HISTORIC PRESERVATION BOARD
JUNE 16, 2008
1255 PARK AVENUE, ROOM 205
10:00 AM

WORK SESSION – NO ITEMS

REGULAR MEETING – 6:00 PM
ROLL CALL
APPROVE MINUTES
5 June 2, 2008
PUBLIC COMMUNICATIONS
STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES
ACTION ITEMS
13 Design Guidelines for Historic Districts and Historically Significant Buildings in Park City (Public hearing and possible recommendation to City Council)
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: June 7, 2008
Posted: June 6, 2008

MINUTES OF JUNE 2, 2008

PARK CITY MUNICPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 2, 2008

BOARD MEMBERS IN ATTENDANCE: Ken Martz, Todd Ford, Mark Huber, David White, Puggy Holmgren, Gary Kimball, Sara Werbelow.

EX OFFICIO: Dina Blaes, Roger Durst, Francisco Astorga, Mark Harrington, Patricia Abdullah.

ROLL CALL
Chair Ken Martz called the meeting to order at 10:05 a.m. and noted that all Board Members were present.

APPROVAL OF MINUTES

MOTION: Board Member Huber moved to approve the minutes of May 19, 2008 as written. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

WORK SESSION - Historic District Guidelines Discussion

Dina Blaes reported that the Staff report contained the design guidelines for the Park City Historic Districts and historically significant buildings, as well as written comments regarding the design guidelines from Roger Evans in the Building Department. She recommended that the HPB take public comments on the proposed design guidelines and provide direction on specific related changes to the Land Management Code.

Ms. Blaes believed that Roger Evan's comments are very much in line with the direction the HPB is going in terms of setting policy direction for the City Council.

Board Member Huber referred to Item 4 of Mr. Evans comments about allowing windows and doors to be replaced with energy efficient windows and doors following strict design guidelines. He asked if that comment was in line with what the HPB has talked about. Ms. Blaes answered no and pointed out that this would need to be included in the Design Guidelines in order to effect a change to the Land Management Code. She noted that the US Department of Energy says that a new thermal pane window is not that much greater than a good functioning historic wood window. She noted that energy loss through the pane is not the problem. The issue is around the window and through the walls. The guidelines suggest maintaining as much original material as possible.

Board Member Huber clarified that the HPB as a body does not agree with Item 4, that they have should allow someone to use energy efficient windows. Ms. Blaes replied that the design guidelines reflect retaining as much of the historic character as possible, including the windows.

Board Member White wanted to know how that is affected if the windows have been changed in a historic structure and the existing windows are not of a historic type. He

assumed if it would be okay to replace the windows without using a more historic window, as long as the new windows are an appropriate size and shape. Board Member White noted that very few historic structures in town have the original historic windows. Ms. Blaes noted that language in the Historic Guidelines speaks to the ability to repair or upgrade.

Board Member Todd asked if there were any recommendations from Roger Evans that Ms. Blaes would disagree with or challenge. Ms. Blaes replied that she disagreed with the language in Recommendation 2 with regards to replication. She stated that the HPB has already talked about reconstruction as a valid approach to preservation. She noted that replication is reconstruction in preservations terms, but it is done in a way that would retain the setting and integrity of a historic structure. Ms. Blaes believed they are all on parallel roads with different interpretations. She felt it was important to make sure that the Building Department understands what replications means from the standpoint of the HPB's understanding of replication.

Board Member Humber asked if the Land Management Code definitions define reconstruction and replications. Ms. Blaes replied that it is defined in the Guidelines but not in the Land Management Code. Board Member Huber suggested changing the LMC to include those definitions.

Board Member Ford felt that flexibility is fine in the guidelines; however the previous prohibition on designing historic looking structures was the point they were trying to get across.

Board Member Kimball noted that page 25 has a definition on the difference between preserving and replication, which he felt was quite good.

Board Member Ford asked Ms. Blaes for her thoughts on Item 8 of Mr. Evan's recommendations. He asked if that was consistent with the process Ms. Blaes had set up. Mr. Blaes stated that the biggest difference is that Mr. Evans is recommending an internal Staff review process.

Board Member Humber felt this was a good idea because Planning and Building have different insights and entirely different goals. If they sit at the table with an applicant, they can input their goals so the applicant can have the perspective of both angles. Board Member White agreed. Board Member Ford felt this recommendation suggested that the Wednesday Staff review be replaced or supplemented by a more intense design meeting with the Planner, the Building Department official, and the applicant.

Ms. Blaes pointed out that this specific language would probably not be included in the Land Management Code language. It would most likely be included by reference to the application documents and internal documents.

Board Member Ford noticed that the Voluntary Peer Review was not longer included. Ms. Blaes questioned its value and felt the details still needed to be figured out.

Board Member Ford remarked that the system is broken due to the fact that the applicant is not allowed to discuss their project with the Staff. Instead they get a confusing memo about the project and the outcome of the Staff review. He supported adding Mr. Evan's idea of the Design Review Team in Step 1 of the design guidelines

with a pre-application meeting; and follow that up either before or after Step 4. Board Member Huber echoed that support. Design solutions are created with back and forth discussion and it is better to do it in a controlled setting.

Board Member Ford referred to Item 9 of Mr. Evans recommendation to require a concrete submittal or checklist. Because everyone would read the requirements differently, he felt they should include a sample submittal.

Ms. Blaes stated that the new guidelines would require more information from the applicant at the front end of the process. She noted that the checklist Mr. Evans mentioned is an internal checklist. Board Member Huber understood that Mr. Evans was suggesting a checklist of items for the applicant that goes with the application. Ms. Blaes stated that one change will be to include a physical condition report as a way to consistently organize the information. It is a systematic approach that should provide all the information needed to help steam line the process.

Board Member Ford referred to page 18, the existing conditions submittal, and suggesting adding something that stipulates what degree or experience the preparer should have. He also suggested the ability for the Staff to waive minor certain requirements if the project is minor. Board Member Ford thought they should also address situations when it would be necessary for a surveyor or structural engineer to fill out a report versus the architect or the applicant. Board Member Huber felt that would be hard to dictate. He was unsure where they could draw the line. Board Member Ford felt they could leave that to Staff discretion.

Ms. Blaes noted that the current language states “qualified professional”. She pointed out that qualified is not necessarily defined. Board Member Ford was concerned that a broad definition could mean that architects would write structural letters that they are not qualified to write. Ms. Blaes stated that wording in the section for disassembly and panelization states that a license engineer must provide information about the condition of the structure and why it cannot be moved intact.

Board Member White pointed out that something as minor as a deck needs to be structurally sound and should require an engineer or architect stamp. Board Member Huber felt that would be a Building Department issue.

Chair Martz felt they needed a way to make sure that the plans are actually carried out appropriately. There is no current enforcement to make sure that planning inspections do occur. He suggested a change to the LMC that requires oversight once a permit is issued.

Ms. Blaes stated that the Building Department and the Planning Department communication a lot. However, she did understand their concern. Chair Martz favored some type of incremental process.

Board Member Huber was unsure how they could write language for that process because there would not be planning inspector. He noted that field inspectors in Park City are heavily IBC slanted and code enforcement oriented. Currently there is no such things as a planning inspection. The City enforcement is through the public when they receive calls from concerned neighbors.

Ms. Blaes stated that Ron Ivie is very good at keeping preservation issues in line.

Board Member Ford did not think they should give up on the idea of a planning inspector. They have the Staff and every two weeks the design review team should drive around town and monitor the projects. Board Member White agreed that something needs to be done and felt the building inspectors should be better briefed on planning and historic issues.

Board Member Huber felt they were trying to emphasis better division between Planning Staff and the actual field and building inspectors. He agreed that the Staff could visit the project sites more often.

Ms. Blaes preferred to take this issue to the Planning Staff for internal discussion because it could result in budget impacts.

Board Member Ford suggested further description in Step 6 of the design guidelines for enforcement and continual review by the DRT every two weeks. Board Member Huber suggested a final planning inspection before the CO is issued. Board Member Ford thought the Planning and Building Departments should conduct that inspection together.

Chair Martz stated that once the new guidelines are adopted there will be a learning curve for everyone. Some things may need to take place along the way in order to develop a routine and eliminate the inconsistencies of the current process.

Board Member Holmgren wanted to know when the City had made color palettes mandatory. Ms. Blaes remarked that the current guidelines have a whole section devoted to nothing but colors. She understood that over the years the Columbia Historic Homes color palette has become the suggested palette to use. Applicant can bring in other colors to be judged on a case-by-case basis.

Board Member White noted that the colors are suggested but they are not mandatory. Board Member Holmgren wanted it clear to the Staff that the color palette is not mandatory.

City Attorney Mark Harrington felt it was a standard or review question. The Board needs to decide if color is a standard or a guideline and it needs to be clear moving forward to avoid confusion.

Board Member Ford felt they should find a way to recognize that they have accepted and adopted a more vibrant theme with vibrant colors, even though it may not be historically accurate.

Board Member White thought the color palette was a good starting point for people who do not have an idea of what they want. Ms. Blaes remarked that the guidelines could incorporate a stylistic guide to color and how it was portrayed on historic homes.

Mr. Harrington stated that some of the biggest fights between the City and the community related to color. He urged the Board to make their expectation clear that there are suggested guidelines for preferred colors, but color is not the basis for disapproval.

After further discussion, Ms. Blaes offered to clarify the guidelines with greater information about stylistic colors, but allow for freedom of choice.

Board Member Ford felt that the issue of height at the setback or the staged setback was missing from the guidelines. Ms. Blaes referred to Item 2 in the guidelines for new construction, and noted that they were still grappling with how to define height versus setbacks.

Board Member Ford asked for a legal opinion of contextual zoning. Mr. Harrington stated that contextual zoning is not well tested in Utah and the principles are not favored by the current Utah legislature. The State is asking municipalities for definable standards that encourage one-stop shopping for filing an application. Mr. Harrington stated that steep slope CUP is somewhat of a contextual zoning theme. It has a minimum and it has performance standards. He noted that former planning direction Patrick Putt was a proponent of contextual zoning but he is not. Mr. Harrington preferred that they instead define what they perceive in possibly ranges. He stated that another problem with context zoning in Park City is the wide historic variety of things that have been put in, which creates inconsistency.

Ms. Blaes stated that the contextual approach may increase historic buildings but it may also enable someone to have new construction that is compatible with other newer construction and not the historic building. She used Lowell Avenue as an example. Ms. Blaes felt they all agreed with the approach of trying to make setbacks as simple as possible without getting into concrete numbers. They should allow some flexibility by providing a clearly defined range.

Board Member Ford asked if Mr. Harrington would prefer an approach that stipulates real numbers and provide structured flexibility by the approval agency. Mr. Harrington answered yes. Ms. Blaes pointed out that this is done now. Mr. Harrington stated that the City has made great improvements with setbacks over the past 20 years. They had a lot of setback problems by nature of build out in relation to actual lot lines and right-of-way. If the flexibility is in moving away from those standards, they will probably be more successful. Mr. Harrington remarked that the State wants people to be able to open their LMC and know what they can and cannot do with their property or homes prior to going through the process.

Ms. Blaes felt that a contributor to past problems is that the LMC language appears to give the Staff the authority to increase the setbacks based on appropriate historic input. She felt this was a two-prong issue because the Staff does not feel they have that authority either because it is not clear enough in the LMC or the design guidelines do not give them that authority. Mr. Harrington commented on the importance of eliminating the inconsistencies related to Staff determination. Ms. Blaes felt the problem was due to lack of clarity.

Chair Martz stated that public notification and the timing of that notification mattered as much as anything. Ms. Blaes noted that the issue of public comment will be changed in the new guidelines and noticing will occur earlier in the process.

Ms. Blaes stated that specific language for the LMC changes would not be available by the next HPB meeting.

REGULAR MEETING/PUBLIC HEARING

PUBLIC COMMUNICATION
There was no comment.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES
There was no comment.

Public Hearings on Historic District Guidelines

Chair Martz noted that no public was in attendance and asked if he should open the public hearing.

Mr. Harrington felt time was an issue and suggested that the HPB schedule one public hearing after 5:00 p.m.

Ms. Blaes noted that the next public hearing is scheduled for June 16th. Board Member Ford did not think the public had heard enough about this process. Board Member Huber suggested finding ways to inform the public beyond the minimum noticing requirement. Ms. Blaes stated that she was meeting with the Park City Historic Society on Thursday to hear their input and comments on the guidelines.

Board Member Ford suggested having a public workshop on the draft. Board Member Huber agreed. Board Member Werbelow asked if the draft was available to the public. Ms. Blaes stated that it could be obtained online. Board Member Ford felt they should issue a notice to the paper because very few people know it is online. Board Member Huber suggested that someone write an article for the paper. Board Member Kimball thought it should be announced on the radio.

Ms. Blaes suggested finding a larger room on June 16th and that it be an evening meeting. She will follow up with Gary Hill and Phyllis Robinson to request a public hearing on June 16th in the evening. Board Member Ford asked Ms. Blaes to prepare a power point presentation for that meeting prior to the public hearing.

Chair Martz clarified that the next meeting would be held at 6:00 p.m. on June 16th.

MOTION: Board Member Ford moved to CONTINUE the public hearing to June 16, 2008. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 11:29 p.m.

Approved by _____
Ken Martz, Chair
Historic Preservation Board

REGULAR AGENDA

Historic Preservation Board
Staff Report

Planning Department

Author:	**Dina Blaes, Consultant**
Subject:	**Hist. Pres. Design Guidelines**
Date:	**June 16, 2008**
Type of Item:	**Legislative**

This meeting will include:

1) Public Hearing on the proposed *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings* (draft dated May 23, 2008).

Attachments:

1) *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*.
2) Written comments from the public concerning the Design Guidelines:
   Roger Durst, architect.
3) Land Management Code amendments needed to implement the Design Guidelines.

I. Design Guidelines

Recommendation: Take public comment on the proposed *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings* and provide clear direction on specific changes required for final consideration at the July 7 HPB meeting.

Background: The Historic Preservation Board is authorized in the Land Management Code to make recommendations to the City Council regarding changes to the Design Guidelines:

Title 15 LMC, Chapter 11-10 Historic District Design Guidelines states, *The HPB shall promulgate and update as necessary Historic District Design Guidelines for Use in the Historic District zones… From time to time, the HPB may recommend changes in the Historic District Design Guidelines to the Council, provided that no changes in the guidelines shall take effect until adopted by a resolution of the City Council.*

A. The process of updating the *Historic District Design Guidelines* began following the adoption of the Historic Building Inventory (www.parkcity.org/hbi) on October 1, 2007. The timeline for updating the design guidelines was broken into three phases as outlined below:

Phase I (completion, Dec 2007) Organizational framework of document completed; including general provisions, specific chapter "titles", and initial policy statements.

