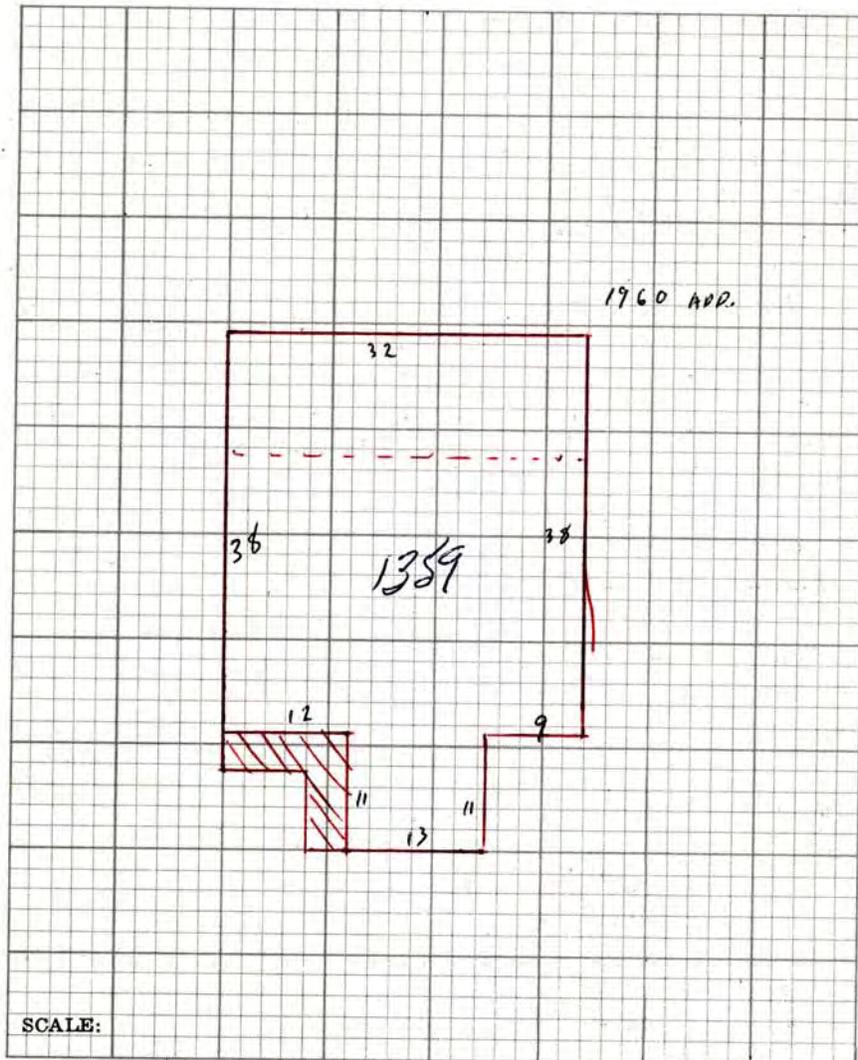
Total Additions

Year Built <u>1894</u>	Avg. <u>1.1910</u>	Replacement Cost	1127
<u>Rem 1960</u>	Age <u>2.</u>	Obsolescence	73.92
Inf. by <u>Owner</u> Tenant - _____	Neighbor - <u>Record</u> Est.	Adj. Bld. Value	
		Conv. Factor	<u>110</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised @ 10-21

By 1701

DEC 17 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

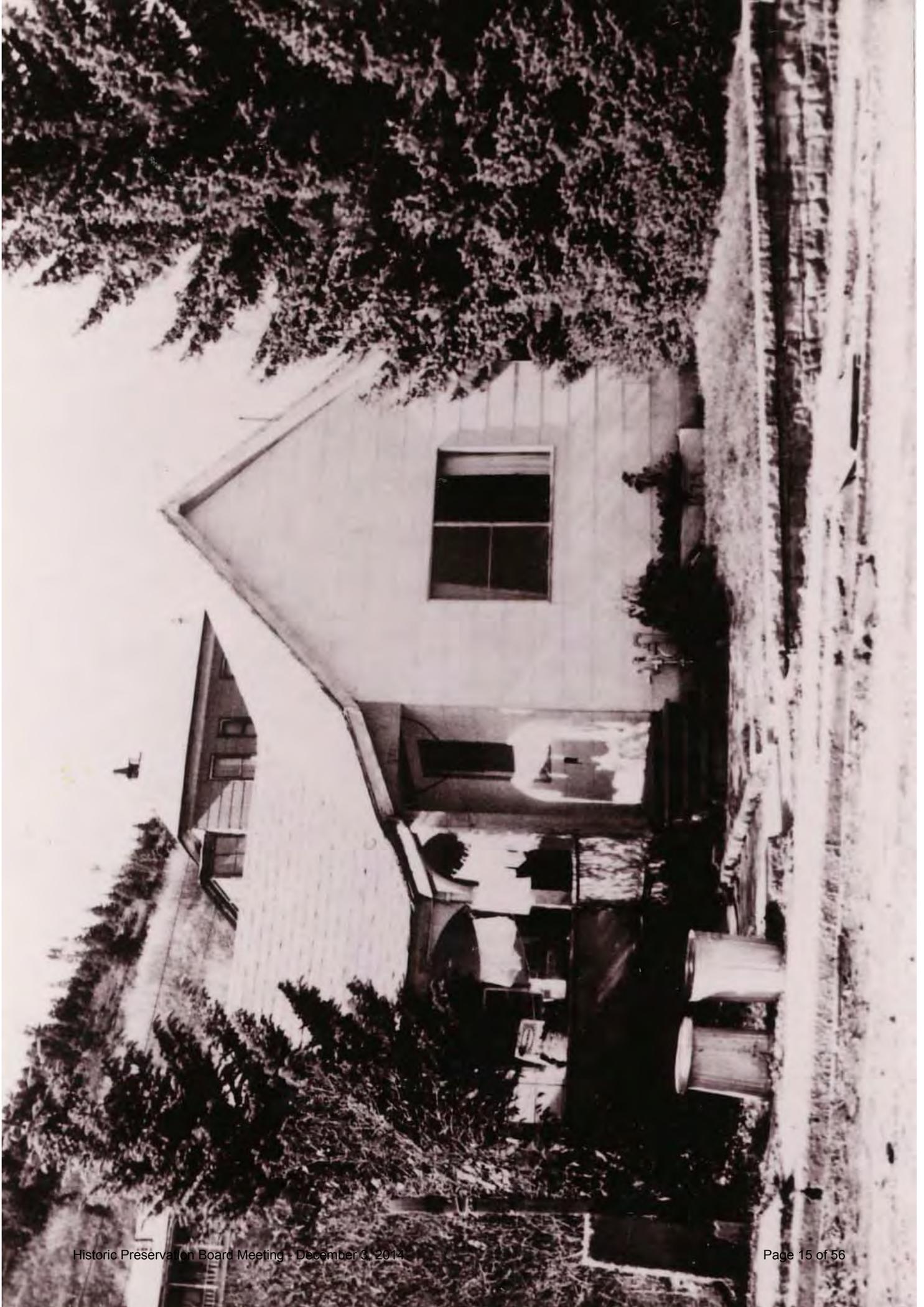
REMARKS Average Year of Construction Computation:

Year 1999 \$ 6077 — 92 % x 62 Year = 5084

Year 1960 \$ 1315 — 18 % x 1 Year = 18

Average Year of Construction 1910 5102

514RS IN 1961



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-145

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

IDENTIFICATION 1

Street Address: 575 Park Ave. Plat PC BI5 Lot 19-20
Name of Structure: T. R. S.
Present Owner: Claire Munro UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-83