Phase II (completion May 2008) Evaluate content for potential Zoning-Guidelines conflicts: General Plan, Sign Code, Affordable Housing Guidelines & Standards,

all “H” zones, and general provisions of Title 15; Execute illustrations determined to most effectively express the concepts developed through the evaluation and revision process; and Finalize draft of guidelines for review by Planning Director, Historic Preservation Board, and City Council.

Phase III – (completion June 2008) Adoption of revised design guidelines and necessary Land Management Code amendments.

B. Throughout the process, the HPB members engaged in lengthy discussions on a range of topics including, but not limited to, "panelization", compatibility of new construction, defining historic integrity, defining historic significance, the use of substitute materials, improving the application process by making it more predictable and transparent, increasing public involvement in the process, landscaping standards, the role of the HPB in the process, increasing the specificity of language used in the design guidelines to benefit all its users, balancing the rights of property owners with proposed regulation, increasing application requirements, placing a greater emphasis on retaining historic materials, reconstructing historically significant buildings, and the application appeal process.

C. Extensive comments and suggestions were received from the Planning Department and Building Department staff.

D. At the June 2, 2008 Historic Preservation Board meeting, the following requests were made by HPB members for additional changes to the design guidelines:

1) GENERAL: Include preservation terms--preservation, rehabilitation, restoration, and reconstruction--in the LMC under "Defined Terms".

2) DESIGN REVIEW PROCESS:

a. Incorporate the concept of a staff Design Review Team meeting into "Step 1: Pre-application" of the Design Review Process. The applicant/design professional would meet with planning and building staff and listen to the staff discussion. This would streamline the process and give greater clarification to the applicant.

b. Planning and Building staff should have the authority to waive the requirements listed in "Step 2: Documenting Existing Conditions" if the scope of the project warrants it.

Currently, Design Review in the Historic Districts is required for Development or Construction Activity that requires a Building Permit (defined terms in the LMC). If a proposed project does not require a Building Permit then it would not be subject to the Design Guidelines and would not require compliance with "Step 2: Document Existing Conditions".

Staff does not recommend waiving the requirements in "Step 2: Document Existing Conditions", but if the HPB wishes to pursue this approach, staff requests the HPB identify specific circumstances under which the documentation in "Step 2" of the draft Design Guidelines would not be required for projects requiring a Building Permit. See paragraph H. of this report for additional comments pertaining to this issue.

c. "Step 6: Following Approval" should include a final meeting with the Planning Staff, Building Official and applicant to verify compliance with all necessary planning and building provisions/requirements.

3) PAINT COLOR: Expand current section of paint & color to emphasize how paint colors have traditionally been applied to different architectural styles rather than requiring an applicant to select paint color from an approved palette. The palette currently in use--Columbia Paint Palette--would continue to be available for guidance, but applicants would not be required to use colors only from this palette.

Staff requests the HPB clarify whether approval from the Planning Department should still be required in light of this proposed change in approach to paint color. Painting does not currently require a Building Permit.

4) APPENDIX C: Historic Preservation Resources: Modify information in the *How to Research Your Building* section to include additional resources not listed.

E. Staff met with the Park City Historical Society & Museum Board on June 5 and received general comments and suggestions listed below. The members present were encouraged to attend the June 16 meeting to express specific concerns with the draft Design Guidelines.

1) GENERAL: Consider modifying the terms used to describe the residential building types found in the Historic Overview of Park City section. Specifically, change "Ell-shape" to "T-Cottage" or "L-Cottage" and add “Pyramid House” to the “Hipped Roof” section.

Staff acknowledges that these terms should be incorporated into the next draft of the design guidelines and will do so, unless the HPB provide direction not to do so.

2) DESIGN REVIEW PROCESS:

a. "Step 2: Document Existing Conditions" section should encourage or provide an incentive for taking advantage of the PCHS&M's vast collection of research materials and photograph archive.

Staff is investigating the most effective way to encourage applicants to take advantage of these materials to ease the research process. Staff seeks suggestions from the HPB as well.

b. Sandra Morrison, Director of the PCHS&M, agreed to provide input to modify the *How to Research Your Building* section of Appendix C so that the most useful information is noted.

Staff will incorporate the changes into the next draft of Appendix C unless advised by the HPB not to do so.

c. "Step 4: Public Comment Period" should include a notice to the HPB.

Staff does not believe this should be incorporated into the design guidelines. The HPB has already asked for and is receiving regular updates on Historic District Design Review Applications.

3) PAINT COLOR: Don't require an approval to paint a historic building. Color should be a suggestion rather than a requirement.

See staff comments under section D.3. of this report.

F. The attached draft of the *Design Guidelines* is the result of policy directives from the HPB, staff's suggestions regarding the practicality of various provisions, and recognized best practices within the field of historic preservation. On Friday, May 23, 2008, an electronic copy of these *Design Guidelines* was sent to members of the Historic Preservation Board, the Building Department, the Planning Department, and Council Liaison to the HPB, Liza Simpson. It should be noted:

1) The illustrations are not complete as they are still being produced and refined. However, placeholders for the illustrations are included throughout the text and will be completed for consideration at the July 7 HPB meeting; and

2) The appendices are not complete, but will be finalized before the July 7 HPB meeting.

G. IMPACT OF NEW GUIDELINES ON ADDITIONS

Due to the amount of recent public discussion concerning construction in the historic districts and on Historically Significant homes, staff felt it important to clarify how the proposed guidelines will impact additions. It should be pointed out that these new guidelines will discourage “large” additions to Historically Significant buildings, but does not necessarily prohibit them. The only way to ensure that additions to Historically Significant buildings are made smaller is to amend the LMC to limit the height and footprint of additions.

Several solutions to the problem of “large” additions to Historically Significant buildings may be available and staff has provided the following proposal as a starting point for discussion:

1) projects proposing an addition of up to 200% of the original footprint of the Historically Significant building that comply with the design guidelines will receive the benefit of LMC exceptions as currently stated. There are examples in the Historic Districts where large additions were constructed that are compatible with the Historically Significant buildings; and

2) projects proposing additions larger than 200% of the original footprint will not be permitted; and

3) projects proposing additions of any size that do not comply with the design guidelines will be denied.

Providing specific language in the LMC regarding the size of additions in relation to the existing Historically Significant building benefits all parties by providing defined targets with which to work; the planning department can more easily review proposals, the owner/applicant will know "up front" what is and is not permitted, and the public will know what to expect.

Staff is seeking comment from both the HPB members and the public on this issue. Staff will be seeking comment and direction from the City Council on June 26th at a joint work session with the Planning Commission.

H. Impact of new guidelines on rehabilitation projects

In recent years, some projects involving Historically Significant homes have been delayed or anticipated outcomes altered due to insufficient information about the structure at the start of the application review process. New information on the condition of materials is often gained mid-project that results in necessary modifications to the preservation plan. This results in increased costs to the applicant, frustration and anger on the part of the public and significant difficulty for the planning and building department staff to ensure that the project complies with the intent of the approved preservation plan. In an effort to eliminate this problem staff is recommending;

1) the information required from the applicant on the existing condition of the Historically Significant building (see current draft of the design guidelines) be increased; and

2) the Design Review Team approach noted in section D.2(a) of this staff report be implemented.

The information gleaned from some of these recent projects has lead to discussions among staff about creating a standard that would allow substantially deteriorated buildings to be removed and reconstructed.

Staff is seeking comment from the HPB and the public on the following proposal.

If the documentation of existing conditions shows that 70% or more of the existing materials (combined structural and nonstructural) of a Historically Significant building cannot be made safe and serviceable through repair (as certified by a licensed structural or materials engineer), then the building may be removed and reconstructed on site. "Reconstruction" would be a defined term in the LMC as "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving building for the purpose of replicating its appearance at a specific period of time and in its historic location."

The reconstructed building would remain on the inventory of Historically Significant buildings; any additions or modifications to the reconstructed structure would be required to comply with the design guidelines; and the structure would still benefit from the exceptions to the LMC afforded other Historically Significant buildings.

By providing a standard, the applicant, the city and the public will benefit from knowing "up front" what is going to happen to the structure. In addition, costs to both the applicant/owner and the city would likely be reduced because changes mid-project would be eliminated.

As stated above, Staff is seeking comment from the HPB and the public on this concept. It will be discussed with the City Council on June 26th at a joint work session with the Planning Commission. The HPB is invited to attend this meeting.

II. Timeline & Next Steps

Thursday, June 26 - City Council/Planning Commission Joint Work Session

1) Joint Work Session
2) Public Hearing (no action)

Monday, July 7, 2008 @ 10:00-11:00 a.m. - Public Hearing and possible recommendation to City Council on Amendments to Design Guidelines

1) Review of final draft
2) HPB to take action and make a recommendation to City Council

Proposed Land Management Code Amendments

The Planning Commission is the body charged with forwarding recommendations to the City Council regarding changes to the Land Management Code:

Title 15 LMC, Chapter 12-15 Review by Planning Commission (B)(3) Land Management and Zoning Review. The Commission… shall have the primary responsibility to review amendments to the Land Management Code and shall forward a recommendation to the City Council.

Below is an outline of the Land Management Code amendments needed to effectively implement the guidelines. Please note, what follows is not specific language for the proposed amendments, but rather areas where the LMC either conflicts with the proposed Design Guidelines or areas where the LMC may need to be clarified or expanded to support the intent of the Design Guidelines. Relevant sections of the LMC are noted in parenthesis.

A. Scope of the Design Guidelines

1) The proposed Design Guidelines call for all Historically Significant buildings in Park City to be subject to the guidelines, not simply those located within one of the Historic zones. Fourteen (14) Historically Significant buildings are located outside the Historic zones so several sections of the LMC need to be amended to enable the design guidelines to apply to Historically Significant buildings outside the "H" zones. (Title15-11-10 and Title 15-11-11)

B. Design Review Process

1) Volunteer Peer Review Meeting.

The proposed Design Guidelines do not contain an optional Volunteer Peer Review meeting as part of the Historic District Design Review Application process because a number of issues surrounding its implementation have not been resolved.

A) Criteria, scope, and authority.

- Eligibility: Who would be eligible to serve on the VPR? Licensed architects only? At lease one licensed architect? Engineers? Park City residents or not? How would they be chosen?

- PCMC Staff: How would staff participate? Who would manage the process? Which departments would participate - building department, planning department, other? How often would the group meet? How or would this meeting impact the weekly staff design review meeting?

- Records: Would minutes be kept? Who would keep the records? How would the information be communicated to the potential applicant? Would the record become part of the formal application?

- Public Involvement: Will notice be required? Will the meetings be open to the public?

- Conflicts/Problems: If the recommendation or direction given by the VPR is contrary to the LMC, Design Guidelines, and/or established policy, how will the issue be resolved?

B) Cost to manage the process.

- Does the city currently have the staff needed to manage the process? Does that staff person have the expertise to manage the process or will he/she need training? What is the additional cost to the planning department?

C) Time to manage the process.

- Do staff's current work plans have the flexibility to manage the process? Will legal department have a role? If yes, do they have the time and staff to manage their part of it?

2) Public Comment Period.
The proposed Design Guidelines call for the public to have input on a complete application prior to staff making a determination--preliminary or otherwise--of compliance with the Design Guidelines. Currently, however, Notice is posted once staff makes a preliminary determination of compliance. (Title 15-11-11 and Title 15-1-21).

3) Document Existing Conditions.
The proposed Design Guidelines call for existing conditions to be thoroughly documented as part of the application process; these requirements should be incorporated into the LMC directly or by reference. (Title 15-15, Title 15-11-11, Title 15-1-8, and Title15-1-9)

4) Appeals.
The design guidelines call for two possible appeals of a design review application; Planning Department decision can be appealed to the HPB and, in turn, the HPB decision can be appealed to the Board of Adjustment. Currently the LMC reflects a three-step appeal process. (Title 15-11-11)

C. Guidelines for Historically Significant Buildings

1) Accessory structures.
Several sections of the LMC should include language specifically addressing Historically Significant accessory structures (Title 15-11-9, Title 15-11-12, and Front Yard Exceptions in residential H Zones).

2) Additions to Historically Significant Buildings.

A) General issues:

i) consider projects proposing an addition of up to 200% of the original footprint of the Historically Significant building that comply with the design guidelines will receive the benefit of LMC

exceptions as currently stated; There are examples in the Historic Districts where additions 100% or greater than the original footprint were constructed that are compatible with the Historically Significant buildings; and

ii) projects proposing additions larger than 200% of the original footrpint will not be permitted; and

iii) projects proposing additions of any size that do not comply with the design guidelines will be denied.

B) Additions to accommodate a garage: LMC language should limit the width of an attached garage to a dimension-certain or a dimension that is a percentage of the width of the Historically Significant Building's primary façade.

3) Parking Areas, Driveways & Detached Garages.
The LMC currently provides only minimum dimensions for parking areas, driveways, and garages; the LMC should include maximum dimensions for parking areas, driveways, and garages in the H zones and for Historically Significant Buildings. (Title 15-3)

4) Relocation and/or Reorientation of Intact Buildings.
The LMC should include a section within *Chapter 11-Historic Preservation* to define this process.

5) Disassembly/Reassembly of a Historically Significant Building.
The LMC should include a section within *Chapter 11-Historic Preservation* to define this process.

Further, these projects should be required to comply with the LMC as new buildings with an exception being granted if, upon review of the application by the HPB at a public hearing, the application is found to comply with the design guidelines, maintain the building's integrity and significance, and therefore, remain on the Inventory of Historically Significant Buildings.

6) Sustainability
Language regarding sustainability should be included in the "purpose statements" of the H Zones.

D. Guidelines for New Construction

1) Front yard Setback
Include language in the H zones that allows variation in the front yard set back based on the pattern along the street that is established by existing Historically Significant Buildings.

2) Height, Mass & Scale of new construction.

A) Building Height: Include language in the H zones that limits the height of new construction based on the height of existing Historically Significant Buildings located within a certain distance of the proposed structure.

B) Steep Slope: Include language in H zones that states if the building steps to accommodate a change in grade it should have a minimal horizontal dimension; the dimension may be defined (ten feet) or may be a percentage of the façade width.

3) Lot coverage/building footprint

Include language in the H zones that limits the lot coverage of new construction based on the pattern established by Historically Significant Buildings within a defined distance of the proposed structure.

4) Parking Areas, Driveways & Detached Garages.

As noted in C.3. above, include language in *Chapter 3-Off-Street Parking* that defines maximum dimensions for parking areas, driveways, and garages in the H zones so that these streetscape elements are treated consistently within the H zones.

Notes and thoughts:

1. Words that require definition or graphic representation
Sympathetic When Possible
Suitability Subordinate
Detrimental Significant(ce)
Compatible Sustainability
Integrity Efficiency
Character Cannot: Functionally,
Technically, Economically, Aesthetically?
Complementary Substitute Materials

2. "Guidelines that purport to establish good design by the assignment of specific attributes to particular parts.....
,abstracts the reality of visual perception for Form, Mass, Scale, Proportion, Dimension, Pattern/Texture, and
Color; defies the process of creativity; inevitably results in sameness, repetition,.....and stifles delight!"

3. Before you establish a Code (Constitution); You must create a philosophy (A Bill of Rights).
Establish a philosophical predicate for community improvements
Write a Land Management Code
Create Design Guidelines (correlate new and historic parameters)

4. History is a continuing saga. Does architecture chronicle or make history?

5. The "potential" ability may be there, but is it pre-empted by present demands, attitudes, or need?
A "purpose" is O.K., but you need an underlying Philosophy (Idea, Dream, Wish, Fantasy, Objective)
Establish "Values"
Sustain "Character"
Integrate "Change"

6. Architectural Character of Historic Park City.....It's an ecclectic vernacular!
Design will always be predicated upon: Need, Resources, Capabilities, Time, and Values.

7. Bad things to be prevented
Insensitivity
Incongruity
Deleterious/Detrimental Stuff

8. Preserve, Sustain, Adapt, Modify
Rehabilitate
Restore, Replicate, Repair, Revise, Re-do

9. "Looks isn't Everything!"
The Planning process versus the Architectural predicate, which is "the balance of Firmness, Commodity , and Delight"
Firmness is it's strength and durability. Commodity is it's

usefulness and functionality, Delight is it's looks and compatibility

10. Structural history:
Of what was it constructed ?
Who constructed it?
When was it constructed
Why was it constructed?
What has happened since it was constructed?
Description of construction!

11. Is it worth sustaining?...Aesthetically?, Functionally?,
Structurally?, Historically?

12. Establish an appointed board of Aesthetic Judgement (Values Czars)
In the event of conflict, argument, or controversy the volunteer is
without obligation to risk reputation or status .
How does a volunteer assume responsibility or assert authority?
What can be accomplished without assumption or assertion?

13. Volunteer?
Appoint, Qualify, Compensate, Vest with authority! Unless
decision, judgement, evaluation are considered (addressed), the project
must be appealed to the Planning Commission.

14. Once the Guidelines are established, is there a basis for their
interpretation and is there a check against their application or
enforcement?

15. A Design proposal/presentation must indicate ALL elements of
visual perception
Finite--- Abstract---
Form Volume
Mass Space
Scale Access
Proportion Egress
Texture/Pattern Function
Color Balance
Context

16. Design Professional = Certification / Qualification /
Experience / License / Recognition / Association / Involvement / Care

17. What do Planners know about Architecture?
Both should understand the process
The Architect, Synthesis; The Planner, Application

18. Would it be possible to improve upon a historic building, without
compromising it's historic value?

19. How buildings learn, Adapt! = Sustainability!
ie. Miner's Hospital
Kimball Art Center
Easy Street & Zoom's

20. Should a building (historic) express it's use and function? Past and/or Proposed?
Is that a value to be adjudged by design review?

21. Is maintenance of an element of a building a design endeavor?

22. What about a design that may be a compatible historic enhancement that other wise modifies a historic building?

23. "Feasible" Who or What's the arbiter of feasibility?
The Planner, The Building Official, The Developer/Owner, The Contractor, The Historian, The Commission, The Other
Establish a Feasibility Commission with a Commissioner of feasibility!

24, Stairs?
What if they represent a hazard to life and safety or restrict accessibility and/or egress?
Enhance to preserve historic character but provide compliance!

25. Landscaping?
Perhaps well-designed landscaping would enhance, both aesthetically, and from the standpoint
of serviceability, the original ill-considered landscape improvements!

26. Retain?.....even if the element is no longer either functional or decorative?

27. Avoid adding gutters and downspouts if they were not a part of the historic design,
or are unnecessary to drainage plan, envelope integrity, or life/ safety.

28. Color should be compatible with historic precedence, the ambient environment.
"Neutral", at what time of year and in what context?
Winter = White with high contrast
Spring = Earth tones of low contrast
Summer = Green in subtle shadings
Autumn = Bright color contrasts

29. There ought to be a clear graphic representation of what is being literally described
in order that a fair evaluation can be made and there is a basis for performance approval.

30, Door and window design.....Design elements
Frame Materials
Casing Pattern
Trim Function
Sash Thermal Quality
Glazing Hardware
What's the opening for?
Light
View

Ventilation
Access/Egress.....any or all?
What about window dressings?
Shutters, Awnings, Curtains, Drapes, Shades, Blinds

31. New foundation visibility
Perhaps the exposure ought to be proportioned to the length rather than an arbitrary 2 feet.

32. Consider roof color with respect to:
1. Gutter and Downspout
2. Unpainted components (ie, Masonry)
3, Field color / Trim color
4, Feature color
"Contextualize" your colors
What is the seasonal impact of your color scheme?

33. With respect to paint composition, it is my opinion that even though low VOC paints are less toxic
and polluting, they do not nearly as well protect wood to the degree that oil-based (Alkyd) paints do.

34. Parking Areas, Detached Garages, & Driveways
If off-street parking was not available "historically" then why add it?
Encourage occupants to park on the street, use one vehicle, walk more, stop polluting, enjoy better health, save money for extravagant acquisitions from local merchants that'll benefit the local economy and tax base!

Establish a centralized covered parking facility with 24-hour public valet service to and from any "historic" designation

For the same reasons, don't add driveways!

35, Unless a modified historic utility shed is complementary to historic residence,
don't add a garage!

36, Additions
New use? Our first criteria was that the original function/use was to be retained! Or
there was to be a "compatible" modification. If you acquired 750 to 900 square feet
of habitable space, what new use "justifies" an 100% addition? See "How Buildings
Learn? and adaptability. Because social and cultural evolution renders historic
structures disfunctional, the best hope for preservation is adaptation.

Why would it be reasonable to modify a structure originally created for the lifestyle
of a foreign born miner, to that of a "nouveaux riche" computer geek with a family of eight?

.....Because they can!,,,,,,,,,,,,,,When this happens, at a minimum, the visual impact of mass,
form, and proportion, not to mention scale, are irrevocably compromised, Perhaps we could
retain the color, texture, and
pattern.....but it'd probably be out of context.

37. Park City could say.....
"We cannot impel you to avail yourself of experienced , well qualified, certified, or creative
design services, but.....you might be well advised, more prudent, could expedite the process
of securing approval, and save money and time by doing so!
One of the inherent problems is that our design solutions rarely factor in all the elements
of visual perception. We can't retain "character" with "piecemeal" design prescription.

38. Relocation and/or Reorientation
Provide a written statement of relocation "feasibility" from a qualified design professional
and/or a house moving contractor.
Provide a written statement of protection and maintenance procedures and processes
during the relocation and reconstruction.
Provide a 100% performance bond on the work

39. Disassembly
Identify the building"s structural "planes" that are to be "Panelized
Floor(s)
Wall(s)
Partition(s)
Roof(s)
Enforce procedures
Have the permit applicant post a bond to assure compliance.
Secure certification from a licensed Engineer or Architect prior to permitting
Protect elements from weather and accidental damage
The Contractor/Applicant should identify the elements to be protected and determine the best way to do it. (Evaluate his performance standards)

Does disassembly make real sense if you're trying to replicate the original siting and orientation?

40. Universal Guidelines
Don't forget we not only got history,,,,,,,,,,,,we're makin' it!

I'd stay away from style references. There are Good, Bad, and Ugly examples (as may be noted throughout the Park Cityscape).
One of he ecclectic vernacular delights, is the stylistic mix. As soon as you identify a preference, you're setting yourself up for mindless replication. Don't confuse "preference" with "good"

design, especially in this community. (Why would you select an architectural
style when you've spent all this effort on guidelines for good design?). Is one style better than another?

Recognize that there's a variety of "setbacks" that enrich the texture of our streetscape,
all of which occurred because we'd not yet realized the virtues of uniformity.....
I'm being facetious!

41. Site Features
A solid wood fence may work but solid vinyl would be a stretch

42. Building Elements
When a design is presented, should it be assigned a "style" against which it's merit is to be assessed?

43. I think what's intended is that the materials of construction incorporated in the design should express the
inherent nature of their qualities and the way in which they function in the manifestation of habitable space.

How do you use natural materials "synthetically", (as opposed to Authentically?)

Would you negatively adjudge the "appropriateness" of the "large expanse" of clear blue sky, a placid lake,
barren desert, or snow bank? What about the featureless expanse that serves as canvas for light, color, shade,
and shadow pattern?

44. Off-Street Parking, Etc..
I really think Park City should take the lead towards minimizing vehicular dependence by developing alternative circulation options (to preserve the historic character).

45, "Diminish".....By what measure?

46. "Prohibitions",,,,,,,,,,,,,,,,,,that never work!
Alcohol
Drugs
Sexual Behavior
Restriction on available materials and technologies
Never doubt that the creative mind perpetrate ugliness beyond your wildest expectations
Permitted Prohibited
Any Good Stuff All Crummy Stuff

Comment "Ya can't just build a 200 foot high tower in town!"
Question "Why not?"
Answer "Cause it may block my view!"
Response "What if it don't block yer view .....and serves as a point

of visual reference, community identity, has useful purpose and
is a measure of the constantly changing "skyscape"?

47. Prohibited Siding Materials
There's no technical reason any of these materials, if properly designed and detailed,
could not be used in Park City. You're making an abstract aesthetic determination!

These constraints are nothing more that preconceived judgments. How can they be defended?
"Any design, or any material that is not expressly prohibited by this chapter, or a resolution adopted to supplement it, or by the Historic Design Guidelines are permitted,"
A license to kill! Anything else goes!

48 What'cha don't have in these guidelines is an underlying vision or philosophy created and endorsed by the community; that against which proposed development can be adjudged and evaluated by an empowered and responsible body commissioned to sustain merit. One of of the primary deficits to good design in this community is over-indulgence and excess. Trying to do too much! Don't try and apply Code
standards or procedures to intangible and poetic historic or aesthetic concepts.

"When everyone shouts, no one can be heard".

Submitted,

Roger Durst Architect AIA
05 June 2008

Design Guidelines for Historic Districts and Historically Significant Buildings in Park City, Utah

DRAFT: 23 May 2008

Design Guidelines for Historic Districts and Historically Significant Buildings in Park City, Utah

Date, 2008

Prepared for
Park City Municipal Corporation
by Dina Williams-Blaes
with Bowen Studios

DRAFT: 23 May 2008

Acknowledgements

Park City Mayor

Dana Williams

Park City Council

Candace Erickson
Jim Heir
Joe Kernan
Roger Harlan
Liza Simpson

Historic Preservation Board

Todd Ford
Puggy Holmgren
Mark Huber
Gary Kimball
Ken Martz, Chair
Sara Werbelow
David White

Park City Corporation Staff

Tom Bakaly, City Manager
Gary Hill, Interim Director, Planning Department
Brooks Robinson, Principal Planner
Kirsten Whetstone, Senior Planner
Katie Cattan, Planner
Francisco Astorga, Planner
Jeff Davis, Planner
Ron Ivie, Director, Building Department
Roger Evans,

Photographs & Graphics

Bowen Studios
Dina Williams-Blaes
Park City Planning Department
Park City Museum & Historical Society

DRAFT: 23 May 2008

TABLE OF CONTENTS

DRAFT: 23 May 2008

TABLE OF CONTENTS—CONTINUED

DRAFT: 23 May 2008

INTRODUCTION

Purpose of the Design Guidelines

The *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings* (referred to throughout the document as the "design guidelines") is intended to help fulfill the policy directives provided in the General Plan (updated 1995) and the Land Management Code.

The goal of the design guidelines is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City. For the Planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure that decisions are not arbitrary or based on personal taste. Finally, it affords residents the benefit of knowing what to expect when a project is proposed in their neighborhood.

The design guidelines are not intended to be a manual for rehabilitating or constructing a building, nor are they an instruction booklet for completing the Historic District Design Review Application. Instead, they provide applicants, staff, and the Historic Preservation Board with a foundation for making decisions and a framework for ensuring consistent procedures and fair deliberations.

The *Historic District* includes the following zoning districts:

HRL: Historic Residential-Low Density
HR-1: Historic Residential
HR-2A/B: Historic Residential
HRM: Historic Residential-Medium Density
HRC: Historic Recreation Commercial
HCB: Historic Commercial Business

Corresponding chapters of the Land Management Code can be viewed at www.parkcity.org/government/codesandpolicies/landmanagement.html

Park City's Historic Districts

(See Appendix A for maps)

Park City's historic districts are often referred to collectively as "Old Town" or "The Historic District" because they are associated with the earliest development of the city and retain the greatest concentration of Park City's historic resources. The Historic District comprises

DRAFT: 23 May 2008

6 separate zoning districts, each of which is preceded in name by the term "Historic" or "H". Four districts are made up of residential neighborhoods and two are commercial areas, including Park City's historic Main Street. The zoning classifications define the base land use regulations and building code requirements for each district, but also require design review for all new construction, rehabilitation, additions and exterior work proposed in these areas.

The Land Management Code, in which the historic districts are legally established, recognizes that historic resources are valuable to the identity of the city and should be preserved. It also recognizes that change is a normal part of a community's evolution, without which the long-term health and vitality of neighborhoods are at risk.

Park City's Historically Significant Buildings

Historically Significant buildings are those listed in Park City's Historic Building Inventory. The current list includes nearly 400 properties and was adopted by resolution of the Historic Preservation Board on October 1, 2007. These properties substantially comply with the criteria listed in the Land Management Code for designation as Historically Significant.

Historically Significant buildings have a unique ability to convey the history of Park City. Owners of Historically Significant buildings may not demolish buildings without first going through a rigorous demolition permit approval process. However, the city balances this regulation with financial incentives and regulatory relief. Historically Significant buildings are eligible for specific Land Management Code exceptions and also for matching grants for projects that adhere to recognized preservation methods and techniques.

Most of Park City's Historically Significant buildings are located within one of the six historic districts. However, those Historically Significant buildings located outside the geographic boundaries of the "H" Districts are also subject to these guidelines.

Nearly 400 properties have been listed as Historically Significant in Park City. The complete Historic Building Inventory can be viewed at www.parkcity.org/hbi

Determination Worksheets, like this one, document Park City's Historically Significant Buildings.

The City's National Register Historic Districts

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources.

Park City has two National Register Historic Districts. The Main Street Historic District, listed in the National Register in 1979 (See Appendix for Map), comprises ninety-five (95) properties between 3rd Street and Heber Avenue, located primarily along Main Street. The Mining Boom Era Residences Thematic District, listed in 1984, includes seventy (70) residential properties throughout Park City built during the mining boom period (1872-1929) that were found to be both architecturally and historically significant (See Appendix for a list of properties).