2

Original Owner: Construction Date: @1899 Demolition Date:

AGE/CONDITION/USE

Original Use: residential

Present Use: Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

- Excellent
 Good
 Deteriorated

- Site
 Ruins

Integrity:

- Unaltered
 Minor Alterations
 Major Alterations

STAT 3

Preliminary Evaluation:

- Significant
 Contributory
 Not Contributory
 Intrusion

Final Register Status:

- National Landmark District
 National Register Multi-Resource
 State Register Thematic

4

Photography:

Date of Slides: 11/77

Views: Front Side Rear Other

Date of Photographs:

Views: Front Side Rear Other

DOCUMENTATION

Research Sources:

- | | | |
|--|---|--|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Deseret News, December 9, 1919, p. 7; January 5, 1950, p. B-5.

Architect/Builder: unknown

Building Materials: wood

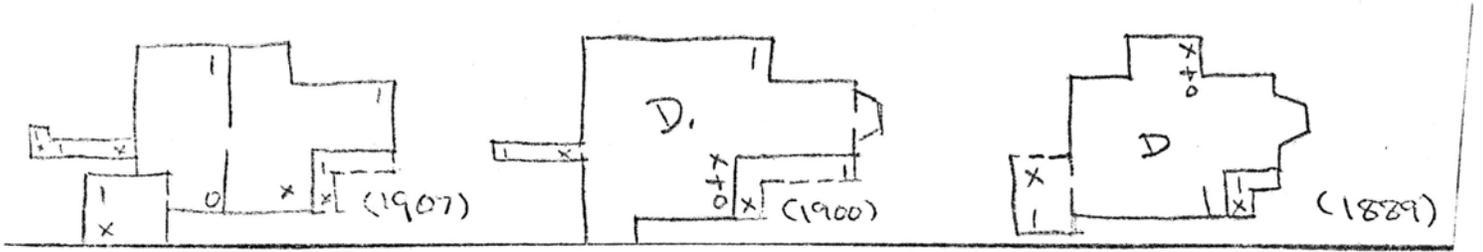
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame home with a gable roof; asbestos shake siding. Tax records indicate that a bay window existed, but has been removed.

Sanborn Maps showed the bay window in 1889 and 1900, but not in 1907. The speculation is that the building could have been remodeled after 1907 to include the bay window, then altered again; thus, its removal. Or possibly, the present structure was built between 1900 and 1907.



Statement of Historical Significance:

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

The building represents a period-type dwelling and also illustrates the type of remodeling done on early Park City homes.

This property passed into the hands of Edward P. Ferry, prominent mining entrepreneur, in 1885, then to David C. McLaughlin (Henrietta M. McLaughlin, 1897). After a series of tax sales property went to Henry Shields (See SU-10-109), pioneer attorney and mining man of Park City. Other transactions followed to R.C. Verran, 1920; James Cunningham, 1929; and W. H. Howland, 1936.

One owner, James Cunningham, was born in 1887 at Lurganeagh, County Down, Ireland. He arrived in Park City in about 1906 and worked as a carpenter for the Silver King Coalintion Mining Co. He died in 1950.







575 Park Avenue



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 101 Prospect Street**

Address: 101 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PHS-1

Current Owner Name: Douglas Cotter

Parent Parcel(s): PST-1

Current Owner Address: PO Box 2414, Park City, UT 84060-2414

Legal Description (include acreage): 0.44 acres; LOT 1 PROSPECT HEIGHTS SUBDIVISION.

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date: 10/22/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1983, 1995 & 2006
 historic: c.

Drawings and Plans

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

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

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

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow type / Vernacular and Arts & Crafts elements No. Stories: 1

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

Number of associated outbuildings and/or structures: accessory building(s), # 1; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete block.

Walls: Narrow wood siding.

Roof: Clipped gable roof form sheathed in shingles.