Under Federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that there is no Federal involvement. Owners have no obligation to open their properties to the public, to restore them or even to maintain them, if they choose not to do so.

While listing in the National Register is honorary, local designation as a Historically Significant building brings with it certain benefits and limitations spelled out in the Park City Land Management Code.

The Historic Preservation Board

The Historic Preservation Board (HPB) serves as an advisory body to the City on all matters pertaining to historic preservation. In addition, it is an important resource for the public in helping to preserve and protect the City's historic buildings.

The HPBs purpose includes ensuring that the design guidelines are updated as necessary, providing input to staff and the City Council on historic preservation policies and programs, reviewing

DRAFT: 23 May 2008

all appeals of design review applications as they relate to compliance with the design guidelines, designating buildings within Park City as Historically Significant, and promoting the benefits of historic preservation to the general public.

A roster of current Historic Preservation Board members and links to agendas and meeting packets can be found on the web at www.parkcity.org/citydepartments/planning/historiccommission.html or by calling 435/615-5060.

The HPB consists of 7 members appointed by the Mayor with the consent of the City Council. All members need not reside in Park City to serve, but at least one must live in Old Town and one must be associated with Main Street business and commercial interests.

The city places an emphasis on members having technical expertise and showing a "demonstrated interest and knowledge of historic preservation". The Historic Preservation Board holds regular public meetings and residents are encouraged to attend.

HISTORIC OVERVIEW OF PARK CITY

History of Park City

Since its beginning, Park City has been closely bound to the development of new industries in Utah–first mining and then recreation. These activities have greatly influenced the economy of the region and have left their mark in the buildings and neighborhoods of Park City.

Settlement & Mining Industry Boom (1868-1893)

The early search for precious metals in Utah was promoted primarily by non-Mormon groups; especially members of the U. S. Army. Although the Mormons were aware of the mineral resources lying deep within the Wasatch mountains, Brigham Young had instructed church members to pursue agriculture, warning that the lure of precious metals would cause outsiders to venture into the Utah Territory. This immigration happened anyway beginning in 1862 when Colonel Patrick E. Conner led a force known as the California Volunteers into Utah to protect the overland mail route and to keep an eye on the Mormons. His men were veterans of the California gold fields and thus, experienced miners. They spent their leisure time prospecting the hills of the Wasatch and Oquirrh Mountains. By 1868, the prospectors had expanded their search into the area that was to become Park City.

Ontario Mine (Date unknown).
Source: Park City Museum, 2005.

Sources are uncertain as to who made the first discovery, but the first claim filed in the district became the Young American lode recorded on December 23, 1868. The first claim to be seriously mined, however, was the Ontario whose rich lode ore yields acted as the catalyst for Park City's rapid rise as a great silver mining camp. Located in Ontario Canyon just south of present-day Park City, the mine became the first of several major interests supported by investors from across the nation. In 1872, shortly after the discovery, the mine was sold to George Hearst, a San

DRAFT: 23 May 2008

Francisco "mining man", for $27,000. Local mining operations were run by R.C. Chambers until 1901 and the mine reportedly produced $50,000,000 in ore over its lifetime.

Park City looking south, c. 1891.
Source: Park City Museum, 2005

By 1879, the Ontario operation was flourishing, with homes springing up near the mine and lower down the canyon near the present site of Park City. More mines opened, including the Pinon, Walker and Webster, Flagstaff, McHenry, and Buckeye Mines and those began attracting more settlers.

Mining operations continued to grow and new claims were made in the area during the 1880's which pushed Park City's economy to new levels. Park City was granted a charter in 1884 and became a city. By this time it was ranked high among the nation's mining camps in ore production. Early photos of Main Street show a thriving commercial district densely built with a variety of building types. Though the town continued to flourish, it suffered a few setbacks. In 1882 and 1885 fires destroyed lodging, restaurant and commercial retail buildings along Main Street. Also, in the late 1880's, because the surrounding forests had been denuded to construct homes and businesses, snow slides increased in frequency, causing several deaths and severe damage to buildings and homes in their path. Despite these events, residents diligently rebuilt.

Main Street, c.
Source:

In 1892, a consortium of investors including David Keith, Thomas Kearns, and John Judge purchased the lease on a small claim that turned out to be the Silver King Mine, one of the most prosperous mines in Park City's history. The fortunes seemed limitless until financial crisis and a devastating fire were added to the list of obstacles to growth.

Mature Mining Industry (1894-1930)

The Silver King Mining Company began operations during the financial panic of 1893 when many other mine operations were closing. The crisis slowed growth in Park City for a few years, but building picked up again in 1895 with construction of more owner-occupied residential and larger public and commercial structures.

Though the financial crisis slowed things for a while in Park City, a devastating fire in June of 1898 nearly destroyed the town. The fire ripped through both sides of Main Street, over to Park Avenue, and up Rossie Hill destroying more than 200 commercial and residential buildings. It was believed to cause nearly $1 million in damage and hundreds of people were homeless. At the time of the fire, Park City's population of nearly 5,000 was more stable and family-oriented and this is attributed with the strong sense of commitment to rebuild. By the start of 1899, the areas destroyed by the fire were completely reconstructed.

Fire Photo
Source:

During the 1910's, the U.S. adopted the gold standard that caused the value of silver to decline to an all-time low. However, within a decade the demand for silver increased because of WWI and because Congress passed the Walsh-Pittman Act which raised the price of the silver. Abandoned mines in Park City reopened and new claims were sought. Active mining continued until the Great Depression.

Mining Decline & Emergence of Recreation Industry (1931-1962)

The general erosion of Park City's economic base brought on by the Great Depression caused many businesses to close and residents to leave the area to seek employment elsewhere. In addition, a significant drop in metal prices after WWI caused mining activities to decline precipitously, thereby causing more people to leave the area. Finally, bitter labor disputes at a time when mining operations were already precarious caused many mines to falter further. In fact, by the early 1950's most mines in Park City had either

Park City, c. 1958.
Source:

DRAFT: 23 May 2008

closed or been consolidated into United Park City Mines Company. The future of mining in Park City seemed quite bleak. Even United Park City Mines Co. spent considerable resources investigating ways to make its large acreage profitable outside of mining. Its principals did not realize that a 1921 article in *The Park Record* would foretell the profitability of the land when it predicted the city would become "a Mecca for winter sports." It would take forty-two years for that prediction to approach reality.

In 1912, the newly formed Wasatch Mountain Club introduced Park City residents to the concept of recreational skiing, but it would take several decades and the involvement of the federal government to bring the first skiing boom to Park City. At the turn of the century, the National Forest Service (NFS) was established to delineate public forests and mountain lands. The NFS, along with other federal agencies, was instrumental in developing winter recreation opportunities throughout Utah and the country. During the 1930s, Civilian Conservation Corp (CCC) camps were established in Utah to rehabilitate public lands denuded by lumber and mining activities into areas for skiing, ski jumping and sledding. In an effort to find work for those impacted by the Depression, the Public Works Administration (PWA) spent $14,000 on a winter activities facility near Park City. The combined efforts of the National Forest Service, the PWA and the CCC impacted recreational skiing in unimaginable ways. However, because the prime recreation property in town was privately owned, the skiing boom came to Park City much later than other areas of the West.

Early ski photo
Source:

In the early 1930's, after seeing successful ski operations launched in Little Cottonwood Canyon, Sun Valley and former mining towns in Colorado, several business and fraternal organizations in town decided to establish a ski train to Park City. In February of 1936, more than 500 skiers boarded the first "Snow Train" destined for the PWA-built facility at what is now Deer Valley Resort. By 1940, more than 3,000 skiers and 190,000 winter enthusiasts had visited snow-covered recreation areas in Utah.

Ski areas throughout the west were preparing for even greater numbers in the coming decade, but WWII began and the ski industry experienced the kind of setbacks the mining industry had experienced half a century earlier. By the close of the 1950's, construction in Park City nearly ceased, disinvestment was the norm and the population had dwindled from its high in the 1890's.

In 1962, the Recreation and Land Development Division of United Park City Mines Co. announced that nearly $2 million had been obtained to construct a 144-car gondola for the ski area. The company's investment in a comprehensive recreation plan for its property on Treasure Mountain spurred the development of golf courses, condominiums, hotels, lodging facilities and much more. Beginning in 1963, Park City experienced a rebirth as the recreation and tourism 'Mecca' predicted more than four decades earlier.

Treasure Mountain, c. 1962.
Source:

In many respects, the history of Park City is like that of most western mining towns, especially those for which the winter recreation industry has become their economic salvation.

Architectural Character of Historic Park City

Mining town architecture is unique--it was built quickly in response to a single-purpose economy--and as a result, few western towns boast enough historic fabric to convey a sense of the historic living environment. Park City, however, retains a large number of historic buildings and its architectural resources are critical to the interpretation of the mining era in the Rocky Mountain West.

Pattern of Development

The topography of the area dictated how and where neighbor-

DRAFT: 23 May 2008

hoods were developed. The narrow canyon made building homes along the steeply sloped side-walls a challenge. In addition, the terrain continually rises from the city's entrance on the north through town and extending up into the canyon to the south. Main Street sits at the base of the V-shaped canyon with parallel terraces of residential streets extending the length of Old Town. Traveling from the commercial core of Main Street to the residential areas higher up on the hillsides was most easily achieved using stairways and, where the grade permitted, a few roads.


© Park City Historical Society & Museum, Pop Jenks Collection. All rights reserved.

Looking West and South from Rossi Hill with Sandridge in the middle foreground, c. 1922.
Source: Park City Historical Society & Museum, 2005.

Sanborn Fire Insurance maps from 1889, 1900 and 1907 supplemented by documentary photographs disclose a great deal about when various areas developed. In 1889, Main Street between 3rd and 5th Streets was the most heavily developed commercial area, while the greatest concentrations of residential buildings were on Marsac, Park, Prospect, Daly, and Woodside Avenues. The homes, built first on the uphill side of the streets, are small, one-story, two-room cottages. Building lots are small and houses tended to be crowded together with very little open space around them. A few larger two-story, Victorian-inspired homes are found, but the mining moguls of the time chose to build their fashionable mansions in Salt Lake City resulting in the fabric of historic Park City to be dominated by dense neighborhoods made up of small cottages. By 1900, development had become heavily concentrated on the west side of town with houses being built on Norfolk and Empire Avenues. Following the fire on Main Street in 1898, the area was rebuilt and even greater development along Main Street is seen in the Sanborn Insurance maps of 1907.

The dense clustering of small residential structures built along terraces moving up the hillsides away from the commercial core is one of the most prominent features in early photographs of

Park City. This development pattern is still an important feature of the community today.

Scattered throughout Park City in contrast to the tight rhythm of the streetscapes are a number of larger buildings. Several of these, including St. Mary's Church, the Washington School and the Marsac Building, were constructed for institutional or civic uses. In addition, the area boasted several large mills located closest to the water sources found on the south, east, and north sides of town.

Sanborn Fire Insurance Map, Sheet 11 (partial), 1907. St. Mary's Church is shown in blue.
Source: Digital Image Copyright 2001, University of Utah, All rights reserved.

The Sanborn Insurance maps also show many secondary or support buildings. They were generally placed to the rear of the properties except along Daly Avenue. Lots on the east side of Daly Avenue were divided by Silver Creek and the primary buildings were placed to the east of the creek while the support structures were placed to the west of the creek fronting directly onto the road. Covered walkways extending from the main dwellings to the accessory structures were a result of the severe winters. Most of these walkways have disappeared, but many of the accessory structures remain.

Materials and Construction Methods

Mining claims brought a rush of people to the area and the need to build shelters quickly using readily available materials dictated what the construction methods would be for the area.

Wood is the predominant material seen on pre-1940 buildings in Park City and the residential structures are almost all frame. Some of the houses were built of a 2" thick, "single wall" construction which consists of a single layer of vertical planks attached to top and bottom sills and then covered with a horizontal layer of siding without any internal studs. The exterior siding most commonly used was drop siding, often called novelty siding. One striking characteristic of residential buildings in Park City is that very few were built with foundations. The stone and concrete foundations seen today replaced wood sills laid directly on undisturbed earth.

Photo of many men in front of house.
Source:

DRAFT: 23 May 2008

Very little documentation exists about the carpenters, suppliers, and contractors who actually constructed the buildings of Park City. An early photograph of a group of workers gathered around a house suggests that many of the homes were built by large work crews in order to complete them quickly.

Stone was used for root cellars built into the hillsides at the rear of many houses and is a prominent feature throughout Park City in the retaining walls used for terraced front yards.

Like the residential structures, the early commercial buildings in Park City were frame, one-story structures with false fronts or two-story structures with offices, social halls or residences on the second floor. They include the typical elements of commercial buildings of the time with a central recessed entryway flanked by display windows of varying sizes. Brick structures were commonly built on Main Street following the 1898 fire and stone was also used for several commercial buildings along the street. By the time Park City was reaching maturity as a mining town, turned posts, stamped metal storefronts, and in one case cast iron piers, were available and being used.

RESIDENTIAL BUILDING TYPES & STYLES

Historically, residential structures built in Park City were most frequently frame construction clad with clapboard siding of various profiles. Several houses use a simplified version of patterned shingles typically seen on Queen Anne style homes. Sites sloped steeply and as a result many houses were constructed on raised basements or were cut slightly into the hillside. Houses were generally sited with the primary entrances facing the street and used simple roof forms. Evidence of Victorian influences can be seen in some steeply pitched roofs with ornamental jig-saw work in the gables. Entrances were defined by a porch; usually projecting from the main house, but also inset. Porch details sometimes included simplified Italianate details like square beveled (chamfered) support posts or Queen-Anne inspired elements like turned spindles. In addition, Victorian styled lace-like spandrels were used in the friezes suspended from the porch ceiling of a

few of the grander homes. Windows were vertically oriented and were usually double-hung. Window trim was plain or occasionally displayed a simplified Victorian pediment. Some of the specific types of buildings and stylistic elements found in Park City are described below.

Ell-Shape

The Ell-shape house is the most common residential building type in Park City. It usually has a gable-front section with a perpendicular side-gabled wing. The gable roofs intersect to form an ell in plan. Porches are usually attached with a shed roof projecting from the wing and inset into the ell. Porch supports are often square beveled or turned posts. Most ell-shape houses are one-story, but one-and-a-half or two-story examples also exist.

Rectangular

Buildings that are described as “rectangular” are simple, rectangular in shape with a gable roof usually oriented with the ridge parallel to the street. Porches may extend across part or all of the façade and a few wrap around the corners of the house. The porches are defined by dropped or extended roofs with shed or hipped forms. Most rectangular homes are one or one-and-a-half stories and several have rear shed or saltbox roof profiles.

Gable Front

Gable Front houses are similar to Rectangular homes in shape, but have their gable end facing the street. Porches usually extend across the full façade and project from the main house with a shed or hipped roof. Porch supports and balusters are often square with few stylistic details. Many Gable End homes are one-and-a-half or two-stories in height.

DRAFT: 23 May 2008

Hipped Roof

Hipped Roof houses are square in plan with simple hipped or pyramidal roofs. The porch and entrance are sometimes tucked under the principal roof; however, more commonly the porch extends the width of the house with a projecting hipped or shed roof. A few examples have a center entrance defined by a portico. Center gable dormers are common and these houses are typically one and one-and-a-half stories.

Bungalow

Bungalow or Bungalow-Related houses are easily recognized house types constructed in Park City much later than the building types listed above. They are low, ground-hugging structures with low-pitched roofs that project over deep eaves, often with exposed rafter tails. They are rectangular in plan and often use a double gable on the front façade to define the porch and entrance.

COMMERCIAL BUILDING TYPES & STYLES

Commercial buildings in Park City, traditionally, included design elements found on most retail-oriented structures being built in the country at the time. The buildings were set along the street front with large display windows for exhibiting goods and services. A solid kick-plate below the glass provided protection from the street. For buildings with upper floors, windows were smaller and vertically oriented and walls appeared more opaque. Because of the gradual rise of Main Street from north to south, the buildings step to follow the grade and give the street a unique character.

Victorian-inspired details such as segmental arches, columns, bracketed cornices, dentils, transoms and decorative brickwork

are seen on many of the brick structures while simplified versions of these details are more commonly seen on the frame structures.

A few buildings that stand out from the fabric of typical Victorian-inspired commercial buildings utilize derivations of Revival styles of the time. For example, the Egyptian motifs used on the theater and the Moderne elements found on the War Veterans Memorial Building. The most unique brick structure on Main Street is the Utah Independent Telephone Company building, which was designed in the Mission style with a curvilinear gable roof line and an interior ceiling constructed of brick barrel vaults.

Traditional storefront components.
Source: Bowen Studios

The early Twentieth-century commercial buildings tend to display details that are also derived from earlier styles, but are articulated in a slightly different way. For example, facades built mainly between 1910 and 1935 are flat with only slight relief around the windows and in pilasters applied to the outside framing piers. In addition, parapets are capped with simple concrete courses rather than deep cornices and the ornamentation is made up of inset geometric shapes of concrete or stone.

Unlike much of the residential development in Park City, a few of the commercial buildings can be tied to prominent architects practicing in Utah at the time. Frederick A. Hale designed the brick structure that housed the First National Bank of Park City and the Silver King Mining Company offices. In addition, The Rocky Mountain Bell Telephone Company hired Richard K. A. Kletting, Utah's foremost architect who also designed the State Capitol, to design their office building on Main Street.

The most common historic commercial building types found in Park City are described as follows:

DRAFT: 23 May 2008

One Part Block

The One Part Block is one of the most common historic commercial building type in Park City. It is a single-story structure with large window display areas at the street level. Frame versions of this type often had false fronts that projected above a gable roof or utilized a simple flat roof. The facades were generally capped by a simple cornice or parapet. The large solid span between the windows and the cornice was used for advertising and to make the building appear larger than its actual size. This building type was commonly used for retail businesses along Main Street.

Two Part Block

The Two Part Block is the most common historic commercial building type found in Utah. The Two Part Block is made up of two horizontal zones; a street-level façade and distinct upper façade. These buildings were generally two to four stories in height with specific uses inside that resulted in the separate zones on the façade. The street level facades were commonly occupied by retail stores while the upper levels were used for offices, social halls, or dwelling units.

Central Block with Wings

The Central Block w/Wings was used for larger structures along Main Street and includes a dominant central section flanked by identical sections creating a strong symmetrical composition. The central section usually projects farther out from the wings and may be differentiated further by a change in height.

Though these are the most common commercial building types in Park City, some buildings may exhibit elements of more than one category, while others seem to adhere to none of the categories at all. Deviation from the standard elements of

façade composition was not uncommon in towns dominated by vernacular architecture.

A word about "Vernacular"

Vernacular is a term typically used to describe architecture that is non-stylized and is constructed using locally available resources specifically to meet local needs rather than to embody a particular style. Though stylistic elements were used on several buildings noted above, most commercial buildings in Park City could be classified using the broad term "vernacular".

References:

Carter, Thomas and Peter Goss. 1991. *Utah's Historic Architecture, 1847-1940: A Guide*. Salt Lake City: University of Utah Press & Utah State Historical Society. [Orig. pub. 1988.]

Longstreth, Richard. 2000. *The Buildings of Main Street: A Guide to American Commercial Architecture.* New York: Rowman & Littlefield. [Orig. pub. 1987.]

McAlester, Virginia and Lee McAlester. 2005. *A Field Guide to American Houses*. New York:Knopf.

Park City Historical Society & Museum. 2006. *Park City Main Street Historic Walking Tour*. Park City: Park City Museum

Park City Municipal Corporation. 1995. Draft *Historic District Design Standards*. Downing Leach Associates, Ellen Beasley & Associates, and Clarion Associates, Inc.

DRAFT: 23 May 2008

DESIGN REVIEW PROCESS

The purpose of design review is to determine substantial compliance with the relevant sections of the *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*. This process cannot guarantee good design, but ideally will prevent projects that are insensitive, incongruous or detrimental to the immediate neighborhood and to the community as a whole.

If your property is 1) listed in the Historic Building Inventory **OR** 2) located within Old Town–the HRL, HR-1, HR-2A/B, HRM, HRC, or HCB Zones--**AND** you are planning to:

Rehabilitate an existing structure;
Add to an existing structure;
Build a new structure–primary or accessory; or
Undertake exterior work on an existing property or site,

Your project requires design review and approval before issuance of any building permits.

Step 1: Pre-application: Contact the Planning Department

It is recommended that the applicant meet with City Planning Staff prior to preparing an application. This provides the staff a chance to explain the goals and intent of the Design Review Process, as well as the Design Guidelines. The Historic District Design Review Application requirements and schedule will be provided and the need for additional requirements, such as a plat amendment or a Steep Slope Conditional Use Permit can be determined.

Step 2: Document Existing Conditions

Requirements for Historically Significant Buildings

Guidance for rehabilitation begins with requirements for identifying the architectural elements, materials, and site features that define the building's historic character. These features should be retained in order to preserve the historic character and to maintain designation as a Historically Significant building.

The following information must be submitted as part of any application involving a Historically Significant building.

A. History: Provide a brief written history of the property including:

- The date or period of original construction;
- Dates or periods of any changes to the structure;
- The dominant architectural style of the structure;
- The original and historic uses of the structure; and
- Names of prominent individuals associated with the structure.

List all sources consulted such as permit records, title abstracts, tax assessor records, Sanborn Insurance maps, Polk directories, and newspapers. Include copies of all research notes and source documents used in preparing the history.

B. Site Plan: Provide a site plan showing the location of all structures on the property including topographical (USGS elevations) and boundary information. Known encroachments should be clearly noted.

C. Photographs – Historic, Subject Property, & Context: Where appropriate, a measuring scale should be included in the photograph to verify dimensions. Photographs may be standard film or digital; Polaroids are not acceptable. Photographs from standard film must be color prints – 4"x6" each or larger, clearly labeled. Digital photographs must be provided on a clearly labeled CD/DVD-ROM at a minimum of 1600x1200 pixels at 300 ppi and saved in 8-bit color format as either TIF or JPEG files. File names should clearly indicate the subject of the photograph.

- Provide copies (photocopy or digital format) of historic/older photographs held by PCHS&M, USHS, County archives, or other sources.
- Provide photographs of each exterior elevation and details of building components such as façade materials, porches, columns, cornices, evidence of missing historic elements, window treatments, retaining walls, fences.
- Provide photographs of the streetscape to include the subject property and all adjacent properties.
- Photographs detailing the Physical Conditions listed below should also be provided.

Researching your Building

First, determine whether or not your building has already been documented.

The Park City Historical Society & Museum (435/649-7457) and the Preservation Office of the Utah State Historical Society (801/533-3500) have information on hundreds of buildings in Park City. Copies of materials are available for a nominal fee.

If your building has not been researched, see the appendix for information on how to research your building.

DRAFT: 23 May 2008

A Physical Condition Report, like this one, is required as part of the application process and should provide thorough information about the existing condition of your building.

D. Physical Condition – Written & Graphic: Provide a detailed written report on the Physical Condition Report Form (completed by the project architect or engineer, if available) that includes the following information – As stated above, provide photographs showing the conditions described.

- Description of the condition of the foundation to include any settlement problems, ground water issues, deterioration or insect infestation.
- Description of the condition of the exterior wall envelope with findings on deterioration/moisture problems, settlement issues, lead based paints, asbestos or other hazardous material.
- Description of the condition of the roof framing to include existing roof sheathing and roof coverings with appropriate snow load calculations.
- Description of the floors, walls and roof structure as to the size and spacing of framing members.
- Along with the written description, provide a cross section through the exterior bearing wall to show the existing footing/foundation, floor joists, wall and roof framing. Park City will allow limited demolition (non-structural) in the interior of the structure for the purposes of discovery of the items listed above.

Requirements for Non-Historic Buildings in Historic Districts

A. History: Provide a brief written history of the property including uses, owners, construction date of the primary structure, and, when possible, dates of additions and/or alterations made to the primary structure. Please list all sources of information such as permit records, title abstracts, tax assessor records or other verifiable information.

B. Site Plan: Provide a site plan showing the location of all structures on the property including topographical (USGS elevations) and boundary information. Known encroachments should be clearly noted.

C. Photographs – Subject Property, & Context: Where appropriate, a measuring scale should be included in the photograph to verify dimensions. Photographs may be standard film or digital; Polaroids are not acceptable. Photographs from standard film must be color prints – 4"x6" each or larger, clearly labeled. Digital photographs must be provided on a clearly labeled CD/DVD-

ROM at a minimum of 1600x1200 pixels at 300 ppi and saved in 8-bit color format as either TIF or JPEG files. File names should clearly indicate the subject of the photograph.

- Provide copies (photocopy or digital format) of older photographs if available.
- Provide photographs of each exterior elevation and details of building components such as façade materials, porches, columns, cornices, window treatments, retaining walls, and fences.
- Provide photographs of the streetscape to include the subject property and all adjacent properties.
- Photographs detailing the Physical Conditions listed below should also be provided.

D. Physical Condition – Written & Graphic: Provide a detailed written report (from the architect or engineer, if available) that includes the following information – As stated above, provide photographs showing the conditions described.

- Description of the condition of the foundation to include any settlement problems, ground water issues, deterioration or insect infestation.
- Description of the condition of the exterior wall envelope with findings on deterioration/moisture problems, settlement issues, lead based paints, asbestos or other hazardous material.
- Description of the condition of the roof framing to include existing roof sheathing and roof coverings with appropriate snow load calculations.
- Description of the floors, walls and roof structure as to the size and spacing of framing members.
- Along with the written description, provide a cross section through the exterior bearing wall to show the existing footing/ foundation, floor joists, wall and roof framing. Park City will allow limited demolition (non-structural) in the interior of the structure for the purposes of discovery of the items listed above.

Step 3: Application Submittal & Certification

Once the Historic District Design Review Application is submitted to the Planning Department and is deemed complete by the City

DRAFT: 23 May 2008

Planning Staff, the Project Planner will send written confirmation to the applicant of a complete application.

Step 4: Public Comment Period

City Planning Staff will post a notice on the property indicating a 10-day public comment period has begun. The Project Planner will establish reasonable times when the public may come to the Planning Department office to review the application and make written comments. These written comments will become part of the public record and will be considered when the application is reviewed for compliance with the Design Guidelines.

Step 5A: Compliance with Design Guidelines - Approval

Following the public comment period, the Project Planner will schedule a review of the application within a reasonable time; taking into consideration current workload. Upon the determination of compliance with the Design Guidelines and approval of the proposed project, an Action Letter will be issued to the applicant that will stipulate specific conditions of approval for the project. These conditions must be met and any modifications to the approved design must be authorized by the Planning Department in writing prior to construction.

Step 5B: Non-Compliance with Design Guidelines – Denial

Following the public comment period, the Project Planner will schedule a review of the application within a reasonable time; taking into consideration current workload. If the application is determined to be in non-compliance with the Design Guidelines, the Planning Department will deny the application and the Project Planner will send written notice of this action to the applicant.

Appeals

First Appeal: All appeal requests must be submitted to the Planning Department in writing within ten days of the Planning Depart-

ment's decision. Anyone determined by Utah State Code and Park City Land Management Code to have legal standing may appeal the Planning Department's decision to the Historic Preservation Board.

Second Appeal: All appeal requests must be submitted to the Planning Department in writing within ten days of the Historic Preservation Board's decision. Anyone determined by Utah State Code and Park City Land Management Code to have legal standing may appeal the Historic Preservation Board's decision to the Board of Adjustment.

Step 6: Following Approval

After the application has been reviewed and approved by the Planning Department, the applicant must submit the approved plans to the Building Department for their review. Refer to the Information Guide for Building Permits and Inspections and the Information Guide for Commercial Building Permits if necessary.

DRAFT: 23 May 2008

DESIGN GUIDELINES FOR HISTORICALLY SIGNIFICANT BUILDINGS IN PARK CITY

These design guidelines apply to all Historically Significant building types in Park City. Because residential, commercial, civic, and institutional building types are found in all of Park City's six "H" zones, these guidelines are inclusive and may include sections that do not apply to your particular building or project. It is strongly recommended that owners and architects talk with a Project Planner from the Planning Department early in the project planning phase so that the relevant sections of the guidelines are understood and will be followed.

If your building is located within one of Park City's historic zoning districts—HRL, HR1, HR2, HRM, HRC or HCB—but is not Historically Significant, you should seek guidance for your project from the "new construction" section of these guidelines.

Proposed projects must comply with both the Universal and Specific Guidelines and meet the legal requirements of the Land Management Code before a building permit can be issued.

UNIVERSAL GUIDELINES

1. A property should be used as it was historically or be given a new use that requires minimal change to its distinctive materials and features.

2. Changes to a building that have acquired historic significance in their own right should be retained and preserved.

3. The historic exterior features–building height, wall planes, recesses, openings, roof form, location on site, elements of site, and grading--of a building should be retained, preserved, protected, and maintained.

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained, preserved, protected and maintained. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

5. Deteriorated or damaged historic features and elements should

be repaired rather than replaced. Where the severity of deterioration requires replacement, the feature or element should match the old in design, dimension, color, texture, material, and finish. The applicant must demonstrate the severity of deterioration by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

6. Features that do not contribute to the significance of the property and exist prior to the adoption of these guidelines may be maintained; however, if it is proposed they be changed or replaced, those features must be brought into compliance with these guidelines.