Windows/Doors: Double-hung sash type.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame bungalow remains largely unchanged from what is described in its National Register nomination form (see Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits atop a hill on approximately 0.44 acres. The landscaping is informal and includes deciduous trees, shrubs, and grasses. The setting has not changed significantly from what is seen in early photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of narrow wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The bungalow was a common house type built in Park City during the mining era and the one of the most common house type built in Utah during this era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1925¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)

¹ USHS, Structure/Site Form, and National Register nomination form, 1984.

- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southwest oblique. Camera facing northeast, 2006.

Photo No. 2: Accessory building. Camera facing east, 2006.

Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

Photo No. 4: Northwest oblique. Camera facing southeast, 1983.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Dec. 5/24/84

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 101 Prospect UTM: 12 458330 4498490
 Park City, Summit County, Utah

Name of Structure: House at 101 Prospect T. R. S.

Present Owner: United Park City Mines Company

Owner Address: c/o Mr. E. L. Osika, Jr.
 309 Kearns Building, Salt Lake City, Utah 84101

Year Built (Tax Record): Effective Age: Tax #:
 Legal Description Kind of Building:

This house is located on a large parcel of mining property located in the Northeast quarter of the Northeast quarter of Section 21, T2S R4E Salt Lake Base and Meridian. The small parcel of land upon which this house sits is located on the East side of Prospect Street, Park City, Utah, and is described as commencing approximately 550 feet South of the intersection of Prospect and Chambers streets, that linear measurement paralleling the (See continuation sheet)

STATUS/USE 2

Original Owner: Unknown Construction Date: c. 1925 Demolition Date:

Original Use: Residence Present Use: Residence

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> Not of the	<input type="checkbox"/> National Landmark	<input type="checkbox"/> District
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Minor Alterations	<input type="checkbox"/> Contributory	Historic Period	<input type="checkbox"/> National Register	<input type="checkbox"/> Multi-Resource
<input type="checkbox"/> Deteriorated		<input type="checkbox"/> Major Alterations	<input type="checkbox"/> Not Contributory		<input type="checkbox"/> State Register	<input type="checkbox"/> Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

<input checked="" type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records/Map	<input type="checkbox"/> City Directories	<input type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input checked="" type="checkbox"/> Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Kummer, Bea. Interview, February 10, 1984, Park City, Utah.
 Osika, E.L., Jr. Telephone interview, April 23, 1984, Salt Lake City, Utah.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a clipped gable roof. It has a low pitch roof, an almost square plan, and narrow lap siding which are all typical of many of Park City's bungalows. It varies, however, in that the major facade is not on the gable end of the house, but on the north broad side of the building. The roof has a slight overhang with exposed rafters on the north and south sides. The facade is symmetrical. Instead of having an open porch or hood over the door as was common in other Park City houses, access to the interior is through an enclosed vestibule with a clipped gable roof. The entrance, centered on the facade of the vestibule, is a multi-paned glass door with multi-paned side lights. The vestibule is centered between two large windows. Each window is divided vertically by mullions into three panels of equal size. Each of the panels is multi-paned. Windows on the other sides of the house are simple square or rectangular openings, and are not symmetrically arranged as on the facade. This house is unaltered and therefore maintains its original integrity.

PHOTOS

Statement of Historical Significance:

Construction Date: c. 1925

Built c. 1925, this house at 101 Prospect is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house, which is located on mining property, was apparently built in the mid-1920s as the residence for an official of the mining company owning the property.¹ It is unclear which mining company owned this property at the time that this house was constructed, and officials of various mines, including the Judge Mine, the Ontario Mine, and others, have reportedly lived in this house over the years.² Alleged early occupants of this house include a Mr. Hewett, claimed to be the first owner, and Frank Stone, who lived here for many years.³ Nothing is known about either of them. In recent years the house has been occupied by Neff Murdock.