7. Each property should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter building design when no evidence of such elements or details exists.

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain, preserve, protect, but do not alter appearance are encouraged.

9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property.

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be restored.

IMPORTANT

When planning your project, ask yourself, "How will I use the property? Will I restore it to its original condition or rehabilitate it for contemporary use? What steps do I need to take to preserve the significant architectural features?"

Projects involving Historically Significant buildings can involve preservation, restoration, rehabilitation or reconstruction; sometimes several treatments in combination. Before you start your project, it is important to know which approach you will follow.

For example,
-if you want to stabilize a building and keep it looking the way it does now, you will be **preserving** it;

-if you want to update a building for its current or a new use, you will be **rehabilitating** it;

-if you want to take a building back to an earlier time by removing later features, you will be **restoring** it;

-if you want to bring back a building that no longer exists, you will be **reconstructing** it.

DRAFT: 23 May 2008

SPECIFIC GUIDELINES

A. SITE DESIGN

A.1. Building Setbacks & Orientation

Front yard setbacks provide a transitional space between the public street and the private building entrance. The pattern along the street created by historic setbacks is critical to defining community character.

A.1.1 Retain, preserve, protect and maintain the existing front, side and rear yard setbacks of Historically Significant Buildings.

A.1.2 Preserve the original location of the main entry.

A.1.3 Retain, preserve, protect, and maintain the original path or steps leading to the main entry.

A.2. Stone Retaining Walls

A.2.1 Retain, preserve, protect and maintain historic stone retaining walls in their original location.

Photo

Stone retaining walls and historic fences like these contribute to the character of the districts and help to define the street edge. *Source: Dina Blaes, 2006.*

A.2.2 Maintain the original dimensions of historic retaining walls.

A.3. Fences & Handrails

A.3.1 Retain, preserve, protect, and maintain historic fences & handrails.

A.3.2 Historic fences and handrails may be reproduced based on photographic evidence. The reproduction should match the original in design, color, texture and material.

A.3.3 New fences and handrails should reflect the building's style and period.

A.4. Steps

A.4.1 Retain, preserve, protect, and maintain historic hillside steps that may be an integral part of the landscape.

A.5. Landscaping & Site Grading

A.5.1 Retain and preserve landscape features that contribute to the character of the site.

A.5.2 Incorporate landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

A.5.3 The historic character of the site should not be altered by significantly changing the proportion of built or paved area to open space.

A.5.4 Landscape plans should balance water efficient irrigation methods and drought tolerant plant materials with existing plant materials and site features that contribute to the significance of the site.

A.5.5 Landscape plans should allow for snow storage from driveways.

A.5.6 Provide a landscape plan, particularly for the front yard, that reflects the manner and materials used traditionally in the districts.

A.5.7 Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.

A.5.8 Retain, preserve, protect and maintain the original grading of the site when and where feasible.

Illustration

Landscaping and site grading, particularly in the front yard setback, are important elements in defining the character of the street. Original grading and compatible landscaping should be preserved and maintained.

B. PRIMARY STRUCTURES

B.1. Roofs

B.1.1 Retain and preserve the original roof structure, as well as any functional and decorative elements.

DRAFT: 23 May 2008

Photo

The skylights are flush mounted and are not obtrusive when seen from the street.

B.1.2 New roof features, such as photovoltaic panels (solar panels) and/or skylights should be visually minimized when viewed from the primary public right-of-way. In addition, these items should be flush mounted to the roof when possible.

B.1.3 Avoid removing or obstructing historic building elements and materials when installing gutters and downspouts.

B.1.4 Roof colors should be neutral and muted and materials should not be reflective.

B.2. Exterior Walls

Illustration

Top: The front porch and window configuration are original. Bottom: Window openings have been altered and the front porch enclosed. These treatments are incompatible and are not permitted.

B.2.1 Primary and secondary facade components, including window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways should be retained, preserved, protected and maintained in their original location on the façade.

B.2.2 Repair deteriorated or damaged facade materials using recognized preservation methods.

B.2.3 If disassembly of a historic element–window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly should be used.

B.2.4 If historic exterior materials cannot be repaired, they should be replaced with materials that exactly match the original in all respects; scale, dimension, texture, profile, material, and finish. The replacement of existing historic material should be allowed only after the applicant can show that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

B.2.5 Substitute materials such as fiber cement or

plastic-wood composite siding, shingles, and trim boards should not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material—expansion/ contraction rates, chemical composition, stability of color and texture, and the compressive or tensile strength—have been proven not to damage or cause the deterioration of adjacent historic materials.

B.2.6 Substitute materials should not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used (as stated in B.2.4.).

B.2.7 Avoid interior changes that affect the exterior appearance of facades, including changing original floor levels, changing upper story windows to doors or doors to widows, and changing porch roofs to balconies or decks.

B.3. Doors

B.3.1 Retain, preserve, protect, and maintain historic door openings, doors, and door surrounds.

B.3.2 New doors should be allowed only if the historic door cannot be repaired. Replacement doors should exactly match the historic door in size, material, profile, and style.

B.3.3 Storm doors and/or screen doors should not be used on primary or secondary facades unless the applicant can show that they will not diminish the integrity or significance of the building.

B.4. Windows

B.4.1 Retain, preserve, protect, and maintain historic window openings, windows, and window surrounds.

B.4.2. New windows should be allowed only if it is infeasible to repair the historic windows. Replacement windows

Illustration

These window openings are tall and narrow with wide trim and are spaced evenly on the wall plane. Original window openings and trim should not be altered, nor should the window itself be replaced with a type or style that is incompatible with the original window. Treatments like this are incompatible and not permitted.

DRAFT: 23 May 2008

should exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

B.4.3 Storm windows should be installed on the interior. If interior installation is infeasible, exterior wood storm window dimensions should match the historic window dimensions in order to conceal their presence. Frames should be set within the window opening and attach to the exterior sash stop. Aluminum storm windows may be appropriate and should have an anodized or baked-on enamel finish in a color that is compatible with the historic building's style and period.

Historic Wood Window Myths:
1. Wood windows = huge heating bills.
2. Wood windows are highly susceptible to rot.
3. Wood windows are more expensive to restore/repair than to replace.

See Appendix C for complete information.

B.5. Foundations

B.5.1 A new foundation should not raise or lower the historic structure generally more than 2' from its original grade.

B.5.2 The original placement, orientation, and grade of the historic building should be retained.

B.5.3 If the original grade cannot be achieved, no more than 2' of the new foundation should be visible above finished grade on the primary and secondary facades.

B.6. Paint & Color

B.6.1 Original materials such as brick and stone that are unpainted should not be painted.

B.6.2 Paint color schemes should reflect the building's style and period. The City recognizes the Columbia Paint & Coatings, Historic Colors of America palette as approved colors from which applicants may choose. Other colors may be considered on a case-by-case basis.

B.6.3 Provide a weather-protective finish to wood surfaces that were not historically painted.

B.6.4 When possible, low-VOC (volatile organic compound) paints and finishes should be used.

B.7. Mechanical Systems, Utility Systems, and Service Equipment

B.7.1 Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, should be located on the rear façade or another inconspicuous location (except as noted in section B.1.2) or incorporated into the appearance as an element of the design.

B.7.2 Ground-level equipment should be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.

B.7.3 Avoid removing or obstructing historic building elements when installing systems and equipment.

B.7.4 Ventilation equipment, antennae, satellite dishes, or mechanical equipment should not be installed in locations that compromise character-defining roofs or facades.

B.7.5 Contemporary communication equipment such as satellite dishes or antenna should not be visible from the primary public right-of-way.

C. PARKING AREAS, DETACHED GARAGES, & DRIVEWAYS

C.1 Off-street Parking Areas

C.1.1 Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure.

C.1.2 If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way.

C.1.3 When locating new off-street parking areas, the

The Land Management Code provides exceptions to off-street parking requirements for existing Historically Significant buildings in the HRL, HR1, HR2, HRM, and HRC zones.

Because off-street parking is not required in these circumstances, applicants must show that proposed parking areas, detached garages, and/or related driveways will not substantially diminish the integrity and significance of the Historically Significant buildings.

DRAFT: 23 May 2008

existing topography of the building site and significant site features should be retained.

Illustration

A detached garage and associated driveways should be located such that they…..

C.2 Driveways

C.2.1 When locating driveways, the existing topography of the building site and significant site features should be retained.

C.2.2 New driveways should not be in excess of twelve (12) feet wide.

C.2.3 Shared driveways should be used when feasible.

C.3. Detached Garages

C.3.1 New detached garages built on sites with existing Historically Significant buildings should have interior dimensions that do not exceed twelve (12) feet wide by twenty-three (23) feet deep.

C.3.2 Garage doors should not exceed the dimension of nine (9) feet wide by nine (9) feet high.

C.3.3 Roof form, exterior materials, and architectural detailing of a detached garage should compliment the primary structure.

D. ADDITIONS TO HISTORICALLY SIGNIFICANT BUILDINGS

D.1. Protection for the Historically Significant Building

D.1.1 Additions to Historically Significant buildings should be considered only after it has been demonstrated by the owner/ applicant that the new use cannot be accommodated by altering interior spaces.

D.1.2 Additions should be visually subordinate to the Historically Significant building when viewed from the primary public right-of-way.

D.1.3 Additions should not obscure or contribute significantly to the loss of historic materials.

D.1.4 Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed.

D.1.5 In-line additions should be avoided.

Addition–massing illustration

D.1.6 New additions should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic building would be restored.

D.1.7 Retain additions to structures that have achieved historic significance in their own right.

D.2. General Compatibility

D.2.1 Avoid directly copying historic elements when constructing additions. Instead, interpret historic building elements in contemporary ways in the addition so that the addition is recognized as a product of its own time period. Roof pitch, shape and configuration, as well as scale of building elements may be duplicated, but historic building elements like moldings, cornice details, brackets, and porch supports should not be imitated.

D.2.2 Additions should compliment the visual and physical qualities of the historic building.

D.2.3 Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.

D.2.4 Building components and materials used on additions should be similar in scale and size to those found on the original building.

DRAFT: 23 May 2008

D.3. Scenario 1: Residential Historically Significant Building—Basement Addition with Garage

D.3.1 The addition should not raise the historic structure more than 2' from its original grade. Historically Significant buildings on downhill lots may be raised to accommodate a basement garage provided 1) access to the garage is from the side or rear yard, 2) the structure is not raised more than ten feet from original grade, and 3) the integrity and significance of the structure will not be diminished by the action.

In the HRL, HR-1, HR-2, HRM, and HRC zones, additions to Historically Significant buildings that do not create a Lockout Unit or Accessory Apartment are exempt from off-street parking requirements.

Because off-street parking is not required in these circumstances, applicants must demonstrate that a proposed basement garage and related driveway will not diminish the integrity and significance of the Historically Significant building.

D.3.2 In plan, the basement addition should not extend beyond the wall planes of the historic structure's primary or secondary facades.

D.3.3 The vertical wall area of the basement addition that is visible from the primary public right-of-way should be minimized.

D.3.4 Light wells, if needed, should not be located on the primary façade. Light wells may be located behind the midpoint of the secondary façades or in a location that is not visible from the primary public right-of-way.

D.3.5 After construction of the basement, the site should be regraded to approximate the grading prior to construction of the addition.

D.3.6 Single vehicle garage doors not greater than eight (8') feet wide and nine (9') feet high should be used.

D.4. Scenario 2: Residential Historically Significant Building—Basement Addition without Garage

D.4.1 The addition should not raise the historic structure generally more than 2' from its original grade.

D.4.2 In plan, the basement addition should not extend beyond the wall planes of the historic structure's primary or secondary facades.

D.4.3 Light wells, if needed, should not be located on the primary façade. Light wells should be located behind the midpoint of the secondary façades or in a location that is not visible from the primary public right-of-way.

D.4.4 After construction of the basement, the site should be re-graded to approximate the grading prior to construction of the addition.

E. RELOCATION and/or REORIENTATION of INTACT BUILDINGS

E.1. Protection for the Historically Significant Building

E.1.1 Relocation and/or reorientation of Historically Significant buildings should be considered only after it has been determined by the Planning Department that the integrity and significance of the Historically Significant building will not be diminished by such action.

E.1.2 Relocation and/or reorientation of Historically Significant buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted.

E.1.3 The structure should be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

E.1.4 If rehabilitation of the structure will be delayed, temporary improvements should be made–roof repairs, windows/doors secured and/or covered, adequate ventilation–to the structure to protect the historic fabric until rehabilitation can commence.

E.1.5 A written plan detailing the steps and procedures should be completed and approved by the Planning and Building Departments.

In the HRL, HR1, HR2, HRM, and HRC zones, existing Historically Significant buildings that do not comply with building setbacks are considered valid complying structures.

Therefore, proposals to relocate and/or reorient a Historically Significant Building may be considered ONLY

-if a portion of the Historically Significant building encroaches on an adjacent property and an easement cannot be secured; or

-if relocating the building onto a different site is the only alternative to demolition; or

-if the Planning Director and Chief Building Official determine that unique site conditions warrant the relocation or reorientation on the existing site.

DRAFT: 23 May 2008

F. DISASSEMBLY/REASSEMBLY OF ALL OR PART OF A HISTORICALLY SIGNIFICANT BUILDING

Disassembly/Reassembly of Historically Significant buildings is not a common practice in the field of Historic Preservation.

Therefore, a proposal to disassemble/reassemble a Historically Significant building will be considered ONLY:

-if a licensed structural engineer certifies that the building cannot be moved intact; or
-if disassembly/reassembly is the only alternative to demolition; or
-if the building is determined by the Chief Building Official to be a hazardous or dangerous building, pursuant to Section 115.1 of the International Building Code.

F.1. General Principles

F.1.1 Disassembly of a Historically Significant building should be considered only after it has been determined by the Planning and Building Departments that the application meets one of the criteria listed in the box to the right.

F.1.2 Though disassembly/reassembly is not a common practice in the preservation field, if it must be undertaken, it should be done using recognized preservation methods.

F.2. Documentation Requirements prior to the commencement of disassembly

F.2.1 Measured drawings of the structure or element to be disassembled/reassembled should be completed.

F.2.2 A thorough photographic survey of the element or interior and exterior elevations of the structure should be made, including site and location views from all compass points, exterior elevations, interior elevations of each room, and elevations of each basement and attic wall. Standards for photographic documentation are provided in the *Design Review Process* section of these guidelines.

F.2.3 A written plan detailing the disassembly/reassembly steps and procedures should be completed and approved by the Planning and Building Departments.

F.3. Disassembly

F.3.1 In order to minimize loss of historic fabric, structures should be disassembled in the largest workable pieces possible.

F.3.2 To ensure accurate reassembly, all parts of the building or element should be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons should be used to establish a marking code for each component. The markings should be removable or should be made on surfaces that will be hidden from view when the structure is reassembled.

Illustration–building components.

F.3.3 Important architectural features should be removed, marked, and stored before the structure or element is disassembled.

F.3.4 The process of disassembly should be recorded through photographic means; still photograph or video.

Illustration–Marking components

F.3.5 As each component is disassembled, its physical condition should be noted particularly if it differs from the condition stated in the pre-disassembly documentation. If a part is too deteriorated to move, it should be carefully documented–photograph, dimensions, finish, texture, color, etc.---to facilitate accurate reproduction.

F.4. Protecting the Disassembled Components

F.4.1 The wall panels and roof surfaces should be protected with sheets of Homasote or plywood if there is any risk of damage to these elements during the disassembly-storage-reassembly process.

F.4.2 The disassembled components–trim, windows, doors, wall panels, roof elements, etc.--should be securely stored in a storage trailer on-site or in a garage/warehouse/trailer off-site until needed for reassembly.

F.5. Reassembly

F.5.1 When reassembling the structure, its original orientation and siting should be approximated as closely as possible.

F.5.2 New foundations and any additions should follow the guidelines established in earlier sections of these Design Guidelines–*Additions* and *Relocation and/or Reorientation of Intact Building.*

DRAFT: 23 May 2008

G. ACCESSORY STRUCTURES

G.1 Retain, preserve, protect, and maintain historic accessory structures that contribute to the significance of the property.

G.2 New accessory structures on downhill properties–with an existing Historically Significant building–should generally be located at the rear of the lot.

Illustration–typical placement of accessory structure

G.3 New accessory structures on up-hill properties–with an existing Historically Significant building–may be constructed into the hill and located at the street front if 1) the pattern of front yard accessory structures along the street has been established by existing Historically Significant Accessory structures, 2) the proposed placement does not cause any danger or hazard to traffic by obstructing the view of the street.

G.4 Guidelines for the treatment of Primary Structures (Section B) should be applied to all accessory structures that contribute to the significance of the property.

H. SIGNS

H.1 Retain, preserve, protect, and maintain existing historic signs.

H.2 Placement, materials, and design of signs should reflect the building's style and period.

Signs must comply with Park City's Municipal Code, Title 12—Sign Code. This code can be viewed on the City's web site at **www.parkcity.org/government/codesandpolicies/title_12.html**

H.3 Avoid obscuring historic features, architectural details, and window openings with signs.

H.4 Street-level signs, flush or projecting, should be pedestrian oriented.

H.6 Painted signs on brick facades or side walls may be appropriate. Size and placement should be compatible to historic examples within the Historic Districts or the building's style and period.

H.7 Lighting applied to signs should be placed so that light globes are not visible to passers-by and comply with Park City's lighting ordinance.

I. EXTERIOR LIGHTING (building mounted)

I.1 New exterior light fixtures should be compatible with the building's style, period and materials, but should also be down-directed and shielded.

I.2 Avoid blue florescent, neon, florescent tubes, and chase lights.

J. AWNINGS

J.1 Awnings may be appropriate for use on the street level façade if placed in locations historically used for awnings.

Photo–Historic Main Street w/ awnings

J.2 Place awnings so that historic and architectural features are not obstructed.

J.3 The shed form is the most appropriate form for use on both street-level facades and upper facades. Other forms may be considered if physical or photographic evidence exists of their use on the building.

J.4 Awnings should be compatible with the style and period of the building in size, color and material. Plastic, vinyl or metal awnings should be avoided.

J.5 Awnings may contain graphics or signs, but should not be backlit. Spotlighting from above should also be avoided.

J.6 Awnings should not shed rain or snow onto the sidewalk or other pedestrian paths.

K. SUSTAINABILITY

K.1 Owners are encouraged to maintain a substantial percentage of interior floors, walls and non-structural elements.

K.2 Construction and renovation waste should be diverted from disposal if recycling facilities or services are available.

K.3 Retain the inherent energy-conserving features of historic

DRAFT: 23 May 2008

The U.S. Green Building Council is a leader in green building techniques and practices. The non-profit organization provides resources for owners and building managers.
For residential buildings go to www.greenhomeguide.org/ to find information on best practices for sustainable renovation projects.
For commercial buildings, go to www.usgbc.org/ for the Leadership in Energy and Environmental Design- LEED for Existing Buildings: Operations & Maintenance.

buildings and their sites, including shade trees, porches, operable windows, and transoms.

K.4 Increase the thermal efficiency of historic buildings by observing traditional practices such as weather-stripping and insulating.

K.5 Owners are encouraged to use sources of renewable energy—on- or off-site. Photovoltaic cells should be located on roofs such that their visual impact is minimized when viewed from the primary public right-of-way.

L. SEISMIC SYSTEMS

L.1 The visual impact of exterior treatments associated with seismic upgrades should be minimized.

M. ADA COMPLIANCE

The Americans with Disabilities Act requires places of public accommodation to provide access to their services and programs. In the case of historic buildings.

M.1 Barrier-free access should be provided that promotes independence for the disabled to the highest degree practicable, while preserving the character-defining features of Historically Significant buildings.

M.2 The appearance of accessibility ramps or elevators should not significantly detract from the historic character of the building.

M.3 Historic doors that do not conform to building and/or accessibility codes should be retrofitted to conform.

Supplemental Rehabilitation Guidelines

In addition to the Universal and relevant Specific Guidelines, the following supplemental guidelines apply to properties located within the boundaries of the Main Street National Register Historic District. (See appendix for map)

The Main Street National Register Historic District, with its collection of Historically Significant buildings and unique character, is an integral part of Park City's tourism and economic development programs. Proposals involving the rehabilitation of Historically Significant structures in the area are carefully reviewed to ensure that they will strengthen the character of the area. Applicants are expected to demonstrate that proposed projects do not diminish the integrity of the property and the district.

Main Street National Register Historic District

1. The alignment and setback along Main Street is a character-defining feature of the district and should be retained, preserved, protected, and maintained.

Illustration–setback & alignment

2. Traditional orientation with the primary entrance on Main Street should be maintained.

3. Street furniture, planters and other elements proposed for the building-sidewalk interface should not diminish the integrity or significance of the property or district.

4. Lighting elements (not building mounted) should be compatible in design, scale, and material with the historic character of the district.

Illustration–rooftop addition

5. Roof-top additions may be allowed; they should not exceed one story and should be set back from the primary façade a distance that is equal to the height of the historic primary façade. See the section titled *Additions to Historically Significant Buildings* for further guidance.

6. Additions to the rear of Main Street buildings that will front Swede Alley should be reduced in scale as they reach

DRAFT: 23 May 2008

Swede Alley to maintain the character along the street. See *Additions to Historically Significant Buildings* as well as the *Swede Alley* section of the *Guidelines for New Construction* that follow.

DESIGN GUIDELINES FOR NEW CONSTRUCTION IN PARK CITY'S HISTORIC DISTRICTS

These design guidelines apply to new construction in Park City's Historic Districts; specifically, all new construction on undeveloped lots or previously occupied lots (where a structure exists and would be demolished) AND all new construction on lots occupied by Historically Significant buildings (where the new structure will be a detached structure).

Because Park City's Historic Districts ("H" zones) include both residential and commercial districts, these guidelines are inclusive and may include sections that do not apply to your particular building or project. It is strongly recommended that owners and architects talk with a Project Planner from the Planning Department early in the project planning phase so that the relevant sections of the guidelines are understood and will be followed.

Proposed projects must comply with both the Universal and Specific Guidelines and meet the legal requirements of the Land Management Code before a building permit can be issued.

UNIVERSAL GUIDELINES

1. New buildings should reflect the historic character–simple building forms, unadorned materials, restrained ornamentation–of Park City's Historically Significant buildings.

2. New buildings should not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historically Significant buildings may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports should not be directly mimicked.

3. A style of architecture should be selected and all elevations of the building should be designed in a manner consistent with the chosen style. Stylistic elements should not simply be applied to the exterior. Styles that never appeared in Park City should be avoided. Styles that radically conflict with the character of Park

DRAFT: 23 May 2008

City's Historically Significant buildings should also be avoided.

4. Building and site design should respect the existing topography, character-defining site features, existing trees and vegetation and should minimize cut, fill, and retaining walls.

5. Exterior elements of the new development–roofs, entrances, eaves, chimneys, porches, windows, doors, stairs, retaining walls, garages, etc.–should be of human scale and should be compatible with neighboring Historically Significant buildings.

6. Scale and height of new structures should follow the predominant pattern of the neighborhood with special consideration given to Historically Significant structures.

7. The size and mass of the structure should be compatible with the size of the property so that lot coverage, building bulk, and mass are compatible with Historically Significant structures in the neighborhood.

8. New construction activity should not physically damage nearby Historically Significant buildings.

SPECIFIC GUIDELINES

A.SITE DESIGN

A.1. Building Setbacks & Orientation

Front yard setbacks provide a transition space between the public street and the private building entrance. The pattern along the street created by setbacks and entrances impacts community character. These elements, along with other site features, should be designed to respect the established patterns along the street.

A.1.1 Locate structures on the site in a way that follows the predominant pattern of Historically Significant buildings along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the street.

A.1.2 Avoid designs that will cause snow shedding onto adjacent properties.

A.2. Lot Coverage

A.2.1 Lot coverage of new buildings should be compatible with the surrounding Historically Significant buildings.

Illustration–lot coverage

A.3. Fences

A.3.1 New fences should reflect the building's style, but solid wood fences should be avoided.

A.4. Site Grading & Steep Slope Issues

A.4.1 Building and site design should respond to natural features. New buildings should step down/up to follow the existing contours of steep slopes.

Illustration–steep slope/grading

A.4.2 The site's natural slope should be respected in a new building design in order to minimize cuts into hillsides, fill and retaining walls; excavation should not exceed one-story in depth.

A.4.3 When retaining walls are necessary, the impact should be minimized by creating gradual steps or tiers, by using perennial plant materials to minimize visual impact, and by using forms and materials found on surrounding Historically Significant building sites.

A.5. Landscaping

A.5.1 Landscape plans should balance water efficient irrigation methods and drought tolerant plant materials with existing plant materials and site features.

A.5.2 Landscape plans should allow for snow storage from driveways.

A.5.3 Incorporate landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

DRAFT: 23 May 2008

A.5.4 The character of the neighborhood and district should not be diminished by significantly reducing the proportion of built or paved area to open space.

A.5.5 Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.

B. PRIMARY STRUCTURES

B.1. Mass, Scale & Height

B.1.1 A new building constructed behind an existing Historically Significant structure should be visually distinct from the original structure and should be visually subordinate to the original structure when viewed from the primary public right-of-way.

Illustration–stepped bldg. side elevation.

B.1.2 When overall length of a new structure is greater than those seen historically, it should employ methods–changes in wall plane, roof heights, etc.--to diminish the visual impact of the overall building mass, form and scale.

B.1.3 The size of a new building, its mass in relation to open spaces, should be visually compatible with the surrounding Historically Significant buildings.

B.1.4 Larger-scaled projects should include variations in roof height in order to break up the form, mass and scale of the overall structure.

Illustration–height limitations

B.1.5 Taller portions of buildings should be constructed so as to minimize obstruction of sunlight to adjacent yards and rooms.

B.1.6 New buildings should not be significantly higher than surrounding Historically Significant buildings.

B.1.7 Windows, balconies and decks should

be located in order to respect the existing conditions of neighboring properties.

Illustration–lot frontage and bldg width.

B.1.8 Regardless of lot frontage, the primary façade should be compatible with the width of surrounding Historically Significant buildings. Greater building width should be set back significantly from the plane of the primary façade.

B.1.9 Buildings constructed on lots greater than 25 feet wide should be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, building depth, and patterns within the façade.

B.2. Key Building Elements

Foundations

B.2.1 Generally, no more than 2' of the new foundation should be visible above finished grade when viewed from the primary public right-of-way. (Exception in the event the garage must be located under primary living space).

Illustration–typical roof forms
Gable
Shed
Hipped

Roofs

B.2.2 Roofs of new buildings should be visually compatible with the roof shape and orientation of surrounding Historically Significant buildings.

B.2.3 Roof pitch should be consistent with the style of architecture chosen for the structure.

B.2.4 Roofs should be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths.

Materials

B.2.5 Materials should be compatible in scale, proportion, texture, finish and color to those used on Historically Significant buildings in the neighborhood.

DRAFT: 23 May 2008

B.2.6 Materials, especially stone and masonry, should be used in the manner they were used historically.

B.2.7 Synthetic materials such as fiber cement or plastic-wood composite siding, shingles, and trim should not be used unless 1) the materials are made of a minimum of 50% recycled and/or reclaimed materials and 2) the applicant can demonstrate that use of the materials will not diminish the character of the neighborhood.

Illustration– doors, windows.

Windows and Doors

B.2.8 Ratios of openings-to-solid that are compatible with surrounding Historically Significant buildings should be used.

B.2.9 Windows and doors should be proportional to the scale and style of the building and be compatible with the Historically Significant buildings in the neighborhood.

Paint & Color

B.2.10 Paint color schemes should reflect the building's style. The City recognizes the Columbia Paint & Coatings, Historic Colors of America palette as approved colors from which applicants may choose. Other colors may be considered on a case-by-case basis.

B.2.11 A weather-protective finish should be applied to wood surfaces that are not painted.

B.2.12 Low-VOC (volatile organic compound) paints and finishes should be used.

Mechanical Systems, Utility Systems, and Service Equipment

B.2.13 Equipment should not be located on the roof or primary façade. If equipment is located on a secondary façade it should be placed behind the midpoint or in a location that is not visible from the primary public right-of-way.

B.2.14 Ground-level equipment should be screened using landscape elements such as fences, low stone walls, or perennial

plant materials.

B.2.15 Loading docks should be located and designed in order to minimize their visual impact.

D. OFF-STREET PARKING AREAS, GARAGES, & DRIVEWAYS

Illustration–plan w/ garage/parking location options.

D.1. Off-Street Parking Areas

D.1.1 Off-street parking areas should be located within the rear yard, beyond the rear wall plane of the primary structure.

D.1.2 If locating a parking area in the rear yard is infeasible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way.

D.1.3 New parking areas and vehicular access should be visually subordinate to the character-defining streetscape elements of the neighborhood.

D.2. Garages

D.2.1 Garages should be constructed as detached or semi-detached structures and located beyond the midpoint of the building in the side yard or within the rear yard.

D.2.2 If the lot size dictates that the garage must be located below the primary living space, its visual impact should be minimized.