The bungalow styling of this house indicates that it was built in the mid-to-late 1920s. Similarly styled houses at 1100 and 1110 Woodside were built in 1928.

¹Interview with Bea Kummer, February 10, 1984, Park City, Utah. Also, telephone interview with E.L. Osika Jr., vice-president of United Park City Mines Company, April 23, 1984.

²Ibid.

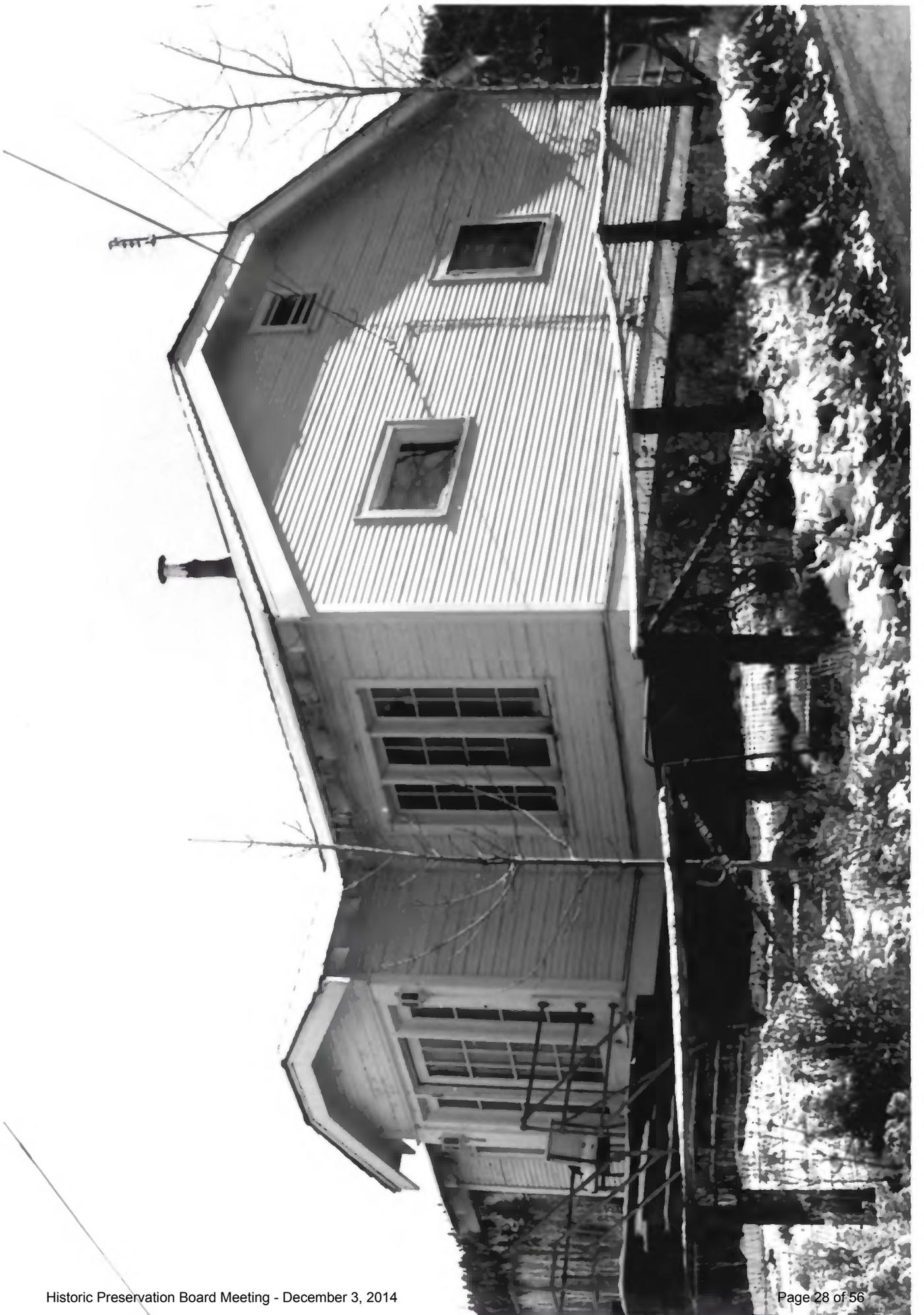
³Interview with Bea Kummer.