D.2.3 Single-width tandem garages are encouraged and side-by-side parking configurations are not allowed.

D.2.4 Single vehicle garage doors that do not exceed nine (9) feet wide by nine (9) feet high should be used.

DRAFT: 23 May 2008

D.2.5 Carports should be avoided.

D.3 Driveways

D.3.1 Driveways should not exceed twelve (12) feet in width and be made of non-porous paving material.

D.3.2 Shared vehicular approaches–curb cuts and driveways–should be used when feasible.

Illustration–good sign/bad sign design & placement examples

E. SIGNS

E.1 Signs should be subordinate to the overall building design.

E.2 Select sign styles, colors, and types that are compatible with the surrounding Historically Significant buildings.

E.3 Position signs to fit within the architectural features of the façade.

E.4 If one building will house several businesses, a comprehensive sign plan should be developed that results in signs that are compatible with the overall building design and with surrounding Historically Significant buildings.

F. AWNINGS

F.1 Awnings may be appropriate for use on the street level façade. If used, they should be compatible with the building's style and materials and not detract from surrounding Historically Significant buildings.

F.2 Awnings should not shed rain or snow onto the sidewalk or other pedestrian paths.

G. EXTERIOR LIGHTING

G.1 Exterior, building-mounted light fixtures should be compatible with the building's style and materials.

G.2 Exterior lighting schemes should compliment the overall building and site design.

G.3 Indirect lighting should be used to identify entrances and to illuminate signs.

All lighting must meet the requirements of Park City's lighting regulations for shielding.

H. ACCESSORY STRUCTURES

H.1 New accessory structures should generally be located at the rear of the lot.

J. SUSTAINABILITY

J.1 Water efficient landscaping should be balanced with existing plant materials that contribute to the character of the neighborhood.

J.2 Construction waste should be diverted from disposal when feasible.

J.3 Owners are encouraged to use sources of renewable energy–on- or off-site. Photovoltaic cells should be located on roofs such that they will not be visible from the primary public right-of-way and should be mounted flush with the roof.

The U.S. Green Building Council is a leader in green building techniques and practices. The non-profit organization provides resources for owners and building managers. Go to www.usgbc.org/ to learn more about the Leadership in Energy and Environmental Design (LEED) programs for residential and commercial sustainable building practices.

DRAFT: 23 May 2008

SUPPLEMENTAL GUIDELINES

SWEDE ALLEY

In addition to the Universal Guidelines and relevant Specific Guidelines stated above, the following supplemental guidelines apply to commercial properties located along the West side of Swede Alley.

The traditional role of Swede Alley as a service road is changing with the development of the transit hub and parking facilities. To accommodate the increase in pedestrian traffic entering the Main Street commercial core from Swede Alley, the following guidelines are provided.

1. Swede Alley should remain subordinate but complementary to Main Street with regard to public access and streetscape amenities.

2. Rear entrances should be developed to accommodate both service activities and secondary access.

3. Swede Alley facades should be simple in detail and complement the character of the building's primary entrance on Main Street.

Illustration–display window

4. Swede Alley facades should utilize materials, colors, signs, and lighting that reinforces a cohesive design of the building.

5. Window display areas may be appropriate, but should be subordinate to and proportionally smaller than those seen on Main Street.

MAIN STREET NR HISTORIC DISTRICT

In addition to the Universal and relevant Specific Guidelines stated above, the following supplemental guidelines apply to properties located within the boundaries of the Main Street National Register Historic District. (See appendix for map)

The Main Street National Register Historic District, with its collection of Historically Significant buildings and unique character, is an integral part of Park City's tourism and economic development programs. Proposals involving infill or the remodeling of non-Historic structures in the area are scrutinized to ensure that projects will not diminish the integrity of the district, but also will serve to strengthen the historic character of the area.

1. New construction in the Main Street National Register Historic District should be approved only after it has been determined by the Planning Department that the proposed project will not jeopardize the integrity of the district and the surrounding Historically Significant buildings.

2. New construction should utilize the standard components of historic commercial buildings in the district. Street-level facades and upper facades should be designed to be compatible with the surrounding Historically Significant buildings.

3. Primary entrances should be oriented toward Main Street.

4. Maintain the range of building heights seen historically on Main Street.

Illustration–height and stepping along Main Street.

5. The stair-step effect of storefronts on Main Street should be maintained by new buildings. The step effect is reinforced by a standard first floor height–which should be maintained–the use of cornices, moldings and other façade treatments.

6. New buildings, in general, should be constructed in line with adjacent historic structures and should avoid large setbacks that disrupt the continuity of the street wall.

7. New construction on corner lots should reinforce the street wall, but where appropriate, may be designed to define public plazas and public gathering places.

DRAFT: 23 May 2008

APPENDICES

Appendix A: Maps

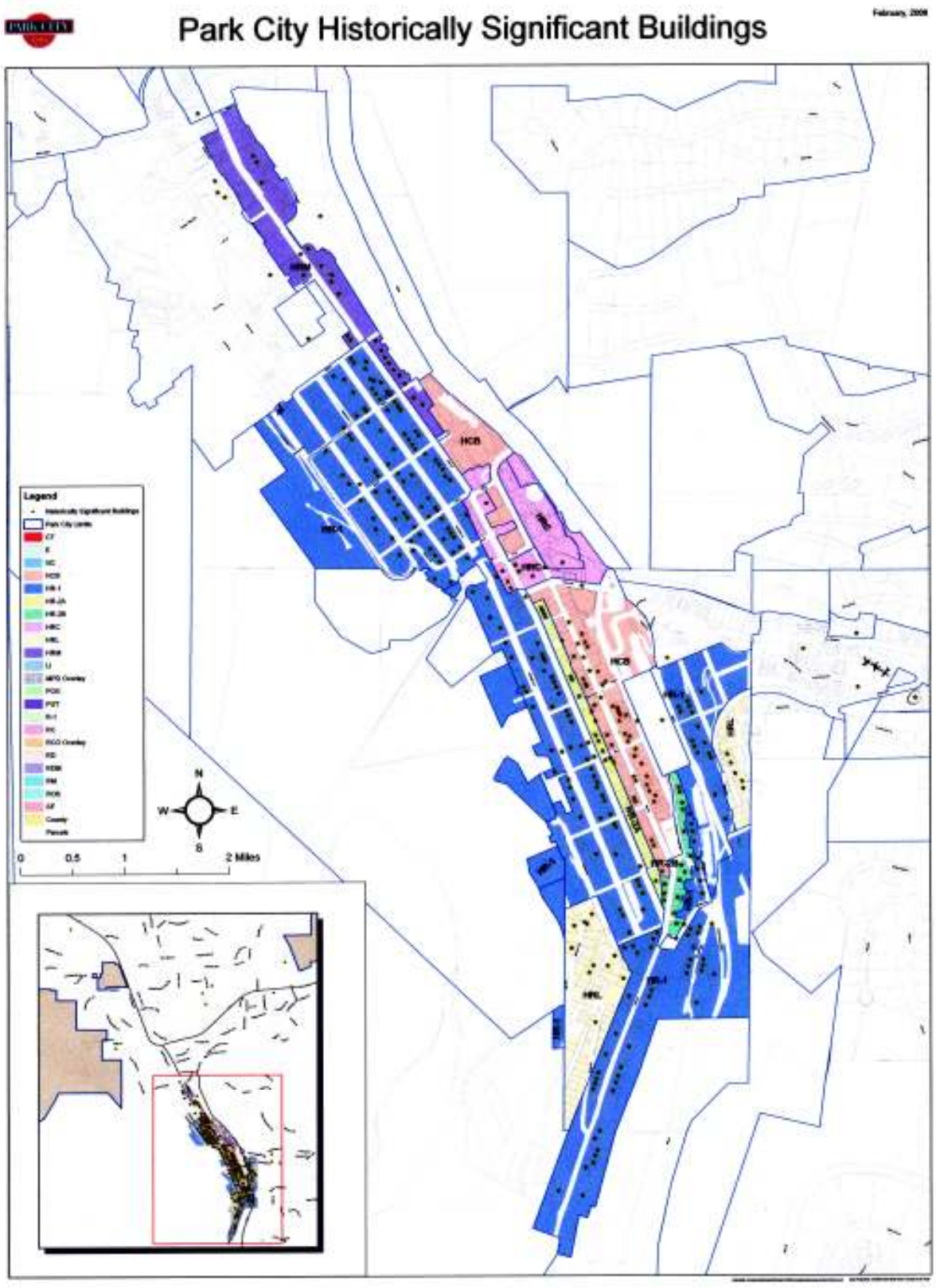
Appendix B: Glossary

Appendix C: Historic Preservation Resources

How to Research your Building

Historic Wood Window Myths

DRAFT: 23 May 2008


Park City Historically Significant Buildings
February, 2008
Legend
HCB
HRC
HRL
N
W
E
S
0
0.5
1
2 Miles

HR1 Zone and Historically Significant Buildings

DRAFT: 23 May 2008

HR2A/B Zone and Historically Significant Buildings

HRL Zone and Historically Significant Buildings

DRAFT: 23 May 2008

HRM Zone and Historically Significant Buildings

HRC Zone and Historically Significant Buildings

DRAFT: 23 May 2008

HCB Zone and Historically Significant Buildings

Appendix B: Glossary

DRAFT: 23 May 2008

Glossary–Continued

Appendix C: Historic Preservation Resources

HOW TO RESEARCH YOUR BUILDING

Based on information from the Utah Office of Preservation

First, check to see whether your house has already been documented. The Office of Preservation at the Utah State Historical Society has files on hundreds of buildings throughout the state, including those listed in the State and National registers. Copies are available for a nominal cost. The Office of Preservation is located in the old Rio Grande depot at 300 Rio Grande, Salt Lake City, Utah, 84101 (801-533-3500). In addition, the Park City Historical Society & Museum has an extensive collection of photographs, maps, and records on hundreds of buildings in Park City. The office is located at 518 South Main Street, Park City, Utah 84060 (435-649-7457).

If your house has not been documented previously, then you should check the following sources for information:

1. Title abstracts (County Recorder's Office)--Research all the transactions involving your property, noting the date, names of buyers and sellers, and the dollar amounts and types of transactions (warranty deed, quit claim deed, mortgage, etc.). Indications of a construction date are the first relatively large mortgage or the dramatic increase in the selling price of the property. Note: you will need the legal description of the property to do this research, not simply the address.

2. Sanborn Maps (Utah History Research Center (UHRC) and Marriott Library)--Contact the UHRC (www.historyresearch.utah.gov) for details on which maps are available. Many older Sanborn maps can be found online at the University of Utah Marriott Library site. (www.lib.utah.edu/digital/sanborn/index.html) These fire insurance maps were drawn for over 75 communities in the state, many as early as the late 1880s, and were updated periodically as late as 1969. The maps show each building on the principal residential and commercial blocks in the community and they are color coded to indicate the various construction materials. By comparing the maps from different years, you can establish an approximate date of construction and can determine when and what types of changes have been made to the building and surrounding property.

3. Tax file (County Assessor's Office or County Archives for Summit Co.)--The file for a property usually provides an estimated date of construction (don't trust it completely). It may also contain an older photograph of your house and perhaps other structural information. construction, a brief description of the building, the name of the owner, and sometimes the names of the architect and builder.

DRAFT: 23 May 2008

5. Newspapers (UHRC and university libraries)--Newspapers for many Utah communities are on microfilm, and many are also available online in the Utah Digital Newspapers archive at www.lib.utah.edu/digital/index.html

a. The Park Record--*The Park Mining* Record began publication on February 8, 1880. The name was shortened to *The Park* Record in 1884. The earliest issue in the digital collection is June 5, 1880. Information about the construction of major buildings in the community--schools, churches, public buildings, commercial buildings--usually appears on the front page. References to the construction of houses are often found in the "local" column.

6. Architects File (Historic Preservation Office)--Information about many of the architects and builders in Utah are included in this file along with lists of some of the buildings they designed or constructed. Architectural drawings of historic buildings are extremely rare since most houses were not individually designed by formally schooled architects. Even the works of many of Utah's prominent architects are unavailable. The best collection of historic architectural drawings is at the U of U Marriott Library Special Collections. These are organized under each architect's name, so you must determine who the architect of your house is before you begin searching for specific drawings. The Utah History Research Center also has a few architectural drawings (check with Research Center staff).

7. Biographical information on owners can be found in the following sources:

a. City directories (larger cities only)--These annual listings provide the names, addresses and occupations of everyone in the city. They are arranged in alphabetical order by name in the earlier years, but from 1924 on properties are listed by both occupant name and address. Directories are useful in verifying when a house was built and whether the owner lived in it himself or rented it out (UHRC and other libraries).

b. State gazetteers--These annual volumes include virtually every community in the state, but unlike city directories they usually list only those who are involved with business enterprises and they do not give addresses.

c. Biographical index--Arranged alphabetically by name, this card catalog gives specific references for names found in publications at the UHRC.

d. “Mormons and Their Neighbors”-- a two volume reference set that provides names and in what biographical/historical references information for them is found.

e. Biographical encyclopedias such as "Pioneers and Prominent Men," "Utah's Distinguished Personalities," etc. (UHRC and other libraries).

f. Genealogical records (LDS Church Family History Library), also available online at websites such as http://www.familysearch.org, or http://landing.ancestry.com.

g. Census schedules (available on microfilm at UHRC, university and genealogical librar-

ies)--These list the members of each household, their ages, occupations, places of birth etc. In some later census schedules the address of each household may also be given. Census schedules are arranged by county and city and are available for each decade from 1850 to 1930 (1890 excluded).

h. Family histories--Written histories, journals, letters, photographs, etc. are sometimes available from family members. Verbal accounts from the family and others associated with the property are also often useful.

i. Obituary Index (available on microfilm at UHRC, Salt Lake Public Library, university and genealogical libraries)--Indexes obituaries in the Salt Lake Tribune and the Deseret News from 1850 to 1970. The Salt Lake Tribune is also indexed separately from 1941 to 1991.

j. Local histories—community and LDS ward histories may contain information about early settlers or prominent community members.

DRAFT: 23 May 2008

Wood Window Replacement Myths

National Alliance of Preservation Commissions

Myth #1: Old Wood Windows = Huge Heating Bills

Replacement window manufacturers will often compare their products to a historic wood window that has not been resorted or maintained–a window that fits that description will undoubtedly be drafty and result in higher heating bills. However, in most cases, a fully-restored, tight-fitting, properly functioning, weather-stripped wood window coupled with a quality storm window will have the same R-value as a double-glazed replacement window. The U.S. Department of Energy states that 31% of air infiltration is at floors, walls, and ceilings and only 10% at windows: http://www1.eere.energy.gov/consumer/tips/air_leaks.html

Myth #2:

DRAFT: 23 May 2008