101 Prospect

Legal Description continued:

Eastern side of Prospect Street as it runs generally South; thence South 100 feet, East 75 feet, North 100 feet, West 75 feet to point of beginning.

Less than one acre.



**House at 101 Prospect
Park City, Summit County, Utah**

Northwest corner

**Photo by Roger Roper, October 1983
Negative: Utah State Historical Society**





101 Prospect Avenue



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Raddon Dye Works**

Address: 562 MAIN ST

AKA: 566 Main Street

City, County: Park City, Summit County, Utah

Tax Number: CARR-A

Current Owner Name: 562 MAIN ST LLC

Parent Parcel(s): PC-309, PC-309-A

Current Owner Address: 14400 N 76TH PL, SCOTTSDALE, AZ 85260

Legal Description (include acreage): LOT A CARR REPLAT SUBDIVISION, 0.05 AC

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Commercial
Current Use: Commercial

- *National Register of Historic Places: ineligible eligible
 listed (date: 03/07/1979 - Park City Main Street Historic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

Drawings and Plans

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

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

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

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 2-Part Block

No. Stories: 2

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

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southwest oblique. Camera facing northeast, 2008.

Photo No. 2: West elevation. Camera facing east, 2008.

Photo No. 3: Northwest oblique. Camera facing southeast, 2008.

Photo No. 4: West elevation. Camera facing east, 2006.

Photo No. 5: West elevation. Camera facing east, 1995.

Photo No. 6: Southwest oblique. Camera facing northeast, tax photo.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

² From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.











Chloe Lane

562

P
←
562

562 Main Street



Silver King Mine Site

Aerial Tramway Towers:





Silver King Mine Buildings



Boarding House Vault



Change House



Fire Hose Shack



Hoist House



Mill Building



Stores Department Building



Water Tanks A & B



Transformer House

Historic Preservation Board Staff Report



Subject: Design Guideline Revisions
Author: Anya Grahn, Planner
Hannah Turpen, Planner
Date: December 3, 2014
Type of Item: Work Session
Project Number: GI-13-00222

Summary Recommendations

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites; however, the Design Guidelines have not been reviewed since their adoption in 2009. Staff requests that the Historic Preservation Board (HPB) read and familiarize themselves with the existing Design Guidelines to prepare for this work session. The Design Guidelines are available online at:
<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=62>.

Background

Purpose of the Design Guidelines

The Design Guidelines provide direction to property owners, architects, designers, builders, developers, City staff, the Historic Preservation Board (HPB), and City Council in developing proposals that maintain the historic character of Park City's Old Town. The Design Guidelines fulfill policy directives provided in the General Plan and Land Management Code (LMC). Further, these guidelines are a foundation for making decisions and a framework for ensuring consistent procedures and fair deliberations.

The Design Guidelines were envisioned to be a living document. From time to time, the HPB may recommend changes in the Design Guidelines for Park City's Historic Districts and Historic Sites to Council, provided that no changes in the guidelines shall take effect until adopted by a resolution of the City Council. The Guidelines have not been reviewed or revised since their adoption in 2009.

What do they do?

The Design Guidelines are a standard for rehabilitating historic structures, developing historic sites, and constructing new buildings in the commercial and residential neighborhoods of Old Town. The guidelines direct alterations and the design of new construction projects to maintain the historic integrity and character of our historic districts. This allows Park City to maintain its listing on the National Register of Historic Places.

National versus Local Review

The Design Guidelines are based on the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction. The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well

as designing new additions or making alterations. Park City's Design Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. The Secretary of Interior's Standards are generally applied most specifically during tax credit projects, which are reviewed by the National Park Service. The City does not enforce the Secretary of the Interior's Standards; we rely solely on the Design Guidelines.

The Secretary of the Interior, as well as our Design Guidelines, identifies four (4) treatment methods:

- *Preservation*: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials, and features rather than extensive replacement and new construction.
- *Rehabilitation*: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- *Restoration*: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
- *Reconstruction*: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Often, a project will utilize several of these methods depending on the condition of the structure and work to be completed.

It is important to note that though our Design Guidelines are based on the Secretary of Interior's Standards, City staff does not utilize the federal standards specifically when reviewing applications.

Analysis

The purpose of this work session is for the HPB to discuss, identify, and brainstorm shortcomings in the Design Guidelines. Staff has put together a brief outline for our vision of the reorganization and revision to the Design Guidelines. Staff requests the HPB to compare and contrast the existing Design Guidelines (Exhibit A) to the proposed changes (Exhibit B). The HPB should be prepared to provide feedback on this outline.

As seen in the attached exhibits, staff would like to reorganize the current Design Guidelines by separating Residential and Commercial Buildings. Staff finds that the architectural language of these two (2) types of building is substantially different requiring different treatment options to preserve character-defining features as well as guidelines for compatible infill construction.

Staff has also identified a number of shortcomings in the existing Design Guidelines and would like to expand on and/or include the following sections:

- Porches
- Chimneys and stovepipes
- Storefronts
- Gazebos, Pergolas, and Shade Structures
- Treatment of Specific Materials (Wood, Metal, Glass, etc.)
- Sustainability

Staff will return to the Historic Preservation Board with specific sections of this outline in the upcoming months in order to go over each specific guideline. Additional comments and revisions will be made at that time.

Does the HPB agree with reviewing this outline first?

Would the HPB prefer to break it up section by section to compare and contrast?

Recommendation

Staff recommends the Historic Preservation Board (HPB) review and provide feedback regarding the current Design Guidelines.

Exhibits

Exhibit A – Existing Design Guideline outline

Exhibit B – Proposed Design Guideline outline following revisions

Exhibit A

Existing Design Guidelines:

Design Guidelines for Historic Sites

Universal Guidelines

Specific Guidelines

A. Site Design

- A.1. Building Setbacks & Orientation
- A.2. Stone Retaining Walls
- A.3. Fences & Handrails
- A.4. Steps
- A.5. Landscaping & Site Grading

B. Primary Structures

- B.1. Roofs
- B.2. Exterior Walls
- B.3. Foundations
- B.4. Doors
- B.5. Windows
- B.6. Mechanical Systems, Utility Systems, and Service Equipment
- B.7. Paint and Color

C. Parking Areas

- C.1 Off-Street Parking
- C.2. Driveways
- C.3. Detached Garages

D. Additions to Historic Structures

- D.1. Protection for Historic Structures and Sites
- D.2. General Compatibility
- D.3. Scenario 1: Residential Historic Sites—Basement Addition without Garage
- D.4. Scenario 2: Residential Historic Sites—Basement Addition with Garage

E. Relocation and/or Reorientation of Intact Buildings

- E.1. Protection for the Historic Site

F. Disassembly/Reassembly of All or Part of a Historic Structure

- F.1. General Principles
- F.2. Documentation Requirements prior to the commencement of Disassembly
- F.3. Disassembly
- F.4. Protection of the Disassembled Components
- F.5. Reassembly

G. Reconstruction of Existing Historic Structures

H. Accessory Structures

I. Signs

J. Exterior Lighting (Building Mounted)

K. Awnings

L. Sustainability
M. Seismic Upgrades
N. ADA Compliance
Supplemental Rehabilitation Guidelines
Main Street National Register Historic District

Design Guidelines for New Construction in Historic Districts

Universal Design Guidelines

Specific Design Guidelines

A. Site Design

- A.1. Building Setbacks & Orientation
- A.2. Lot Coverage
- A.3. Fences
- A.4. Site Grading & Steep Slope Issues
- A.5. Landscaping

B. Primary Structures

- B.1. Mass, Scale, & Height
- B.2. Key Building Elements
 - Foundations
 - Roofs
 - Materials
 - Windows and Doors
 - Porches
 - Paint and Color
 - Mechanical and Utility Systems and Service Equipment

C. Reconstruction of Non-Surviving Structures

D. Off-Street Parking Areas, Garages, & Driveways

- D.1. Off-Street Parking Areas
- D.2. Garages
- D.3. Driveways

E. Signs

F. Awnings

G. Exterior Lighting

H. Accessory Structures

I. Sustainability

J. Mailboxes, Utility Boxes, and other Visual Elements in the Landscape

Supplemental Guidelines

Swede Alley

Exhibit B

Proposed Design Guidelines

Design Guidelines for Historic Residential Sites

Universal Guidelines

Site Design

- Street Patterns and Streetscape
- Building Setback and Orientation
- Topography and Grading
- Landscaping and Vegetation
- Retaining Walls
- Fences
- Steps and Handrails (Not associated with porch)
- Gazebos, Pergolas, and Other Shade Structures
- Parking (Areas and Driveways)

Primary Structures

- Foundation
- Exterior Walls
- Roofs
- Doors
- Windows
- Porches
- Gutters and Downspouts
- Chimneys and Stove Pipes
- Mechanical Systems

Additions to Primary Structures

- Protection of Historic Sites and Structures
- General Compatibility
- Basement Addition With Garage
- Basement Addition Without Garage
- Decks

Historic Accessory Structures

Design Guidelines for Historic Commercial Sites

Universal Design Guidelines

Site Design

- Street Patterns and Streetscape
- Building Setback and Orientation
- Topography and Grading
- Landscaping and Vegetation

Primary Structure

- Foundation
- Exterior Walls
- Roofs
- Store Fronts

- Doors (not included in Storefronts)
- Windows (not included in Storefronts)
- Balconies/Porticos
- Awnings
- Chimney and Stovepipes
- Mechanical Equipment

Additions to Primary Structures

- Protection of Historic Sites and Structures
- General Compatibility
- Basement Additions
- Balconies/Decks

Historic Accessory Structures

Design Guidelines for Infill Residential Development

Universal Guidelines

Site Design

- Street Patterns and Streetscape
- Building Setback and Orientation
- Topography and Grading
- Landscaping and Vegetation
- Retaining Walls
- Fences
- Steps and Handrails (Not associated with porch)
- Gazebos, Pergolas, and Other Shading Structures
- Parking (Areas and Driveways)

Primary Structures

- Foundation
- Exterior Walls
- Roofs
- Doors
- Windows
- Porches
- Gutters and Downspouts
- Chimneys and Stove Pipes
- Mechanical Systems
- Decks
- Materials

New Accessory Structures

Design Guidelines for Infill Commercial Development

Universal Design Guidelines

Site Design

- Street Patterns and Streetscape
- Building Setback and Orientation
- Topography and Grading

Landscaping and Vegetation

Primary Structure

Foundation
Exterior Walls
Roofs
Store Fronts for Main Street
Doors (not included in Storefronts)
Windows(not included in Storefronts)
Balconies/Decks
Awnings
Chimney and Stovepipes
Mechanical Equipment
Materials

New Accessory Structures

Treatment of Historic Building Materials

Wood
Masonry
Glass
Architectural Metals
Exterior Paint & Color

Relocation, Panelization, and Reconstruction of Historic Buildings

ADA Compliance

Exterior Lighting

Signs

Sustainability in Historic Buildings

Seismic Upgrades in Historic Buildings

Mailboxes & Other Visual Elements in the Landscape